

SCHEDULE "A"

Hamlet of Plamondon and Area Area Structure Plan

August, 2017



Lac La Biche County
welcoming by nature.





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1 INTRODUCTION

Situated in the Plamondon Creek valley is the vibrant and distinctive Hamlet of Plamondon. Located just north of Highway 55, astride Highway 858 and just 25 km north-west of the Hamlet of Lac La Biche, the Hamlet of Plamondon and Area is a community rich in Francophone, Russian, Métis, and Ukrainian heritage and culture. Reflecting its early and continuing Francophone heritage and culture, Plamondon was designated Alberta's first Bilingual Community in 2013. With an area population of 410, the hamlet is a service centre for the surrounding agricultural community, providing retail trade, recreation, cultural, and educational services to local and surrounding residents. **Figure 1** illustrates the hamlet's location within the context of Lac La Biche County and Alberta.

The broad economic outlook for north east Alberta, as described in the Lower Athabasca Regional Plan ('LARP', 2012) and the provincial Athabasca Oil Sands Comprehensive Regional Infrastructure Plan ('CRISP', 2010), projects long term growth for the hamlet and area, despite the current (2016) economic downturn. Challenges identified in these two and earlier studies, including the research undertaken as part of the County's Economic Development Strategic Plan, suggest a shortage of an available local workforce and a shortage of sufficient land appropriately zoned to attract business and affordable housing for new residents and employees to meet that long term growth. However, to encourage growth, the provision of developable land and new housing will require proper planning to stimulate development in Plamondon. At the same time, the associated pressures in providing the required municipal infrastructure and other community needs in the hamlet and area will have to be managed within the financial capacity of the County.

1.1 Purpose and Scope

Lac La Biche County's Municipal Development Plan ('MDP'), adopted in 2013, places an emphasis on managed growth, a reduction in ad hoc decision-making, and aims to limit urban sprawl. Furthermore, the MDP promotes a transition to more sustainable communities by implementing smart growth development practices to further benefit the community economically, socially and environmentally in the long term. Sustainability principles stated in the County's Sustainability Plan reinforce the direction and policies of the MDP. These principles include:

- Provision of a range of housing opportunities and choices,
- Creation of a walkable environment,
- Fostering a distinctive, attractive community with a strong sense of place,
- Preserving open space for parks, natural beauty and critical environmental areas
- Mixing of land uses,
- Planned growth and redevelopment,
- Connecting people and services locally and regionally, and
- Safe and effective transportation, ensuring reasonable accessibility for all areas of Plamondon.



The initial step to managed growth is the preparation of area structure plans for areas of strategic interest. The County has identified the Hamlet of Plamondon and area as one such area for study as the hamlet and area has the capacity to absorb new developments.

The purpose of an area structure plan for the Hamlet of Plamondon and area is to provide a plan to show how the community envisions its future and how growth and development will take place. The Plan contains a vision statement, goals, objectives, strategies, and policies to guide Council, administration, developers, local groups, and the community in directing and managing growth and land development within the hamlet and area over the next 25 years.

It should be noted however, that timing of specific developments may accelerate or slow depending on a variety of socio-economic factors and conditions and the ability of the public and private sector to make the investments necessary to achieve the goals and objectives of the Plan. Given this, the Plan does not specify specific dates for developments but outlines the general phases and / or sequences for development.

1.1.1 Vision and Goals

This Plan provides for the continued and orderly growth of the hamlet and area. In addition to implementing the objectives and policies for growth in hamlets as contained in the MDP, the vision and objectives for this Plan outline the aspirations of the County, its residents, partners and stakeholders. The goals and objectives have been developed through public and stakeholder engagement, the review of relevant County policies, and the analysis of the physical, economic, and social aspects of the Plan Area.

Vision:

Promote the Hamlet of Plamondon and Area as a desirable place to live, work and raise a family by building upon the community's culture, history and the scenic natural environment.

This vision of the Plan will be successful if the following have been achieved by 2036:

- Growth has taken place in a planned way with infrastructure improvements installed to meet the requirements of current and future growth;
- Residential development has occurred through infill and contiguous sites with full municipal services;
- Existing commercial business have expanded or new commercial businesses opened to meet the needs of the community and surrounding region;
- Local jobs have been created through expansion of existing industries or opening new industrial opportunities;
- Environmentally sensitive areas – Plamondon Creek, beaver pond, Horse Lake, and valley slopes – have been protected and linked where possible into a contiguous open space and wildlife habitat system;



- A network of trails linking a mixture of passive and active recreation areas have developed along Plamondon Creek, around the beaver pond, Horse Lake, through the community, and out into parts of the County; and,
- The hamlet has retained its distinctive culture and historical identity.

Goals

The overall goals of the Plan are:

- To provide a detailed framework for sustainable growth within the boundaries of the Plan Area that are consistent with the County’s objectives and the desires of the residents of the hamlet and area.
- To provide for the effective coordination of a wide range of land uses, economic development, growth management, municipal infrastructure, and environmental stewardship.
- To create a walkable environment and establishing areas of interest where passive recreation may occur adjacent to walking paths.

1.2 Plan Area

The Plan Area is located in the south-central region of Lac La Biche County, just east of the County’s boundary with Athabasca County. The Plan Area comprises the following lands:

- NE ¼ Section 34 Township 67 Range 16 W4M,
- NW ¼ Section 35 Township 67 Range 16 W4M,
- Section 2 Township 68 Range 16 W4M,
- E ½ Section 3-Township 68 Range 16 W4M,
- E ½ Section 10-Township 68 Range 16 W4M east of Horse Lake,
- Section 11-Township 68 Range 16 W4M, and
- Lots 4, 5 and 6 of Lac La Biche Settlement.

This area encompasses approximately 940 hectares (2,320 acres) of land in and around the hamlet. The boundaries of the Plan Area are shown on **Figure 2**. Section 4 provides a more detailed description of the hamlet and surrounding land use pattern.

For future reference in this Plan, the term “hamlet” or “Hamlet of Plamondon” shall refer to all of the Plan Area as described above. Some descriptions may refer to the ‘urban area’ and the ‘rural area’ of the Plan Area. For the context of this plan, the ‘urban area’ refers to the historic Hamlet of Plamondon within NE 34 & NW 35-67-16-W4M, and SW 2 & SE 3-68-16-W4M. The ‘rural area’ refers to the balance of the Plan Area.

1.3 Planning Process

In 2010, Lac La Biche County engaged Opus Stewart Weir (then Stewart Weir) to prepare an area structure plan for the urban portion of the Plan Area. Advice, suggestions,



information, and ideas from Council, staff from various County departments, outside agencies – Alberta Transportation, Northern Lights School Division, etc. – and local residents and interest groups were obtained and reviewed. A tour of the community was conducted and a land use survey undertaken in 2010 and a second tour and survey in 2014. All the information was considered and the relevant material incorporated into several drafts of the Plan.

In 2016, Council directed that the lands east and north be included within the Plan Area. A tour of the expanded area was conducted in 2016.

1.4 Community and Stakeholder Consultation

Community engagement is recognized as an important component for the planning process to be successful. Citizens deserve to be engaged on the plans and projects that affect their communities. Lac La Biche County ensured that community engagement in the development of this Plan occurred continuously throughout the plan preparation process. Opportunities for feedback occurred as the Plan progressed.

1.4.1 Public Open House Session One

An Open House was organized and held in a conference room at Festival Centre on August 3, 2011, from 4:00 to 8:00 p.m. Staff from Opus Stewart Weir acted as hosts for the event but County staff were also in attendance. At the open house panels showing the existing land use and two growth scenarios – conservative model and a growth model were displayed. Handouts of the information on the display panels were available for attendees to take. During the evening 24 people attended the event, asked questions, and 17 completed and returned the questionnaire regarding the draft Plan.

The responses from the questionnaire indicated that the overall attitude from the majority of the participants was positive. The majority of the participants were individuals who owned large lots of land around the urban area, or represented groups that owned land around Highway 858.

Of some of the comments received, the historical society would like to see the land that they own, which is southeast of the church, zoned as a historical reserve/municipal reserve. The society would eventually like to develop their land into a park area, with walking trails and benches. This area would act as a connection from the school zone to the ball diamond area.

A representative from the board of directors from the CO-OP was concerned over Lot 22, Block 12, Plan 072 8029, being shown as institutional on the growth model. This land is owned by the CO-OP and they would like to be able to use it for commercial purposes to expand the CO-OP in Plamondon.

Other points of interest raised by attendees were:

- preserve and expand parkland and the trail system
- connect to the regional water line for growth/expansion of developments
- the capacity of existing lagoon



- a process for development applications and improvement costs
- the process for redistricting of existing lands
- Concerns with access onto the north end of Highway 858

With the information obtained from the open house, the planning team prepared a final draft of the Plan.

1.4.2 Public Open House Session Two

Building on the success of the public engagement of the first Public Information Session, a second open house was conducted on December 7, 2011.

At the second Public Information Session the community was engaged and requested to participate in a questionnaire to help determine how future growth should be handled within Plamondon.

1.4.3 Public Open House Session Three

Again, building on the success of the public engagement of the first and second Public Information Sessions, a third open house was conducted in early 2017.



2 POLICY CONTEXT

The purpose of this Plan is to implement the County’s direction as stated through the Municipal Development Plan, the Economic Development Strategic Plan, and the County’s Sustainability Principles.

This Plan provides a framework for land use and infrastructure design to ensure that growth in the Plan Area occurs in a staged and orderly process with regard to the County’s ability to provide municipal infrastructure and services, and the protection of the environment.

2.1 Municipal Government Act

This Plan meets the requirements of the *Municipal Government Act*, R.S.A. 2000, C.M-26 (‘MGA’).

2.2 Lower Athabasca Regional Plan (LARP)

This Plan meets the goals and objectives of the Lower Athabasca Regional Plan.

The LARP recognizes the growth potential for tourism and recreational activities. These activities include hunting, fishing, camping and adventure tourism, to name a few. Given the many natural attractions within the area, including lakes, rivers and forest, with an overall growing demand for quality lake based recreation, this area has untapped tourism potential comparable to many destination-oriented facilities in Alberta.

2.3 Municipal Development Plan, Bylaw No. 12-020

As outlined in Section 1.1, the Municipal Development Plan is the County’s premier guiding document for growth and development. The Plan is consistent with the policies of the MDP pertaining to the Plan Area. Emphasis is placed on using infill and ensuring new development is contiguous with existing to maximize infrastructure capacity before expanding it. This Plan provides for a variety of housing options that supports commercial, institutional and recreational opportunities within the urban area.

2.4 Recreation, Parks and Open Space Master Plan – Plamondon Region

Lac La Biche County adopted a Recreation, Parks and Open Space Master Plan in 2013. The vision of the Master Plan specific to the urban area is:

Building from a position of strength, Plamondon will continue to develop a thriving community that is an active and creative hub. The community is a great place to raise a family and will have recreation, parks and cultural amenities that will nourish its vibrant culture and encourage enthusiastic volunteerism in generations to come.



This Plan is consistent with the vision and policies of the Master Plan by supporting the existing recreation and cultural facilities in the hamlet, proposing additional recreation features such as parks and open spaces in newly developing areas, emphasizes the protection of the hamlets natural features and environmentally sensitive areas such as Plamondon Creek, the beaver pond, or Horse Lake and provides for trails.



Sports track west of 101 Street looking east

2.5 Land Use Bylaw No. 12-024

Although not a statutory policy document, the Land Use Bylaw is the regulatory instrument used for implementing statutory plans. To ensure that the policies of this Plan are implemented, the Land Use Bylaw will be amended to apply the various land use districts that are required to achieve the land uses and developments proposed for the Plan Area.



3 SITE CONTEXT AND EXISTING DEVELOPMENT

3.1 Existing Land Uses

As mentioned, the Plan Area contains an urban area, complete with a generous mixture of residential, commercial, institutional, and recreational uses. There are no industrial uses within the urban area of the hamlet though there are a number of industries in the rural area on the east side of Highway 858. **Figure 3** illustrates the land uses in the Plan Area as of 2016.

Land use surveys of the Plan Area were conducted in January 2010, August 2014, and July 2016. These surveys showed that, as of 2016 there were 187 dwelling units: the urban area had 161 dwellings - 94 single detached dwellings, 25 mobile homes, and 43 medium density dwelling units (a mixture of fourplexes, row houses, condominiums, and one villa). In addition there are two communal facilities for seniors housing in the urban area. The rural area had 26 dwellings: 25 single detached and one modular dwelling. Single detached and mobile home dwellings make up 77 percent of the housing stock while medium density dwellings make up 23 percent of the housing stock.



Dwellings on 102 Avenue between 100 & 99 Streets



Fourplex south side 100 Street between 98 & 99 Streets



New rural dwellings on Stony Road and Campsite Road



As of 2016 there were 5 vacant, fully serviced residential lots available for sale and / or development in the urban area, all on 96A Avenue, and 8 vacant lots in the rural area. Several large, 'acreage' style lots on the south side of 100 Avenue East could be re-subdivided into smaller residential lots. A 41 lot residential subdivision in the southeast part of the urban area (east side of Highway 858), was approved 24+ years ago, but, as of 2016, this subdivision remains unserviced and unbuilt.



Retail plaza north side 101 Avenue, east of 100 Street



Retail outlet north side 101 Avenue midway between 100 & 99 Street

Commercial developments in the urban area consist of 2 financial service outlets, 2 motels, restaurants, retail stores, food store, hardware store, post office, radio station (CHPL 92.1 FM), automotive services, agricultural services, and personal service venues. There are 8 vacant commercial lots in the urban area, all along the east side of Highway 858 south. One very large lot, (Lot 22) to the east of 100 Street, is currently 'zoned' for commercial development though the actual future use of this land is unclear as of 2016 because the land has been sold.



Before and after photographs of the newly rebuilt / renovated CO-OP Store



One significant commercial investment in the urban area noticed from the 2014 survey and the 2016 survey was the complete rebuilding and modernization of the CO-OP Store as shown above. There are no commercial developments in the rural area.

There are two industrial developments in the Plan Area, both of these located in the rural area. Bold Manufacturing, part of the Bold Group of Companies, has its 'ready to move' home manufacturing facility and truss plant on the east side of Highway 858, just south of Township Road 681. Further north on Highway 858, at the intersection with Campsite Road, are the new facilities for Voyageur Electric Ltd.



The Bold Manufacturing and Truss facility on Highway 858 North.

The new facilities for Voyageur Electric Ltd.

There are extensive community and recreation services in the urban area of the community with two schools (elementary and high), tot lots, basketball courts, running track, museum, library, arena, curling rink, fire hall, ball diamonds, miniature village / playground, sports grounds, seniors hall, and community hall. The sports grounds are host to the annual 'mud bogs' racing event. Festival Place, the large community centre, has kitchen facilities meeting rooms, and seating for 750 people. There are two churches, one, St. Isidore, is architecturally and historically, the centre of the community.



St. Isidore Cemetery is located on the northwest corner of the intersection of Highway 858 and Township Road 681.



Curling club 101 Avenue and 98 Street



SE 3 68 16 W4M from 100 Avenue at west side of Hamlet looking north

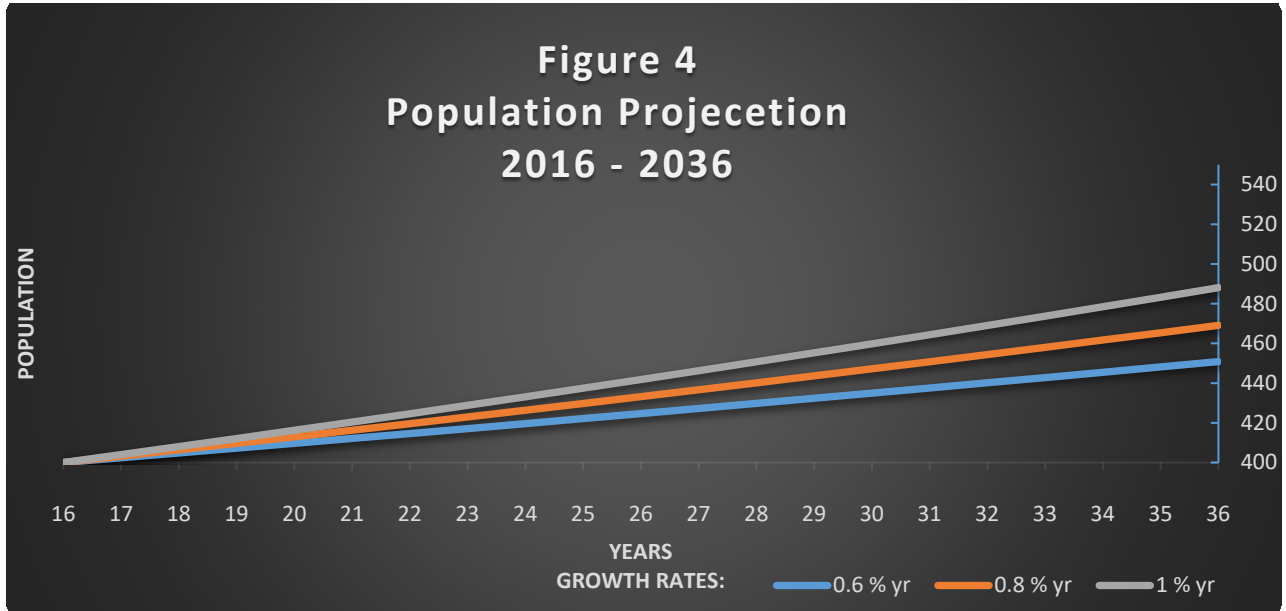
The lands west of Plamondon Creek, in parts of NE 34-67-16-W4M, SE 3, and NW 2-68-16-W4M are in agriculture use, as is the land south of 96 A Avenue west of Highway 858. Much of the lands in NW 35-67-16-W4M is treed though a strip along the southern portion of the quarter is in cultivation. Much of NE 35-67-18-W4M, NE 3, E ½ 10-68-16-W4M, most of Section 11-68-16-W4M, and Lots 4, 5 and 6, Lac La Biche Settlement, minus the residential acreages shown in **Figure 3**, are used for agricultural purposes. Portions of the agricultural lands have been retained as woodlots.

3.2 Demographics

The 2011 census stated the population of the urban area to be 345, a 3 % increase over the 2006 population of 335, and almost back to the 2001 population of 347. The rural area is estimated to have a population of 55, for an overall estimated population of 400.

The 2011 population is evenly split between males and females. Plamondon has a high proportion of seniors, 17 % vs the Alberta average of 11 %, as the urban area has historically been seen as an attractive retirement community, especially to area farm families. This elevates the urban area's median age to 39.6 vs the Alberta median age of 36.5. At the same time, the number of people in the urban area aged 14 and under equals the number aged 65 and over.

Annual gains and losses on a percentage basis can seem dramatic given the population base: the reduction of 12 people moving from the urban area from 2001 to 2006 is seen as a 3.5 percent population decline. Growth in the urban area has been slow, averaging 0.6 % per year. Given this, a population forecast has been made for the hamlet for the 2016 – 2036 time period using annual growth rates of 0.6, 0.8, and 1.0 percent, (average, medium, and high respectively). This forecast is shown on **Figure 4**.



Based on project growth rates, it is expected that the population will increase from 400 people to between 450 to 490 people over the next 20 years.

The 2011 census counted 147 dwellings in urban area, an increase of 7 % over the 137 dwellings in 2006. The land use survey of 2014 counted 161 dwellings, a 9.5 % increase over the 2011 count. The rural area had, as of 2016, an additional 28 dwellings. With the population forecast of an additional 50 - 90 people, it is estimated that an additional 23 to 43 additional dwelling units, in any combination of single detached, duplexes, fourplexes, row housing, or apartments, will be required over the next 20 years to accommodate the projected population growth.

3.3 Road Network and Mobility

'Main Street' in the urban area is serviced by Highway 858 (100th Street), a paved two lane highway that follows a north – south alignment through the community. Highway 858 connects the urban area to Highway 55, three kilometers to the south, and to Highway 881, the eastern access to Fort McMurray, 43 kilometers to the north east. Township Road 681, 'The Plamondon Connector', links the urban area to Highway 63, twelve kilometers to the west. There is a small bridge, narrower than the road right of way, carrying Highway 858 over Plamondon Creek. **Figure 5** illustrates the overall road network.



100 Street bridge crossing Plamondon Creek looking north



Old Trail (Township Road 680) runs from Highway 858 eastwards to Lac La Biche. In the urban area, Old Trail is identified as 100th Avenue. The portion of 100 Avenue east of Highway 858 is asphalt and the portion west of the highway is oil surfaced. Some internal streets in the urban area have recently been upgraded with new sidewalks installed and the roads being paved. In the urban area the road network is largely arranged in a grid system, allowing for good access throughout the community for all modes of transportation.

Along with good roads, the urban area is well served with a series of sidewalks along the streets and avenues. In addition, there is a paved walkway along the east side of Highway 858 linking the urban area with the St. Isidore Cemetery.

In the rural area, Range Road 161 is a gravel road up to Old Trail. North of Old Trail to Township Road 682, Range Road 161 is an unopened road allowance. At the north end of the Plan Area, Highway 858 curves eastwards around Horse Lake. Branching off the highway at the start of the curve, Range Road 162 continues north to Horse Lake to serve a number of residential acreages. Just to the west of the Range Road 162 – Highway 858 intersection is Township Road 681A, providing access to a four lot residential subdivision. Between Highway 858 and Horse Lake, is the original highway alignment, Road Plan 2240 PX, now named Range Road 161A, which provides access to a five lot residential subdivision on the north side of Highway 858. Cutting diagonally from southwest to northeast across Section 11 is Campsite Road, running from just north of St. Isidore Cemetery to intercept Township Road 682 just west of Range Road 161. Campsite Road provides access for Lots 4 and 5, Lac La Biche Settlement and parts of Section 11-68-16-W4MM. (See **Figure 5**.)



West side of Plamondon on 100 Avenue looking east



Plamondon Creek at bridge on 100 Avenue looking south

3.4 Surface Geology and Topography

The topography within the urban area and adjacent lands, as illustrated in **Figure 6**, is influenced by the meanders of the Plamondon Creek, creating the valley topography within which the urban area has developed. Elevation ranges from a low of 545 meters at the sewage lagoons to a high of 594 meters in the southeast corner of the Plan Area. Within the urban area the elevation averages around 550 meters though with high points of 589 meters at the southeast water reservoir or up to 575 meters in the northwest of SW 3-68-16-W4M. While these figures would give an average gradient of 0.04, this would be misleading view of the existing topography. Most of the grade change occurs along the valley walls where the grade can rise 20+ meters above the valley floor over very short distances. Out of the Plamondon Creek valley, the landform is more undulating in nature, with smaller changes in elevation. Above the valley, the landscape transitions into undulating farmland throughout most of the rural area.



3.5 Natural Environment Features

Plamondon Creek and Horse Lake are the main natural environmental features in the Plan Area as shown on **Figure 7**. The Creek flows through the beaver pond in the southwest corner of the Plan Area in a northeast direction before emptying into Lac La Biche. The small beaver pond contains muskrats, beavers and other wildlife. While Plamondon Creek is a small, meandering, slow flowing stream, floods and the danger and impacts of flooding are always threats to be considered in planning and land development. The northwest corner of the Plan Area is framed by Horse Lake. Horse Creek, the outlet for Horse Lake, flows eastwards just north and east of the boundary of the Plan Area to its confluence with Plamondon Creek northeast of the sewage lagoons. Just touching the east boundary of the Plan Area the intersection of Old Trail and Range Road 161 is the western shore of a large, un-named slough.



East side of Beaver Pond from west of the sports track looking north

Some of the bed and shore of Plamondon Creek has been protected through the dedication of land as Environmental Reserve (ER); mainly within the south-western quadrant of the urban area, as has some of the bed and shore of the south side of Horse Lake. The ER designation, taken at the time that the land was subdivided, provides for ecological setbacks, flood and erosion mitigation, protection of the sensitive creek environment, and for public access to Plamondon Creek and Horse Lake. Almost no environmental reserves have been taken to protect the bed and shore of the Plamondon Creek within the urban core or in the northeast quadrant of the urban area, nor around the beaver pond. The ER taken for the shoreline of Horse Lake is within NE 10-68-16-W4M but not in SE 10-8-16-W4M.

Within the urban area there is a low bog area south of 100 Avenue and east of 100 Street, south of the housing on the south side of 100 Avenue. While this area is being drained via an underground drainage system (See Section 3.7.3 below) it does limit the ability to develop the land. There is a small wetland south of 96A Avenue, west of Highway 858 and a second wetland south of the wastewater lagoons along the eastern boundary of SW 2-68-16-W4M.



Northeast corner of Horse Lake looking south west

The wetland in SW 2-68-16-W4M is included within an Environmental Reserve while the wetland south of 96A Avenue is not.

Significant areas of forest exist around the beaver pond, along the eastern boundary of SW 2-68-16-W4M, the centre of SE 3-68-16-W4M, the northern part of the plateau in NW 35-67-16-W4M, along the south shore of Horse Lake in SE 10-68-16-W4M, half of NE 10-68-16-W4M, and parts of NE 11-68-16-W4M. There is a strip of forested land in Lot 5, Lac La Biche Settlement on the south side of Campsite Road.



Beaver Pond of Plamondon Creek from east bank of sports track

The forested areas, slopes of the Plamondon Creek Valley and the south shore of Horse Lake provide for scenic and picturesque views that are important components of the attractiveness of the Plamondon area. However, building upon slopes and shorelines requires care, due diligence, proper engineering and appropriate construction practices.

3.6 Historical Resources

While there are no designated historic resources in the Plan Area there are a number of well-known historic features and land marks. St. Isidore Church is the most well-known historic landmark in Plamondon. The church dominates the sky line with its tall steeple and prominent location on 100 Street. Along with St. Isidore are the rectory and the now closed convent.

On the ground a parcel of land cuts diagonally across the standard layout of quarter sections common throughout most of Alberta. This parcel of land is composed of Lots 4, 5, and 6 Lac La Biche Settlement, the original 'plan' for the early pioneers who settled



around the shores of Lac La Biche. Surveyed between 1873 and 1889, the Settlement Plan, first registered in the Land Titles Office of the Northwest Territories in 1891, is amongst the earliest Settlement Plans registered in Alberta.



Turning the First Sod, Plamondon, Alberta, Provincial Archives of Alberta

Though no longer built, but still showing on the titles of Lots 4, 5 and 6, is the right of way plan for the original ‘trail’ (circa 1880s), which was the road that linked the lots on the west side of Lac La Biche to the lots on the south and east side of the lake. All represent the history and culture of the community with the church still playing an active role.

3.7 Municipal Utilities

Figures 8 through **10** illustrates the extent of existing municipal infrastructure in the Plan Area, the details of which are outlined below.

3.7.1 Water Supply

Water to the urban area is provided by the regional water line from the Hamlet of Lac La Biche as shown on **Figure 8**. The regional waterline generally follows the alignment of Old Trail, entering the urban area from the east. The original water treatment plant and reservoir have been closed and replaced with a new reservoir and pump house connected to the regional water system. The old raw water pond has not been reclaimed.



Pumphouse, reservoir and truck fill

In addition to the original reservoir and new water facilities, a 680 m³ water reservoir has been placed atop the hill in the southeast corner of NW 35-67-16-W4M. Treated water is distributed throughout the urban area through the underground piped water distribution system. The existing municipal water supply and distribution services have the capacity to meet the foreseeable growth of the Plan Area.

Where the regional water line enters the Plan Area, at the intersection of Old Trail and Range Road 161, a water fill station has been installed. This is a facility by which residents and businesses can obtain water in bulk through commercial or self-pick up.

A component of the water system in the County is that development on lands astride the regional waterline can be connected to the waterline to obtain potable water through a trickle fill system (water provided at low controlled flow rates into a cistern on the property). Currently, only NE 35-67-16-W4M and SE 2-68-16-W4M are eligible to use the trickle fill system. Lands within the urban area will use the existing pressurized system. Lands north of the urban area that want water rely on on-site water wells or delivered water.

3.7.2 Wastewater

Wastewater in the urban area is currently collected through the sanitary sewage system and disposed of at the wastewater lagoons located as shown on **Figure 9**. There is a lift station located on the southeast corner of the intersection of 99 Street and 103 Avenue. Provincial environmental, health and safety regulations require an operational setback of 300m, as shown on **Figure 9**, from the lagoons for residential development. While the setback does not fully sterilize the land for development, the setback does restrict the type and location of developments that may be allowed near the lagoons.



Aerobic Cells and Anaerobic Cells of the lagoon system, northeast of the urban area

For lands outside of the urban area, waste water is either hauled off-site for disposal or treated and disposed of through on-site systems. Various setbacks to property lines and structures apply, dependent upon the type of disposal system employed on-site.

3.7.3 Storm Water

Drainage in the urban area is managed through a number of minor and major surface and underground systems which discharge into the Plamondon Creek as shown on **Figure 10**. There is a significant underground drainage interceptor along the south side of 100 Avenue, east of 100 Street, draining the wet area that is found south of 100 Avenue.



Catch basin and drainage man hole on south side of 100 Avenue, east of 100 Street

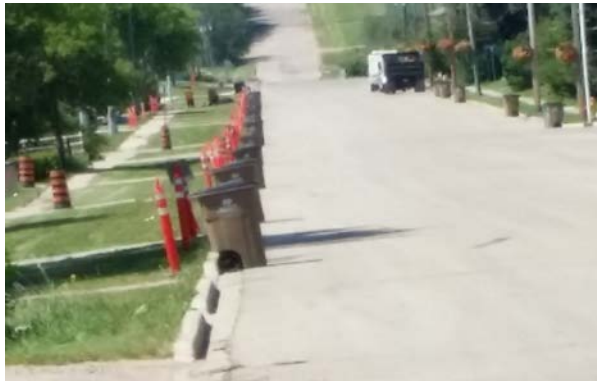
In the rural area drainage and storm water is collected and contained on-site and / or captured and directed through the natural surface drainage systems or road drainage systems that lead to area sloughs, creeks or lakes.

3.7.4 Waste Management

The Plamondon Landfill, One of the County's operational landfills, is located in the NW 36-67-16-W4M (MLL 770104), immediately east of the Plan Area's eastern boundary, **Figure 11**, on the east side of Range Road 161. Similar to the sewage lagoons, there are significant setbacks around the landfill site that delineate the allowable proximity of certain types of development. **Figure 11** shows the two setbacks that apply to landfill sites and the extent to which the setbacks restrict development in NE 34-67-16-W4M.



Entrance to the Plamondon Regional Landfill site



Waste collection containers on 'garbage day'

Within the urban area, household waste is collected on a regular basis by the County. The household waste collection system also includes a household recycling component. Materials for recycling are collected in containers separate from waste containers. In the rural area, there is no household waste collection. Residents transport their waste and recyclables for disposal at the Plamondon landfill.

3.8 Franchise Utilities

Regulated utility commodities include electricity and natural gas. These services are provided through EPCOR and Fortis Alberta for electricity (**Figure 12**) and by Lac La Biche District Gas CO-OP for the supply of natural gas (**Figure 13**). Fiber cable service for telephone and other electronic communications is also located within the urban area as shown on **Figure 14**.

3.9 Abandoned Wells

At the time of the preparation of this ASP, no abandoned petroleum wells or sour gas facilities were identified within the Plan Area that would potentially affect growth and development.

3.10 Community Services

3.10.1 Education

There are two schools in the Plan Area, Ecole Plamondon School and Ecole Beausejour, both offering services from kindergarten to Grade 12. Ecole Plamondon School, part of the Northern Lights School Division, offers classes in English, French immersion, and Russian. Ecole Beausejour is a francophone school with East Central Francophone Education Region No. 3. The location of the schools are shown on **Figure 15**.



Ecole Plamondon School of the Northern Lights School Division No. 60

3.10.2 Protective Services

Ambulance services are provided by Alberta Health Services through a contract with Associated Ambulance Ltd., whose ambulances are stationed just outside and to the northwest of the Hamlet of Lac La Biche.

Police services are provided by the Royal Canadian Mounted Police operating out of the Hamlet of Lac La Biche. In addition to the RCMP, Lac La Biche County provides bylaw enforcement services.

Fire protection in Plamondon is provided through the County’s ‘paid on call’ firefighters operating out of the Plamondon Fire Hall, which is located on the north side of 100 Avenue just east of 98 Street, as shown on **Figure 15**. The firefighters respond to emergency incidents such as structure or ground fires, motor vehicle collisions, and other related emergencies within the hamlet as well as the Plamondon Fire District.



Plamondon Fire Hall

3.10.3 Culture and Recreation

There is a wealth of cultural and recreation facilities in the Plamondon area as shown on **Figure 15**. The Plamondon Municipal Library, part of the Northern Lights Library System, provides a full range of library services to the community and region. The library is located within Ecole Plamondon School. Close to the library is the Plamondon and District Museum. Housed in a ‘church’, the museum showcases Plamondon cultural history, through displays of artefacts, antique instruments, photographs, documents, and other historical items.

The Festival Centre is located at the end of 101 Avenue. It contains a kitchen, with cuisine on the cutting edge, a ballroom for 500 people, two meeting rooms, and a 150 seat theatre. Near Festival Centre on the same site is Mini Parc Heritage Park, a recreation area containing miniature buildings found through the community. Reflecting the heritage of Plamondon, bilingual signage explains the history of the Metis in the region and that of the early settlers. A few hundred meters to the west of Mini Parc Heritage Park on the south side of 100 Avenue is Pioneer Centre, a hall, meeting place, and recreation club for seniors.

The cemetery for the area, St. Isidore Roman Catholic Cemetery, is located on the northwest corner of the Highway 858 Township Road 681 (the Plamondon Connector) intersection.

In terms of recreation, Plamondon has the Agriplex, community hall, ball diamonds, 2 tot lots, curling rink, running track / football field, basketball courts, and motor sports park for the annual ‘Mud Bog’ competitions. Plamondon Creek, the beaver pond, and Horse Lake are natural areas providing for passive recreation activities. **Figure 15** shows the locations of the cultural and recreational facilities in the Hamlet.



Parc Heritage Park and Festival Hall



Curling Club and Basketball Courts



'Mud Bog' facilities on the Agricultural Grounds



4 DEVELOPMENT CONCEPT

Figure 16 shows the proposed land use concept for the Plan Area. This is a conceptual land use framework and the areas identified are generalized. The land use concept and the accompanying goals, objectives, and policies were determined on the basis of:

- The strategic objectives outlined in Section 2;
- The existing land use pattern;
- Feedback from the County, residents and property owners;
- Human, physical, and environmental limitations of the Plan Area;
- Utility servicing constraints and opportunities; and,
- Sound long range planning practices.

4.1 Primary Objective

The primary objectives of Lac La Biche County, as outlined in the Sustainability Plan and Municipal Development Plan, are to provide for a wide range of land uses, promote economic development, manage growth and municipal infrastructure, and foster environmental stewardship. The urban area is ideally suited to meet the County's objectives for a sustainable communities.

The primary objective of this Plan is to enhance the urban area's unique sense of place; a place that blends the cultural and historic aspects of the urban area with an attractive, compact, sustainable community in tune with its surrounding natural environment.

4.2 Design Elements

The significant design elements of this Plan are described below.

1. As noted in **Figure 16**, there are two elements to the Plan Area, an urban area and a rural area. This Plan provides general and specific direction for development of each area.
2. The urban area is to be a predominantly residential community with a mixture of single detached, and medium density residential: duplex, fourplexes, row houses, and other forms of medium density housing types.
3. Lot sizes in the urban area for single detached dwellings will be kept small with lot configurations following the existing topography.
4. The rural area is a mixture of agriculture, low density residential, with some industrial development.
5. Commercial developments will be directed to the existing 'downtown' commercial area and along Highway 858.
6. The existing treed areas along Plamondon Creek, around the beaver pond, Horse Lake, and along the valley walls will be retained as much as possible.
7. Plamondon Creek, the beaver pond, Horse Lake, and the existing wetlands will be retained in their natural states and interconnected to other natural areas to create wildlife corridors and recreation trails.



8. Trails, sidewalks, and bicycle paths will be encourage throughout the Plan Area and linked to trails, sidewalks, and bicycle paths that will be required for new developments.
9. Provide for a diverse community that provides for the needs of residents of all ages, incomes, fitness and capabilities.

4.3 Land Use

Higher density residential development is retained as the predominant land use within the urban area. Low density acreage development is directed to the rural area. Commercial development will be focused in the existing commercial core and along Highway 858. Industrial uses are directed to the lands north of the urban area along Highway 858. The areas being used for extensive agricultural activities should continue to be used for agricultural use until there is a proven need to convert the land for other uses. Large open space / green areas are retained along Plamondon Creek, beaver pond, valley walls, Horse Lake, and some of the existing treed areas. Nestled within the open spaces and residential areas are a number of high quality recreational and institution features of the vibrant community.

In the urban area, the intent of the land use concept is to offer choice of residential and commercial / retail locations within comfortable walking and bicycle distance to serve the day to day needs of local residents, employees and visitors. While low density residential – single detached and duplex – will comprise the majority of future residential development, provision is made for more medium density residential – fourplexes and row housing. Further, the concept provides recreational opportunities and support for the institutional features of the community while respecting and protecting the unique natural features, the existing ecosystem and wildlife habitats of the area.

In the rural area, the land use concept provides for continued agricultural operations mixed with industrial and low density residential development along with protection of ecosystem and wildlife habitat areas of Horse Lake and Plamondon Creek.

Appropriate buffers and setbacks have been established for uses and developments with hazard lands, around the lagoons, and around the landfill.

4.4 General Development Policies

- 4.4.1 Adjust the current boundary of the urban area to include all of SW 2-68-16-W4M and all of SE 3-68- 16-W4M, and those parts of NE 35-67-16-W4M and SE 2-68-16-W4M covered by the sewage lagoons.
- 4.4.2 Growth shall occur in accordance with the Sequencing and Phasing Plan as shown in **Figure 20**. Any requests for development outside of the proposed sequence must be supported by a planning / servicing rationale satisfactory to the County and undertaken at the sole cost and expense of the developer.
- 4.4.3 The Proposed Land Use Concept, **Figure 16**, shall be the guide to follow in terms of approving land uses. (As a guide, where property lines exist, the property line is the boundary of the designated or proposed land use. Where there are no property lines,



the County reserves the right to determine the boundary of a designated or proposed land use.)

- 4.4.4** If a redistricting (rezoning) is required as part of a subdivision or development proposal, the applicant shall follow the County's land use amendment procedures and requirements.
- 4.4.5** All subdivisions and developments within the urban area shall connect to the municipal utility network (pressurized water system, communal sewage system). The County's *General Municipal Servicing Standards* shall be followed for the design and installation of municipal services.
- 4.4.6** All new subdivisions and developments within E ½ 35-67-16-W4M shall connect to the regional water line.
- 4.4.7** Applications for subdivision or development, shall be accompanied by appropriate preliminary engineering analysis, drawings and specifications for roads, traffic, water, sanitary sewer, storm sewer, shallow utilities, environmental investigation or any other report, rationale, or study in support of the subdivision or development application as may be required by the County so as to allow for the full and thorough evaluation of the development proposal.
- 4.4.8** Developers will be responsible for all on-site and off-site infrastructure costs directly associated with serving subdivisions and developments, in accordance with County requirements.
- 4.4.9** Existing agricultural operations within the Plan Area shall be allowed to continue until the land is required for development and the County will assist agricultural operators and operations by:
 - 1. maintaining access to agricultural lands for farm machinery;
 - 2. working with agricultural operators to limit any nuisance impacts to adjacent residents; and,
 - 3. minimizing the impact of adjacent or nearby development and building activities on land being used for agricultural production.
- 4.4.10** With any new multi-lot subdivision proposal, the developer shall consider:
 - 1. all current applicable County policies, guidelines, and master plans, including but not limited to the Stormwater Drainage Master Plan, Utility Master Plan, Transportation Master Plan, and the Recreation, Parks and Open Space Master Plan;
 - 2. designs and services compatible and complementary with the general character of the adjoining development;
 - 3. schemes for pedestrian and cyclist connectivity (sidewalks, cycle paths, and trails) to access focal points such as schools, community facilities, parks, recreation amenities, and commercial areas;
 - 4. incorporating natural and historic site elements such as topographical features, mature vegetation, water bodies, views or structures etc., to foster local identity and provide a sense of place;



5. enhancing the urban area’s historical and cultural context and identity through design, signage, and plaques.

- 4.4.11 Developers shall be required to enter into an agreement with the County, as per the MGA, for all subdivisions and / or developments, as the case may be, to implement the components required for the subdivision or development.
- 4.4.12 All existing undeveloped parcels within the Plan Area will be considered available for development for higher and better uses within the context of this Plan.
- 4.4.13 At least two access points must be provided for all future multi-lot subdivisions.

4.5 Agriculture

Goal: *To promote existing and new agricultural uses and activities.*

Objectives:

- Accommodate existing agricultural uses and activities.
- Minimize conflicts between existing agricultural uses and non-agricultural uses.
- Encourage small scale agricultural or home based agricultural pursuits.

Policies:

- 4.5.1 Existing agricultural operations, whether extensive, horticultural, or small scale husbandry operations, will be allowed to continue in their current forms and practices. For example, pasture land can remain in pasture, hay land can continue to be cropped for hay, etc.
- 4.5.2 New small scale agricultural operations or residential based operations may be allowed provided:
 - a. the activity is operated within the current industry accepted practices for the crop or animal species being raised;
 - b. there is sufficient land area to undertake the agricultural operation within the accepted practice;
 - c. the proposed operation is of a nature (nurseries, greenhouses, tree farms, specialty crops, etc.) that can be easily accommodated on the parcel and that do not encumber neighbouring land owners;
 - d. there is minimal negative impacts on the environment (dust, odor, runoff, waste accumulation); and,
 - e. there is no loss of amenity to neighbouring properties.
- 4.5.3 In the case of animal husbandry:
 - a. the site of the operation must be so contoured to prevent any runoff of animal waste onto neighbouring lands;
 - b. animal waste and bedding material must be removed from the site or incorporated



into the land in a time frame so that the accumulated waste does not become odorous, unsightly, or attract rodents, vermin or pests; and,

- c the temporary storage site of any animal waste awaiting disposal under Policy 4.5.3.b must not be within 20 meters (60 feet) of the property line of any adjacent lot.

4.5.4 Proponents of small scale agricultural operations who are new to or have limited experience in agricultural activities are strongly encouraged to contact the County's Agriculture Service Board for information and training in regards to their specific agriculture activity or proposed agriculture activity.

4.5.5 Confined feeding operations shall not be permitted within the Plan Area.

4.6 Residential Development

Goal: To create sustainable residential developments in Plamondon and Area.

Objectives:

- Provide for a wide variety of residential dwelling types.
- Increase the density of residential development while retaining the natural environment.
- Provide for 'walkable' neighbourhoods.
- Encourage the use of low demand / resource efficient – water, energy, light, etc. - features in all new dwellings.

Policies:

4.6.1 Residential development shall be located in those areas identified for residential development as illustrated in **Figure 16**. Residential uses in NE 34 & NW 35-67-16-W4M and SW 2 & SE 3-68-16-W4M shall be to an urban standard.

4.6.2 The predominant land use within the urban area shall be single detached residences but at a higher density and with a greater mixture of multi-unit residences such as semi-detached dwellings, duplexes, fourplexes, row houses and multi-unit buildings than currently found within it.

4.6.3 Where new urban residential neighbourhoods are developed in proximity to existing urban residential neighbourhoods, the design for the new urban residential neighbourhoods should provide an acceptable transition to the existing areas through residential building forms that are similar in height, massing and architectural design to the existing surrounding urban neighbourhood.

4.6.4 Medium density urban residential development should be located in proximity to commercial uses, or adjacent to natural features, open space or other amenities as identified in **Figure 17** to maximize opportunities for walkability and use of public open space.



- 4.6.5** Medium density urban residential developments are required to provide variety in façade treatments through architectural design to create interesting streetscape, side, and rear elevations, while avoiding intruding upon the privacy and enjoyment of adjacent residential uses.
- 4.6.6** Medium density residential developments shall comprise 30 % of all new residential development in the urban area.
- 4.6.7** Subdivision and development designs shall retain as much tree coverage as possible.
- 4.6.8** Each subdivision and/or development permit application (at the discretion of the subdivision and/or development authority), shall include:
 - 1. a sketch that shows the existing tree cover on the site; and
 - 2. a tree retention scheme;
- 4.6.9** Home-based businesses are encouraged where they are compatible with adjacent uses and where there is no detrimental impact on the use and enjoyment of adjacent property by their owners.
- 4.6.10** Where it is determined that a proposed home-based business is likely to have a detrimental effect on adjacent properties or will place a greater demand on municipal utility or road infrastructure than typical of a residence, the proposed home base business shall be directed to a commercial or industrial area.
- 4.6.11** The County supports the placement of the current dwelling types and construction techniques for dwellings – site constructed, modular, manufactured, ready-to-move and mobile homes – in the Plan Area.
- 4.6.12** The County is open to considering new and different dwelling types and construction techniques – miniature or micro homes, container homes, prefabricated dwellings, mews, kit homes, etc. – on a case by case basis.
- 4.6.13** The County supports the provision of housing types that meet the needs of residents – income, mobility, family size, age, and capabilities.
- 4.6.14** Re-subdivision of larger residential lots into smaller residential lots may be permitted subject to meeting:
 - i) the requirements of this Plan; and,
 - ii) maintaining the minimum lot sizes and development setbacks as specified in the Land Use Bylaw.
- 4.6.15** New residential developments should be constructed to use low demand/energy efficient features that minimize the consumption of water, energy and heating, which reduce the output of waste materials or used resources – waste water, heat, light, solid waste, etc.
- 4.6.16** The County will be open to considering new and different features built into or added onto dwellings that reduce, conserve, recycle or generate (in a beneficial way) the resources – water, energy, heat, garbage, compost, etc. – coming into or leaving a dwelling. Examples: the County would support solar panels on a dwelling that generated power for use in the dwelling and / or for sale into the energy grid when such power is not used or required by the dwelling; or, the County would support



water systems within a dwelling that recycled water for multiple uses (i.e. wash water reused as sanitary water) before such water is discharged into the sanitary system.

- 4.6.17** Permanent residential development shall not be allowed in the Floodway. Residential development within the Flood Fringe shall be so designed, sited, constructed, and managed so as to minimize the impacts of flooding on the development.

4.7 Commercial Development

Goal: To provide for a wide variety of commercial activities.

Objectives:

- Enhance the urban areas existing commercial core.
- Promote compatible and complimentary commercial activities.
- Provide for connectivity and walkability to the residential areas.
- Encourage mixed use developments.
- Encourage the use of low demand / resource efficient – water, energy, light, etc. - features in all new buildings.

Policies:

- 4.7.1** Commercial uses shall be directed to those areas identified for commercial uses as illustrated in **Figure 16**. Local convenience, retail, personal service, secondary commercial uses and those uses that require access to municipal utilities (communal water and / or sewer) shall be directed to the urban area. Vehicle sales, bulk sales, highway commercial, industrial service, and those uses that require low volumes of municipal services, shall be directed to the rural area.

Urban Area

- 4.7.2** Commercial subdivisions and developments should:
1. be designed to create focal points for the community;
 2. be co-located with compatible activities;
 3. have buildings, displays, and entrances oriented to the street to create a walkable, street – oriented environment; and,
 4. be attractively designed with consideration given to high quality visual appearance, siting, building design, and landscaping.
- 4.7.3** Commercial buildings off of Highway 858 (100 Street) should have a zero lot line from the front property line.
- 4.7.4** Parking areas for commercial uses should locate at the side and rear of the building. Where customer parking is provided at the rear of a property, a secondary rear entrance or a pedestrian walkway to the roadside entrance should be provided.
- 4.7.5** All commercial uses shall provide facilities for bicycle parking.



- 4.7.6** Commercial developments are encouraged to include a residential component on the floors above the commercial component of the development.
- 4.7.7** Drive thru commercial developments off of Highway 858 (100 Street) are not supported.
- 4.7.8** The County encourages the location of new or the expansion of existing businesses that create a balanced economy of tourism, agricultural, commercial, service or retail uses which provides citizens with diverse opportunities for employment.

Rural Area

- 4.7.9** Commercial and highway commercial uses that do not require serviced lots but need large laydown areas, shall be directed to the rural area.
- 4.7.10** Commercial uses shall not have direct access to Highway 858. Access will be from the County road system or via service roads, as the case may be.
- 4.7.11** Any portion of a commercial building that faces or fronts onto Highway 858 – front, side, or rear - shall be enhanced with architectural features and / or landscaping equivalent to the front of the building.
- 4.7.12** Developments adjacent to Highway 858 shall have a landscaped area a minimum width of 5 m for all that portion of the lot adjacent to the highway.

Common Commercial Requirements

- 4.7.13** New commercial developments should be constructed to use low demand/resource efficient features that minimize the consumption of water, energy, and heating and which reduce the output of waste or used resources – waste water, heat, light, solid waste, etc.
- 4.7.14** Commercial developments that utilize outdoor storage of their products or goods shall screen from view the storage area from any residential property that is adjacent to the storage area.
- 4.7.15** All private lighting including security and parking area lighting shall use energy efficient fixtures and be designed / oriented / shaded to prevent light spillage onto any adjacent residential areas.

4.8 Community Services

Goal: To provide for a range of community services in a cost effective manner.

Objectives:

- Enhance the Plan Area's existing public and institutional facilities.
- Identify appropriate locations for public and institutional uses within the Plan Area.
- Ensure an optimal level of protective and emergency services.
- Continue to work with private, public, non-profit, community groups, and other agencies in providing community services.
- Provide for connectivity and walkability to the residential areas.



Policies:

- 4.8.1** The design of institutional uses in residential areas should be compatible with the design of the surrounding residential uses.
- 4.8.2** The County supports the existing public, private, and community institutional facilities and encourages their continued use for philanthropic and community development purposes.
- 4.8.3** The County will promote and support community events, recreational activities, sporting events, and cultural activities that enhance community pride while generating local tourism and economic benefits on a case by case basis.
- 4.8.4** The County will continue to support fire protection services in the Plamondon Fire District.
- 4.8.5** The County will continue to use the Royal Canadian Mounted Police for the provision of policing services.
- 4.8.6** The County's bylaw enforcement services will continue to be utilized to enforce municipal bylaws.
- 4.8.7** The County will continue to support and work with Alberta Health Services to provide effective ambulance services to Plamondon and area.
- 4.8.8** The County supports investigations by individuals or local community groups into designating locally significant buildings and sites as historic resources under the *Historical Resources Act*.

4.9 Industrial Development

Goal: *To provide for industrial activities.*

Objectives:

- Promote industrial development as identified in the Municipal Development Plan.
- Provide for a mixture of industrial uses and activities.
- Encourage the use of low demand / resource efficient – water, energy, light, etc. - features in all new industrial buildings.
- Minimize the impact of industrial development on adjacent residential development.

Policies:

- 4.9.1** The County supports the location and a wide range of industrial uses as identified in **Figure 16**.



- 4.9.2** New industrial developments should be constructed to use low demand/energy efficient features that minimize the consumption of water, energy, and heating and which reduce the output of waste / used resources – waste water, heat, light, solid waste, etc.
- 4.9.3** New industrial uses shall not have direct access to Highway 858. Access will be from the County road system or via service roads, as the case may be.
- 4.9.4** Any portion of an industrial building that faces or fronts onto Highway 858 shall be aesthetically pleasing to the satisfaction of the Development Authority.
- 4.9.5** Lighting, including security and parking area lighting, shall use energy efficient fixtures and be designed / oriented / shaded to prevent light spillage onto any adjacent properties or areas.
- 4.9.6** High quality building appearances and finishes will be emphasized for all industrial developments.
- 4.8.7** The maximum height of any buildings on lots that are adjacent to a residential area shall be 12.5 metres or lower, where required by the County’s Land Use Bylaw.
- 4.9.8** Garbage storage, loading bays, loading doors, or other activities creating truck movements on industrial lots adjacent to a residential area should not face a residential area.
- 4.9.9** Developments adjacent to Highway 858 shall have a landscaped area a minimum width of 5 m for all that portion of the lot adjacent to the highway.



5 PARKS, OPEN SPACE AND TRAILS

Goal: To enhance the existing recreational features and facilities and provide for additional recreational features and facilities while protecting the natural environment.

Objectives:

- Support the efforts of local groups and other agencies in providing recreational, environmental stewardship, and cultural services to the community and region.
- Identify appropriate locations for parks, sports facilities, open space and trails.
- Encourage historical, cultural, environmental, and natural history interpretation associated with the hamlet.
- Provide for connectivity and walkability throughout the community.
- Preserve high value wetlands and water courses.

Policies:

5.1 Parks and Open Space

- 5.1.1** The location of existing parks and open space and future parks and open spaces (via bars) are shown on **Figure 17**.
- 5.1.2** In accordance with the MGA, the County will take 10 % of the gross developable land to be subdivided as municipal reserved (MR) as either land, cash in lieu of land, or a combination of both, on a case by case basis.
- 5.1.3** The County will take municipal reserve in the form of land as development occurs in NE 34 & NW 35-67-16-W4M and SE 3-68-16-W4M.
- 5.1.4** If the County deems it appropriate to do so it may allow for portions of municipal reserve owing to be deferred to a future subdivision.
- 5.1.5** The County desires to create one or more continuous greenway corridors in the hamlet, with the primary corridor being adjacent to both sides of Plamondon Creek, Horse Lake, and the beaver pond, and radiating outwards along natural topographic or environmental features.
- 5.1.6** In taking land as municipal reserve the County will take the land in a configuration that supports establishing linked greenway corridors, buffering of land uses, and internal amenity space.
- 5.1.7** The County will work with land owners to obtain or accept leases, land trusts, conservation easements, donation, or other means of acquiring lands for recreation purposes.
- 5.1.8** Parks and open spaces shall be designed to provide for a variety of active and passive recreational and cultural opportunities for all ages and ability groups.
- 5.1.9** Subdivision and development shall be designed to minimize the disruption and fragmentation of natural habitats.



- 5.1.10** The implementation of the Festival Concept Plan is supported in this Plan.
- 5.1.11** The County will consider redistricting (rezoning) the Festival Centre grounds from “Public/Institutional” to “Parks, Recreation and Open Space”, if this is supported by the hamlet residents.
- 5.2 Trails**
- 5.2.1** The County will encourage and support local groups in their efforts to develop a pathway and multi-use trail system throughout Plamondon for residents of all ages, fitness and capabilities, as conceptualized on **Figure 17**, to link key destinations such as the schools, Festival Centre, museum, and natural features.
- 5.2.2** Where the pathway and trail network is identified on lands subject to a subdivision or development proposal, the pathways and trails shall be incorporated into the subdivision or development design and shall be constructed as part of the infrastructure for the subdivision or development proposal at the sole cost of the developer.
- 5.2.3** Where the pathway and trail network is not identified on lands subject to a subdivision or development proposal, the developer / applicant is encouraged to incorporate a pathway and trail design that links their subdivision or development to the pathway and trail network into their development proposal.
- 5.3 Environmental Protection**
- 5.3.1** The County will encourage owners of environmentally sensitive lands to participate in establishing environmental conservation easements as set out in the MGA.
- 5.3.2** The County will work with land owners to obtain or accept leases, land trusts, conservation easements, donation, or other means of acquiring environmentally sensitive lands for passive recreation use or environmental protection or environmental education purposes.
- 5.3.3** The County will not allow development in areas that are prone to flooding, erosion, landslides, subsidence or any other natural hazards.
- 5.3.4** Development on or in proximity to escarpments, steep or unstable slopes may be considered only if recommended in a geotechnical study prepared by a qualified professional, and if adequate setbacks and / or construction techniques are provided.
- 5.3.5** In considering approving a development on a site identified in 5.3.4, the County may require restrictive covenants or caveats to be registered on title to serve as notification to prospective purchases and the County may impose the siting and / or building recommendations from the geotechnical study as a condition of subdivision or development approval.
- 5.3.6** Land adjacent to Plamondon Creek, the beaver pond, the wetland in NE 34-67-16-W4M (south of 96A Avenue), the treed area long the boundary between NE 34 & SE 34-67-16-W4M and around Horse Lake shall be taken as either environmental reserve or municipal reserve.



6 TRANSPORTATION

Goal: To provide a functional, efficient and effective transportation system that considers local and regional needs.

Objectives:

- Provide an efficient, effective and functional transportation network that supports vehicle, bicycle, and pedestrian movement for people of all ages, fitness and capabilities.
- Protect the integrity of Highway 858.
- Provide for connectivity and walkability throughout the community.

Policies:

- 6.1.1** The broad road transportation network is shown on **Figure 18**. This conceptual network shall be further refined at the subdivision stage of development.
- 6.1.2** The functional integrity of Highway 858 as a highway, and as 'Main Street' for the urban and rural areas shall not be compromised by future development.
- 6.1.3** The County will work with Alberta Transportation to upgrade or replace the bridge carrying Highway 858 across Plamondon Creek with a wider and higher capacity structure.
- 6.1.4** The County will work with Alberta Transportation to ensure that the existing pathway along the east side of Highway 858 to St. Isidore cemetery is maintained and retained through any upgrades or widening of the Highway.
- 6.1.5** The County will work with Alberta Transportation to develop additional pathways along Highway 858 and / or extend the pathway to Horse Lake.
- 6.1.6** Any new roads required to provide access to subdivisions and developments shall be designed and constructed in accordance with the County's *General Municipal Servicing Standards*, and such roads shall be constructed at the sole cost and expense of the developer.
- 6.1.7** The layout of the local street network should provide direct connections and multiple route choices between origins and destinations.
- 6.1.8** Where loops and cul-de-sacs are used in the development design, pathways at the heads of the loops or cul-de-sacs, as the case may be, are to be incorporated into the design to create direct and convenient connections and passageways for pedestrians and cyclists.
- 6.1.9** Traffic calming devices may be installed near recreational and cultural facilities to increase pedestrian and cyclist safety and mitigate traffic impacts.



7.0 SERVICING

Goal: To ensure that the upgrade and extension of municipal services proceeds in an orderly, efficient and economic manner that meets the needs of the current and future community.

Objectives:

- Provide for the orderly and cost effective extension of servicing to new developments.
- Provide for alternative features and / or practices that reduces the demand for water and sewer services.
- Utilize features and practices that lowers the long term operational and maintenance requirements and costs when designing and constructing capital improvements to the utility system.
- Provide for features that minimize the negative impact on the environment resulting from development.

Policies:

7.1 General

- 7.1.1** The general location of utility line extensions and reservoirs for the urban area is shown conceptually in **Figure 19**.
- 7.1.2** The more exact location and size of utility alignments, rights of way, and easements, and related line assignments, shall be refined and addressed at the subdivision and / or development permit stage to the mutual satisfaction of the County, the developer, the utility companies, and any other affected parties.
- 7.1.3** Utility service development should support an orderly, logical, contiguous and sequential pattern of development, radiating outward from the existing built up portion of the hamlet.
- 7.1.4** All servicing will conform to the County's Water and Wastewater Capacity Plan.
- 7.1.5** Public utility lots shall be provided where required for the provision of public utility corridors, storm water management systems or emergency vehicle access points.
- 7.1.6** Utility rights-of-way and easements shall be provided to accommodate County utilities and shallow utilities at the subdivision or development permit stage, as deemed necessary by the utility provider.
- 7.1.7** All new development shall connect to municipal services in accordance with the County's *General Municipal Servicing Standards* at the developer's expense.

7.2 Water

- 7.2.1** Developments and buildings connected to the water utility system – whether pressurized or trickle fill - should use low flow fixtures and appliances.
- 7.2.2** The County will work towards a looped water system within the urban area where it is



technically and economically feasible to do so. Any new develop shall require a looped system.

7.2.3 New developments will be required to ensure that the water systems are looped.

7.3 Wastewater

7.3.1 All new lots and developments shall be required to connect to the wastewater system.

7.3.2 The County will be open to and encourages the use of facilities, features, and practices that can be installed and / or applied, as the case may be, that reduces the amount of waste water that is generated from a dwelling or business.

7.3.3 In accordance with the Subdivision and Development Regulations, a 300 meter restricted development set back, as shown on **Figure 19**, is in place around the sewage lagoons. While dwellings, schools, hospitals, food industries or other labor intensive industries are not allowed within this setback, alternative activities and uses may be allowed within the setback, at the discretion of the County.

7.4 Stormwater

7.4.1 The County shall prepare or oversee the preparation of a stormwater management plan for the urban area.

7.4.2 A stormwater management plan or scheme showing the tie in to an existing stormwater management plan will be required for multi-lot subdivisions or development permit approvals in the urban area.

7.4.3 In the absence of an adopted stormwater management plan, developments should follow the principal - post development rate and flow of runoff is equal to pre development rate and flow – in designing their stormwater management system.

7.4.4 Developments in areas with a high water table but which may still be developable shall install sump pumps.

7.4.5 If sump pumps are installed in any building they, and any other stormwater drainage systems, shall not be connected to the wastewater system.

7.4.6 Stormwater treatment and management systems are to be designed to integrate into the landscape to minimize storm water runoff resulting from development and protect water quality, and any associated native ecosystems or habitats.

7.4.7 Stormwater runoff from a subdivision or development is to be managed to minimize the damage to property which may occur as a result of a natural storm event.

7.4.8 The county encourages the installation of backflow prevention devices in each home that may be prone to flooding or sewer backup.

7.5 Franchise Utilities

7.5.1 Public Utility Lots are not intended to be used to only convey Franchise Utilities but such Utilities may be conveyed if they are incidental to the Public Utility Lot.

7.5.2 Franchise utility installations shall conform to the County's *General Municipal Servicing Standards*.



- 7.5.3** Following a subdivision or development approval, the developer will be responsible for the installation of all required franchise utilities including but not limited to electric power, natural gas, telephone and cable services, which are to be extended to individual lots or developments, as the case may be.
- 7.5.4** All new franchise utility lines shall be installed underground at the developer's expense.
- 7.5.5** Shallow utilities located outside road rights-of-way shall be registered in an easement that is in name of the County.

7.6 Solid Waste and Recycling

- 7.6.1** The developer of multi-family residential developments, commercial developments or industrial developments, as the case may be, in consultation with the County, may be required to prepare and implement a Solid Waste Management Plan for the development.
- 7.6.2** The County supports recycling, composting organic wastes, and other waste reduction initiatives at the household, business, and community level, and encourages developers to incorporate and utilize waste reduction features, facilities, policies and actions in their development designs and construction activities.



8 IMPLEMENTATION AND PHASING

Goal: To effectively implement the goals, objectives, and policies contained in this Plan.

Objectives:

- Implement the policies contained in this Plan to guide decision making in the areas of operations, capital investments, growth and development.
- Keep the Plan current and reflective of the community's and the County's goals and objectives.
- Outline a logical sequence of development for both the urban and rural areas.

Policies:

8.1 General

- 8.1.1** Unless otherwise stated in this Plan, any change to the text or maps of this Plan may require an amendment to this Plan through the statutory plan amendment process as outlined in the MGA.
- 8.1.2** Where an amendment to this Plan is required or requested, the Applicant will submit the supporting information necessary, to evaluate and justify the potential amendment and ensure its consistency with the MDP and other relevant policy documents.
- 8.1.3** This Plan should be reviewed on a regular cycle, but at least at 5 year intervals to ensure that the Plan is meeting the needs and desires of the community and County. If several amendments to this Plan have occurred prior to the 5 year review cycle, then a review of the Plan should be considered at an earlier time.
- 8.1.4** The Land Use Bylaw will be reviewed and, where appropriate, amended to implement the goals, objectives, polices contained in this Plan. For example, review the Land Use Bylaw so that the variety of housing types, styles, and construction techniques identified in this Plan are allowable.
- 8.1.5** The approvals of re-districting (re-zoning), subdivision, and development permit applications should be in accordance with the Goals, Objectives, and Policies of this Plan.
- 8.1.6** Those projects specific to Plamondon will be identified in the capital budget as part of the annual budgeting process.
- 8.1.7** The County will explore and pursue all possible sources of funding for infrastructure and community development including but not limited to general taxes, grants, developer contributions, local improvements, partnerships, community fund raising, and volunteerism.
- 8.1.8** The County will continue to work with local community groups and agencies to maintain effective ongoing communications, build local capacity, and strengthen the existing sense of community.



8.1.9 During the life of this Plan the County shall prepare a Utility Master Plan for the urban area to enable the sustainable and effective provision of infrastructure services to the hamlet.

8.1.10 During the life of this Plan the County shall prepare a Drainage Master Plan for the urban area, setting out the drainage patterns and outlining mitigative measures.

8.2 Phasing: Urban Area

8.2.1 **Figure 16** shows the proposed land uses and development design for the still to be developed components of the urban area while **Figure 20** illustrates the proposed phasing areas and sequences for Plamondon. While the County recognizes that market forces play a large role in determining the timing and direction of development, the County also recognizes that the existing infrastructure capabilities in Plamondon also play a role in determine the timing and direction of growth. Hence **Figure 20** illustrates the likely logical development sequence for Plamondon.

Immediate to Short Term:

8.2.2 The County will encourage and allow the immediate development of any existing serviced or easily serviceable vacant lots, provided such development is in compliance with the requirements of this Plan and the Land Use Bylaw.

8.2.3 The County will encourage and allow the redevelopment (rebuilding, replacing, upgrading, or enlargement) of any dwelling or building, provided such redevelopment is in compliance with the requirements of this Plan and the Land Use Bylaw.

8.2.4 The County encourages the re-subdivision of existing serviced or easily serviceable large lots into smaller lots provided such re-subdivision is in compliance with the requirements of this Plan and the Land Use Bylaw

Southwest A

8.2.5 The infilling of the area south of 96A Avenue, west of Highway 858, (identified as Southwest A on **Figure 20**) will be encouraged as it is logically the next immediate phase for residential development.

Rationale:

This 12± hectare (30 acre) area can be serviced by extending the existing municipal water, sewer and franchise utility services already in the area. The land is not flood prone, and is close to the two schools, the library, and recreational amenities. One limitation is that current access is restricted to only 96A Avenue so care will be required in the subdivision design to provide for a second access. This area would be predominantly residential with the possibility of some commercial along the west side of Highway 858. However, given the slide slope of Highway 858 as it climbs up the Plamondon Valley wall in this location, care in the site design is required in terms of slope stability, site lines, and adequate developable building site or sites, some or all of which may mitigate against any commercial development on the west side of Highway 858. The existing pond in the north east corner of the site should be retained as open space and / or for storm water management purposes.



Short to Medium Term:

- 8.2.6** Over the short to medium term the completion of the undeveloped subdivision at the south end of the urban area (identified as *Southeast A* on **Figure 20**) or *Lot 22*, as described below, should be undertaken as follow up to the development of *Southwest A*.

Southeast A

Rationale:

In this 10 hectare (25 acre) site, the lots and road networks have already been laid out, subdivided, and registered. A waterline runs along the right of way of 95 Avenue and sewer, which is stubbed at the 95 Avenue / 100 Street intersection, could be extended along 95 Avenue. A significant challenge to developing this area is the fact that the lots of the subdivision have been sold to multiple owners, who individually do not have the capacity to complete the overall infrastructure requirements to complete the development of the subdivision. Collective action, likely led by the County, would be required to complete all the infrastructural elements necessary to develop this area.

Lot 22:

Rationale:

This is a 5 hectare (12.5 acre) site, (identified as *Lot 22* on **Figure 20**), that was proposed for commercial development. However, in 2015 *Lot 22* was sold to a non-commercial owner. While the future land use is unclear, it may be possible to develop some or all of the land for residential use. This is because of all the other short to medium term sites, *Lot 22* is the next most logical area for development. It is located just east of the row of lots fronting onto 100 Street. The west portion of *Lot 22* is flat with the east portion rising up the Plamondon Creek valley wall. There is good access to the site from 97 Avenue and 99 Avenue, and municipal and franchise utility services can be extended to the site from 100 Street along 97 and 99 Avenues. Some or all of this site could be developed for residential purposes. Any design for this area must include linkages to the lands to west, east, and south. Care would be required to design a layout that protects the slope of the valley wall.

- 8.2.7** If *Southeast A* or *Lot 22* are not practical in the short to medium term, the County should look at encouraging the following alternative sites. These are described in the order or practicality.

East A: LSD 14 of 35-67-16-W4M.

Rationale:

This land, (identified as *East A* on **Figure 20**), is a mixture of treed and pasture areas. While part is comprised of the Plamondon Valley wall, the portion above the valley is relatively flat. Access would be from 100 Avenue via 95 Street and 97 Street. Sewer and water services are available along 100 Avenue: water extends eastward out of the



Hamlet to the reservoir at the intersection of Old Trail & Range Road 161 while sewer is stubbed at the 100 Avenue – 97 Street intersection. This area would provide for residential development. Any design for this area must include linkages to the land to west, north, east, and south.

Southeast B:

Rationale:

This land, (identified as *Southeast B* on **Figure 20**), is currently largely treed covered, with a relatively flat area along the northern third, but with a conical hill rising in the middle of the southern two-thirds of the land. A water reservoir is located atop this hill. Except for the reservoir, the land does not have any other developments. The distance to extend the water lines is relatively short (given the location of the reservoir) but the sewer lines must be extended from 100 Avenue through Southeast A along 97 Avenue and 95 Avenue. However Southeast B can be considered as a ‘land locked parcel’ as it is ‘buried’ behind Southeast A and sandwiched between East A and Southeast C. Though technically feasible, it is generally not economical or desirable to jump across undeveloped areas to develop other, more distant lands. Any design for this area must include linkages to the land to north, east, and south.

Southeast C:

Rationale:

This land, as shown in **Figure 20**, is a narrow lot on the east side of Highway 858, at the southern boundary of the urban area, extending the width of the quarter section (NW 35). The land has an undulating topography. The western portion of the site is the upper wall of the Plamondon River Valley. This leads to a gently up-sloping grade ending at the southern half of a conical hill where the water reservoir is located. Currently (2016) the site is cleared and used for agricultural purposes. While water could be provided to the site, similar to Southeast B, sewer would need to be extended south along 100 Street. Given the distance of this land from the overall core of the urban area, the likelihood of intervening land developing sooner, and the linear nature of the lot, it is likely that this land would develop last of the 5 areas discussed in this section.

Long Term:

- 8.2.8** The areas for long term development are outlined in pink on **Figure 20**.
- 8.2.9** The long term development area for the urban area are those lands north and west of Plamondon Creek. Until such time as development is contemplated, the lands should be districted ‘Urban Reserve “UR” ’ under the Land Use Bylaw, with minimal subdivision and development allowed, to provide for as much of a ‘blank canvas’ for future urban development as possible.
- 8.2.10** Regardless of which site or sites described above develop over the short to medium term, no new or long term areas should be opened for development until 80 % of the developable land on the south and east sides of Plamondon Creek are developed.



- 8.2.11** The subdivision and development of the lands in the long term growth areas should only be allowed when such subdivision and development is done to further the goals, objectives and policies of this Plan.
- 8.2.12** Prior to developing any of the lands described in Sections 8.2.5 through 8.2.9, an outline plan of the proposed developments shall be prepared by and at the cost of the developer and approved by the County.

8.3 Phasing: Rural Area

8.3.1 The phasing for development in the rural area is different than the urban area as development is generally not contingent on the ability to extend municipal utility services onto the land being developed. As such, proposed phasing is somewhat harder to outline. While **Figure 16** shows the proposed land uses and development design for the still to be developed components of the rural area, **Figure 20** illustrates a likely phasing scenario for the County.

Immediate to Short Term:

8.3.2 The County will encourage and allow the immediate development of any existing vacant lots, provided such development is in compliance with the requirements of this Plan and the Land Use Bylaw.

NE 10-68-16-W4M:

8.3.3 The County will encourage the infilling of the balance of *NE 10-68-16-W4M*, between Range Road 162 and Horse Lake.

Rationale:

NE 10-68-16-W4M is half cleared and half tree covered and is already surrounded by residential development on the south, east, and north, with Horse Lake on the west. Reserve land has been take to protect the bed and shore of Horse Lake. Range Road 162 provides excellent access to the lands, and the topography slopes downward from the Range Road to Horse Lake. Franchise utility services (power, natural gas) are available in the area. The combination of open and tree covered lands combined with the slope can provide for a mixture of secluded lots or lots with an unencumbered view of the lake. With appropriate site considerations, dwellings could be design with desirable features such as walk out basements and wrap around decks.

Short to Medium Term:

8.3.4 Over the short to medium term the County will encourage development of the lands identified as *SE 10-68-16-W4M East, Section 11*, and *Highway 858 East* as described below and as shown on **Figure 20**.

SE 10-68-16-W4M East:

Rationale:

The County has experience some modest commercial development along Highway 858 at the northeast corner of the intersection of Campsite Road recently. It is likely that



additional development pressure for commercial uses in this area will continue. In this location the Highway is straight and level and the land is flat and undeveloped. A commercial development existing on the east side of Highway 858. Access to Highway 858 would be via service road running from the Range Road 162 / Highway 858 intersection. Franchise utility services (power, natural gas) are available in the area. Land uses would be as shown in **Figure 16**.

As mentioned above, St. Isidore Cemetery is at the intersection of Highway 858 and Township Road 681. Land in SE 10-68-16-W4M should be set aside to allow for the expansion and continued operation of the cemetery.

Highway 858 East

Rationale:

The southwest corner of Lot 6 (Lac La Biche Settlement), on the east side of Highway 858, is already developed for light industrial use. The land area to the east of the existing industrial site and to the north to Campsite Road, can be allocated for the expansion of the existing industrial use or to encourage new commercial industrial uses. In this area the land is flat with some tree cover and the Highway is straight and level. Franchise utility services (power, natural gas) are available in the area. There is one dwelling at the southeast corner of the intersection of Campsite Road and Highway 858. Access to Highway 858 would be via service road running from the Campsite Road / Highway 858 intersection. Land uses would be as shown in **Figure 16**.

Section 11 (SW 11, NW 11 & NE 11):

Rationale:

These three remnant parts of Section 11 (68-16-W4M) comprise approximately 60 hectares (150 acres) of undulating land sited between Highway 858 and Campsite Road. While the existing use of the land is agriculture, parts of these three quarters have already been subdivided in to 19 large residential acreages and 1 commercial lot. While NE 11-68-16-W4M is tree covered, the W ½ 11-68-16-W4M is cultivated. Franchise utility services (power, natural gas) are available in the area. Good access can be provided / obtained from Campsite Road and Stony Road. **Figure 18** shows a potential road network through this area. Land uses would be as shown in **Figure 16**.

Long Term:

- 8.3.5** The areas for long term development are outlined in pink on **Figure 20**.
- 8.3.6** The land uses for the areas identified for long term development are outlined in **Figure 16**.
- 8.3.7** Until such time as development is contemplated for these lands, their current Districting (Zoning) under the Land Use Bylaw should remain.
- 8.3.8** The subdivision and development of the lands in the long term growth areas should only be allowed when such subdivision and development is done to further the goals, objectives and policies of this Plan.



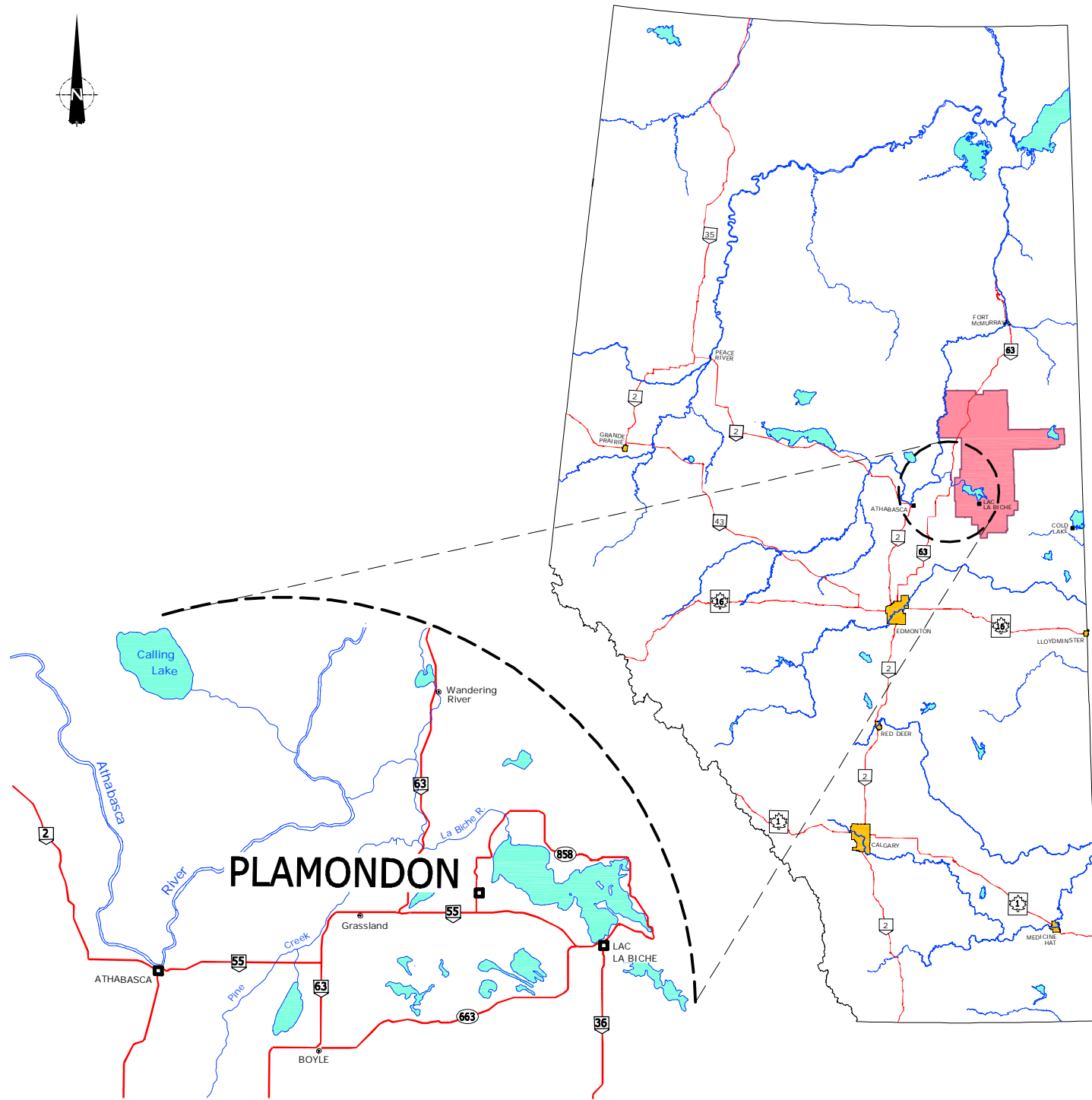
8.4 Out of Scope

- 8.4.1** The time period for the development of those lands marked as Agricultural in **Figure 16** are not included in **Figure 20** as the time horizons for the development of these lands are beyond the time frame of this plan. (For example, most of NE 35-67-16-W4M and SE 2-68-16-W4M have limited development potential due to the setback limitations of the land fill site and sewage lagoons, respectively.)



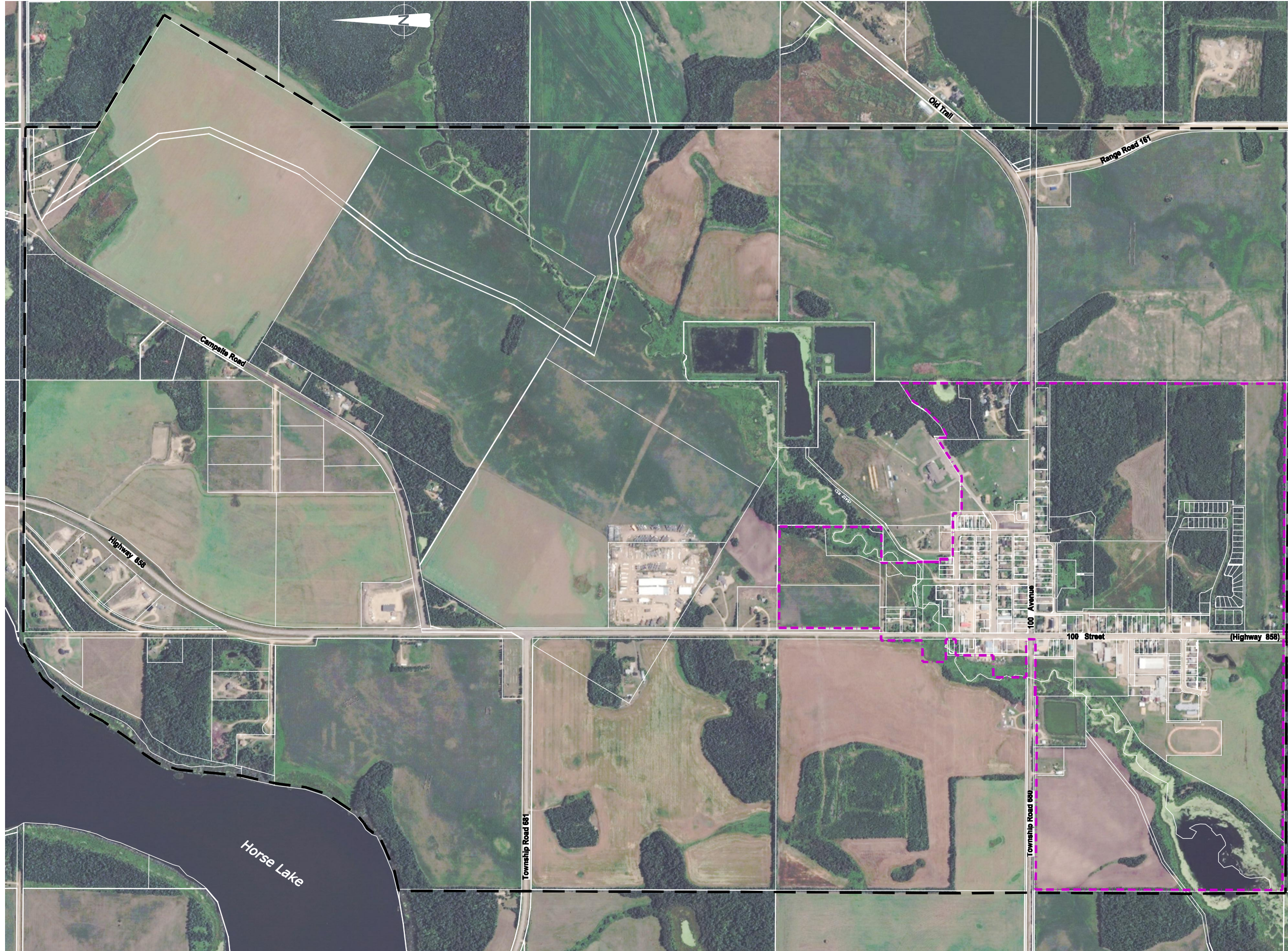
LEGEND:

 LAC LA BICHE COUNTY



LOCATION MAP
HAMLET OF PLAMONDON

FIGURE 1

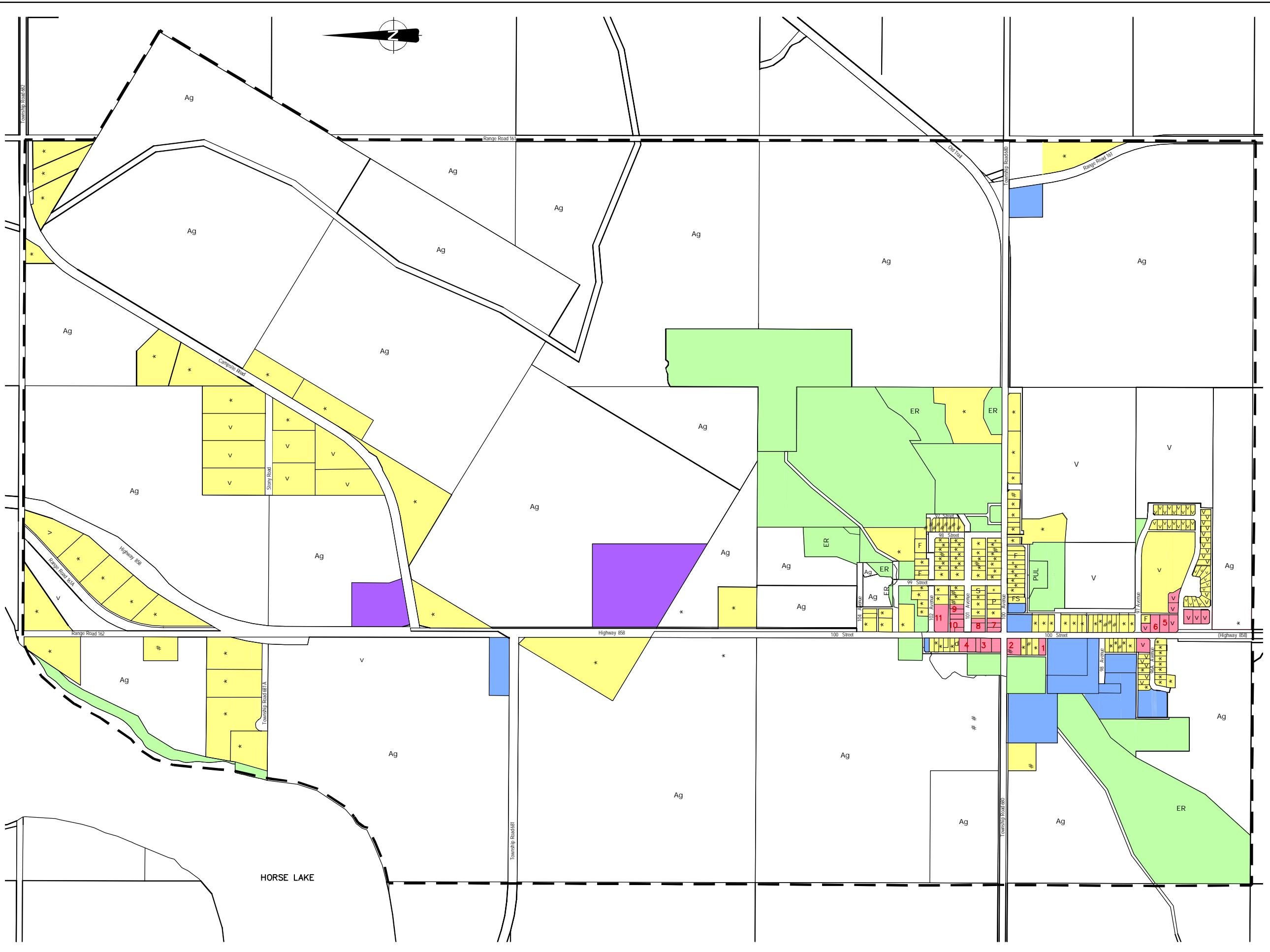


LEGEND:

- CURRENT HAMLET BOUNDARY
- PLAN AREA

AERIAL PHOTO
HAMLET OF PLAMONDON & AREA

FIGURE 2

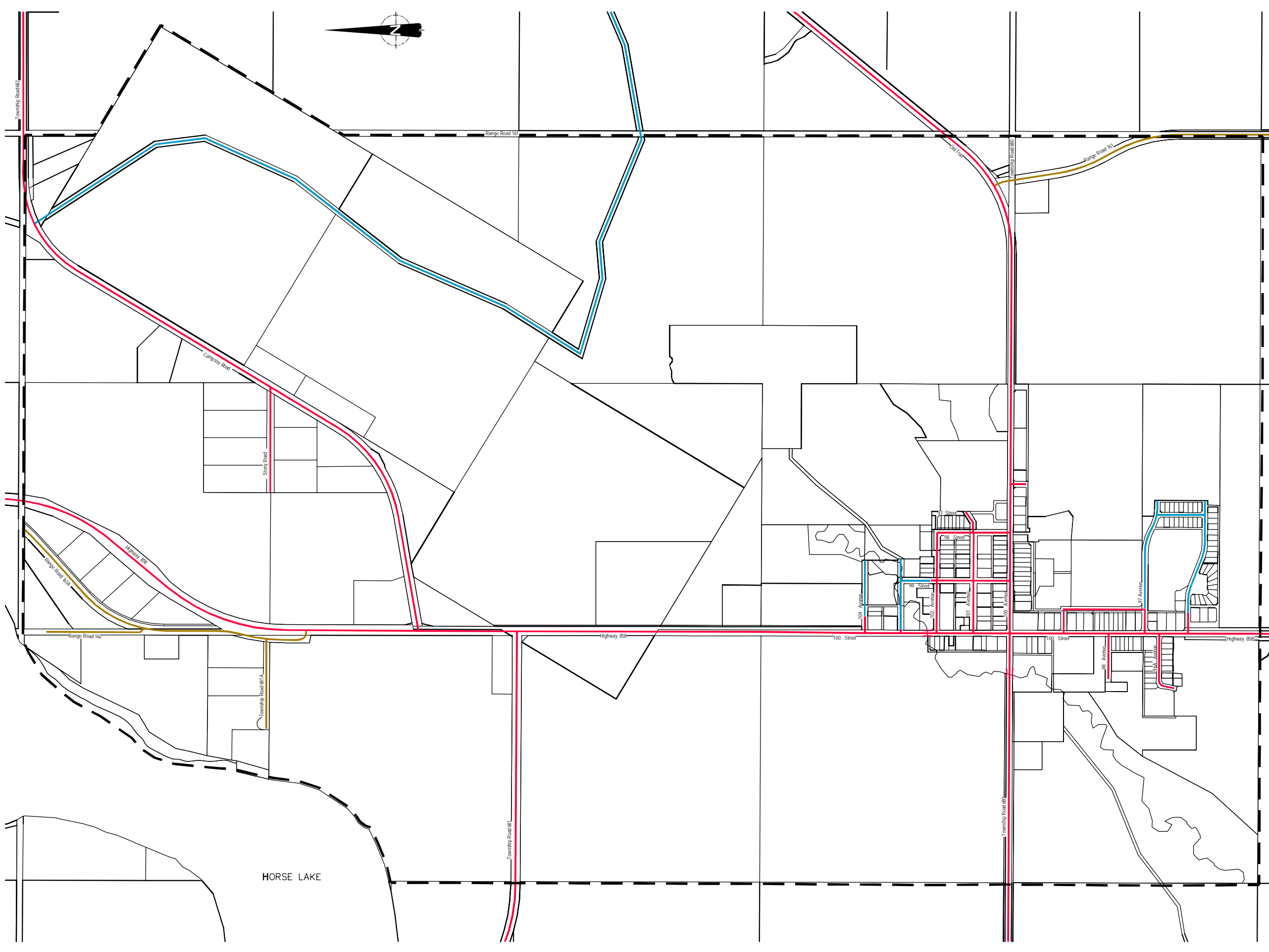


LEGEND:

- PLAN AREA
- RESIDENTIAL
- OPEN SPACE
- INSTITUTIONAL
- INDUSTRIAL
- Ag AGRICULTURAL
- 1 SERVUS CREDIT UNION
- 2 PLACE RENDEVOUZ
- 3 PELICAN GRILL / HOTEL
- 4 BUMPER TO BUMPER
- 5 HAIR DRESSER
- 6 CAR WASH / DRY CLEANER
- 7 CHEZ NOUS MOTEL
- 8 CO-OP STORE
- 9 VOYAGEUR ELECTRIC (3 lots)
- 10 ATB
- 11 CO-OP GAS BAR
- v VACANT
- * SINGLE DETACHED DWELLING
- # MOBILE HOME
- d DUPLEX
- F FOURPLEX (4 units)
- S ROW HOUSE (6 units)
- P PIONEER VILLAGE (10 units)
- FS FIVE STAR CONDOS (5 units)
- ER ENVIRONMENTAL RESERVE
- PUL PUBLIC UTILITY LOT

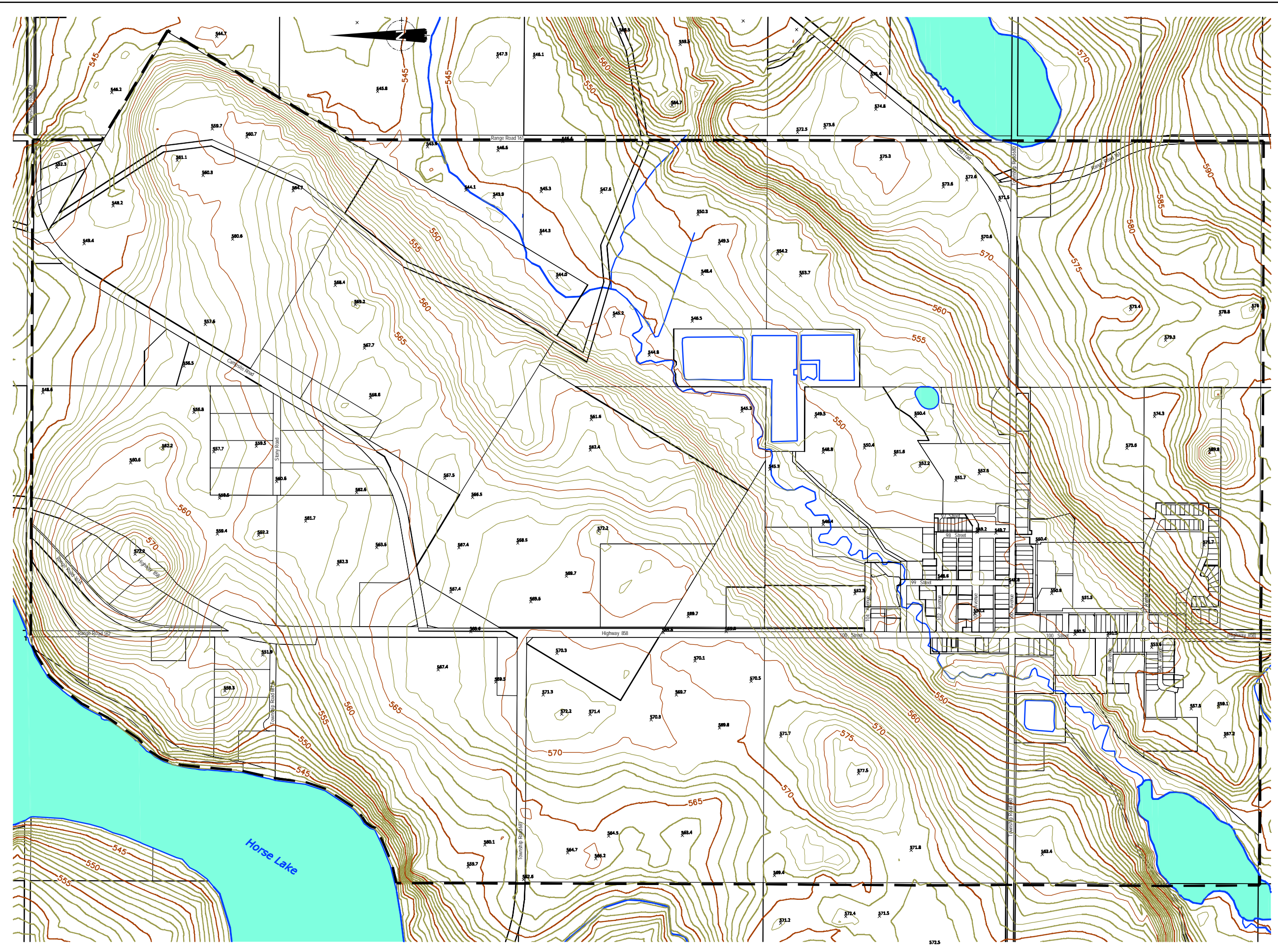
EXISTING LAND USE
HAMLET OF PLAMONDON & AREA





FIGURE 3



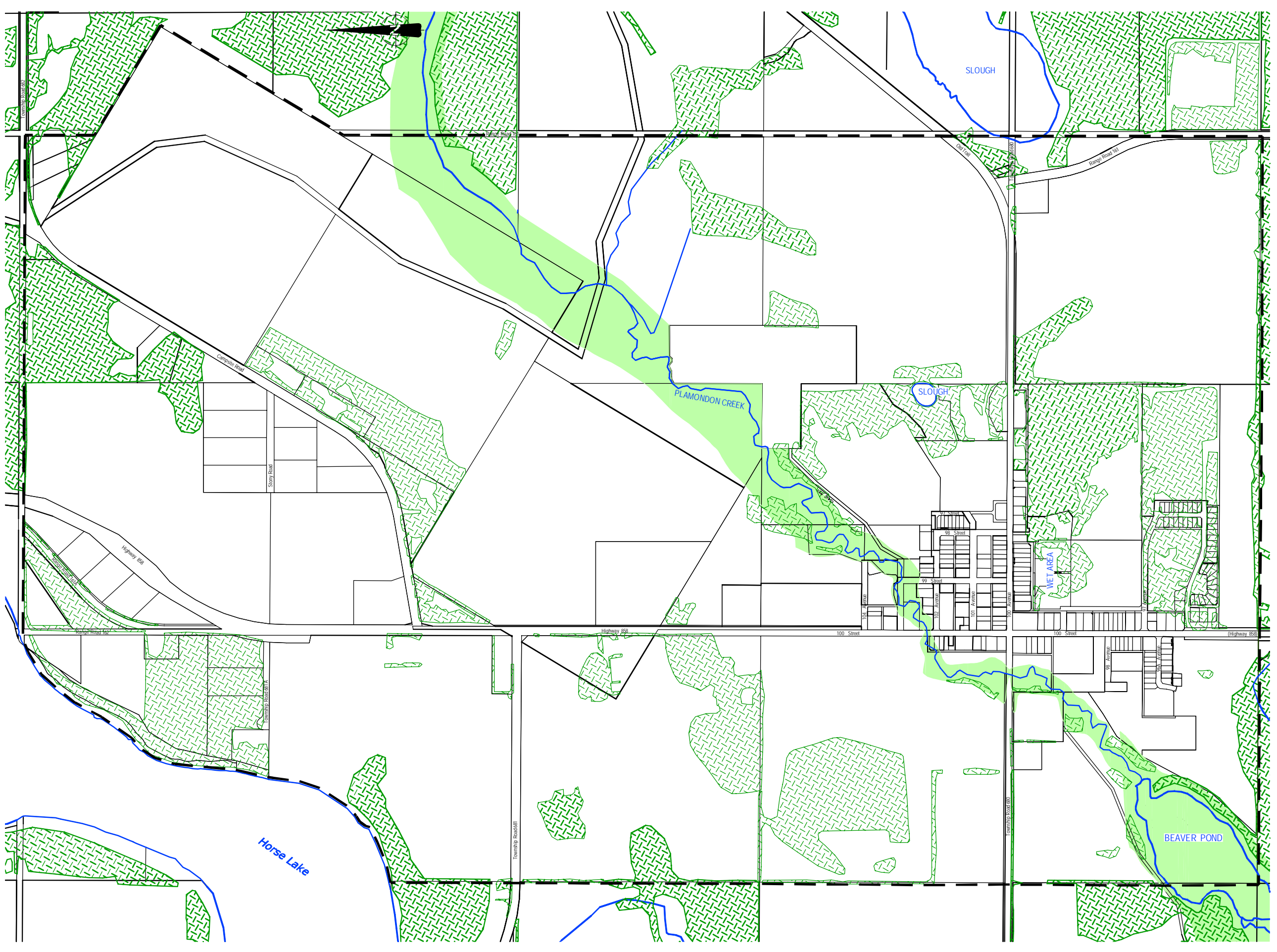
- LEGEND:**
- BUILT ASPHALT ROADS
 - BUILT GRAVEL ROADS
 - ROAD R.O.W.
 - PLAN AREA





ROAD NETWORK
 HAMLET OF PLAMONDON & AREA
FIGURE 5



- LEGEND:**
-  WATER COURSE
 -  CONTOUR (1m Interval)
 -  SPOT ELEVATION
 -  PLAN AREA

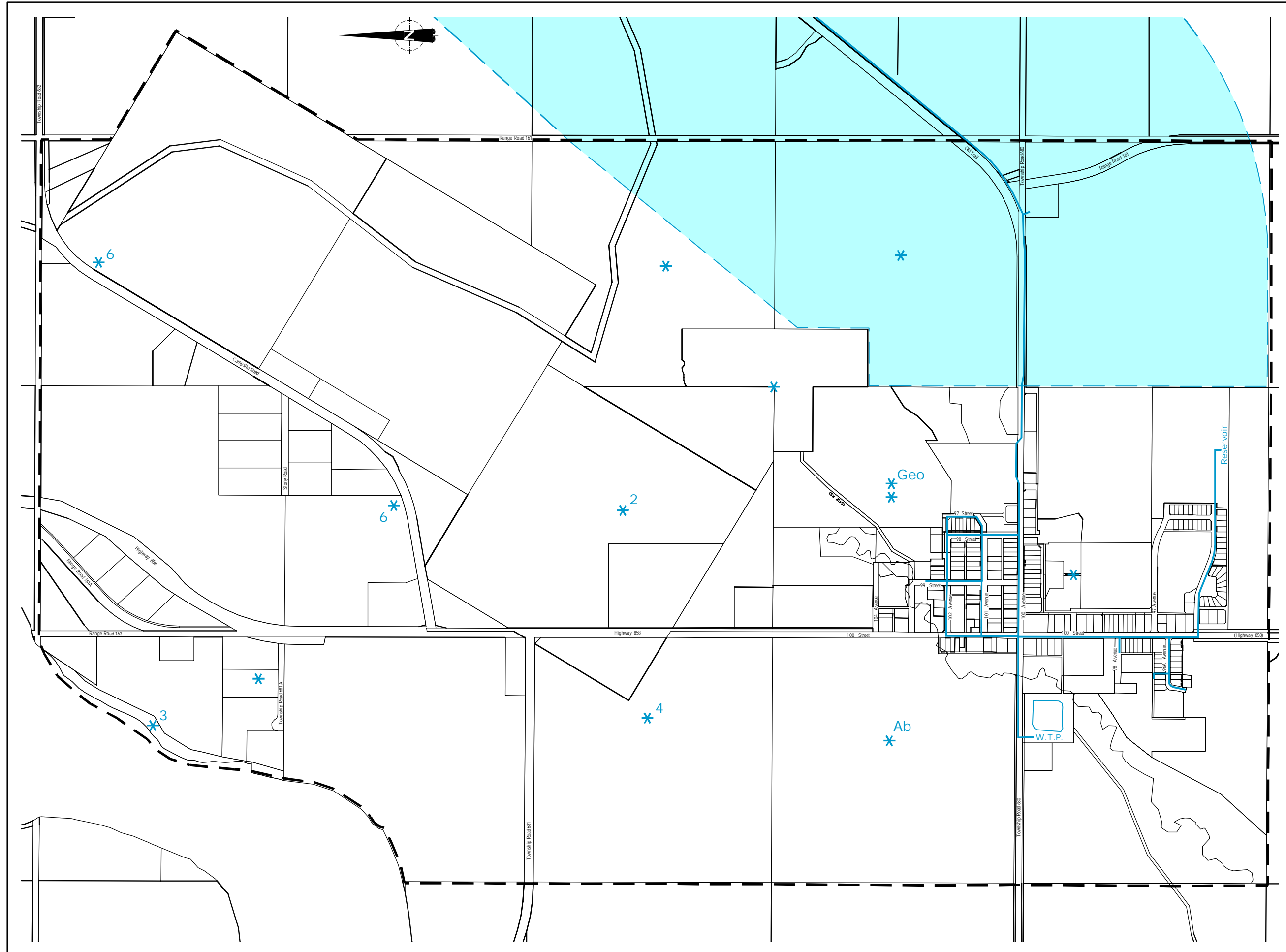
TOPOGRAPHY
 HAMLET OF PLAMONDON & AREA
 FIGURE 6



- LEGEND:**
-  WATER COURSE
 -  CREEK VALLEY
 -  TREE COVER
 -  PLAN AREA

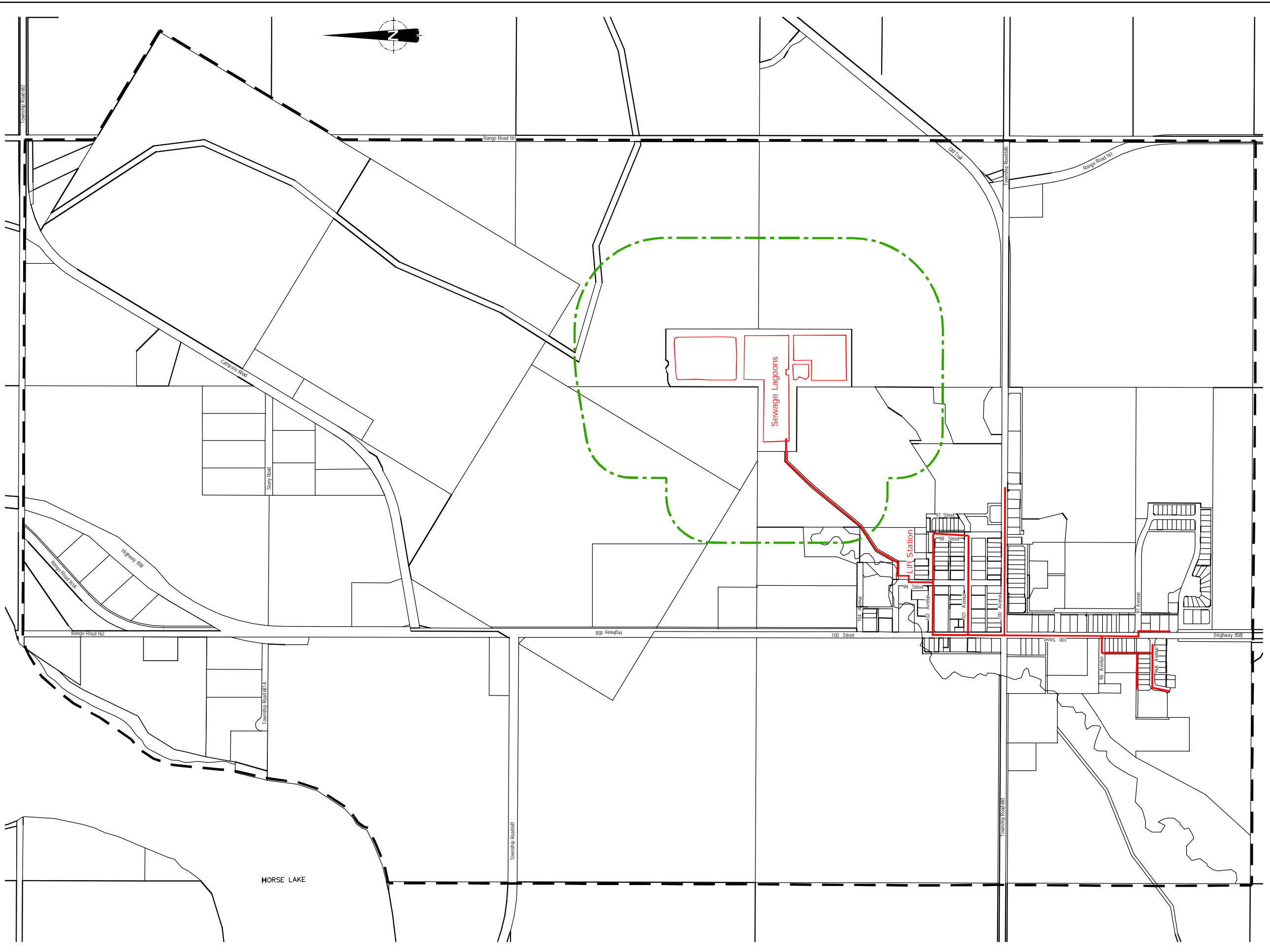
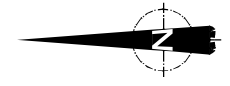
NATURAL FEATURES
 HAMLET OF PLAMONDON & AREA

FIGURE 7



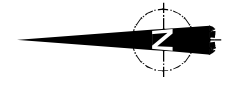
- LEGEND:**
- EXISTING WATERMAIN
 - TRICKLE WATER SERVICE AREA
 - PLAN AREA
 - * WELLS
 - 4 NUMBER OF WELLS IN ¼ SECTION
 - Geo GEOTHERMAL
 - Ab ABANDONED

WATER SUPPLY
HAMLET OF PLAMONDON & AREA
FIGURE 8



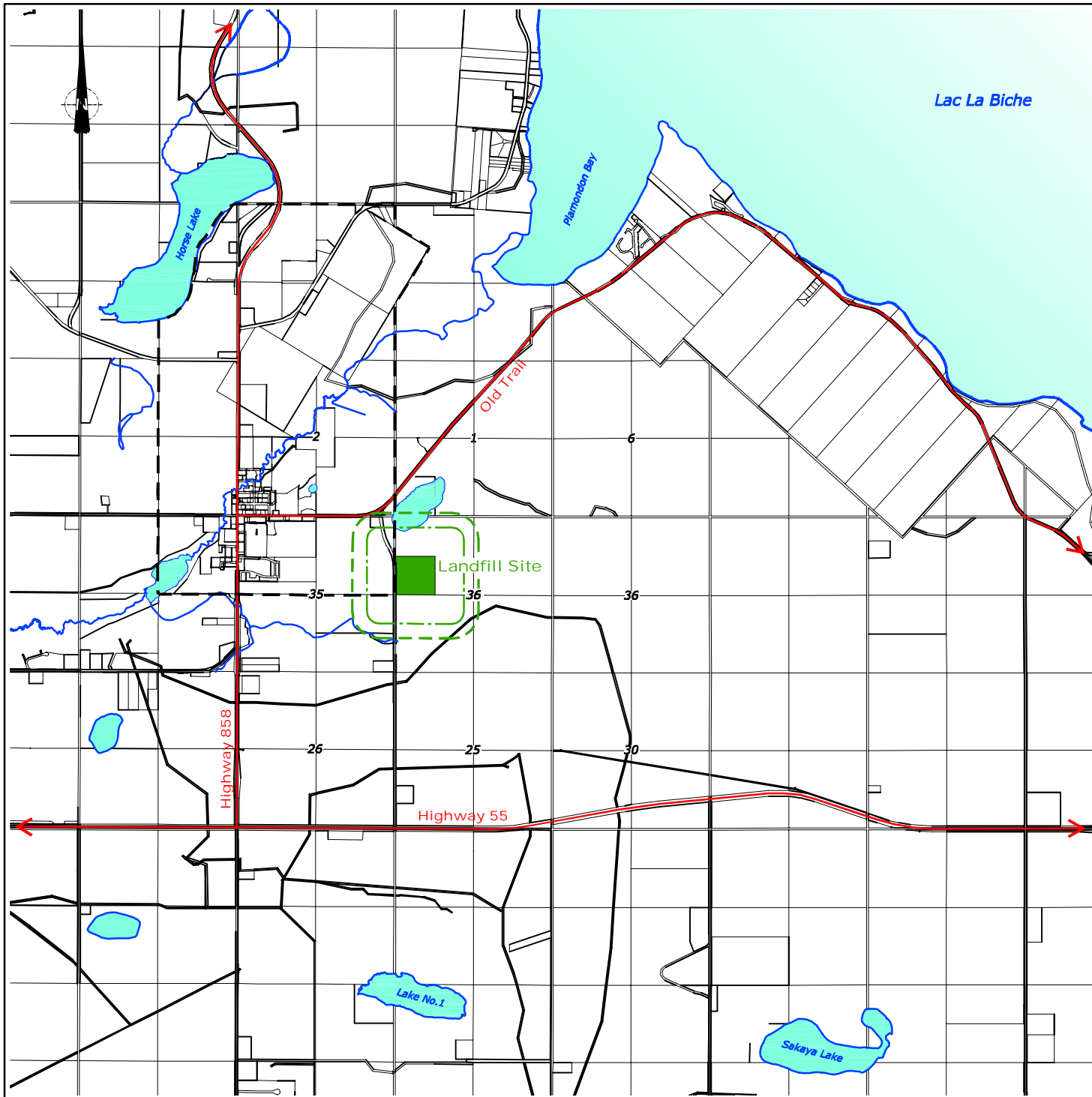
- LEGEND:**
- EXISTING SANITARY SEWER
 - PLAN AREA
 - 300 m SETBACK

WASTEWATER
HAMLET OF PLAMONDON & AREA
FIGURE 9



- LEGEND:**
- EXISTING STORM LINES
 - - - PLAN AREA

STORM WATER
 HAMLET OF PLAMONDON & AREA
 FIGURE 10

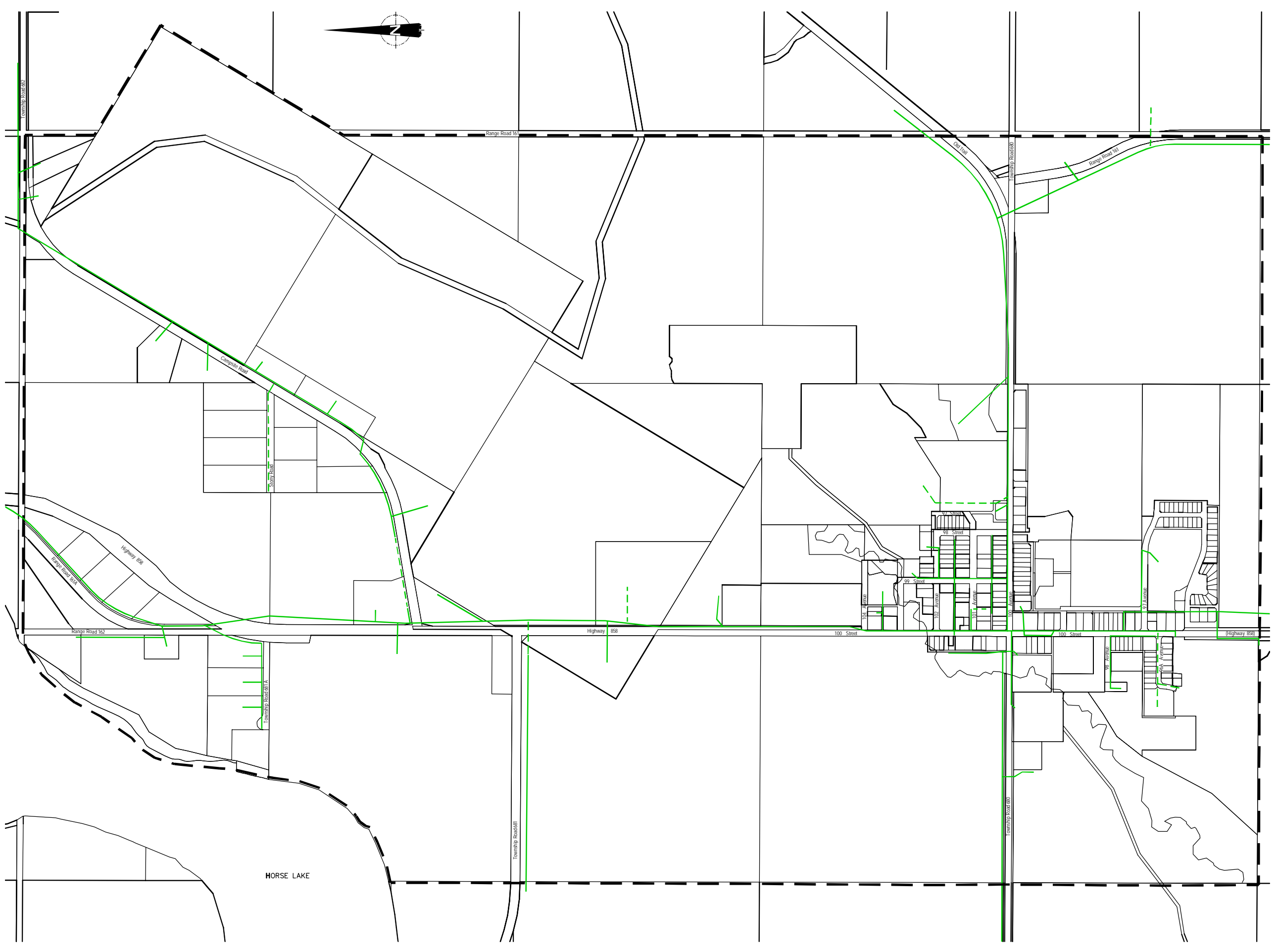
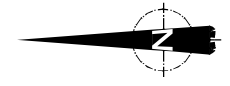


LEGEND:

- ARTERIAL ROADS
- - - 300 m SETBACK
- - - - - 450 m SETBACK
- PLAN AREA

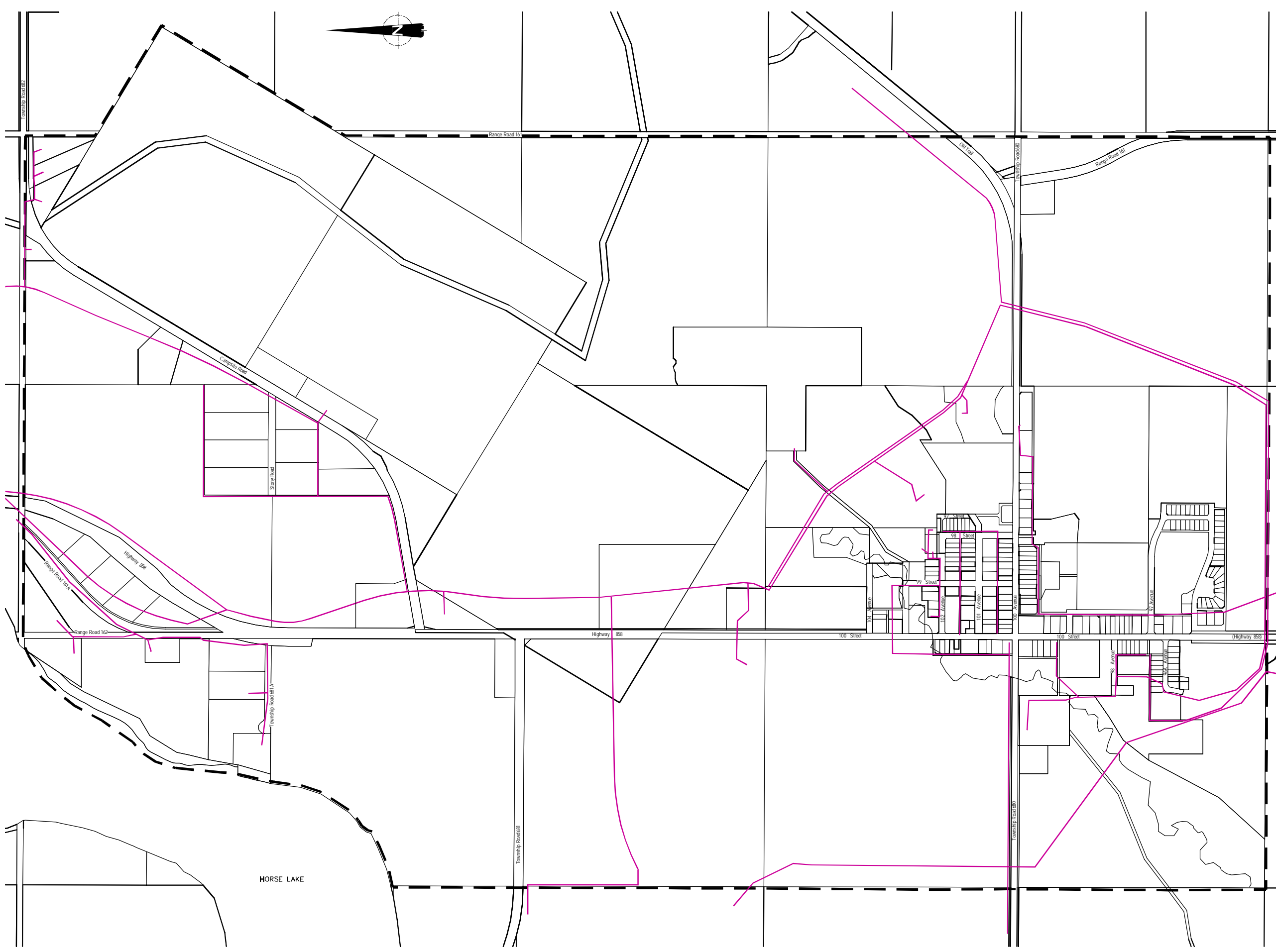
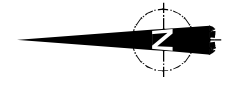
WASTE MANAGEMENT
HAMLET OF PLAMONDON & AREA

FIGURE 11



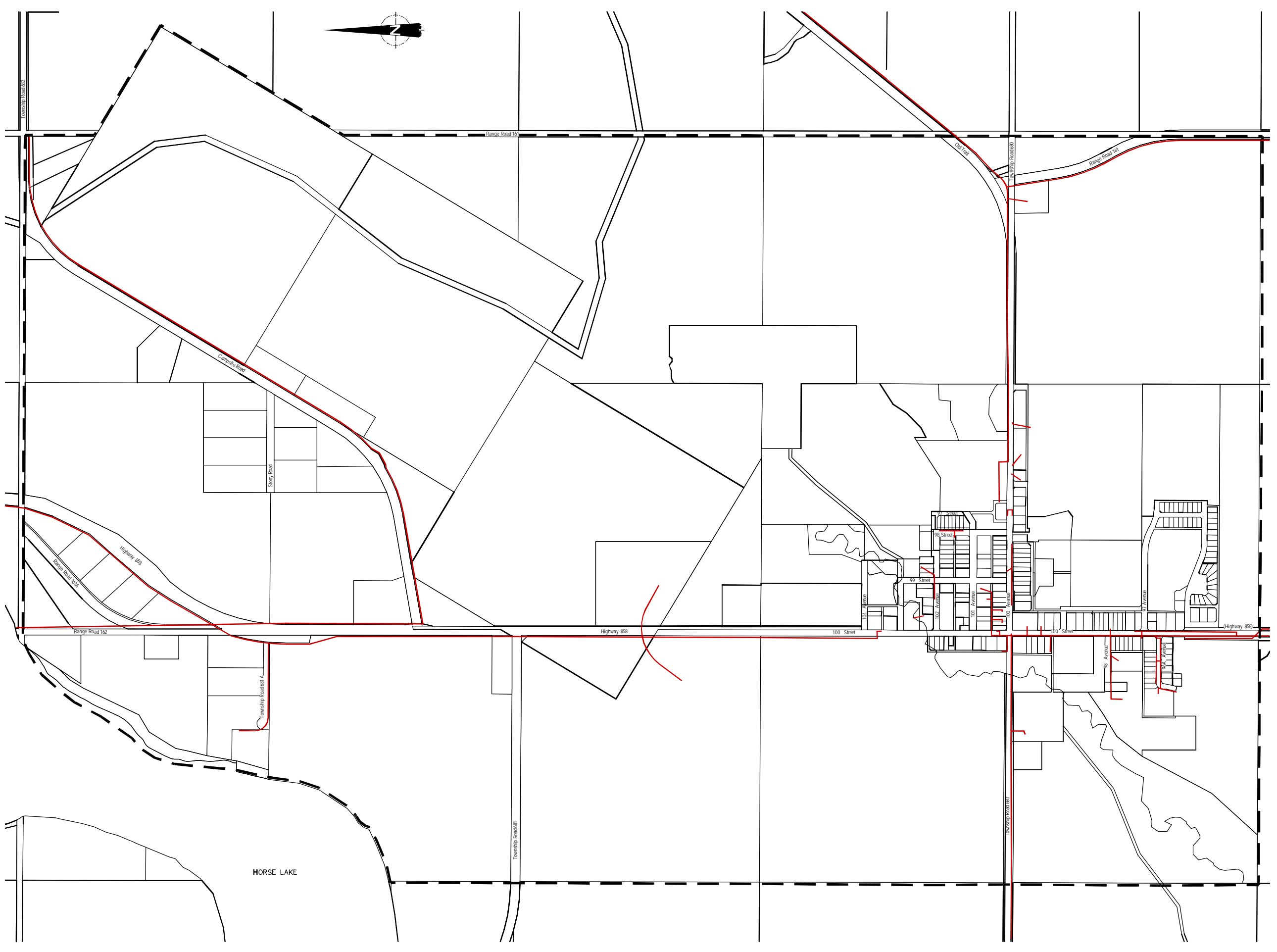
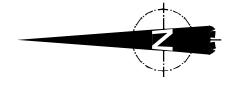
- LEGEND:**
- EXISTING POWERLINES
 - - - EXISTING UNDERGROUND POWER
 - - -** PLAN AREA

POWER
 HAMLET OF PLAMONDON & AREA
 FIGURE 12



- LEGEND:**
- EXISTING GAS LINES
 - PLAN AREA

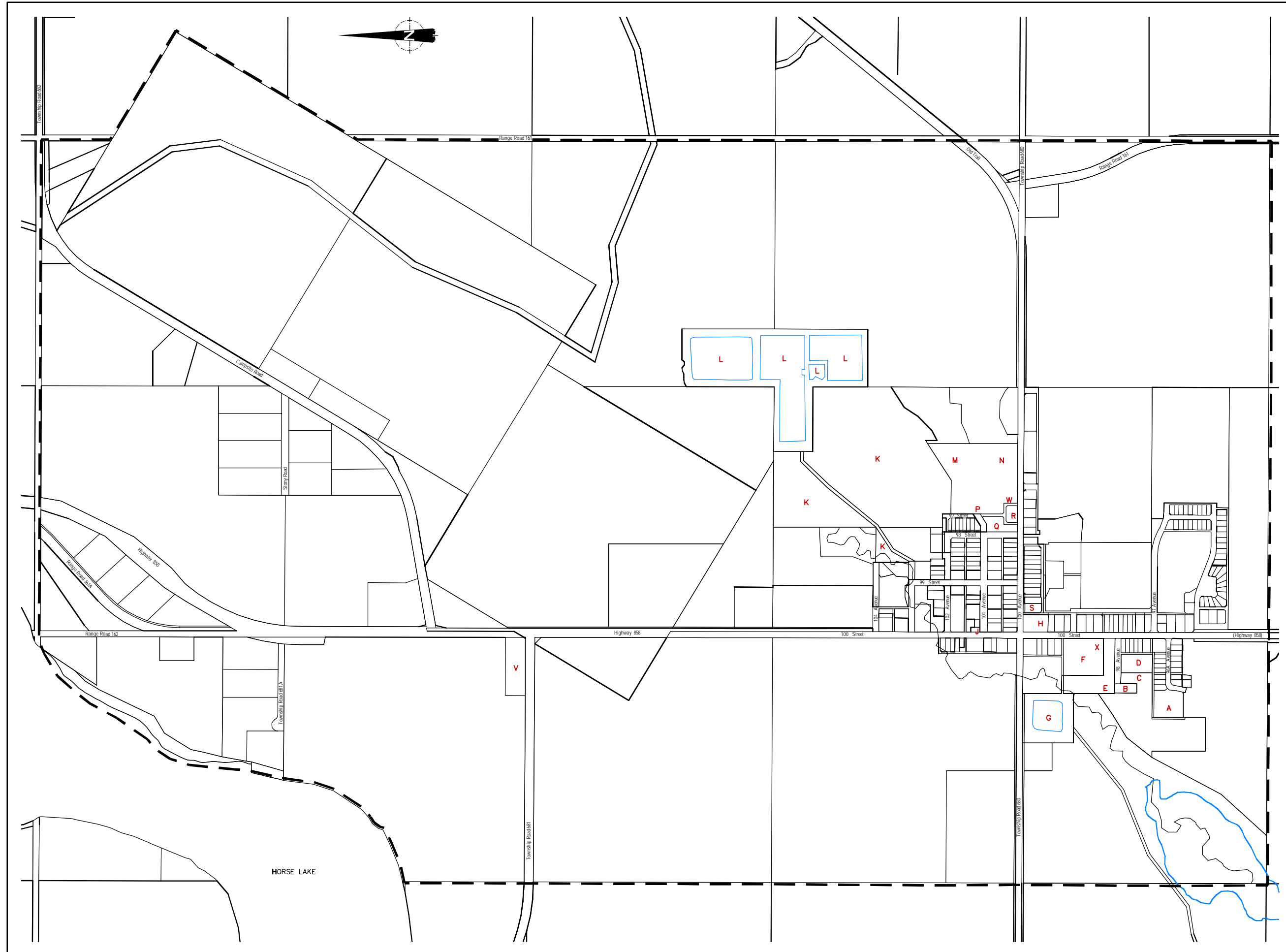
GAS CO-OP
HAMLET OF PLAMONDON & AREA
FIGURE 13



- LEGEND:**
- EXISTING CABLE
 - - - PLAN AREA

FIBRE CABLE
HAMLET OF PLAMONDON & AREA

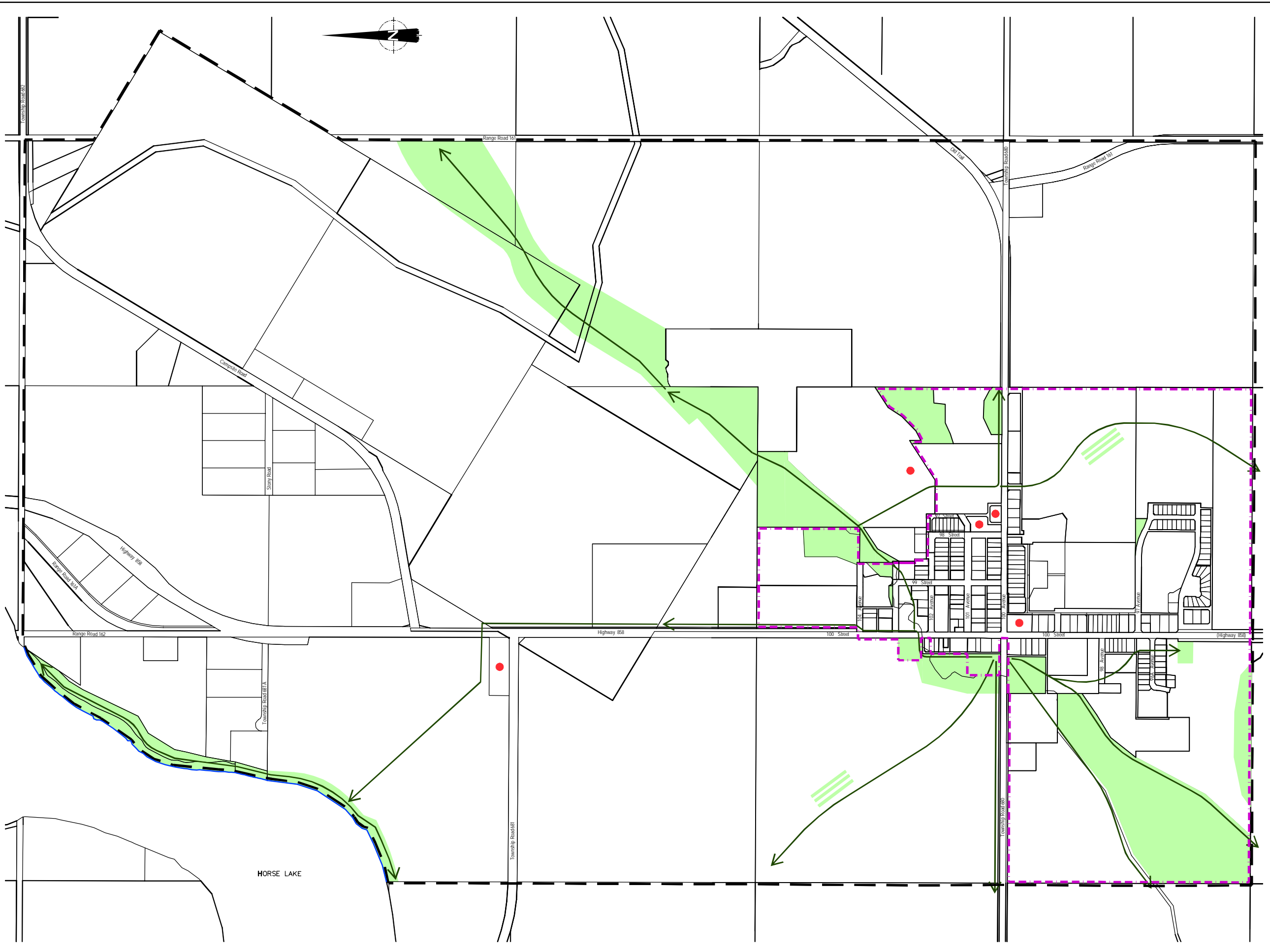
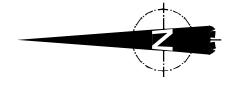
FIGURE 14



- LEGEND:**
- PLAN AREA
 - A RENAISSANCE MANOR
 - B MUSEUM
 - C ECOLE BEAUSEJOUR SCHOOL
 - D AGRIPLEX
 - E 98 AVENUE TOT LOT
 - F ECOLE PLAMONDON SCHOOL
 - G WATER RESERVOIR
 - H CHURCH
 - J POST OFFICE
 - K AGRICULTURAL SOCIETY
 - L SEWAGE LAGOONS
 - M FESTIVAL CENTRE
 - N BALL DIAMONDS
 - P 101 AVENUE TOT LOT
 - Q CURLING RINK
 - R FIRE HALL
 - S PIONEER CENTRE
 - T RESERVOIR & PUMPHOUSE
 - U LANDFILL
 - V ST. ISIDORE CEMETERY
 - W MINI PARC HERITAGE PARK
 - X PLAMONDON MUNICIPAL LIBRARY

COMMUNITY FEATURES
HAMLET OF PLAMONDON & AREA

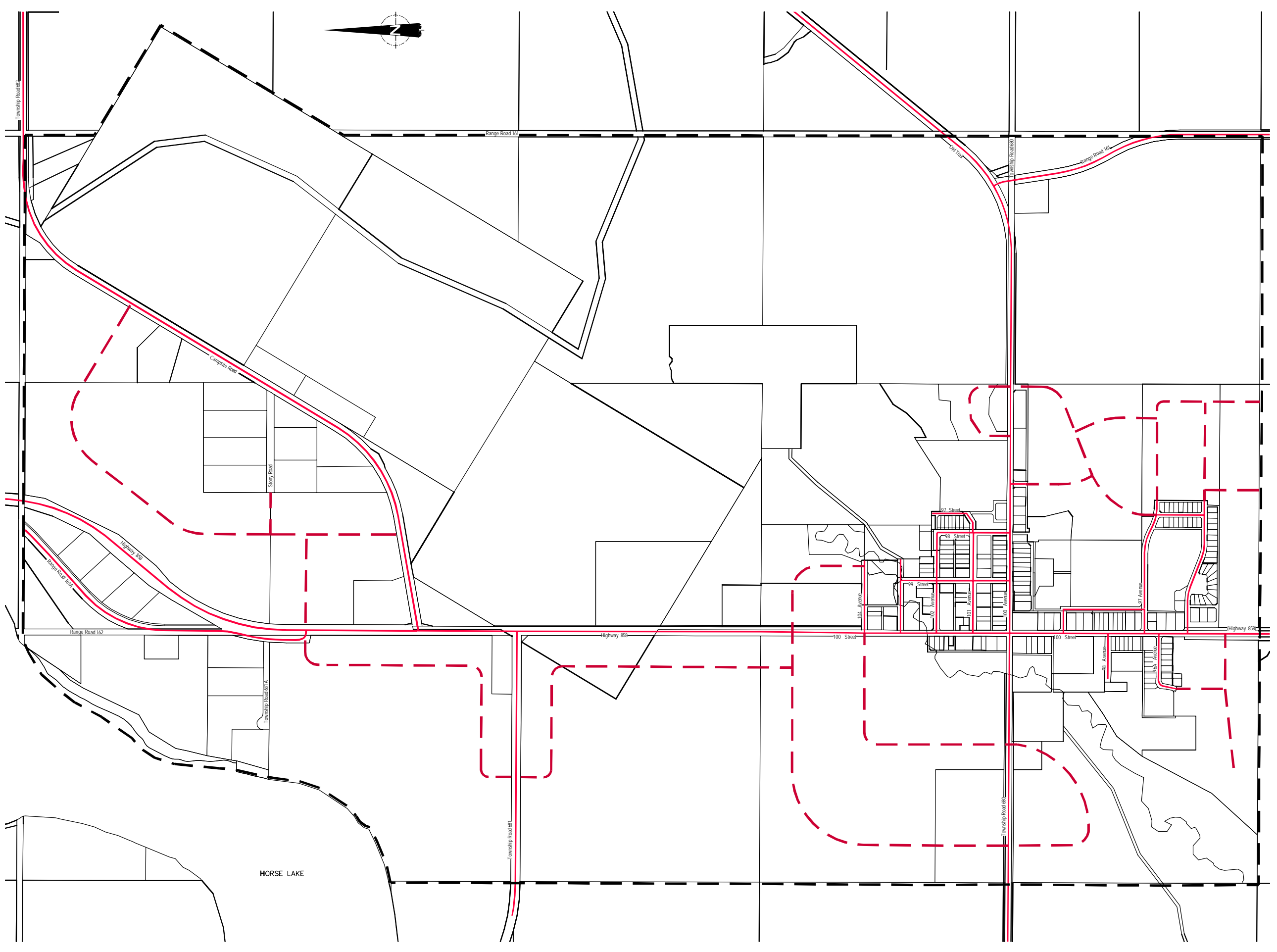
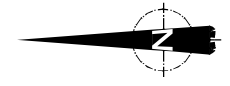
FIGURE 15



- LEGEND:**
-  PLAN AREA
 -  OPEN SPACE / ENVIRONMENTAL RESERVE
 -  COMMUNITY FACILITY
 -  HAMLET BOUNDARY
 -  FUTURE TRAIL OPPORTUNITY

PARKS AND OPEN SPACE
HAMLET OF PLAMONDON & AREA

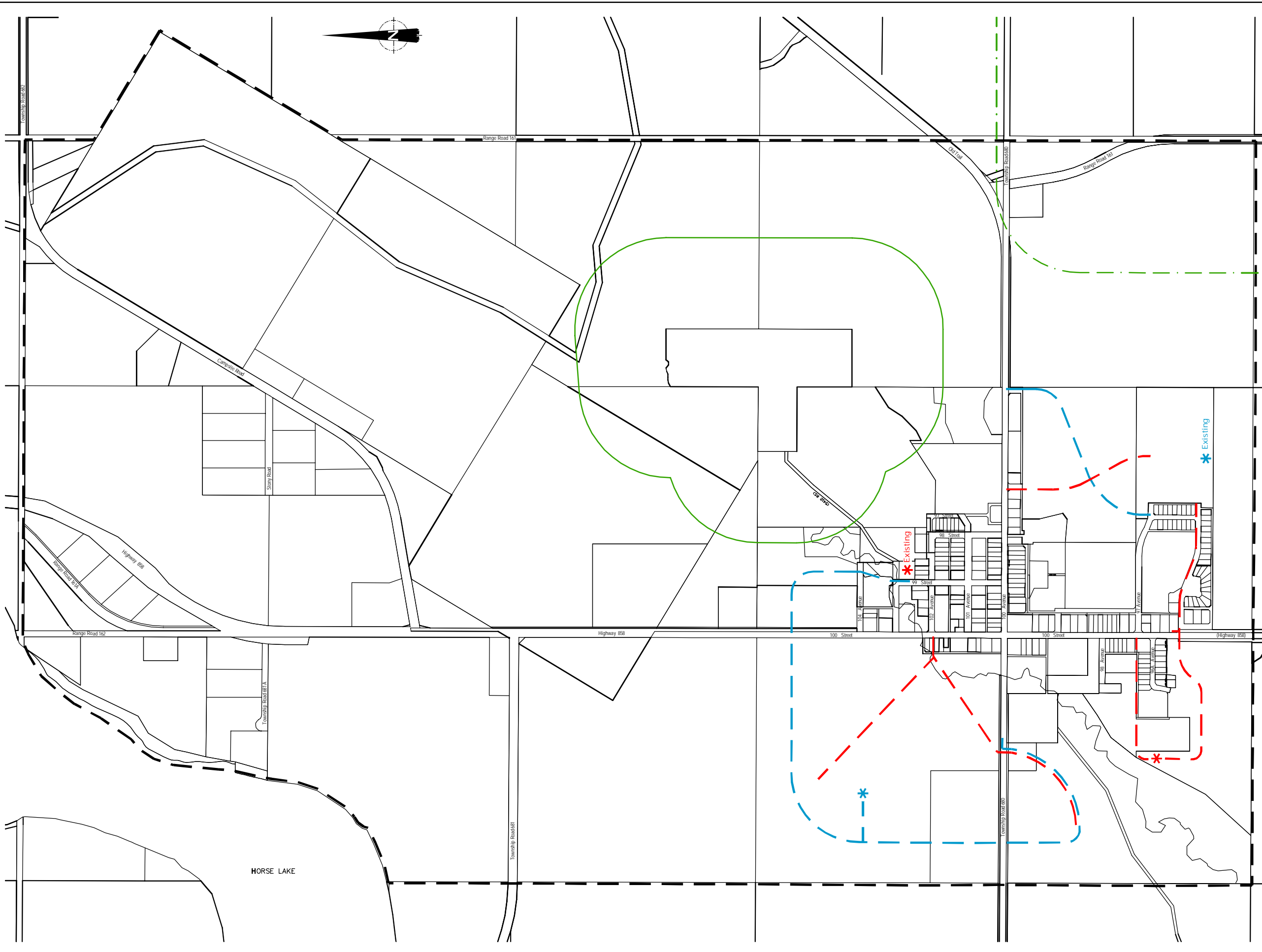
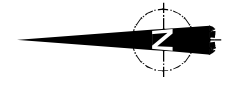
FIGURE 17



- LEGEND:**
- CURRENT ROADS
 - - - PROPOSED ROADS
 - PLAN AREA

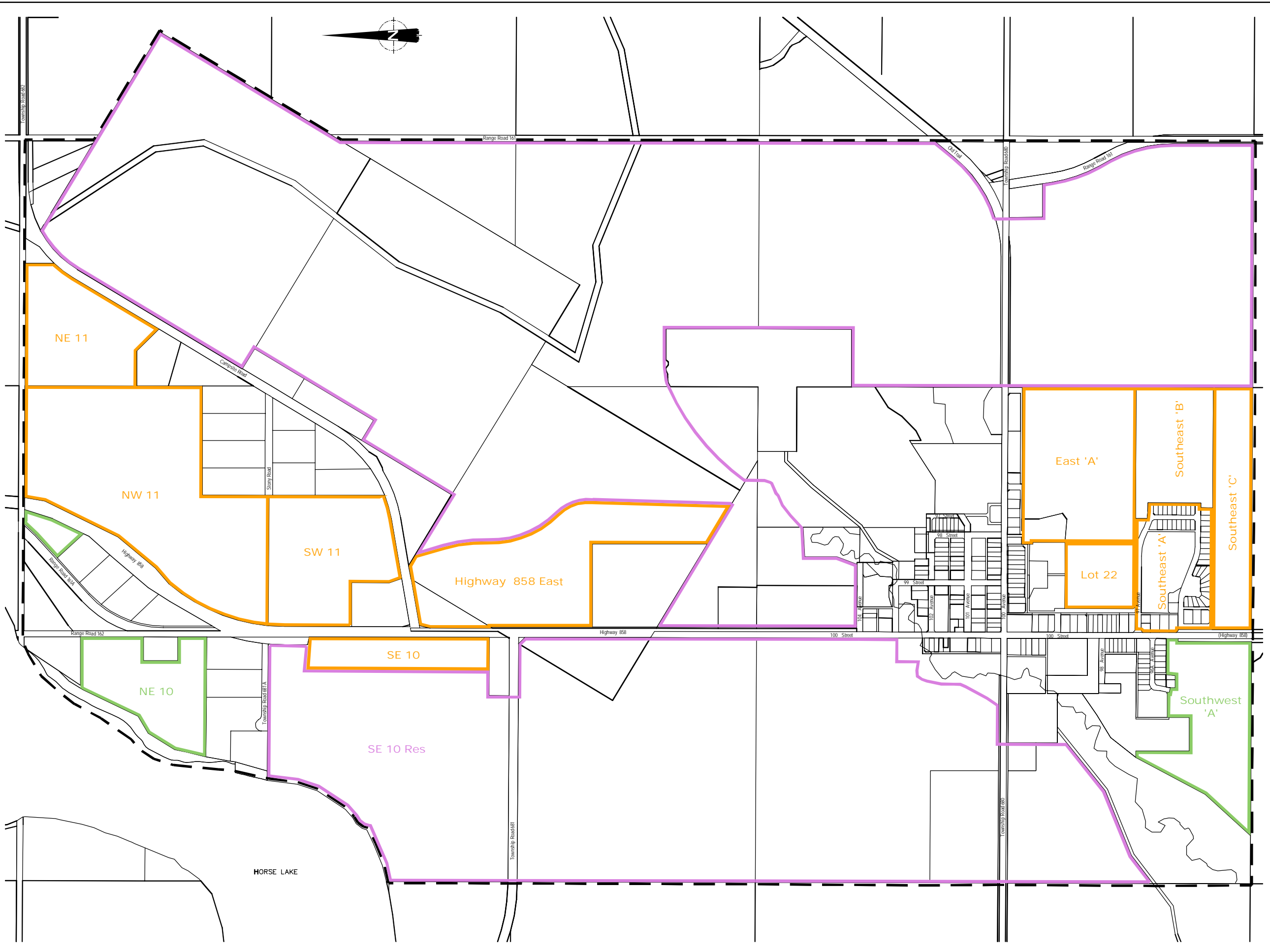
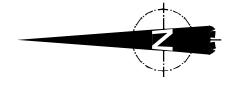
PROPOSED ROAD NETWORK
 HAMLET OF PLAMONDON & AREA

FIGURE 18



- LEGEND:**
- FUTURE WATER TRUNK MAIN
 - FUTURE SANITARY SEWER
 - 300m DEVELOPMENT RESTRICTION
 - 450m DEVELOPMENT RESTRICTION
 - * RESERVOIR
 - * LIFT STATION
 - PLAN AREA

UTILITY SERVICING
HAMLET OF PLAMONDON & AREA
FIGURE 19



- LEGEND:**
- IMMEDIATE – SHORT TERM
 - SHORT TO MEDIUM TERM
 - LONG TERM
 - PLAN AREA

PHASING
HAMLET OF PLAMONDON & AREA
FIGURE 20