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3.16 INTRODUCTION

Background

The Gloryland Area Structure Plan encompasses approximately 129.5 hectares (320 acres) in NW 25-72-6-W5M and NE 26-72-6-W5M as shown in Map 1.

The Plan area has already been the subject of a previous area structure plan. The South Expansion Area Structure Plan, prepared in 1989, dealt with an area much greater than the subject plan area. The 1989 Plan is replaced in part with this Area Structure Plan, which builds on the direction provided in the earlier plans and contains design changes and policies that reflect new developments including a country residential subdivision.

The fairly large and topographically varied Gloryland area provides a unique opportunity for the comprehensive and coordinated development of an expansion area for Slave Lake.

Plan Purpose

The Town of Slave Lake Municipal Development Plan identifies the Gloryland Area Structure Plan lands largely as a future residential area. It also identifies significant institutional open space areas on sloping lands and sites adjacent to the Sawridge Creek. The Plan recognizes the need for a pathway along the Sawridge Creek as part of an interconnected system of parks within the Gloryland area and throughout Slave Lake.

The policies of the MDP dealing with these and other issues provide a basis for more specific policy direction contained in the Area Structure Plan. Section 633 of the Municipal Government Act, R.S.A., 1994, Chapter M-26.1, as amended, states that the purpose of an Area Structure Plan is to prepare "...a framework for subsequent subdivision and development of an area of land in a municipality." The Gloryland Area Structure Plan accomplishes this goal by addressing the following objectives:

- Ensure that proposed development within the Plan area conforms with the intents of Slave Lake's Municipal Development Plan.
- Provide a framework for future development within the Plan area by detailing future land use patterns, transportation networks, and public utility systems.
- Outline a phasing plan through the identification of development cells, in order to allow development to occur in stages.
- Describe the population density proposed for the Plan area.

Plan Implementation and Amendment

This Plan establishes a long term development pattern for the Plan area, however, future conditions may require Council to undertake amendments. When considering any amendment, Council should review the effect of Plan modification on this or any other adopted Statutory Plan.

SITE ANALYSIS

Natural Environment

In evaluating the development potential of the Gloryland area, the natural and man-made elements, both existing and proposed, have been assessed in terms of opportunities and constraints for development. These determinants as discussed in this section have a significant influence on the organization of land uses within the Plan area.

Topography

The Gloryland Area Structure Plan area is comprised of distinct topographic areas: bottom lands, plateaus and slope lands. The bottom lands are flat to gently sloping and portions are located within the floodplain.

The sloped lands are associated with an escarpment which runs through the study area. This escarpment runs along both sides of Sawridge Creek. A series of plateaus and a relatively flat top land exist outside the creek channel. Slopes along the creek can be as steep as 5-10%.

The developed portion of Slave Lake can be seen from portions of this site and the land is visible from the higher plateaus. Certain slopes constitute physical constraints to development and other slopes possess differences in aspects, views and grades that will contribute to a visually attractive residential community.

Sloped areas are primarily tree covered and some efforts will be demonstrated to retain such lands in their natural state except for limited modification related to providing vehicular and pedestrian circulation systems. The area of slopes with major constraints will remain undeveloped.

Land within the Plan area slopes towards the Sawridge Creek. In the floodplain the land is very boggy but ultimately drains out of the plan area. The gully through the west-central portion of the area drains much of the site and lands on all sides drain into the gully.

Soils and Vegetation

(a) Soils

The Plan lands undulate as they are cut with drainage courses which run generally south to north. The northwestern land contains a high water table but the higher lands, to the southwest and southeast, are very developable. Some oxbows exist at bends in Sawridge Creek. The land has most recently been used for clay extraction.

(b) **Vegetation and Wildlife**

Map 2 indicates those portions of the site covered by tree stands. Areas of tree growth cover much of the site. The trees for the most part are a mix of poplars and various conifers. The stands range from healthy/mature to old and diseased. Developers have tried to retain the conifers wherever possible but the poplars have generally been eliminated when development occurs. The open areas are either covered with prairie grass or are open clay due to excavation.

The area serves generally as a wildlife habitat for birds, moose and more along the Sawridge Creek and lower lands. Existing country residential development and clay extraction within the Plan area have influenced wildlife habitat. Development of the area can be undertaken in a manner that minimizes impacts on natural habitat, permitting corridors for animals to cross with as little obstruction as possible.

Floodplain

The Canada-Alberta Flood Damage Reduction Program (FDRP) has identified Flood Hazard Areas in the Gloryland Area Structure Plan area. The Floodplain and its Floodway policies of the Plan recognize the greater hazard in this area and are therefore more restrictive. Floodway lands will form part of the open space system in Gloryland. The FDRP provides for development in the Flood Fringe where a site can be adequately floodproofed.

Built Environment

Land Ownership

The developers are the owners of all the undeveloped portions of the plan lands. The land is vacant and a portion has been used for clay extraction purposes. The existing lots within Gloryland Estates in the central portion of the Plan area are under private ownership and are almost at full housing capacity.

Adjacent/Existing Development

The presence of Highway 2 necessitates design considerations regarding transportation and integration with new development. To the north the lands are largely unplanned but are within the larger South Expansion ASP. The lands north of Highway 2 are used for "Highway Commercial" development.

The surface materials lease (clay pit) has recently been reclaimed and is to be re-landscaped for the purposes of developing a residential site. There are no registered oil or gas interests on the property.

Utilities

Water Distribution

Servicing of the Gloryland area has already been extended to existing services across Highway 2. Initial development may be accommodated through extension of an existing trunk water main. Boundaries will be determined at the detailed design stage.

Sanitary Sewer

The existing sanitary treatment plant has capacity to accommodate limited new development. Sanitary trunks will have to be carefully located to ensure efficient pipeline utilization.

Storm Drainage

The Plan area slopes toward the creek providing good drainage in either ditch systems, reserve parcels or easements. When development occurs, additional water may be directed to the protected channels, which may create a more permanent water flow. Surface drainage from the central portion of the site and the east will be directed toward Sawridge Creek. Sawridge Creek's identified floodplain will form part of the drainage channel.

Summary of Design Considerations

The major design considerations are sloping lands associated with the Sawridge Creek escarpment and the floodplain. Future arterial road and creek crossings are major considerations. Upgrading of the roads and intersections to handle traffic outside the Plan area will require additional long term planning consideration.

PLAN AND POLICIES

Land Use

The Land Use Concept (Map 3) illustrates the general land use pattern for the Gloryland area. The Plan shows the location of major land uses, transportation routes and public utilities. Areas shown broadly as residential may accommodate a range of residential uses and related compatible uses in accordance with the Land Use Bylaw. Similarly smaller parks, minor pathway connections, local streets and convenience commercial uses in later phases are not shown. Specific locations and site configurations will be determined as more detailed outline and tentative plans are submitted. Policies regarding the various uses deal with locational criteria that will be applied to each type of use. Interim use of lands within the Plan area for clay extraction has been completed and the site is presently being re-landscaped.

The Plan responds to the opportunities presented by the natural site features, the Town's policy framework, the physical and functional relationship of the area to surrounding lands, and the need to provide accommodation for future residents of the Town of Slave Lake.

General

The Council of the Town of Slave Lake has adopted other plans and documents which affect land use in Gloryland. These must be considered in conjunction with the Area Structure Plan. They are:

- (a) Town of Slave Lake Municipal Development Plan
- (b) Town of Slave Lake Land Use Bylaw
- (c) Town of Slave Lake South Expansion Area Structure Plan, 1989
- (d) Canada-Alberta Flood Damage Reduction Program, Flood Risk Maps for the Town of Slave Lake.

Residential

The Sawridge Creek, its floodplain and associated escarpments, bisects the Gloryland area. These natural features are both amenities and constraints to development. This Plan seeks to minimize hazards associated with the floodplain and slopes while maximizing recreational and aesthetic opportunities presented by treed slopes and the quiet, private area they can create.

Various zones within Gloryland are expected to range in density from 7 people per gross residential developable hectare to 45 people per gross developable hectare. For the entire Plan area, an average of 15 units per gross residential developable hectare ("gdh") is intended to be achieved.

- 3.3.1 A variety of dwelling densities is proposed. Country residential housing (6-7 people per gdh) is expected to be predominant in the first phase. Of these lots, the large majority of the lots will be 0.5 acres or greater in size. A portion of the lots will require minor variances (10%) and the easternmost portion will be proposed at 0.33 to 0.50 hectares.
- 3.3.2 In the single detached development cells, an average density of 13 people per gdh will be sought.
- 3.3.3 Multiple unit development shall be located in close proximity to major streets and open space areas.
- 3.3.4 The form, structure and appearance of multiple unit developments shall be complementary to adjacent development and the streetscape.
- 3.3.5 Residential lands should not directly abut commercial development in the Plan area. Where this situation does occur, visual screening will be provided to Municipal standards, as approved by the Town.

Commercial

The Town of Slave Lake Municipal Development Plan directs Commercial development to lands adjacent to the highway. The Plan recommends that commercial development is focused on Highway 2 and outside this Plan area.

Notwithstanding the above, a limited amount of commercial development may be provided for within this specific Plan area. The location, size and configuration of the Gloryland area may necessitate a convenience commercial site within the Plan area. Specific locations are not shown for a convenience commercial site, however, the policies in this section provide criteria for evaluation of commercial development proposals.

- 3.4.1 A convenience commercial site may be provided at specific locations to be agreed upon at the redistricting or subdivision stages.
- 3.4.2 Commercial land uses shall be located adjacent to collector and arterial roads with access oriented away from local streets.
- 3.4.3 The site layout, scale and appearance of commercial buildings shall be complimentary to the residential development in the area. Consideration should be given to ensure that commercial development in highly visible or key entranceway sites are visually attractive.
- 3.4.4 A screened buffer between any commercial site and residential lands should be enforced.

Institutional

The land use concept (Map 3) shows one seven (7) acre site which is intended to be donated for a Christian School. The specific location, size and configuration of a school or schools on the sites will be determined at the subdivision stage, however the general location is outlined on Map 3.

3.5.1 Schools

- (a) School sites may be required to be graded at the Developer's cost formalized by development agreement at the time of tentative plan approval. The terms of the development agreement shall be to the satisfaction of the Town.
- (b) School grounds and recreational facilities should complement, and be integrated with, the recreation facilities of the immediate neighbourhood.
- (c) A private school shall be donated on the institutional sites shown on Map 3.
- (d) Any additional school reserves by the private and/or separate school boards on the Plan lands shall be determined through the subdivision referral process.

3.5.2 Community Facilities

Where deemed necessary and appropriate, the selection of specific sites for churches, senior citizen's housing, community facilities and similar uses may be undertaken at more detailed stage in the subdivision/redistricting process.

Open Space

The varied topography and vegetation coupled with Sawridge Creek forming a strong edge on much of the perimeter of the Plan area provides opportunities for open spaces with a wide range of character. Lands in the floodway, sloping sites, and treed areas will remain largely in their natural state. Municipal reserve can be used as a recreational buffer for the creek lands. Deferrals of municipal/school reserves may be necessary at times to allow residential areas to be developed which are not adjacent to proposed reserve areas. The natural areas and community facilities will be linked by a system of pathways which will also connect to the Town-wide system.

The Plan policies seek to minimize impacts on wildlife access to water and retain cover in treed areas. The open space system with links between the Sawridge Creek and treed slopes can accommodate a range of wildlife moving through the Plan area. Construction and post-development management practices are beyond the scope of this Plan but should be considered in conjunction with land use allocation policies that may affect wildlife.

3.6.1 Reserve Dedication

- (a) Reserve land shall be provided for both recreational and school needs. Municipal Reserve dedication shall be provided on the basis of need, Town policy, School Board policy, and the legislation in effect.
- (b) Reserve land allocated for school use shall be suitable for development of school facilities and play fields.
- (c) Though Environmental Reserve shall ultimately be provided in the floodplain, these lands shall not be dedicated as Environmental Reserve until such time as subdivision on the south bank of Sawridge Creek has begun. Precise delineation of Environmental Reserve shall be determined at the subdivision plan stage.

3.6.2 Trails

- (a) A pathway may be dedicated in the vicinity of the Sawridge Creek and along the escarpment edge providing access to the creek, views and linkage to the Town-wide pathway.
- (b) A pathway system shall be provided within the Plan area to link neighbourhoods, reserve lands, community facilities, and provide access to adjacent areas. Specific alignments for local pathways will be required at the subdivision stage.
- (c) The pathway system shall incorporate attractive viewpoints from within the Sawridge Creek channel.
- (d) Except where passing through other open spaces, the pathway system shall be accommodated within municipal reserves, utility rights of way, and public utility lots.

3.6.3 Natural Areas

- (a) The continuity of natural open spaces shall be maintained by incorporating such recreational features as pathways and linear parks.
- (b) Natural tree cover on private lands should not be removed or disturbed except for the allowance of a building site, vegetable garden and/or small yard.
- (c) Some trail paths may be designed for a largely natural condition, rather than groomed with hard surfaces.

3.6.4 Wildlife

- (a) Minimize obstruction to wildlife access through the Plan area.
- (b) Ensure that links are provided between open space corridors, wooded areas and the Sawridge Creek.

- (c) Discourage disturbance to existing wooded areas.
- (d) Discourage fencing in the vicinity of natural areas. Where fencing is necessary encourage use of materials and designs that minimize risk to animals such as wood, stone or hedges.

Visual Impact

The presence of the Sawridge Creek forming a distinct channel through Gloryland and the wooded portions of the site are the major elements that contribute to the character of the area. The design of secluded lots, the river and wooded areas, is essential to capitalize on the natural advantages of the site.

- (a) The Town will seek to retain the scenic and environmental value of Sawridge Creek.
- (b) Retention of significant scenic landscapes and the integration of such features into urban development is encouraged.
- (c) Wooded areas should remain undisturbed and be integrated with public open space systems.

Transportation

The Gloryland area is accessible, within Slave Lake from Caribou Trail. Currently there are registered and physical access routes on government road allowances from Highway 2. As development proceeds in the Plan area and beyond, additional external connections will be required including crossings of the Sawridge Creek. It is recognized that certain connections will need to be made through lands outside the Town boundary in the M.D. of Lesser Slave River.

This Plan anticipates future long term urban development of the Urban Fringe area and makes allowance for traffic to pass through the Gloryland area throughout the southern portion of Town to the Urban Fringe area. Additionally a major east-west road crossing the Sawridge Creek in the southern portion of the Plan area will provide an arterial connection as part of the Town's long term road network. These major roads will be a joint responsibility of the developers in the area south of the Plan area.

- 3.8.1 The arterial roads and collector street alignments required to service Gloryland are as generally shown in Map 3. Changes to the internal roadway configuration will require an amendment to this Area Structure Plan. Changes to the connections to Highway 2 and Caribou Trail access and future locations will not require an amendment to this Plan.
- 3.8.2 All roadway design and construction shall conform to the Town of Slave Lake Development Standards as adopted by Council and amended from time to time. Local roads within the rural residential estates shall be of a

- gravel standard. Roads for areas with lots smaller than 0.33 acres in area shall be paved to the satisfaction of the Town.
- 3.8.3 Direct access shall not be permitted from lots adjacent to arterial and primary collector roads. Where access is required, the frequency of access points shall be limited.
 - 3.8.4 Caribou Trail will ultimately serve as arterial access to the Plan area with initial access from the government road allowance at Highway 2.
 - 3.8.5 Improvements to roads outside the corporate boundaries of the Town of Slave Lake, necessitated by development within the Plan area, shall be the responsibility of the developers.
 - 3.8.6 Provision shall be made for pathway crossings of arterial roads to Town standards in order to maintain continuous pedestrian movement.
 - 3.8.7 Local streets shall be restricted to serving residential land uses.
 - 3.8.8 A number of road closures will be required in order to facilitate subdivision. Some of these closures will require sale to the developer and some will only be necessary for closure to public travel. Road closures shall occur in conjunction with applications for redistricting and/or subdivision. Road closure requirements are outlined in Map 5.

Floodplain

Flooding along the Sawridge Creek occurs as a result of ice jam formation and rainstorms in conjunction with mountain snow melt. The design flood for Slave Lake is the one in 100 year winter ice flood which is more severe than the one in 100 year summer flood. The width of the floodplain and its component floodway and flood fringe vary throughout the length of the Plan area. The policies contained in this section regarding the floodplain, floodway, or flood fringe, relate to those areas as shown on the Canada-Alberta Flood Damage Reduction Program flood risk maps for Slave Lake, summarized in Map 2.

- 3.9.1 The floodway shall be kept unobstructed and free of all buildings and structures or the placement or removal of fill.
- 3.9.2 New buildings in the floodway shall be prohibited. Removable public structures and associated recreational uses may be permitted subject to requirements of the Town and Alberta Environmental Protection.
- 3.9.3 Development in the floodway shall be limited to public parks.
- 3.9.4 Floodway lands should be maintained in their natural state.
- 3.9.5 Subdivision and development may be permitted within the flood fringe subject to protection from flooding. Floodproofing shall include the placement and stabilization of fill to a level specified by the Town and Alberta Environmental Protection.
- 3.9.6 Any roads in the floodplain shall be constructed at or above the Design Flood Level.
- 3.9.7 Essential services such as hospitals, fire halls and major utilities should be located away from the flood fringe as well as uses sensitive to risk such as special care nursing homes and daycare centres.

- 3.9.8 Any uses shown in the flood fringe in the Land Use Concept (Map 3) may be permitted if flood protection can be provided to the satisfaction of the Town and Alberta Environmental Protection.

Slopes

- 3.10.1 Any subdivision or development shall take cognizance of slope conditions of lands in the Plan area. Where slope modification is proposed, the effects of slope movement shall be investigated by a qualified professional and slope stabilization undertaken, where necessary, to the satisfaction of the Town.
- 3.10.2 When providing Environmental or Municipal Reserve along slope escarpments, subdivision plans submitted to the Subdivision Approving Authority shall provide sufficient detailed information (e.g. top of the slope line) to demonstrate the intended location of the interface.
- 3.10.3 All development adjacent to the escarpment or its associated features shall be set back a minimum distance as set out in the Land Use Bylaw.
- 3.10.4 At its discretion, the Town may consider on a site specific basis, an encroachment into the 30 metre (98.42 feet) setback requirement where it can be demonstrated to the Town's satisfaction that such an encroachment would not impair the stability of the slope.
- 3.10.5 The developer shall survey the top of the escarpment bank to the satisfaction of the Town when seeking endorsement for a survey of subdivision in the vicinity of an escarpment.

Servicing

Gloryland will be serviced to an urban standard in accordance with Town of Slave Lake development requirements. The Gloryland area is in close proximity to existing sewer mains and can be linked to them easily.

The water system for the Plan area can be connected to the Town's existing water infrastructure system.

The natural slope of the topography toward the Sawridge Creek aids storm sewer flows. Storm water management controls will be required.

Sanitary Sewer

- (a) Sanitary sewer connections will be provided to the Town of Slave Lake sewage treatment plant in accordance with Town requirements and the needs of Gloryland.
- (b) Servicing of the Urban Fringe area should be considered in determining oversizing requirements.

Water Services

- (a) The internal water distribution and supply system shall be constructed to the Town of Slave Lake design standard and connected to the existing Town distribution system.
- (b) A reservoir as a component of the internal system shall be provided as development requires to provide the necessary volumes, pressure and security of service to accommodate development in the Plan area.
- (c) Any upgrading of Town water distribution and supply facilities required to accommodate growth in the Plan area shall be identified at the time of redesignation or tentative plan consideration and formalized through a development agreement.
- (d) Oversizing of water lines to enable the future connection of Urban Fringe lands should be considered in designing the water distribution system.

Storm Sewer

- (a) Storm water management controls and sedimentation control facilities shall be provided in compliance with Provincial guidelines and in accordance with the storm water management policy as adopted by the Town.
- (b) The storm water management program including the location of discharges will require review and approval by the Town prior to construction.
- (c) Natural drainage courses within Gloryland should be retained and any vegetation protected.
- (d) Water courses within the development area should be periodically monitored to determine what volume increase, if any, has occurred within the Plan area as development proceeds.

Utilities

Electrical service will be provided to the area by an overhead transmission lines which will be run in the vicinity of Caribou Trail. Telephone service for the Area Structure Plan area will be provided out of the existing Slave Lake exchange. Gas and cable service will be provided to new subdivisions in the Plan area.

- (a) Provision of Franchise Utilities in the Plan area will be the responsibility of the Developer. The right of way and servicing requirements should be determined at the tentative plan preparation stage.
- (b) Development and subdivision shall be set back from high pressure pipelines and sour gas facilities in accordance with this Plan and any other Federal, Provincial, and other Municipal regulations.

Off-site Levies

Off-site levies or acreage assessments to recover the costs of providing major public utilities will be imposed by the Town with respect to land that is to be developed or subdivided, and which has not been previously subject to an off-site levy. These levies shall be assessed on a gross developable acreage basis, pursuant to the Town's current off-site levy schedules.

Clay Extraction

Lands in the central portion of Gloryland were recently used for clay extraction. The designated lands are located in a portion of the plan area where an upcoming phase of development will occur. Interim extraction of the clay ensured utilization of this valuable resource with minimal impact on existing and future residents of the area.

- 3.12.1 Further clay extraction to serve construction wholly within the Gloryland ASP area may be permitted subject to compliance with the Land Use Bylaw and agreement with the Town regarding the extraction of natural resources.
- 3.12.2 Site rehabilitation plans shall be put in place which will redesign the clay extraction site into a residential acreage. The acreage is to be designed with privacy and site aesthetics in mind.

Phasing

There are some constraints to the servicing of the Gloryland area. Development will be contingent upon the extension of piped services and transportation networks. It is envisioned that development will proceed from the centre outward and then northwest to southeast and generally following the internal road system. Development thresholds related to transportation capacities will determine phase limits.

- (a) Development phasing may be permitted on the basis of the following density thresholds.
- (b) Phasing shall represent a logical and efficient extension to existing utility and transportation infrastructure. Given the presence of the existing Caribou Trail access to the balance of Slave Lake and to Highway 2, the first stages of development will be in the central portion of the Area Structure Plan area. Map 4 illustrates the proposed phasing.

Urban Fringe

The Gloryland Area Structure Plan area forms the southern edge of the Town of Slave Lake inside the Town boundary and directly south is the M.D. of Lesser Slave River.

Existing uses abutting the west edge of the site are located within the South Expansion Area Structure Plan. While that ASP allows for subdivision, it does not provide for densities or housing types that meet criteria as specific as that in this Plan. Any re-subdivision of existing lots should be compatible with Gloryland Area Structure Plan.

- (a) The Town of Slave Lake will encourage a pattern of development in Gloryland that considers existing adjacent land uses and provides for the logical extension of the Town south of Highway 2.
- (b) The Town will monitor subdivision and development proposals in the South Expansion Area Structure Plan to ensure compatibility with future growth of the subject Plan area.

Naming

3.16.1 The name Gloryland is intended to apply to the Country Residential development area only. Subsequent names may be selected by the developer when designing new subdivisions at differing densities.

3.16.2 The developer may retain control over the naming of streets and subdivisions.