



MIRROR ASP

AREA STRUCTURE PLAN



Lacombe County
Adopted April 9, 2015
Amended January 25, 2018

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1.0 INTRODUCTION

1.1 Purpose

In 2003, the citizens of Mirror voted to rescind their village status and join Lacombe County as a hamlet. Because of Mirror's unique status in the County it was agreed that a common growth strategy for the hamlet should be developed. The purpose of preparing an Area Structure Plan (ASP) for the Hamlet of Mirror is to ensure that development in the Hamlet is undertaken in an orderly and efficient manner which ensures the viability of the rural community. The ASP will define specific land uses within the plan area, including future subdivision and development possibilities. In doing so, the ASP will address the desirability and feasibility of additional development and the potential to expand servicing options. The plan area is shown below.



Figure 1 – Plan Area

1.2 Authority

The Plan has been prepared pursuant to Section 633 of the Municipal Government Act which authorizes a council to adopt an area structure plan. The Act states that an area structure plan is intended to provide a framework for the subsequent subdivision and development of lands within the area. It outlines how an area structure plan

- a) must describe
 - I. the sequence of development proposed for the area;
 - II. the land uses proposed for the area, either generally or with respect to specific parts of the area;
 - III. the density of population proposed for the area either generally or with respect to specific parts of the area; and
 - IV. the general location of major transportation routes and public utilities, and
- b) may contain any other matters the council considers necessary.

1.3 Policy Context

In developing this Plan, provincial legislation requires that the municipalities take into account the broad strategic policy directions in the County's Municipal Development Plan (MDP) and the types of development allowed under the County's Land Use Bylaw (LUB).

The County's MDP, provides a clear mandate and strong direction for the Hamlet of Mirror Area Structure Plan. Section 2.4 and Section 6.5 of the MDP identifies the Hamlet of Mirror

as a growth hamlet and that development within the hamlet shall be guided by area structure plans prepared and adopted by County Council. This ASP is consistent with the principles and policies of the MDP and LUB.

1.4 Planning Process

In 2007 Lacombe County Council adopted the Hamlet of Mirror Area Structure Plan. Since then it has been reviewed and updated in 2008 and is currently being reviewed with an anticipated completion in 2015. As staff monitors how the Plan is working, changes will inevitably be necessary to ensure the Plan remains an effective policy document to guide land use decisions in the community. Any proposed amendments to the Plan will require that the County hold public hearings before any changes can be passed by Council.

Figure 2 – Hierarchy of Plans

An ASP can only be successful when it meets the goals, vision, and values of the community. The community must support the development of the plan. Throughout the planning process, and throughout each review and update, extensive efforts were made to consult with the community to provide input at all stages.

1.5 Interpretations

The Mirror Area Structure Plan provides a comprehensive planning framework for land uses within the plan area. The Plan should be interpreted with flexibility having regard to its purpose and objectives. Questions on the interpretation of intent or policy may be put before Council for their consideration. Council's decision on interpretation shall be final.

Readers are advised that all text not specifically identified as a policy statement is provided for information and clarification only and that, should there be any inconsistency between a policy statement and other text within this document, the policy will take precedence.

Also, unless specifically identified within this Plan, all land use boundaries and/or symbols shown on the various Figures included in the Plan are meant to be approximate and shall be interpreted as such.

2.0 GROWTH STRATEGY

Like many prairie towns, Mirror's birth came with the construction and development of the railway. The Grand Trunk Pacific Railway constructed a branch line between Edmonton and Calgary via Mirror. Situated half-way between the two centres, Mirror became a divisional point. The railway constructed a roundhouse and living quarters for train crews and repair crews. As Rail activity increased Mirror continued to grow and eventually was incorporated as a village on July 27, 1912 where it remained until 2003. In 2003 the citizens of Mirror voted to rescind their village status and join Lacombe County as a hamlet.

The Hamlet of Mirror is located in the eastern portion of Lacombe County at the intersection of Highway 21 and Highway 50. There are a number of economic forces and opportunities that are expected to contribute to Mirror's growth. The Hamlet could be poised for future growth given its central location and access to large population centres along the Highway 2 Corridor. Furthermore, recent interest in "small town" living has resulted in increased development interest in Mirror.

2.1 Guiding Principles

The land use strategy advocated by this Plan has been guided by the following objectives:

- provide for a variety of development opportunities;
- promote the development of commercial, industrial, and recreational areas, carefully integrated into the community, which not only serve the needs of the local population but also take advantage of the Highway locations to serve the larger community and the region generally;
- promote improved road infrastructure, a safe reliable water supply, and environmentally and economically responsible methods for dealing with wastewater treatment and disposal;

2.3 Phasing of Development

It is difficult to know how development will proceed in the plan area. With the development opportunities available under this Plan and the County's Land Use Bylaw, the timing of development is very much left in the hands of individual landowners. Development proposals may continue to occur in somewhat of an indiscriminate fashion. Market conditions will obviously influence what happens as will the costs of providing the infrastructure and services required for the proposed development. It will be necessary for the County to ensure that servicing options for development proposals provide for the tie-in, or eventual tie-in, to the existing municipal systems.

3.0 LAND USE POLICIES

More detailed policy direction is provided in this section to describe what land uses are considered appropriate within the plan area. These land uses support the objectives set forth by the County. All applications for land redesignation, subdivision, and development will be required to conform to the Existing Land Use Map shown on Figure 3 or the Future Land Use Concept shown on Figure 4.

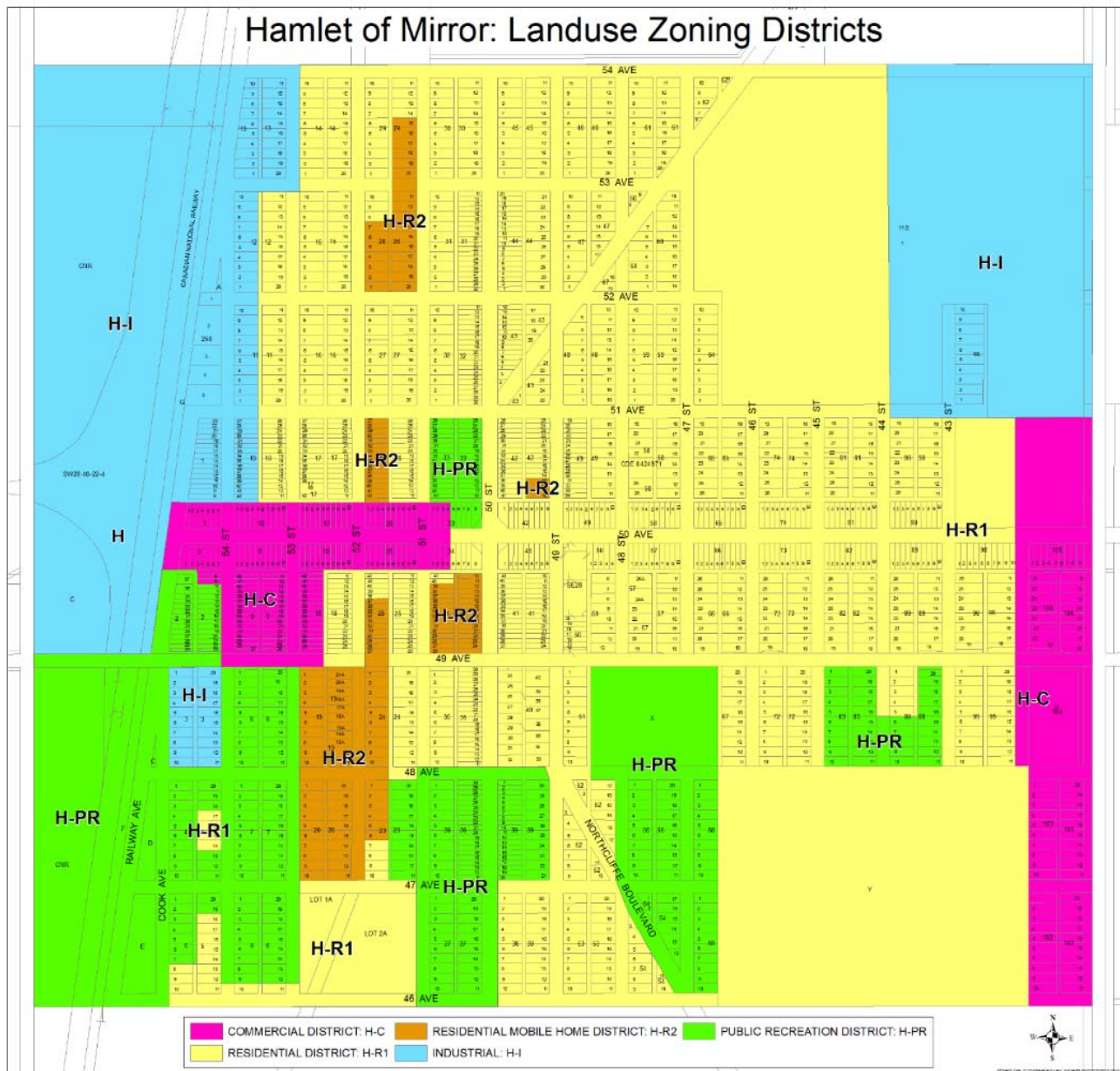


Figure 3 – Existing Land Use Map

3.1 Existing Land Use

Existing land use within the plan area is shown in Figure 1 – Existing Land Use. What follows is a summary of land use policies related to each district.

3.1.1 Residential H-R1 (Hamlet Residential 1 District)

This District is the combination of the former R1, R2, and R4 Districts of the Village of Mirror's Land Use Bylaw. Land Use Regulations of the R1 District reflect the community's desire for larger single detached dwelling lots.

Policies:

- 3.1.1.1 Allowance for Single Detached Dwellings, Secondary Suites, Other Moved In Residences, Day Care, and Adult Care Residences
- 3.1.1.2 Allowance for Mobile Homes existing at date of passage of District Bylaw in 2008. Existing mobile homes will be considered a discretionary use, and will be allowed to be replaced, expanded, and renovated (subject to approval by the Development Authority and subject to appeal to the Subdivision and Development Appeal Board).
- 3.1.1.3 Allowance for Multiple Unit Residential Developments
- 3.1.1.4 Businesses existing at date of passage of the Mirror Overlay District Bylaw in 2008 will become legal non-conforming uses as defined in the Municipal Government Act, and will not be permitted to expand or be replaced.
- 3.1.1.5 Secondary suites in detached dwellings are considered a discretionary use, which can be approved by the Development Authority however are subject to appeal to the Subdivision and Development Appeal Board.
- 3.1.1.6 Higher density developments (e.g. fourplexes or row housing) will be permitted within the District, however and must be adequately separated, screened, and landscaped from existing single detached dwellings.
- 3.1.1.7 All developments within the District must be connect to the municipal water.
- 3.1.1.8 New infill development in the H-R1 Residential District that is not currently serviced by the municipal wastewater system or serviceable in the near future may, at the County's discretion, be allowed to be serviced by an alternative wastewater system. The alternative wastewater system is to be determined at the time of development application and be of an engineered design approved by Lacombe County.

3.1.2 Residential H-R2 (Hamlet Residential 2 Mobile Home District)

In an effort to provide affordable residential opportunities, a mobile home district has been identified for both single and double wide mobile homes.

Policies:

- 3.1.2.1 Homes older than 10 Years Old will not be permitted in this District. This policy is specific to the Hamlet of Mirror and comes from the public consultation held in 2008 where residents requested that newer mobile homes should only be permitted.
- 3.1.2.2 Allowance for existing detached dwellings existing at date of passage of the Mirror Overlay District Bylaw in 2008. Existing detached dwellings will be considered a discretionary use, and will be allowed to be replaced, expanded, and renovated (subject to approval by the Development Authority and subject to appeal to the Subdivision and Development Appeal Board).
- 3.1.2.3 All developments within the District must connect to the municipal water.
- 3.1.2.4 Modular homes will be considered a discretionary use in this District.

3.1.3 Residential H-R3 (Hamlet Residential 3 District)

Through public consultation the residents of Mirror identified the desire to have a type of country residential living that is seen elsewhere in the County. To provide more diverse residential development in the community, larger acreage type lots have been identified

- 3.1.3.1 Minimum lot area of 0.50 acre (0.20 hectare).
- 3.1.3.2 Maximum lot area of 1.00 acre (0.40 hectare).
- 3.1.3.3 Allowance for Single Detached Dwellings and Secondary Suites.
- 3.1.3.4 Major home based business is considered a discretionary use and can have up to two (2) non-resident offsite employees.
- 3.1.3.5 All developments within the District must be serviced by the municipal water system and a communal or municipal wastewater system.

3.1.4 Commercial H-C (Hamlet Commercial District)

Two commercial districts have been identified to provide a diversity of retail and commercial services.

- 3.1.4.1 Lot sizes can vary dependent upon use.

- 3.1.4.2 Yard setbacks vary whether adjacent to Provincial Highway or 50th Avenue.
- 3.1.4.3 Allowance for security/operator suites.
- 3.1.4.4 The commercial area adjacent to 50 Avenue/Highway 50 shall be for uses relating to neighbourhood convenience (e.g. personal services, offices, banks, retail stores, etc.). The commercial area adjacent to Highway 21 shall be for those uses requiring a large amount of land and serving the traveling public (e.g. motels, truck stops, automotive and equipment services, service stations, etc.).
- 3.1.4.5 Campground Minor has been added to the H-C Commercial District as discretionary use under the County's Land Use Bylaw.

3.1.5 Industrial H-I (Hamlet Industrial District)

In an effort to provide an area for industrial uses, and other uses which are compatible with industrial areas, several industrial districts have been identified in the Hamlet.

Policies:

- 3.1.5.1 New multi-lot developments not currently serviced by the municipal wastewater system may, at the County's discretion, be allowed to be serviced by individual wastewater holding tanks. All developments within the District must be serviced by the municipal water system.
- 3.1.5.2 New multi-lot developments not serviced by municipal wastewater systems to have a minimum lot area of 2 acres (0.81 hectares)
- 3.1.5.3 Allowance for security/operator suites.
- 3.1.5.4 All industrial development must be designed in a manner to minimize potential impact on adjacent properties.
- 3.1.5.5 Industrial development will be designed in a manner that is aesthetically pleasing, and utilize landscaping to create visual interest and to screen outside storage areas.
- 3.1.5.6 As a condition of development approval, the developer of an industrial parcel that is located adjacent to a residential district may be required to provide separation, screening or landscaping between the parcels; and be required to provide road improvements such as paving and right-of-way landscaping/berming to mitigate noise of industrial traffic passing by residential parcels.

3.1.6 Public Recreation H-PR (Hamlet Public Recreation District)

Certain lands have been designated for Public Recreation due to their low development potential. The purpose of this district is to provide lands for recreational uses and activities. It is recommended that these lands be consolidated and left in their natural state to provide open spaces for the benefit of all Hamlet residents.

Policies:

- 3.1.6.1** To accommodate recreation and tourist opportunities in the Public Recreation District, Campground Intermediate has been added to the permitted uses and Campground Major has been added to the discretionary uses in the H-PR Public Recreation District under the County's Land Use Bylaw.

3.2 Future Land Use

Future land use within the plan area is shown in Figure 2 – Future Land Use Concept. The future land use scenario presented in the ASP addresses three items brought up by the community during the consultation phase: the first relates to attracting new residents through utilization of existing infrastructure; the second relates to where residents wish to see new areas developed ("expansion areas"); and the third relates to where residents wish to see more varied development opportunities for certain land. This is a concept map illustrating the intended structure of urban development. The boundaries of the future land uses are intended to give a general idea of the possible future land use designation for the property.

The primary components of the future land use scenario are:

- Redesignation opportunities – lands have been identified for potential redesignation to make available the opportunity to provide additional industrial, commercial, and affordable residential opportunities.
- Encourage Hamlet infill by private development south of Highway 50 and west of 52 Street by allowing the opportunity to redesignate from H-R2 District to H-R1 District to provide additional single family residential opportunities and to make use of Existing Serviced Lands Adjacent to 52 Street.
- Addition of the H-R3 Mirror Estate Residential District to accommodate the desire to have larger acreage like residential lots.

This concept will enhance and serve the Hamlet and the surrounding community. The adoption of the Plan, however, does not change the designation of the lands under the County's Land Use Bylaw. If a landowner wishes to do something different with their lands, permission will be required from the County at which time the County will need to consider whether the proposed land use change is consistent with the provisions of this Plan.

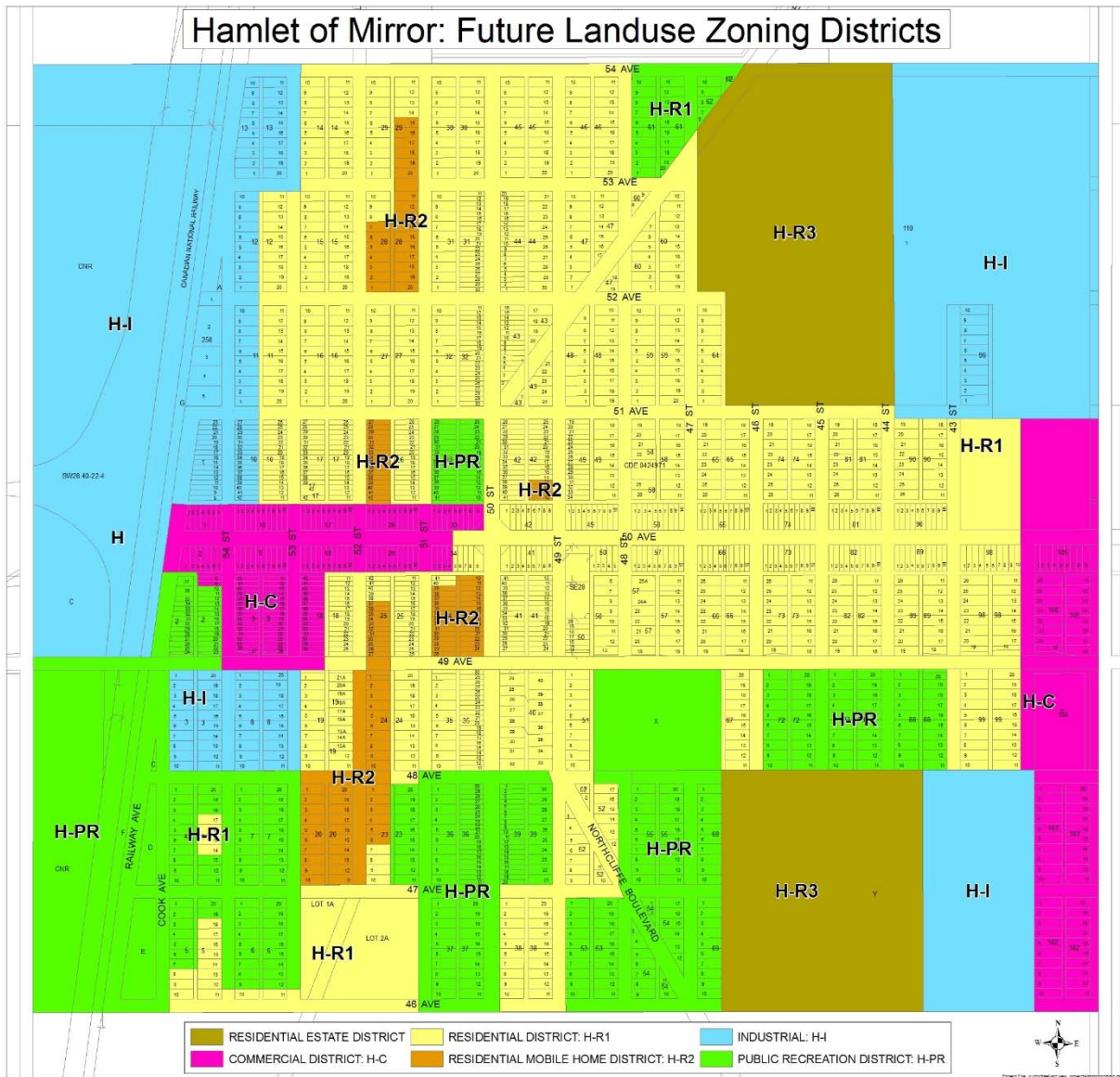


Figure 4 – Future Land Use Concept

4.0 INFRASTRUCTURE

4.1 Transportation

The present road infrastructure will be maintained with intensification of infill residential development maximizing its servicing potential. Hamlet road right-of-ways are primarily intended to accommodate the traveled portion of road and provide lot access points.

Policies:

- 4.1.1 The street grid pattern shall be maintained for future development to reflect existing conditions. All new and redeveloped residential streets shall be constructed to County standards in effect at the time of construction.
- 4.1.2 Developers are encouraged to maintain the historical grid pattern of streets in the design of new development areas. Northcliffe and Whitefriars Boulevards may be closed in the future to accommodate the redevelopment and sale of lands for residential development.
- 4.1.3 Cul-de-sacs are discouraged and should only be used where design alternatives are limited.
- 4.1.4 All new roads within the plan area must be constructed to County standards.
- 4.1.5 Depending upon the size and density of the proposed development, a developer may be required to supply a traffic impact analysis showing what improvements will be necessary to the existing road system.
- 4.1.6 Any upgrades required to the existing road system shall be designed to the satisfaction of the County and shall be paid for by the developer through off-site levy payments. In some cases, a developer may be required to front-end the cost of road and intersection improvements where these improvements are necessary to safely accommodate the increased traffic from a proposed development. "Endeavour to assist" provisions shall be included in the development agreement to allow the developer to recoup some of these front-end costs from other benefiting developments that may occur later.
- 4.1.7 The use of road right-of-way for storm water conveyance must be designed to accommodate a 1:100 year storm and not adversely affect traffic. Should the road right-of-way not be able to accommodate the 1:100 storm, on-site stormwater ponds will be required. Storm water storage or retention is not allowed within road right-of-ways.
- 4.1.8 Deep services may be allowed in right-of-ways at the discretion of the County.

4.2 Servicing

Servicing via the public distribution system is the preferred method of servicing properties in the Hamlet. Good engineering design practices should be used to address such issues as line sizes, future servicing, and fire protection. Prior to development approvals being given, a detailed water and wastewater servicing analysis must be carried out to confirm the servicing requirements of the development and any impact the development will have on the existing system or the area in which the development will occur. Figure 5 – Municipal Services Map illustrates what properties are currently serviced via the municipal water and wastewater system.

Policies:

- 4.2.1 As a general rule, new developments in the Hamlet shall be required to connect to the municipal water and wastewater systems to maximize the use of existing infrastructure. Minimum sizing standards will be implemented to ensure that future development in the Hamlet are not compromised. All municipal servicing shall be constructed in accordance with the County design standards.
- 4.2.2 To ensure that wastewater is treated and disposed of in an environmentally responsible way, new multi-lot developments in the Residential H-R3 District that are not currently serviced by the municipal wastewater system may, at the County's discretion, be allowed to be serviced by a communal holding tank. These systems shall be designed to serve the ultimate development potential of a site and if the County deems appropriate, other development that may occur on other surrounding lands.
- 4.2.3 New multi-lot developments in the H-I Industrial District that are not currently serviced by the municipal wastewater system may, at the County's discretion, be allowed to be serviced by individual wastewater holding tanks.
- 4.2.4 New infill development in the H-R1 Residential District that is not currently serviced by the municipal wastewater system or serviceable in the near future may, at the County's discretion, be allowed to be serviced by an alternative wastewater system. The alternative wastewater system is to be determined at the time of development application and be of an engineered design approved by Lacombe County.
- 4.2.5 All new infill and multi-lot developments will be required to connect to the existing municipal water system.
- 4.2.6 Any communal wastewater service developed in the plan area must be designed to allow for future connection to the municipal wastewater services.
- 4.2.7 It shall be the responsibility of the developer to show how their communal wastewater system will successfully convert and connect into the municipal

system. Additional rights of way and other land requirements necessary to accommodate such connection will be requested when subdivision occurs.

- 4.2.8 Developers of developments serviced by a communal or alternative wastewater systems will be requested to enter into deferred services agreements with the County to advise lot owners of their requirement to connect, and contribute to the cost of connecting, to the municipal system when the services become available.
- 4.2.9 Communal wastewater treatment systems must treat effluent to a minimum secondary treatment standard before dispersal and final treatment in the soil.
- 4.2.10 No wastewater treatment facilities shall be allowed on Environmental Reserve, Municipal Reserve, or Open Space.
- 4.2.11 New multi-lot developments will be required to pay offsite levies, as determined by the County, to contribute to future connection costs to municipal services.
- 4.2.12 As a requirement of the Development Agreement and in accordance with municipal standards, developers shall be responsible for 100% of the cost of engineering and construction of utilities to service lands within the plan area proposed for subdivision and development.
- 4.2.13 Where the County requires that a utility service requires oversizing to accommodate future growth in the plan area, the Municipality will endeavour to recover from benefiting users and/or landowners all construction and operating costs associated with the oversizing.
- 4.2.14 The County, at its sole discretion, may apply for any provincial cost-shared grant funding to upgrade public utilities required to service areas within the plan area.
- 4.2.15 All existing private water systems shall be grandfathered with the understanding that lots owners may be required to tie into the municipal water system when such services become available in the adjacent street or when a local improvement bylaw is passed. The County may, at its sole discretion, allow the replacement of an existing water well with another water well if municipal services are not available in the adjacent street and where there are no plans in the foreseeable future to bring such services into the street.
- 4.2.16 All existing private sewage systems shall be grandfathered with the understanding that lot owners may be required to tie into the municipal wastewater services (or communal wastewater services) when such services become available in the adjacent street or when a local improvement bylaw is passed. The County may, at its sole discretion, allow the replacement of an existing private sewage system with another private sewage system if municipal services are not available in the adjacent street and where there are no plans in the foreseeable future to bring such services into the street.

- 4.2.17 All water servicing within the plan area shall be constructed in accordance with the County design standards.
- 4.2.18 All new commercial and industrial developments connecting to the municipal water system must provide detailed estimates of water usage at the subdivision and/or development permit approval stage, with distribution lines being looped wherever possible.

4.3 Shallow Utilities

Shallow utilities shall typically include services such as power, gas, telephone, and cable.

Policies:

- 4.3.1 Developers of new multi-lot developments shall be required to determine the requirements for the provision of utilities, such as gas, electricity, and telecommunications, at the concept plan stage of development, based upon capacities and rights-of-way required. The cost of installation of all utility services shall be borne by the developer.
- 4.3.2 All shallow utilities shall be located in areas acceptable to the County and utility companies. Right-of-way requirements shall be determined at the time of subdivision.
- 4.3.3 The developer may be required to provide access to or through their lands to accommodate the servicing of adjacent development.
- 4.3.4 The extension of all shallow utilities shall be the responsibility of the developer.

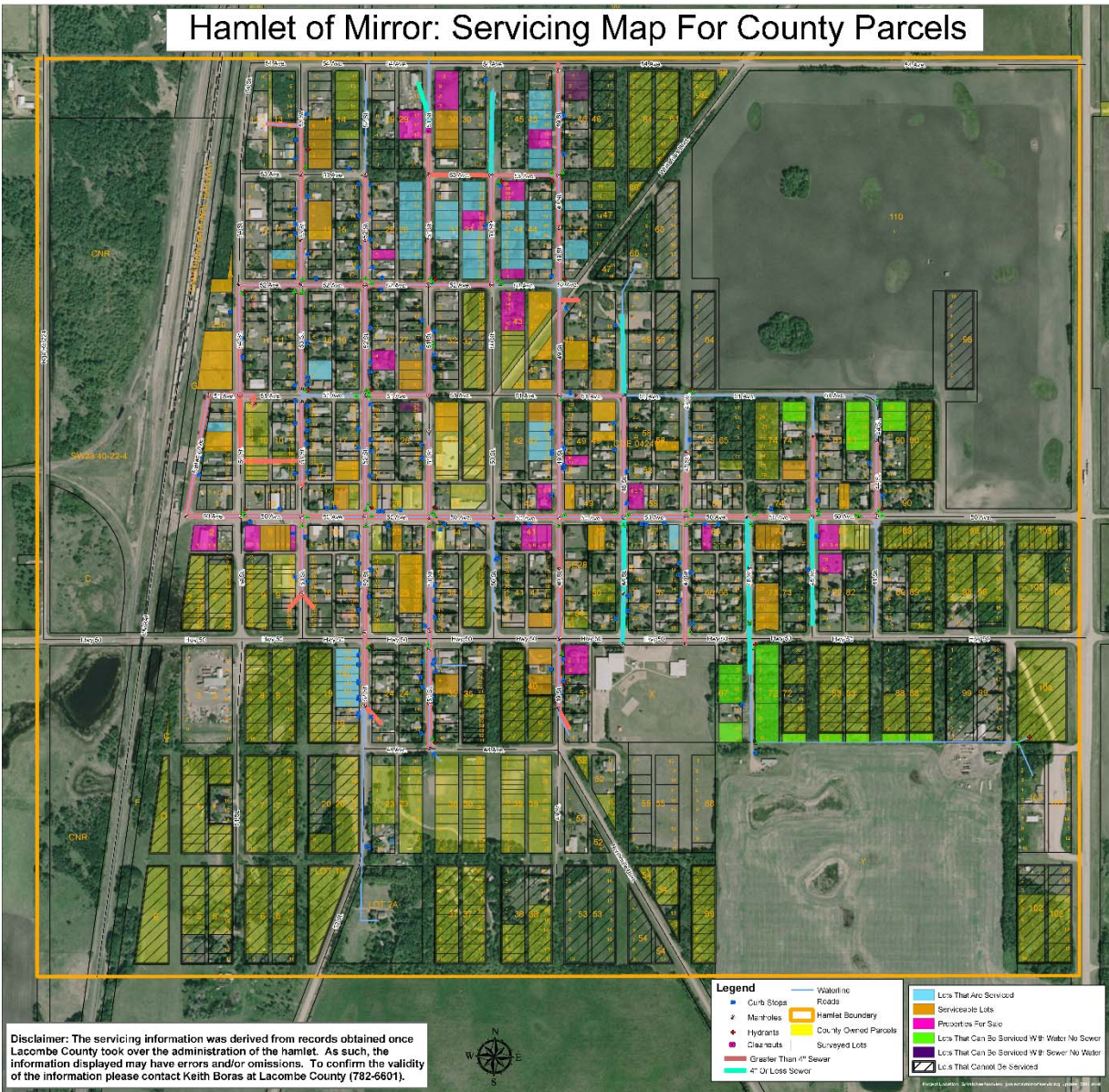


Figure 5 – Municipal Services Map

5.0 MAIN STREET

The Main Street is often the commercial, social, and cultural heart of a community. A healthy, attractive Main Street will be a place that attracts tourists and a mix of people on the streets throughout the day, resulting in both community resilience and vitality.

Property and business owners along Main Street (50th Avenue) will be encouraged to help enhance aesthetics and community pride through the preservation and restoration of significant structures that offer value to the community and to the visitor experience.

Policies:

- 5.0.1 Developments and business applications shall be required to meet the guidelines of the Highway and County Main Roads Overlay District wherever possible.
- 5.0.2 The County will work with Boomtown Trails in the development of their community initiatives that involve the Hamlet of Mirror.
- 5.0.3 The County may support redevelopment and transformation plans developed by private parties in cooperation with Lacombe County.
- 5.0.4 The County may explore funding options for a beautification strategy for the Main Street that will promote the installation of planters, banners, historical plaques, and street furniture.



6.0 ENVIRONMENTAL LAND MANAGEMENT

Landowners will be encouraged to help protect environmentally significant lands through proper environmental stewardship.

Policies:

- 6.0.1 Developments shall be designed to preserve large areas of trees, ridgelines, visual vistas and the natural landscape character wherever possible.
- 6.0.2 Should development occur in treed areas, it is encouraged that any buildings be “carved out” of the vegetation mass in order to retain as much vegetation as possible.
- 6.0.3 Existing drainage patterns should not be altered unless it can be shown that the proposed changes will not have any adverse effects on receiving water bodies. Permission may be required from the Province where alterations are being considered.
- 6.0.4 Developers and landowners shall be encouraged to integrate best management practices in the design of stormwater systems that improve water quality.

7.0 PLAN IMPLEMENTATION, REVIEW AND AMENDMENT

7.1 Plan Implementation

It will be the County's duty to ensure that all decisions and actions it takes are consistent with the policy directions of this Plan.

Policies:

- 7.1.1 The County shall ensure that every development proposal meets the intent of the Plan.
- 7.1.2 Each phase of development shall not prejudice the further subdivision and development of any subsequent phases of the development or development of surrounding lands.
- 7.1.3 Should an application for development be in direct conflict with the intent of this Plan, the applicant may submit a request for a Plan amendment, which shall be considered by the County.

7.2 Plan Review

From time to time, the Plan may need to be updated to reflect changing needs and conditions.

Policies:

- 7.2.1 The Plan should be reviewed in five years or soon thereafter to ensure consistency with the County's policies.
- 7.2.2 When the Plan is being reviewed, the views of the public shall be sought. Agencies and other government authorities will also be asked for their views.

7.3 Plan Amendments

Once adopted, the Plan will be incorporated into the planning process for any proposed development and may need to be changed from time to time to ensure consistency with other planning documents.

Policies:

- 7.3.1 Any amendment to this document shall follow the process and requirements of the approving authority and the Municipal Government Act.

- 7.3.2 Minor changes to the proposed land use boundaries or other identified elements may be made without amendment to the Plan at the discretion of the County.
- 7.3.3 Major changes to the Plan may require changes to the County's Municipal Development Plan and/or the County's land Use Bylaw.