



**VILLAGE OF ELNORA
AREA STRUCTURE PLAN**

SEPTEMBER 2008

BYLAW NO. 499-0811

Bylaw No. 499-0811 of the Village of Elnora, in the Province of Alberta, being a bylaw to adopt the Village of Elnora Area Structure Plan

Whereas, Section 633 of the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, 1994, provides that a Council may, for the purpose of providing a framework for subsequent subdivision and development of an area of land in the municipality, adopt an area structure plan;

And whereas, the Council of the Village of Elnora deems it desirable to adopt an area structure plan for the undeveloped lands within the corporate boundaries of the Village;

Now therefore, the Council of the Village of Elnora, duly assembled, enacts as follows:

That the attached document is hereby adopted as the Village of Elnora Area Structure Plan.

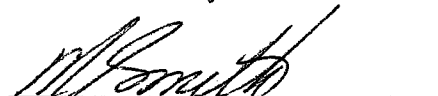
Read a first time in open Council this 7th day of October, 2008

Read a second time in open Council this 18 day of NOVEMBER, 2008

Read a third time and finally passed this 18 day of NOVEMBER, 2008



Mayor



C.A.O.

VILLAGE OF ELNORA
AREA STRUCTURE PLAN

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STEERING COMMITTEE MEMBERS:

Rick Cloutier, Committee Chair
Gina Armstrong
Dale Brown
Mavis Buckland
april Irwin
Nick Silbernagel
Helena Smith
Rob Zackowski
Dave Robb

INTRODUCTION

The Village of Elnora has undertaken the preparation of an area structure plan (ASP) to guide future subdivision and development of recently annexed land north of Township Road 352 and a parcel of land owned by the Village to the west of Queen Street. The lands to the north are currently designated for agricultural use and the lands to the west are designated as urban reserve and parks and recreation. Figure 1 outlines the area covered by this area structure plan, referred to as the “plan area” and its general relation to the existing built area of the village.

This area structure plan document consists of three main elements. The first, Part One, provides background and context of the issues and circumstances that existed at the time that the plan was prepared. This section is not intended to establish policy for future development of the area. The second element, Part Two, consists of goals, objectives and policies that are intended to be used to guide the physical changes to the area. The text in this section must be read in conjunction with the third main element of the plan being the plan figures found at the back of the document. In particular, the figure titled “Proposed Land Use Concept” is a key item in communicating the intent of the plan policies and what the area should become in the future.

PART ONE: BACKGROUND AND CONTEXT

PLAN IMPETUS

In 2007 the Village sought annexation of land north of the Village, described as the SE 15-35-23-W4. The annexation request was made by the Village to Red Deer County to accommodate future growth, particularly for industrial and commercial purposes. The land to the west of Queen Street was already proposed for residential and highway commercial uses. The annexation request represented a logical expansion of Elnora’s boundary and provided a sufficient supply of serviceable land for residential, commercial and industrial development including areas of open space.

LOCATION

The Plan Area includes one (1) quarter section (approximately 158 acres) of land to the north of Township Road 352, being the SE 15-35-23-4 and approximately 56 acres of land to the west of Queen Street, presenting the undeveloped portion of the NE 10-35-23-4. The area also includes the portion of the former sewage lagoon site that extends in to the NW 10-35-23-W4. These lands are illustrated in Figure 1.

PURPOSE

The purpose of the area structure plan (ASP) is to provide a focus on land use planning with highly conceptual considerations for municipal servicing. The ASP will ensure that future development of the plan area will occur in an orderly, economical, and efficient manner to enhance the quality of life in Elnora. The ASP achieves this by:

- Identifying residential, commercial, industrial, recreational and public space areas;
- Identifying appropriate locations for roads and access points;
- Minimizing potential incompatibilities between different land uses;
- Preserving agricultural land until needed for urban development;
- Identifying municipal reserve and trail areas; and
- Preserving mature tree stands and wetlands to the greatest extent possible.

PLANNING PROCESS

The process for completing the ASP involved five stages. Stage 1 included the gathering of background information and a meeting with Village Administration. Stage 2 involved the review of all background information, the preparation of a significant features map, and initial contact with the affected agencies and stakeholders requesting their preliminary input on planning related issues and opportunities within the affected areas. Stage 3 involved the preparation of preliminary land use concepts for the plan area and presenting it to the Steering Committee, comprised of Village Council and members of the public, for further input and evaluation. Stage 4 involved gaining community and stakeholder feedback on the recommended option from the Steering Committee. The final phase was the review and revision of the draft plan based on comments received and the preparation of final recommendations to Village Council for plan adoption. This phase included another open house and the public hearing on the adopting bylaw.

Stakeholder and community consultation was a key element of the planning process. The term 'stakeholders' is used in the broadest sense, and refers to landowners, community groups, government agencies and adjacent municipalities, as well as others that may be identified during the planning process. Throughout the planning process, the objectives of stakeholder consultation were as follows:

- To build public awareness and interest in the area structure plan process in a manner that promotes widespread involvement;
- To utilize various mechanisms to involve the public throughout the planning process;
- To identify pertinent planning issues;
- To identify land use opportunities in the plan area; and
- To identify planning principles.

PLANNING FRAMEWORK

Legislative Framework

This Area Structure Plan is a statutory plan as provided for under Part 17 of the *Municipal Government Act* (MGA). Section 633 of the *Act* requires that an area structure plan must describe:

- the sequence of development proposed for the area;
- the land uses proposed for the area, either generally or with respect to specific parts of the area;
- the density of population proposed for the area either generally or with respect to specific parts of the area; and
- the general location of major transportation routes and public utilities.

In addition, the area structure plan must be consistent with the Provincial Land Use Policies. An ASP may also address any other matters that Council considers necessary.

Village of Elnora General Municipal Plan

The *Village of Elnora General Municipal Plan*, now a non-statutory document, was created in the early to mid 1990's. The document lost its status as a statutory plan in 1995 when the requirements for *Municipal Development Plans* (MDP) were introduced into Alberta. The Village of Elnora does not have a statutory Municipal Development Plan in place at this time.

The Village's *General Municipal Plan* provides background history on the general goals and objectives of the Village during the early 1990's, but does not offer clear and specific policies. In the preparation of this Area Structure Plan the *General Municipal Plan* has been used for both background reference and to provide an historic understanding of the Village's earlier growth and development plans.

Some of the goals and objectives outlined in the *General Municipal Plan* which gave the Area Structure Plan direction were:

- To provide a variety of housing types to meet the residents needs;
- To expand the commercial base to maximize business opportunities;
- To provide adequate supplies of land for industrial development;
- To promote a wide range of community facilities and services;
- To ensure an acceptable standard of roads and streets.

These goals and objectives were used as the basis for understanding the Village's requirements for future land uses.

PLAN CONTEXT

The discussion in this section summarizes the physical context of the plan area and the activities and features in and around the plan area that may have a bearing on the land use options and designs for the future. Many of the features discussed are shown on Figure 2: Significant Features Map at the back of the document.

Existing Land Uses in Plan Area and on Adjacent Lands

The SE 15-35-23-4 is in use for agricultural purposes with rural residential dwellings in the south west and south east corners. The NE 10-35-23-4 is agricultural land.

The SE 15-35-23-4 is surrounded by agricultural land to the west, north and east, with the Village situated to the south. The Elnora Community Health Centre and single family residences line the northern boundary of the Village opposite the parcel. The NE 10-35-23-4 is abutted in the south east by an area currently used as ball diamonds and open space. There are a number of mature trees lining the property. The balance of the eastern boundary is adjacent to low density residential with some manufactured homes in the north east.

Mature Tree Stands

The SE 15-35-23-4 has a number of tree stands. The largest covers most of the northwest portion of the parcel; a smaller one surrounds the existing residence in the south west corner of the parcel and there are smaller tree stands surrounding the residence in the south east corner of the parcel. There are no significant mature tree stands in the NE 10 35-23-4, other than a number of individual trees planted around the perimeter of the ball diamond fields.

Terrain and Wetland Areas

The SE 15-35-23-4 is a mix of rough grasses and trees. The land rises from south to north, with a plateau area near the centre of the parcel. There are a number of low lying and wetland areas, particularly in the south east corner and along the southern boundary line. The NE 10 35-23-4 land is generally flat with coarse grasses, with a wetland area located in the north east corner of the parcel. There is a water/slough located approximately in the central area.

Abandoned Sewage Lagoon

The NE 10-35-23-4 land contains an abandoned sewage lagoon with an active underground sewer pipe conveying sewage effluent to a new lagoon site located 1687.19 m to the west of the Plan Area. The sewer pipe within the Plan Area extends approximately 300 m through the middle of the parcel, in an east to west direction, with the Old Lagoon site in the centre of the west boundary. There is a large wet area

extending from the Old Lagoon site eastwards to the existing municipal boundary. As the lagoon is abandoned and decommissioned a setback is not required.

Oil and Gas Infrastructure

There is a high pressure natural gas pipeline which extends from the north east to the south west boundaries of the SE 15-35-23-4. The three inch pipe is operating at 560 KPA which is well below its maximum pressure of 4960 KPA. The pipeline does not contain sour gas and therefore needs no additional setbacks. However, the pipeline does present some limitation on the use of the land as full access to it is required. For example, no structures such as housing, commercial or industrial buildings will be allowed to be built across the pipeline. Road access will be permitted to cross the pipeline at a few points, usually in a perpendicular manner. Roads are not usually built parallel to pipelines in order to reduce the risk of damage during construction. Road crossing agreements will be required to detail the required engineering specifics for these crossing points.

A gas substation is located at the junction of Queen Street and Fourth Avenue. The pipeline feeding into the substation extends from the south and parallels Queen Street approximately 40m to the west. Road extensions over the pipeline will require a crossing agreement. A separate title may have to be created around the existing gas substation.

Transportation and Access Points

Township Road 352 extends west to east along the entire southern boundary of the SE 15-35-23-4. The road is paved from the north entrance of Main Street west to Highway 21, east of the Main Street entrance the road is gravel. This road can provide southern access points to the parcel. Township Road 352 intersects with Range Road 232 at the south east corner of the parcel. Range Road 232 is gravel and extends northwards along the entire eastern boundary of SE 15 35-23-4, providing possible eastern access points to the parcel.

Township Road 352 extends west to east along the entire northern boundary line of the NE 10-35-23-4. Access from this road to the NE 10 35-23-4 is possible. Other potential access points are from within the Village at Third and Fourth Avenue, or further north along Queen Street, half way between Fifth Avenue and Township Road 352, where there is a partially developed road into the NE 10-35-23-4.

Alberta Transportation has indicated that the proposed Area structure plan is not within the jurisdictional limits of a provincial highway and that the Department performs maintenance only on the paved surface of the access road from Highway 21 to the western municipal limits of Elnora.

Railway Line

The Canadian National Railway Line extends along the entire southern boundary of the Village, and the NE 10-35-23-4. There is an existing road crossing at Range Road 232.

The train frequency is currently estimated at two to three times per day. There is a possibility that the train frequency rate will increase in the future according to discussions with CN Rail.

Recreation Facilities

There are two ball diamonds adjacent to the south east corner of the NE 10-35-23-4. The Elnora Agri-Centre and Curling Rink are situated in the parcel east of the ball diamonds. The arena is located on the east side of the ball diamonds and contains a large parking area. The Elnora Campground is also located east of the ball diamonds on the northern edge of the railway tracks.

Village of Elnora School

The school is situated on Range Road 232 to the east of the Village just outside of the municipal boundary. It currently has approximately 65 students in grades ranging from Kindergarten to Grade 8. Students in Grade 9 through Grade 12 are bussed to the Village of Delburne. The school has a total capacity of 146 students across all grades.

Elnora Community Health Care Centre

The Elnora Community Health Centre, denoted as 'hospital' on the plan figures, is situated at the north end of Queen Street.

Existing Residential Patterns

A review of the residential lot dimensions within the central area of the Village shows that 43 of 127 residential parcels, representing 33.8%, have a 50 ft lot frontage and 140 ft lot depth. This results in a relatively common lot size of approximately 7,000 ft² which is somewhat more generous than what is found in larger urban centres. Of the remaining 84 residential parcels, the lots sizes range considerably and are significantly larger in many cases.

The majority of the residential areas are served by a rear lane. The overall layout of the Village has a traditional grid pattern, although there is a small new residential subdivision which has introduced a curved street as part of its site layout in the north west of the built up part of the Village. The typical road right-of-way widths are 20 m, with Main Street being slightly larger at 22 m.

Historical Resources

Alberta Historic Resources Management Branch indicates that there are no previously recorded historic resources within the plan area and much of the land appears to have been previously cultivated.

PLANNING ISSUES

The following represents the various planning issues and challenges that arose from the background information and existing conditions that will need to be addressed through the land use concept and policies of the area structure plan:

1. Former Sewage Lagoon:

The site of the former sewage lagoon and its surrounding wet area present both opportunities and constraints for land use planning. This area can be seen as providing an opportunity to develop the foundation of an open space system which could link a number of natural open space and wet areas. It could also be used as part of a trail system to promote connectivity to Village amenities. This area poses constraints to future development as residential housing may not be easily constructed in this location without significant environmental and engineering studies.

2. Gas Line through the SE 15:

The gas line, as mentioned previously, does provide some limitations on the type and design of development in the immediate vicinity, but does not prohibit development. The gas line, as a right-of-way, could provide an area for a trail.

3. Railway Line:

The railway line will have some impact, particularly on the southern portion of the NE 10-35-23-4. The impacts of the railway line can be mitigated with features such as berms and landscaping.

4. Transportation:

The Plan Area will require workable and safe access points, secondary routes and good internal circulation routes. The roads listed below have been identified as possible access points for the Plan Area.

- Access to SE 15 35-23-4 via Township Road 352
- Access to SE 15 35-23-4 via Range Road 232
- Access to NE 10 35-23-4 via Township Road 352
- Access to NE 10 35-23-4 via Third Avenue
- Access to NE 10 35-23-4 via Fourth Avenue

5. Wetland Areas:

There are a number of wetland areas in the Plan Area which can act as both opportunities and constraints. The wetland areas can be incorporated into an open space system and provide expansion opportunities for the Village's recreation

facilities. The wetland areas can provide natural wildlife habitats as part of the open space system and can be developed as part of a storm water management system. The wetland areas may act as constraints to future structural development due to additional engineering requirements.

6. Buffers between Land Uses:

The creation of adequate buffers between residential and non-residential land uses will be essential to reduce impacts on residents. Buffers will be required to ensure parks and recreation areas are not adversely impacted by the location of non-residential development. Buffers will be required on the boundaries of agricultural operations to mitigate the effects of spraying etc.

7. Environmental Sensitivity:

The significance of mature tree stands, natural water courses and wetland areas will need to be determined in order to decide on percentage of preservation.

8. Servicing Concepts and Considerations:

Full servicing concepts and considerations must be undertaken to ensure the Village's sanitary sewer and water systems can be expanded and/or have capacity available to accommodate the planned residential, commercial and industrial areas.

9. Future Residential, Commercial and Industrial Areas:

The potential of future, more long range expansion of the Village should be taken into account. Additionally, the ability to have residential, commercial and industrial lands created with each major phase of development needs to be considered so that there is land available for non-residential purposes as early as possible.

PART TWO: THE PLAN

GOALS AND KEY PRINCIPLES

The goals of the Village of Elnora Area Structure Plan are:

- To provide a comprehensive planning framework for land uses and development within the Plan Area to ensure that subdivision and development occur in an orderly, economical and efficient manner; and
- To provide a planning framework for the preparation of more detailed engineering and plans of subdivision for the Plan Area.

The preparation of the Elnora Area Structure Plan has been guided by the following key principles:

- The minimization of potential incompatibilities between different land uses.
- The provision of an adequate supply of land for future residential, commercial, and industrial needs.
- The provision of a range of housing choices throughout the community to meet the needs of existing and future populations.
- The desire to ensure that subdivision and development decisions on one property do not negatively impact the subdivision and development of adjacent parcels.
- The balancing of development aspirations of landowners with the interests of the community as a whole.
- The preservation of environmentally sensitive areas to the extent possible through integrating natural features into the development concept.
- Ensuring an adequate supply of recreational lands is available as components of new residential development to serve the expanding population.
- The preservation of agricultural land until needed for urban development.

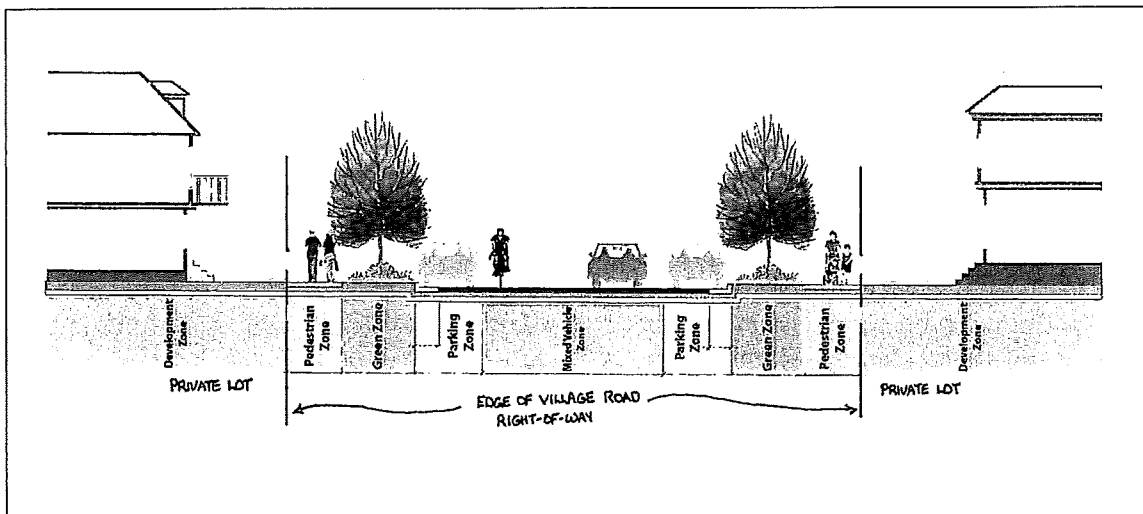
LAND USE CONCEPT

The Proposed Land Use Concept attached at the back of the document shows the creation of a future urban area comprised of a mixture of residential, commercial, industrial and open space uses. This concept must be interpreted with the various text policies provided in subsequent sections of this document.

While the concept is fairly detailed in some areas it is important to note that some aspects will be refined as more detailed planning for subdivisions takes place. Items that may be adjusted include the precise location and width of trails and the route of major roads. Similarly the boundaries between the land uses that are shown may be refined when detailed design is undertaken in the preparation of land use bylaw amendments and subdivisions. These changes may generally be made without the need to amend an ASP provided the intention of the ASP is followed.

A key element of the land use concept is the space that is devoted to the various roadways throughout the NE 10 and the SE 15. The figure below is conceptual and shows the types of activities that can occur within a road right-of-way. In addition to the space for water, sanitary sewer and storm sewer lines under the road surface and boulevard, features can include sidewalks or walking paths, street trees and on-street parking. In the case of Elnora, surface drainage may be accommodated through ditches or swales on either side of the paved roadway. It is important to note the sidewalks and trails that are typically included in the road allowance as these connect to the major trail routes shown on the land use concept. Together they form the overall scheme for pedestrian circulation through the new areas.

Sample of Activities in Road Right-of-Way



Land Use Statistics

Table 1 describes the approximate areas identified for each major land use for the Proposed Land Use Concept. These areas will be subject to more detailed calculation at the time of subdivision. The Table provides an indication of the number of housing units

and population increase that could result from full build out or completion of the plan. It also provides an estimate of the number of school age children or students that may be added to the village's current population. It is important to remember that completing the plan will take several years and the pace will depend heavily on economic conditions. The population increase noted in the table is expected to occur over a 10 to 20 year period.

Table 1: Land Use Statistics and Development Impact

Land Use Category/Component	SE 15	NE 10	Total for Plan Area	Share of Plan Area
Total Area	64.0 ha	23.0 ha	87.0 ha	100.0%
Residential	16.2 ha	6.9 ha	23.1 ha	26.6%
Commercial	5.8 ha	1.5 ha	7.3 ha	8.4%
Industrial	29.9 ha	0 ha	29.9 ha	34.4%
Open Space	5.5 ha	6.2 ha	11.7 ha	13.4%
Public Recreation	0 ha	3.9 ha	3.9 ha	4.5%
Roads and Lanes	6.6 ha	4.5 ha	11.1 ha	12.7%
Potential No. of Housing Units	200	120	320	n/a
Potential Population	500	300	800	n/a
Potential No. of Students	100	60	160	n/a

The information provided in Table 1 is based on the following assumptions and calculations:

- The total area calculation does not include the land for Township Road 352 and Range Road 232 rights-of-way.
- The residential area in the SE 15 represents the gross area available for future housing as the amount of land for local roads and lanes and park space has not been determined; in contrast, the residential area in the NE 10 represents the net area available for future housing as land for local roads and lanes has been determined.
- The number of potential housing units in the SE 15 is based on a density of 12.35 units per gross hectare (5 units per acre).
- The number of potential housing units in the NE 10 is based on an average lot size of 560 m² (6,000 ft²).
- Population projections are based on an average of 2.5 persons per dwelling unit.
- The number of potential students represents students across all grades based on 20 percent of the population comprising school age children.

PLAN POLICIES

1.0 Policies Affecting All Land Uses

- 1.1 A development permit application or subdivision application that would result in permanent overnight accommodation or public facilities [as defined by the Energy Resources Conservation Board (ERCB)] will not be approved if the building site is within 100 metres of a gas or oil well unless a lesser distance is approved in writing by the ERCB.
- 1.2 When development or subdivision is proposed to occur adjacent to or near a pipeline right-of-way the Approving Authority may require the following:
 - a) Clear identification of the edge of the pipeline right-of-way and the provision of such measures as fencing and/or signage.
 - b) Restrictions on the development of that portion of the private property closest to the pipeline right-of-way, including the registration of a restrictive covenant against the title of the property.
 - c) Registration by caveat of a copy of the emergency response plan and any other relevant information relating to the pipeline against the title of the property.
- 1.3 Public institutions where people are dependant upon others for evacuation (e.g. hospitals, schools, and adult care residences) and buildings that house social service functions, emergency services or essential infrastructure, should not locate within 200 metres of the centre line of high vapour and large diameter/high pressure hydrocarbon pipelines.
- 1.4 Continued utilization of land for agricultural production will be encouraged until the land is needed for urban development provided such agricultural uses are not detrimental to the use and enjoyment of adjacent urban development.
- 1.5 Significant stands of mature trees and wetlands should be retained on development sites throughout the Plan Area where possible.

2.0 Residential Land Use Policies

- 2.1 Residential land uses will be predominantly low density development as provided for in the Land Use Bylaw. The location of specific residential districts is not illustrated in the Land Use Concept, but will be determined and indicated through more detailed planning for each land parcel.
- 2.2 The design densities in the Plan Area shall range between 10 and 12.5 residential units per gross developable hectare (4 and 5 residential units per gross developable acre). Calculation of density shall be made on the basis of areas identified by the ASP for residential use within a given land parcel.

Variations may be permitted if accommodated in more detailed plans approved by Council.

- 2.3 The majority of the residential land use will be low density. This includes single detached dwellings and manufactured homes on permanent foundations in accordance with the conditions outlined in the Land Use Bylaw. The Approving Authority may, at its discretion, include semi-detached dwellings in the low density category.
- 2.4 Residential land use will be directed to those areas as shown on the Land Use Concept map. Sufficient screening and/or buffering to reduce any negative impacts of adjacent properties shall be provided. This may include architectural treatment of building elevations, distance separation, landscaped buffers, fences or a combination of these measures.
- 2.5 Detached dwellings will comprise a minimum of 70 percent of the dwelling units per quarter section. The Approving Authority may, at its discretion, consider decreasing this percentage without requiring an amendment to the Plan.
- 2.6 Higher density residential land use accommodates semi-detached, multi-attached and multiple family dwelling units. This may involve duplexes, row houses, and apartment buildings on lots of sufficient size to minimize traffic and parking congestion on local streets.
- 2.7 Higher density residential land uses are encouraged to develop in clusters with good access to major roads, schools and major green spaces.
- 2.8 Higher density residential land uses will not comprise more than 30 percent of the total number of dwelling units within a given quarter section. The Approving Authority may, at its discretion, consider increases to this percentage without requiring an amendment to the Plan.
- 2.9 An open space buffer/transition between land uses will be provided east of the existing acreage in the southwest corner of SE 15-35-23-W4.

3.0 Commercial Land Use Policies

- 3.1 Commercial development in general, irrespective of its location, will be undertaken in a manner that mitigates the impact of commercial uses on adjacent land uses. This may include architectural treatment of building elevations, distance separation, landscaped buffers, fences or a combination of these measures.
- 3.2 Highway Commercial uses intended to serve the Village and the surrounding market area, includes such developments as restaurants, personal services, shopping plazas, entertainment, and retail outlets. Development may take the form of individual sites, strip malls or integrated commercial complexes/areas.

- 3.3 Commercial development will be developed to a standard that is satisfactory to the Development Authority. This should include the use of high grade finishing materials, screening and buffering from residential areas, careful use of outdoor lighting, the use of architectural styles and treatments that are sympathetic to the residential area, paved parking areas, and landscaping in front yards and yards adjacent to residential areas.

4.0 Industrial Land Use Policies

- 4.1 Industrial land uses will be directed to the area shown on the Land Use Concept map and will consist of industrial activities that may or may not require outdoor storage space or conduct part of their activity outdoors. This includes warehousing, service bays, light manufacturing, and other uses described in the land Use Bylaw.
- 4.2 Industrial properties will be developed in a fashion that does not negatively impact on surrounding residential areas or cause unsightly development along major roads. Means of ensuring industrial development does not impact on roads and other properties may include the use of landscaping, earthen berms, architectural treatment, screen fencing, distance separation or a combination of these measures.
- 4.3 Industrial development adjacent major roads will be subject to additional landscaping and appearance requirements to ensure that the view of these areas from the highway and roads is aesthetically pleasing. Landscaping, including but not limited to, the planting of trees, hedges and shrubs on the road-facing side of parcels shall be provided to create visual interest and to screen outdoor storage areas to the satisfaction of the Development Authority.

5.0 Open Space, Recreation, and Public/Institutional Use Policies

- 5.1 Public facilities and trails will be established according to the Land Use Concept map. The locations of trails are conceptual and the details (e.g. width, gravel or paved) will be determined at the time of detailed subdivision design.
- 5.2 The Public Recreation and Open Space land use categories consist of major areas where development is not likely to occur due to natural or man-made physical constraints, planned park and playground areas, areas needed to protect significant man-made or natural landscapes, and land needed for some engineering services and utilities.
- 5.3 Lands not suitable for development will either remain under private ownership subject to an environmental easement or be dedicated to the Village as environmental reserve.
- 5.4 Planned parks, recreation areas and playgrounds will be dedicated as municipal reserve.

- 5.5 The Village may, at its discretion, credit a portion of lands dedicated as public utility lots (PULs) towards the overall reserve dedication if the Village determines that the subject PUL lands have recreational value for the Village.
- 5.6 The Public Recreation and Open Space land use component will be directed generally to the areas as shown on the Land Use Concept map. Individual parks, playgrounds, and open spaces intended for neighbourhood uses have not been specifically identified. Further refinement of the precise location and extent of these areas may occur during more detailed planning, based on the following considerations:
- a) Minor open spaces will be provided to accommodate tot-lot parks and to act as nodes along linear parks/pathways.
 - b) Wherever possible major and minor open spaces should be linked via linear parks/pathways. These should also connect with existing parks and pathways outside the Plan Area.
 - c) All municipal reserve parcels will be landscaped to the satisfaction of the Village.
- 5.7 The minimum amount of reserve land dedication will be ten (10) percent of the gross developable area. The gross developable area includes all land less that area to be dedicated as environmental reserve.
- 5.8 Land areas required for active pipeline rights-of-way or oil and gas well sites, and storm water management facilities will not generally be accepted for reserve dedication due to the constraints upon their public use.
- 5.9 If the pipelines and oil and gas wells shown on the Land Use Concept map are abandoned and rehabilitated prior to adjacent development occurring, the rights-of-way may, without amendment to the area structure plan, be used for reserve or other uses. Details on these possibilities will be described in more detailed plans.
- 5.10 Public and quasi-public uses, such as churches and day care facilities are encouraged to locate within the residential areas in any of the residential land use districts where they are allowed, provided they are adjacent or in close proximity to a major road.

6.0 Transportation Policies

- 6.1 Transportation routes will provide safe and efficient access to and from the Plan Area and within the Plan Area. The Land Use Concept map illustrates the approximate location of major roads and access points. Within the residential portion of the SW 15, additional local roads will be identified in more detailed planning.

- 6.2 The specific development standards required for each type of road (i.e. local road or collector), will be established through the creation of design guidelines for the construction and placement of Village infrastructure.
- 6.3 Deviations from the major road pattern illustrated in the Land Use Concept map may be allowed without requiring a formal amendment of this plan provided the proposed re-alignment is submitted as part of a more detailed plan approved by Council.

7.0 Servicing Policies

- 7.1 All new development within the Plan Area will be serviced with municipal water, sanitary sewer and an adequate storm water management system.
- 7.2 The development of municipal water, sanitary sewer, and storm sewers serving the Plan Area will require detailed design and analysis prior to the approval of subdivisions in the area.
- 7.3 Storm water run-off from the Plan Area will be restricted to pre-development flows in accordance with Village and Alberta Environment standards unless otherwise approved by the Village and Alberta Environment.
- 7.4 Storm water management ponds may be incorporated into open spaces.
- 7.5 Shallow utilities (i.e. natural gas, power, telephone, cable) will be extended into the Plan Area in accordance with the requirements of the individual utility companies and service providers.

8.0 Implementation Policies

- 8.1 The overall phasing of development in the Plan Area will be determined once servicing concepts have been prepared. It is expected that portions of the SE 15 and the NE 10 will be under development at the same time. While the decision to make land available for development is up to the individual landowner, the Village will encourage and facilitate a phasing scheme that sees new residential, commercial and industrial areas available as early as possible.
- 8.2 The overall phasing scheme that is devised will take into account the need to provide looping for water systems, temporary and permanent secondary access routes, and the logical and economical extension of municipal services.
- 8.3 Prior to redesignation of portions of the Plan Area under the Village's Land Use Bylaw to allow subdivision to occur, the Village will prepare or require the developer to prepare an overall servicing concept or design brief. The servicing concept must address the ability to extend Village infrastructure, available capacity or required upgrades to ensure capacity, and the influences of upstream and downstream development needs.

- 8.4 All subdivision decisions will be consistent with the policies of this area structure plan. Subdivision of the area will proceed in a manner that allows for the orderly expansion of the Village, does not prejudice the further subdivision and development of adjoining lands, provides for adequate road access and municipal servicing and provides the open space areas envisioned by this plan.
- 8.5 The costs for providing municipal infrastructure (roads, water, sanitary sewer, storm sewer) within the area being developed will be the responsibility of the developer. Responsibility for the costs to provide infrastructure improvements outside of the area being developed but required to support the proposed development will be addressed on a case-by-case basis between the Village and the developer.
- 8.6 The adoption of this Plan does not require the Village of Elnora to undertake any of the projects or improvements referred to in this plan. Decisions on the use of the financial resources and priorities of the Village will continue to be made as part of the Village's usual capital and operating budget process.
- 8.7 A formal amendment to this plan will be required where a proposed subdivision results in the removal of a major collector road and/or a significant change in the general land use pattern (residential, commercial, industrial) shown in this plan beyond what is contemplated as a minor deviation or adjustment.





VILLAGE OF ELNORA
 AREA STRUCTURE PLAN
 FIGURE 1 - PLAN AREA

--- AREA STRUCTURE PLAN BOUNDARY



PARKLAND COMMUNITY PLANNING SERVICES

SCALE 1:5,000
 APRIL 2008



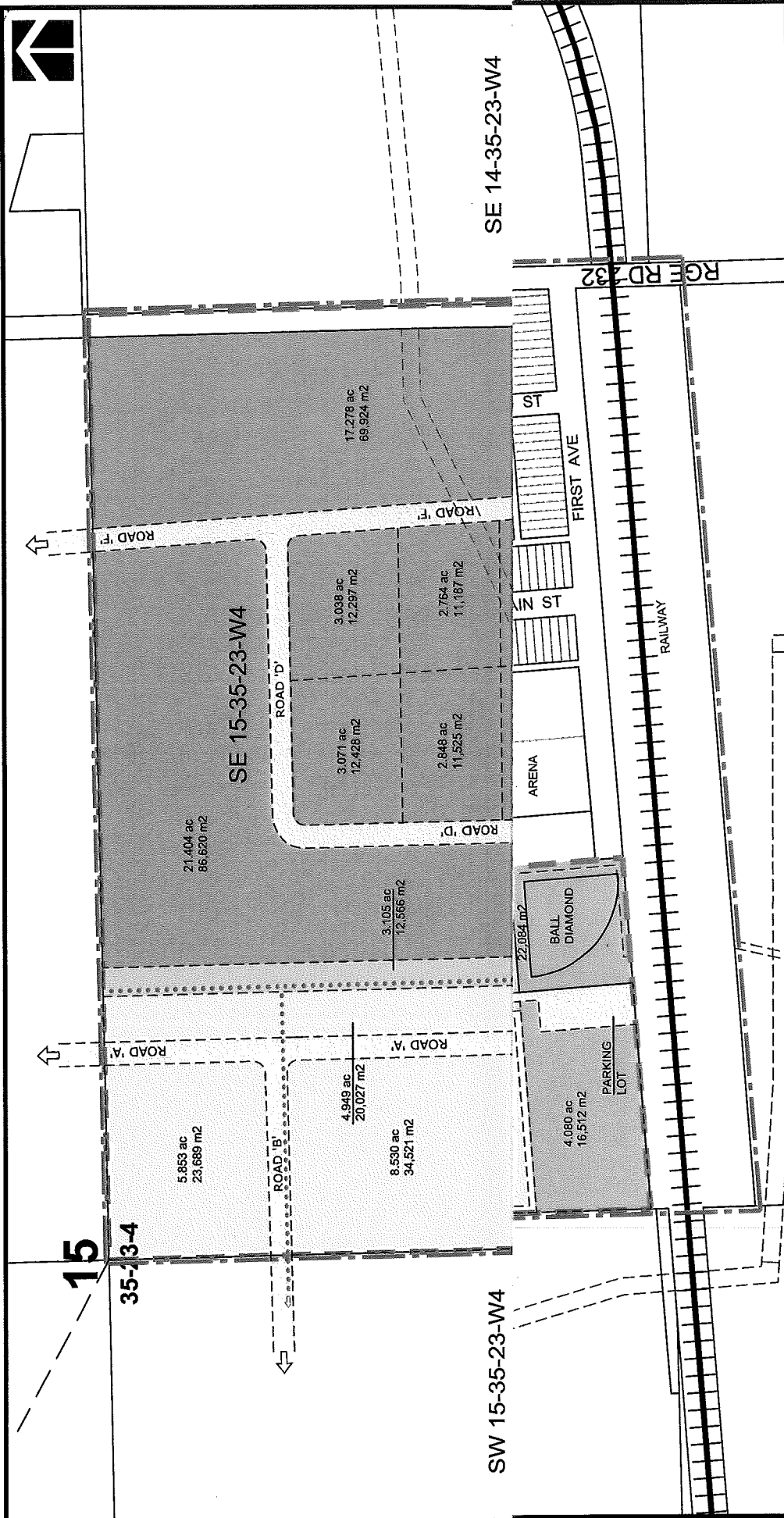
VILLAGE OF ELNORA
AREA STRUCTURE PLAN
FIGURE 2 - SIGNIFICANT FEATURES

- AREA STRUCTURE PLAN BOUNDARY
- EXISTING VILLAGE OF ELNORA MUNICIPAL BOUNDARY
- 2m CONTOUR LINE
- LOW AREA
- TREES
- WATER / SLOUGH
- DIRECTION OF FLOW



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**VILLAGE OF ELNORA
AREA STRUCTURE PLAN
PROPOSED LAND USE CONCEPT**

- PROPOSED LAND USE**
- RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - OPEN SPACE
 - PUBLIC RECREATION
 - TRAIL/PEDESTRIAN ROUTES

- EXISTING MUNICIPAL BOUNDARY
- AREA STRUCTURE PLAN BOUNDARY
- PROPOSED ROADWAY
- EXISTING WATER / POND



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