



Red Fox Commercial Outline Plan

City of Cold Lake, Alberta

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1. Purpose

Cold Lake's growing economy continues to offer business opportunities in the oil, aerospace, tourism, hospitality and service sectors. With a regional trading population of approximately 50,000, the City has become a shopping destination for northeast Alberta and neighbouring Saskatchewan.

The Red Fox Development Outline Plan for a 50 acre site parallel and adjacent to Highway 28 is being put forward as the first step in producing an Area Structure Plan which will encompass three ¼ sections being the NW 26-62-2-W4M, SE 35-62-2-W4M and the NE 26-62-2-W4M.

Primary access to the Future Arterial Commercial Development will be off 34th Avenue. The initial block of future commercial lots will end in a dead end, as a thru road is not possible given the steep slopes midway through the 50 acre parcel. The local internal road will extend to the east leading into the future industrial area of the ¼ section.

These commercial blocks will be able to be subdivided in the future to accommodate an extensive list of Permitted and Discretionary uses under the C-2 District of the Land Use Bylaw.

The purpose of the larger southernmost blocks is to accommodate commercial land uses that will be allowed within the 300 metre setback distance from the Waste Transfer Station. Access to this site will be from the existing road to the Transfer Station.

The outline plan area is contiguous with commercial development north of 34th Avenue. When developed, it will meet the increasing demand for commercial businesses that desire the exposure to Highway 28 while not requiring direct or service road access to the highway.



1.1. Location

Figure 1. Location of site in overall City

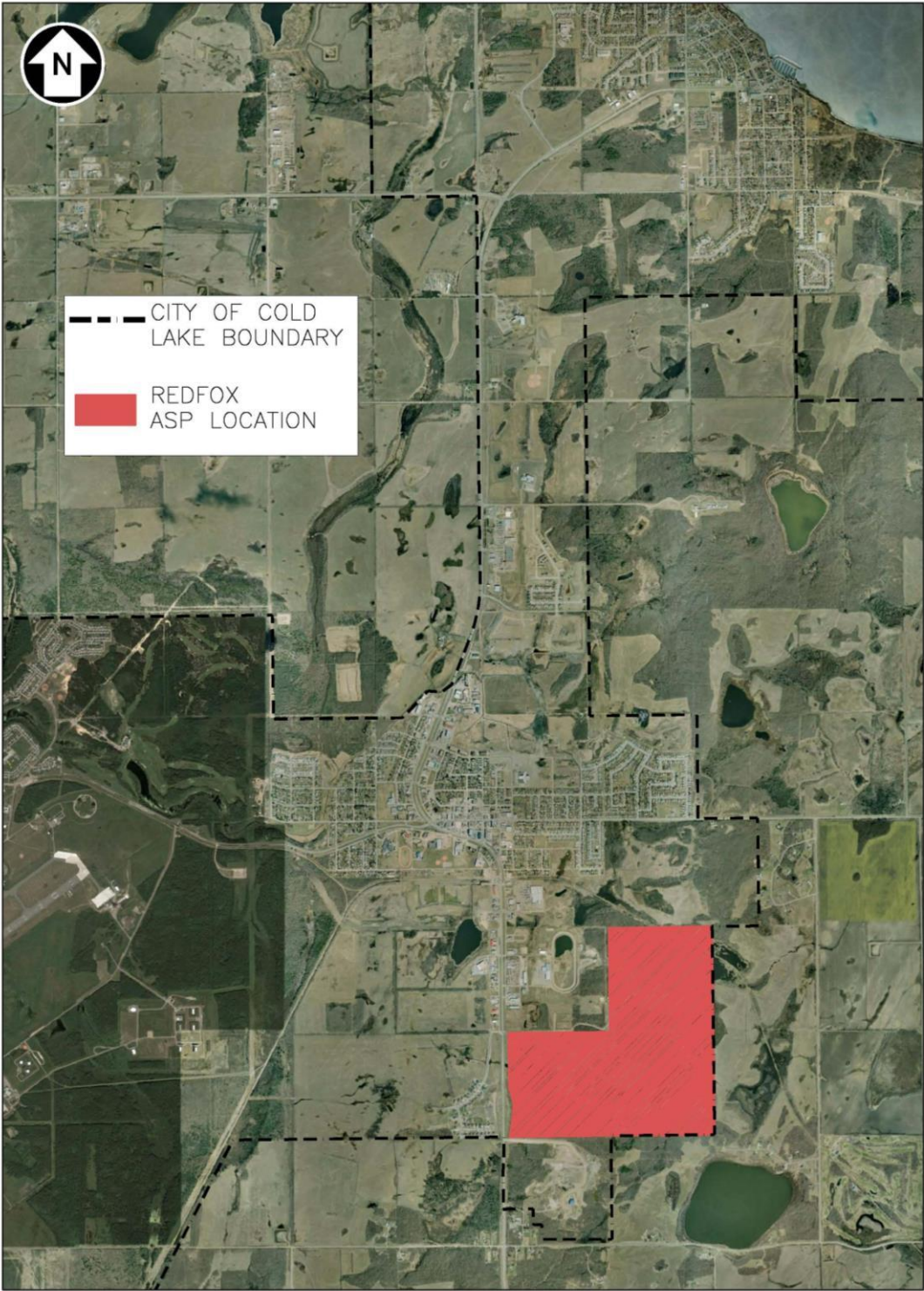
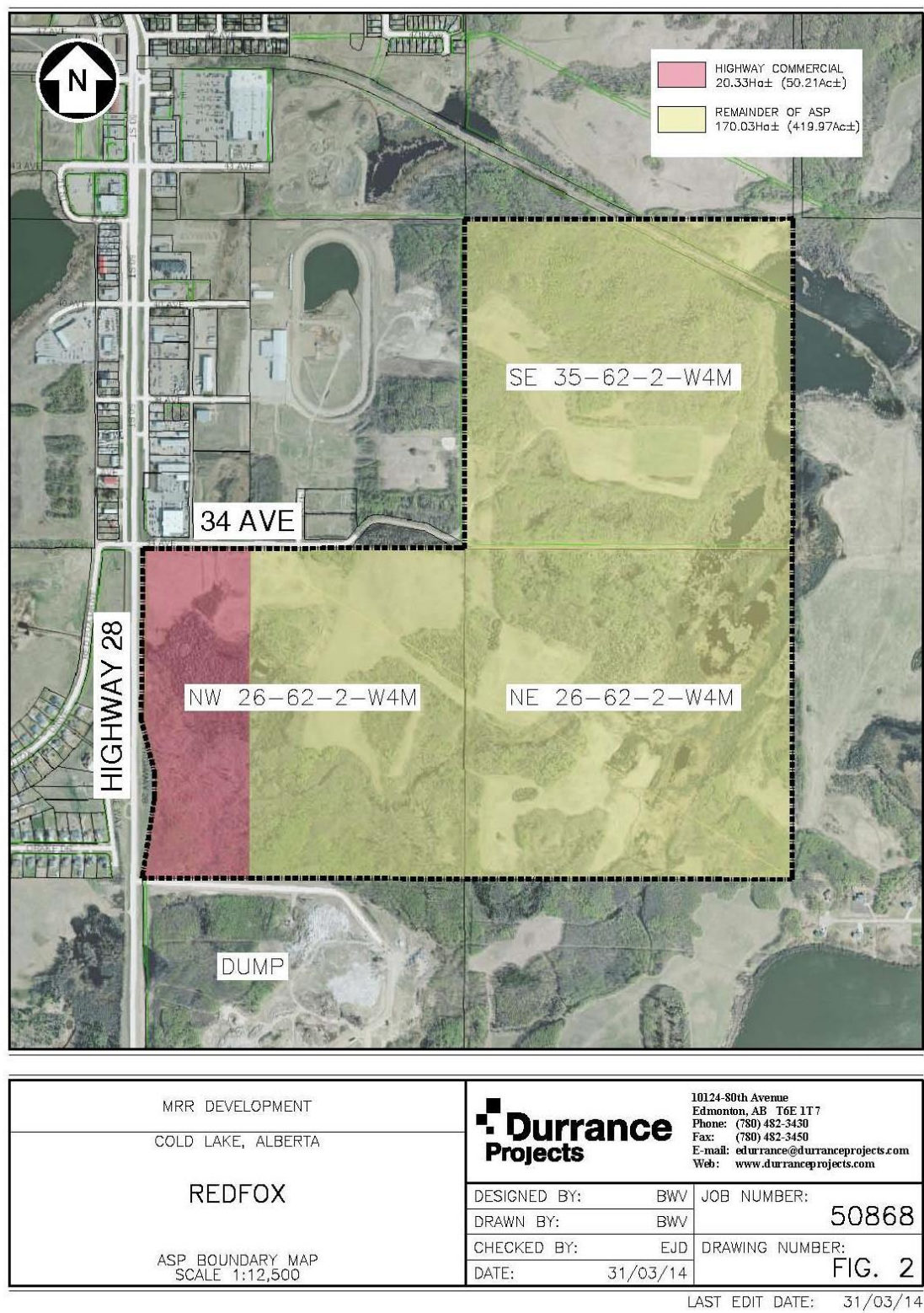


Figure 2. Site map showing more defining detail.



2. Policy Context

2.1. Municipal Development Plan

City Council gave Third and Final reading to the Municipal Development Plan Bylaw #291-LU-07 on August 14, 2007. The purpose of the MDP was to provide a current and forward looking plan that articulates the community's vision goals, objectives and policies to guide the city's physical, social and economic development over the next 30 years.

The Outline Plan we are proposing meets the objectives and policies of the MDP. Our focus will be to illustrate how the development of this 50 acre site complies with the applicable Goals, Objectives and Policies of the MDP on a relevant chapter by chapter basis.

Chapter 5, Economic Development and Tourism has the following goal:

Expand and enhance Cold Lake's role as a regional centre for economic development and tourism by diversifying the economy, attracting new investment, creating employment opportunities and expanding the tax base.

The economic development and tourism objectives are to:

- **Ensure the provision of an adequate serviced supply of appropriately located industrial and commercial lands to attract new businesses and allow existing ones to expand;**
- **Achieve a viable commercial/industrial versus residential split in order to reduce the residential tax burden;**
- **Create a positive and competitive business climate;**
- **Develop and maintain regional partnerships for economic development;**
- **Increase tourism visitation and expenditures through cooperative markets and the development and enhancement of tourism and cultural attractions, services and infrastructure.**

The key policies applicable to the Outline Plan include:

- 5.1. Adequate Land Supply and Infrastructure**
- 5.2. Creating a Positive Business Climate**
- 5.3. Regional Partnerships for Economic Development**
- 5.4. Tourism Development**
- 5.5 Marketing and Promotions**

The Red Fox Outline Plan creates a series of Future Arterial Commercial Blocks that can be subdivided into C-2 Commercial lots that will be fully serviced and assist in increasing the

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supply of commercial land within the City. The exposure to Highway 28 will serve to attract a wide variety of businesses to this location helping to expand and diversify the City's economy.

Chapter 8 of the MDP deals with commercial development. The goal is to:

Provide for well-located and compatible commercial development opportunities to serve both local residents and the regional markets.

The commercial development objectives of the MDP that are applicable to the Red Fox Outline Plan include the following

- **Provide opportunities for arterial commercial expansion along Highway 28**
- **Ensure the quality and aesthetics of development along major transportation corridors**
- **Identify locations and policies for long term commercial development**
- **Promote commercial development that generates opportunities for local employment**

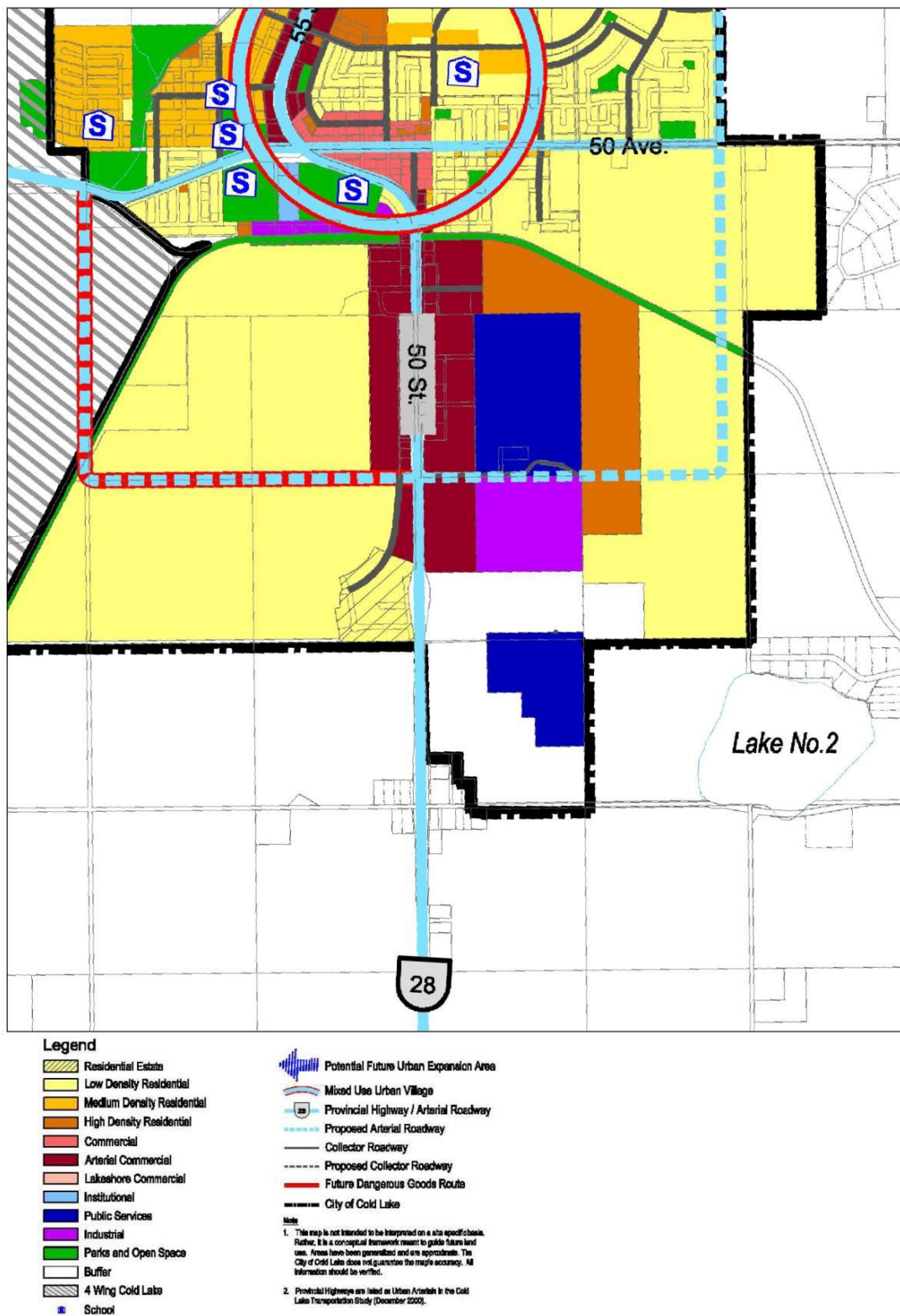
The key policies of the MDP that are directly applicable to the Outline Plan include the following:

- 8.1 Location of Commercial Development** – As per Future Land Use Concept Map
- 8.4 Planning for Commercial Areas** – Require a new ASP
- 8.5 Highway 28 Commercial Corridor** – Highway 28 corridor shall be designated as the primary arterial commercial area within the City
- 8.6 Access Control** – The City shall require commercial developments fronting on Highway 28 to maintain access through service roads or other forms of shared internal access where possible
- 8.8 Aesthetics and Standards for Commercial Development** – The City... shall review its current LUB and amend if necessary to address improved aesthetics and standards for commercial development... needs to consider site planning, architectural treatment, setbacks, pedestrian circulation, landscaping and parking

The Red Fox Outline Plan proposes the type of Commercial Development contemplated by the Goal, Objectives, and Policies of the MDP with obvious emphasis being on its location parallel and adjacent to Highway 28. The proposed commercial development of this site is illustrated on the Future Land Use Concept Map #2 of the MDP.



Figure 3 – Future Land Use Concept Map #2 from MDP of this area



The commercial development of this site is contiguous with the arterial commercial development north of 34th Avenue and represents a logical extension of existing commercial uses.

Chapter 14 of the MDP deals with Infrastructure. The Goal of this section is to:

To provide environmentally responsible, safe efficient and reliable infrastructure systems to serve the City of Cold Lake.

The key objectives and policies of Chapter 14 of the MDP that are applicable to the servicing of the Red Fox Outline Plan area include the following:

The utility objectives are to:

- Ensure the utility infrastructure and capacity is available when required to accommodate growth in Cold Lake,
- Ensure utilities are maintained and operated in an efficient manner that minimizes their impact on the environment, and
- Ensure utilities are maintained and operated in a manner that protects the health and safety of consumers.



The policies of the MDP that are most directly applicable to the Red Fox Outline Plan include the following:

- 14.1 Compliance with City Engineering Standards** – The City... shall require all roadways and municipal infrastructure to comply with the City of Cold Lake Municipal Engineering Servicing Standards...
- 14.2 Infrastructure Maintenance** – The City... shall adopt and implement an infrastructure maintenance and rehabilitation plan...
- 14.3 Servicing Costs** – The City... shall require the costs of off-site and on-site roadway improvements and municipal infrastructure to and with subdivisions or a development site to be borne by the developer as specified within a required development agreement.
- 14.4 Water Servicing Concept** – The City shall require developers to provide detailed Water Servicing Plans as part of the Area Structure Plan and subdivision approval process.
- 14.5 Sanitary Collection Concept** – The City shall require developers to provide detailed Sanitary Collection Plans as part of the Area Structure Plan and subdivision approval process.
- 14.7 Storm water Management Concept** – The City... shall require developers to ensure that the proposed storm water management system is adequate to accommodate post-development flows and that adequate detention and polishing to meet Alberta Environment and City Standards...
- 14.9 Franchise Utilities** – The City... shall require developers to identify and provide for public utility lots such as gas, electricity, cable and telecommunications during the subdivision application process.

The further subdivision and development of the Red Fox Outline Plan area will necessitate a Plan of Subdivision and Development Agreement. The commercial development will be fully serviced with roads, water, sanitary and storm management infrastructure meeting the Municipal Engineering Standards of the City and Alberta Environment.

The Engineering Servicing Standards for the future commercial development will generate infrastructure that is cost-effective to build, operate and maintain and easily renewed over the life cycle of the infrastructure.

2.2. Land Use Bylaw

Council adopted the Consolidated Land Use Bylaw in June of 2010. The Outline Plan area is currently zoned as UR – Urban Reserve under the LUB.



Appendix 1 for 10.2.: Red Fox Commercial Outline Plan (Amended)

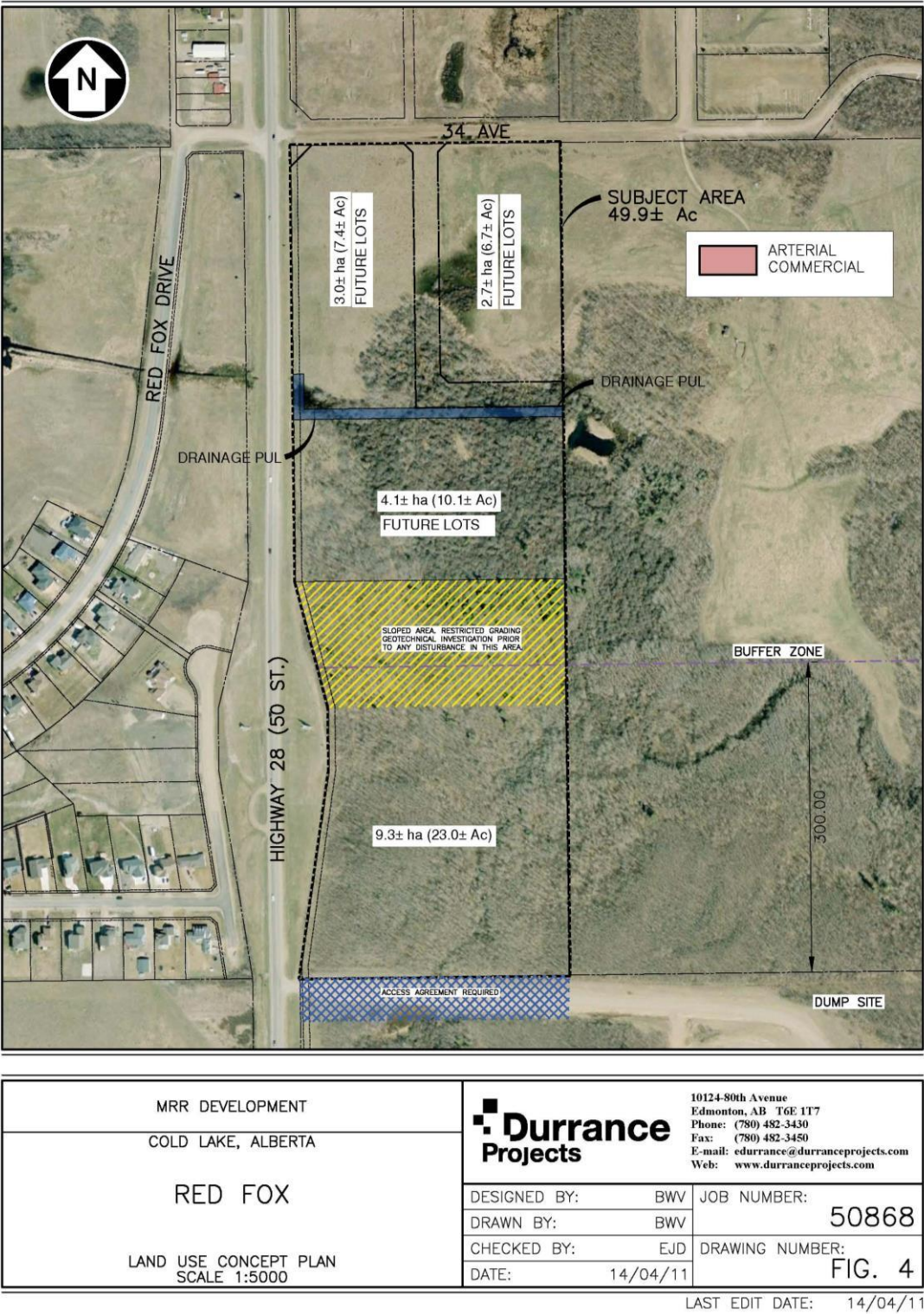
The Purpose of the UR District is to retain underdeveloped agricultural lands at existing levels until the lands can be serviced and developed into urban houses in accordance with the Municipal Development Plan.

Upon approval of the Red Fox Outline Plan an application will be made to subdivide and redistrict the site area as C-2 Arterial Commercial under the 2010 Consolidated Land Use Bylaw.



2.3 Land Use Concept Plan

Figure 4 – Land Use Concept plan



The Red Fox Outline Plan's primary purpose is to provide guidance to the City respecting the subdivision of a ±50 acre parcel from the NW 26-62-2-W4M and to facilitate the resubdivision, redistricting and development of the site for arterial commercial (C2) land uses.

The proposed access off of 34th Avenue reflects the "Auxillary Lane Alternative" being proposed under the Highway 28 Functional Design Study that was being prepared by Stantec at the March 12, 2014 Open House. This option provides for a signalized intersection at Highway 28 and 34th Avenue.

The Development Objectives of the Red Fox Outline Plan include the following:

- To develop marginal agricultural land into a new commercial employment centre capable of attracting a diverse mix of businesses to the City
- To maximize the commercial land use exposure to Highway 28
- To raise the bar respecting landscaping and urban design standards for businesses attracted to this new commercial centre especially given their exposure to Highway 28
- To extend municipal water, sanitary and storm management services to the site in conformance with the City's Municipal Engineering Design and Construction Standards and in addition to those of Alberta Environment
- To facilitate access off the Waste Transfer Station in manner that will generate minimal traffic conflicts
- To restrict the use of the southernmost commercial lot for storage, warehouse-type uses that will satisfy the set-back regulations from the Waste Transfer Site
- To provide a functional paved internal road system off of 34th Avenue that meets the roadway design standards of the City



2.4 Environmental

A desktop environmental assessment of the area was completed by Enviromak Environmental Consultants. The assessment did identify a need to consider environmental protection and mitigation measures be incorporated into the project development and construction plans. The area impacted by development of the 50 acre parcel covered by this OLP is mostly flooded areas due to beaver dams in the vicinity. Consideration will be given to the above recommendations at the time of preparation of development plans in conjunction with further detailed site assessments. The following figure is from the Enviromak report showing the existing features.

Desktop Environmental Screening Report for
Red Fox Development Lands in
in NW26-62-2-W4M, NE26-62-2-W4M and SE35-62-2-W4M in Cold Lake, Alberta

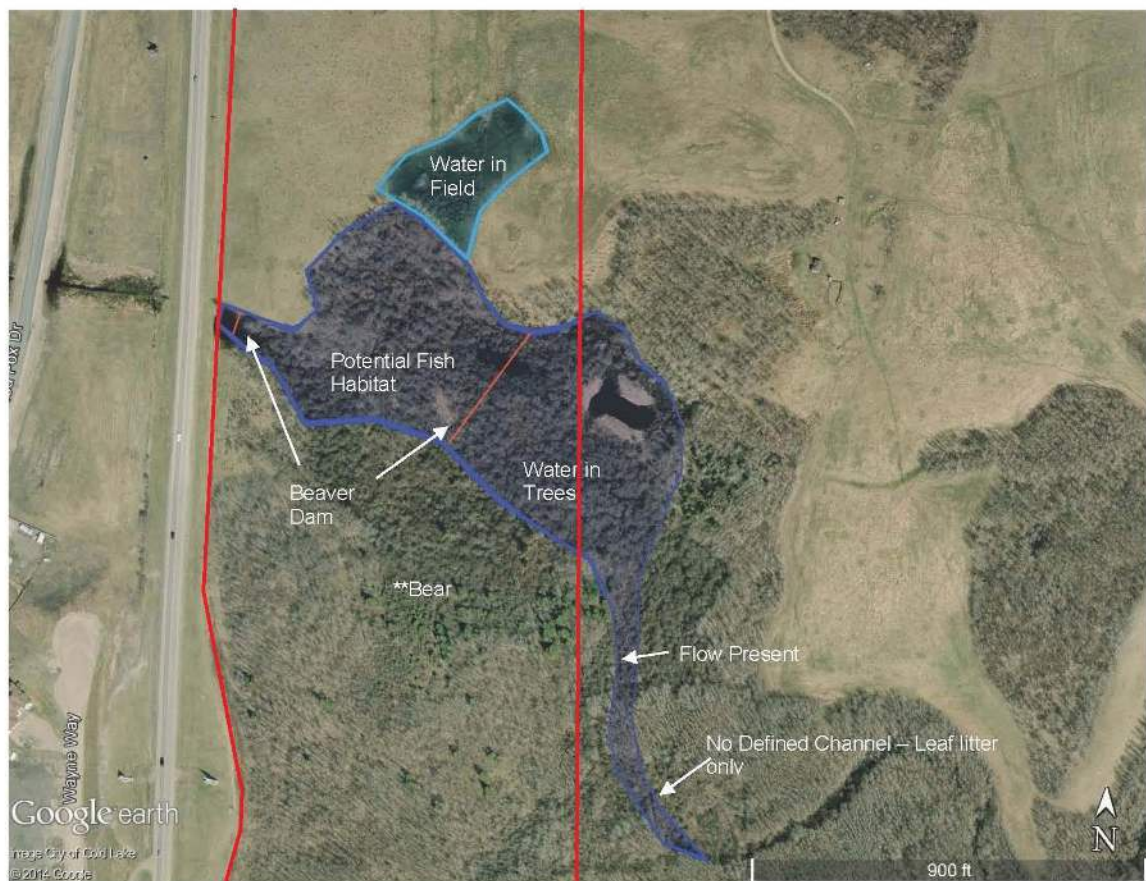


Figure 6.1. Landscape features observed during the May 30, 2014 limited field survey; note the large area flooded due to undetermined number of beaver dams.

— OLP Boundary

3. Servicing Concept

3.1. Water Supply

3.1.1 Overview

The City of Cold Lake is serviced with a municipal water treatment plant and provides treated water to the community via a piped potable water system which also provides water for firefighting via fire hydrants.

Potable water will be extended from the existing City water distribution system including extension of the fire hydrant system. For the initial area to be serviced (approx. 50 acres) the water main will be extended from the north side of 34 Avenue as shown in Figure 5. A provision for a water line loop in the future will be made on the east boundary of the 50 acre parcel to extend into the future development area to the east. In addition a water line loop connection will be made across Highway 28 to provide redundancy and maintain pressures and ensure adequate water supply for fire flows.

3.1.2 Objectives

- To work towards a municipal potable water system that meets the needs of the residents and the City.
- To minimize water use in each business thru the installation of low flow fixtures
- To ensure adequate measures are in place to address the long term water quality of the water delivered to the area.

3.1.3 Recommendations

- A "Master Servicing Study" be completed to give guidance to future development and plan for providing a water supply system for future residents including cost of delivery



- Design of new subdivisions be consistent with the standards for water distribution used by the City of Cold Lake.
- A collection and storage of rainwater be encouraged to use on lawns to minimize demands on the potable water system.
- Individual owners and builders be encouraged to install low flow fixtures that would reduce the water demands
- All aspects of community activities be mindful of the need to protect the water supply.



3.2. Sanitary Sewer

3.2.1 Overview

The City of Cold Lake is serviced by an extensive system of gravity sanitary mains. This system collects all waste water to a central treatment plant. The treatment facility has the capacity to service the lands outlined in this report.

The Sanitary sewer mains will be extended to provide a gravity collection main tied into the existing municipal service main located in the same location as the existing water main tie-in. This sewer main will cross 34 Avenue and extend to the 50 acre parcel located within the future road right-of-ways.

There may be a downstream capacity issue with the sanitary sewer main, this will need to be analysed during the detailed engineering design stage. Any associated capacity improvements may require a cost contribution from the developer.

3.2.2 Objectives

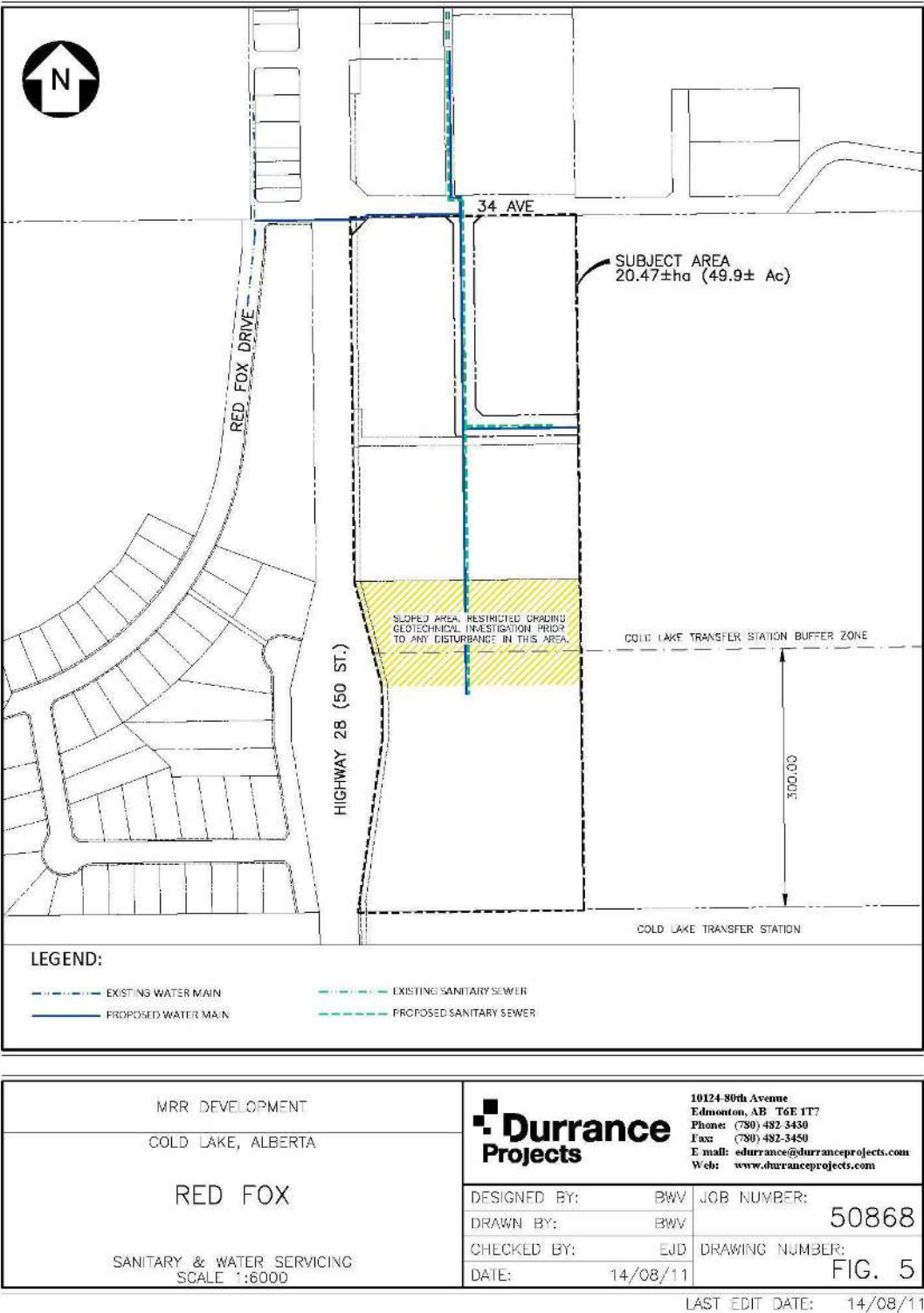
- To maintain connection of all sanitary sewer discharges to the existing sanitary sewer mains, and treatment by the City.
- To protect the quality of the ground water in the area and the surface waters from contamination.

3.2.3 Recommendations

- All new building construction which occurs be designed to connect to the existing sanitary main and collection / treatment system by the City.
- A "Master Servicing Study" be completed to assess the downstream capacity of the existing sanitary sewer system.



Figure 5 – Water and Sanitary Sewer Service



3.3. Storm Water Management

3.3.1 Overview

Storm water runoff from the development of the 50 acre parcel will be managed by the existing wetland area to the east of this area. The ponding area may require some expansion to allow for the increased storage requirements when the 50 acre parcel is developed. A separate wetland assessment is being completed to ensure compliance with provincial legislation regarding disturbance of wetland areas in the Province of Alberta. The wetland will discharge water to the existing highway ditch and culvert crossing Highway 28 as shown on the attached Figure 6. This drainage pattern will maintain existing conditions downstream of Highway 28 and ensure no additional water flows result at the existing highway crossing.

3.3.2 Objectives

- To work towards an improved overall storm water management plan that incorporates Best Management Practices which will manage storm water runoff flows and minimize impact on the downstream drainage course.
- To ensure all new subdivisions incorporate adequate storm water management and drainage
- To develop storm water management systems with public amenity features. Often ponds are an attractive feature that can be connected to a walkway trail system and have passive features (ie benches and points of interest) incorporated into the area.

3.3.3 Recommendations

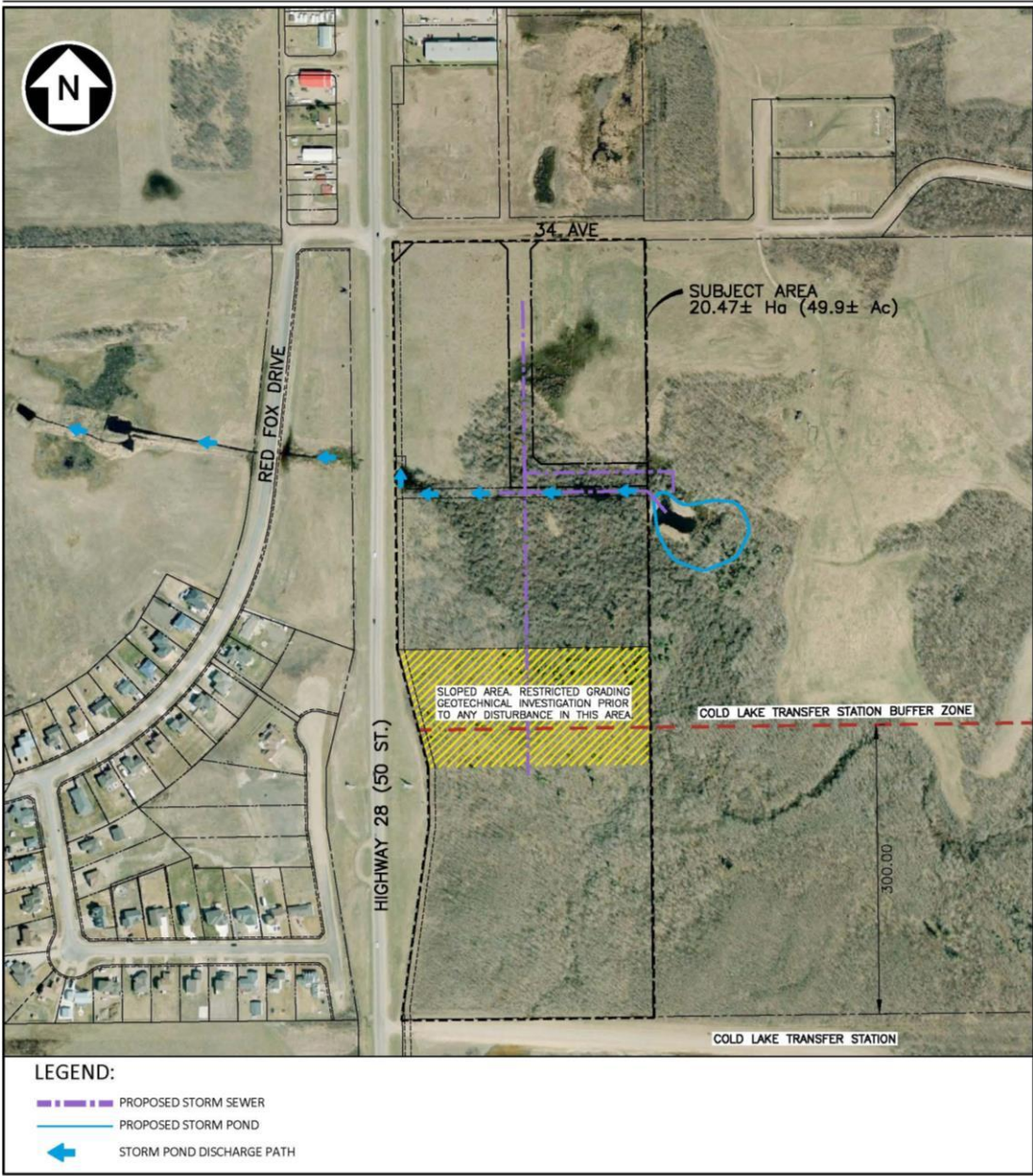
- That a Master Storm Water Management Plan be developed to identify the manner in which existing and future portions of the community can best be provided with appropriate storm water management.




- That the existing wetland identified to the east in the future ASP area be incorporated into the storm water management system such that the benefits of the wetland environment area preserved to the fullest extent possible.
- That drainage courses will be constructed to avoid erosion and flooding
- That the drainage courses be constructed to be attractive as well as functional
- That the drainage system being constructed meet the requirements of the Municipal Development Plan, the Land Use Bylaw, and the recommendations of Alberta Environment.
- That where feasible any storm retention facility be constructed in a manner to enable the maximum removal of silts from entering the downstream drainage course.
- That, where feasible that any storm retention facility is needed the facility be constructed in a manner to enhance the park and public space.



Figure 6 – Storm Water Management



MRR DEVELOPMENT	 <div>10124-80th Avenue Edmonton, AB T6E 1T7 Phone: (780) 482-3430 Fax: (780) 482-3450 E-mail: edurrance@durranceprojects.com Web: www.durranceprojects.com</div>	
COLD LAKE, ALBERTA		
RED FOX	DESIGNED BY: BWV	JOB NUMBER: 50868
STORM WATER MANAGEMENT SCALE 1:6000	DRAWN BY: BWV	DRAWING NUMBER: FIG. 6
	CHECKED BY: EJD	
	DATE: 14/08/11	

LAST EDIT DATE: 14/08/11

3.4. Roadways and Walkways

3.4.1 Overview

The City of Cold Lake provided full service roadways including curb and gutter, and storm piping where required to handle the minor storm water events. The planned development area will be services with similar standard roadways. Walkways are provided in all new commercial districts and will be planned for in this area. Walkways will be adjacent to the roadways given the relatively low traffic levels anticipated in the area.

34th Avenue is designated as a Future Arterial Road within the Municipal Development Plan and the Transportation Master Plan. As a result this area will require a 30 meter wide right of way at the time of subdivision and development.

3.4.2 Objectives

- To develop a plan for future roadways that will address the function and capacity of existing and future roadways
- To minimize any increase of traffic on existing intersections where function is impaired due to existing traffic volumes
- To ensure safe pedestrian movements to promote a cohesive and pedestrian friendly community.

3.4.3 Recommendations

- A Road Improvement Plan be developed to identify improvements that will be needed to existing roads. The Road Improvement Plan should address functional issues such as snow removal and safety for pedestrians and motorists.
- New roads to be designed to encourage low traffic speeds and efficient movement of vehicles
- Continuation of the practise to install street lighting on the roadways.
- The design of new roadways provide room for snow plowing



- All roadways shall be paved
- Provision be made for walkways and/or sidewalks that will allow pedestrian traffic to circulate in the area and connect to existing development and pathways

3.5. Shallow Utilities (power, gas, telecommunications)

3.5.1 Overview

Each of these utilities will require space in the public spaces or adjacent to the roadways where located on private property within an easement in order to service all lots. Telecommunications include telephone and internet. The use of wireless for telephone, cable and internet is increasing to the extent tower placement needs to be considered early on in new development areas. Tower sites can be contentious.

3.5.2 Objectives

- To ensure that the shallow utilities are provided for in the design of new subdivisions.

3.5.3 Recommendations

- A communications tower location be provided is needed where it would provide the most service coverage and can be used by multiple providers.
- Design of new subdivisions ensures that adequate space is provided for the installation of shallow utilities.

