

**TOWN OF TABER
BYLAW NO. 06-2019**


BEING A BYLAW OF THE TOWN OF TABER IN THE PROVINCE OF ALBERTA TO ADOPT THE EUREKA AREA STRUCTURE PLAN.

WHEREAS Section 633 of the Municipal Government Act, R.S.A. 2000 Chapter M-26, as amended, authorizes a municipality to adopt an Area Structure Plan


AND WHEREAS a new Area Structure Plan has been prepared for the Town of Taber; and

NOW THEREFORE, the Town of Taber Council, duly assembled, hereby enacts as follows:

RES. 182/2019	READ a first time this 23 rd day of April, 2019.
RES. 269/2019	READ a second time this 27 th day of May, 2019.
RES. 270/2019	READ a third time this 27 th day of May, 2019.



Mayor



Chief Administrative Officer

SECRET
CONFIDENTIAL

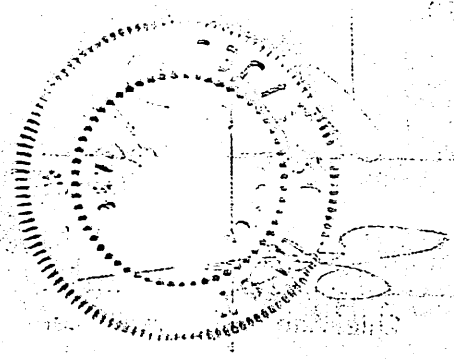
THE SECRETARY OF DEFENSE
WASHINGTON, D.C. 20301

MEMORANDUM FOR THE SECRETARY OF DEFENSE
SUBJECT: [Illegible]

1. [Illegible]

2. [Illegible]

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TOWN OF
TABER

EUREKA

AREA STRUCTURE PLAN

Prepared By:



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SECTION ONE

Introduction

1

This section outlines the policy context of the Eureka Area Structure Plan (“Eureka ASP”) as well as the interpretation, monitoring, review and amendment of policies herein.

1-1 PURPOSE

The Eureka ASP provides a comprehensive development concept for the future preparation of Outline Plans within its plan area. The Eureka ASP area is a significant part of Taber’s future development lands as identified in Taber’s Municipal Development Plan (MDP).

As outlined in Section 633 (1) of the Municipal Government Act (MGA), ASPs are developed “For the purpose of providing a framework for subsequent subdivision and development of an area of land...”

(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, and*
 - (iv) the general location of major transportation routes and public utilities, and*
- (b) may contain any other matters the council considers necessary.*

(3) An area structure plan must be consistent with

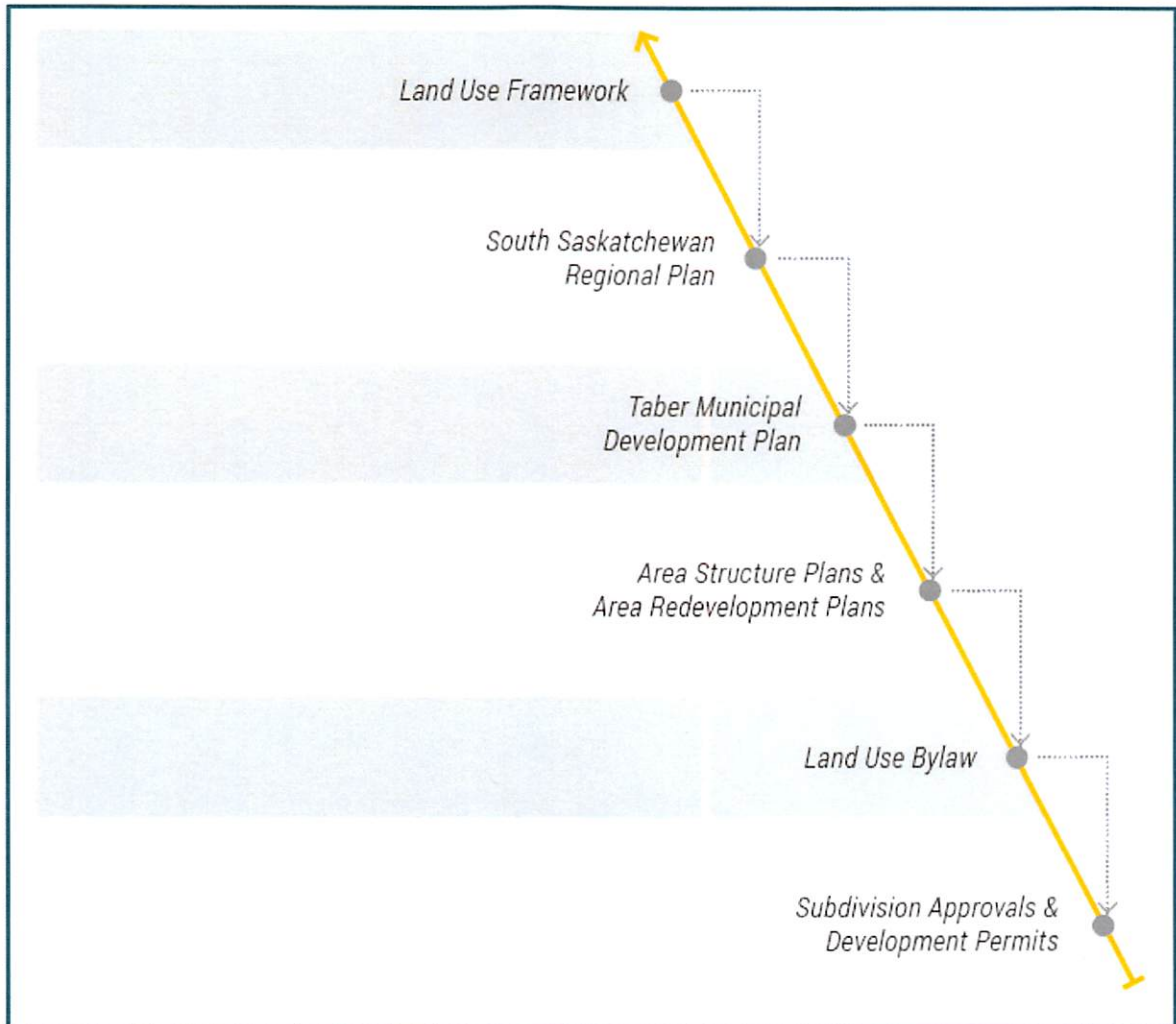
- (a) any intermunicipal development plan in respect of land that is identified in both the area structure plan and the intermunicipal development plan, and*
- (b) any municipal development plan.*

RSA 2000 cM-26 s633;2015 c8 s63;2017 c13 s1(56)

1-2 POLICY CONTEXT

It is intended that consistency between the Eureka ASP, and other policy documents adopted by Council, including but not limited to the Taber/Municipal District of Taber Intermunicipal Development Plan (IDP), Taber Municipal Development Plan (MDP) and the Taber Land Use Bylaw (LUB) will be achieved such that all plans will be in compliance with each other.

Figure 1 – Taber Planning Hierarchy



1-3 PLAN INTERPRETATION

Map Interpretation

Unless otherwise specified within this plan, the boundaries or locations of any symbols or areas shown on a map are approximate only, not absolute, and shall be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines or utility/road rights-of-way. Details shown on the maps will be subject to further study at the Outline Plan/Land Use Amendment stage. No measurements or area calculations should be taken from the ASP maps.

Policy Interpretation

Where “shall”, “will”, “must” or “require” are used in a policy, the policy is considered mandatory in order to achieve a desired result.

Where “should” is used in a policy it is anticipated that the policies will be applied in all situations unless it can be clearly demonstrated to the satisfaction of the Development Authority, that the policy is not reasonable, practical and feasible in a given situation.

Where a policy requires compliance at the Outline Plan/Land Use Amendment stage, that requirement may be deferred to the Subdivision Approval or Development Permit Approval stage at the discretion of the Development Authority.

Appendix Interpretation

Appendices included herein do not form part of the statutory portion of the ASP. The purpose of an appendix is to provide information to further clarify the intent of the ASP policies.

1-4 MONITORING AND REVIEW

The Eureka ASP is a long-term policy document that promotes a vision for development within the plan area and provides guiding principles and policies that work towards achieving that vision over-time. The policies within the Eureka ASP will be monitored and should be reviewed and updated every 10 years until such time as build-out of the plan area is achieved. The Eureka ASP may also be amended in response to changes in the overall policy direction within Taber or specific development applications.

1-5 AMENDING THE ASP

If major changes with regards to land use, road networks or any other significant aspect of the plan are contemplated, an amendment to the Eureka ASP, that includes a public hearing, shall be held in accordance with the MGA. Minor changes will not require an amendment if, in the opinion of the Development Authority, the intent of the ASP is still achieved.

Where an amendment to this ASP is requested by an applicant, the applicant shall be required to submit the justification and information necessary to support the amendment.

1-6 LIMITATIONS

Policies within the Eureka ASP are not to be interpreted as an approval for a use on a specific site. This plan does not confirm that any particular site within the plan area is suitable for a particular purpose. Detailed site conditions or constraints – including environmental considerations – must be assessed on a case-by-case basis as part of an application for an Outline Plan, a Land Use Amendment, Plan of Subdivision, or a Development Permit.

SECTION TWO

Plan Area

2

This section highlights existing conditions of the Eureka ASP area and the opportunities and constraints for future development.

2-1 LOCATION

The Eureka ASP is comprised of approximately 291 hectares (720 acres) of predominantly undeveloped land in northeast Taber (see **Figure 2**). The plan area is bounded by the corporate boundary with the Municipal District of Taber to the north and east, 64th Avenue to the south, and 50th Street to the west.

2-2 OWNERSHIP

Approximately 50% of the ASP lands are owned by the Town and the remaining lands are divided between multiple owners.

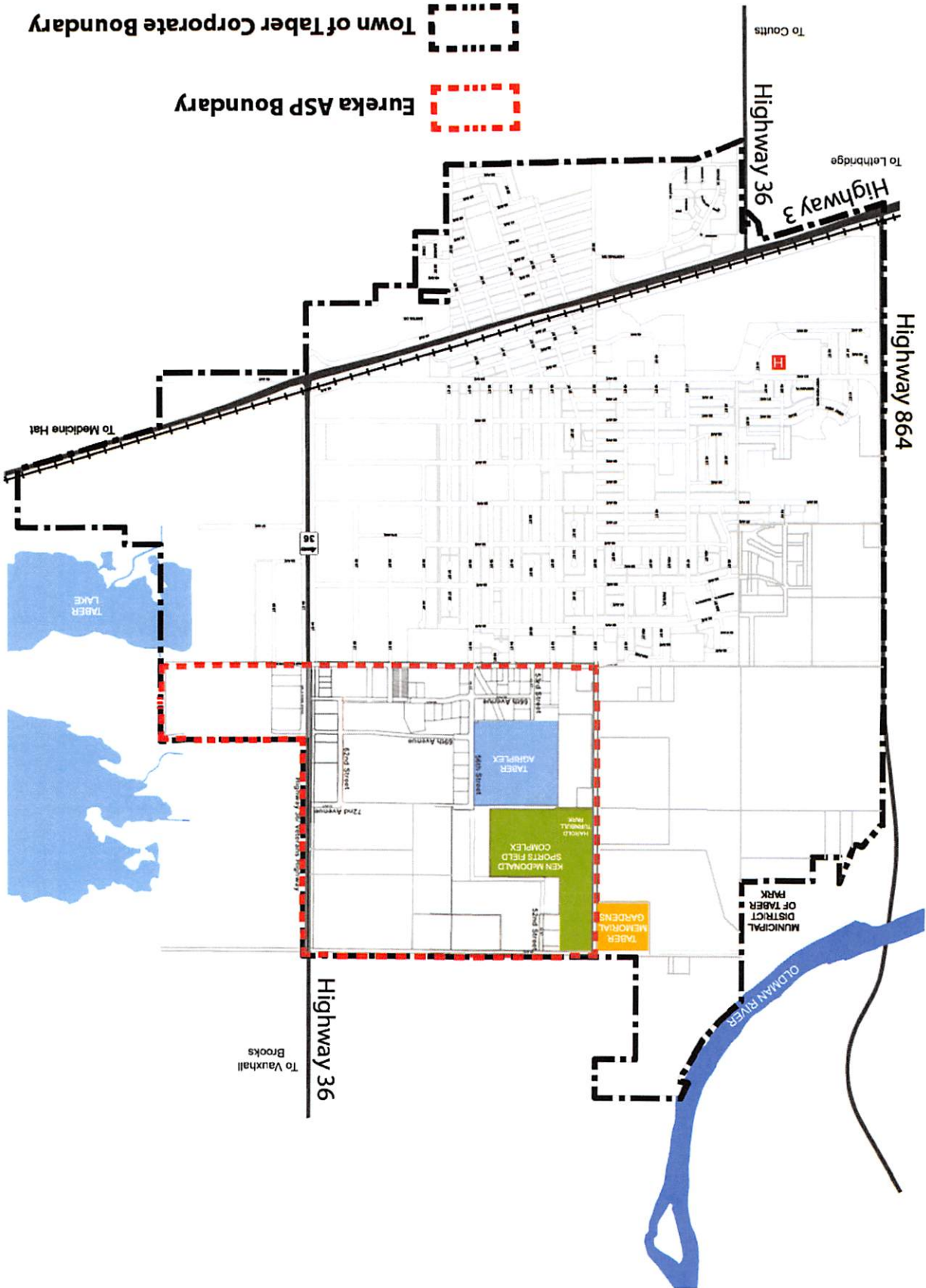
Table 1 – Ownership*

Land Use	Area**	
	Hectares	Acres
Town of Taber	144	356
Multiple Owners	147	364

* Land Use Districts are subject to change through future Land Use Amendment applications and/ or changes to the Land Use Bylaw.

** Areas are approximate only and any discrepancies are a result of rounding.

***Existing internal roadways included in Town ownership total.



2-3 CURRENT LAND USE

The predominant land use at the time of adoption is Urban Reserve District (UR), which is intended to protect lands for future urban growth by restricting premature subdivision and provide for a limited range of temporary uses (see **Figure 3**). Urban Reserve lands may require a land use amendment prior to development.

Other land uses in the plan area are Light Industrial (M-1) and Medium Industrial (M-2) Districts, Institutional and Recreational District (IR), and Direct Control District 3 (DC-3).

The existing land uses are consistent with the proposed Development Concept. The approximate area of these land uses are as follows:

Table 2 – Current Land Use

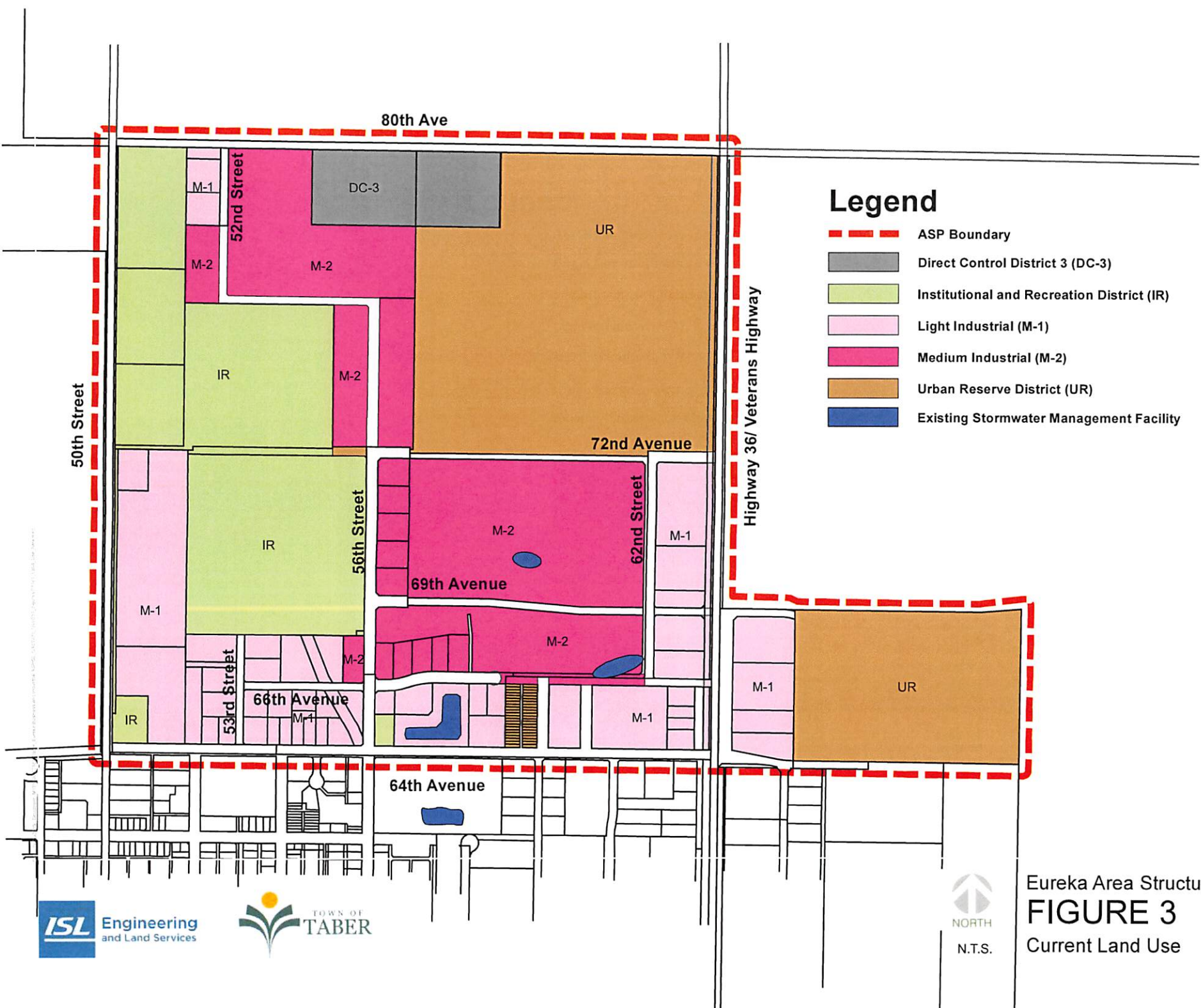
Land Use	Approximate Area (ha.)	% Total
Urban Reserve District (UR)	107	37%
Light Industrial District (M-1)	53	18%
Medium Industrial District (M-2)	40	14%
Institutional And Recreational District (IR)	81	28%
Direct Control District 3 (DC-3)	10	3%

2-4 EXISTING CONDITIONS

The plan area consists of relatively flat terrain as the lands have been utilized for industrial, commercial, recreational or agricultural uses in the past. As shown on **Figure 4**, there is significant existing development within the plan area, particularly in the southern portion. Notable sites within the plan area include the Taber Exhibition Association, the Safe Haven Women’s Shelter Society, and the Taber Fire Department training center. As well, there are five abandoned wells and three primary rights-of-way (ROW) in the plan area.

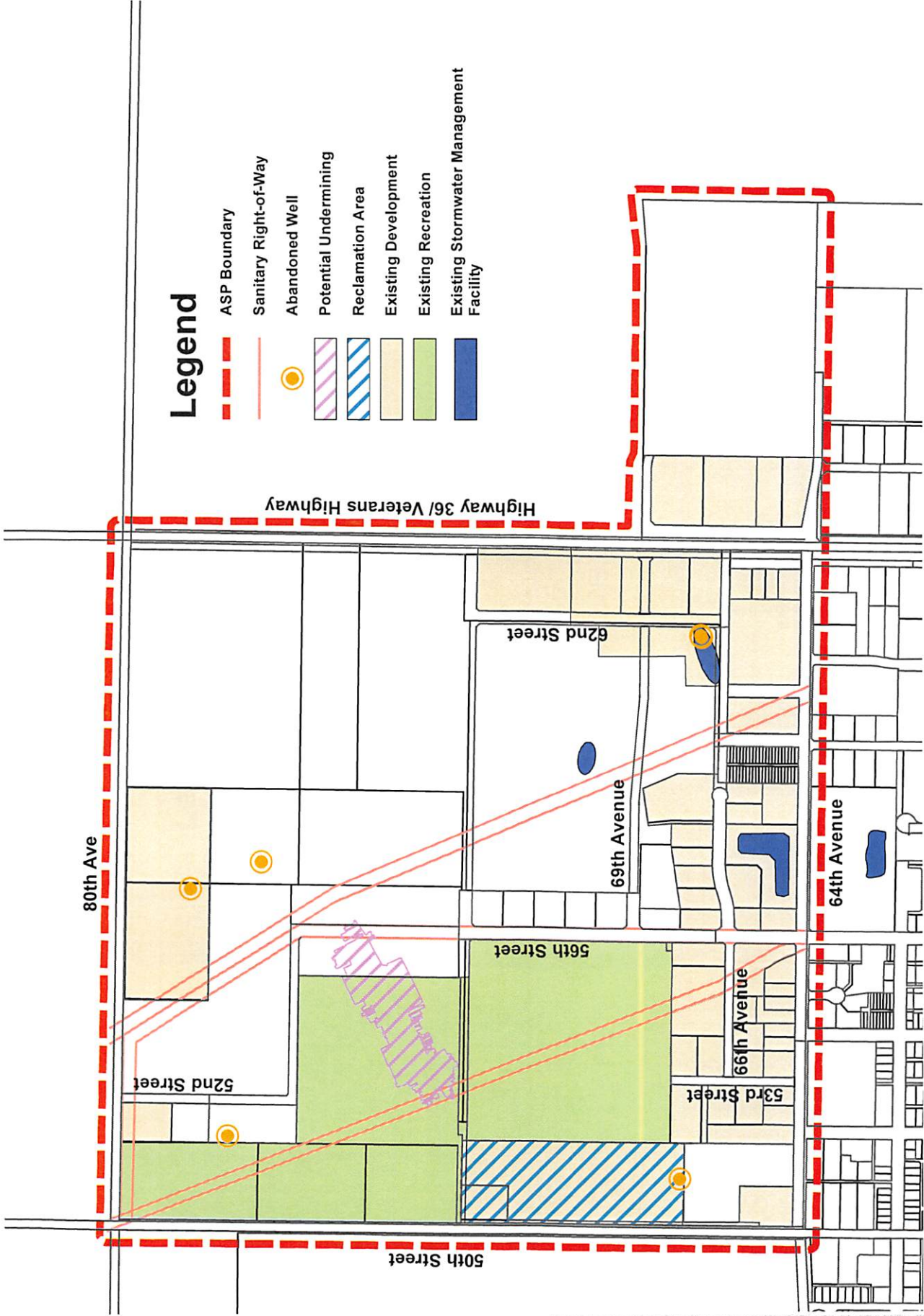
A desktop Biophysical Review identified wetland features in the ASP but none of these are expected to require conservation. No permanent (i.e., with defined bed and banks) watercourses appear to be within the ASP area. Additional studies to confirm wetland size and/or location will be required as part of the development process.

The physical constraints and existing development within the plan area have been integrated into the Development Concept outlined in Section 3.











Legend

- - - ASP Boundary
- Direct Control District 3 (DC-3)
- Institutional and Recreation District (IR)
- Light Industrial (M-1)
- Medium Industrial (M-2)
- Urban Reserve District (UR)
- Existing Stormwater Management Facility



Legend

-  ASP Boundary
-  Sanitary Right-of-Way
-  Abandoned Well
-  Potential Undermining
-  Reclamation Area
-  Existing Development
-  Existing Recreation
-  Existing Stormwater Management Facility



SECTION THREE

Development Concept

3

This section provides the overall Development Concept for the Eureka ASP; showing the general location of land uses, community amenities and the street network within the plan area.

3-1 CONSULTATION

The Eureka ASP was developed in consultation with plan area landowners, selected stakeholders, the general public, Council and Administration via a series of meetings, workshops and public engagement events. Feedback was gathered and used to inform the Development Concept and policies within this plan. Eureka ASP consultation milestones included:

- **Stakeholder Workshop (June 25, 2018)** to introduce the draft Development Concept to key stakeholders in order to gather feedback.
- **Draft ASP Private Circulation (DATE)** to present a draft of the ASP to landowners and stakeholders within the plan area for review and feedback.
- **Draft ASP Public Circulation (DATE)** to present a draft of the ASP to the broader public and approval agencies in addition to landowners and stakeholders for review and feedback.
- **Public Hearing (DATE)** to provide an opportunity for the public to provide comment prior to Council making a decision to approve the plan as a local bylaw.

3-2 VISION

The Eureka ASP provides a framework for a fully serviced employment development area containing predominantly industrial uses, with office, retail and service commercial development at select locations integrated with existing recreational areas and limited residential development. The Eureka ASP aligns with Taber’s planning objectives and current market trends and will promote prosperity and a high quality of life for Taber and the broader region.

This industrial business area will respond to economic demand and support a vital and successful business environment that generates employment opportunities for Taber and the region and provides an appropriate transition to adjacent residential uses.

3-3 GUIDING PRINCIPLES

The following principles provide guidance on the nature of development within the plan area:

Complementary Uses

Future industrial development should complement existing development in the plan area. Complementary uses will ensure that the Plan remains unified as phasing occurs. While the predominant use is intended to be industrial, existing recreational areas should be respected and enhanced and residential uses should be buffered from existing and future industrial development.



Foster Economic Development

A diversity of business and industrial uses should be encouraged to support continued economic growth and prosperity, maintain municipal revenue sources, foster a healthy and competitive industrial land market, and meet the needs for future economic development initiatives. While the land use should be predominantly industrial, a variety of supporting uses should create a vibrant and successful business area.



Connectivity

The roadway network should provide access throughout the plan area and to adjacent areas. Trails should be established to connect to recreational open space areas, future residential development and to the town’s existing pathway system, encouraging walking and cycling and promoting a healthy balance of mobility choices.



Development Efficiency

Future development should be cohesive and compatible with existing development within Taber. Efficient design reduces capital and operating costs. Future development should be designed with respect to topography and natural constraints. Innovative solutions and/or use of emerging sustainable engineering solutions should be encouraged.



Responsible Environmental Protection

Future development should maintain and improve the overall quality of the natural environment and environmentally significant areas should be protected. Green infrastructure, low energy designs, water conservation and low impact development are encouraged to achieve environmental sustainability.



Health and Safety

Health and safety are important considerations to the quality of life of all Taber's residents. As the plan area is expected to facilitate a diversity of industrial uses, operational safety standards should be incorporated into Eureka ASP policies. Any anticipated impact of future operations on the health and well-being of nearby neighbourhoods should be addressed as part of the development approval process.



Urban Design

Emphasis should be placed on good urban design in terms of both the built form of structures and landscape design within the plan area. Visually appealing gathering spaces should be encouraged where feasible.



3-4 DEVELOPMENT CONCEPT

The Development Concept (see **Figure 5**) has been created by incorporating the Vision and Guiding Principles into a design that respects the constraints within the plan area. The plan provides a framework to accommodate a wide range of industrial, retail, office and commercial development to provide goods and services for Taber and the region and respect existing recreational and proposed residential development. The development framework provides for the protection of a

future rail alignment. The proposed connection to the main rail line is shown on **Figure 5A**. Should the rail alignment be deemed unnecessary or unfeasible by the Development Authority, the Development Concept may be amended as shown in **Figure 5B**, Alternative Development Concept.

Proposed development areas are appropriately located based on their proximity to existing access points. Open space connections are proposed where existing access points and recreational nodes are located. The following Projected Development Statistics are based on the Development Concept:

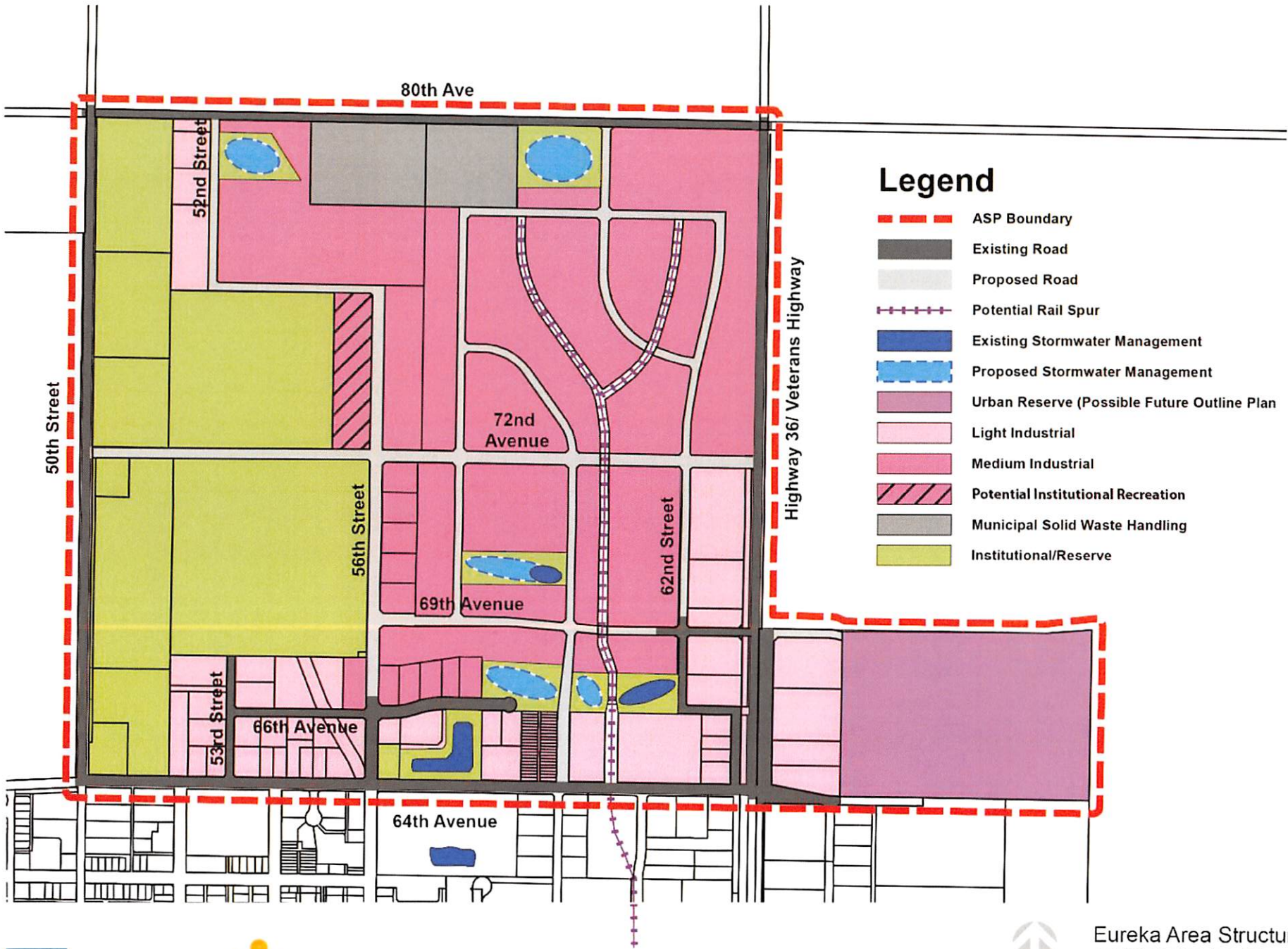
Table 3 – Projected Development Statistics

Development Concept (with Rail Spur)		
Land Use	Acres	Hectares
Urban Reserve (Possible Future Outline Plan Area)	59.7	24.17
Future Residential Area	34.1	13.82
Light Industrial	102.0	41.28
Medium Industrial	296.7	120.06
Future Industrial Reserve	8.5	3.44
Municipal Solid Waste Handling Operations	24.7	9.99
Institutional/Reserve	167.5	67.78
Existing Roadway	15.1	6.12
Railway	11.7	4.74
Total	720	291

Alternative Development Concept		
Land Use	Acres	Hectares
Urban Reserve (Possible Future Outline Plan Area)	59.7	24.17
Future Residential Area	34.1	13.82
Light Industrial	103.8	42.02
Medium Industrial	306.6	124.06
Future Industrial Reserve	8.5	3.44
Municipal Solid Waste Handling Operations	24.7	9.99
Institutional/Reserve	167.5	67.78
Roadway	15.1	6.12
Railway	0	0
Total	720	291

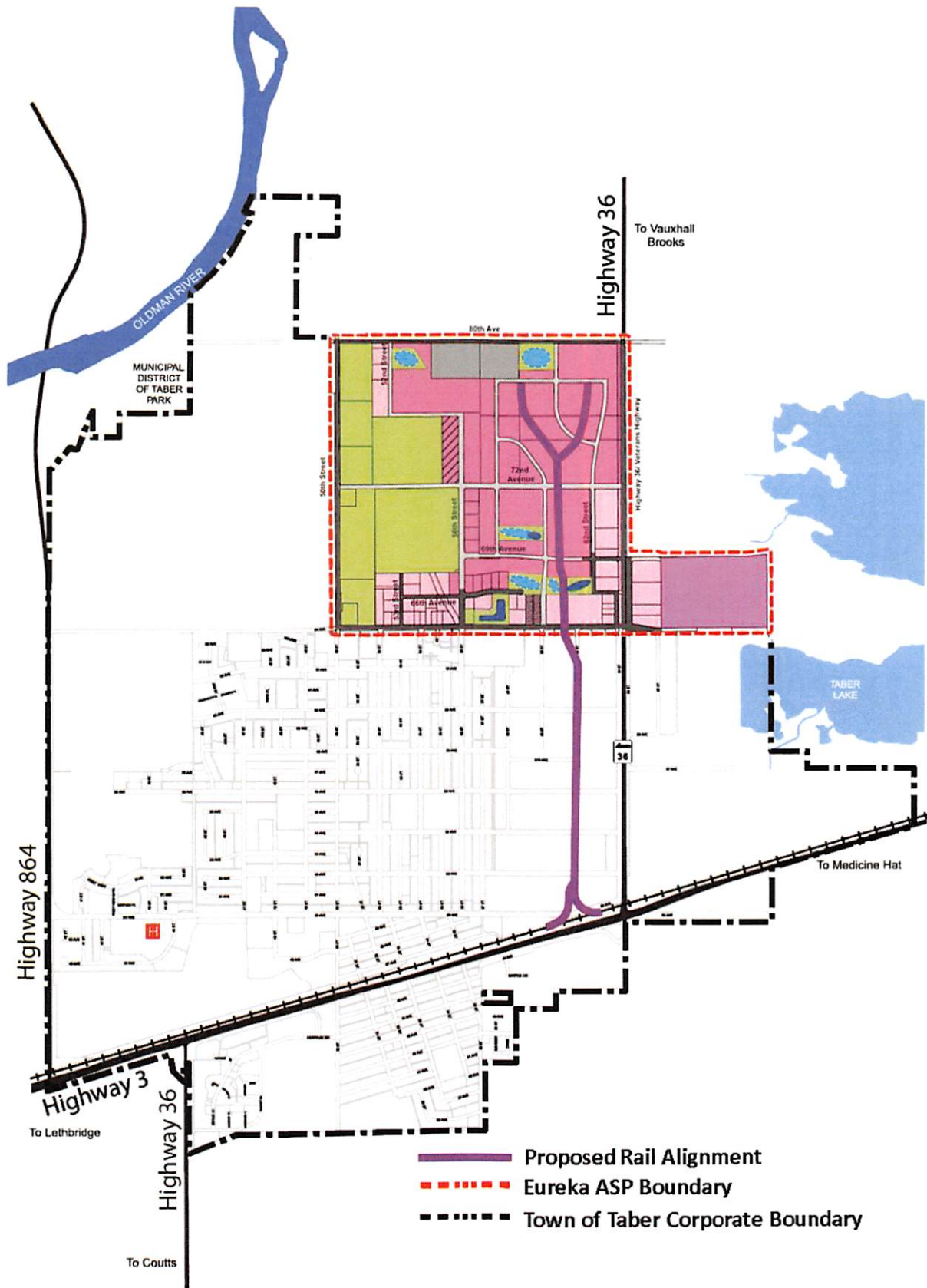
* Land Use Districts are subject to change through future Land Use Amendment applications and/ or changes to the Land Use Bylaw.




** Areas are approximate only and any discrepancies are a result of rounding.

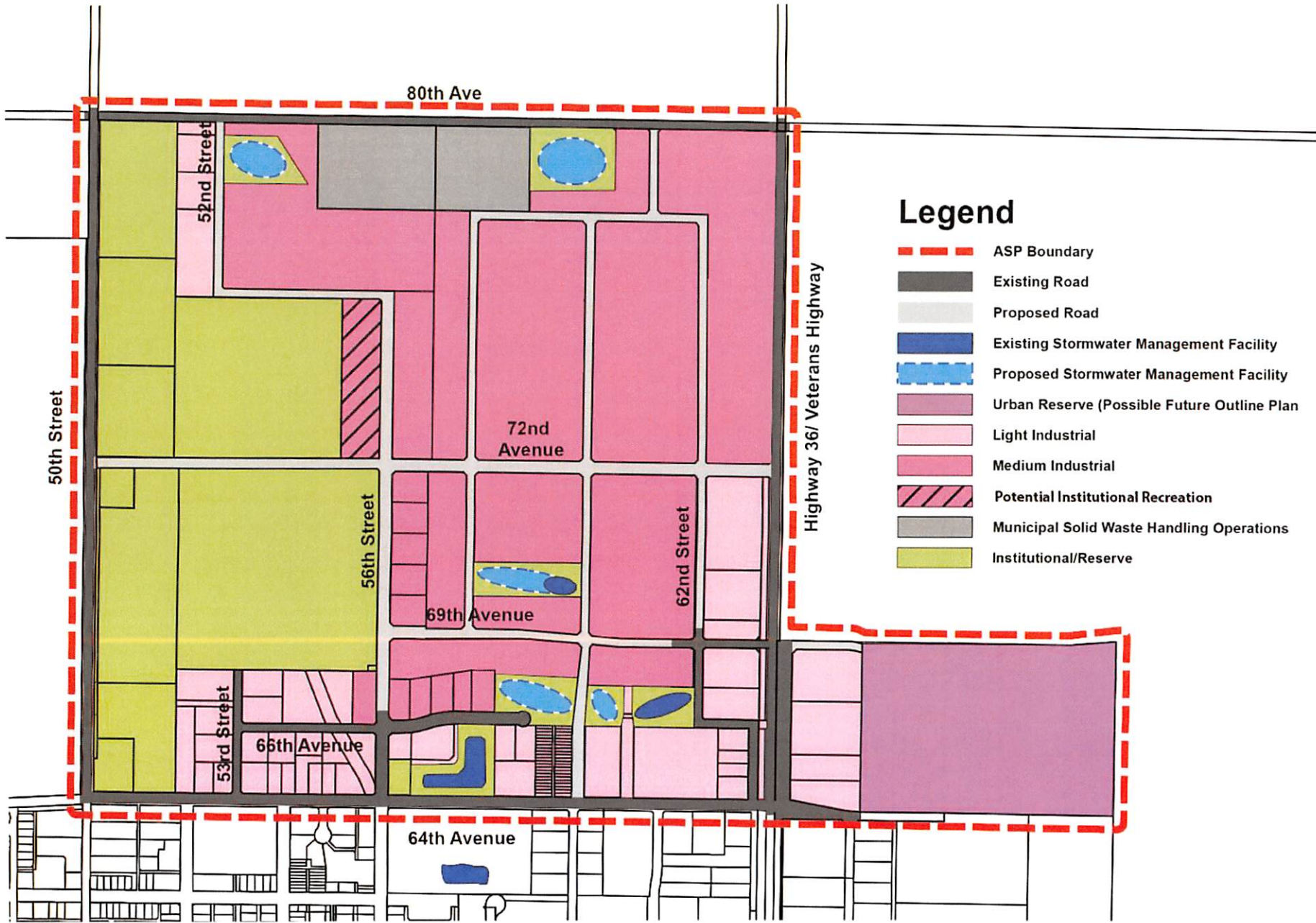


Legend

- - - ASP Boundary
- Existing Road
- Proposed Road
- Potential Rail Spur
- Existing Stormwater Management
- Proposed Stormwater Management
- Urban Reserve (Possible Future Outline Plan)
- Light Industrial
- Medium Industrial
- Potential Institutional Recreation
- Municipal Solid Waste Handling
- Institutional/Reserve



-  Proposed Rail Alignment
-  Eureka ASP Boundary
-  Town of Taber Corporate Boundary



Legend

- ASP Boundary
- Existing Road
- Proposed Road
- Existing Stormwater Management Facility
- Proposed Stormwater Management Facility
- Urban Reserve (Possible Future Outline Plan)
- Light Industrial
- Medium Industrial
- Potential Institutional Recreation
- Municipal Solid Waste Handling Operations
- Institutional/Reserve

SECTION FOUR

Development Framework

4

This section outlines the policy framework for achieving the Development Concept; detailing the policies designed to actualize development areas within the plan area.

4-1 GENERAL DEVELOPMENT POLICY

The following policies apply to all development within the Eureka ASP.

- Policy 4.1.1** At the Outline Plan/Land Use Amendment stage, a Biophysical Impact Assessment (BIA) may be required as a supporting study if initial assessment indicates a requirement.
- Policy 4.1.2** At the Outline Plan/Land Use Amendment stage, a Geotechnical Report may be required as a supporting study.
- Policy 4.1.3** At the Outline Plan/Land Use Amendment stage, the amount of reserve owing and the allocation of reserve for the development area shall be determined.
- Policy 4.1.4** Developers shall be encouraged to use light fixtures that are energy efficient, minimize light pollution and address safety and security.
- Policy 4.1.5** Development shall comply with all Alberta Energy Regulator (AER) requirements for urban development setbacks from gas wells and pipelines.

4-2 INDUSTRIAL DEVELOPMENT

Fully serviced general industrial development comprises the predominant use within the plan area.

- Policy 4.2.1** Industrial development shall be the predominant use in the plan area.

- Policy 4.2.2** Development shall be designed in compliance with Town standards and specifications for industrial uses.
- Policy 4.2.3** Office, local commercial, service commercial, recreational, institutional and public uses may be allowed where determined to be compatible and appropriate.
- Policy 4.2.4** Limited service industrial may be approved as an interim use where:
- it does not compromise the transition of the site to a fully serviced industrial area;
 - it is compatible with the standard of development for general industrial uses in terms of landscaping, building design and screening of storage;
 - transportation capacity is available to support the development; and
 - a deferred servicing agreement is in place.
- Policy 4.2.5** Municipal Reserve may be dedicated as cash-in-lieu for industrial development when subdivision occurs, unless this requirement has been waived by the Development Authority.
- Policy 4.2.6** The importance of designing healthy communities will be balanced with the needs of an industrial development area.

4-3 COMMERCIAL AND OFFICE DEVELOPMENT

Commercial/Office policies are intended to provide compatible commercial development at an appropriate scale within the industrial areas of the plan area. The design and detailing of commercial development and signage is expected to be compatible with the surrounding area.

A range of service commercial, office, institutional, and other land uses may be considered as appropriate to support industrial uses.

- Policy 4.3.1** At the Outline Plan/Land Use Amendment stage, commercial/office uses shall be identified in the Development Concept.
- Policy 4.3.2** Local commercial uses should:
- Be located at intersections wherever possible
 - Not exceed 1.6 hectares in size
- Policy 4.3.3** Service commercial uses should:
- Be located with efficient access and good visibility, adjacent or in close proximity to an entry road
 - Not exceed 4.0 hectares in size
- Policy 4.3.4** Office uses should:
- Be accessory to the principal use on a site
 - Be allowed in the form of a stand-alone building on a site provided that the office is considered to be consistent with the character of the area.

4-4 COMMUNITY AMENITIES

Community Amenities, such as community centres, schools, churches, meeting halls and administrative facilities can provide regional opportunities for the Town where appropriate locations are not available in developed and developing residential areas.

- Policy 4.4.1** At the Outline Plan/Land Use Amendment stage, community amenities shall be identified in the Development Concept.
- Policy 4.4.2** Municipal amenities may be integrated, where deemed appropriate by the Development Authority.
- Policy 4.4.3** Municipal amenities shall be located on prominent sites where feasible.
- Policy 4.4.4** Limited Neighbourhood commercial and live/ work options may be considered in the southwest Institutional/ Reserve Area to act as a buffer to the future residential site to the west.

4-5 RECREATIONAL DEVELOPMENT

Parks and trails need to be planned comprehensively to provide for a well-connected network that is integrated with existing recreational uses.

- Policy 4.5.1** Connections shall be provided throughout the plan area to ensure convenience and accessibility for Town residents.
- Policy 4.5.2** Industrial development shall be connected to the adjacent established areas and the existing trail system.
- Policy 4.5.3** At the Outline Plan/Land Use Amendment stage, the siting and design of parks, open spaces and trails shall be identified in an Open Space Concept.

4-6 LANDSCAPING REQUIREMENTS

Landscaping treatment shall be utilized to enhance the aesthetic character of industrial development or commercial areas and to act as a visual screen for areas adjacent to the ASP boundary.

- Policy 4.6.1** At the Outline Plan or development permit stage, a Landscaping Plan prepared by a professional landscape architect or approved designer at the discretion of the Development Authority shall be required.
- Policy 4.6.2** Landscaping treatment shall be included at each point of access into commercial and industrial sites.
- Policy 4.6.3** Landscaping of individual sites shall visually enhance the industrial area and, where applicable, provide a visual screen from arterial roads or other sensitive adjacencies such as residential, environmental or recreational uses.

- Policy 4.6.4** Where landscaping or tree planting is used to provide screening, its composition shall ensure adequate screening year-round from an entranceway road and the adjacent uses.
- Policy 4.6.5** The use of native, drought resistant species and xeriscaping techniques in site landscaping is encouraged.
- Policy 4.6.6** Landscaping shall enhance and/or connect to parks, open space and trails where possible.
- Policy 4.6.7** The Development Authority may require landscaping within a site intended for future development if the lack of landscaping creates a potential negative visual impact given the visibility of the area from adjacent parcels and public roadways.
- Policy 4.6.8** Integration of hard and soft landscaping shall be encouraged. Hard landscaping can include but is not limited to raised planters, sculptures and public art, street furniture, and vertical landscape elements.
- Policy 4.6.9** Permeable paving systems shall be integrated into driveways and parking surfaces to reduce stormwater runoff where feasible.
- Policy 4.6.10** Where lighting is required it shall be low maintenance and low energy where feasible.
- Policy 4.6.11** Development securities may be required as a condition of a Development Permit to ensure that proposed landscaping is carried out with reasonable diligence.
- Policy 4.6.12** Grading shall be maintained to continue to provide effective site drainage.
- Policy 4.6.13** Measures shall be taken to prevent or lessen dust and erosion.
- Policy 4.6.14** Low Impact Development (LID) design to minimize stormwater runoff effects shall be encouraged.

4-7 RAIL ALIGNMENT

Given the potential demand for a rail spur line in this area a future rail alignment shall be protected. Should the rail line not be feasible, an Alternative Development Concept is shown on **Figure 5B**. The following policies will allow development to occur on a limited basis until such time as a decision is made with respect to the rail line.

- Policy 4.7.1** Uses that do not compromise either the alignment of a future rail spur line or the re-alignment of the road network, as shown on **Figure 5B**, may be allowed at the discretion of the Development Authority.
- Policy 4.7.2** Prior to development, confirmation of the status of rail specifications and alignments shall be required.

Policy 4.7.3 Should the development of a rail spur be deemed unnecessary or unfeasible by the Development Authority, the Development Concept may be amended as shown in **Figure 5B**, Alternative Development Concept.

4-8 UNDERMINING AREA

A portion of the lands are impacted by previous mining operations. Prior to development in these areas, further investigation will be required to ensure appropriate mitigation. Geotechnical investigations will be required to determine the presence and extent of undermining.

Policy 4.8.1 Geotechnical investigations will be required for proposed subdivision or development on or in close proximity to undermined areas.

Policy 4.8.2 Appropriate mitigation shall be required prior to development in the Undermining Area.

Policy 4.8.3 Should geotechnical constraints preclude development in the Undermining Area, subject lands may be incorporated into the open space network as active or passive recreation areas.

SECTION FIVE

Transportation Framework

5

This section addresses how motorists, cyclists and pedestrians are accommodated within and beyond the Eureka ASP area.

5-1 ROADWAY NETWORK

The roadway network has been developed to accommodate anticipated traffic volumes in an efficient, safe and effective manner generally based on a grid design. Additional local roadway connections may be permitted at the Outline Plan or development stage to accommodate smaller lot parcels without requiring an amendment to the ASP.

Provision has been made to accommodate a future rail spur line in the northeast portion of the plan. The alignment for the rail spur line can be developed as either rail or roadway depending on market conditions and future development proposals.

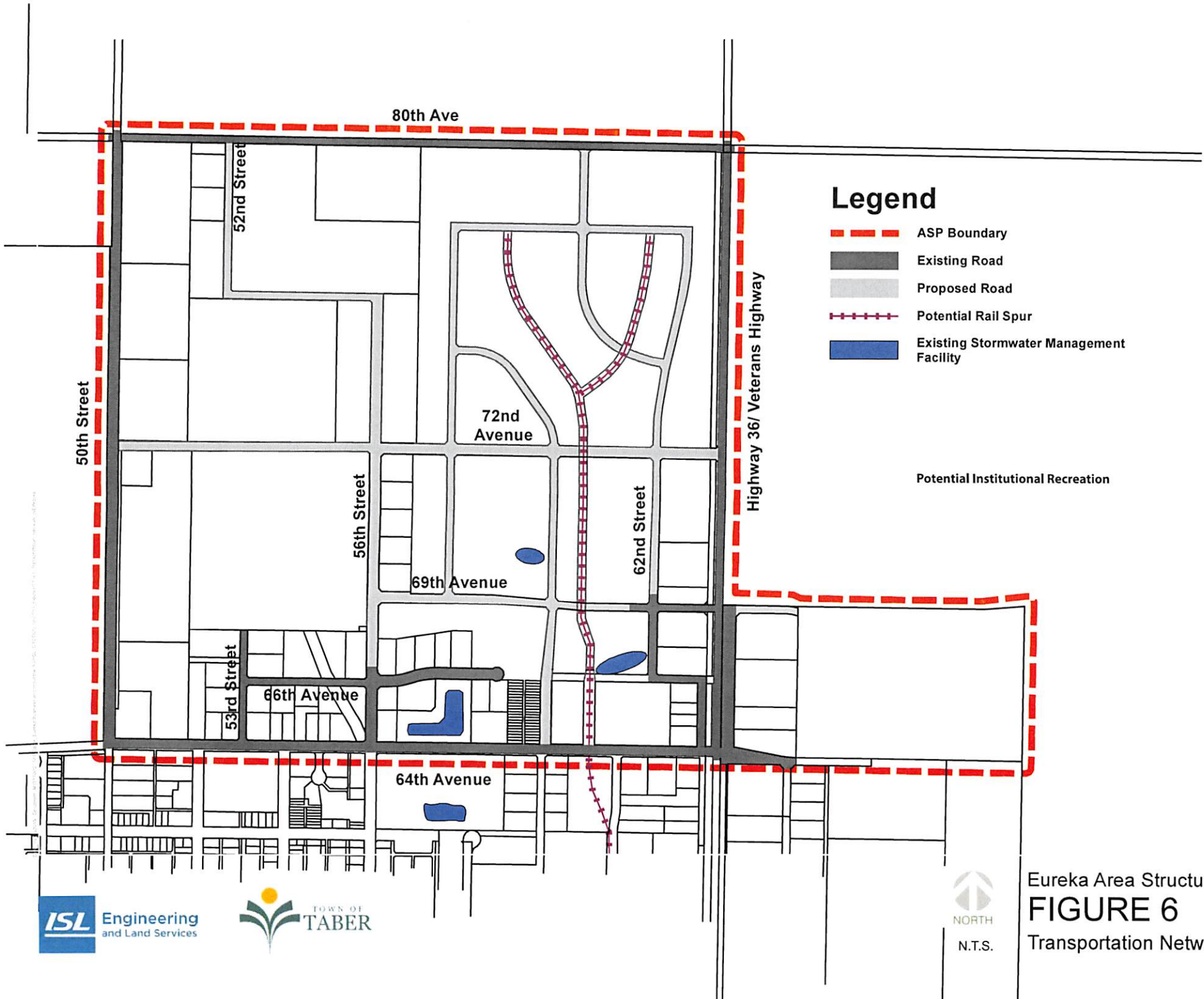
- Policy 5.1.1** The roadway network shall be consistent with Taber’s Transportation Master Plan, as amended.
- Policy 5.1.2** Collector roadways within the ASP shall be generally located as shown on the Transportation Network (see **Figure 6**).
- Policy 5.1.3** All roadways shall be constructed to Town of Taber design standards.
- Policy 5.1.4** Intersection treatments at locations where plan area roads meet the existing highway/road network shall be cost shared by all benefiting developers.
- Policy 5.1.5** Should an Outline Plan/Land Use Amendment be required, a Traffic Impact Assessment (TIA) may be required as a supporting study, scope of study to be determined by the Development Authority in collaboration with Alberta Transportation.

- Policy 5.1.6** The design and alignment of the collector roadways shall be re-evaluated and revised as necessary through the Outline Plan/Land Use Amendment process.
- Policy 5.1.7** At the Outline Plan/Land Use Amendment stage, a local road network may be revised, without requiring an ASP amendment so long as adjacent landowners are not negatively affected by the proposed changes and revised alignments are consistent with Town standards.
- Policy 5.1.8** At the Outline Plan/ Land Use Amendment stage, the proposed rail line may be revised without requiring an ASP amendment so long as adjacent landowners are not negatively affected by the proposed changes.
- Policy 5.1.9** At the Outline Plan/Land Use Amendment stage, buffering and sound attenuation measures shall be considered within the Design Guidelines for development adjacent to Highway 36 at the discretion of the Development Authority.

5-2 PEDESTRIAN/CYCLE MOBILITY

Efficient and attractive routes encourage increased walking and cycling in employment areas. Pedestrian and cyclist connectivity are an important component to future development in the Eureka ASP area.

- Policy 5.2.1** Convenient bicycle and pedestrian connections shall be provided within the open space network where opportunities exist.
- Policy 5.2.2** At the Outline Plan/Land Use Amendment stage, pedestrian and cyclist connectivity shall be identified in the Development Concept.
- Policy 5.2.3** Trail standards and associated signage shall be consistent with Taber standards.



Legend

- - - ASP Boundary
- Existing Road
- Proposed Road
- x - x - Potential Rail Spur
- Existing Stormwater Management Facility

Potential Institutional Recreation

SECTION SIX

Servicing Framework

6

This section addresses the efficient provision of water, sanitary and stormwater services within the Eureka ASP area.

6-1 GENERAL SERVICING POLICY

The following policies apply to the development of all servicing infrastructure within the Eureka ASP area.

- Policy 6.1.1** A developer shall be required to provide, or enter into an agreement to provide when required, the utility rights-of-way or easements necessary to accommodate the extension of infrastructure through or adjacent to a site to allow for servicing.
- Policy 6.1.2** Servicing shall be aligned to avoid Environmental Reserve areas where possible. Temporary disturbance shall be reclaimed to the satisfaction of the Development Authority.
- Policy 6.1.3** Water conservation solutions such as stormwater retention, recharge and reuse of wastewater effluent shall be encouraged.

6-2 POTABLE WATER

The water distribution system for industrial uses and fire protection in the Eureka ASP area is supplied by the Town of Taber. The watermain network currently has five capped tie-in locations available as shown on **Figure 7**. This existing system is intended to accommodate typical industrial uses. Future expansions in the area will require water supply and pressure modeling to confirm potable supply and fire protection.

- Policy 6.2.1** The water distribution system shall be provided generally as shown on **Figure 7**.

- Policy 6.2.2** The design of the water distribution system shall ensure that as development progresses all land has sufficient looping and connections to provide for adequate domestic and fire flows.
- Policy 6.2.3** At the Outline Plan/Land Use Amendment stage, the water distribution system shall be designed to facilitate development to the satisfaction of the Development Authority.
- Policy 6.2.4** Developers and builders shall be encouraged to install water-saving fixtures.

6-3 SANITARY

The main sanitary trunk line(s), extend northwards along 56th Street to approximately 400m north of 72nd Avenue, then angling north northwest to the northern Town boundary, then west to the sanitary treatment plant. The existing 750mm sanitary trunk is used by southerly industrial areas in Taber. The existing 900mm sanitary trunk is generally at a compatible elevation for development in the industrial lands. All sanitary extensions should make every attempt to be solely by gravity drainage. Liftstations are not preferred or recommended. Future development will be required to provide a sanitary servicing study, to demonstrate capacity and compatibility with the existing system.

- Policy 6.3.1** Sanitary servicing shall be provided generally as shown on **Figure 9**.
- Policy 6.3.2** At the Outline Plan/Land Use Amendment stage, the sanitary system shall be designed to facilitate the development to the satisfaction of the Development Authority.
- Policy 6.3.3** At the Outline Plan/Land Use Amendment stage, a sanitary servicing study shall be required addressing the capacity and compatibility of the proposed system to the satisfaction of the Development Authority.

6-4 STORMWATER

Facilities for stormwater management are proposed throughout the Eureka ASP area to control stormwater and alleviate the impact of post-development flows on overland conveyances. Any development shall conform to the latest version of the Town of Taber Storm Water Master Plan.

The southern half of the Eureka business park, generally south of 72nd Avenue (see **Figure 9**), are to drain in a south and west direction, to be ultimately serviced by the existing storm pump station located adjacent to 56th Street, just south of 69th Avenue. This existing station does not have capacity for all areas, and upgrades may be required. Development may proceed in a phased approach providing that interim storm ponds are in general conformance with the Master Plan, and minor system connections have adequate capacity.

The areas generally north of 72nd Avenue (see **Figure 9**), slope in a northerly direction, with the lowest areas adjacent to the north boundary of Taber. These areas cannot drain to the existing pump station,

and a new storm trunk system will be necessary. Further study may be required to determine the ultimate terminus for drainage in this area.

- Policy 6.4.1** Stormwater management shall be generally consistent with the catchment areas and ponds as shown on **Figure 9**.
- Policy 6.4.2** At the Outline Plan/Land Use Amendment stage, a Stormwater Master Plan shall be required as a supporting study to the Outline Plan.
- Policy 6.4.3** Stormwater management facilities shall be located on a public utility lot.
- Policy 6.4.4** Engineered natural stormwater wetlands may be integrated within Environmental Reserve areas to ensure long term sustainability in a manner that continues to provide viable habitat.
- Policy 6.4.5** Collection of rainwater for non-potable water shall be encouraged in site design and will require applicable approvals by Alberta Energy Regulator or Alberta Environment and Parks.
- Policy 6.4.6** An engineered stormwater wetland may be allowed where:
- The retention of the natural wetland is not feasible or practical, it is part of an approved wetland compensation or mitigation in accordance with municipal and provincial legislation
 - Its primary function is to provide viable wetland habitat
- Policy 6.4.7** Stormwater and/ or site drainage shall be controlled and not directed toward or alter the existing highway drainage patterns. Any alteration to the existing highway drainage patterns may be subject to acceptance of a Stormwater Management Plan by Alberta Transportation.

6-5 IRRIGATION

The Town requires water for irrigating fields, topping up or flushing stormwater ponds and other Town needs. This requires ancillary equipment such as filters, flow meters, pump stations and irrigation systems.

- Policy 6.5.1** Flow meters shall be provided at all points where the Town diverts from Taber Irrigation District (TID) infrastructure.
- Policy 6.5.2** If required, any additional irrigation water mains shall be to the satisfaction of the Town and the TID.
- Policy 6.5.3** As the Eureka area develops, existing Terminal Agreements and/ or transfer or sale of irrigation lands need to be resolved with the TID.

6-6 SHALLOW UTILITIES

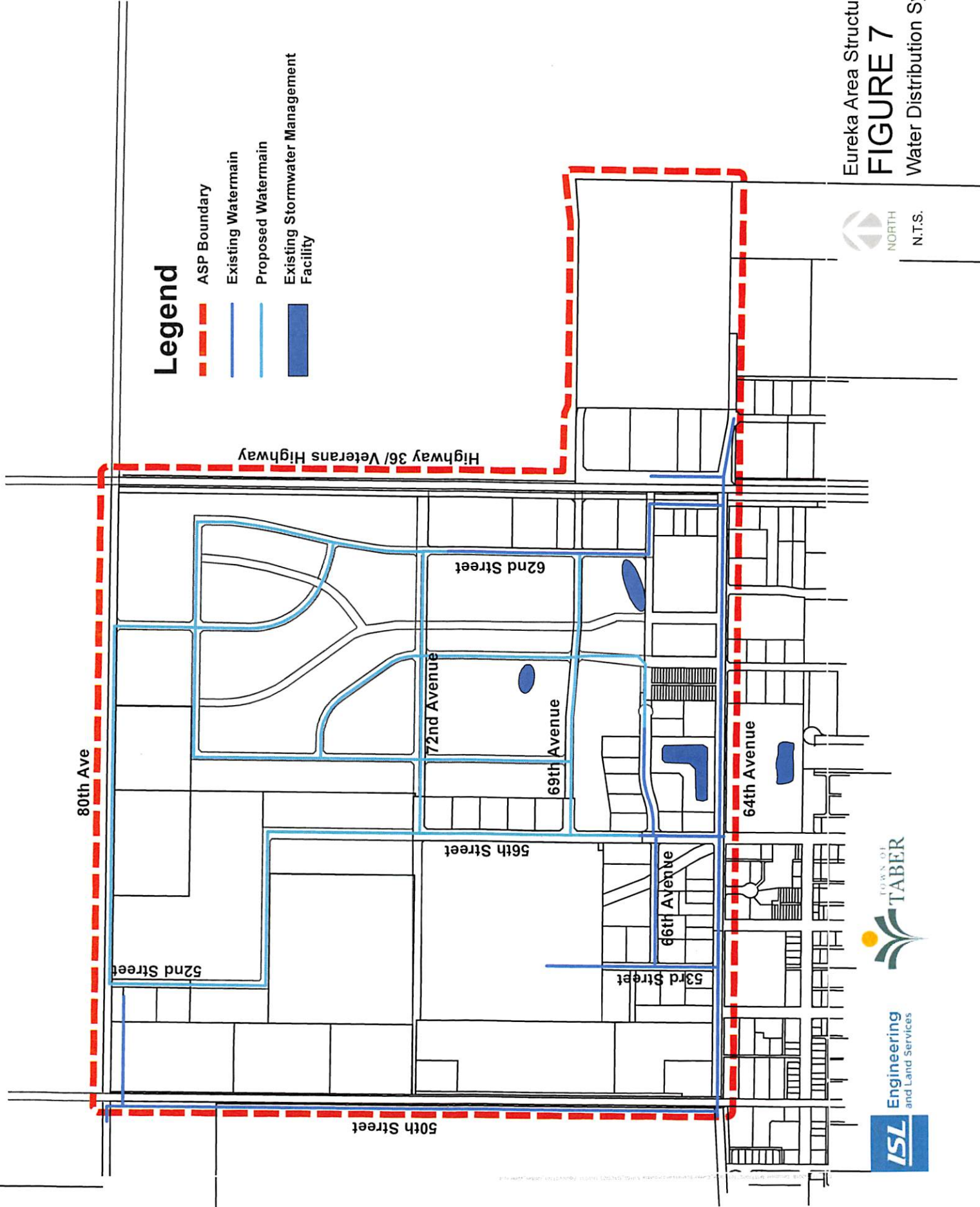
Shallow Utilities include telephone, natural gas, electrical, internet, and cable services. The developer will be responsible for the provision of these services and extension from adjacent developed/developing areas.

Policy 6.6.1 At the Outline Plan/Land Use Amendment stage, utility alignments shall be determined and identified in the Development Concept.

Policy 6.6.2 Detailed design of shallow utilities shall be determined at the Subdivision stage.

Legend

- ASP Boundary
- Existing Watermain
- Proposed Watermain
- Existing Stormwater Management Facility







Eureka Area Structure Plan
FIGURE 7
Water Distribution System

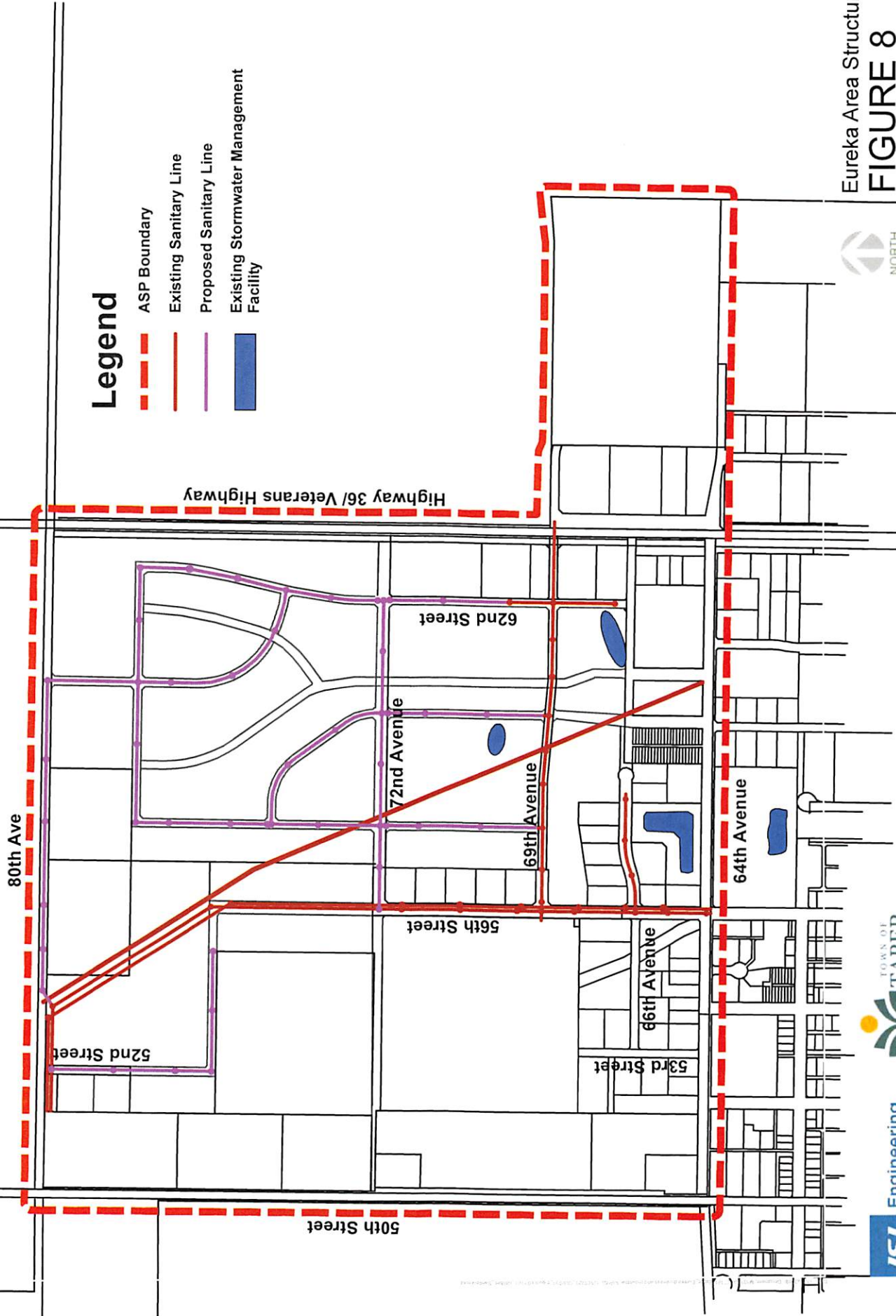


Engineering
and Land Services



Legend

-  ASP Boundary
-  Existing Sanitary Line
-  Proposed Sanitary Line
-  Existing Stormwater Management Facility

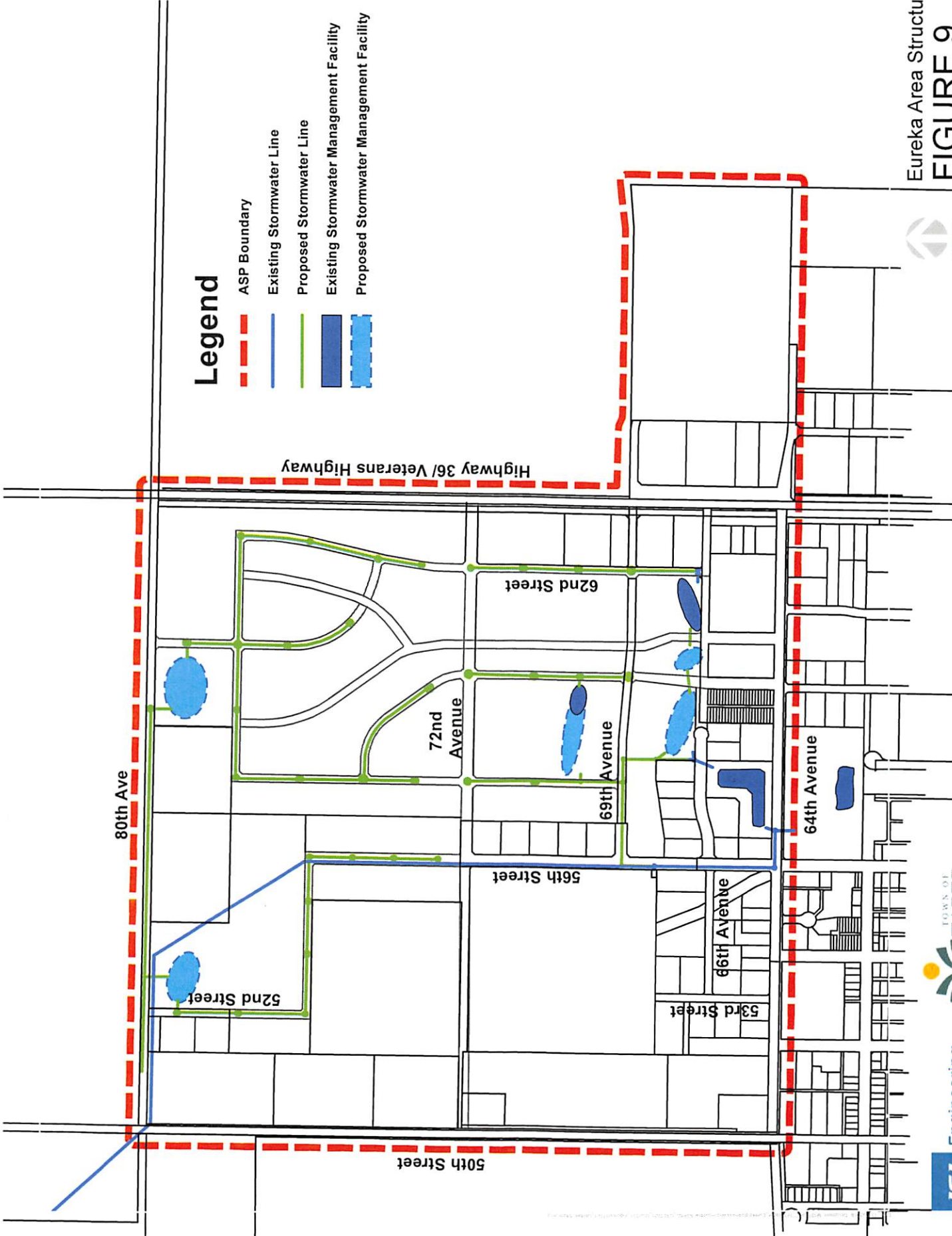


Eureka Area Structure Plan
FIGURE 8
Sanitary Servicing








ISL Engineering
and Land Services





Legend

-  ASP Boundary
-  Existing Stormwater Line
-  Proposed Stormwater Line
-  Existing Stormwater Management Facility
-  Proposed Stormwater Management Facility



Eureka Area Structure Plan
FIGURE 9
 Stormwater Management



Engineering
 and Land Services



SECTION SEVEN

Implementation

7

This section outlines the proposed sequence of development and the process required to proceed with future planning applications.

7-1 INTERMUNICIPAL PLANNING

The following policies shall apply to all areas within the Joint Planning Area of the Intermunicipal Development Plan (IDP) with the Municipal District of Taber (Bylaw No. 7-2007).

Policy 7.1.1 Application referral to the Municipal District of Taber shall occur in accordance with the provisions of the IDP.

Policy 7.1.2 Where Intermunicipal concerns are raised, the matter shall be resolved according to the protocol established in the IDP.

7-2 SEQUENCE OF DEVELOPMENT

The general sequence of development within the Eureka ASP area (see **Figure 10**) has been determined in consideration of capacity and constraints within the transportation and servicing framework.

Policy 7.2.1 It is anticipated that development will generally proceed as shown on **Figure 10**.

Policy 7.2.2 At the Outline Plan/Land Use Amendment stage, variances to the proposed sequence of development shall be permitted, without an ASP amendment, so long as an acceptable strategy to provide the required infrastructure has been supplied and the development is justified to the satisfaction of the Development Authority.

- Policy 7.2.3** The sequence of development of the Eureka ASP area:
- shall be informed by patterns of growth management that consider infrastructure capacity, servicing availability, environmental stewardship, and the topography of land; and
 - shall occur through a staged approach to ensure a logical expansion of development within Taber.
- Policy 7.2.4** An approved use that existed on a site at the time of adoption of this ASP shall be considered to be in compliance with the policies of this plan.
- Policy 7.2.5** An approved, existing use may be allowed to undergo improvements or compatible expansion subject to the Land Use Bylaw.
- Policy 7.2.6** Temporary uses that do not compromise the ultimate land use pattern identified for a site may be allowed at the discretion of the Development Authority.

7-3 THE OUTLINE PLAN/LAND USE AMENDMENT STAGE

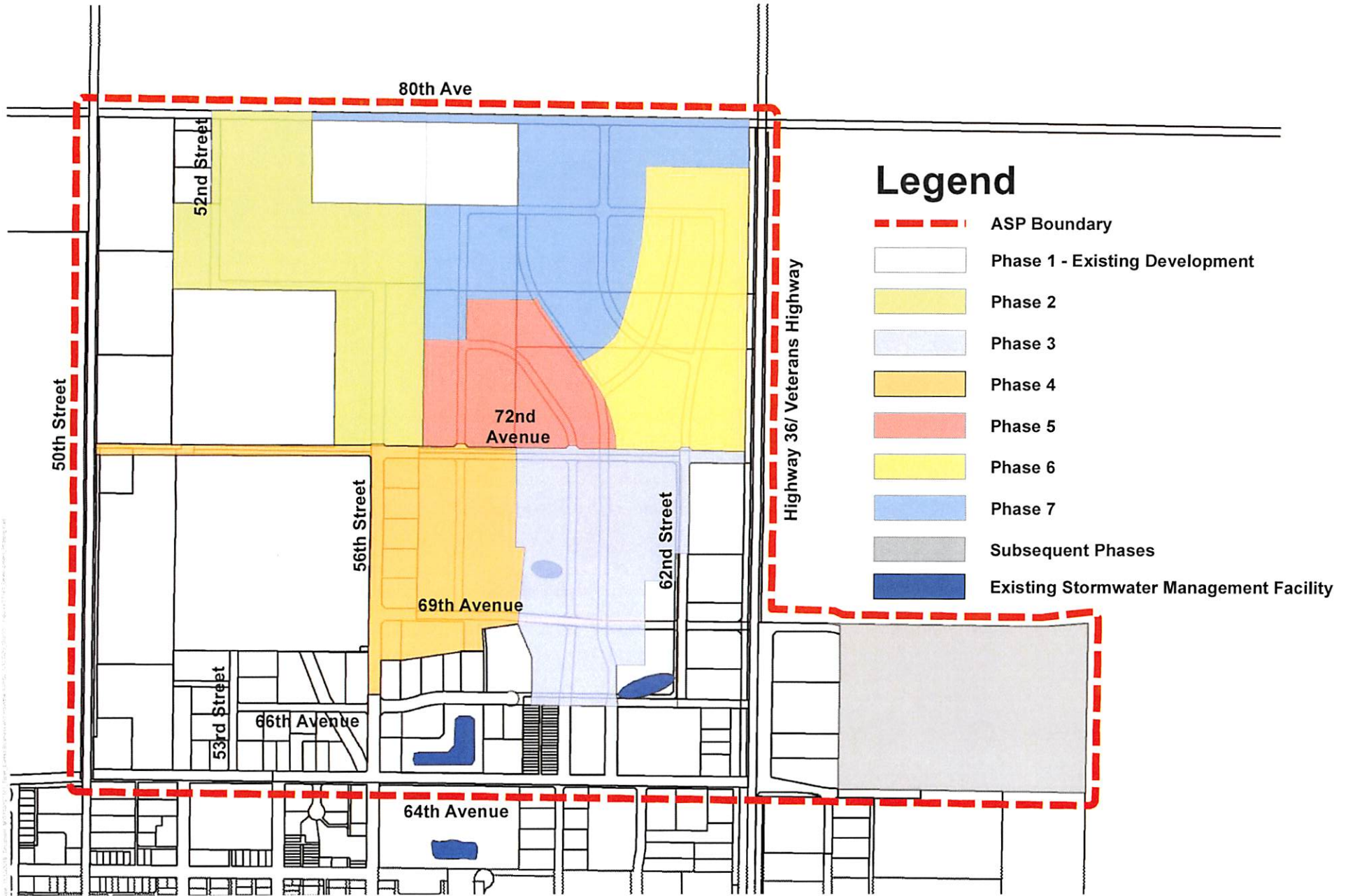
Outline Plans are not legislated under the MGA, but by Taber’s Council through the intent of the Eureka ASP and the Municipal Development Plan. The Outline Plan process often occurs concurrently with the Land Use Amendment and is referred to in the policy herein as the “Outline Plan/Land Use Amendment Stage”. An Outline Plan is the detailed plan and design for development. The size of an Outline Plan Area depends on the specific circumstances of the development.

Appendix A details Outline Plan/Land Use Amendment requirements.

- Policy 7.3.1** A development within the Eureka ASP shall have an approved Outline Plan accepted by Council prior to Subdivision and development of the land if the development of the area is influenced by a rail spur or if the servicing/ road networks do not follow the intent of the ASP.
- Policy 7.3.2** Generally Land Use approval shall not be granted unless an Outline Plan has been accepted by Council.
- Policy 7.3.3** Outline Plans and Land Use Amendments may be granted concurrently.

Outline Plans are not required, at the discretion of the Development Authority, for the following:

- Development and/ or Land Use Redesignation applications for parcels within the existing development areas where site servicing is available,
- Development and/ or Land Use Amendment application for parcels less than five acres, and
- Development and/ or Land Use Amendment application for subdivisions for a single lot.
- Development and/ or Land Area Amendment applications which are compliant with the policies of the ASP.



Appendix A

Outline Plan/Land Use Amendment Requirements

The following items comprise a complete Outline Plan/Land Use Amendment Application:

OUTLINE PLAN (MAP):

- Two (2) copies of the proposed Outline Plan (map) and a digital (PDF) copy, at a minimum scale of 1:2000, with all dimensions and areas in metric showing:
 - north arrow
 - legal description
 - Outline Plan boundary
 - ownership boundaries (if different from Outline Plan boundary)
 - the plan location
 - proposed land uses
 - land development statistics
 - proposed street names
 - existing contours with a minimum contour interval of 1.5 metres
 - the proposed road system identifying road standards, any road closures, and any temporary and emergency access roads and turnarounds
 - layout of proposed and existing utility systems (water, sanitary and storm), including high-pressure gas lines, pipelines, and overhead powerlines and associated setbacks
 - Note:** Detailed design of shallow utility alignments shall be determined at the subdivision stage
 - proposed reserve land such as municipal reserve (MR) and environmental reserve (ER) etc.
 - existing vegetation, water bodies and any unique species or topographical features
 - offsite infrastructure required to service and access the Outline Plan area, and
 - any public facilities identified in the ASP

REPORTS SUPPORTING THE OUTLINE PLAN:

- 6 copies of the Outline Plan Report and a digital (PDF) copy which includes:
 - design rationale
 - explanation of any unique design features of the Outline Plan
 - site concepts
 - justification for proposed land uses
 - reserve analysis that determines the amount of reserve owing
 - any buffering and nuisance mitigation measures
 - phasing plan (map) that identifies the sequence of development for the Outline Plan
 - information on existing edge conditions that may have an influence on the Outline Plan
 - location of sour gas wells and facilities within 1.5 kilometres of the Outline Plan area
 - public engagement process
- Historical Resource Overview (HRO), and if required, a Historical Resource Impact Assessment (HRIA)
- Biophysical Impact Assessment (BIA)
- Geotechnical Report (including Slope Stability Analysis if any slopes are greater than 15%)
- Stormwater Management Plan
- Water/Wastewater Servicing Strategies
- Traffic Impact Assessment (TIA)

The following studies may also be required to be prepared in support of an Outline Plan:

- Phase 1 Environmental Site Assessment (ESA)
- Market Analysis Study
- Groundwater impact analysis and soils study

ADMINISTRATIVE REQUIREMENTS

- A copy of the Certificate(s) of Title
- Copies of any restrictive covenants, utility rights-of-way, easements or caveats registered on the Title(s)
- All required application fees
- A letter of authorization from the landowner if the applicant is not the landowner
- Abandoned well declaration form (if applicable)