



Joint West Sylvan Lake Area Structure Plan

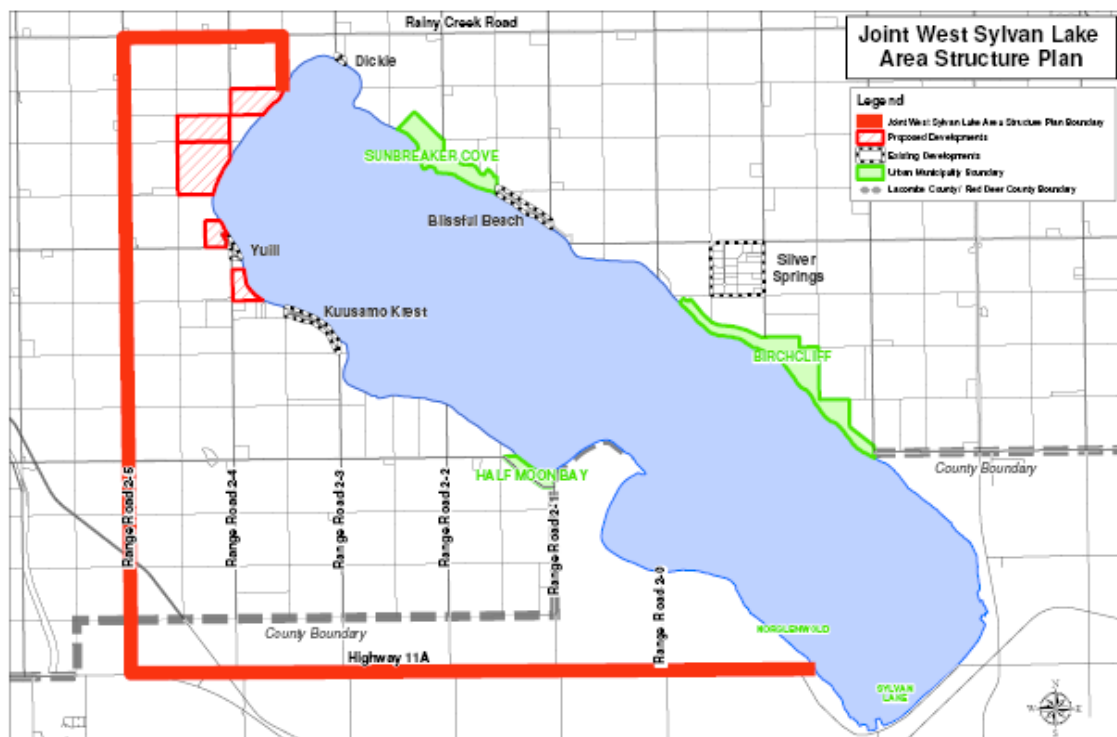


infrastructure network, development concepts & design standards studies

Introduction

Lands adjacent to Sylvan Lake are under growing pressure for conversion from agriculture to residential/recreational use. Lacombe and Red Deer Counties, which have jurisdiction over these lands recognize the need to develop a coordinated approach to both the protection and preservation of farm lands, the development of new residential subdivisions, and the expansion of recreational uses. The Counties are, therefore, committed to the joint preparation and mutual adoption of an Area Structure Plan for the lands which are bounded by:

- The municipal boundaries of the Town of Sylvan Lake and the Summer Village of Norglenwold on the east;
- Highways 11/11A on the south;
- Range Road 2-5 on the west; and
- Rainy Creek Road and Range Road 2-4 on the north.



Area Structure Plan Process

An area structure plan provides a framework for subsequent subdivision and development of an area of land. The 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; the general location of major transportation routes and public utilities; and may contain any other matters which are considered necessary (Municipal Government Act, 2000, Section 633).

Given the extent of current development pressure, the extensive amount of work that has already been undertaken on road networks, wastewater management options, lake quality management and the environmental impacts of development, the Counties intend to carry out a “compact”, 4-month planning process. Our objective is to develop a “shared vision” describing how the two Counties intend to accommodate growth and development at the Lake through the identification of:

- preferred infrastructure strategies and infrastructure corridor,
- development concepts and patterns, and
- subdivision design/servicing standards.

This process will build on both the findings of these previous technical works and the comments, ideas and suggestions already provided by the public to each of these projects.

To aid in the preparation of this Area Structure Plan, the Counties have selected UMA Group/The Co-Design Group to carry out a two phase study pertaining to the development of water, wastewater and access network options (Phase 1) and the crafting of preferred development concepts/patterns and design standards to guide future residential land development (Phase 2).

Study Objectives

phase 1– infrastructure network

The topics to be included in the infrastructure network phase of the project include: the road network and road hierarchy; water supply; wastewater collection, treatment and disposal; public access to the Lake and a related trail network; and the off-site levies required for such infrastructure.

The eight local governments which have jurisdiction over the lands along and around the shore of Sylvan Lake have engaged in a number of infrastructure related studies and projects over the past decade. An overview of these studies and projects as well as other relevant studies and plans are described on pages 10-29.

UMA Group/The Co-Design Group will review the studies, projects, plans which have been produced for Sylvan Lake in order to update findings, recommendations and cost estimates to reflect current circumstances and pricing. The wastewater review will consider regional and sub-regional alternatives.

In addition, UMA Group/The Co-Design Group will identify an appropriate infrastructure corridor approximately 1.6 kilometres (1 mile) to the south and west of the Lake shore to serve as the backbone of the infrastructure network. In this corridor should be located the first phase of a “lake shore ring-road”, and the major trunk lines for water and wastewater systems. Off-site levy estimates should reflect the cost of acquiring the necessary lands, and the construction of the network elements. The lake shore access and trail network may also be tied into this corridor.

phase 2 – development concepts, patterns and design standards

To achieve a shared vision of how development in and around the Lake will take place, UMA Group/The Co-Design Group have conducted a participatory design workshop (also know as a design charette). Participants included the Counties’ key technical staff, elected officials and selected representatives of stakeholder groups.

UMA Group/The Co-Design Group

As previously mentioned UMA Group and The Co-Design Group will carry out a two phase study pertaining to the development of water, wastewater and access network options (Phase 1) and the crafting of preferred development concepts/patterns and design standards to guide future residential land development (Phase 2).

UMA Group/The Co-Design Group commenced the study in the beginning of March 2005 and will be submitting all required reports and graphics, to the Counties towards the end of June. The Counties will be equally sharing the cost to carry out this study.



UMA is a major consulting firm with a significant engineering, planning and landscape architecture staff. UMA operates large offices in Calgary and Edmonton and a local office in Red Deer from which day to day project management and liaison for the West Sylvan Lake ASP will occur. UMA has specialized skills in water conservation, irrigation, mediation, economic feasibility analysis, municipal infrastructure financing and lakeshore development. UMA has acted for land developers and municipalities throughout Alberta on a wide range of types of development. UMA was founded in 1911 and has been active and successful in Alberta for more than 50 years.



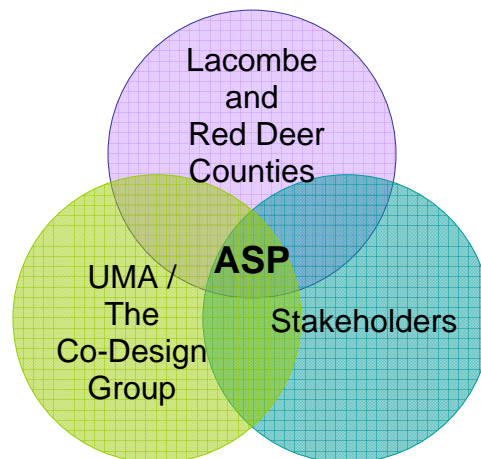
The Co-Design Group is the foremost public imaging workshop firm in Canada and likely in North America. It pioneered the ‘visual workshop’ approach to planning and design which has been used by over 200 municipalities in Alberta and BC, many community groups and development companies and senior levels on governments. The philosophy behind CoDesign’s work is “ISSUES DIVIDE, IMAGES UNITE.” Accordingly CoDesign employs artists, designers, planners and architects to design environments through a unique Charette approach. The images generated by the workshop participants are refined using content analysis, expert review and public feedback processes as appropriate.

Stakeholders

Lacombe County and Red Deer County recognize that there are many diverse interests and needs to be carefully considered. Stakeholders from municipalities, provincial agencies and various local user and interest groups have been

invited to assist both Counties in development a much-needed planning strategy that will guide future decision-making around Sylvan Lake. The success of this Area Structure Plan will depend upon a great deal of cooperation and hard work. The differences and conflicts that have challenged past studies must be overcome to enable a more successful West Sylvan Lake Area Structure Plan outcome. It is hoped that the UMA/CO-Design team can create more positive working relations among the different stakeholders that will enable us to successfully complete this study.

Stakeholders have attended several meetings; including a stakeholder meeting and one day charrette workshop. Stakeholder involvement in the process of preparing this Area Structure Plan will be crucial in determining the overall success of addressing suitable infrastructure networks, development concepts and design standards around Sylvan Lake.



Stakeholder Meeting

On Monday, March 14, 2005 Lacombe and Red Counties hosted a stakeholder meeting at the Sylvan Lake Fine Arts Center – Fox Run School, Sylvan Lake. Stakeholders from municipalities, provincial agencies and various local user and interest groups were invited to assist both Counties in developing a much-needed planning strategy that will guide future decision-making around Sylvan Lake.

The first portion of the meeting informed stakeholders on the area structure plan process, study objectives, background documents pertaining to the Area Structure Plan, role of the consultants (UMA Group/The Co-Design Group), and the role, involvement and expectations of the stakeholders at each stage of the process.

The second portion of the meeting gave stakeholders the opportunity to describe features, elements or components of the plan area which they valued. From these values stakeholders developed the following vision statement for the Joint West Sylvan Lake Area Structure Plan:

The western portion of the Sylvan Lake watershed to be cooperatively planned to ensure a range of sustainable land and water uses reflecting the high environmental, social and economical values of the greater community

The third portion of the meeting established a variety of goals for the Area Structure Plan based on the important values. These goals were based on the important values identified by the stakeholders.

- Goal #1: protect the water resources in the West Sylvan Lake Watershed
- Goal #2: maintain a healthy lake watershed
- Goal #3: enhance and create a range of sustainable public access within the plan area in an environmentally, socially and economically responsible manner
- Goal #4: to maintain functional rural residential/recreational values/characteristics while allowing the evolution of land and water uses
- Goal #5: maintain agriculture as the primary use in the watershed
- Goal #6: establish a cooperative, communicative approach to planning, monitoring and evaluation of land and water uses
- Goal #7: to protect environmentally significant ecosystems

Over the next four months stakeholder involvement in the process of preparing this Area Structure Plan will be crucial in determining the overall success of the plan. The process will identify suitable infrastructure networks, development concepts and design standards around Sylvan Lake. Stakeholders will be expected to attend a one day charrette, open house(s) and public hearings.