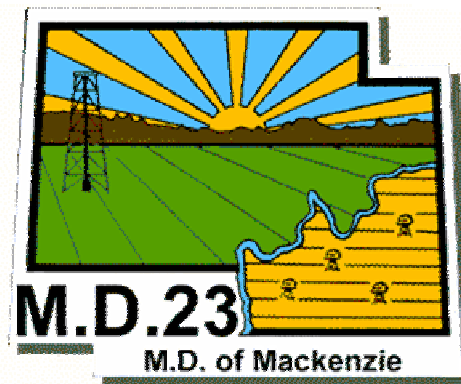




MUNICIPAL DISTRICT OF MACKENZIE #23

Hamlet of La Crete Area Structure Plan



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1.0 INTRODUCTION

1.1 Background

The Hamlet of La Crete is a community with a rich cultural history. Originally a Mennonite farming community in the 1930s, La Crete drew Mennonites from across North America who were searching for inexpensive land and the freedom to practice their way of life in peace. While still a predominately Mennonite community, La Crete is a bustling and diverse area with many opportunities and a positive future. Because of this, many people are drawn to the area, both Mennonites and non-Mennonites. This Area Structure Plan has been undertaken in order to ensure that growth in La Crete is properly accommodated, while retaining those elements of the community that make it such a special place.

1.2 Purpose

An Area Structure Plan is a document which, when adopted by Council, provides a set of objectives and policies to guide the future development of an area. In keeping with this, the purpose of this Area Structure Plan is to provide a policy framework for the growth and development of the Hamlet of La Crete, and to ensure a high standard of living and quality built environment for current and future residents. As indicated above, unprecedented growth in the area has resulted in demand for commercial, industrial, and residential land in La Crete, and this Area Structure Plan will lay out the policy and physical framework for necessary expansion along with the continued improvement of already developed areas.

1.3 Description

The Hamlet of a La Crete is a growing community with a positive view of growth and development. The Hamlet is located in the southeastern region of the Municipal District of Mackenzie No. 23, approximately three kilometres east of Secondary Highway 697 (see Schedule A: Location). The Hamlet is located in Township 105 and Range 16, west of the Fifth Meridian. Agriculture, forestry, oil and gas, and associated services are the industries driving growth in the area. While the Hamlet has enough land to accommodate short term projected growth, there is a need to expand the current Hamlet boundaries to support longer term growth needs.

La Crete's history and community spirit are important foundations for the Hamlet and instrumental in making it the healthy and vibrant place it is today. Ensuring the continuing commitment of La Crete's residents is honoured and supported will go a long way to retaining that which is special and positive about this community.



1.4 Planning Area

Rapid growth of La Crete will necessitate a boundary expansion. This Area Structure Plan defines the proposed expanded Hamlet on Schedule B: Boundary Expansion. This expansion is necessary in order to address longer term growth needs to ensure they can be accommodated in an orderly fashion.

1.5 Legal Framework

1.5.1 The Municipal Government Act

The *Municipal Government Act* guides the preparation of Area Structure Plans in the Province of Alberta.

The La Crete Area Structure Plan is consistent with Section 633 of the *Municipal Government Act* which requires:

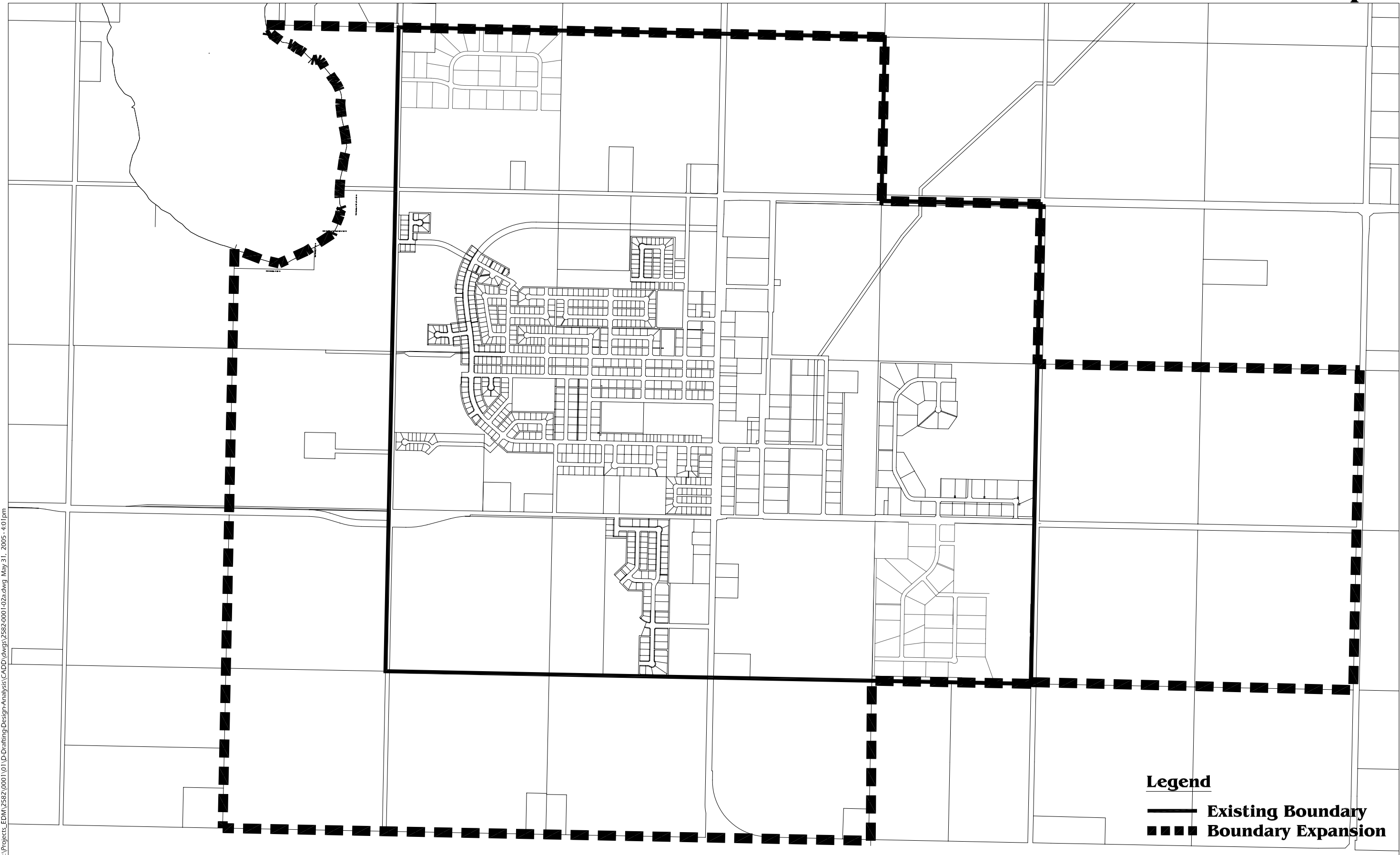
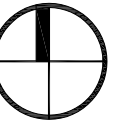
For the purpose of providing a framework for subsequent subdivision and development of an area of land, that council may, by bylaw, adopt an area structure plan.

(2) 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;
- (iv) the general location of major transportation routes and public utilities; and

(b) may contain any other matters council considers necessary.



Legend

- Existing Boundary
- ■ ■ ■ Boundary Expansion

boundary expansion

Schedule

B



1.5.2 The Municipal Development Plan

The Municipal Development Plan for the Municipal District of Mackenzie contains a number of policies which relate to hamlet development and expansion. The Hamlet of La Crete is recognized as such in the Municipal Development Plan, and proper planning and consideration of a number of factors is required when considering the future development of the unincorporated communities in the Municipal District. The Municipal Development Plan also requires development and review of Area Structure Plans when necessary.

The following Municipal Development Plan Objectives and their associated Policies are included in Section 3.6, Hamlets and Settlements:

- To promote the orderly and economic growth of hamlets within the Municipal District.
- To plan for the future subdivision and development of residential areas within hamlets.
- To maintain and facilitate growth of commercial areas within hamlets.
- To maintain and facilitate growth of industrial areas within the hamlets.
- To provide a variety of institutional/recreational/cultural opportunities within the hamlets.
- To ensure that the agricultural community and the traveling public are provided with a minimum level of service while maintaining the rural nature of the Municipal District.

These objectives and associated policies indicate that the Municipal District places high importance on the proper planning of hamlets. This Area Structure Plan addresses that priority for the Hamlet of La Crete.

1.6 Adoption

This Area Structure Plan will be adopted as a Bylaw by the Council of the Municipal District of Mackenzie No. 23.



1.7 Organization

This Plan is divided into seven sections:

Section 1.0 Introduction – provides an overview of the Area Structure Plan and defines the process and legislation which governs its preparation.

Section 2.0 Goals – presents the overall goals for the La Crete Area Structure Plan.

Section 3.0 Population and Growth – discusses previous and future growth in La Crete and paints a picture of long term planning needs in the area.

Section 4.0 Hamlet Policies – outlines general policies that apply to the entire Hamlet.

Section 5.0 Land Use Policies – presents the policies that relate to specific land use designations and areas within the Hamlet.

Section 6.0 – Community Concept Plan – presents the designs for the Hamlet's expansion areas.

Section 7.0 Implementation – addresses how the Plan's policies will be implemented over time and the mechanisms required to achieve the goals outlined in this Plan.



2.0 GOALS

The Municipal District of Mackenzie's goals for the Hamlet of La Crete Area Structure Plan are to:

2.1 Provide a land use strategy necessary to ensure planned and orderly growth of the Hamlet of La Crete.

With such high levels of growth in the Hamlet, it is particularly important that long range planning take place in order to ensure the capacity for growth. Further, it is necessary to make sure that the projected growth can occur without threatening the community's character. This Plan presents the Municipal District's preferred scenario for growth in La Crete and provides information to residents, property owners, and businesses about how the community will grow and maintain its positive features.

2.2 Plan for the development of a number of land uses in a manner that will ensure compatibility between adjacent land uses and result in positive benefits for the Hamlet of La Crete.

Incompatible land uses in close proximity to each other can cause conflict and a degradation of quality of life. This Plan has been developed with these potential conflicts in mind, and makes every effort to ensure that non-compatible uses are separated by buffers and/or land use transitions.

2.3 Ensure an adequate supply of industrial and commercial land in order to support La Crete as an excellent place to do business.

La Crete is enjoying a healthy economy and business environment. The Municipal District is committed to ensuring that this positive feature of the community is enhanced by ensuring availability of a variety of adequate land for commercial and industrial uses. These land uses are drivers of the economy and therefore the economic well being of residents, and so it is a priority of the Municipal District to ensure that commerce and industry are welcomed and accommodated.

2.4 Develop community facilities as a means to support and enhance the high standard of living for the Hamlet of La Crete and the surrounding rural area.

Another important aspect of La Crete is the level of community facilities available to residents. The growth happening in the area will result in a higher population, potentially placing stress on



existing community facilities. It is important for new community facilities to be anticipated so that land and resources can be set aside. This plan suggests some areas for new community facilities in order to address this need.

2.5 Continue to thoughtfully expand the Hamlet of La Crete's infrastructure system in order to support new development and the overall orderly growth of the community.

Growth in the area will also require new infrastructure to service the new areas for development. Reasoned and thoughtful decisions about where to expand, when, and to what degree will be important to ensure that the Municipal District will make cost effective and efficient decisions related to infrastructure. This plan provides the basis on which Council can make those decisions.

2.6 Continue to encourage a high standard of appearance for new development.

Supporting community pride in the Hamlet of La Crete is a priority for the Municipal District. Ensuring a high standard for new development will go a long way in fostering that sense of pride and ensuring that residents continue to value and enjoy their community.



3.0 POPULATION AND GROWTH

Table 1 below presents the historic population numbers and average annual growth rates for La Crete during the time periods indicated. With average annual growth rates of between 6% and 8%, La Crete is certainly well above the Alberta growth rates of the last 5 years, which have varied between 1.4% and 1.9% since 1999. These annual growth rates are compounded, which means that the rates are calculated taking into account growth on an annual basis.

Table 1: Population and Average Annual Growth Rates in La Crete

Year	Population	Calculated Annual Growth Rate
1991	909	
1996	1215	5.97%
2001	1783	7.97%
2003	2039	6.94%

This level of growth, while positive from a community development and economic perspective, can provide challenges with respect to providing an appropriate level of community facilities, available land, infrastructure, and services. It is precisely this level of growth that has led to the need for future planning to ensure the ability to accommodate this growth in a reasonable manner.

In order to project the level of growth which could be experienced by La Crete in the future, population projections are undertaken using historical growth rates. Using historical growth rates, future growth rates can be estimated and applied to current population numbers for a particular number of years. It is important to note that when dealing with high growth rates, long term population projections are challenging. In La Crete, for example, there are a number of relatively unpredictable factors that could affect growth rates in the future. This plan and its projections should be reviewed and updated on an annual basis, considering which factors arise or abate over time.

Table 2 shows the projected population each year from 2003 (last municipal census number) to 2010, using a growth rate of 8%.



Table 2: Projected Short Term Population in La Crete

Year	Projected Rate	Projected Population
2003	-	2,039
2004	8%	2,165
2005	8%	2,339
2006	8%	2,526
2007	8%	2,728
2008	8%	2,946
2009	8%	3,182
2010	8%	3,436

These projections result in a population of 3,436 residents by the year 2010. This does not include growth in the surrounding area, which is projected to grow as well. So, from 2005 to 2010, La Crete could likely expect an increase of 1,097 residents over the next five years.

As of 2001, with a population of 8,829 representing 2300 households, the average household size in the Municipal District was 3.8. When compared with an average household size of 2.6 in Alberta, it is evident that the Municipal District, and therefore La Crete, has higher household sizes than the rest of Alberta. This may be a cultural difference related to family characteristics in the Municipal District and is an interesting consideration when planning the provision of land, infrastructure and community services. The growth of the Mennonite community in La Crete will also tend to increase the household size in comparison to other areas.

Based on the projection of the addition of approximately 1000 residents and an average household size of 3.8 in the Municipal District, the Hamlet of La Crete should prepare for the addition of approximately 250 – 300 new residential units over the next 5 years.



Table 3 shows the number of residential development permits issued in Ward 3 (La Crete) over each of the last 4 years. The number of permits issued illustrates the level of growth being experienced in La Crete and seems to point to continued growth in the future.

Table 3: Residential Development Permits Issued by Year

Year	# of Residential Permits
2001	48
2002	53
2003	68
2004	73
Total	242

Table 4 shows long term growth projections for La Crete using a 7% growth rate and the same 3.8 persons per household. The table indicates that, if current trends continue, La Crete could potentially see a population of close to 9,500 residents by 2025 and therefore could require 1525-1625 more residential units.

Table 4: Long Term Population Growth Projections

Year	Rate	Population	Additional Population	Units Needed
2015	7%	4,819	1383	325-375
2025	7%	9,481	4662	1200-1250
Total			7142	1525-1625

These projections are based on relatively high growth rates and it is important that both short and long term growth patterns are reviewed in the future and the Plan be adjusted accordingly.



4.0 HAMLET POLICIES

This section of the La Crete Area Structure Plan outlines general policies that apply to the entire Hamlet. These policies address the direction that the Municipal District will take with respect to transportation and utilities, hamlet expansion, economic development, and historical and cultural resources. The intent of this section is to ensure that direction is given for areas that affect the Hamlet in important ways, but are not necessarily limited to specific land uses.



4.1 Transportation and Utilities

4.1.1 Background

Roads and infrastructure are an important part of the Hamlet's potential to provide for new growth and development, as well as ensuring a high quality of life for residents. The Municipal District has placed a high priority on the maintenance and proper planning of these systems and the Municipal District will continue to do so as the Hamlet continues to prosper. Schedules C to F present the locations of existing utilities in La Crete.

4.1.2 Objectives

The Municipal District's objectives are to:

- a. Develop and maintain an efficient road system for the Hamlet of La Crete.
- b. Ensure that municipal servicing systems have adequate capacity for community growth.
- c. Protect the integrity of the La Crete Access Road.
- d. Support non-vehicular modes of transportation

4.1.3 Policies

The Municipal District's policies are to:

General

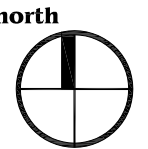
- a. Undertake a Servicing Plan for La Crete to monitor the current use and capacities of all servicing systems, project and model demands on the system in the future, indicate expansion requirements to meet demand, and the potential timing of those expansions.
- b. Require developers to design and construct services in compliance with the Municipal District of Mackenzie's Engineering Guidelines and Minimum Servicing Standards.



- c. Support the development of land that is easily serviced with existing infrastructure prior to considering new investments in land geographically removed from services.
- d. Require a buffer around water and sewage facilities to protect them from incompatible development.

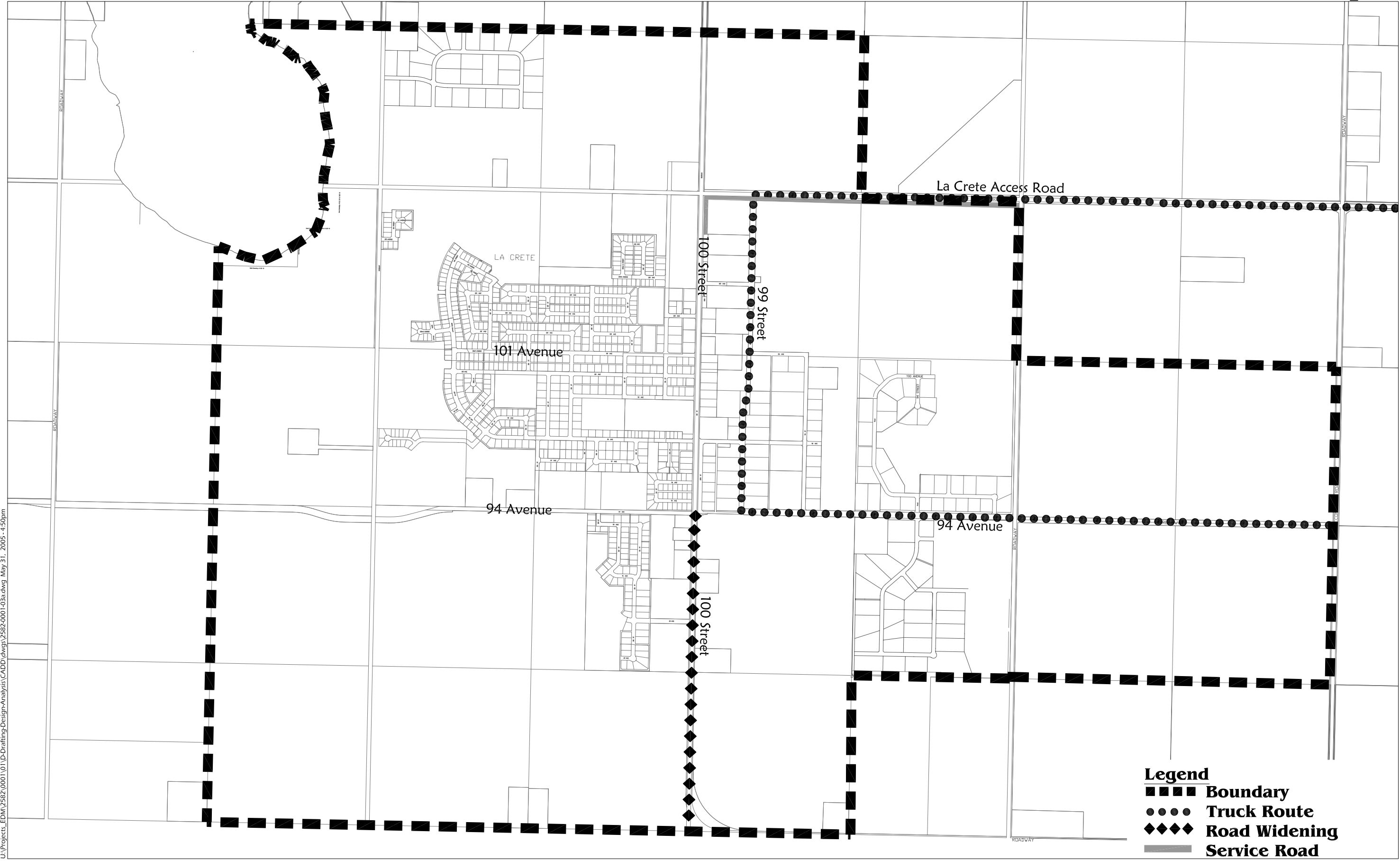
Transportation

- e. Undertake a Transportation Study for La Crete to identify levels of roads and current and future transportation patterns.
- f. Require the provision of a service road for future highway commercial and industrial development fronting onto the La Crete Access Road, as shown on the Community Concept Plan.
- g. Ensure the locations of all accesses onto the La Crete Access Road are safe and built to appropriate standards.
- h. Acquire land for service roads on the La Crete Access Road at the time of subdivision or development approval, whichever occurs first.
- i. Require the provision of roadways in compliance with the Municipal District of Mackenzie's Engineering Guidelines and Minimum Servicing Standards, including pavement and curb and gutter, where required.
- j. Promote and enforce the use of the designated truck route.
- k. Support and continue to build on the existing trail system along the La Crete Access Road and other areas of La Crete for non-vehicular modes of transportation and recreation.



area structure plan

scale N.T.S.

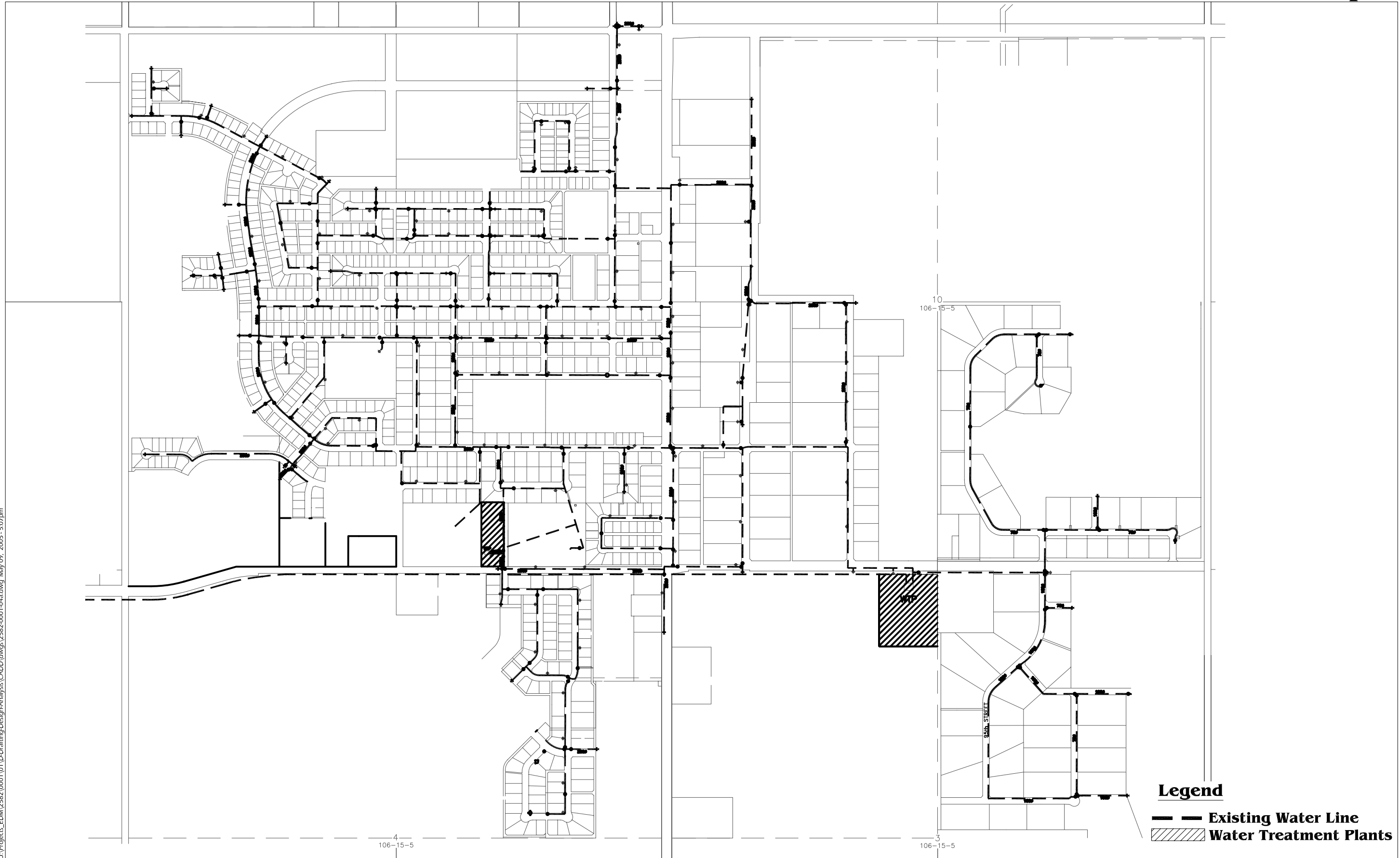
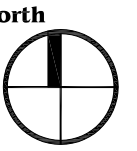


- Legend**
- ■ ■ ■ Boundary
 - ● ● ● Truck Route
 - ◆ ◆ ◆ ◆ Road Widening
 - ▬ Service Road

roads/truck route

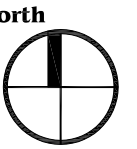
Schedule

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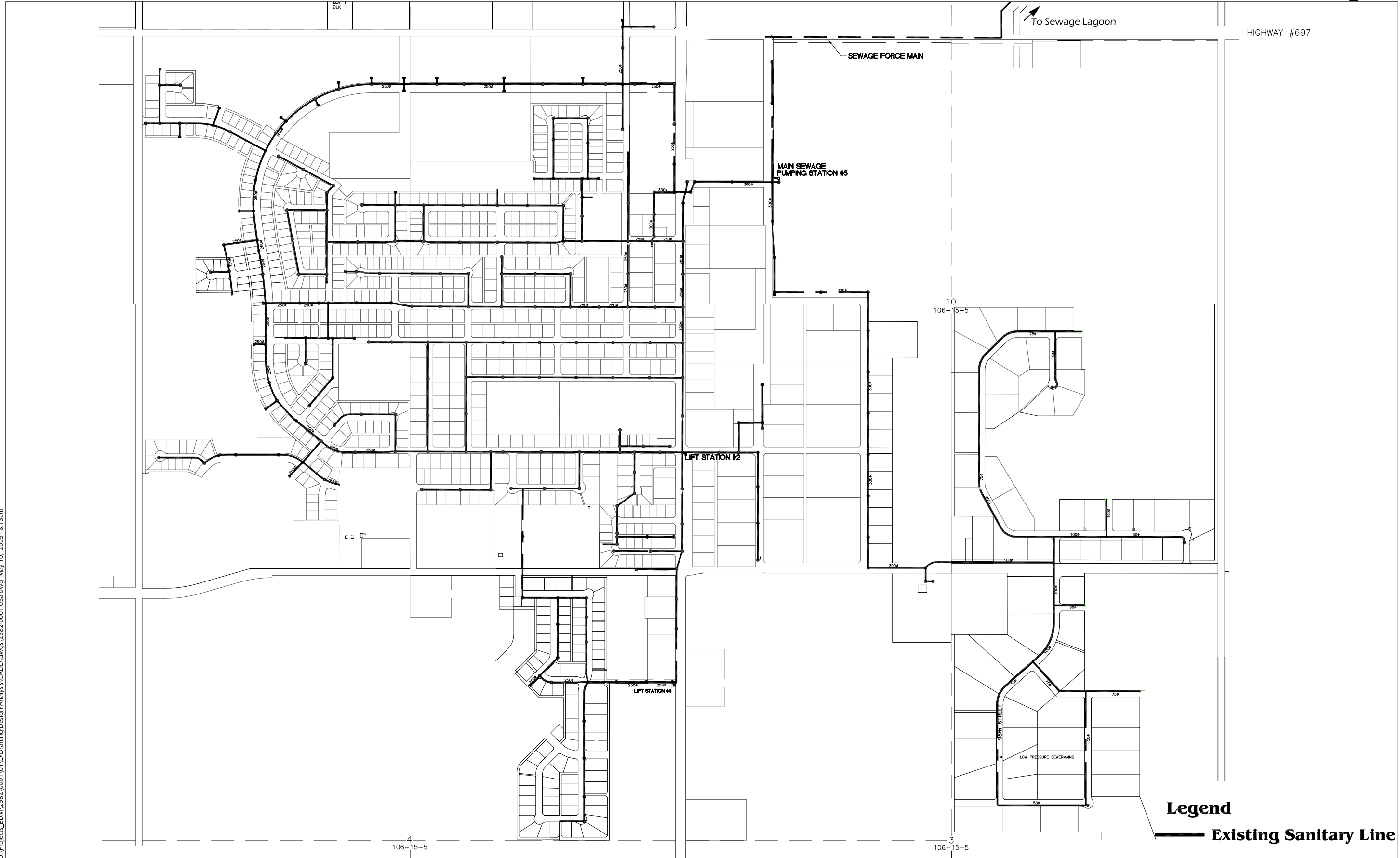
existing water servicing plan

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area structure plan

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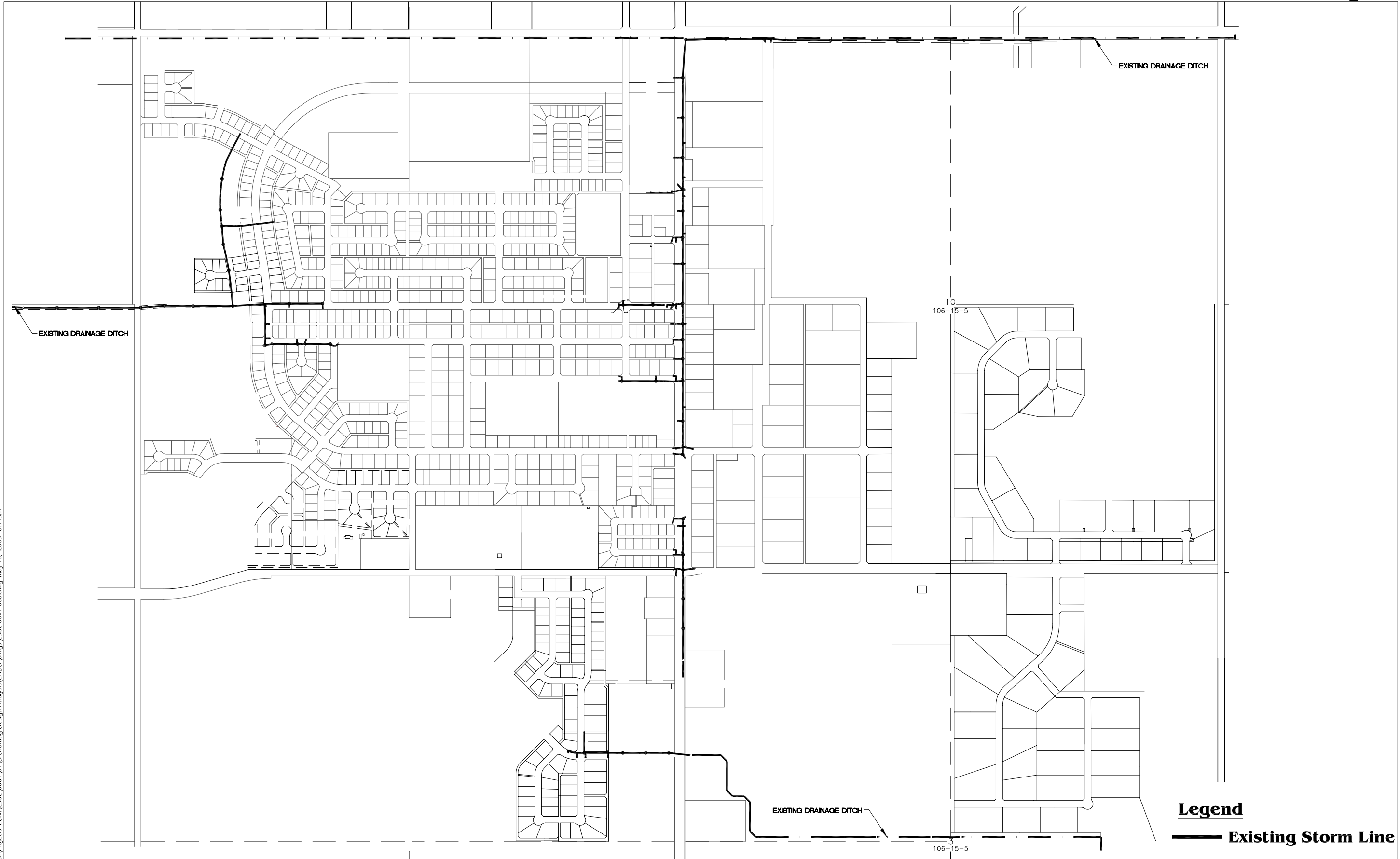
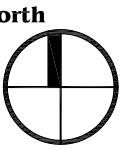
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— Existing Sanitary Line

existing sanitary sewer servicing plan

Schedule





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existing storm water servicing plan

Schedule





4.2 Hamlet Expansion

4.2.1 Background

As discussed in Section 2 – Population and Growth, La Crete has been experiencing rapid growth for the past 10 years. In order to accommodate continued growth in the future, land surrounding the Hamlet has been designated for expansion as illustrated in Schedule B: Boundary Expansion. This will help property owners, residents, and businesses make decisions related to development with better information as to where the Municipal District will support growth over the long term.

4.2.2 Objectives

The Municipal District's objectives are to:

- a. Clearly identify lands for future expansion of the Hamlet.
- b. Support the effective and sensitive transition of land from rural to urban use for the future expansion of the Hamlet.

4.2.3 Policies

The Municipal District's policies are to:

- a. Support the retention of land in the expansion area in agricultural production until such time as the land is required for Hamlet expansion.
- b. Allow only low impact, non-hazardous uses of a temporary nature in the expansion area so as not to adversely affect the growth of the community.



4.3 Economic Development

4.3.1 Background

Currently, the drivers of the economy are agriculture and forestry, but the oil and gas and retail industries are undergoing growth and providing a diversity of opportunity for existing residents, while also drawing new residents to the area. The Hamlet of La Crete enjoys a bustling local economy with a wide array of services for the trading area population of about 7,000 that the Hamlet serves. This does not mean that the Municipal District should overlook economic development in La Crete and its surrounding area. Rather, the Municipal District takes on the responsibility of ensuring the continued health and diversity of the local economy by ensuring that La Crete is a good place to undertake business pursuits.

4.3.2 Objectives

The Municipal District's objectives are to:

- a. Support the continued growth of La Crete's local economy.
- b. Provide support for the Hamlet of La Crete Chamber of Commerce.

4.3.3 Policies

The Municipal District's policies are to:

- a. Ensure there is a sufficient supply of properly zoned and serviced commercial and industrial land available for development in La Crete.
- b. Ensure appropriate levels and quality of infrastructure in the Hamlet necessary to accommodate future development.



4.4 Historical and Cultural Resources

4.4.1 Background

La Crete's Mennonite heritage has influenced the community in important ways. Numerous Mennonites made their way to northern Alberta in the 1930s in order to pursue their traditional lifestyle, and more are settling in the area as La Crete becomes known as a healthy Mennonite community. While La Crete is thoroughly modern, many aspects of the continuing Mennonite presence can be seen in the community. This heritage is valued and will be protected by the Municipal District as a positive draw to the area.

The history of farming and settlement of the area, aside from the Mennonites, is also a valuable part of the community. The Municipal District recognizes this and will support the identification and protection of these resources. The La Crete Agricultural Society has lead the charge to retain historical buildings; they have developed a museum site outside of the Hamlet to showcase a number of buildings and artifacts that have been transported from the area surrounding La Crete and La Crete itself. The Society has initiated the construction of a community hall and rodeo grounds near this site to accommodate various community activities.

4.4.2 Objectives

The Municipal District's objectives are to:

- a. Support local initiatives that highlight and promote La Crete's culture and heritage.
- b. Explore partnerships as a means of protecting and promoting the area's history and culture.
- c. Protect the area's local history by considering these resources when reviewing development applications.



4.4.3 Policies

The Municipal District's policies are to:

- a. Support local community organizations in the development of rodeo grounds, community hall, and an associated youth activity area.
- b. Consider the historical and cultural values of subject properties when reviewing development proposals in terms of the effects of the development on such resources.
- c. Refer applications that may affect historical resources to the Protection and Stewardship section of Alberta Community Development (ACD) in order to ascertain whether a Historical Resources Impact Assessment may be required.
- d. Explore partnerships with and funding sources from ACD to inventory the historical resources in the area and provide signage related to the history of La Crete and area, through programs such as the Heritage Preservation Partnership Program and the Provincial Heritage Markers Program.



5.0 LAND USE POLICIES

5.1 Land Uses

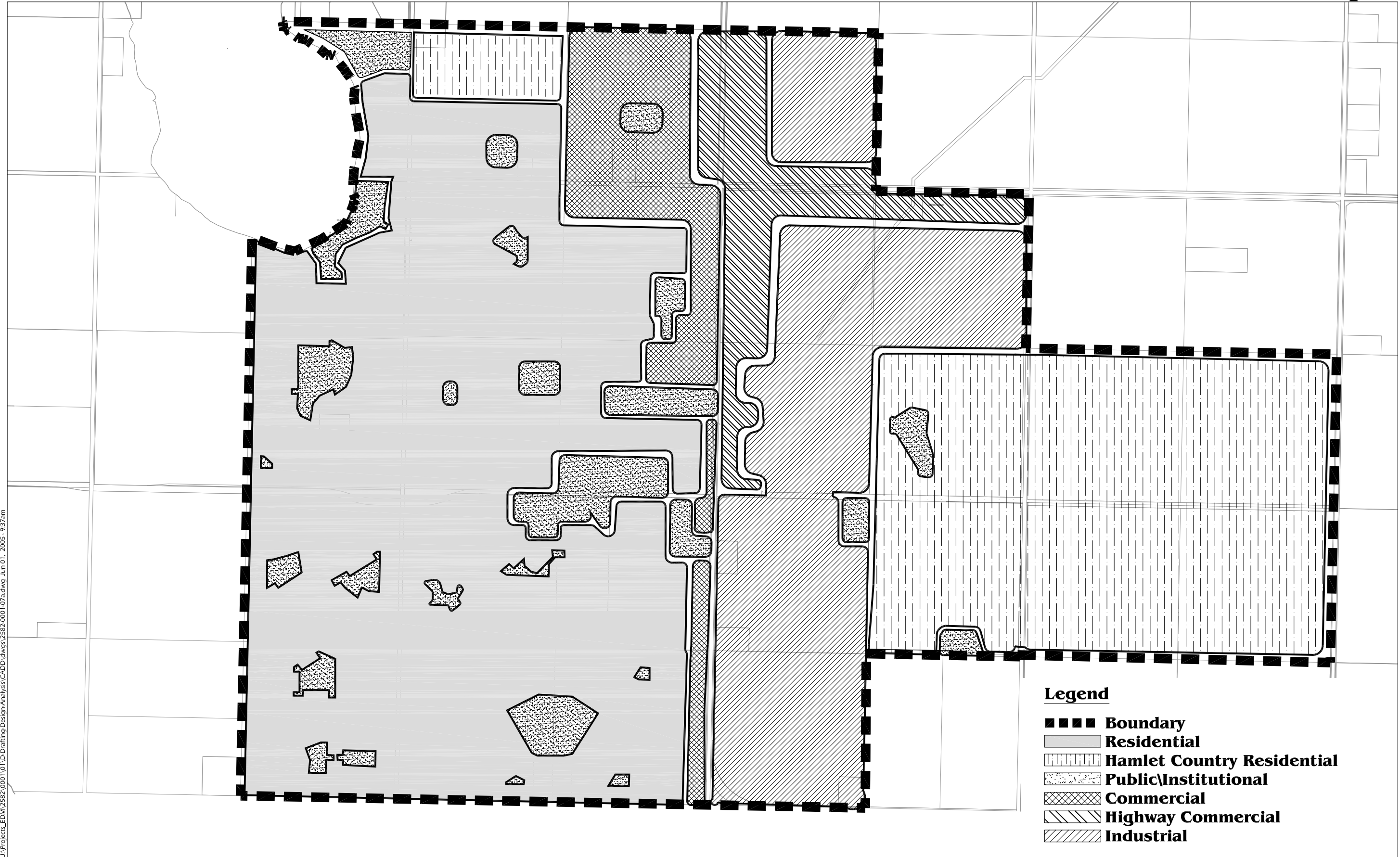
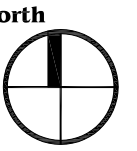
Land use planning policies for the future growth and development of the Hamlet of La Crete are included in this section of the Plan. These are objectives and policies that are directly related to specific land use designations as illustrated on Schedule G: Future Land Use, which indicates the future land use pattern for the Hamlet of La Crete and outlines the general location of various land uses.

The future growth and development of the Hamlet of La Crete shall be consistent with the overall pattern of land use depicted in Schedule G: Future Land Use, based upon the following designations:

- Residential
- Hamlet Country Residential
- Commercial
- Highway Commercial
- Industrial
- Public/Institutional

5.2 Pattern of Land Use

It is recognized in some cases the designated land uses on Schedule G may be different from existing zoning in the Land Use Bylaw. The intention is not to change the use of this land immediately, but to illustrate the preferred pattern of land use as redevelopment and development occur over time.



Legend

- ■ ■ ■ Boundary
- ▒ Residential
- ▤▤▤▤ Hamlet Country Residential
- ▧▧▧▧ Public/Institutional
- ▨▨▨▨ Commercial
- ▩▩▩▩ Highway Commercial
- Industrial





5.3 Residential

The residential objectives and polices are intended to guide new residential development that is urban in nature in the Hamlet of La Crete and its expansion area. The intent of these objectives and policies is to ensure that the existing community character is maintained and that any negative impacts are minimized.

5.3.1 Objectives

The Municipal District's objectives are to:

- a. Encourage a variety of housing types.
- b. Minimize land use conflicts.
- c. Ensure a high quality of appearance.
- d. Encourage the location of multi-family residential development in appropriate areas.
- e. Support the provision of mobile home development.
- f. Ensure the logical progression of development with respect to infrastructure servicing availability.

5.3.2 Policies

The Municipal District's policies are to:

General

- a. Direct residential development to those areas designated Residential on Schedule G.
- b. Allow the development of other uses in the areas designated Residential (such as neighbourhood commercial use), providing they are compatible to the residential nature of the area.
- c. Require buffering when other uses are developed in residential areas.



- d. Protect existing residential development from developing commercial and industrial areas through appropriate buffers and sensitive site design.
- e. Require all residential development to meet the Municipal District of Mackenzie's Engineering Guidelines and Minimum Servicing Standards.
- f. Encourage development to be properly phased based on the location of existing services.
- g. Consider the cost of the provision of services when reviewing development proposals.

Multi-family

- h. Support the development of multi-family residential in close proximity to major road and community facilities.

Mobile Homes

- i. Encourage the development of mobile home subdivisions and mobile home parks to provide affordable, high quality housing for existing and new residents.
- j. Require recreational space within mobile home parks.
- k. Evaluate mobile home parks based on the following criteria:
 - i. Availability of proper on-site parking
 - ii. Landscaping and recreation areas
 - iii. Access to a collector road
 - iv. Surrounding land uses
- l. Support the development of mobile home parks.
- m. Prohibit modular and mobile housing that does not meet Canada Standard Association Z0240 or A-277 standards.



5.4 Hamlet Country Residential

The hamlet country residential objectives and polices are intended to guide new residential development that is rural in nature in the Hamlet of La Crete's expansion area. The intent of these objectives and policies is to ensure that hamlet country residential development is limited to the areas indicated, and is properly regulated and developed.

5.4.1 Objectives

The Municipal District's objectives are to:

- a. Restrict hamlet country residential to particular areas of La Crete.
- b. Minimize land use conflicts.

5.4.2 Policies

The Municipal District's policies are to:

- a. Direct hamlet country residential development to those areas designated Hamlet Country Residential on Schedule G.
- b. Prohibit hamlet country residential development in any other areas of La Crete.



5.5 Commercial

As discussed previously, La Crete has a healthy economic environment. This includes the commercial sector, which has a broad range of products and services for the residents of La Crete and the surrounding area. Commercial uses are focused in the centre part of the Hamlet, and while there are a few empty lots, the area is relatively built out.

The intent of this section is to ensure the health and viability of the central commercial area, but allowing for commercial uses to be developed in the expansion area in order to ensure an adequate supply of residential land. Unlike many other rural communities, the challenge in La Crete is not to revive a flagging commercial sector, but rather, facilitate the existing growth by ensuring the provision of land, as well as ensuring that new commercial development benefits the community to as great a degree as possible, rather than detracting from it.

5.5.1 Objectives

The Municipal District's objectives are to:

- a. Maintain a strong central commercial district.
- b. Support the on-going development of the central commercial district.

5.5.2 Policies

The Municipal District's policies are to:

General

- a. Direct commercial uses to those areas designated Commercial on Schedule G.
- c. Encourage commercial development in the expansion area only if opportunities in the core area are not available.
- d. Ensure existing and future residential development is appropriately buffered from adjacent commercial development.



- e. Take advantage of the main transportation routes to and through the Hamlet by allowing highway commercial development along the La Crete Access Road and 100th Street.
- b. Encourage commercial development to locate in the central commercial district.
- c. Allow for commercial development in the expansion area if the central commercial district cannot accommodate the proposed development.
- d. Require all commercial development to meet the Municipal District of Mackenzie's Engineering Guidelines and Minimum Servicing Standards.

Highway Commercial

- e. Direct highway commercial uses to those areas designated Highway Commercial on Schedule G.
- f. Encourage the use of lots fronting onto the La Crete Access Road for highway commercial uses that will benefit from such frontage.
- g. Prepare a highway beautification plan in conjunction with the La Crete Chamber of Commerce for the areas adjacent to the La Crete Access Road.
- h. Require all highway commercial development to meet the Municipal District of Mackenzie Engineering Guidelines and Minimum Servicing Standards.



5.6 Industrial

Industrial development is important to the La Crete area, specifically related to service industries for surrounding activities. The Municipal District wants to ensure that there is ample land for industrial development into the future.

The following objectives and policies are intended to provide direction for development of existing industrial areas, as well as industrial development in the expansion areas.

5.6.1 Objectives

The Municipal District's objectives are to:

- a. Encourage industrial development in appropriate areas.
- b. Ensure an adequate amount of zoned and serviced industrial land is available for development.
- c. Ensure existing and future residential development is appropriately buffered from adjacent industrial development.

5.6.2 Policies

The Municipal District's policies are to:

- a. Direct industrial uses to those areas designated Industrial on Schedule G.
- b. Encourage the orderly development of industrial areas with respect to the accessibility of servicing.
- c. Encourage the development of existing industrial areas prior to the development of the expansion areas.
- d. Require appropriate buffering of industrial developments if they are adjacent to existing or future residential development.
- e. Encourage landscaping of industrial lots to improve the visual quality of industrial areas.



- f. Require all industrial development to meet the Municipal District of Mackenzie Engineering Guidelines and Minimum Servicing Standards.



5.7 Public/Institutional

One of La Crete's strengths is the level and quality of community services available to residents. This includes schools, medical services, recreational, cultural, and social facilities, as well as park space. In order to make sure that new residents continue to be attracted to La Crete and that service levels are maintained, new public and institutional uses will need to be planned for and integrated into the community.

This section of the plan directs the siting and development of public and institutional uses with respect to access, services, and other items of concern.

5.7.1 Objectives

The Municipal District's objectives are to:

- a. Ensure that the community's educational, cultural and recreational needs are met.
- b. Ensure that residential areas have adequate and well-located open space.
- c. Plan for the proper location of new schools, medical facilities and other major community facilities.
- d. Support the development of tourism facilities.

5.7.2 Policies

The Municipal District's policies are to:

General

- a. Direct public and institutional uses to those areas designated Public/Institutional on Schedule G.
- b. Lead in the on-going development of community facilities in La Crete, such as schools, health care facilities, recreation facilities, and parks.
- c. Provide land for schools and other community facilities, through purchase or through the dedication and allocation of municipal/school reserve.



- d. Support the continued recreational use and protection of the La Crete Community Forest for current and future residents.
- e. Encourage volunteer efforts in meeting community recreational and cultural needs.
- f. Continue to support the efforts of the La Crete Recreation Board.
- g. Assist the La Crete Recreation Board in finding a location for an adequate site to accommodate recreational uses, such as baseball diamonds.
- h. Continue the exploration of the development of a new Municipal District administration building in La Crete.
- i. Support the provision of both public and private education facilities in order to effectively meet the diverse needs of the residents of La Crete and the surrounding area.
- j. Develop a Municipal-wide Recreation Master Plan.

Parks

- k. Explore the provision of a major central park/public space in the commercial expansion area. This would include considering:
 - a. Use
 - b. Access
 - c. Relationship to surrounding commercial uses
 - d. Funding
 - e. Design
 - f. Possible theme elements
- l. Require the placement of parks in central, easily accessible locations.
- m. Ensure municipal reserve land dedications are practical, functional, and desirable from a recreational perspective.
- n. Develop a Municipal Reserve Policy for the Municipal District.



- o. Until a Municipal Reserve Policy is in place, require a 10% dedication of land in residential areas or in other areas where it is deemed to be needed, as determined by Council.
- p. Until a Municipal Reserve Policy is in place, require money-in-lieu of municipal reserve in instances where land is not required, as determined by Council.

Major Facilities

- q. Explore opportunities to, and encourage the expansion and relocation of, the La Crete Post Office.
- r. Encourage the development of major community facilities in locations that have appropriate access, specifically in relation to residential areas.
- s. Ensure the provision of adequate Emergency Services to protect the health and safety of La Crete residents and the residents of surrounding areas.
- t. Encourage the location of schools in close proximity to residential areas and that have excellent school bus access and parking.
- u. Require school sites to include appropriate bus access, pick up lanes, and parking.
- v. Review proposals for the location of major facilities based on the following criteria:
 - i. Access;
 - ii. Availability of municipal services;
 - iii. Surrounding land uses and the effect of the proposed facilities on these uses;
 - iv. Location of residential areas and other community facilities; and
 - v. Design and appearance of the facility.

Tourism Facilities

- w. In conjunction with the La Crete Chamber of Commerce, promote the development of tourism attractions in the La Crete area.



- x. Encourage the development of Recreation Vehicle campgrounds to serve the traveling public.
- y. Undertake a Community Entrance Enhancement Program.
- z. Support the development of a tourist information booth and other related tourist services.
- aa. Continue to explore and grow partnerships with Alberta Environment and other agencies to achieve and maintain the long-term health of a recreation lake and its shores adjacent to the community.



6.0 COMMUNITY CONCEPT PLAN

The Community Concept Plan (Schedule H) is based on an analysis of the Plan area's opportunities and constraints, including:

- existing accesses and circulation patterns
- existing built form and development
- physical attributes (i.e. lake, trees, etc.)

The neighbourhood designs in the Plan area were developed giving consideration to the following concepts:

- Integrating parks with residential development.
- Providing trails to connect residential development to parks.
- Ensuring road connections to existing and future development parcels.
- Preserving trees wherever possible.
- Locating institutional sites (schools, churches, health facilities) adjacent to major roads.
- Dedication of 10% of land for parks and schools.

In general, neighbourhood boundaries are delineated by collector roadways.

The Community Concept Plan is the Municipal District Council's development strategy for the Hamlet of La Crete, and, generally, development is required to progress as defined on Schedule H.

Major components of the Plan include:

- A number of development cells which are defined by major transportation routes or physical features

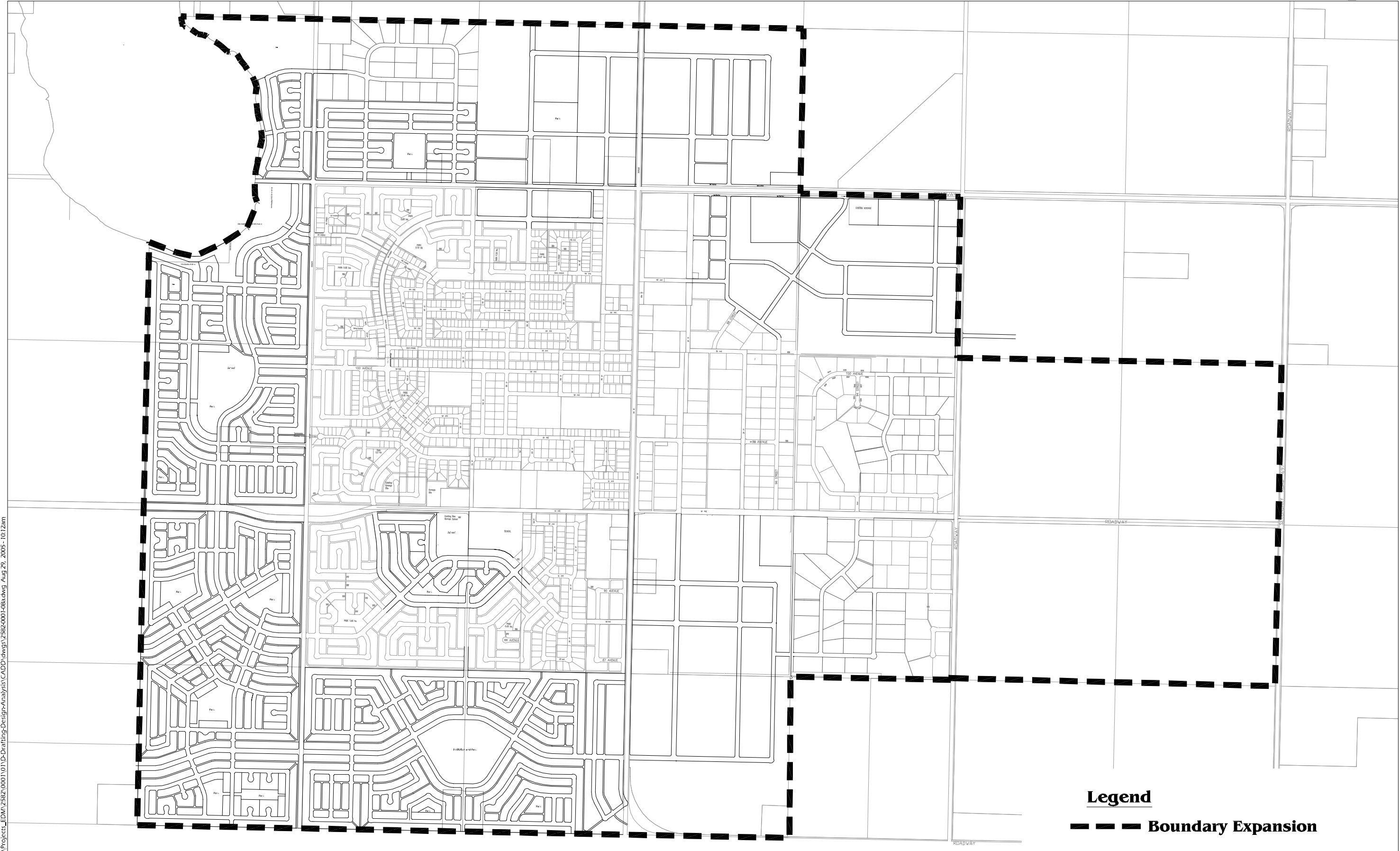
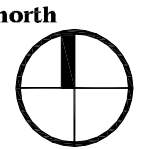


- A range of land uses for the proposed expansion area as follows:
 - Residential
 - Hamlet Country Residential
 - Public/Institutional
 - Commercial
 - Highway Commercial
 - Industrial

- A land use pattern which separates incompatible uses by means of buffers, land use transitions, landscaping and location of roadways

- Provision of an adequate open space system

Using current densities in the Hamlet of La Crete, one quarter section of land can accommodate approximately 470 units of urban-type development. Using the current persons per household factor in the MD of 3.8, this translates into approximately 1800 persons per quarter section of urban-type residential development. Further, the hamlet country residential areas can accommodate approximately 50-70 units, or 190 – 260 residents per quarter section.



Legend
- - - Boundary Expansion

community concept plan



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7.0 IMPLEMENTATION

7.1 Area Structure Plan Policy Implementation

An Area Structure Plan, in order to be effective, must consider how the Plan itself is to be implemented. The table below summarizes policies of the Plan that require action, the policy number, and organizations responsible for action. This table provides an easy reference for future action.

Table 5: Implementation Items for the La Crete Area Structure Plan

Item	Policy Number	Participants
Servicing Plan	4.1.3 a	MD of Mackenzie
Transportation Study	4.1.3 e	MD of Mackenzie
Support local community organizations in the development of rodeo grounds, community hall, and an associated youth activity area.	4.4.3 a	MD of Mackenzie, Agricultural Society, Chamber of Commerce, Recreation Board
Refer applications that may affect historical resources to the Protection and Stewardship section of Alberta Community Development (ACD) in order to ascertain whether a Historical Resources Impact Assessment may be required.	4.4.3 c	MD of Mackenzie
Explore partnerships/funding with respect to the preservation and promotion of historical resources with Alberta Community Development	4.4.3 d	MD of Mackenzie, Agricultural Society, Chamber of Commerce
Highway Beautification Program	5.4.2 g	MD of Mackenzie, Chamber of Commerce
Assist the La Crete Recreation Board in finding a location for recreational uses.	5.7.2 g	MD of Mackenzie, Recreation Board



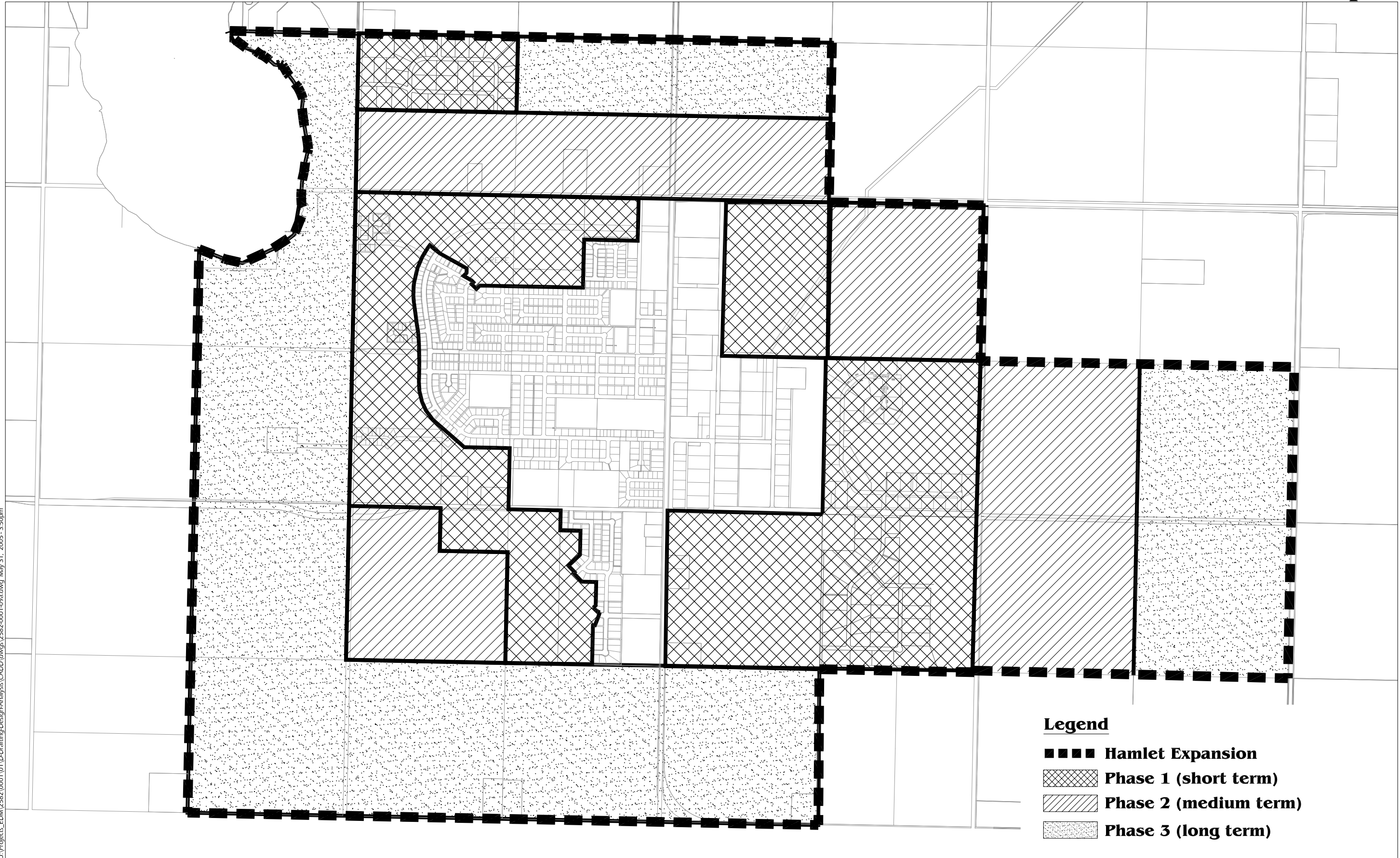
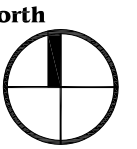
Continue to explore a location for the development of a new MD administration building	5.7.2 h	MD of Mackenzie
Municipal-wide Recreation Master Plan	5.7.2 j	MD of Mackenzie
Municipal Reserves Policy	5.7.2 n	MD of Mackenzie
Community Entrance Enhancement Program	5.7.2 y	MD of Mackenzie, Chamber of Commerce

7.2 Land Use Bylaw

In order to ensure that the Land Use Bylaw is in conformance with the ASP and vice versa, it may be necessary to amend the Land Use Bylaw following adoption of the ASP by Council. The Land Use Bylaw is the main document used to implement the policies of an Area Structure Plan. The land use planning regulations under the Land Use Bylaw will provide the detailed guidelines and requirements in terms of subdivision and development in the Hamlet of La Crete.

7.3 Phasing

Phasing of development is encouraged to progress according to Schedule I: Phasing, which illustrates three main phases. Phase I refers to areas that are currently under development, but still have some capacity to absorb growth. Phase I is where short term growth will occur. Phase II is intended for medium term growth and, in general, will occur in as-yet undeveloped quarter-sections. Phase III encompasses the expansion areas and is intended for long term growth of the Hamlet.



Legend

- ■ ■ ■ Hamlet Expansion
- ▨ Phase 1 (short term)
- ▧ Phase 2 (medium term)
- ▩ Phase 3 (long term)

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phasing plan

Schedule

