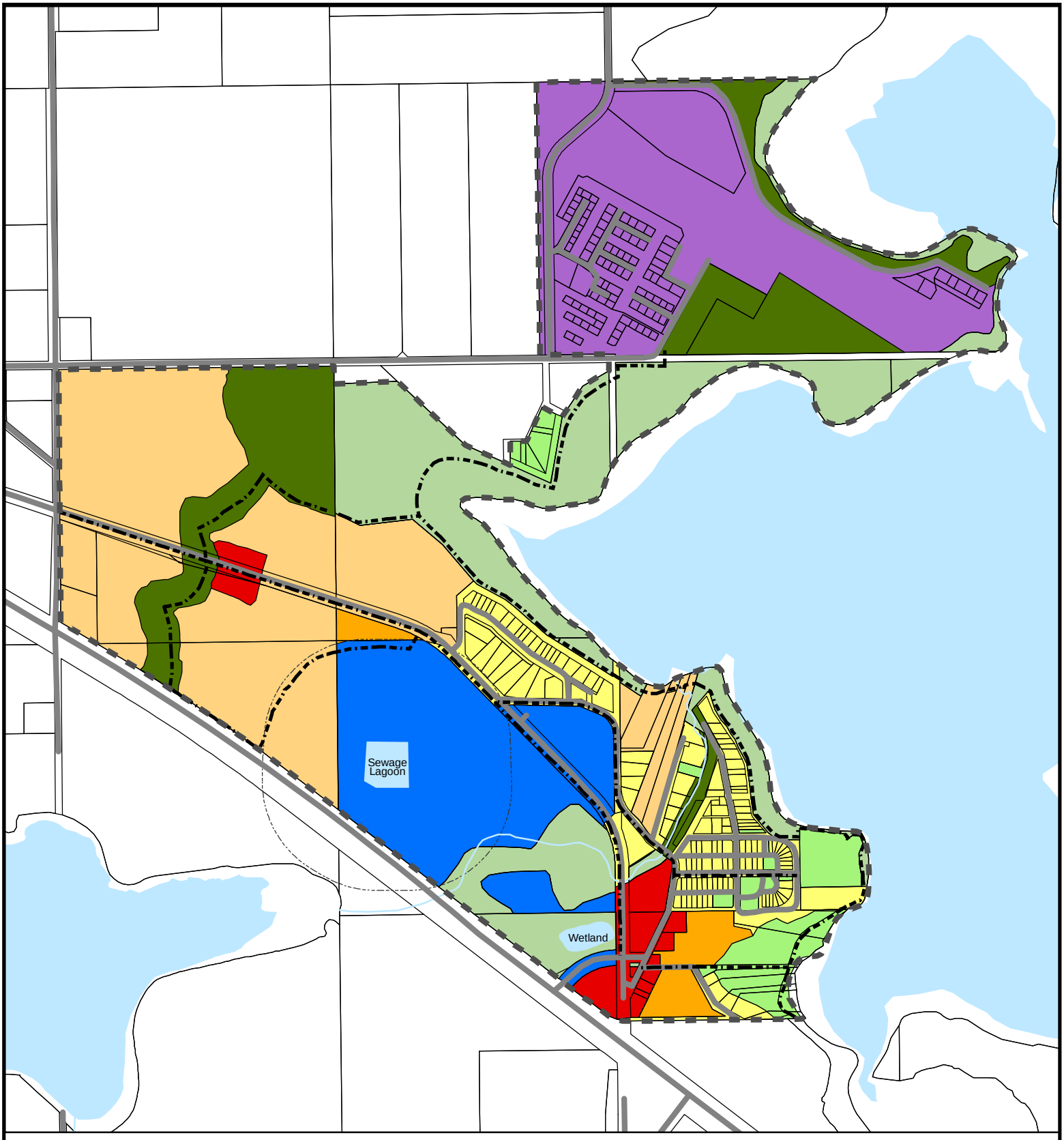


South Cooking Lake Area Structure Plan

Bylaw: 28-2014 Date of Adoption: July 15th, 2014

- South Cooking Lake Boundary
- Airport
- Commercial/Mixed use
- Future Multi Unit/Senior Housing
- Future Single Detached Residential
- Established Residential
- Institutional
- 300m Lagoon Setback
- Crown Land
- Open Space
- Potential ER
- Roads
- Multi-Use Trails

Strathcona County-Planning and Development Services	DRAWN: M.Fraser	DATE: 15/04/2014	SCALE: NTS	FILE LOCATION:N:\PDS Admin\4000 - 4499 Land Use Services\4410 Area Structure Plans - Rural, Urban\2012\2012P004 S Cooking Lake\MAPS

BYLAW 28-2014

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE ADOPTING THE SOUTH COOKING LAKE AREA STRUCTURE PLAN.

WHEREAS it is deemed advisable to adopt the South Cooking Lake Area Structure Plan;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000, c. M-26,* and amendments thereto, enacts as follows:

1. That this Bylaw 28-2014 is to be cited as the "South Cooking Lake Area Structure Plan".

2. That Schedule "A" attached hereto is hereby adopted as part of this Bylaw.

3. This bylaw comes into effect after third reading and upon being signed.

4. That Bylaw 49-95 shall be repealed after third reading of this Bylaw.

Read a first time this 24 day of June, 2014.

Read a second time this 24 day of June, 2014.

Read a third time and finally passed this 24 day of June, 2014.

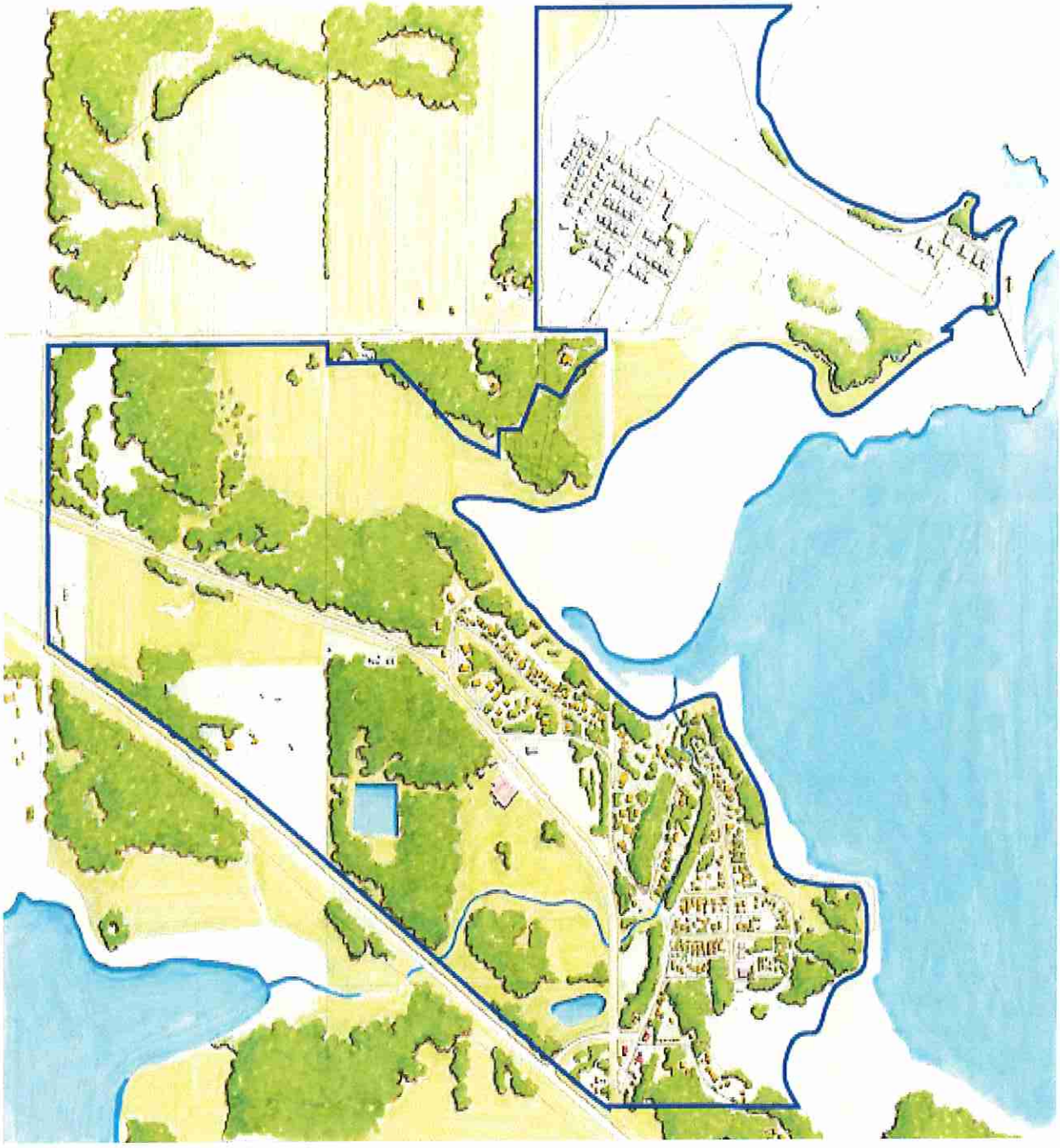
Mayor

Director, Legislative and Legal Services

Date Signed: July 15/14

Document: 6106457

SOUTH COOKING LAKE AREA STRUCTURE PLAN



Bylaw 28-2014
Planning and Development Services
June 2014
Document: 6142566

STRATHCONA COUNTY

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SECTION 1: INTRODUCTION

1.1 OVERVIEW

This Area Structure Plan (ASP) is an update to a previous ASP that was adopted in 1995. This updated ASP provides the framework for future subdivision and development in the hamlet of South Cooking Lake which includes the South Cooking Lake Airport. The ASP has been separated into five character areas in order to provide specific plan direction for each area, and to ensure the existing rural character of the Hamlet is maintained and enhanced as a result of future development.

1.2 INTERPRETING THIS PLAN

This plan is divided into four general parts:

Background and context is provided in Sections 1 to 4. They include plan purpose, location, existing legislative framework, plan boundaries, existing land use and various background studies.

The overall Community Vision and Development Concept are described in Sections 5 and 6.

The Plan Direction, which forms the backbone of this document, is outlined in Section 7. These policies were derived after identification of various issues, opportunities and objectives. Policies are intended to achieve the Plan objectives and provide the framework for long term sustainable development of the hamlet. This section is organized into subsections that directly correspond to the Municipal Development Plan.

Implementation Strategies are described in Section 8 and are intended to provide specific direction to achieve plan objectives and establish criteria for the monitoring of this plan.

1.3 PURPOSE

The purpose of the ASP is to provide a framework for the subsequent subdivision and development of the hamlet of South Cooking Lake. This ASP will describe proposed land use, sequence of development, population and density, transportation networks and public utilities. Additionally, the ASP will address community character, environmental management, safety, social development, and economic development.

The focus of this plan is to strengthen the community and ensure that future development in the hamlet of South Cooking Lake meets the sustainability mandate outlined in the County's Municipal Development Plan. It is intended that the policy framework within this ASP will provide direction for future subdivision and development within the hamlet of South Cooking Lake over the next 15 to 20 years.

1.4 ENABLING LEGISLATION

This ASP replaces a previous ASP that was adopted in 1995 with an updated policy framework as the airport is now included within the ASP hamlet boundary. The updated ASP will ensure future development conforms to the policies established in the Capital Region Growth Plan, the County's Municipal Development Plan (Bylaw 1-2007) and requirements outlined under Section 633 of the Municipal Government Act.

1.4.1 MUNICIPAL GOVERNMENT ACT

The *Municipal Government Act* (RSA 2000, cM-26) is the legislation that empowers municipalities to govern the development of lands within their boundaries in a manner that is logical, timely, economical and environmentally responsible. This Plan has been prepared in accordance with the *Municipal Government Act*.

Section 633 of the *Act* enables municipalities to adopt ASPs as statutory plans, which provide a framework for future land use patterns, subdivision and development. ASPs are to provide the following guidance, at a more detailed level than the MDP for an area of a municipality:

- describe the sequence of development proposed for the Plan Area;
- describe the land uses proposed for the area either generally or with respect to specific parts of the area;
- describe the density of population proposed for the area either generally or with respect to specific parts of the area;
- describe the general location of major transportation routes and public utilities;
- be consistent with the municipality's Municipal Development Plan; and
- be consistent with the Provincial Land Use Policies.

1.4.2 CAPITAL REGION GROWTH PLAN

In April 2008, the Province of Alberta mandated the formation of the Capital Region Board by adopting the Capital Region Board Regulation AR 49/2008. The Board was tasked with creating a Capital Region Growth Plan (Growth Plan) that would guide regional land use planning and transit networks that address regional affordable housing issues and coordinate a regional geographic information system. Part 3, Section 17(1) of the Capital Regional Board Regulation states, among other things, a participating municipality will not take any action, including the adoption of an ASP that conflicts with the Growth Plan. Strathcona County is a participating member of the Capital Region Board and is responsible for conforming to and implementing the Growth Plan.

The Growth Plan specifically identifies Priority Growth Areas and requires that the majority of the new growth in the Capital Region be concentrated in these areas. However, the Growth Plan also recognizes that all municipalities should be allowed limited growth outside the Priority Growth Areas, appropriate to their size and in accordance with principles and policies of the Plan.

Policy 2.2.II.C notes that Growth is allowed outside priority growth areas, in accordance with the following:

(i) Allow development outside the priority growth areas if the following criteria are met:
   a. It is contiguous with the existing development;
   b. It follows the principles and policies of [the Growth Plan] related to the form of development;
   c. The level of service provided is appropriate to the form of development; and
   d. Development in this area will not adversely impact the provision of regional infrastructure required to serve the priority growth areas.

(ii) Growth generated by new development should conform to the principles and policies of the Capital Region Growth Plan.

(iii) All municipalities shall be allowed to grow. The cumulative impact of growth outside the priority growth areas shall be monitored by the Capital Region Board.

South Cooking Lake has been designated (along with Josephburg and Ardrossan) as a growth community, where limited growth will be contemplated over the life of the Growth Plan. The Growth Plan does not identify specific density or land use targets for South Cooking Lake. Questions regarding growth are left to the policies of the Municipal Development Plan to guide the preparation of the land use framework for hamlets outside of Priority Growth Areas.

1.4.3 MUNICIPAL DEVELOPMENT PLAN

The Municipal Development Plan (MDP), Bylaw 1 - 2007, is the primary strategic land use planning document, providing high level land use, development, economic development, social and servicing policy direction for Strathcona County. The MDP acknowledges the community's vision, goals and objectives for future development in the County and presents guidance and direction for how these can be achieved. It also presents planning objectives and general policies which serve to guide the preparation of more detailed ASPs that provide detailed analysis and development of land use and servicing principles.

Objective 6 within Section 4 (Sustainability and Growth Management) of the MDP directs "urban growth to Sherwood Park, and to a lesser extent the hamlets of Ardrossan, Josephburg, and South Cooking Lake to make efficient use of the limited urban land bases."

South Cooking Lake has been identified as a minor growth community that will continue to provide limited population growth, employment, services and housing. The MDP encourages development of a range of commercial uses which will serve the day-to-day needs of the community at a scale that is appropriate

for South Cooking Lake and in a manner that builds on the character of the community. The MDP also encourages inclusion of a wider range of housing options within the hamlet of South Cooking Lake to meet lifecycle shelter requirements, lifestyles, social needs and income levels. It further states that the growth and expansion potential of the hamlet of South Cooking Lake will be determined by the character of land and infrastructure servicing capacities.

Section 4.12 of the MDP requires the County to review and update existing ASPs for South Cooking Lake, and a number of rural hamlets. The Section also requires that the updated ASPs "encourage the existing urban areas to become more complete communities with vibrant, mixed-use neighbourhoods."

To provide compatibility, this ASP follows the general structure and format of the Strathcona County MDP. Accordingly, applicable policy directives are discussed within Section 7 of this document by topics found within the MDP.

1.4.5 LAND USE BYLAW

A Land Use Bylaw is a document that prescribes specific uses and regulations that could be developed upon a particular property. Existing land use districts from the Land Use Bylaw for South Cooking Lake are shown on Map 4. Any future amendment to the Land Use Bylaw will need to conform to this ASP.

SECTION 2: PLAN AREA

2.1 LOCATION

The hamlet of South Cooking Lake is located on the western shore of Cooking Lake near the southern limits of Strathcona County. The community lies approximately 17 km southeast of Sherwood Park and 18 km directly east of the City of Edmonton corporate limits (Map 1).

In August of 2013 Council expanded the hamlet boundaries to include the airport lands. The hamlet is bounded by Highway 14 to the south, Township Road 514 and the boundary line of SE-25-51-22 to the north, Cooking Lake to the east, as well as Highway 824 (Range Road 222) and Lot D Plan 7922172 to the west. The total area for the new ASP boundary consists of approximately 336 hectares of land and contains the following geographic areas:

- NW-13-51-22-W4M
- NE-14-51-22-W4M
- Section 23-51-22-W4M
- SW-24-51-22-W4M
- SE-26-51-22-W4M
- SW-25-51-22-W4M
- SE-25-51-22-W4M

2.2 POPULATION, DEMOGRAPHICS AND SOCIAL CONDITIONS

The 2012 census for the hamlet of South Cooking Lake recorded a population of approximately 300 people within the hamlet boundaries. Historical trends indicate no significant change in the population base over the last three decades. The community has a fairly equal distribution of age groups ranging from young children to active adults to seniors with an overall balanced gender split. The majority of the population lives in single detached homes.

At present, no significant development activity is occurring within the hamlet. The majority of residents work in larger urban centers such as Edmonton and Sherwood Park. Overall, the existing community has an estimated population of 40 (K-12) students.

Further details about gender split, dwelling type, dwelling occupancy, employment / student status, work location, and duration of residents' stay in the County are described in Appendix A.

2.3 EXISTING LAND USE

The existing land use districts from the Land Use Bylaw are shown on Map 4. The land use distribution for existing land uses within the hamlet is described in the following table.

Table 1: Land Use Distribution

Land Use	Area (Ha)	Percentage
Residential	36.80	10.93%
Commercial	0.37	0.11%
Institutional	44.60	13.25%
Agriculture (Future residential)	85.50	25.39%
Recreational (Public Parks)	3.50	1.04%
Airport	71.49	21.23%
Vacant	6.70	1.99%
Crown Land	51.20	15.21%
Environmentally Sensitive Land	6.09	1.81%
Sub Total	306.35	
Public Roadway	30.45	9.04%
Total	336.70	100.00%

Existing Residential

The existing hamlet core contains four distinct neighbourhoods: Plover Point, Grandview, Wellington Beach, and Fulham Park. Wellington Beach, Fulham Park, and Plover Point were created prior to 1921, followed by the subdivision of Grandview in 1936. Because they were initially developed as summer resorts, these neighbourhoods mainly include single detached, cottage style houses. Over time, the area gradually formed a more permanent population base. The narrow streets, cul-de-sacs, green spaces and single detached cottage style houses give a unique character to the hamlet. Since 1980, a number of lot consolidations have occurred creating larger lots throughout these neighbourhoods. A new neighbourhood was built on the south side of Fulham Park Road to accommodate large estate style lots.

Existing Commercial

Existing commercial development is concentrated in the south east portion of the hamlet and has connectivity as well as visual presence from Highway 14. It includes a variety of local businesses and institutions such as a grocery store, post office, gas bar, liquor store and diner. All buildings are one storey in height and similar in their architectural expression. Due to a number of vacant lots in this area, there is potential for additional commercial infill and redevelopment.

Existing Institutional

St. Luke Catholic School is located on the south side adjacent to South Cooking Lake Road. The triangular piece of land located north of South Cooking Lake Road immediately across from St. Luke School contains County Fire Station # 2. This site is currently districted Agriculture – Future Development (AD). There is opportunity for future expansion of institutional land uses on these two central sites that would benefit a broader population. Additional public amenities and services such as the community hall, church and outdoor skating rink are located within existing residential neighbourhoods.

South Cooking Lake Airport

The hamlet's regional location combined with the suitability of Cooking Lake's shores for operating float planes led to the establishment of a float plane base next to Grandview in the 1920s. Declining water levels necessitated an initial relocation to Wellington Beach in 1935 before being moved to its current location north of the hamlet in 1937.

In 1995 Edmonton Airports purchased the airport from Alberta Transportation and the Cooking Lake Condominium Association was created to manage the condo development. The airport currently consists of approximately 70 condominium units, associated service businesses and a taxiway. Approximately 10,000 annual aircraft movements are generated from the Cooking Lake Aviation Academy, charter services and hobby pilots. Aircraft maintenance and repair, as well as a card lock fuel facility operate at this site. The continued recession of water levels over time has resulted in Cooking Lake not being able to functionally accommodate float planes.

In 2011 the Edmonton Airport Authority and condo requested the airport lands be incorporated into the hamlet boundary to address its long term development potential. This request was completed by Council approving amending Bylaw 40-2013.

Hamlet Growth Area

The north-western segment of the hamlet consists of a large portion of land under private ownership. The property north of South Cooking Lake Road has extensive deciduous as well as coniferous tree cover, and the area south is currently used for agricultural purposes. These lands were identified for residential expansion in the 1995 ASP; however, new development on the south side of the road is limited due the location of the existing sewage lagoon. The required setback from a wastewater treatment plant under the Subdivision and Development Regulations is 300.0 metres; the existing sewage lagoon is less than 100.0 metres east of the property. Lands north and south of South Cooking Lake Road are currently districted Agriculture – Future Development (AD) in the Land Use Bylaw.

2.4 EXISTING TRAILS AND OPEN SPACE NETWORK

Open Space

The South Cooking Lake Park Master Plan was approved in 2010. The Plan concentrates on two areas: the day use area, which includes the main public access to the lakeshore, along with a picnic area, cook shack, boat launch and skating rink; and the park space adjacent to the Community Hall which includes two playgrounds, horseshoe pits, basketball nets and picnic tables.

Existing Trail Network

At present, many unofficial trails exist within South Cooking Lake Park. The South Cooking Lake Park Master Plan developed by the County in 2010, identifies these trails and recommends additional locations for expanded trail networks. These networks include on-street trails, paved trails and natural trails in and around South Cooking Lake Park.

2.5 EXISTING TRANSPORTATION NETWORK

The existing transportation network in South Cooking Lake has been built over a number of years as subdivision and development occurred. As a consequence, there is limited local connectivity throughout the hamlet as the majority of roads dead end.

Highway 14

Highway 14 serves as the main access to the hamlet. Commuters use Highway 824 (Range Road 222) and the South Cooking Lake Road intersections to access the hamlet from Highway 14. Provincial traffic counts are available around the intersection of Highway 14 and Highway 824. The following chart indicates a slow increase in annual daily traffic over a number of years.

Table 3

South Cooking Lake Area Historical Traffic Counts (AADT), 2002-2011										
Year Locations	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Hwy 14, just West of Hwy 824	5560	5430	5940	5580	5740	6969	7080	7080	6940	7190
Hwy 14, just East of Hwy 824	5660	5530	5590	5680	5840	7040	7160	7160	7020	7280

Source: Alberta Transportation, http://www2.infratrans.gov.ab.ca/mapping/

Local Roads

South Cooking Lake Road and Main Street are the main collector roads within the hamlet. Other local neighbourhood streets such as 1st Avenue, Grandview Road, Wellington Street, and Fulham Park Road provide further accessibility to individual neighbourhoods. Roads in the existing hamlet typically have a 20.0 metre right-of-way with the exception of South Cooking Lake Road which has a 40.0 meter right-of-way. The condition of these roads ranges with respect to engineering design standards as they were created over many years.

Public Transit
The hamlet has no internal or commuter public transit options available due to its location. Private automobiles are the predominant mode of transportation chosen for daily commuting to employment, recreational activities and other daily needs.

2.6 EXISTING SERVICING

Servicing capacity (water, wastewater and stormwater) for South Cooking Lake is critical for consideration of future growth. Current servicing constraints have limited development in the hamlet based on the capacity of existing infrastructure.

Water Supply System
A 1986 study conducted by McCann and Associates indicated that well water quality in the area is generally poor with high levels of iron, sulphate and chloride levels. In 1991, a survey of water supply was conducted by Strathcona County and the Leduc Strathcona Health Unit. Out of 121 systems identified in the hamlet of South Cooking Lake, 46 were wells, 29 were cisterns, and 46 did not respond. Voluntary bacteriological analysis of 40 wells in August of 1991 recorded that nearly 25% had poor results. Microbiological analysis of 18 wells sampled revealed three with high coliform counts, rendering the water unsafe for human consumption. Tests showed moderate amounts of sodium and sulphates in the water and reasonable levels of fluoride. A review of water sample results of South Cooking Lake by the Leduc Strathcona Health Unit reported that almost 60% of the wells are less than 30 metres in depth and about 32% are between 30-60 metres in depth resulting in water that is very hard and has high levels of iron. The above information would indicate dependency on well water is unsuitable for future hamlet expansion.

The 1995 ASP required that any new development within the hamlet must be connected to municipal piped water and wastewater systems. Given the distance of the hamlet from existing municipal piped water services, major new residential development has been cost prohibitive. A municipal water line was constructed in 2010 that currently serves St. Luke School and may assist in future water connections for the existing Hamlet.

Wastewater System
Until 1996, hamlet residences were predominantly using private sewage disposal systems. In 1997, a gravity wastewater system and a lift station were built in the Hamlet to serve the existing needs. The lift station is located at the southern boundary of the fire hall site. The wastewater from this location is sent to a sewage lagoon located near the Northern Bear Golf Course. This system has been in operation since 1998. The Northern Bear lagoon is designed to accommodate a total population of 450 for the hamlet and 660 for the full build-out of the residential community at the Northern Bear Golf Course. At present, approximately 122 lots within the hamlet are connected to this system.

Stormwater System

Since the hamlet developed in a fragmented manner over many years, there is no overall stormwater management pattern. The stormwater drainage from local roads is by way of swales or non-engineered drainage patterns. Lack of ditches and insufficient lot grading has resulted in areas of the hamlet with periodic standing water. South Cooking Lake Road, Highway 14 and McFadden Creek appear to be the primary recipients of storm flow prior to discharge into Cooking Lake.

2.7 EXISITNG ENVIRONMENTAL CONDITIONS

Beaver Hills Moraine

The hamlet of South Cooking Lake is located within the Beaver Hills Moraine which is a unique geological land form featuring knob and kettle terrain. It is an extensively treed, upland area consisting of rolling to hummocky terrain rich in native wetlands and aspen dominated boreal mixedwood forest habitat. The topography in the Beaver Hills Moraine supports a high diversity of vegetation, waterfowl, mammals and birds. This unique landform has higher elevation and biodiversity compared to what is normally found in the Alberta plains. In recognition of the significance of this landscape, the Beaver Hills Initiative (BHI) was developed in 2002 to support co-operative efforts for sustaining the quality of water, land, air, natural resources and community development in the Beaver Hills Moraine area.

Cooking Lake

Cooking Lake is shallow in nature and therefore severely affected by the fluctuating cycles of drought and wet seasons. For a number of years since 2001, Alberta in general has been subject to less than seasonal rains. As a result, the water level in Cooking Lake has significantly receded over the last decade.

Cooking Lake has been identified for its diverse waterfowl production, moulting, staging and migration, and its importance within the Cooking Lake Moraine wetland system. The lake has a relatively intact shoreline habitat, sheltered bays along the north side of the lake, and islands providing secure habitat for waterfowl. Provincial Fish and Wildlife maps have long identified Cooking Lake as a key waterfowl production area.

McFadden Creek

There is an ephemeral stream (termed McFadden Creek throughout this ASP for reference purposes) that intermittently runs northeast from McFadden Lake through the south half of the study area into Cooking Lake. This stream collects local run off as well as overflow water from McFadden Lake. Portions of the creek have steeper slopes that limit access to the creek.

A water control structure was installed and stream channel improvements were made by Ducks Unlimited Canada in 1989, who continue to monitor and control the water levels of McFadden Lake. These activities are to help stabilize McFadden Lake levels. Stream channel improvements protect adjacent landowners from intermittent flooding and a summer drawdown to the minimum operating level allows access for haying and livestock operations after July 15.

Wildlife Corridors

In 2005, Strathcona County commissioned an Assessment of Environmental Sensitivity and Sustainability in support of the MDP. The objective was to quantify and map environmental sensitivity of Strathcona County lands for future sustainable planning and development (Spencer Environmental Management Services Ltd. 2005).

This study resulted in the identification of Priority Environment Management Areas (PEMAs), which were prioritized based on relative abundance of natural features and environmental sensitivity of lands. The abundance of resources is represented by one of four categories:

1. Protected Areas (Federal or Provincial designation)
2. High Sensitivity (>3 natural resources)
3. Medium Sensitivity (1-2 natural resources)
4. Low Sensitivity (0 natural resources)

The PEMA map identifies the hamlet of South Cooking Lake to have areas of High Sensitivity.

Land west of Cooking Lake acts as a significant migration corridor for wildlife. These corridors are located on private lands west of McFadden Creek linking the area along McFadden Lake to the western portions of Cooking Lake.

Light Efficient Community

One component of the character associated with a rural lifestyle is the benefit of an uncompromised night sky. Light spill resulting from existing and increased development has a negative cumulative effect on the natural environment. A Light Efficient Community Policy was approved by Strathcona County Council on July 6, 2010 for the entire County.

2.8 LOCAL ECONOMY AND TOURISM

Cooking Lake is still a prime destination for winter recreation activities, and the lakefront in general has potential for small scale tourism related activities in some designated areas. The Beaver Hills Initiative has identified a need for establishing an interpretive centre within the moraine to educate people about environmental wealth of the area. Various potential locations do exist within the hamlet to locate such an interpretive centre.

The Cooking Lake Airport is one of the historical drivers for the existence of the hamlet and an economic generator in the immediate area.

2.9 LAND OWNERSHIP

There are approximately 336 hectares of land in the hamlet boundary, which consists of a total of 278 parcels. Of these, the County owns 25 parcels. Map 3 indicates distribution of public ownership of land parcels in the hamlet of South Cooking Lake. Approximately 112 hectares of public land is in the hamlet boundary, including 57 hectares of Crown land and 55 hectares of County owned land. The County owned land is predominantly located along South Cooking Lake Road; however, the County also owns a number of small residential parcels in the established residential area. A large amount of exposed lake bed along the existing lakefront and also a triangular piece of land located at the entrance of the hamlet at the intersection of Highway 14 and South Cooking Lake Road is under Crown ownership.

SECTION 3: BACKGROUND STUDIES

3.1 BIOPHYSICAL ASSESSMENT

A detailed Biophysical Assessment was undertaken in summer 2011 by the County. The study identified Environmental Reserve areas which are summarized in Map 5. Key recommendations are explained below. The Biophysical Assessment is available under separate cover.

The Biophysical Assessment did not focus on the shoreline of Cooking Lake, as that area is under provincial jurisdiction and not to be considered for development. However, those wetlands and drainage corridors identified and recommended for conservation should maintain connectivity to the Cooking Lake shoreline. Environmental Reserve (ER) will be required, as there are wetlands and significant drainage corridors through the ASP area. Final ER boundaries will be determined at the subdivision stage. In addition, ER dedication adjacent to the drainage corridors should be a priority, to ensure not only the drainage corridor but the associated riparian area to provide a buffer from development and land use activities.

Municipal Reserve (MR) should be dedicated to the full extent owing at the time of subdivision for the maintenance of the upland forest habitats. Trail and corridor enhancement should include wind protection, snow accumulation, edge habitat, visual and noise buffers.

The complex of wetland and upland habitats results in a diverse assemblage of wildlife habitat, increasing wildlife diversity significantly. Of particular interest is the drainage corridor (McFadden Creek) which links the various habitats and provide continuity through the rural development. Two major north-south habitat corridors for deer and moose were identified in the 1995 ASP, which should be maintained

3.2 TRAFFIC IMPACT ASSESSMENT

In order to assess the impacts associated with the proposed development concept, a Traffic Impact Assessment was under taken by Strathcona County in 2012. The TIA found that intersections within the hamlet and under County jurisdiction will operate satisfactorily with simple one-lane approaches.

Alberta Transportation has indicated intersection modifications will be required for access onto Highway 14 and Highway 824. Alberta Transportation intersection requirements are discussed further under Section 7.11. The full Traffic Impact Assessment and its analysis, conclusions, and recommendations can be found under separate cover.

3.3 GEOTECHNICAL ANALYSIS

A detailed geotechnical analysis was undertaken in 1995 to identify areas with geotechnical challenge. Some areas within the hamlet are located within the floodplains of Cooking Lake and McFadden Creek. As well, high water tables, steep slopes, and unstable soil are also found throughout the hamlet. Future subdivision will require a geotechnical report to be provided at the sole expense of the Applicant in accordance with the County and Alberta Environment and Sustainable Resource Development requirements.

SECTION 4: PUBLIC ENGAGEMENT

4.1 STAKEHOLDER CONSULTATION

During the plan development process, an extensive community consultation was undertaken by the County. This community consultation process included a community survey, a community workshop, various project update notifications and a community open house. Public consultation provided the opportunity for land owners and key external stakeholders to meet and discuss their values as well as potential issues relevant to existing and future development within the hamlet.

A 'Project Steering Committee' comprised of representatives from key internal County Departments was established in August 2011 in order to review the community input and provide recommendations towards creation of a future development scenario that satisfies aspirations for various stakeholders and achieves sustainability goals established in the Strathcona County Municipal Development Plan.

Information gathered from this process has been combined with data obtained from various relevant studies and subsequently used to formulate emerging themes, objectives and policies contained in this ASP. Further detail can be found in Appendix B.

A brief timeline of the stakeholder consultation and the plan development process is as follows:

- Community Survey and Workshop (2008)
- Notification sent to the community to provide project updates (Early 2011)
- Notification sent to the community to update them on the request to incorporate airport lands into the hamlet boundary (Spring 2011)
- Establishment of interdepartmental 'Project Steering Committee' (Fall 2011)
- Development of three development scenarios by the County (Fall 2011)
- Presentation of draft development scenarios at public open house (November 2011)
- Display of presentation panels at the Fire Hall Diner for additional public input (December 2011)
- Creation of a preferred development scenario through Steering Committee meetings (January 2012)
- Public meeting to present preferred development scenario (February 2012)
- Preparation of draft ASP document (including development concept, policy direction and implementation strategy) (August 2012)
- Circulation of draft ASP to internal and external stakeholders (September 2012)
- Final draft (June 2014)

4.1 PUBLIC CONSULTATION

In fall 2011, the County presented three future development scenarios to the community at a Public Open House. In addition, the scenarios were displayed at a local restaurant (the Fire Hall Diner) for an extended period of time in December 2011. The input received from these consultations was synthesized to develop a preferred development scenario, which was presented to the community at a Public Meeting in February 2012. The preferred development scenario was endorsed by community members at this public meeting and forms the basis of the development concept.

SECTION 5: VISION AND PRINCIPLES

5.1 VISION STATEMENT

As part of the consultation process, area residents were asked to share their vision for the future hamlet during the various public meetings held between 2008 and 2012. A written summary of these vision statements is attached in Appendix B. Based on this extensive public input, the project Steering Committee formulated the following vision statement for the hamlet that best captures the aspirations of majority of stakeholders and guides the future development in a sustainable manner.

"The future hamlet of South Cooking Lake will be a distinct rural community that:

- **Is walkable**
- **Is a place for all age groups**
- **Is a destination of choice for a variety of local family based retail businesses**
- **Offers a variety of housing types that respects rural character; and**
- **Offers a variety of tourism options as well as year round recreation opportunities"**

The objectives and policies stated in the following chapters of this ASP strive to achieve this community vision.

5.2 GUIDING PRINCIPLES

The following key themes emerged from consultation with the local community (community survey, community workshop and public open house) as well as key stakeholders including internal County Departments.

The South Cooking Lake ASP is intended to ensure that:

1. The existing rural character of the hamlet is maintained and enhanced as a result of future residential, commercial and institutional development.

2. The hamlet has a distinct centre with a sense of place and architectural character that reflects the rural community.

3. The existing natural environment is conserved with focus on protecting existing tree cover, improving connections to Cooking Lake and walkability.

4. An interconnected multi-use trail network is implemented.

5. Servicing constraints with respect to providing municipal piped water and wastewater services in a cost efficient manner to existing and future residents will be addressed.

6. Additional year round recreation opportunities are available within the hamlet.

7. Future development within the South Cooking Lake Airport is sustainable and impacts related to increased noise and traffic is mitigated appropriately.

8. Seniors housing options are available in close proximity to established residential areas, green spaces and the commercial node.

SECTION 6: DEVELOPMENT CONCEPT

6.1 DEVELOPMENT CONCEPT

The Development Concept provides a long term vision to guide development within the hamlet for the next 15 to 20 year time frame. The concept illustrated on Map 7 identifies established residential neighbourhoods, future residential growth and future residential infill. The expansion of institutional lands, the Airport and Main Street has also been identified. Protected areas, trails, and open space layouts have been displayed to show recreation linkages throughout the hamlet. In order to develop the concept over the intended timeframe, the hamlet has been divided in to separate Character Areas. For implementation, the Development Concept shall be referred to in conjunction with polices for each Character Area included in Section 7.0.

6.2 CHARACTER AREAS

In order to retain and enhance the rural feel of the hamlet and develop a strong sense of place, the hamlet has been divided into five character areas as shown on Map 6, Established Residential Character Area, Main Street Character Area, Institutional Character Area, New Growth Character Area, and the Airport Character Area. The following is a description of the preferred land uses and urban design expectations for each Character Area.

6.2.1 ESTABLISHED RESIDENTIAL CHARACTER AREA

Established residential neighbourhoods such as Plover Point, Fulham Park, Grandview and Wellington Beach will each strive to maintain their unique residential identity. The rural residential character of buildings, open spaces and streets shall be maintained and enhanced. It is envisioned that existing vacant and larger lots will redevelop with residential infill projects that maintain appropriate hamlet scale and character. In general, small scale single detached residential infill lots are preferred in the established residential neighbourhoods. In addition to single detached homes, multifamily and seniors housing may be appropriate in close proximity to the commercial area. Such multiple housing is intended to predominantly cater to the senior's housing needs in the area. Thus, the overall intent of the established residential area is to ensure that the existing mature areas in the hamlet accommodate appropriate residential growth without compromising its rural character. Map 10 illustrates an urban design concept that identifies sites for potential single detached and multi-unit residential infill.

6.2.2 MAIN STREET CHARACTER AREA

Main Street is intended to be a walkable commercial node with a variety of local small scale retail, mixed use buildings in addition to the existing services. Additional small scale commercial / mixed use infill and redevelopment opportunities will be encouraged at this location. The future commercial area will be fundamental for establishing a unique hamlet identity. A public plaza is envisioned to provide a platform for a variety of year round activities for public

gathering. On street and off-street parking is intended at the south end of Main Street to accommodate parking needs for big gatherings such as a farmers' market. Map 11 illustrates an urban design concept and potential subdivision and development of the Main Street Character Area.

6.2.3 INSTITUTIONAL CHARACTER AREA

County owned land located on both side of South Cooking Lake Road will provide for future institutional land uses in close proximity to the existing school site. The triangular portion of land located directly across from St. Luke's School between Main Street and South Cooking Lake Road shall be designated for future institutional land uses. The concentration of institutional land uses at this location will allow for sharing of public amenities and best use of County owned lands for public good. Based on anticipated new residential growth, an additional school site is not required by either Elk Island Catholic or Elk Island Public School Boards. Map 12 illustrates the concept for the future institutional area. Environmentally Sensitive lands as well as existing tree cover have been identified as a priority for conservation at the time of subdivision or development. The County has policy to address tree conservation during the construction of buildings and infrastructure.

6.2.4 NEW GROWTH CHARACTER AREA

Land located in the western portion of the hamlet has been identified for future subdivision and development. Expansion of the local population base can and allow a variety of local services to be become more viable. Although some higher density housing types are encouraged in new residential growth areas, larger lots (average 0.3 acres) with estate type single detached residential dwellings are considered appropriate in order to reflect local market preferences and maintain rural character. These areas will be developed as residential clusters by preserving existing environmentally sensitive land and upland areas. The initial phases of new residential growth should be directed to previously cleared lands. An additional small mixed use commercial node with local businesses, care facilities, and outdoor public areas is also envisioned along South Cooking Lake Road. Overtime, residential may be developed along South Cooking Lake Road within this mixed use commercial node. Map 13 illustrates an urban design concept for potential subdivision and development of the New Growth Character Area.

6.2.5 AIRPORT CHARACTER AREA

Airports in Canada fall under the Federal jurisdiction of Transport Canada. The airport facility will continue to expand in the future and act as an economic driver within the hamlet to provide local employment. New hangars and related tourism and commercial development ancillary to airport operations (airport commercial) facilities are envisioned. Map 14 illustrates future subdivision and development of the airport lands. Future development of the land in and around the hamlet and airport shall conform to airport development regulations outlined in the Land Use Bylaw.

6.3 URBAN DESIGN

Main Street Character Area Streetscape Improvements

The portion of Main Street located along the southeast side of the proposed plaza will act as the main pedestrian shopping street of the hamlet and the surrounding rural area. This portion of Main Street between 2nd Avenue and its origin at the south tip of the proposed plaza could be improved with wider sidewalks, distinctive paving treatment, angled parking, pedestrian oriented lighting, trees and street furniture as depicted in Street Cross Sections BB and CC (Figures 6 & 7).

The Main Street Character Area will be a walkable corridor to enhance the retail shopping experience and improve hamlet image. The main entrance corridor to the hamlet from Highway 14 along South Cooking Lake Road will showcase the rural character of the hamlet with special landscaping treatment, welcome signage and unique public art. The entrance corridor will improve accessibility and exposure to the commercial node

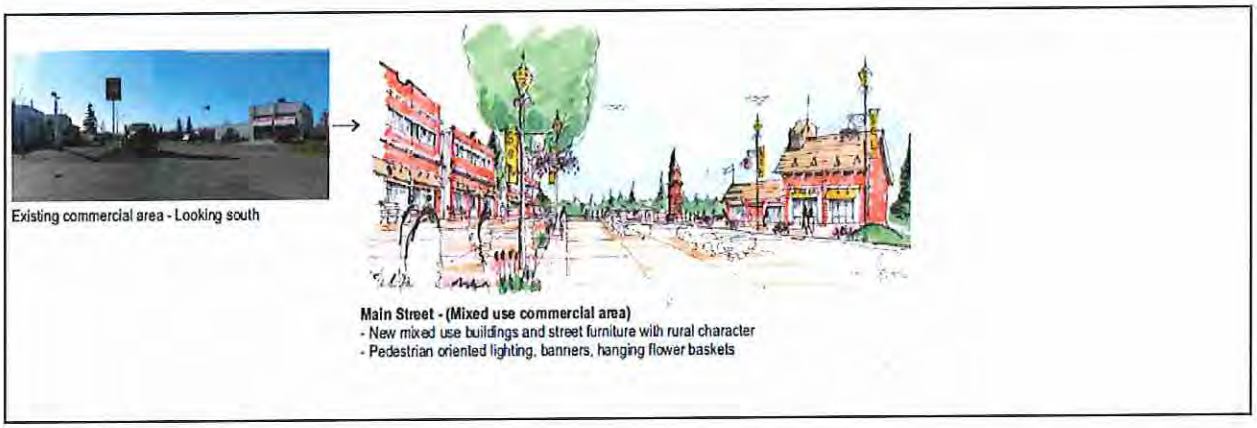


Figure 1: Main Street

Existing commercial area - Looking north

Hamlet Square (Mixed use commercial area)
- All season public plaza
- New mixed use buildings and street furniture with rural character
- Pedestrian oriented lighting, banners, hanging flower baskets

Figure 2: Community Plaza

Streetscapes and Cross Sections

Streetscapes and street cross section provided in this document are intended to present conceptual direction on overall street design. Final cross sections may vary, which will be determined at detailed design stage in accordance with County requirements. Referenced Cross Sections AA through EE locations are shown on the Transportation Network Map 9.

Existing commercial area - Looking south

South Cooking Lake Road
- Rural cross section with multipurpose trails,
- Residential clusters with frontages on South Cooking Lake Road
- Pedestrian oriented lighting, planters

Figure 3: South Cooking Lake Road Streetscape

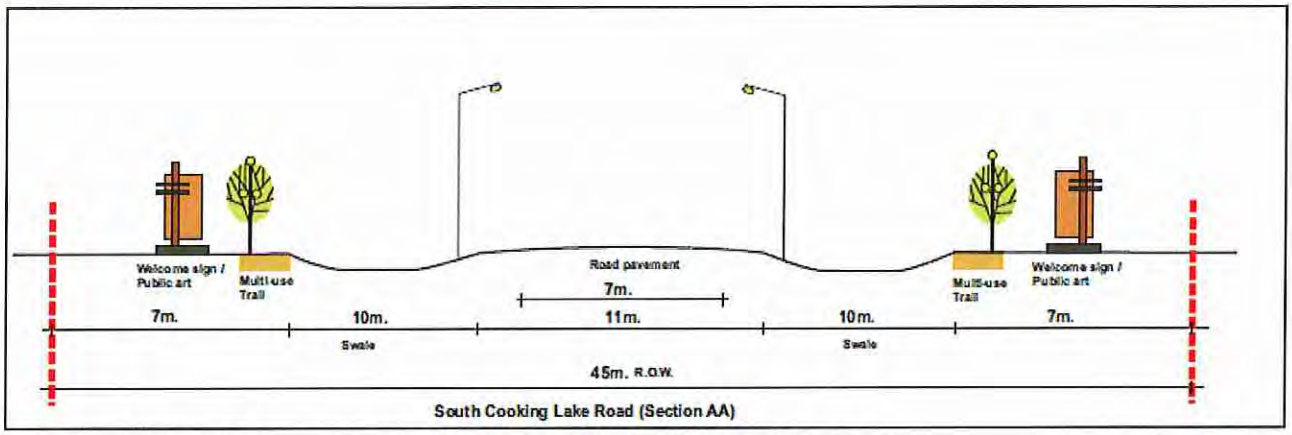


Figure 4: Road Cross Section AA: South Cooking Lake Road

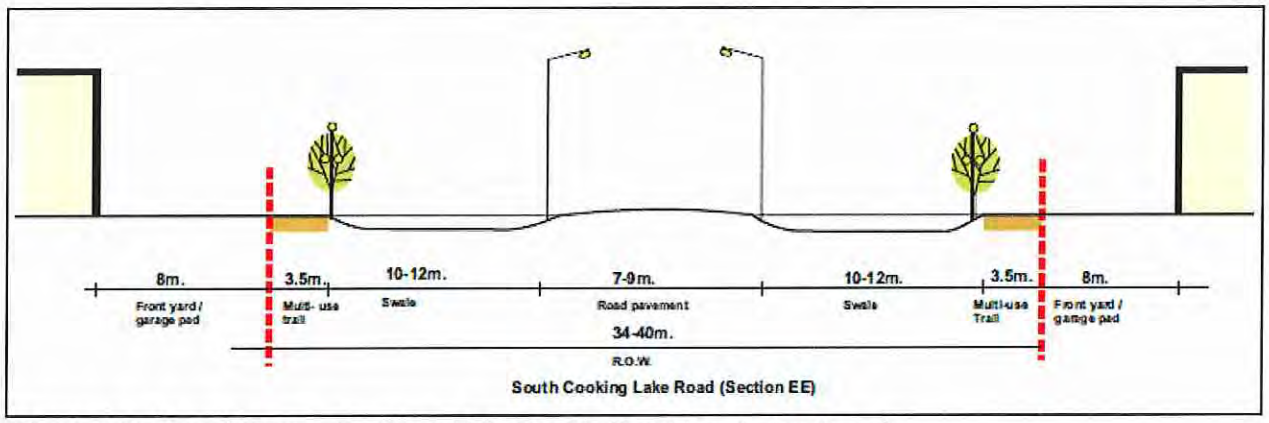


Figure 5: Road Cross Section EE: South Cooking Lake Road

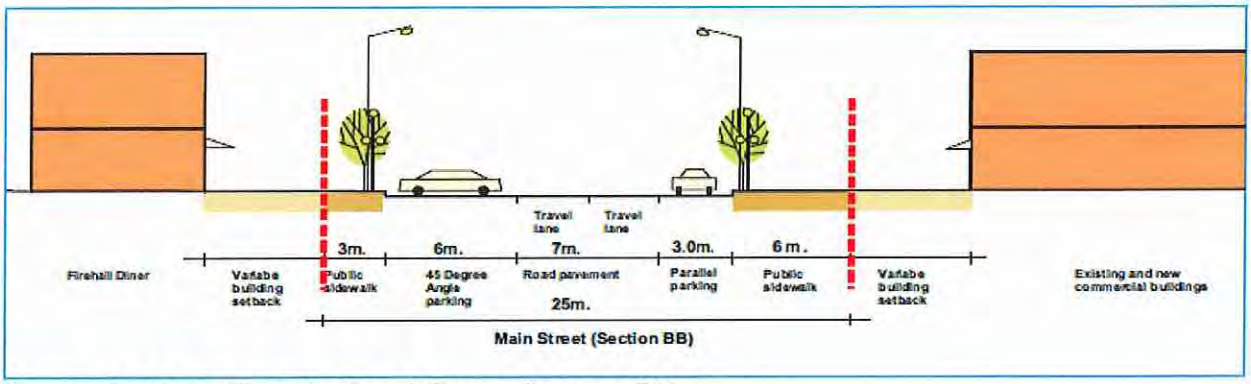


Figure 6: Main Street: Road Cross Section BB

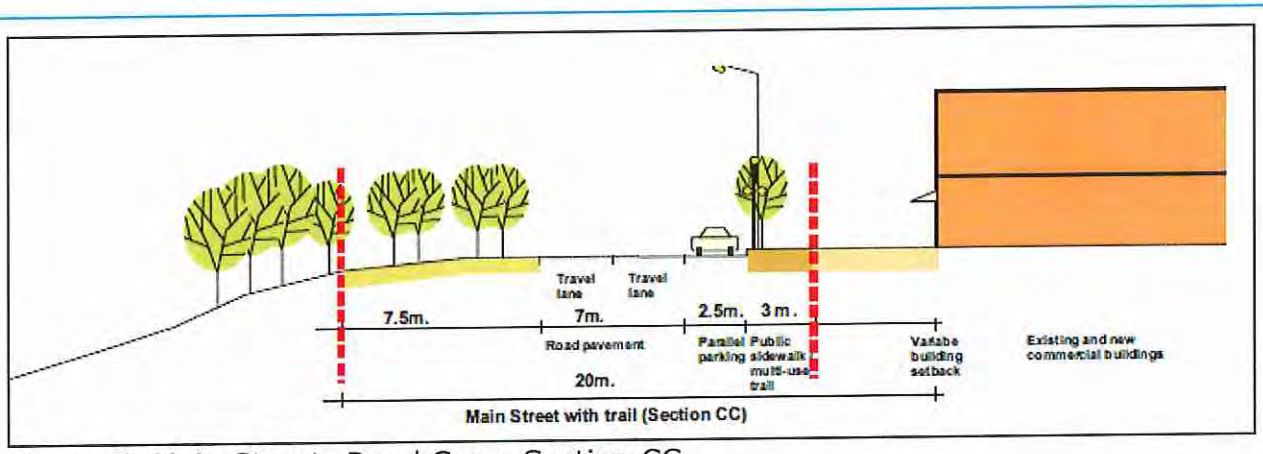


Figure 7: Main Street: Road Cross Section CC

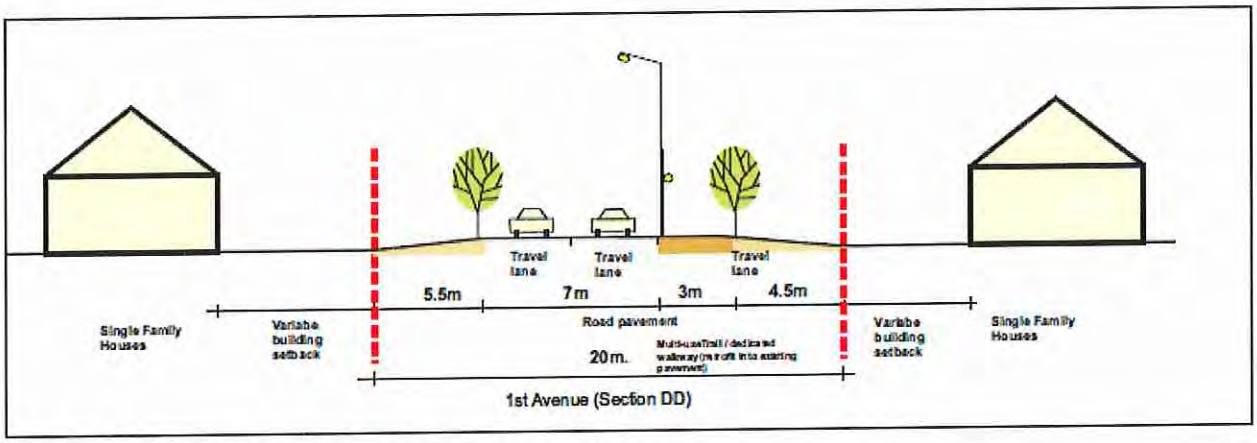


Figure 8: Road Cross Section DD: First Avenue

6.4 LAND USE AND POPULATION STATISTICS

LAND USE		EXISTING	POTENTIAL		FULL POTENTIAL	
Infill Residential	R1A (500m^2 min)	117 lots	15 lots		132 lots	
	R1B (400m^2 min)	19 lots	no change		19 lots	
	DC12 (0.68 ac. min)	8 lots	no change		8 lots	
	multi-unit	0 units	up to 50 units		50 units	
New Residential Growth		87.9 ha gross area	single detached	195 new 0.3 ac. lots	195 lots	
			lagoon reclaim	25 lots	25 lots	
Total residential		144 lots		235 lots & up to 50 units	379 lots	50 units
Total population		300		712	1012	
Commercial		8.9 ha 10311 ft^2 build up	6.0 ha 30,000 ft2 build up (Retail / office / institutional) Potential for 10,000 sq.ft. mixed use residential and community commercial		40,000 sq. ft.	
Institutional			6.0 ha 35,000 ft2 built up		35,000 sq. ft.	
Airport		84 hangar lots	hangar	70 hangar lots	154 hangar lots	
			airport commercial	10,000 ft2 built up	10,000 sq. ft.	

SECTION 7: PLAN DIRECTION

7.1 SUSTAINABILITY AND GROWTH MANAGEMENT

As the County continues to grow, comprehensive neighbourhood development becomes the key step towards achieving a sustainable Strathcona County. The hamlet of South Cooking Lake has been identified in the Municipal Development Plan as a minor growth community that will continue to provide limited population growth, employment, services and housing. To achieve a sustainable community, Strathcona County has adopted a process defined by four science-based sustainability principles adapted from the Natural Step Framework as outlined in the MDP.

Twelve themes have been established to evaluate how development has been guided toward sustainable manner – Carbon, Transport, Land Use, Materials, Waste, Economy, Water, Food, Natural Habitat, Well-Being, Equity and, Culture. These twelve themes have been established to guide development and operation in the hamlet of South Cooking Lake towards a more sustainable form. The twelve themes will be further addressed in each subsection of the Plan Direction.

Carbon: The hamlet of South Cooking Lake will reduce dependence upon fossil fuel by encouraging alternative modes of transportation such as walking and cycling for travel within the hamlet.

Transport: A transportation network that supports multiple mobility choices such as walking, cycling and vehicle use is proposed for the plan area.

Land Use: Mixed use development, multi-unit housing, seniors housing, and infill development has been proposed within the plan area to achieve an efficient and effective development concept.

Materials: The Plan supports Fire Smart principles that encourage the use of fire resistant building materials and plant species for landscaping.

Waste: Encourage waste reduction, reuse and recycling.

Economy: The Plan supports appropriate home businesses and local businesses that will provide day-to-day services to the hamlet and County residents.

Water: The Plan protects the quality and quantity of Cooking Lake and McFadden Creek through appropriate buffers and setbacks.

Food: The Plan encourages local food production through community

garden initiatives and appropriately scaled retail uses that will cater to local residents.

Natural Habitat: The Plan continues to support a range of habitats and diversity of wildlife species through use of reserves while ensuring appropriate public access to open space is available.

Well-Being: The Plan promotes inter-generational interaction and cohesion by providing gathering places such as public plaza, open spaces, and commercial buildings.

Equity: South Cooking Lake will be a complete community that provides a variety of land uses and a diversity of housing types for all ages and income levels.

Culture: Continue to recognize potential Municipal Historic Resources such as Percy Manning Cottage and the South Cooking Lake Store and Post Office.

Municipal Development Plan - Direction:

Objective 6: *Direct urban growth to Sherwood Park and to a lesser extent, the hamlets of Ardrossan, Josephburg, and South Cooking Lake as identified within the Area Structure Plans;*

Objective 7: *Make efficient use of the limited urban land bases in Sherwood Park, Ardrossan, Josephburg, and South Cooking Lake;*

Policy 4.12: *Review and update the existing Area Structure Plans for Ardrossan, Josephburg, and South Cooking Lake to encourage the existing urban areas to become more complete communities with unique, vibrant, mixed use neighbourhoods.*

Area Structure Plan - Objectives:

To ensure that future development in the hamlet of South Cooking Lake:

a. Meets Strathcona County's sustainability mandate;
b. Meets the growth principles set in the Capital Region Growth Plan;
c. Reduces the local population's dependency on services of larger urban centres;
d. Strives towards a reduced dependency on private vehicles and encourage walkability;
e. Explores opportunities to implement community energy initiatives.

Area Structure Plan – Policies:

General:

7.1.1 Strathcona County shall explore funding opportunities to construct Main Street streetscape improvement.

7.1.2 Streetscape improvements such as street furniture, pedestrian orientated lighting, and landscaping should be incorporated along Main Street and around the community plaza by the County as funding permits.

7.1.3 Support residential and commercial infill development in the established areas of the hamlet.

7.1.4 Require subdivision or development proposals to incorporate walkability through efficient land use and open space network planning.

7.1.5 Mixed use commercial development along Main Street and South Cooking Lake Road shall be encouraged in order to provide an expansion of local services within the hamlet.

7.1.6 Encourage and support new development that incorporates energy saving measures using innovative methods such as Leadership in Energy and Environmental Design (LEED).

7.2 RESIDENTIAL

The majority of existing residential development within South Cooking Lake has occurred on the east side of South Cooking Lake Road through ad hoc subdivision and lot consolidations. As a result, substantial opportunities exist for residential infill through subdivision of large existing parcels. Infill development will be supported in the Established Residential Character Area to help achieve a higher density for future utility servicing.

The only housing form currently developed in South Cooking Lake is single-detached dwellings. The lack of housing diversity was identified as an issue by local residents during the public consultation process. Residents expressed the need to provide alternative housing options specifically for the seniors within the community. Presently, seniors within South Cooking Lake and the surrounding rural community must move to larger urban centers such as Sherwood Park or Edmonton when their lifestyle needs change.

The old cottage style houses with their incremental additions provide a distinctive character for the hamlet. It is important to retain the character of South Cooking Lake that has developed over the last 100 years in the design and planning process as there is a potential for new development to diminish the existing character. Therefore, future development within the hamlet needs to occur in a way that is complimentary to the character and history of the existing community, while concurrently providing contemporary local market preferences.

Developable area within the New Growth Character Area is impacted by the existing sewage lagoon, wetlands, and upland tree stands. Residential development will be restricted until such time as the lagoon is reclaimed or a reduced setback area is approved by Alberta Environment and Sustainable Resource Development.

New residential growth and infill is also restricted due to water and wastewater servicing constraints as discussed further in Section 7.12 (Utilities).

Municipal Development Plan - Direction:

Policy 5.59: *Strathcona County will allow further infill and expansion within hamlets, that have adequate sanitary sewer and water service capacity, as well as community facilities to support additional population growth in accordance with an approved area structure plan; and*

Policy 5.60: *Support the inclusion of a wider range of housing options within the hamlets of Josephburg, Ardrossan and South Cooking Lake, to meet lifecycle shelter requirements, lifestyle, social needs and income levels.*

Area Structure Plan - Objectives:
Residential development within the hamlet of South Cooking Lake will ensure that:

a. Future developments are compatible with the character of existing areas;
b. Existing buildings maintain their character and are enhanced to improve overall hamlet character;
c. The incorporation of design elements to guide future development;
d. Multi-unit dwelling options are provided in new developments.

Area Structure Plan - Policies:
General:

7.2.1 Residential subdivision or development shall occur within the Established Residential Character Area and the New Growth Character Area. Limited opportunities may also be provided within the Main Street Character Area.

7.2.2 Secondary suites may be considered in accordance with the Land Use Bylaw.

7.2.3 New residential development that respects the existing hamlet character in its form, size and architectural features may be supported.

7.2.4 Development incentive opportunities for private property owners such as grants for servicing upgrades, secondary suite, multi-unit housing, or façade improvements may be explored.

7.2.5 New residential subdivision or development may be required to submit supporting technical documentation which may include but may not be limited to a servicing design brief, traffic impact assessment, geotechnical analysis, slope stability investigation, and/or a Biophysical Assessment.

Established Residential Character Area:

7.2.6 Single detached residential infill east of McFadden Creek may be considered.

7.2.7 Lands located immediately east of the Main Street Character Area shall be reserved for multi-unit or seniors housing. This can include housing types such as semi-detached or town housing developments.

7.2.8 Subdivision for residential infill shall have a maximum parcel size of 800.0 square metres.

New Growth Character Area:

7.2.9 Subdivision or development within the Lagoon setback shall be restricted until such time as the hamlet Lagoon is reclaimed or a reduced setback area is approved by Alberta Environment and Sustainable Resource Development.

7.2.10 Land allocated for multiple-family and/ or seniors housing shall be incorporated into future neighbourhoods to ensure a range of residential housing to meet the needs of the hamlet.

7.2.11 To maintain rural character, rezoning for the New Growth Character shall be to a district that will incorporate the following design elements:

a. Site coverage shall be within 5% of the average site coverage of existing single detached residential development in the hamlet;
b. The maximum height for single detached dwellings shall not exceed 10.0 meters nor two and a half storeys;
c. Front yard setbacks shall be within 5% of the average front yard setback of existing residential development in the hamlet;
d. Façade materials shall be compatible with the character of existing residential development.

7.2.12 Future subdivision or development shall incorporate conservation subdivision design principles where possible, and direct development to previously cleared areas in order to conserve existing tree cover and environmentally significant features.

7.2.13 Future subdivision and development shall provide Residential frontage adjacent to South Cooking Lake Road

7.2.14 The maximum size for new residential parcels shall not exceed 0.125 ha (0.3 ac).

Main Street Character Area:

7.2.15 Development of residential uses on the upper floors combined with a community commercial use on the ground floor of a mixed use building shall be encouraged.

Airport Character Area:

7.2.16 Consider short term accommodations within hangars that are ancillary to airport operations.

7.3 COMMERCIAL

Sherwood Park is the main service centre for Strathcona County. Currently, most residents travel to Sherwood Park to meet the majority of their commercial service needs. The County MDP envisions future development within the hamlets Ardrossan, South Cooking Lake and Josephburg that will eventually provide more commercial services to meet the primary needs of the residents in and around the hamlets.

Commercial development will be concentrated within the Main Street Character Area and will showcase the hamlet's rural identity through architecture and building materials. Expansion of the Main Street Character Area is limited until such time as municipal piped water and wastewater servicing is provided to the hamlet, and Alberta Transportation finalizes its functional plan for Highway 14. Main Street will take advantage of provincial highway traffic by increasing visibility and accessibility to local businesses through signage at the entrance to the Main Street Character Area off of Highway 14 subject to approval from Alberta Transportation.

Municipal Development Plan - Direction:

Policy 6.38: *Strathcona County will encourage hamlet commercial developments to incorporate the principles of urban villages (sustainable urban neighbourhoods) into their design and function where feasible;*

Policy 6.39: *Strathcona County will encourage the development of a range of commercial uses which serve the day to day needs of the community;*

Policy 6.40: *Strathcona County will ensure hamlet commercial uses are developed at a scale appropriate to the community;*

Policy 6.41: *Strathcona County will encourage commercial developments to build on the uniqueness and character of the community; and*

Policy 6.42: *Strathcona County will encourage hamlet commercial uses to take advantage of both highway and local traffic to benefit from a potentially larger market.*

Area Structure Plan - Objectives:

Strathcona County's objectives for commercial development in the hamlet of South Cooking Lake are to:

a. Attract local businesses to the Main Street Character Area that will service the hamlets every day needs;
b. Create a sense of place that depicts a unique rural character through architecture and building materials;
c. Attract tourism and provide amenities for the same;
d. Provide opportunities for local employment.

Area Structure Plan - Policies:

General:

7.3.1 Commercial development shall be concentrated within the Main Street Character Area.

7.3.2 Limited opportunities for commercial development may be supported in the New Growth Character Area and the Airport Character Area.

7.3.3 Commercial development within the Main Street Character Area and New Growth Character Area is encouraged to be mixed use with commercial on the ground floor and residential uses above.

7.3.4 Commercial development shall accommodate community commercial uses such as retail, food service, office, tourism, and personal services.

7.3.5 Consideration may be given to home based businesses in residential areas as outlined in the Strathcona County Land Use Bylaw.

7.3.6 New commercial buildings or redevelopment of existing buildings shall showcase hamlet character. To maintain rural character new

districts shall be created that will incorporate the following design elements at the time of development:

a. within the Main Street Character Area, distinct building frontages that orient towards Main Street and South Cooking Lake Road and are within 1.5 metres of the front property line;
b. to develop a continuous frontage along the street, zero lot line setbacks will be encouraged between commercial buildings or from side property lines except where required in accordance with Alberta Safety Codes;
c. entrances, windows, and balconies (if proposed) shall orient towards the street;
d. rural style architectural elements to define main entrances such as signage, awnings or overhangs;
e. signage shall incorporate materials and colours related to the façade; the only backlit or neon signs permitted are "open" signs in windows;
f. materials that include wood, stone, plaster, or finishes that simulated these materials;
g. original façade for existing buildings may be restored if they are important to the heritage or character of Main Street;
h. architecture is encouraged to repeat patterns and features of shapes and sizes similar to traditional and existing buildings;
i. Colours such as earth tones shall dominate the façade; however, small amounts of bright contrasting colours to highlight architectural details may be permitted.

7.3.7 New buildings built on larger lots shall maintain a smaller scale commercial built form by developing a set of smaller buildings, with one primary building and other subordinate structures, rather than one large structure; or by using a series of small building modules, or components, that may be interconnected.

7.3.8 Incentive opportunities for private property owners such as grants for servicing upgrades or façade improvements may be explored.

Main Street Character Area:

7.3.9 Outdoor patios for commercial development will be encouraged, subject to regulations in the land use bylaw.

New Growth Character Area:

7.2.11 The New Growth Character Area shall incorporate an area for mixed use and / or community commercial development along South Cooking Lake Road at the time of subdivision.

Airport Character Area:

7.2.12 Future commercial development ancillary to airport operations within the same building and secondary to the principle airport use may be considered. Studies, such as a Traffic Impact Assessment (TIA), Engineering Design Brief, Geotechnical Investigation, Biophysical Assessment, or any other information deemed necessary in support of a development or subdivision application may be required at the County's discretion.

7.2.13 Airport Commercial development may include uses such as tourism, public service, or restaurants, and may be considered in highly visible locations along public roadways or at key intersections as shown on Map 14 Airport Character Area. Airport Commercial development shall require municipal piped water and wastewater servicing to the satisfaction of the County.

7.2.14 Future subdivision or development for proposed Airport Commercial shall submit studies, such as a Traffic Impact Assessment (TIA), Engineering Design Brief, Geotechnical Investigation, Biophysical Assessment, or any other information deemed necessary by the County in support of an ASP amendment, Land Use Bylaw amendment, subdivision or development permit application.

7.2.15 The County will work with Transport Canada on future airport development as airports in Canada fall under the Federal jurisdiction of Transport Canada.

7.2.16 Future development of the land in and around the hamlet and airport shall conform to airport regulations outlined in the Land Use Bylaw.

7.4 ENVIRONMENTAL MANAGEMENT

The hamlet is located within the Beaver Hills Moraine. The County strives to protect the integrity of this natural area by balancing the environment with the social and economic needs of the community. The Municipal Development Plan identifies Priority Environment Management Areas of High and Medium Sensitivity with the hamlet boundary. The areas of High Sensitivity correspond to the shoreline and upland forested areas west of the Residential Character Area.

The County will endeavor to ensure private development respects the integrity of the historic shoreline and will restrict development immediately adjacent to Cooking Lake.

A significant wildlife corridor has been identified within the New Growth Character Area. Conserving existing wildlife corridors and upland forested areas is critical in ensuring continuous habitat linkages for wildlife. Municipal Reserve dedication will be used to conserve these areas where possible. Wetlands and drainage corridors such as McFadden Creek have also been identified and are recommended for conservation to maintain connectivity to Cooking Lake.

Conforming to Strathcona County's Light Efficient Community Policy will assist in reducing night light spill into the sky when streetscape improvements are made and future development occurs. There is an expectation to ensure a night-time environment consistent with a rural setting that respects the community's rural character and quality of life.

Municipal Development Plan - Direction:

Policy 8.7: *Ensure that areas prone to flooding, shoreline erosion or slope instability hazards, are limited in the types of land uses and developments that may be allowed. Uses and developments must be consistent with the nature of the hazard and not cause an increase in the degree of hazard;*

Policy 8.37: *Ensure areas with significant environmental features which are proposed for future urban growth, hamlet or country residential development, are protected through the provisions of an area structure plan, area redevelopment plan, conceptual scheme, a Land Use Bylaw designation or conservation easement.*

Area Structure Plan - Objectives:

a. Design and locate new development in a way that respects and protects environmentally sensitive areas;
b. Protect and preserve lands adjacent to Cooking Lake and McFadden Creek by mitigating and restricting future development in these areas;
c. Ensure development is sensitive to its surrounding environment and does not contribute towards the deterioration of the natural areas.

Area Structure Plan - Policies:

General:

7.4.1 Development shall maintain a minimum 30.0 metre setback from the top of bank of Cooking Lake and McFadden Creek in accordance with the Land Use Bylaw. This setback may be varied if supported by technical documentation submitted as part of an application for subdivision or development.

7.4.2 No new permanent residential structures shall be permitted within the 1:100 year flood plain of Cooking Lake or McFadden Creek.

7.4.3 Future development may be required to submit supporting geotechnical documentation completed by a qualified professional as part of an application for subdivision or development. Reports may include but may not be limited to slope stability, water table, aquifer, flood plain, and/ or top of bank survey.

7.4.4 Environmental Reserve dedication shall be in accordance with the Municipal Government Act. Municipal Reserve shall be dedicated as land. Where possible, dedication should occur as depicted on the Development Concept in order to:

a. Provide neighbourhood level public open spaces and trails; determined in conjunction with County approved strategies and/or plans;
b. Conserve wetlands, drainage corridors, wildlife corridors, upland habitats, and other environmentally significant features as identified through a Biophysical Assessment;
c. Create setbacks to conserve Cooking Lake and McFadden Creek; and
d. Improve public access to Cooking Lake and McFadden Creek.

7.4.5 Future subdivision or development shall be directed to previously cleared, disturbed or isolated areas, or areas of lesser environmental sensitivity as determined through a Biophysical Assessment completed at the time of a rezoning or subdivision application, or as identified in the 2011 South Cooking Lake Biophysical Assessment at the time of development.

7.4.6 Future subdivision or development shall conserve existing upland habitat where possible as either Municipal Reserve at the time of subdivision, or as part of the County's Tree Conservation Policy during development.

7.4.7 Future development or redevelopment shall reduce night light spill into the sky in accordance with the Light Efficient Community Policy, Strathcona County's Dark Sky and Energy Efficient Handbook, and the Land Use Bylaw.

<u>Established Residential Character Area:</u>

7.4.8 Future subdivision or development shall conserve land adjacent to Cooking Lake and McFadden Creek and existing upland habitat. This may be accomplished by either setback requirements, conservation easements, or where possible as Municipal or Environmental Reserve at the time of subdivision.

New Growth Character Area:

7.4.9 As per Strathcona County's municipal policy, a Biophysical Assessment completed by a qualified professional shall be required as part of any application for future subdivision and development.

7.4.10 In addition to their primary function for stormwater management, consideration should be given to locating new public utility lots where they will improve public access to Cooking Lake and McFadden Creek.

Main Street Character Area:

7.4.11 Future subdivision or development shall conserve the McFadden Creek drainage corridor through either setback requirements or where possible as Municipal or Environmental Reserve at the time of subdivision.

7.4.12 Consideration may be given to non-residential developments within the 1:100 year floodplain of Cooking Lake or McFadden Creek, subject to appropriate flood proofing and the proponent demonstrating to the County's satisfaction, the precise boundary of the flood plain.

Institutional Character Area:

7.4.13 Future subdivision or development shall conserve the existing upland habitat where possible as well as the McFadden creek drainage corridor and the crown claimed wetland located in the southeast corner of the site. This may be accomplished by either setback requirements or where possible as Municipal or Environmental Reserve at the time of subdivision.

Airport Character Area:

7.4.14 As per Strathcona County's municipal policy, a Biophysical Assessment completed by a qualified professional may be required in support of an ASP amendment, Land Use Bylaw amendment, subdivision or development permit application for development within the airport lands.

7.4.15 Future subdivision or development shall conserve environmentally sensitive lands adjacent to Cooking Lake. This may be accomplished by setback requirements, conservation easements, or where possible as Municipal or Environmental Reserve at the time of subdivision.

7.5 PARKS AND RECREATION

The South Cooking Lake Park day use area contains a cook shack, amenity space, and seasonal rink. Additional recreation facilities north of the community hall include a picnic area, playground, multi-use play area, and horseshoe pitch. The population projected within the ASP time horizon will not be large enough to support an indoor recreation facility; however, the existing amenities within the plan area exceed those of many other similar sized hamlets in the County. The 2010 South Cooking Lake Park Master Plan identifies the needs and priorities for recreation and park development in South Cooking Lake. Focus will be on the development of a community plaza, off street and on-street trail system, and improvements to existing recreational infrastructure.

A Community Plaza can provide a place for community gatherings, celebrations, and festivals. A plaza is proposed at the intersection of Main Street and the South Cooking Lake Road as shown on the Public Realm Concept Map 8. This plaza will create a unique sense of place and will be designed to function year round.

Continuous pedestrian links are needed to interconnect the hamlet between Character Areas and recreational opportunities. County owned parcels are available to provide additional public open space and trail connections on the eastern side of the hamlet north of the community hall. The residential districting on some of the County lots will need to be addressed in order to develop public amenity uses on these lands.

Municipal Development Plan - Direction:

Policy 9.17: *Ensure recreational opportunities are available to residents in the Rural Service Area;*

Policy 9.19: *Ensure that recreational facilities, developed in the rural area, complement the surrounding landscape.*

Area Structure Plan - Objectives:

a. Provide an interconnected network of open spaces and trails within the hamlet in accordance with the 2010 South Cooking Lake Park Master Plan;
b. Ensure county owned lots within established residential areas are efficiently utilized for public recreation and amenity opportunities;
c. Ensure open spaces and parks are programmed and maintained for year round activities;
d. Ensure residents located within the hamlet as well as surrounding rural community have access to year round indoor recreation facilities available in other parts of the County such as Sherwood Park and Ardrossan.

Area Structure Plan - Policies:

General:

7.5.1 Existing open spaces in the hamlet shall continue to provide amenities that can utilized by the community.

7.5.2 County owned land that is underutilized may be developed by Strathcona County as funding permits in order to increase and expand open space and trail connection opportunities.

Shall

7.5.3 South Cooking Lake Park day use area shall continue to act as a major recreational amenity within the hamlet and surrounding rural community.

7.5.4 The County will complete future upgrades to existing facilities such as the cook shack within the day use area, as well construct new amenities including a lookout platform and picnic shelters as funds permit in accordance with the 2010 South Cooking Lake Park Master Plan.

7.5.5 Future Municipal Reserve dedication will be used to improve connectivity between Environmental Reserve lands and provide additional community open spaces at the neighbourhood level.

7.5.6 Structures such as boardwalks, signage, lookouts, etc., within areas along Cooking Lake may continue to provide for tourism related support facilities in line with the Open Space Recreation and Facility Strategy and to the satisfaction of the County.

Established Residential Character Area:

7.5.7 New playgrounds that meet community needs may be constructed north of the Community Hall in consultation with hamlet residents.

7.5.8 A multi-use play area may be constructed on County owned land northeast of the Community Hall. Buffering such as tree planting will be required to minimize land use conflicts with adjacent landowners.

New Growth Character Area:

7.5.9 Open space opportunities such as trails and pocket parks shall be created through municipal reserve dedication when new neighbourhoods are designed at the time of subdivision.

Main Street Commercial Character Area:

7.5.10 As shown in the Public Realm Concept Map 8, a community plaza that will function year round shall be constructed at the intersection of Main Street and South Cooking Lake Road as funding permits.

Institutional Character Area:

7.5.11 The existing nature wetland, McFadden Creek, and upland areas shall remain accessible to the public and provide additional open space opportunities.

7.6 SAFETY

It is important to provide residents of the hamlet with a safe environment in which to live, work and play. South Cooking Lake contains one part-time fire station as a first response for fire and emergency medical services. Full time 24 support is provided from fire stations in Sherwood Park. The station in South Cooking Lake also provides a satellite office for RCMP and bylaw officers who work in and around South Cooking Lake. To enhance community protection, 24 hour patrols are also provided in the area. The Station also facilitates Rural Crime Watch and other community policing programs. The County will continue to ensure a full range of emergency services are available for the hamlet.

Some areas within the hamlet are located within the floodplains of Cooking Lake and McFadden Creek. As well, high water tables, steep slopes, and unstable soil are also found throughout the hamlet. Lands that contain these types of natural hazards can pose a risk to persons and property if development occurs directly upon them. In order to minimize and risk the County will continue to direct development away from natural hazards and unstable land.

This ASP contemplates new growth that will increase residential, commercial and institutional development within the hamlet. To continue to foster and support a safe community, new development shall be encouraged to implement Crime Prevention through Environmental Design (CPTED) principles and Fire Smart principles to provide safer environments for County residents and tourists. The majority of South Cooking Lake is "High Risk" and "Very High Risk" as outlined by the Fire Risk Model in the MDP.

Municipal Development Plan - Direction:

Policy 10.1: *Encourage collaboration between municipalities, neighbourhoods, local groups and citizens in providing safer communities by:*

- *b) Encouraging the development and design of community based initiatives to prevent crime and devise strategies to address the root causes;*
- *c) Encourage a safe and secure environment through physical design, by supporting Crime Prevention Through Environmental Design principles, where possible in site development.*

Policy 10.7: *Ensure emergency and protective services will provide new and existing development with appropriate levels of fire protection, ambulance services, and police protection;*

Policy 10.9: *Ensure that roadways and subdivisions are designed to accommodate ground access and air access emergency vehicles;*

Policy 10.11: *Review, with the RCMP, opportunities to expand or enhance police presence in the rural areas;*

Policy 10.18: *Consider the risk of, or potential for, wildfire prior to decisions being made regarding land use allocation, subdivision or development;*

Area Structure Plan - Objectives:

Strathcona County's objectives for public safety in the hamlet of South Cooking Lake are to:

a. Provide for opportunities to enhance fire protection for existing and future development areas;
b. Ensure that an appropriate level of RCMP and Bylaw Enforcement Services is available to the hamlet;
c. Provide a safe and secure environment through supporting Crime Prevention Through Environment Design principles where possible in site development.

Area Structure Plan - Policies:

General:

7.6.1 Fire Smart principles are encouraged to be adopted throughout the entire Hamlet.

7.6.2 Future subdivision or development is encouraged to incorporate Fire Smart principles into their design such as the use of fire resistant building materials and plant species for landscaping.

7.6.3 Future subdivision or development shall be encouraged to incorporate Crime Prevention Through Environmental Design (CPTED) principles.

7.6.4 Traffic calming measures shall be incorporated at major intersections where needed to slow traffic and improve safety for pedestrians to the satisfaction of the County.

Established Residential Character Area

7.6.5 The County shall work with the community and Canada Post to establish unique street names for all local streets in accordance with County's Addressing Bylaw and update related databases.

7.6.6 The County shall continue to review and work with private property owners to resolve private and public property encroachments.

7.6.7 The County shall evaluate existing road Right of Ways for emergency access and consider road widening projects necessary to meet emergency access needs.

New Growth Character Area

7.6.8 Fire Smart principles shall be integrated as part all new subdivisions. Proposals shall demonstrate how they have incorporated Fire Smart principles into their subdivision design. This can include but is not limited to:

a. provision of adequate on-site water supplies for firefighting purposes;
b. the development of trails between residential developments and surrounding forested lands which may be used in an emergency;
c. review subdivision layout to reduce isolated pockets of development and ensure adequate access and internal traffic circulation.

Main Street Character Area

7.6.9 Crime Prevention Through Environmental Design (CPTED) should be incorporated along Main Street at the time of new development, redevelopment, and streetscape improvements. Proposals should indicate how they intend to incorporate CPTED principles. This can include but is not limited to:

a. providing clear visibility into and out of the store by incorporating windows, avoiding large blank walls, and reducing window area covered by signage for buildings that front onto Main Street;
b. Construction of pedestrian scale lighting;
c. Incorporating visually aesthetic landscaping to draw users to an area;
d. Locating seating or benches in highly visible locations near exit and entry points or adjacent to landscaping features.

7.7 INSTITUTIONAL AND COMMUNITY FACILITIES

South Cooking Lake offers a wide range of public services with numerous institutional facilities. These facilities include schools, religious buildings, government offices and community halls. Many of these facilities play important roles in the daily lives of residents in the hamlet and help shape their social and physical environments.

Through consultation with the County's two school boards, it is not anticipated that the hamlet and surrounding population numbers will warrant the construction of new school facilities beyond minor expansions to the existing school.

The location of the hamlet within the Beaver Hills Moraine provides an opportunity for the facilities to compliment the Moraine. For example, Beaver Hills Initiative administration has identified a need for establishing an interpretive centre within the moraine to educate people about the environmental wealth of the area. Various opportunities do exist within the hamlet to locate such an interpretive centre. The county encourages the provision of this type of development as it supports the rural character of the hamlet while promoting the protection of its surrounding environment.

Municipal Development Plan - Direction:

Policy 11.5 d): *Encourage institutional developments in the Rural Service Area to locate within hamlets or in areas of concentrated residential development;*

Policy 11.9: *Regularly review with Elk Island Public Schools and Elk Island Catholic Schools future school projections, school site needs, as well as any opportunities to establish joint use facilities, such as theatres, swimming pools and playing fields, based on community needs and population growth;*

Policy 11.10: *Encourage the Elk Island Public Schools and Elk Island Catholic Schools to collaborate to develop joint use facilities;*

Policy 11.15: *Strive to ensure the safety of children in relation to the road network, by considering children's needs when making decisions regarding the prioritization of sidewalk construction, crosswalk provisions and school drop-off zones;*

Policy 11.16: *Require all school sites to have adequate access, parking and drop-off facilities in accordance with the Land Use Bylaw and to the satisfaction of Strathcona County;*

Policy 11.17: *Encourage the development of private or satellite schools, in conjunction with other complementary or mixed use development provided that:*

i. parking and loading requirements are met;
ii. the scale and nature of the use is consistent with the existing, adjacent land uses;
iii. traffic generation is compatible with other land uses in the area.

Area Structure Plan - Objectives:

Strathcona County's objectives for institutional and community facilities in the hamlet are to:

a. Continue to develop institutional and community facilities that are compatible with existing land uses and the character of the hamlet;
b. Ensure that new institutional and community facilities will meet the requirements of the local population, surrounding rural areas as well as tourists.

Area Structure Plan – Policies:

General:

7.7.1 The County shall pursue opportunities for the shared (joint) use of sites and/or multiple use facilities, such as fire, emergency services, health care, police, schools, recreational facilities and libraries.

7.7.2 Require that all large scale new institutional uses are developed in the Institutional Character Area in accordance with the Development Concept with main frontages along South Cooking Lake Road.

7.7.3 The County shall work with the Elk Island Catholic School Board to establish long term partnerships as well as amenity sharing between future institutional land uses and the existing St. Luke School.

7.7.4 The County may support facilities for tourism including bird watching, water based recreation and the Beaver Hills Initiative project.

7.8 SOCIAL DEVELOPMENT

Social development improves the quality of life and establishes a sense of community. Residents of South Cooking Lake have expressed the desire to maintain the small scale hamlet feel that encourages social interaction and conveys a sense of place. The hamlet of South Cooking Lake will foster community pride and a sense of belonging by retaining and enhancing the existing community character and identity.

The community hall and South Cooking Lake Park are examples of community facilities that provide for social interaction in the hamlet. This ASP strives to further develop a diverse range of opportunities for social development through increasing connections between amenities and public facilities and spaces.

Historical resources help to define a community by invoking community character and a sense of place. The Strathcona County Heritage Inventory has identified two buildings within South Cooking Lake as resources that have significant heritage value. These include the South Cooking Lake Store and Post Office, as well as Percy Manning Cottage. The South Cooking Lake Store and Post Office is historically significant for its association with the themes of business and industry, and urban development in Strathcona County, for its design, and for its importance as a local landmark within the community. It remains situated in a visible location in the commercial area of the South Cooking Lake hamlet and has served the needs of area residents and visitors since 1929. Percy Manning Cottage was one of many cottages built along the lake shore. It was constructed by Percy Manning in around 1910. This circa 1910

residence is significant for its design, and for its association with the themes of urban development, and work and leisure in Strathcona County. Percy Manning Cottage is currently being considered for designation as a Municipal Historic Resource.

Municipal Development Plan - Direction:

Objective 4: *Provide an equitable distribution and accessibility to community facilities and services;*

Objective 6: *Encourage a mixture of housing and a broad range of housing choices in all neighbourhoods;*

Policy 12.23: *Pro mote communities and housing developments that are socially cohesive, reduce isolation, foster community spirit, and share resources;*

Policy 12.27: *Encourage the development of higher density, more affordable housing in the community, in appropriate locations;*

Policy 12.38: *Encourage events which promote the character of our Rural Service Area, such as Summer Trails and Tales.*

Area Structure Plan - Objectives:

Strathcona County's objectives for social development are to:

a. Promote a high quality of life for residents by balancing and diversifying a range of social, educational, environmental, health and cultural opportunities;
b. Continue to recognize the rich history of South Cooking Lake and work towards preserving its historical resources.

Area Structure Plan – Policies

General:

7.8.1 Future development shall be undertaken in a manner that compliments and promotes the character and identity of South Cooking Lake as a rural community.

7.8.2 The County shall continue to support programs that benefit the social well-being of residents.

7.8.3 The County shall work with the community to ensure County owned land will benefit the community.

7.8.4 Entrances to different subdivisions may incorporate distinct landscape character and public art.

7.8.5 Consider measures to mitigate potential impacts an application may have on resources that have been identified by the County that merit conservation and may be eligible for designation as Municipal Historic Resources.

7.8.6 Sites designated by the County as a Municipal Historic Resource shall require approval from the County prior to any alterations or repairs as described in the bylaw designating the resource.

7.9 ECONOMIC DEVELOPMENT

The Municipal Development Plan identifies that Strathcona County's economy consists of five key economic sectors: oil and gas, manufacturing, agriculture, service, and tourism. The community is able to support two of the County's five key economic sectors – service and tourism.

South Cooking Lake is a minor growth community that provides employment, services and housing to the central part of the County. The range of services provided range from small local specialty stores to home businesses. Services in the plan area will provide residents and nearby communities with employment and work towards meeting everyday needs.

The hamlet is in a strategically located within the Beaver Hills Moraine and adjacent to Cooking Lake. The attraction to Cooking Lake will continue to provide potential for small scale tourism business and related economic activity. The County will support South Cooking Lake Park as a location to visit for tourism and recreational opportunities.

The Cooking Lake Airport will continue to be recognized as part of the hamlet's identity and supported as an employment centre and tourist attraction.

Municipal Development Plan - Direction:

Objective 1: *Develop a strong, diversified and sustainable economy that will provide expanded opportunities for employment, support community growth and foster community pride;*

Objective 2: *Enhance and strengthen the economy of the County;*

Policy 13.1: *Support the County's development as a strong social, economic and cultural community by promoting its unique rural/urban characters;*

Policy 13.2: *Support a balanced economy of tourism, agricultural, residential, commercial and industrial uses as a means of providing citizens with diverse opportunities for employment;*

Policy 13.3: *Encourage growth and development in a well-planned, sustainable manner while ensuring compatibility between land uses;*

Policy 13.5: *Pursue the development of a wide range of business and retail services that ensure a self-sustaining, self-reliant, complete economic community;*

Policy 13.14: *Promote and support locally owned small businesses;*

Policy 13.15: *Promote and support community events, recreational activities, sporting events, and cultural activities that enhance*

civic pride while generating economic benefit and tourism in Strathcona County;

Policy 13.16: *Support the development of home businesses that are appropriate to the character of the neighbourhood;*

Policy 13.17: *Ensure that the intensity of a home-based business is compatible with the uses in the area where it is located and has minimal impact on the environment, water, municipal infrastructure and neighbouring properties;*

Policy 13.18: *Ensure all home businesses are clearly secondary in nature to the residential use of the property;*

Policy 13.19: *Ensure home businesses that are beyond the intent and purpose of a home business, relocate to appropriate commercial or industrial zoned lands;*

Policy 13.22: *Encourage the development of new events and festivals in the County.*

Area Structure Plan - Objectives:
Strathcona County's objectives for economic development are to:

a. Retain, expand and attract individuals and businesses to locate in South Cooking Lake;
b. Promote locally owned small businesses;
c. Support community events, recreational activities and cultural activities that enhance community pride while generating economic benefit and tourism.

Area Structure Plan – Policies
General:

7.9.1 Require commercial development be designed in a manner that complements and promotes the existing character and identity of South Cooking Lake as a distinct, rural community.

7.9.2 Support the development of businesses based out of a residence, such as bed and breakfast operations, home offices, minor care centres, and other minor businesses within the residential districts of the hamlet as regulated through the Land Use Bylaw.

7.9.3 Support the development of businesses that promote tourism recreation related activities.

7.10 AGRICULTURE

Currently, agricultural operations are occurring on the majority of the western side of the hamlet. The Land Use Bylaw designates these lands within the Agriculture: Future Development land use district. This Land Use District is intended to provide transitional agricultural uses that will not prejudice the future use of land for urban development. Such existing agricultural operations

within the plan area will be allowed to continue but are expected to be eventually replaced in the future by residential development.

Municipal Development Plan - Direction:

Objective 6: *Minimize potential conflicts between agricultural and non-agricultural land uses.*

Policy 17.33(d): *Strathcona County will reduce dependence upon fossil fuels, extracted underground metals, and minerals by; developing community gardens that reduce the need for long-range transport of food.*

Area Structure Plan - Objectives:

Strathcona County's objectives for agriculture are to:

a. continue agricultural uses in areas while designated for future development.
b. provide opportunities for the development of community gardens within the hamlet.

Area Structure Plan – Policies:

New Growth Character Area:

7.10.1 Allow existing agricultural operations to continue within the hamlet until the land they occupy is to be developed.

7.10.2 The County may consider the development of community gardens on County owned property.

7.11 TRANSPORTATION

Presently there are two main access points to the hamlet from Highway 14. Alberta Transportation has advised that the existing plan for Highway 14 is outdated and does not reflect current highway standards. Specific details of the extent of access changes will not be clear until Alberta Transportation has completed long term planning for Highway 14. For the Highway 14 / South Cooking Lake Road Access, the County's preference is to maintain its current access location in any future configuration of Highway 14. Should an interchange be provided at this location, a diamond interchange is preferred by the County.

The second Highway 14 access is one of three intersections with Highway 824 (Range Road 222) along the hamlets west boundary. Alberta Transportation has indicated that at least one intersection will need to close in the future due to their close proximity. Two main possibilities exist for access to the west side of the hamlet. Option 1 would be to close the intersection at Township Road 514 and Highway 824, with the South Cooking Lake Road and Highway 824 intersection to remain. Option 2 would close the South Cooking Lake Road and Highway 824 intersection and connect South Cooking Lake Road northward to

Township Road 514. Road and intersection improvements will be triggered as part of any application for subdivision submitted within the New Growth Character Area. All directional at grade access at this location will continue until either a subdivision application is made, or Alberta Transportation completes the long term highway planning for the area and intersection improvements are determined and initiated in accordance with that planning. The responsibility for costs of construction is dependent upon the circumstances which trigger the improvements and will be determined at the time a subdivision application is made or improvements are required.

Additions to the existing network are anticipated on sites located along South Cooking Lake Road in order to provide accessibility to potential new neighbourhoods. Other local neighbourhood streets such as Central Avenue in Plover Point, Grandview Road in Grandview, Wellington Street in Wellington, and Fulham Park Road in Fulham Park provide further accessibility to individual neighbourhoods. Some local roads may need maintenance in upcoming years.

The majority of the established residential area is in close proximity to Cooking Lake or McFadden Creek; however, additional pedestrian linkages and trail connections from some residential neighbourhoods to these natural amenities are needed to complete a functional pedestrian system. A number of new trail connections along street right of ways and public lands will improve public access to Cooking Lake and connectivity within the hamlet between residential areas, the school, Main Street, and the airport. Completing a trail along the lakefront will require Strathcona County to work with Alberta Environment and Sustainable Resource Development, as well as private property owners.

Municipal Development Plan - Direction:

Policy 15.20: *Support the design, development and maintenance of an integrated, multi-purpose trail network throughout Strathcona County, with linkages to adjacent Capital Region municipalities, the province and the country;*

Policy 15.21: *Promote the use of alternative forms of transportation such as walking and bicycling through the provision of trails;*

Policy 15.30: *Promote the usage of Park and Ride facilities in the Sherwood Park Urban Service Area and support, where feasible, the development of these facilities in the hamlets;*

Policy 15.34: *Work with Edmonton Airports and industry to identify economic opportunities that may be available, by providing improvements to existing regional airport facilities at the Strathcona Airport, Cooking Lake Airport, and other airports.*

Area Structure Plan - Objectives:
Strathcona County's objectives for transportation in the hamlet are to:

a. Ensure the road network of future subdivision will enhance public access to natural features, open spaces and established residential areas;
b. Provide an interconnected network of roadways, open spaces and trails within the hamlet;
c. Ensure future access opportunities from both Highway 14 and Highway 824 meet the needs of the hamlet through coordination and cooperation with Alberta Transportation.

Area Structure Plan – Policies
General

7.11.1 The County shall work with Alberta Transportation during their development of a long term transportation plan for Highway 14 in order to confirm access opportunities to the hamlet from Highway 14. The County shall advocate for a plan that will maintain the viability of South Cooking Lake's Main Street Character Area and commercial potential while meeting Alberta Transportations highway standards

7.11.2 South Cooking Lake Road shall continue to act as a major collector roadway for the hamlet by gathering and distributing traffic from local streets out to Highway 14.

7.11.3 Future subdivision or development shall ensure transportation requirements are to the satisfaction of the County and Alberta Transportation. This may require the construction of new roads, road widening, road upgrades, intersection improvements, service roads, parking, and access locations.

7.11.4 Transportation requirements for future subdivision or development shall be constructed and paid for by the Developer. Contribution or levies may be necessary to upgrade transportation infrastructure to the satisfaction of the County and Alberta Transportation.

7.11.5 Future subdivision or development shall complete a Traffic Impact Assessment (TIA) where a proposed development generates in excess of 100 vehicle trips in a peak hour or as otherwise required by the County or Alberta Transportation.

7.11.6 A Noise Impact Assessment may be required to the satisfaction of the County and Alberta Transportation for subdivision or future development within proximity to Highway 14. Noise mitigation treatment such as berm and fencing may be required as a result of the investigation.

7.11.7 Construction of new local roads will require sidewalks on both sides of the street in accordance with Strathcona County's Design and Construction Standards.

7.11.8 Future subdivision design shall include trail connections that improve pedestrian linkages to and within each Character Area, as well as to Cooking Lake, McFadden Creek, Municipal Reserve, and Environmental Reserve lands in accordance with the Public Realm Concept Map 8.

7.11.9 The County may investigate obtaining a 'license of occupation' under Section 26 of the Crown Lands and Forests Act with the Province to develop a trail network on the crown land along the lakefront.

7.11.10 The County may work with private property owners to complete a trail network along the lakefront.

7.11.11 Internal roads and parcel accesses shall avoid crossing wetlands or watercourses wherever possible.

Established Residential Character Area:

7.11.11. Trail network connections may be developed within County land and the right of ways of South Cooking Lake Road, 1st Avenue, and Main Street.

7.11.12. Local roads within existing neighbourhoods such as Fulham Park Road and Wellington Road may be widened to provide enough movement and turn around radius for emergency service vehicles.

New Growth Character Area:

7.11.13 The three existing intersections along Highway 824 shall continue until such time as future subdivision triggers intersection modifications or modifications are initiated by Alberta Transportation.

7.11.14 The creation of cul-de-sacs for new residential subdivisions shall be discouraged in order to improve neighbourhood connectivity.

Main Street Character Area:

7.11.15 Development with the area west of South Cooking Lake Road adjacent to Highway 14 as identified on Map 11 may be limited until such time as Alberta Transportation has completed the update to its functional plan for Highway 14.

7.11.15 The County shall work with Alberta Transportation to erect clear signage that identifies the hamlet from Highway 14.

7.11.16 Aangled parking shall be permitted on the west side of Main Street and parallel parking on the east side of Main Street where it does not block existing parking lot. Streetscape improvements should reflect the cross section designs found in Section 7.1.

7.11.17 Off-street parking shall be accommodated at the rear of buildings. Subject to the Land Use Bylaw, off-street parking requirements may be reduced for a commercial use where the use is not likely to serve the traveling public such as an office or personal service.

7.11.18 A portion of the County's road allowance at the south end of Main Street adjacent to Highway 14 may be utilized for parking during major public events in the future plaza.

Institutional Character Area

7.11.19 Future Institutional buildings shall front onto South Cooking Lake Road. Access requirements and locations onto South Cooking Lake Road shall be determined by the County at the time of subdivision or development.

Airport Character Area

7.11.20 A Traffic Impact Assessment (TIA) may be required in support of an application for tourism oriented, airport commercial, or any other proposed development to the satisfaction of the County and Alberta Transportation within the airport lands.

7.11.21 Trail connection opportunities to the hamlet shall be identified as part of a Master Plan completed for the area.

7.12 UTILITIES

Strathcona County strives to ensure that where possible, all residents within the County are provided with a reliable level of municipal services that are economically, socially and environmentally viable. Currently, the majority of existing development in the hamlet is using onsite water wells or cisterns. As per the previous ASP, new development within the hamlet must be connected to municipal water and wastewater systems.

Strathcona County constructed a rural service municipal water line to the hamlet in 2010. There is capacity in the rural water line for a limited number of connections. If initiated by residents of South Cooking Lake, a benefiting area within the Established Residential Character Area could connect to the rural line and pay back the cost of infrastructure through a form of cost recovery that is

acceptable to the County. It is recognized that there is not enough capacity in the system for all residents in the Established Residential Character Area to connect; however, a certain number is also needed to ensure efficient water flow and water quality. The construction of a water reservoir may also be required depending on the type and density of development.

Future development in the New Growth Character Area and the Main Street Character Area will not be able to connect to the rural waterline due to its limited capacity and pressure. The Developer will need to investigate options for either a rural or urban level of municipal piped water servicing. Regardless, the system will be required to meet adequate capacity and fire flow pressure to the satisfaction of the County. This will likely necessitate the construction of a water reservoir. There may be opportunities to stage the size of the reservoir depending on the proposed development and capacity needs.

The Northern Bear Lagoon is designed to accommodate a total population of 450 for the hamlet and 660 for the full build-out of the residential community at the Northern Bear Golf Course. At present, approximately 122 lots within the hamlet are connected to this system. Future development will be required to connect to the into the Northern Bear Lagoon wastewater system. Depending on capacity and the type of development, connection may result in a need to expand the lagoon, subject to approval from Alberta Environment and Sustainable resource Development.

The Subdivision and Development Regulation indicate a 300.0 metre setback requirement from the working area of a wastewater treatment plant. Subdivision or development within the New Growth Character Area SW-23-51-22-W4M is limited until either reclamation of the lagoon located within the Institutional Character Area or a reduce setback is approved by Alberta Environment and Sustainable Resource Development. St. Luke School is currently serviced by the lagoon; therefore, an alternative serving method for the school would be required to the satisfaction of the County prior to the existing lagoon being decommissioned and reclaimed.

Since developed has occurred in a relatively fragmented manner over many years, the hamlet does not have an overall stormwater management system. South Cooking Lake Road, Highway 14, and McFadden Creek appear to be the primary recipients of storm flow prior to discharge into Cooking Lake. Stormwater management shall to be addressed to the satisfaction of the County at the time of proposed infill with in the Established Residential Character Area.

Future development within the New Growth Character Area will need to ensure stormwater management is designed and constructed to the satisfaction of the County. The system will be required to maintain pre-development flows into the McFadden Creek and Cooking Lake.

Municipal Development Plan - Direction:

Policy 16.13: *Investigate the feasibility of providing basic water service to hamlets which presently do not have community water supply systems;*

Policy 16.23: *Seek support for the Infiltration/Inflow Reduction Program to reduce the amount of stormwater entering the wastewater system in the Urban Service Area and the hamlets serviced by gravity sewers.*

Area Structure Plan - Objectives:

Strathcona County's objectives for utility systems in the hamlet are to:

a. Ensure new subdivision or development is serviced by municipal water and wastewater systems;
b. Ensure that sufficient fire suppression is provided in new residential as well as commercial areas;
c. Consider opportunities for existing residents to connect to municipal piped water servicing;
d. Ensure stormwater management systems are designed to enhance recreational amenities within the hamlet as well as maintain the water quality of the local watershed.

Area Structure Plan – Policies:

General:

7.12.1 Full build out of the hamlet shall require municipal piped water and wastewater servicing. Updates to both the potable water and wastewater servicing master plans shall be required.

7.12.2 Future rezoning, subdivision or development may be limited until such time as a new municipal piped water system is designed and constructed to the satisfaction of the County.

7.12.3 The County may review innovative interim water servicing solutions in order to attract growth. Servicing shall be to the satisfaction of the County.

7.12.4 Design of the municipal piped water system shall ensure capacity for fire suppression based on commercial standards for water pressure and storage requirements.

7.12.5 Future subdivision or development shall connect its wastewater to the Northern Bear Lagoon collection system. Review of the Lagoon capacity may be required at the time of application.

7.12.6 Notwithstanding 7.12.5; if there is insufficient capacity and lagoon expansion is not permitted by Alberta Environment and Sustainable

Resource Development, an alternative method of municipal piped wastewater servicing may be considered subject to the satisfaction of the County.

7.12.7 Grant options may be explored to expand municipal water and wastewater service to the hamlet.

7.12.8 Future subdivision or development shall address stormwater management to the satisfaction of the County at the time of application.

Established Residential Character Area:

7.12.9 Connection to the rural waterline for existing residential development may occur if initiated by local residents subject to delineating a benefiting area, determining capacity, reservoir requirements, and calculating a full cost recovery method.

7.12.10 Future subdivision or development may connect to the rural waterline subject to capacity, reservoir requirements, and adequate fire suppression to the satisfaction of the Country.

7.12.11 An engineering design brief that includes design for water, wastewater and stormwater management systems may be required as part of an application for future subdivision or development.

7.12.12 Single detached infill development on existing parcels may utilize interim onsite water servicing to the satisfaction of the County.

New Growth Character Area:

7.12.13 Future subdivision or development within the SW-23-51-22-W4M shall be limited until the lagoon within the SE-23-51-22-W4M is reclaimed or a reduce setback is approved by Alberta Environment and Sustainable Resource Development.

7.12.14 An Engineering Design Brief that includes design for water, wastewater and stormwater management systems may be required as part of an application for future subdivision or development.

7.12.15 Stormwater management shall be designed and constructed to the satisfaction of the County. The system will be required to maintain pre-development flows into the McFadden Creek and the Cooking Lake.

7.12.16 In addition to their primary function for stormwater management, consideration should be given to locating new public utility lots

where they will improve public access to Cooking Lake and McFadden Creek.

Main Street Character Area:

7.12.17 The County may review alternative servicing opportunities for small scale commercial development if adequate fire suppression is provided. Servicing shall be to the satisfaction of the County.

Institutional Character Area:

7.12.18 Future development shall design stormwater management to mitigate any potential negative effects on the existing wetland and McFadden Creek.

7.12.19 Decommissioning and reclamation of the existing lagoon is subject to providing an alternative wastewater servicing method for the St. Luke School to the satisfaction of the County.

Airport Character Area:

7.12.20 An Engineering Design Brief that includes design for water, sewer and stormwater management systems may be required in support of an ASP amendment, Land Use Bylaw Amendment, subdivision or development permit application for development within the airport lands.

7.12.21 Airport Commercial development may include uses such as tourism, public service, or restaurants, and shall require municipal piped water and wastewater servicing to the satisfaction of the County.

SECTION 8: IMPLEMENTATION

8.1 AMENDMENTS

The provisions of the ASP do not invoke the criteria of Section 3.2 of the Capital Region Board's Regional Evaluation Framework, and therefore Capital Region Board approval of this ASP is not necessary. Future amendments to this ASP; however, will have to be evaluated in accordance with the criteria of Section 3.2 of the Regional Evaluation Framework.

This Plan may be amended at any time following its adoption:

- at the request of Council;
- upon amendment of the Capital Region Growth Plan to ensure consistency; or
- by a private land owner who wishes to develop a portion of the land within this ASP, when the nature of the proposed development is inconsistent with the ASP policies.
- To reflect Hamlet access opportunities after Alberta Transportation has completed it update of the Highway 14 Functional Plan.

Any changes to this ASP must be consistent with the Municipal Government Act, the Capital Region Growth Plan and the Strathcona County Municipal Development Plan.

Applicants seeking to amend this ASP shall provide the supporting information, analysis and technical data requested by the County in order for the merits and impacts of the proposed changes to be properly evaluated.

8.2 LAND USE BYLAW AMENDMENT

To achieve the desired urban design for each character area, it is necessary to establish specific land use zoning requirements for guiding future development. Upon approval of this ASP, new hamlet specific land use districts in line with residential and commercial policies shall be created for Council's consideration and shall require amendments to the Strathcona County Land Use Bylaw. County owned lots need to be redistricted to enable integration into the overall plan to develop a comprehensive open space system.

Any proposed Land Use Bylaw amendment application, subdivision application or development permit application shall demonstrate that the proposal generally conforms to the Development Concept and this Plan. In assessing applications for a Land Use Bylaw amendment and/or development permit, Council, or the Development Authority shall consider a range of matters including the following:

- Whether the proposed land use, overall character and site design meets the policies listed within Sections 6 and 7 of this Plan.

- Whether proposed transportation infrastructure upgrades are consistent with the recommendations of a supporting Traffic Impact Assessment, or amendments thereto.
- Whether public realm improvements are consistent with the Development Concept, the recommendations of the South Cooking Lake Park Master Plan, and relevant County Policy.
- Conforms to airport regulations outlined in the Land Use Bylaw.

8.3 PHASING

To achieve cohesive future development and ensure that intended hamlet character is achieved, certain key projects are necessary to trigger the future development. Appropriate sequencing of development is critical for cost effective delivery of municipal services. The actual timing of each phase should respond to prevailing market conditions. The following policies provide the County's overall direction with respect to development priorities:

Area Structure Plan – Policies:

General:

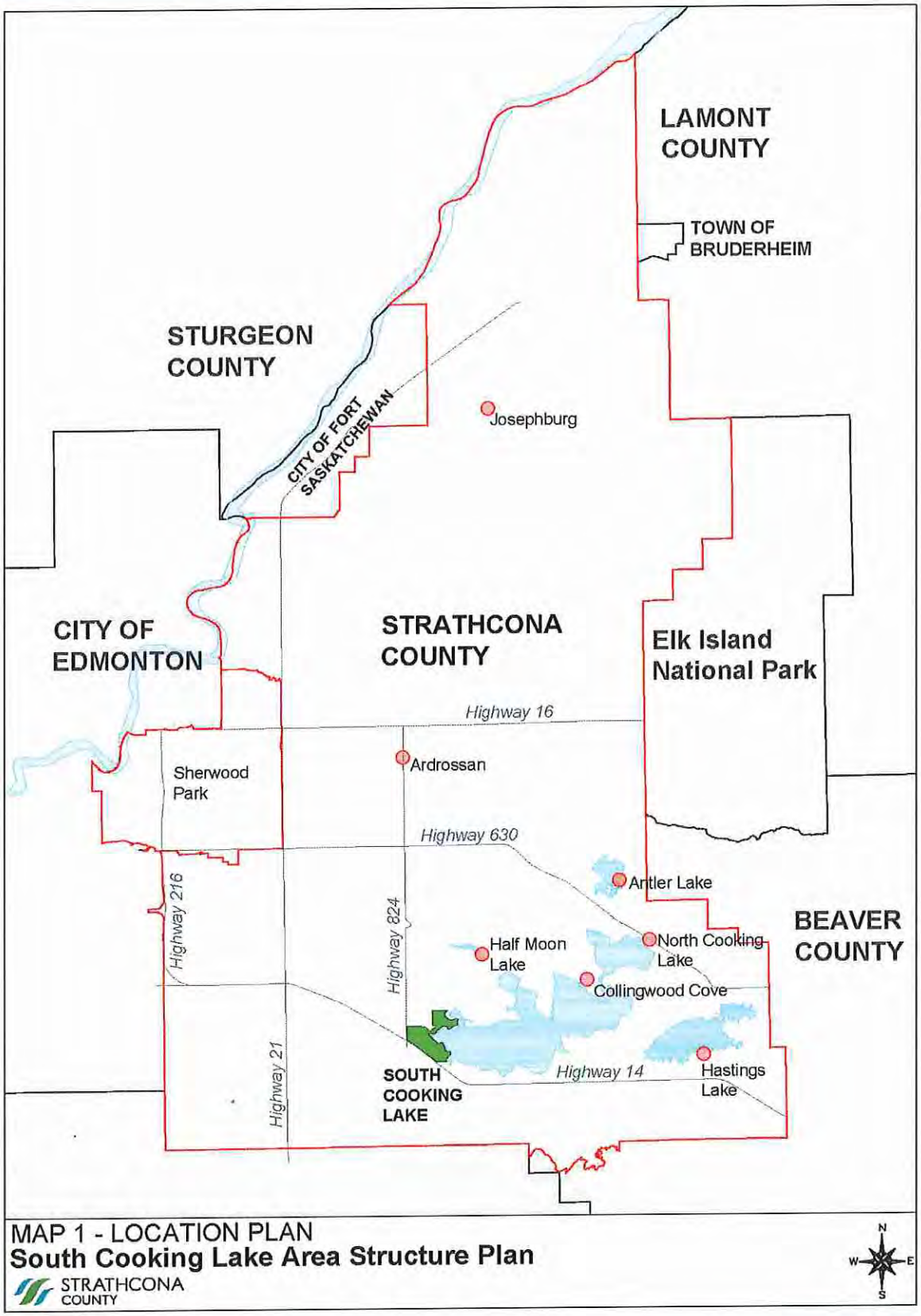
8.3.1 Prioritize the development of new infill housing in the established residential area of the hamlet.

8.3.2 Future development in a portion of the New Growth Character Area is limited due to the existing sewage lagoon setback area.

8.3.3 Explore a variety of publically funded upgrades for municipal piped water and wastewater servicing.

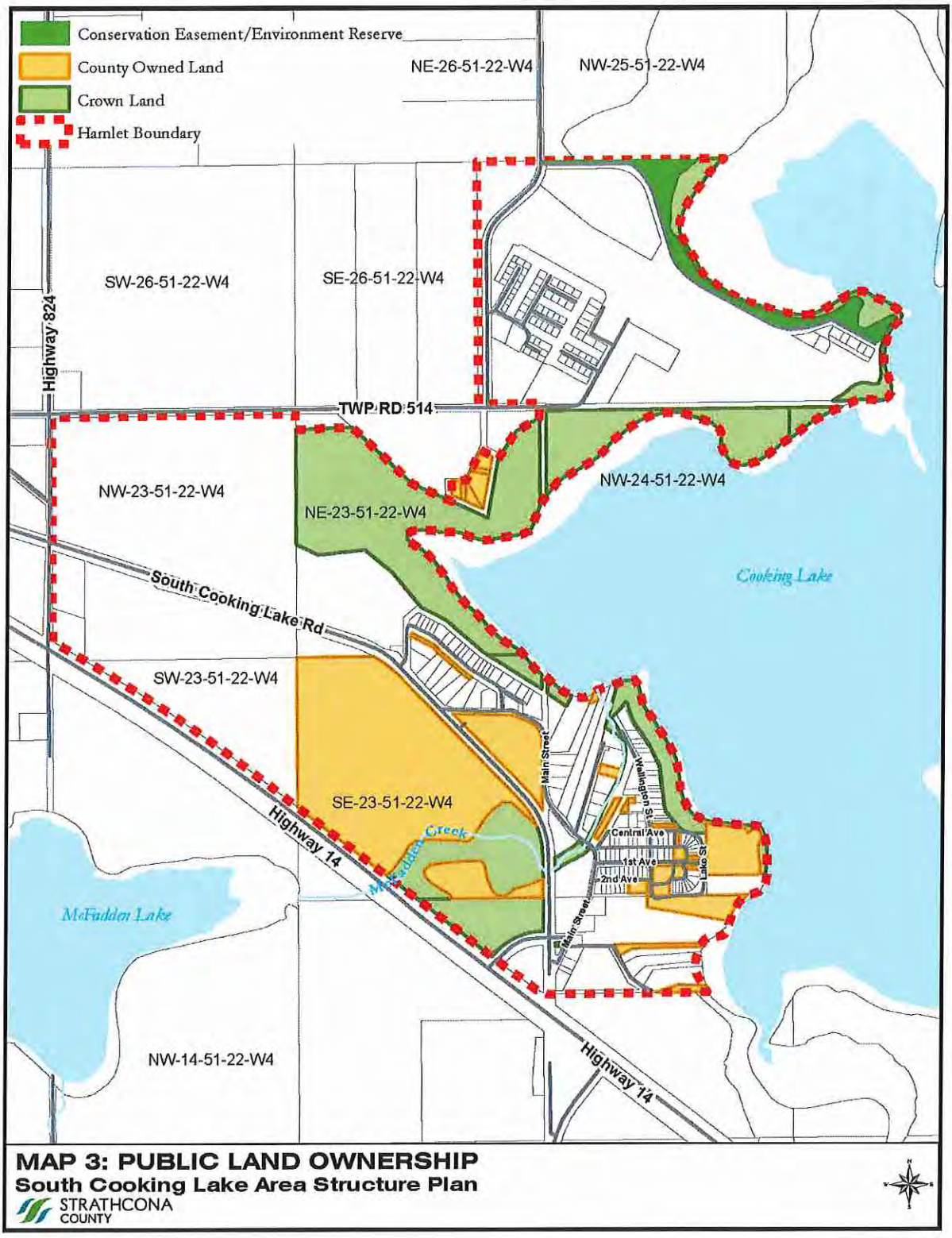
8.3.4 Consider interim measures to allow growth and also achieve long term servicing objectives.

8.3.5 Work towards attracting key anchor projects that may have proven community benefits, which will in turn attract future residential and commercial development to the hamlet.

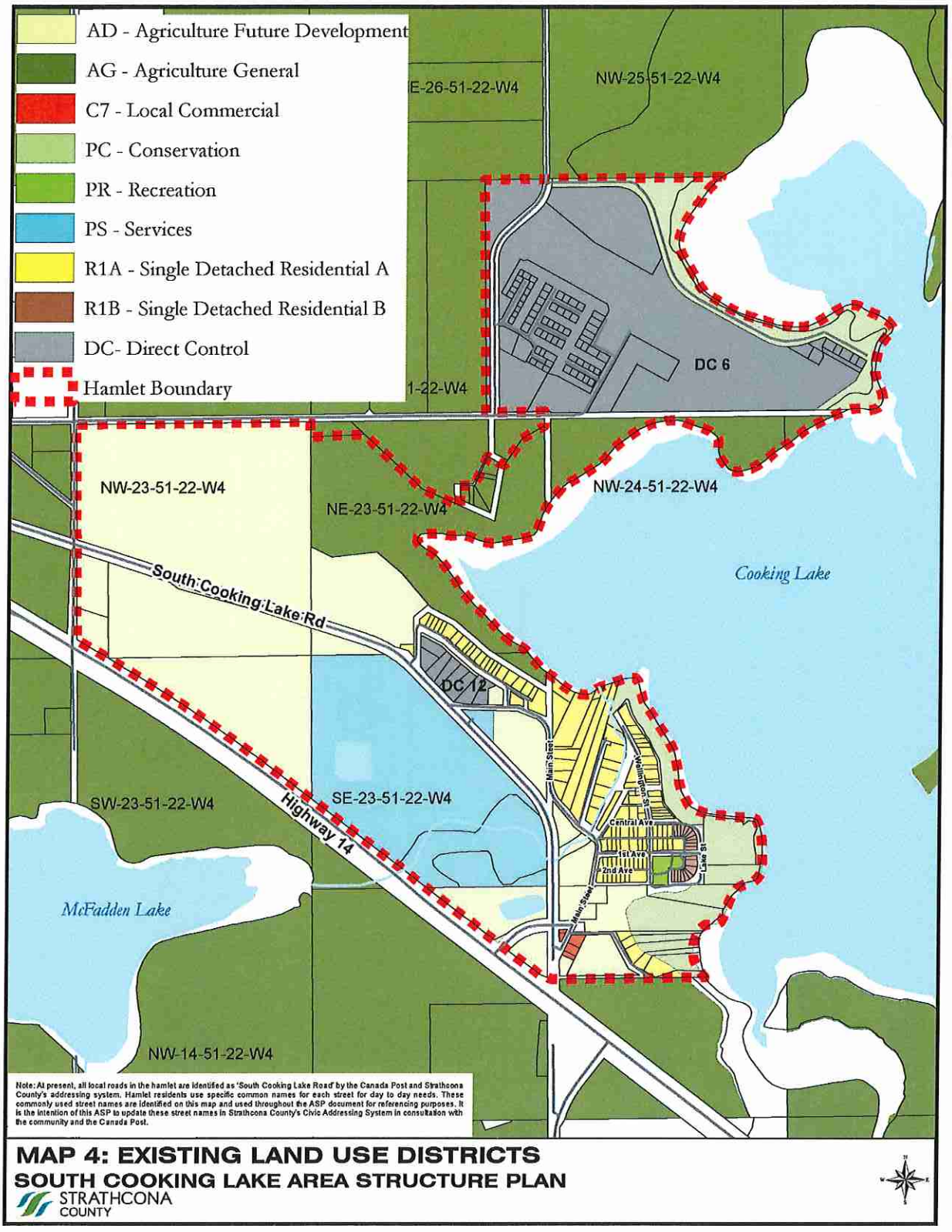


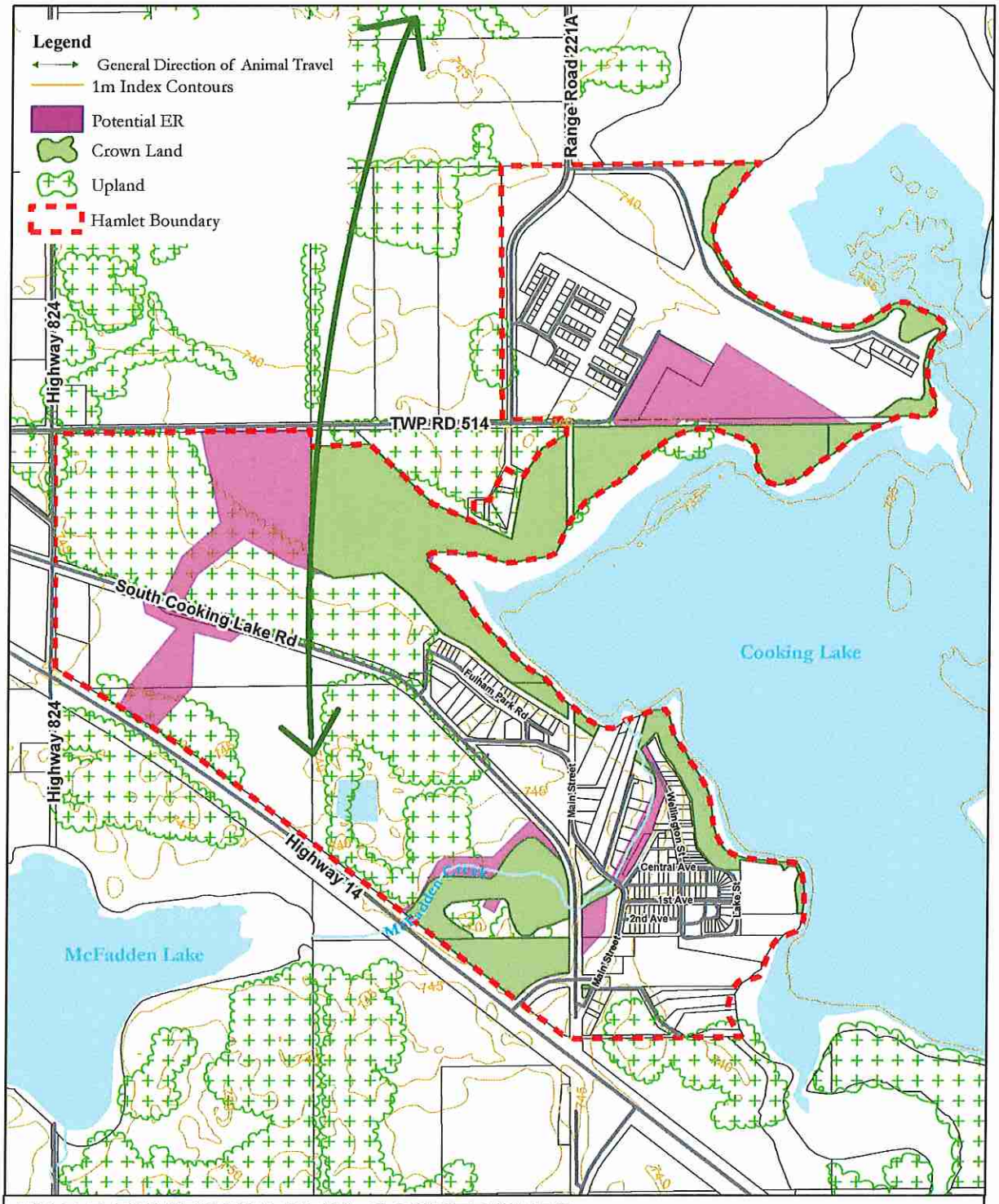
MAP 1 - LOCATION PLAN
South Cooking Lake Area Structure Plan
STRATHCONA COUNTY

MAP 2: PLAN BOUNDARY
SOUTH COOKING LAKE AREA STRUCTURE PLAN
STRATHCONA COUNTY

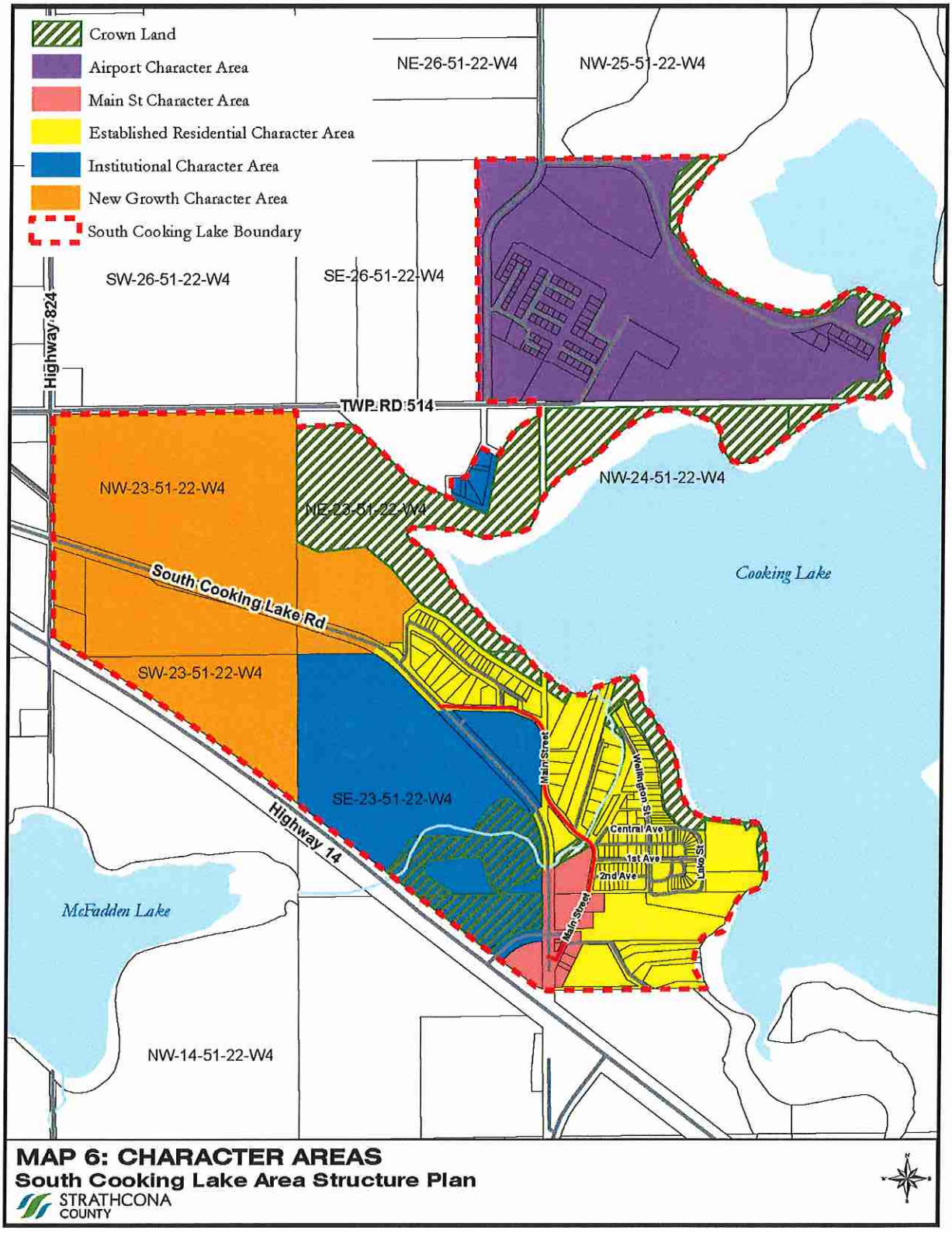


MAP 3: PUBLIC LAND OWNERSHIP
South Cooking Lake Area Structure Plan
STRATHCONA COUNTY

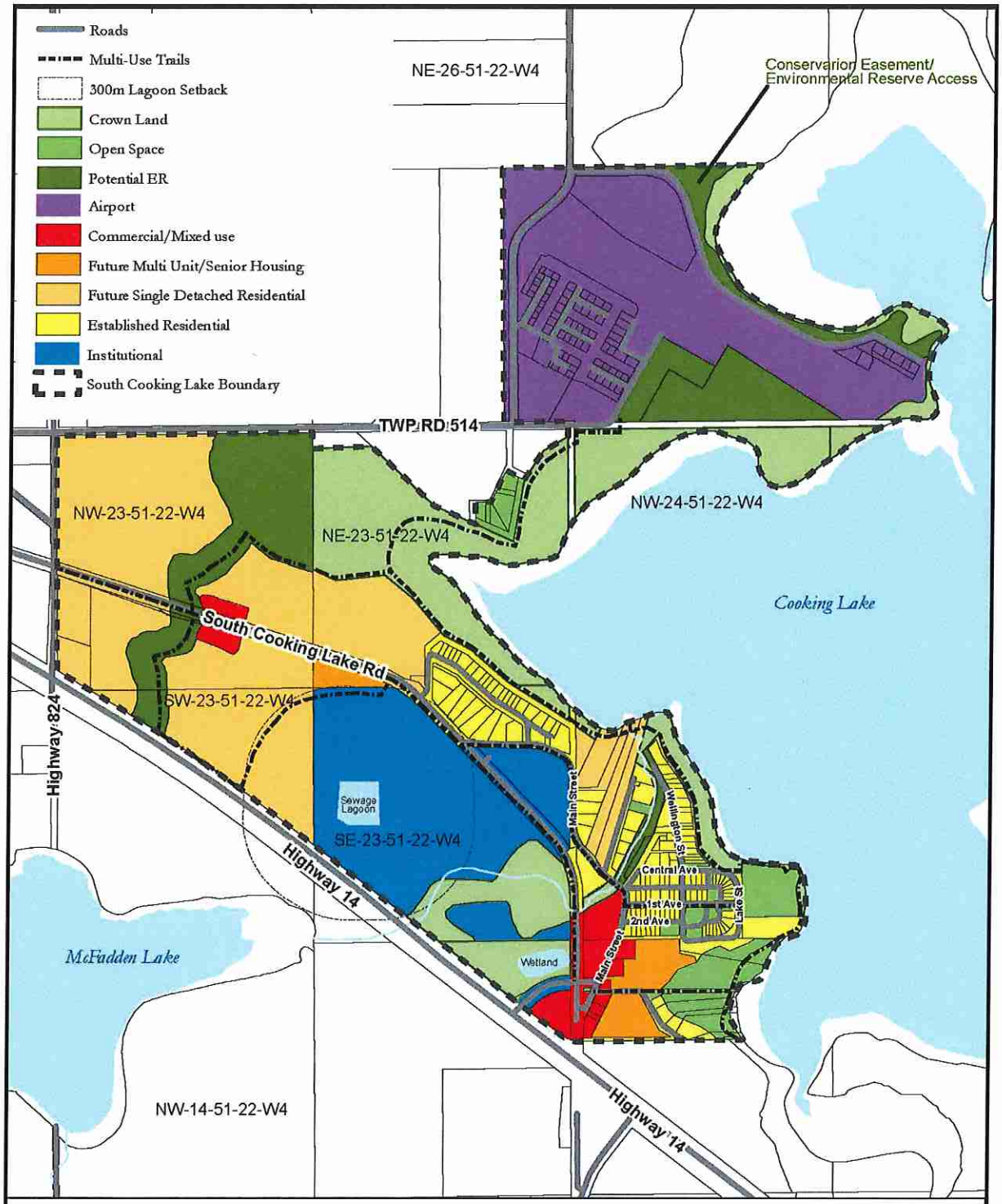

AD - Agriculture Future Development
AG - Agriculture General
C7 - Local Commercial
PC - Conservation
PR - Recreation
PS - Services
R1A - Single Detached Residential A
R1B - Single Detached Residential B
DC- Direct Control
Hamlet Boundary
E-26-51-22-W4
NW-25-51-22-W4
DC 6
1-22-W4
NW-23-51-22-W4
NE-23-51-22-W4
NW-24-51-22-W4
Cooking Lake
South Cooking Lake Rd
DC 12
Main Street
Washington St
Central Ave
1st Ave
2nd Ave
Lake St
SW-23-51-22-W4
SE-23-51-22-W4
Highway 14
McFadden Lake
NW-14-51-22-W4
Note: At present, all local roads in the hamlet are identified as 'South Cooking Lake Road' by the Canada Post and Strathcona County's addressing system. Hamlet residents use specific common names for each street for day to day needs. These commonly used street names are identified on this map and used throughout the ASP document for referencing purposes. It is the intention of this ASP to update these street names in Strathcona County's Civic Addressing System in consultation with the community and the Canada Post.
MAP 4: EXISTING LAND USE DISTRICTS
SOUTH COOKING LAKE AREA STRUCTURE PLAN
STRATHCONA COUNTY



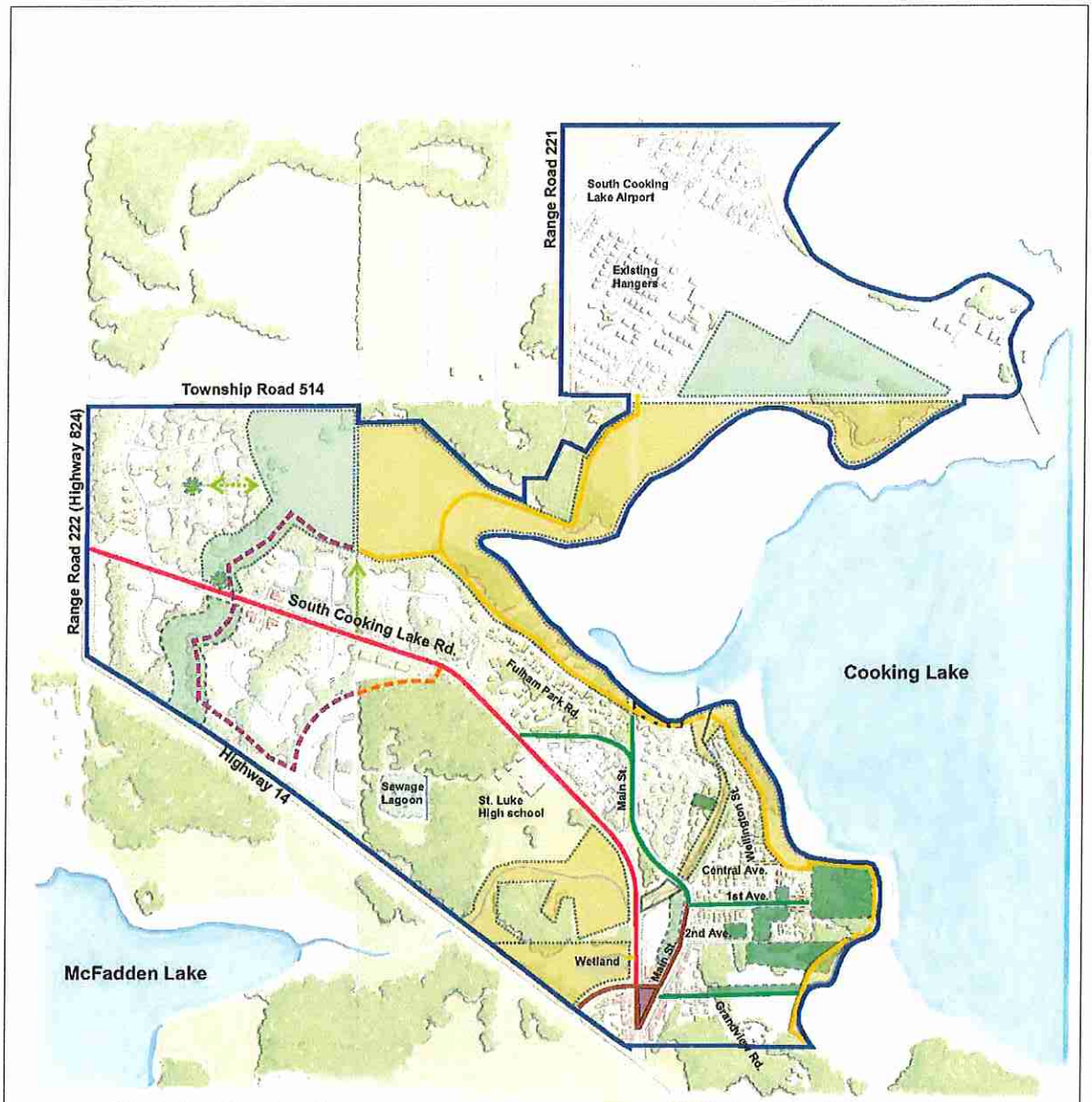
MAP 5:ENVIRONMENTAL CONSTRAINTS
South Cooking Lake Area Structure Plan
STRATHCONA COUNTY



MAP 6: CHARACTER AREAS
South Cooking Lake Area Structure Plan
STRATHCONA COUNTY



MAP 7: DEVELOPMENT CONCEPT
South Cooking Lake Area Structure Plan
STRATHCONA COUNTY



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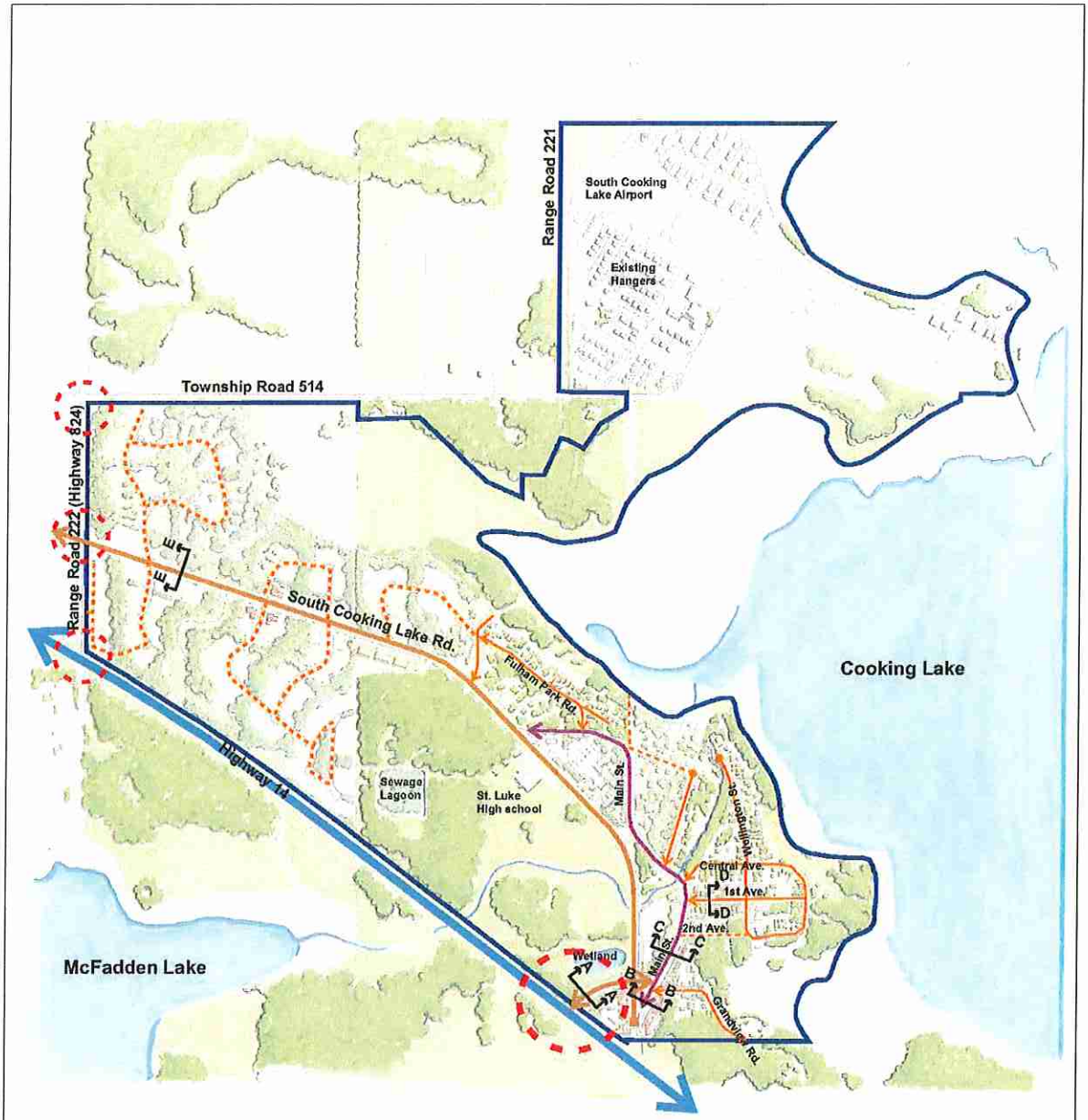
Map 8.
Public Realm Concept

STRATHCONA COUNTY
South Cooking Lake
Area Structure Plan



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Map 9.
Transportation Network

STRATHCONA COUNTY
South Cooking Lake
Area Structure Plan

Public Lake Access

Promote single detached residential subdivision (Infill)

Residential Infill (Seniors / Multi-Unit)

Community Amenities on County owned land

Enhance public realm and building facades

Precedent Images

Community gardens

Small scale single detached residential infill

Low rise seniors housing / multi-unit

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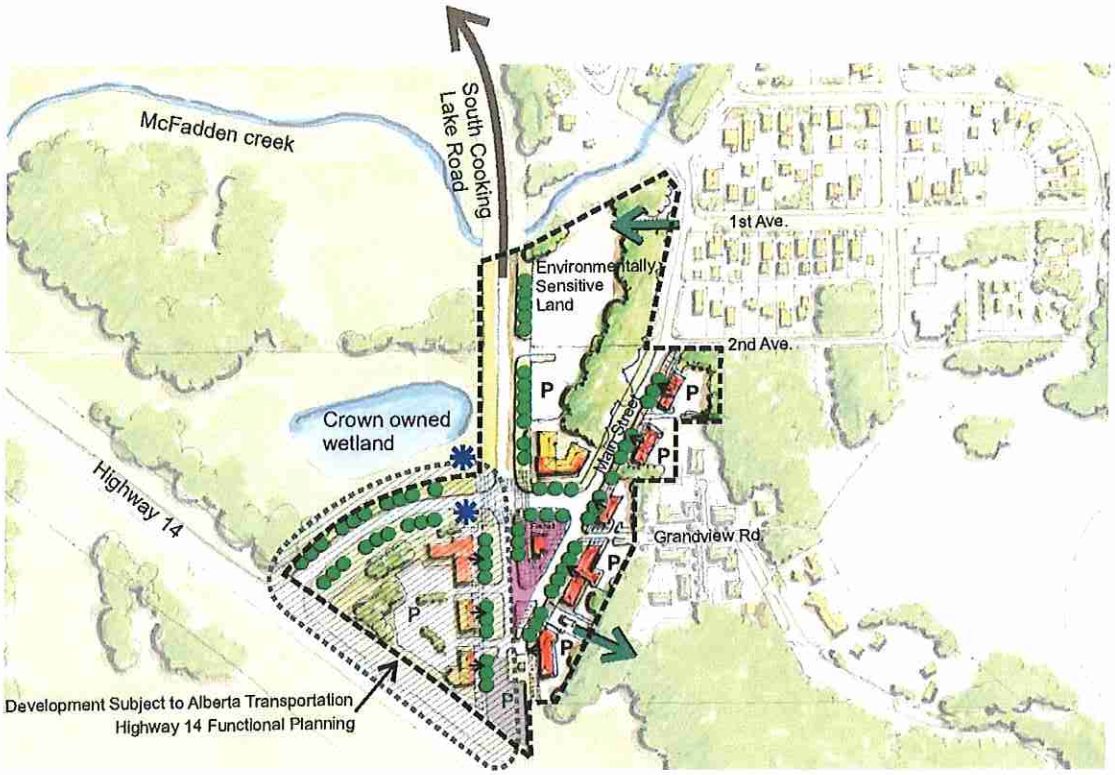
Map 10.
Established Residential Character Area

STRATHCONA COUNTY
South Cooking Lake
Area Structure Plan



Streetscape improvements

Entrance signage/ public art

New Public Plaza

Building frontages and main entrance

Potential Intersection Modifications

New parking for community events

Potential staircase connection

Commercial / office / institutional infill

Residential mixed use / seniors housing

Improve walkability to proposed institutional character area

Public art at McLennan Park, Waterloo, Ontario

Precedent Images

Bragg Creek,Alberta, Commercial buildings with rural character

Small scale Café, Village at Pigeon Lake, Alberta

Farmer's Market

Public Art at the entrance of Brent River Park, London

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Map 11.
Main Street Character Area

STRATHCONA COUNTY
South Cooking Lake Area Structure Plan

Future expansion of school and related facilities

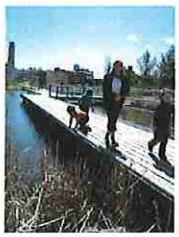
Crown Land

Environmentally Sensitive Land

Future institutional land

New institutional buildings should have their frontages along South Cooking Lake Road

Precedent Images



Evergreen Brickworks, Wetland preservation, Toronto

Charles Dickens Green School in Vancouver

Banff Town Hall - use of local materials

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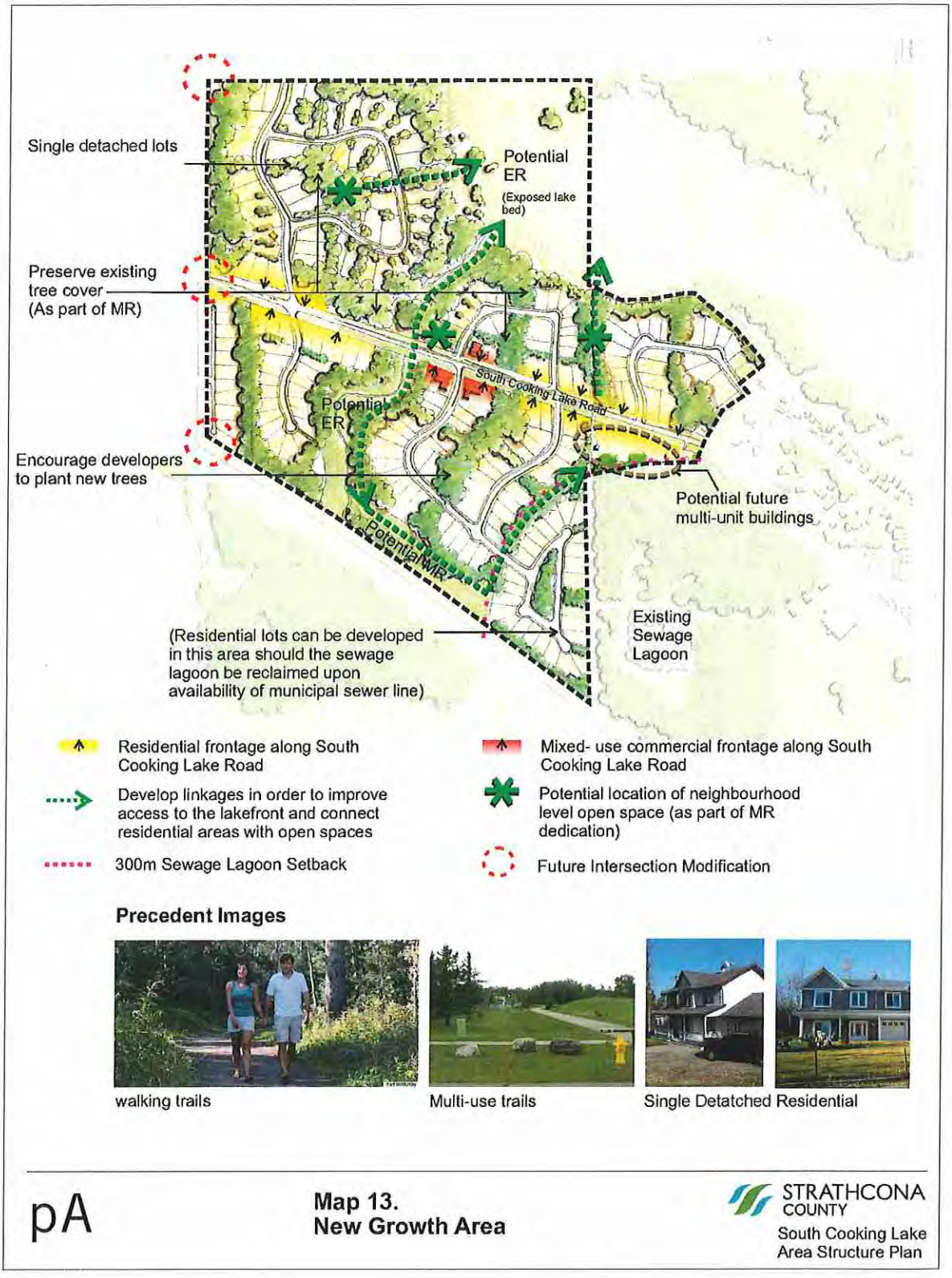
Map 12.
Institutional Character Area

STRATHCONA COUNTY
South Cooking Lake Area Structure Plan



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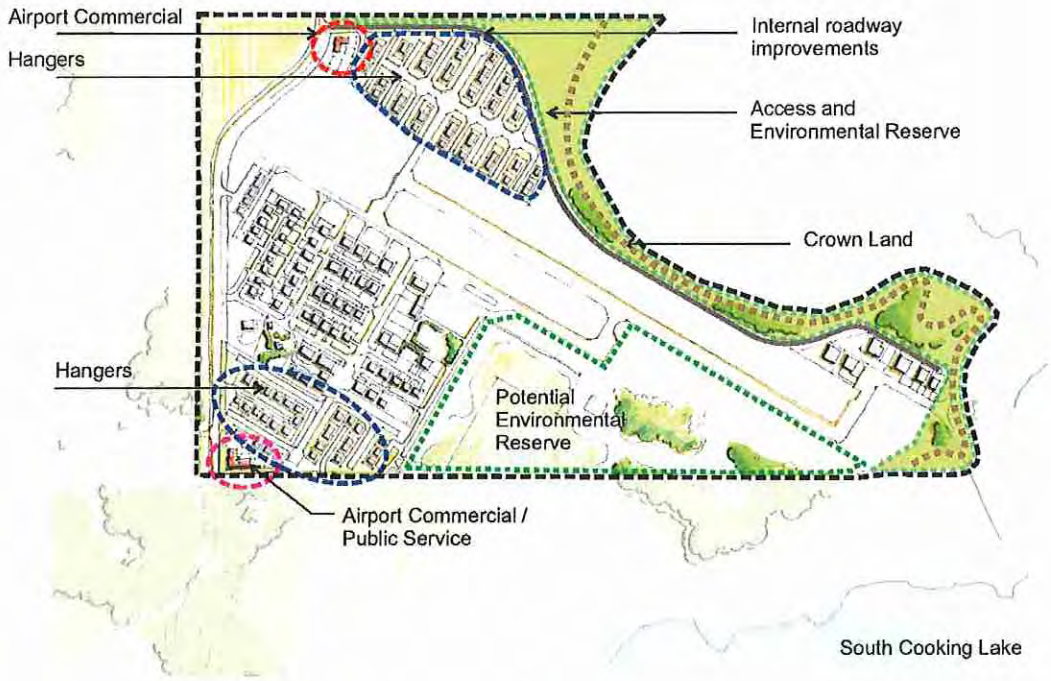
Map 13.
New Growth Area

STRATHCONA COUNTY
South Cooking Lake
Area Structure Plan



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Map 14.
Airport Character Area

STRATHCONA COUNTY
South Cooking Lake
Area Structure Plan

APPENDIX A: POPULATION, DEMOGRAPHICS & SOCIAL STATISTICS

Age of Residential – 2012 Municipal Census Results

	South Cooking Lake*	
	N	%
Birth - 14	36	15.0%
15-24	29	12.1%
25-34	42	17.5%
35-44	21	8.8%
45-54	40	16.7%
55-64	44	18.3%
65+	28	11.7%

***Excludes 54 South Cooking Lake residents who did not disclose their age.**

Gender of Residents – 2012 Municipal Census Results

	South Cooking Lake*	
	N	%
Male	123	47.5%
Female	136	52.5 %

***Excludes 35 South Cooking Lake residents who did not disclose their gender.**

Working Status of Residents – 2012 Municipal Census Results

	South Cooking Lake*	
	N	%
Employed full-time	127	51.4%
Employed part-time	14	5.7%
Student K-12	40	16.2%
Student post-secondary	5	2.0%
Not applicable	61	24.7%

***Excludes 47 South Cooking Lake residents who did not disclose their work status.**

Housing Types – 2012 Municipal Census Results

	South Cooking Lake	
	N	%
Single detached	131	100.0%
Manufactured home	0	---
Collective dwelling	0	---
Single Dwelling attached to Non Res. Structure	0	---
Duplex	0	---
Row House	0	---
Apartment	0	---

APPENDIX B: COMMUNITY CONSULTATION

The following is a brief summary of public input received by Strathcona County on the South Cooking Lake Area Structure Plan project. The community were provided with an opportunity to provide their written input on various development scenarios presented by the County staff during the public open house held on November 24, 2011 and a panel display at the Firehall Diner restaurant in December 2011.

Total number of people signed in for Public Open House on 24 November, 2011: 44

Number of people that submitted written comments on 24 November, 2011: 27
Number of people that submitted written comments during 'Panel Display' at Firehall Diner: 11

Total number of people that submitted written comments: 38

1. Please summarize what each area should look like in the future for South Cooking Lake:

The future of the commercial area will be:

- Would like to see a Lake Community character
- Prefers scenario 3.
- We want to stay the same size for now, but start improvements to structures.
- As per highest density scenario.
- Definitely needs a facelift, I've lived here over 30 years commercial buildings have just gone downhill the look of them, I know a lot of people in area don't support because it just needs to be freshened up, and would prefer to have a "County Look" just me preference.
- Clean not an eye soar, upscale.
- Good looking aesthetically pleasing, commercially viable, smaller businesses some unique to draw people
- Modest and revived.
- Expansion of population base to accommodate increased public services.
- As required by people who feel they would like to do privately.
- More population to increase municipal services.
- Love the idea of a character commercial area, I think the key is to get a commitment from developers to support the theme.
- Minimal commercial, as I believe use would not sustain business.
- The commercial area should be left the same until population increases.
- Awesome Just what we need.
- Would like to see a vibrant main street with small retail, grocery store and a gas station.

- Commercial ideas could be a service station that is always open, a local art and antique store, professional office space for accounting services a dentist and lawyer.
- Would like to see a new grocery store, a gas station, a local art store and any retail or office space
- Commercial needs to be expanded to include additional grocery stores and service centre, and we need better availability of a medical doctor and dentist to serve rural area.
- Designated to accommodate for airport growth since municipal overflow will need somewhere to go.
- Should be expanded to accommodate increase in population.
- We should have a small town old style community feel.
- We need more commercial growth to accommodate more retail.
- Not much larger then what we have now.
- Have it clean and modern but retain the "village" feeling.

General commercial comments:

- Sidewalks needed in commercial area but not in residential (not yet) very quiet community
- I really hope that an attractive area can be developed
- Nice scenarios, likes the village farmers market idea
- Stores and senior housing should be within walking distance.
- Seniors housing should be close to the stores and United Church
- Moderate development as people will still go to Sherwood park or Edmonton for many supplies and services and would be a good place for seniors.

The future of the new residential area will be:

- Unique Architectural Construction, sizing
- Scenario 3.
- No less than 1 acre.
- Mixed single family, multi family, senior residences.
- I would rather not see driveways directly going on South Cooking Lake Road only because it is a major road in and out, the speed limit would have to be decreased to 40 or 50km's, having a family of 4 with small children I wouldn't buy a house on that road for safety and high traffic volume.
- We should have single family homes
- Lot sizes should not be too large, approximately 0.3 to 0.4 acre properties that show frontage and have porches, rather than a garage.
- Keep as much green space as possible, I would not like to see an abundance of estate homes, I would like SCL to remain a community that's affordable to live in, but not in houses that are so close together that I can see what my neighbour is having for dinner.
- Expansion of population base to accommodate increased public services.
- As required by people who feed they would like to do privately.
- More population to increase municipal services.

- Residential estates will support the type of "character" commercial area, as a wealthier type of residents would live there.
- Non-existent or at least minimal.
- No smaller than 1 acre lots, precedence has been set.
- Again new taxes
- Homes should be single family dwellings limited to the same size (sq.m.) as what already exist in SCL.
- Would like to see long term growth, eco-friendly community in accordance with Leeds Standards, similar to Aspen Gardens in Sherwood Park.
- Would like to see city sized lots with homes that have brick or siding.
- We need town sized lots with character.
- We need town sized lots serviced with water and sewage.
- We need senior housing.
- Should include larger lots and restrictive covenants for new residence.
- Clean up the eye sore of a store and gas station.
- We should have senior friendly residents.
- We should only have 2 acre lot homes, and keep the country atmosphere but I do not want to see any more than 320 homes in the area.
- Develop larger lots.

General residential comments:

- Let people sub divide
- The more growth the better
- No cluster housing, would provide a good tax base, lot size should be based on existing size.
- We need more residential lots but the seniors housing needs to be located like scenario 2.
- Lot sizes should not be 1acre in a hamlet and clustering is not advisable.

The future of the established residential area will be:

- Likes scenario 3.
- Basically unchanged except for baseball diamond land.
- Likes the idea of Clean and Neat community
- Not trailer, beach cabins but smaller or taller nice looking houses.
- I would not like to see existing lots get smaller.
- Expansion of population base to accommodate increased public services.
- As required by people who feed they would like to do privately.
- More population to increase municipal services.
- As a person who owns 2 run down properties any type of tax break to could get or financial incentive to improve my property would be helpful.
- Better maintained sidewalks or walking paths, better lighting.
- No smaller than 1 acre.
- Sidewalks?.
- Some of the smaller lots could be combined to accommodate slightly bigger home with more clearance between future dwellings.

- Would like to see eco-friendly community in accordance to the Leeds Standards.
- Would like to see maintenance done to the old beach with clean groomed walking trails.
- We need new well maintained walkways to the lake and park.
- In our established areas we need better services water and sewer, provide us with better trails or sidewalks as appropriate and our streets maintained.
- Keep the same but clean it up to look presentable.
- I think it should be expanded to include an airpark adjacent to the land from the airport.
- There should be architectural controlled housing.
- Infill of vacant lots is a good idea because there should be empty lots that cannot be developed because they are too small and consideration should be given to relax bylaws.
- We should have established residential cleaned up a little.
- Our established residences should be upgraded.

General new residential comments:

- Please respect the privacy of people on Wellington Beach and Fulham Park, We do not want a walking trail in front of our homes (18)
- Community gardens should be close and seniors complex.
- Put the community gardens by the seniors housing area, but the rest looks good.

The future of the institutional area will be:

- Scenario 3.
- We need a place for seniors who do not wish to leave the area, recreation centre close by this.
- Unseen hidden from roadways sidewalks etc.
- Long term care homes for existing residents that will have their neighbours that they know close.
- A community oriented space, something for almost everyone, meeting rooms, gym, information.
- Expansion of population base to accommodate increased public services.
- As required by people who feed they would like to do privately.
- More population to increase municipal services.
- Environmentally, sensitive and recreational.
- Better equipped new centre for community activities i.e. Fire hall.
- Senior's residence with recreation centre attached a close by so all could take advantage.
- The area next to the fire hall would accommodate the senior's residence while the county property west of the school and north of the existing lagoon could be used as a high pressure water facility able to provide all future development with water or vice versa with the water facility next to the fire hall.

- Future institutional centres could be similar to a recreation centre, Elk Island Public School, a senior's villa, Strathcona county satellite offices and a Beaver Hills Initiative Headquarters.
- A health care centre in a senior's complex.
- Due to the number of seniors we need a health care centre, and a recreation centre and a school.
- We need space for a Beaver Hills Centre, senior's complex, cultural centre to replace old hall, and professionals and equipment at fire station.
- We need senior housing.
- It should be a rural low-density housing to accommodate seniors who wish to remain in the community.
- We should be a sports and family oriented community.
- I think there should be a recreation centre as well as a senior complex 2-3 storey high.
- I would like to see a senior's residence and a small sports complex by the fire hall.
- I like the idea of senior housing.

General institutional comments:

- Likes the idea of a recreation complex but we would need to develop in better areas, not just in SCL or it would be to expensive
- Likes the institutional development idea but do it at a later date
- Publically provided and funded seniors residence
- Service station by multi company national public school required. Larger hall to accommodate new groups of people.
- A recreation centre and another school would be great and we need a grocery store and a gas station.
- A mixed use recreation centre would be great and we need a public school from grades K-9.
- No truck fill, would like to see apartments as a seniors complex / recreation centre.

The future of the airport area will be:

- A small commuter airport
- More Development
- Considering the closer of city centre airport & both the commercial & residential opportunities associated with cooking lake airport, I believe the corner store to drive or stimulate the ASP should be the airport. The historical valve alone puts the hamlet on the map, let's build on it.
- Highest density scenario.
- No Comments.
- What the tenants their now want but make sure they know that planes will be landing and taking off close to them.
- Expansion of population base to accommodate increased public services.
- As required by people who feel they would like to do privately.
- More population to increase municipal services.

- Developed with care and not expanded to quickly.
- Increased more hangars.
- Good tax base.
- For airport limit number of hangars to scenario #2.
- With the loss of the municipal airport, we have a unique opportunity to attract businesses/services to our airport. Expand this first, residential growth will follow.
- Increase the number of hangars or provide city sized lots for housing
- Would like to see the hangars expanded with new residential properties.
- The airport could be owned and operated by the county and if expanded will be well used.
- Expand the airport to accommodate municipal airport closure.
- The airport should be extended for commercial use.
- The airport should be expanded to accommodate growth from municipal airport for commercial/private aircraft operation and restrict residential growth and use on actual airport property.
- Is too noisy might as well buy in Leduc.
- Please expand the airport.
- We should have a residential style airpark.
- We should have some residential, more hangars and a water fill station location at the airport as well as some country storage yard.
- Medivaks should be landing here.
- The airport should be developed and the flying community is great and hangars are needed.

General airport comments:

- Stimulating or positioning the airport centre to the ADP will be the catalyst for hamlet growth/infrastructure
- More air traffic will create more noise
- The more growth the better
- Residential areas would provide an incentive for airplane owners
- The airport needs new residential properties to thwart crime, more hangars would be good to.
- I favour strong growth in the airport and I believe that residential lots are needed more than a museum.
- The airport could be extended to adjacent properties to allow growth. (31)
- Purchase the property adjacent to the airport and extend the airport to accommodate growth concerns.

2. My overall community vision for the Hamlet of South Cooking Lake is:

- Very similar to what was presented today
- Some growth with services residence and rec centre.
- Keep it a county feel, large trees, green areas, people move out here to get away from Sherwood Park and Edmonton, Please don't pack in the houses as tight as they can be but have an open feel somehow.
- A clean well-kept neighbourhood.

- A healthy quiet but viable community that has a slow growth but every of about 5% per year.(10)
- I would like a community where my children have access to activities other than a playground and better employment opportunities.
- Leave it.
- Water storage for future fire suppression, leave the area the way it is, any upgrades started by the county has not been kept up-Why should we trust you now?
- Expansion of population base to accommodate increased public services.
- Deal with the water in the lake if you can then the rest will follow, If you can't deal with the water level/dredging/excavation then these grand plans aren't happening.
- Growth and character ; love the Bragg Creek company.
- Not much changed but with better maintenance some new commercial i.e station, gas station, better lighting.
- Small friendly community that provides services for all ages, Seniors should not have to move away when they get older, the best community is one that provides for all its residence.
- 700 people strong!! Truck Fill Station!!! .
- More residential lots that would provide a tax base to support services such as water and sewage at an affordable cost.
- The County needs another node with Sherwood Park at its limits, let's be that "expansion node" and lets grow and expand to allow for commercial and residential growth and get proper sewer and water services.
- Provide better water and sewer to accommodate the increase in residents and no more use of the lake water and increase the lake level and protect the area.
- We need new water and sewage service to support the residents and the water level of the lake must be increased and protected and licenses to access lake water must be stopped.
- In order to obtain the amenities of water, sewer etc., and this hamlet requires a larger population base; the appeal of the hamlet is degraded due to the low lake level. The permits to draw water from McFadden Lake must be withdrawn immediately and the McFadden Creek must be cleared so that water can flow into South Cooking Lake.
- Clean up the community and make it senior friendly and would like to see some growth to the airport.
- There should be airport development to ensure airport remains viable.
- We should have a police station for excessive crime.
- My vision for this hamlet is slow growth.
- We are the best kept secret around we are living in the country yet close to the city. We want to maintain our small town feel not only do we know our neighbours we know their dogs, cats and kids. The two groups that are ignored are the youth & the seniors. A recreation centre close to seniors would let the age groups mingle. A proven fact that children do better if they have all age groups involved in their lives. Seniors do better when they are

needed. At present we isolate and seniors are forced to move to the city & kids are forced to cause problems. My perfect hamlet would be a blend of housing for all ages as well as we reach on to bring all age groups together and not too many people so that I still know their dog's name.
- We need to grow and at the same time stay a country with paths not sidewalks etc.
- I like scenario #2 but with 1 acre lots from #1. No high density housing.

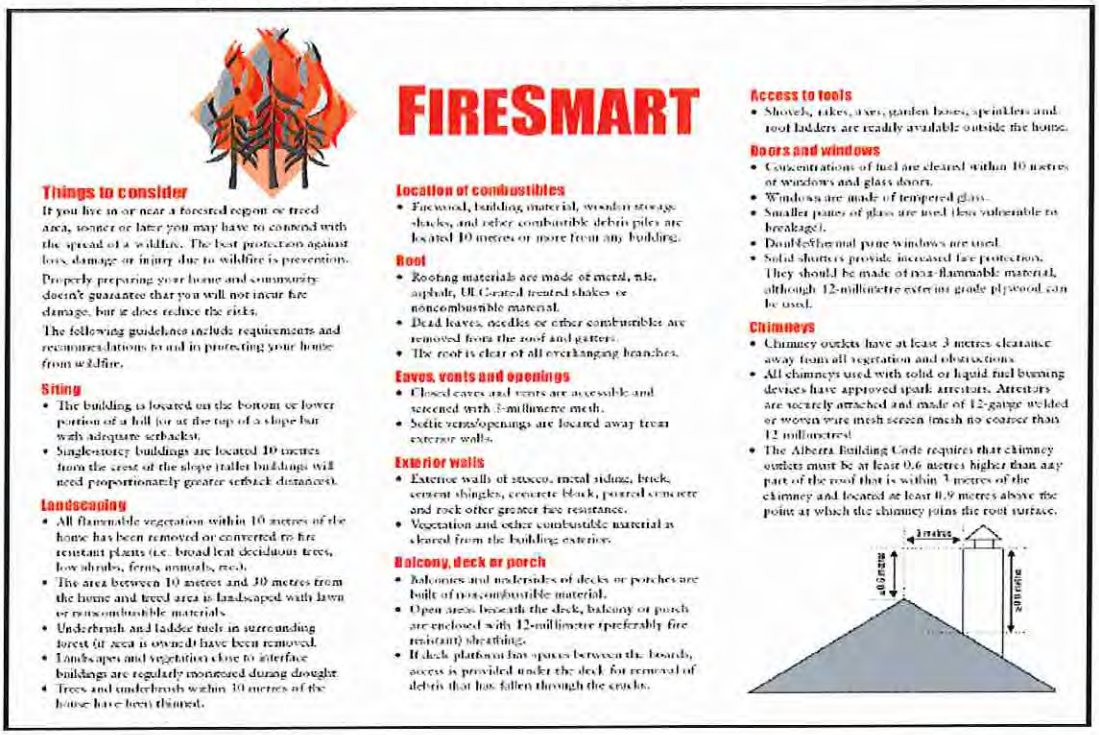
3. Please describe what seniors' housing in South Cooking Lake would look like to you:
- Good housing areas close to or attached to recreational area, not a city version a good county version.
- Multifamily condos with seniors residences included, some 2 storey 2-4 bedroom and some 1-2
- Bedroom units.
- Neat, well kept.
- A variety of care levels but not active care i.e. that could provide meals at choice of resident on a nice place to view the environment.
- Exercise home.....
- 16 to 24 Units, duplex and or 2-3 story apartments.
- Multiple occupancy buildings.
- What demand is there? No private solutions?? If even necessary...
- Condo's multi occupancy.
- Close to or attached to community recreation centre try and get all ages to blend.
- Would like to see a seniors villa with a central community garden designed to encourage senior independence, and close to the fire hall in case of an emergency.
- Senior homes should resemble "cottages" with a central congregation area for meals or activities and have above ground gardens located throughout.
- We should have Senior "Lake Cottage style" homes near the mixed use commercial node and seniors need to have a cafeteria facility and easy access to a health care centre.
- Cottages surrounding a central building that holds recreational facilities and a cafeteria
- Senior housing should be condo style or apartment style.
- Senior housing could be condos or townhouses but no high rises and designed to suit country community with trails.
- We should have condos for seniors.
- Senior housing should be a condo style duplex.
- The infill of houses would be senior duplexes, senior 2 or 3 storey apartments. Not sure if extended care would work.
- We should develop apartments or condos for the seniors.
- Senior housing should blend in with the village look and low rise townhouse look.

Additional Comments

- Fire suppression would be awesome.
- Good presentation, the residents voice needs to be heard and integrated into the plan and get Council plugged into the thoughts at the community.
- Our community needs to grow we would like to keep the county feel this is why we live here and trails are better than sidewalks etc. Our fire dept. needs water to make their job easier.
- Traffic Safety, permits are the main reason, more development has not happened, you always have to appeal.
- I think snow clearing is great here better than the back roads in Sherwood Park, last year anyhow, and Ice rink has been cleared regularly, thank you we have used it last year.
- To succeed in the planning County will have to purchase land from landowners at higher then market rates and resell to develop at a reduced rate to build.
- Keep the place looking good, growth at controlled rate is needed.
- I realize the community needs to move forward however one of the reasons I enjoy living here is the peace and tranquility if to many people are squeezed into this space a lot of that goes away.
- If the County can input into the parks and recreation of the cooking lake "Camping" site people might be more inclined to "visit" the community, Otherwise leave the hamlet the way it is until the County has proved to the residents that there is something here to come see.
- Development is always good for all areas sometimes when it is shown as such a large area it is hard to swallow; maybe "small bites" will be received better.
- Truck fill station is important, the cream puff plan may be "best possible" plan but it is highly unlikely so let's not waste the time or the money.
- Please do whatever it takes to get water here, the truck fill station at the fire hall was stopped by concerned citizens regarding truck traffic, there are ways to make it safe, and I think everyone's interests could be served.
- Need seniors to be able to stay in their community we need to provide for our services and our teens and youth.
- We would really like to have the truck fill station, we want our lake back, fill the lake, the people will come and the birds will come back.
- Areas set aside for commercial development should be limited to businesses that provide services for residences.
- Would like to see designs with a long term vision for growth and development. We have a unique opportunity right now that allows for airport expansion which will allow for future commercial and residential growth. The county is also looking for expansion nodes, lets embrace these unique opportunities.
- New residents will provide us a strong tax base, with this development comes a responsibility and we must be good "stewards" and preserve the natural history of this area and restore the grandeur of the lake itself.

- South Cooking Lake needs new residences and amenities and facilities, we would like to enjoy and protect the lake, and some attention made to the water level of the lake, and seniors need facilities such as better housing available with a cafeteria, a recreation centre, and a health care centre. For all residents we need a grocery store, gas station and recreation health care centre.
- Thank you to the presenting group for all their hard work in developing these scenarios.
- The airport should not be residential like it is now, it should be commercial only.
- We need to do something with the Lake (slew) or there is no need to sink money into this community, we might as well build a community in a farmer's field it would be the same value in the end.
- We need to raise the lake levels and restore communities, beaches and summer attractions.
- Although I like the idea of a main street for the commercial district, the bylaws concerning parking in Sherwood Park would not allow for either a main street or square, Can these be modified or changed? If not none of these ideas will work. No one has ever asked for sidewalks or community gardens, we don't want either. No sidewalks means people and animals walk on the road therefore cars have to slow down & people talk means now we are neighbours.
- If we have to grow let us keep as green as possible.
- Please do not go the high density route, we moved out here for a reason.

APPENDIX C: FIRESMART GUIDLINES



FIRESMART

Things to consider

If you live in or near a forested region or treed area, sooner or later you may have to contend with the spread of a wildfire. The best protection against loss, damage or injury due to wildfire is prevention.

Properly preparing your home and community doesn't guarantee that you will not incur fire damage, but it does reduce the risks.

The following guidelines include requirements and recommendations to aid in protecting your home from wildfire.

Siting

- The building is located on the bottom or lower portion of a hill (or at the top of a slope but with adequate setback).
- Single-storey buildings are located 10 metres from the crest of the slope (taller buildings will need proportionately greater setback distances).

Landscaping

- All flammable vegetation within 10 metres of the home has been removed or converted to fire resistant plants (i.e. broad leaf deciduous trees, low shrubs, ferns, annuals, mesh).
- The area between 10 metres and 30 metres from the home and treed area is landscaped with lawn or noncombustible materials.
- Underbrush and ladder fuels in surrounding forest (if area is owned) have been removed.
- Landscapes and vegetation close to interface buildings are regularly monitored during drought.
- Trees and underbrush within 10 metres of the house have been thinned.

Location of combustibles

- Firewood, building material, wooden storage shacks, and other combustible debris piles are located 10 metres or more from any building.

Roof

- Roofing materials are made of metal, tile, asphalt, UL Crated treated shakes or noncombustible material.
- Dead leaves, needles or other combustibles are removed from the roof and gutters.
- The roof is clear of all overhanging branches.

Eaves, vents and openings

- Closed eaves and vents are accessible and screened with 3-millimetre mesh.
- Soffit vents/openings are located away from exterior walls.

Exterior walls

- Exterior walls of stucco, metal siding, brick, cement shingles, concrete block, poured concrete and rock offer greater fire resistance.
- Vegetation and other combustible material is cleared from the building exteriors.

Balcony, deck or porch

- Balconies and undersides of decks or porches are built of non-combustible material.
- Open areas beneath the deck, balcony or porch are enclosed with 12-millimetre (preferably fire resistant) sheathing.
- If deck platform has spaces between the boards, access is provided under the deck for removal of debris that has fallen through the cracks.

Access to tools

- Shovels, rakes, axes, garden hoses, sprinklers and roof ladders are readily available outside the home.

Doors and windows

- Concentrations of fuel are cleared within 10 metres of windows and glass doors.
- Windows are made of tempered glass.
- Smaller panes of glass are used (less vulnerable to breakage).
- Double/thermal pane windows are used.
- Solid shutters provide increased fire protection. They should be made of non-flammable material, although 12-millimetre exterior grade plywood can be used.

Chimneys

- Chimney outlets have at least 3 metres clearance away from all vegetation and obstructions.
- All chimneys used with solid or liquid fuel burning devices have approved spark arrestors. Arrestors are securely attached and made of 12-gauge welded or woven wire mesh screen (mesh no coarser than 12 millimetres).
- The Alberta Building Code requires that chimney outlets must be at least 0.6 metres higher than any part of the roof that is within 3 metres of the chimney and located at least 0.9 metres above the point at which the chimney joins the roof surface.

Power lines and propane tanks

- All vegetation including weeds and long dry grass is cleared well back from any power lines and power poles.
- No vegetation is located within 3 metres of a propane tank.
- The propane tank must be located from 10 to 25 metres away from any building, depending on the size of the tank.
- Propane tank valves are pointed away from any building.

Burn barrels and fire pits

- The burning barrel and/or fire pit is located at least 3 metres from any log, stump, snag or standing tree.
- The burning barrel and/or fire pit is located at least 15 metres from any building or flammable material.
- The burning barrel and/or fire pit is surrounded by a 3-metre mineral soil, clean rock, gravel, concrete or sand area, with all leaves, twigs and other flammable materials removed.
- The burning barrel is screened with a metal screen of 6-millimetre wire mesh.
- The burning barrel is anchored to metal stakes.
- The fire pit is less than 1 metre wide.

Mobile and manufactured homes

(The previous points about conventional homes also apply)

- Areas underneath the mobile/manufactured home are skirted with noncombustible materials.
- Adequate tie-downs are used if installation is to be semi-permanent.

Fire suppression

- There is access to the area for emergency vehicles; i.e. road width, grade, curves, layout, and design accommodate emergency vehicles.
- There is an on-site water supply. Tanks, ponds, pools or underground cisterns can be developed.
- Suppression equipment is on site and accessible (i.e. shovels, rakes, garden hose long enough to reach roof tops, rooftop access ladder and sprinkler).
- All streets and roads are marked with highly visible, noncombustible signs.
- Your address is clearly visible for quick identification.

Further information

Strathcona County Emergency Services

780-467-5116

FIRESMART

Protecting your home from wildfire

Strathcona County

November 2005