

BYLAW NO 2113-26

BEING A BYLAW OF THE CITY OF WETASKIWIN, IN THE PROVINCE OF ALBERTA, TO ADOPT THE EVERGREEN AREA STRUCTURE PLAN.

WHEREAS pursuant to section 633 of the *Municipal Government Act*, RSA 2000 Chapter M-26, as amended, a council may by bylaw adopt an area structure plan;

WHEREAS the Evergreen Area Structure Plan has been prepared in accordance with section 633 of the *Municipal Government Act*, RSA 2000 Chapter M-26, and conforms to the Municipal Development Plan in effect, and Council deems it to be in the public interest to adopt the policies contained therein;

WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, RSA 2000 Chapter M-26, as amended;

NOW THEREFORE under the authority of the *Municipal Government Act*, the Council of the City of Wetaskiwin, in the Province of Alberta, enacts as follows:

1. TITLE

- 1.1 This Bylaw may be cited as the 'Evergreen Area Structure Plan Bylaw'.

2. GENERAL

- 2.1 The Area Structure Plan attached hereto is hereby adopted as the Evergreen Area Structure Plan.
- 2.2 The attached Schedule A forms part of this bylaw.

3. SEVERABILITY

- 3.1 If a court of competent jurisdiction should declare any section or subsection of this bylaw to be invalid, such section or subsection shall not be construed as having persuaded or influenced Council to pass the remainder of the bylaw, and it is hereby declared that the remainder of the bylaw shall be valid and remain in force.

4. TRANSITION

- 4.1 This bylaw shall come into full force and effect on third and final reading.

READ a first time this 28 day of July, 2026

READ a second time this 11 day of August, 2026

READ a third time this 11 day of August, 2026

The Original document has been signed, sealed
and filed with Record Management

Joe Branco, Mayor

Sue Howard, City Manager

Uncertified

EVERGREEN AREA STRUCTURE PLAN

FINAL REPORT
August 26, 2026

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1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this Area Structure Plan (ASP) is to establish a comprehensive framework to guide the future subdivision and development of lands within the Evergreen ASP. This plan provides a long-term vision and detailed policies to ensure that growth and development occur in a coordinated, sustainable, and orderly manner.

Specifically, the Evergreen ASP aims to:

- Define the intended land uses, densities, and distribution of residential, commercial, industrial, recreational, and institutional areas.
- Outline the provision of essential infrastructure and municipal services, including transportation, water, wastewater, and stormwater management.
- Promote environmental stewardship by identifying and protecting key natural features, open spaces, and environmentally sensitive areas.
- Facilitate a logical, phased approach to urban expansion that aligns with the municipality's overall planning objectives and statutory plans.
- Ensure that development considers community needs, economic opportunities, and stakeholder interests.

This ASP will serve as a guiding document for decision-makers, developers, and the public, ensuring that land use and development in the Plane Area proceed in accordance with the municipality's vision, policies, and best practices.

In undertaking this ASP, the City of Wetaskiwin aims to provide further clarity within the Plane Area in the event of landowners or developers seeking to begin development in the area.



1.2 AUTHORITY

The planning hierarchy in Alberta stems from The Municipal Government Act, which grants certain powers to municipalities. The Alberta Land Stewardship Act establishes the legal basis for the development of Regional Plans under the Land Use Framework.

Of the proposed seven total plans, two have been completed. The hierarchy of the planning framework ensures that lower-level regulating documents align with the higher-level documents of larger scale.

A Statutory Plan is a regulating document that sets out policies, rules, and requirements that guide and regulate land use, development, and environmental management within a specific area. Statutory plans include: Intermunicipal Development Plans, Intermunicipal Collaboration Framework(s), Municipal Development Plans, Area Structure Plans, and Area Redevelopment Plans. For simplicity, we are concerned with The City of Wetaskiwin MDP and the Special Study Area ASP.

Municipal Development Plan (MDP) addresses future land use and development within the municipality and coordinates land use, future growth patterns, transportation systems, municipal services and facilities within the municipality as well as other infrastructure that relates to adjacent municipalities. This must also contain policies compatible with the subdivision and development regulations, provision of municipal and school reserves, and the protection of agricultural operations.

Area Structure Plan (ASP): A municipal council has the option to adopt an ASP to provide a framework for developing a specific area within the municipality. Unlike other statutory plans, an ASP is generally prepared by a developer and not necessarily initiated by the municipality. An ASP must describe the proposed development sequence, proposed land uses for the area, proposed population density of the area, and the general location of major transportation routes and public utilities.

1.3 TIMEFRAME

There is no determination as to the full development of the ASP.

Timing of development will be subject to market conditions and landowner desire in collaboration with the City of Wetaskiwin.



1.4 INTERPRETATION

The Evergreen Area Structure Plan is a statutory policy document adopted by bylaw in accordance with the Municipal Government Act.

The policies, figures, maps and appendices within this ASP are intended to guide future subdivision, redistricting, development, infrastructure planning and public investment within the Plan Area. Interpretation of this ASP shall be undertaken in a manner that supports the vision, objectives and overall intent of the Plan.

- Shall means the policy is mandatory and must be complied with, unless otherwise varied or amended by the City through the applicable approval process.
- Should means the policy is strongly encouraged and is expected to be achieved where feasible, unless site-specific conditions, technical constraints or other planning considerations demonstrate an alternative approach to the satisfaction of the City.
- May means the policy is discretionary and allows flexibility for the City, applicant or approving authority to determine whether the policy applies based on the specific context, merits and impacts of a proposal.

2.0 CITY OF WETASKIWIN MUNICIPAL DEVELOPMENT PLAN

The City of Wetaskiwin Municipal Development Plan (MDP) Bylaw No. 2074-24 is a long-range vision for Wetaskiwin. It is aimed to be a high-level guide and conceptual framework that lays the foundation for more detailed plans and policies.

The MDP designates various land uses for the ASP, with the majority of the land base as Direct Control Environmental. The Evergreen ASP meets the intent of the relevant policy areas of the City of Wetaskiwin MDP:

ASP COMPLIANCE WITH MDP POLICY

TABLE 1

MDP Policy	ASP Compliance
RESIDENTIAL AREAS	
3.1.1.2 The City WILL ENCOURAGE integration of non-residential uses that complement existing residential use within neighbourhoods and enhance safety and vitality, such as small neighbourhood commercial uses and mixed-use development.	The ASP concept integrates mixed uses (commercial/residential, industrial/residential) that complement existing residential uses.
3.1.1.6 As set out in the Municipal Government Act, the City WILL allow existing industrial or large-scale commercial operations within residential areas to continue to operate, but if operations cease, the City MAY require that the land be converted to uses compatible with a residential context.	The ASP includes policies to preserve the existing Residential/Industrial mixed-use zone, while also incorporating the opportunity for future residential and industrial growth in different locations and conversion of some small-scale industrial lands to more compatible uses.
3.1.1.8 The City SHOULD maintain a minimum 30 per cent public tree canopy coverage in residential areas and WILL ENCOURAGE maintenance of tree canopy coverage on private land.	The ASP includes policies to preserve existing trees where possible. Neighbourhood Park development shall incorporate the planting of new trees.
3.1.2.4 New development in residential areas WILL PROMOTE neighbourhood safety and sense of place through street design, incorporating public spaces, landscaping, and unique features.	The Land Use Concept has strategically incorporated park spaces, and the street design includes pathways and calming measures.
3.1.2.5 New and amended Area Structure Plans and Conceptual Schemes WILL provide for pedestrian connectivity and minimize curvilinear streets that result in long blocks. Pedestrian pathways and multi-use trails WILL allow for efficient routes through neighbourhoods.	The ASP concept accounts for multi-use trails, with logical connections throughout the newly planned area, as well as future connections to the existing network.
3.1.2.6 New and amended Area Structure Plans and Conceptual Schemes SHOULD ensure that all homes are within 400 m of a park or public open space.	The ASP concept strives to ensure parks and open spaces are available within 400 m of future development.

MDP Policy

ASP Compliance

COMMERCIAL

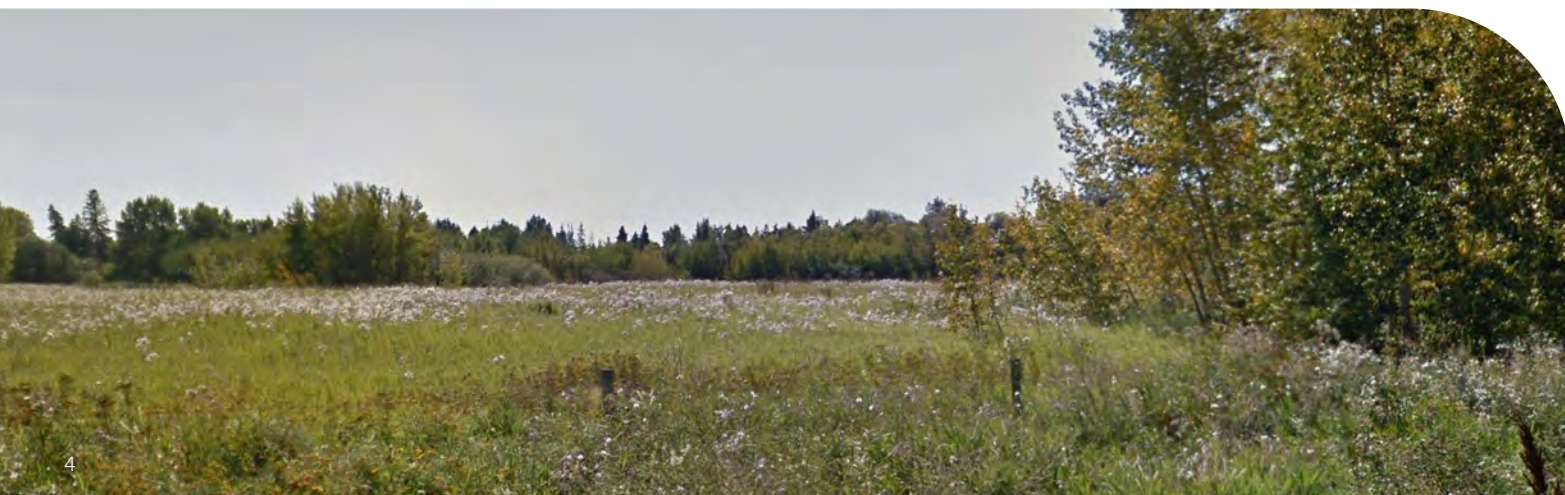
3.2.2.6 The City SHOULD require at least 30 per cent tree canopy coverage for new developments.	This policy has been carried forward to the ASP.
3.2.2.7 Any new or redeveloped commercial uses adjacent to residential or institutional uses WILL be located and designed to have no negative impact on those uses, notably through use of visual and acoustic screening.	New developments are required to respect existing surroundings and make use of screening methods.

INDUSTRIAL

3.2.3.2 Industrial uses WILL be located and designed to minimize land use conflicts and impact on non-industrial uses to the greatest extent possible. Screening and buffering strategies may include physical barriers like berms, transitional uses, landscaping, or other methods.	The land use concept limits industrial areas to current operations areas. Screening and buffering techniques shall be required should redevelopment of these industrial uses to a higher use occur.
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PARKS AND OPEN SPACES

3.3.2.1 This designation MAY incorporate utilities such as stormwater management facilities where these facilities can be designed to allow for public recreational use.	The concept plan provides opportunities to connect the SWMF to multi use trails and the greater parks network throughout the ASP area.
5.1.2 Land use and recreation planning and policy WILL incorporate the trail network as an integral part of the open space network.	The ASP concept integrates a multi-use trail network to provide north-south and east-west connections throughout the area.
5.1.5 The City's parks and recreation facilities WILL provide a variety of amenities that collectively meet the recreation, leisure, and cultural needs of all ages and abilities in a manner that offers equitable access. The City's parks planning processes WILL regularly evaluate such needs and adapt public spaces accordingly.	Park dispersion throughout the plan area provides equitable access to parks. Location and size of parks provide opportunity for different programming at different parks. Exact programming for parks will be determined at the subdivision and development stage.
5.1.8 The City WILL EXPLORE opportunities to include naturalized spaces in ways that provide a variety of green spaces, support urban biodiversity, incorporate existing natural features, and manage maintenance resources within the park system.	Natural features throughout the plan area have been considered with initial park placement in the land use concept. Other tools such as ER and ERE may be used to protect these areas.
5.2.1 Parks and trails throughout the City WILL be well maintained and furnished with appropriate amenities that enhance accessibility and user comfort, which may include sufficient garbage receptacles, benches, water fountains, and wayfinding tools.	This policy is carried forward to the ASP.



MDP Policy

ASP Compliance

ENVIRONMENT

6.1.2 Area Structure Plans WILL identify and provide for protection of environmentally and culturally sensitive areas, including appropriate buffer zones. At the Area Structure Plan or later stage, the City MAY require environmental studies including, but not limited to, Biophysical Assessments, Environmental Site Assessments, and Environmental Impact Assessments in support of new development where: A. The subject land includes a wetland, watercourse, natural drainage course, flood-prone area, wildlife habitat, steep slope, or other ecologically significant feature. B. Contamination is suspected based on previous or nearby land use.	A host of supporting studies have been completed for lands within the ASP area. Biophysical Assessment, Environmental Site Assessment, Wetland assessments, have been completed to identify the current condition of the ASP area.
6.1.6 The City WILL include watershed protection as a consideration in land use planning.	The ASP concept designates wetlands in the southeast quadrant of the 50 Ave and 50 St intersection as park space. Further conservation efforts may be required at the subdivision stage.
6.1.8 Wetlands WILL be protected according to provincial approval requirements and guidelines such as the Alberta Wetland Policy.	A Wetland Assessment and Impact Report has been completed under separate cover. Recommendations from this report have been included within section 4.5.6 to ensure wetlands are properly protected.
6.1.9 Local and regional ecological connectivity and function SHOULD be considered in the location, design, and maintenance of parks, trails, stormwater management facilities, and other open spaces.	The ASP concept and Environmental policies encourage ecological connectivity by aiming to incorporate treed areas and other environmental features into the park spaces and connecting pathways.
6.2.3 Area Structure Plans and subsequent subdivision and development approvals WILL establish appropriate buffer zones and setbacks adjacent to naturally vegetated watercourses, water bodies, and wetlands to maintain water quality and hydraulic function and to maintain habitat necessary to support the life cycle needs of the wetland ecosystem.	The ASP outlines buffer setbacks and other requirements will be determined through supportive technical studies to the satisfaction of the Development Authority and Provincial Requirements.

TRANSPORTATION

7.1.2 The City WILL require new development proposals to incorporate multi-modal transportation access for all ages and abilities as appropriate to the context.	The ASP concept incorporates multi-use trails and pedestrian linkages throughout the area.
7.3.1 All trails SHOULD be well-integrated into the City's transportation network and any wider regional trail network, and SHOULD support both recreational and utilitarian trips using a variety of modes.	The road network includes multi-use trails within key road cross sections. Multi-use trails are present in the land use concept as protected 'green spaces' as both recreation options as well as active transportation to access parks network, or commute to destinations outside of the plan area.
7.3.2 All Area Structure Plans and neighbourhood Conceptual Schemes WILL provide for multi-use trails and connections to the city-wide trail network.	The ASP concept integrates a multi-use trail network to provide north-south and east-west connections throughout the area.

3.0 SITE CONTEXT & DEVELOPMENT CONSIDERATIONS

3.1 LOCATION AND BACKGROUND

The Evergreen ASP is located in the northwest portion of the city, situated north of the regional airport, and south of 56 Avenue (northern boundary). 64 street acts as the western boundary, and 57 street as the eastern boundary.

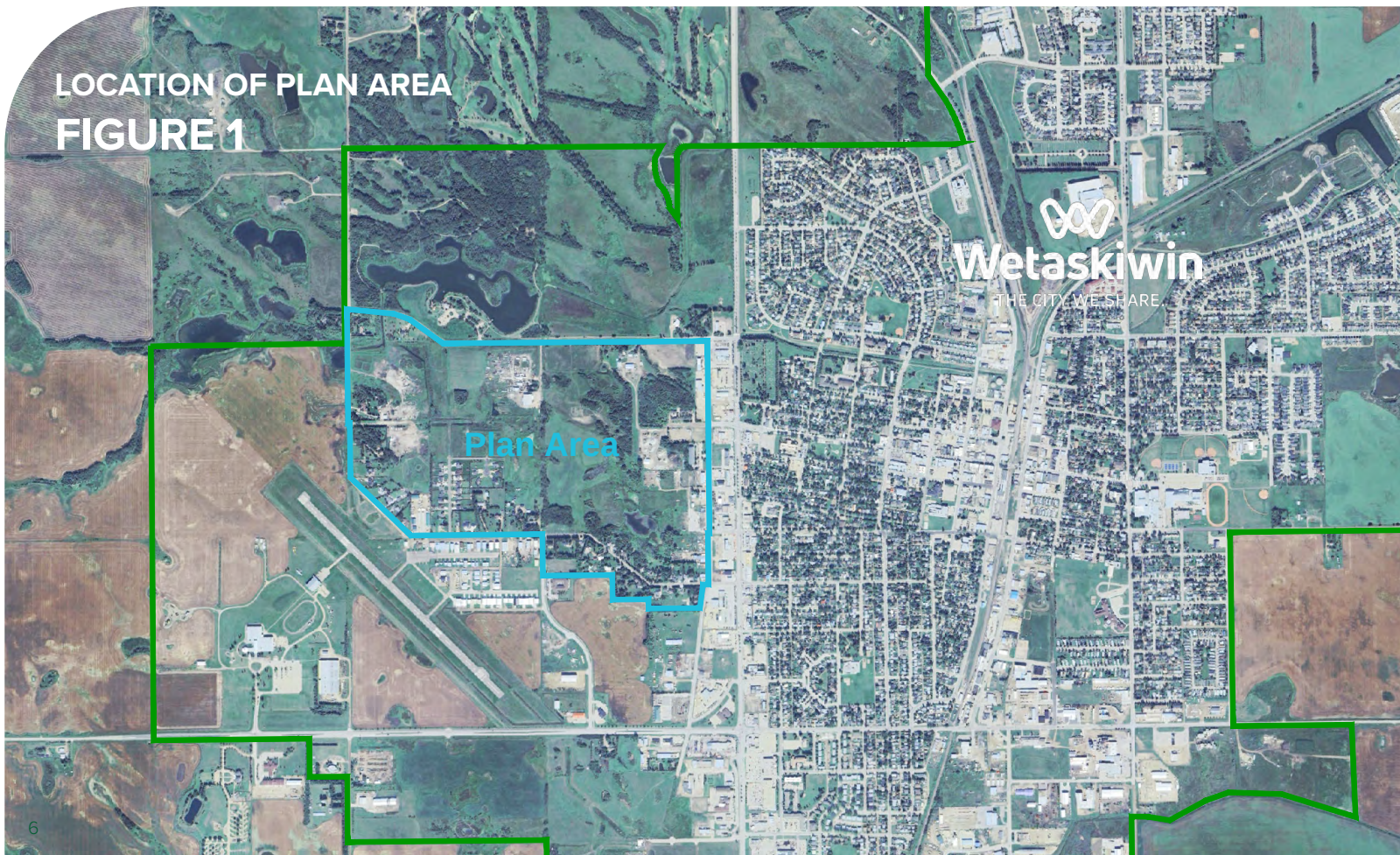
The extent of the Evergreen ASP can be viewed on **Figure 1**.

The ASP area was identified as a Special Study Area Overlay in the MDP. The unique development pattern of the mixed residential and industrial development, along with the current constraints surrounding the inoperative landfill, were driving factors for the requirement of compiling an ASP for this area.

Legend – Figure 1

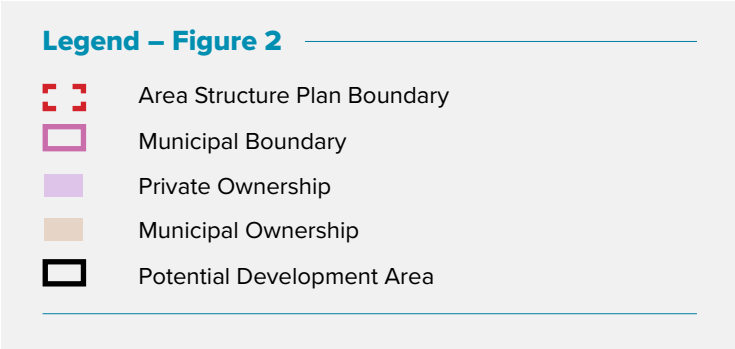
- Area Structure Plan Boundary
- Municipal Boundary

**LOCATION OF PLAN AREA
FIGURE 1**



3.2 LAND OWNERSHIP

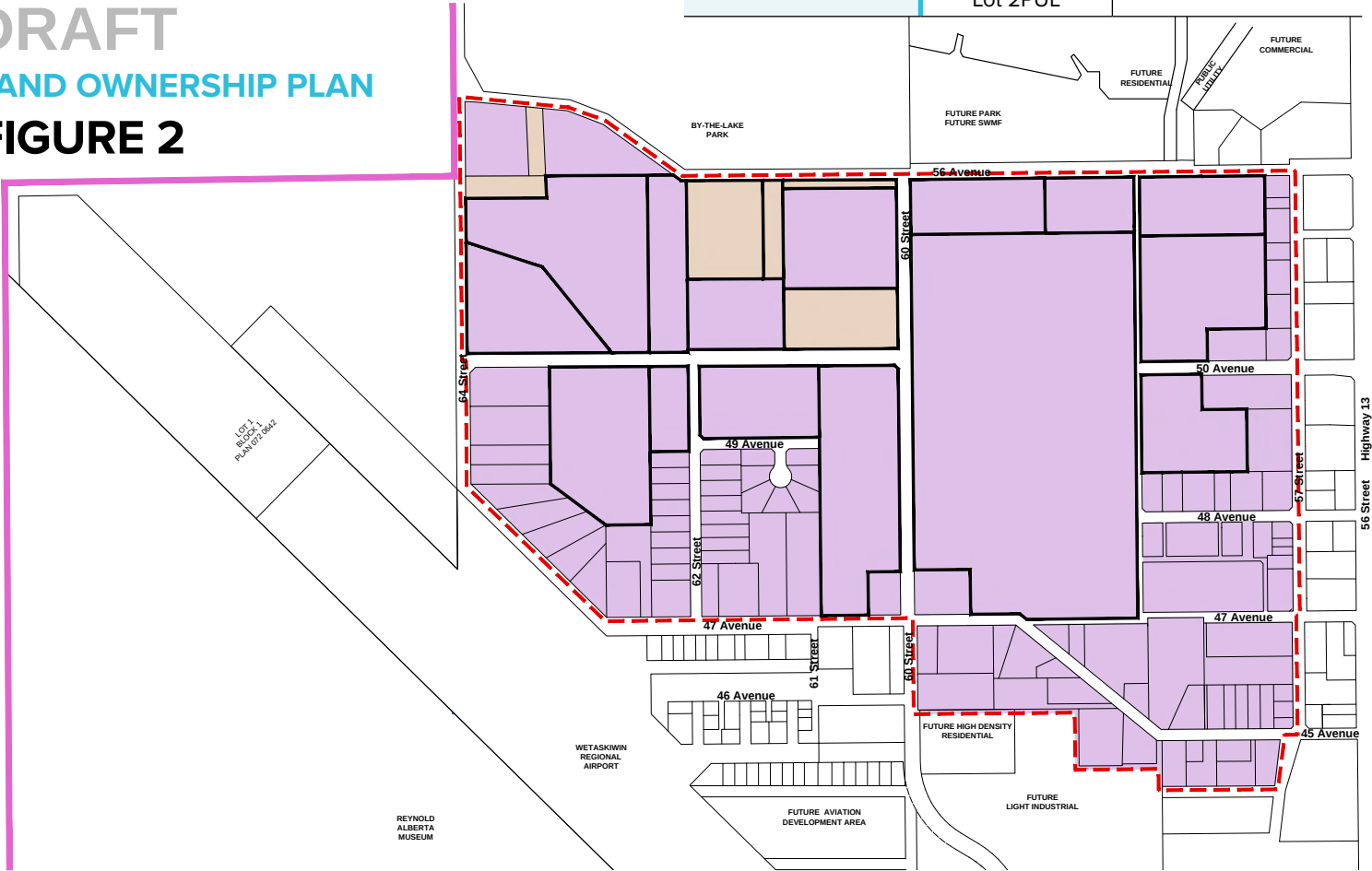
Land ownership within the Plan Area includes a mix of City-owned and privately owned parcels. **Table 2** identifies the lands currently owned by the City of Wetaskiwin within the Plan Area. All parcels not listed in the table are privately owned and will require coordination with individual landowners at the subdivision, servicing, and development stages. The location of all private and publicly owner land are identified on **Figure 2**.



CITY OF WETASKIWIN OWNED LANDS
TABLE 2

Title Number	Legal Description	Owner
88Z162	NW 15-46-24-W4	The City of Wetaskiwin
13 2406 178	Plan 9262049 Block 1 Lot 9	The City of Wetaskiwin
962 144 182	Plan 9262049 Block 1 Lot 6	The City of Wetaskiwin
962 144 182+2	Plan 9262049 Block 1 Lot 5MR	The City of Wetaskiwin
32115660	Plan 0320745 Block 1 Lot 6PUL	The City of Wetaskiwin
992 157 977 002	Plan 9923995 Block 1 Lot 2PUL	The City of Wetaskiwin

DRAFT
LAND OWNERSHIP PLAN
FIGURE 2



3.3 SITE CHARACTERISTICS

Plan area constraints are identified on **Figure 3** and opportunities are identified on **Figure 4**.

3.3.1 Existing Land Uses

The Evergreen ASP has a mix of existing land uses. A large portion is currently zoned within the mixed residential and industrial development, with most of these parcels utilized as residential. There are some sporadic industrial uses along the western portion of the plan, as well as some isolated industrial along the northern boundary.

A large concentration of commercial and industrial uses exists along the eastern boundary of the plan, where they benefit from the proximity of Highway 2A just outside the plan area.

The remaining plan area is undeveloped land, cultivated farmland where possible, however there are low-lying areas which are not amenable to farming.

3.3.2 Existing Transportation Network

The existing transportation network is comprised of collector and local roads, as well as a few undeveloped rights-of-way owned by the City of Wetaskiwin. The boundary roads, 56 Avenue, 47 Avenue, 45 Avenue, and 64 Street are identified as collector roadways. The remaining developed roads, including 57 Street, are all classified as local roadways. The extent of the transportation network is identified in the Municipal Development Plan and shown below.

3.3.3 Existing Services

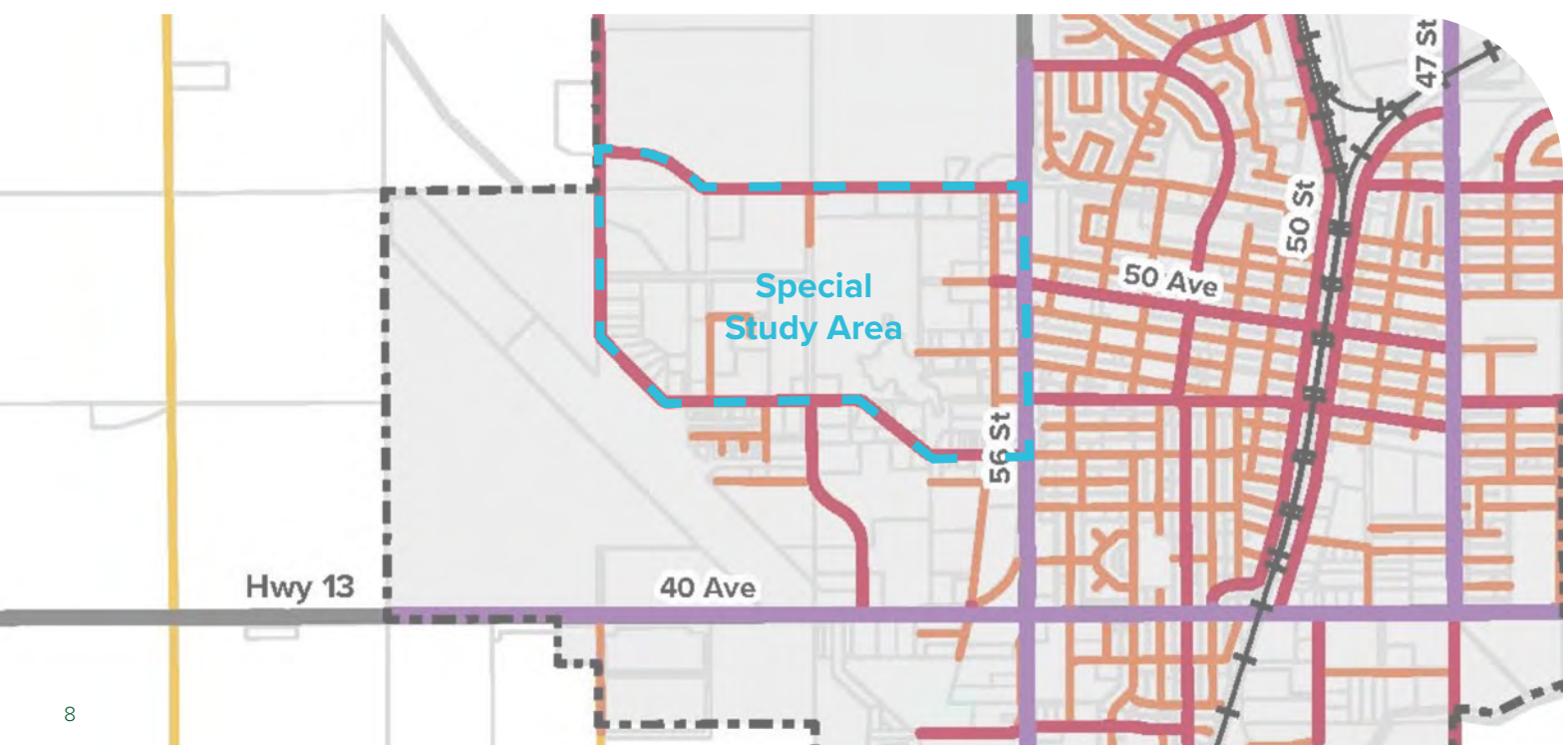
The existing utilities within the Evergreen ASP are sparse. A result of the timing of the existing development with the Plan Area, many parcels along the western edge remain on private sewage storage systems (holding tanks, etc.). The undeveloped areas of Evergreen are currently void of any utilities.

Power and Natural Gas are available for all developed parcels. Any large parcels without developments (structures, garages, shops, dwellings, etc.) remain without these services. The existing water services available are limited and struggle to meet the appropriate fire suppression requirements.

Much of the Plan Area should be treated as Greenfield development, requiring installation of all municipal utility services.

3.3.4 Natural Areas & Ecology

The natural areas of the plan are dominated by low lying, wetlands areas. There are some treed areas scattered throughout the plan area. Vacant properties within the middle of the plan area have been cleared, with what appears to be attempts at mitigating overland flooding through strategic berm placements.





As identified on **Figure 2**, portions of the Plan Area are mapped as potential wetlands. These areas are based on the Alberta Merged Wetland Inventory and were delineated through aerial photography interpretation. Because these mapped features have not been confirmed through site-specific field assessment, any future subdivision or development proposed within or adjacent to these areas should require confirmation of the wetland feature through additional environmental investigation, which may include field delineation, wetland assessment, and any applicable provincial approvals or regulatory requirements.

As identified on **Figure 3**, the Plan Area also contains several treed areas that contribute to the existing natural character of the area and may provide ecological value, including potential habitat, screening, shade, and connectivity between natural features. The extent, condition, ecological significance, and habitat potential of these treed areas have not been confirmed through site-specific assessment. Future subdivision or development proposed within or adjacent to treed areas should require site-specific environmental review to confirm the significance, health, and potential habitat value of these features and to identify appropriate retention, mitigation, or integration measures where feasible.

3.3.5 Energy and Natural Resources (Pipelines, etc.)

The plan area is void of any well sites (abandoned or active).

3.3.6 Historical Resources

A review of the Province of Alberta's Historical Resources database did not identify any historical resources within the plan area. Although the Sacred Heart Church and Cemetery represent significant municipal historic value, The Province does not formally recognize the site and structure as a Historical Resource.

3.3.7 Geotechnical

The geotechnical assessment identifies variable subsurface conditions across the Plan Area that should be considered through future subdivision, servicing, and development. Evergreen includes gently rolling to low-lying terrain, poor surface drainage, localized ponding, wetlands, and limited stormwater infrastructure. Soils are generally expected to include clay, silt, sand, and glacial till overlying shale and sandstone bedrock. Groundwater conditions vary, with regional records typically identifying groundwater between approximately 6 and 13 metres below ground surface, though localized shallow groundwater has also been documented.

Wetland-adjacent areas, low-lying lands, saturated or organic soils, and the former landfill may present constraints related to settlement, foundations, drainage, moisture management, and potential soil or groundwater contamination. No evidence of coal mining activity, slope instability, or active pipelines was identified, and the area is within a low seismic hazard zone. Subsequent geotechnical investigations may be required to support future subdivision, servicing, or development projects.

3.4 PUBLIC ENGAGEMENT

Between December 2025 and May 2026, the City of Wetaskiwin conducted a comprehensive, two-phase engagement process to inform the development of the Evergreen Area Structure Plan.

Engagement mechanisms included public open houses, online surveys, internal municipal workshops, and targeted prospective developer meetings. The objective of these sessions was to test preliminary land use concepts, establish a community-supported vision, and refine the preferred infrastructure, open space, and transportation networks prior to the finalization of the ASP.

The following key themes summarize the overarching priorities, opportunities, and constraints identified by the community and stakeholders:

1. Land Use Strategy & Neighborhood Character

- **Preservation of Character:** Feedback demonstrated a strong community preference for maintaining the area's existing low-density, quiet residential character. Stakeholders favored development transitions that respect the current scale of the neighborhood.
- **Opposition to Incompatible Uses:** There was significant resistance to high-density residential zoning and the encroachment of heavy industrial activity, which residents view as detrimental to neighborhood tranquility and property values.
- **Thoughtful Commercial Growth:** While there is support for integrating walkable, mixed-use nodes and diverse retail options, stakeholders advocated for a pragmatic approach to growth, emphasizing that the City should optimize existing vacant commercial and industrial lands before expanding outward.

2. Environmental Stewardship & Open Space Integration

- **Protection of Natural Assets:** Environmental preservation was identified as a paramount priority across all stakeholder groups. Participants explicitly called for the protection of existing wetlands, mature tree stands, and natural drainage patterns.
- **Ecological Connectivity:** There is broad support for the implementation of a linear park system that serves dual functions: providing recreational multi-use trail networks and preserving vital wildlife corridors with minimal human interference.
- **Stormwater Management:** Residents strongly supported utilizing low-impact development (LID) strategies and integrating natural water features into the overarching stormwater management framework to mitigate current and future flooding risks.



Phase 2 Engagement Event

3. Infrastructure Feasibility & Servicing Costs

- **Capacity Concerns:** Stakeholders expressed consistent “infrastructure anxiety” regarding the ability of the City's existing water, sewer, and drainage networks to safely accommodate new development without degrading current service levels.
- **Financial Transparency:** A central implementation concern is the cost allocation for infrastructure upgrades. Landowners and residents require clear, transparent communication detailing how underground servicing will be phased and who will bear the financial burden of these municipal improvements.
- **Flexibility for Existing Properties:** Feedback highlighted the need for equitable servicing solutions that provide flexibility for existing homeowners, particularly those situated along 45 Avenue and adjacent historical development areas.

4. Transportation & Active Mobility

- **Active Transportation Networks:** Public input heavily favored robust investments in walkability. Stakeholders prioritized the development of interconnected sidewalks and multi-use trails linking the Evergreen to broader community hubs, such as By-The-Lake Park and the downtown core.
- **Traffic Management:** Residents raised significant concerns regarding the potential for increased industrial truck traffic. The community emphasized the need for strict truck management measures, dedicated commercial routing, and strategic road network designs to prevent shortcutting through established residential neighborhoods.

The City may require public engagement as part of any proposed amendment to this Area Structure Plan where, in the opinion of the City, the amendment may affect adjacent landowners, residents, stakeholders, infrastructure planning, land use compatibility, environmental conditions, transportation networks or the overall intent of the Plan. The scope, format and timing of public engagement shall be determined by the City based on the nature and potential impact of the proposed amendment.

4.0 PLAN OBJECTIVES

4.1 LAND USE CONCEPT

The Evergreen ASP is a predominantly residential neighbourhood in the western portion of the City of Wetaskiwin.

The Evergreen Land Use Concept establishes a predominantly residential neighbourhood supported by mixed-use commercial/residential, light industrial, and park uses. Low density residential forms the core of the plan area, while mixed-use commercial/residential development is concentrated along the eastern edge to extend existing local services into the plan area. Industrial and mixed-use industrial/residential uses are located mainly along the perimeter to provide transition and reduce conflicts with residential areas. The concept also incorporates parks, stormwater management, and institutional sites to support community function, while identifying landfill and hazardous waste parcels as development constraints requiring appropriate management. The Land Use Concept is outlined on **Figure 5**.

4.2 LAND USE & POPULATION STATISTICS

Given the current character of the existing residential development, the density projections have been set to represent the maximum dwelling units per hectare, rather than the traditional minimum density targets. The land use and population statistics are summarized in **Table 3**.

Phase 2 Engagement Event



LAND USE AND POPULATION STATISTICS

TABLE 3

	Area (ha.)	%
Gross Area	132.89	
Gross Developable Area	132.89	
LAND USES		
Municipal Reserve ¹	8.33	10.0%
Public Utility (Institutional)	4.44	3.3%
Storm Pond	2.00	1.5%
Transportation		
Collector Roads	7.70	5.8%
Residential Roads, Lanes and Walkways	13.00	9.8%
Total Dedication	35.48	26.7%
Net Developable Area	97.41	73.3%
Residential		
Low Density Residential	32.44	24.4%
Industrial/Residential Mixed-Use (100% of Area) ²	31.23	23.5%
Commercial/Residential Mixed-Use (50% of Area) ²	10.88	8.2%
Residential Total	74.55	56.1%
Commercial Use		
Commercial/Residential Mixed-Use (50% of Area) ²	10.88	8.2%
Commercial Mixed Use Total	10.88	8.2%
Industrial Use		
Industrial	7.23	5.4%
Industrial Total	7.23	5.4%
Recreation Use		
Recreation	4.75	3.6%
Recreation Total	4.75	3.6%
Net Developable Area	97.41	73.3%

¹ Municipal Reserve calculation is based on the undeveloped gross area being approximately 73.22 ha and includes previously dedicated MR and DRC amounts of 1.01 ha to be redistributed through this ASP.

² Industrial/Residential Mixed Use is assumed to be developed with 100% of area including residential, and Commercial/Residential Mixed Use is assumed to be developed with 50% of area including residential uses.

Overall Stats	Maximum					
Residential	Area (ha)	Unit/ha	Units	People/Unit	Population	% of NRA
Low Density Residential	32.44	20	649	2.8	1816	43.5%
Industrial/Residential Mixed-Use (100% of Area)	31.23	10	312	2.8	875	41.9%
Commercial/Residential Mixed-Use (50% of Area)	10.88	80	870	1.5	1305	14.6%
Total	74.55		1831		3996	

Population Per Net Hectare (ppnha): 53.6

Units Per Net Residential Hectare (uprha): 24.6

4.3 VISION

The Plan Area is designed to foster a community that offers diverse housing choices and business opportunities, with convenient road and trail connectivity and readily accessible green spaces, while thoughtfully integrating and complementing the existing character of surrounding neighbourhoods.

4.4 GUIDING PRINCIPLES

- **Foster Vibrant, Mixed-Use, and Walkable Neighborhoods**
 - Promote development that integrates existing and future residential, small-scale commercial, and community spaces.
 - Prioritize active transportation infrastructure, supporting healthy and active lifestyles.
- **Provide Diverse and Inclusive Housing Choices**
 - Support a range of housing types and tenures to meet the needs of different ages, abilities, and incomes.
 - Encourage inclusive, adaptable, and accessible housing to support a diverse community.
- **Enhance, Protect, and Sustain Natural and Green Spaces**
 - Expand parks, trails, and recreational opportunities, connecting to existing assets like By-the-Lake Park.
 - Add green spaces that are well connected and fit naturally into the community.
- **Ensure Responsible Infrastructure and Phased Growth**
 - Align development with a logical and orderly pattern of growth.
 - Encourage efficient and cohesive build-out of new neighbourhood areas.



4.5 POLICIES

The policies listed below are unique to the Evergreen ASP and shall be applied at the time of new development. All existing statutory plans and policies, particularly those in the City of Wetaskiwin Municipal Development Plan, shall also be applied.

4.5.1 Residential

PURPOSE

The following residential policies guide future residential development within the Plan Area in a manner that supports the City of Wetaskiwin Municipal Development Plan and responds to the housing needs identified in the City's Housing Needs Assessment. The Plan Area is intended to accommodate a range of residential forms, densities, and tenure options while maintaining compatibility with existing residential, commercial, industrial, environmental, and servicing conditions. Residential development shall be planned to support housing choice, attainable housing opportunities, walkability, access to parks and open space, and the orderly extension of municipal services.

The City's Housing Needs Assessment identifies a need for more diverse and attainable housing options, including low- and medium-density multi-unit housing, purpose-built rental housing, and housing suitable for smaller households, seniors, families, and residents with low or moderate incomes. Within the Plan Area, this ASP supports these needs by enabling a variety of ground-oriented and low-rise housing forms, encouraging mixed-use residential opportunities where compatible, and coordinating residential development with servicing, transportation, parks, environmental protection, and land use compatibility requirements.

- 4.5.1.1 All future residential subdivision and development within the Plan Area shall comply with the Land Use Concept.
- 4.5.1.2 All future residential subdivision and development within the Plan Area shall comply with the City of Wetaskiwin's statutory plans, Land Use Bylaw, municipal servicing standards, and other applicable City requirements.
- 4.5.1.3 Future residential density within the low density residential area shall not exceed 20 dwelling units per hectare, except where otherwise identified for mixed-use areas in this ASP.
- 4.5.1.4 Residential development within the Commercial/ Residential Mixed-Use area shall not exceed 80 dwelling units per hectare.
- 4.5.1.5 Residential development within the Industrial/ Residential Mixed-Use area shall not exceed 10 dwelling units per hectare.

- 4.5.1.6 The residential density maximums established in this ASP reflect the Plan Area's existing development pattern, fragmented land ownership, servicing constraints, environmental conditions, contamination considerations, and the need to maintain compatibility between residential, commercial, and industrial uses.
- 4.5.1.7 The Plan Area shall support a range of low-density and low-to-medium density residential forms, which may include single detached dwellings, semi-detached dwellings, duplexes, townhouses, rowhouses, secondary suites, garage suites, and low-rise multi-unit housing, where appropriate to the land use designation and site context.
- 4.5.1.8 Residential development should contribute to housing choice by providing opportunities for different household sizes, ages, abilities, income levels, and tenure needs, including ownership and rental housing.
- 4.5.1.9 Residential development should support attainable housing outcomes through a diversity of housing forms, compact development patterns, efficient use of land and infrastructure, and proximity to parks, trails, services, and transportation connections.
- 4.5.1.10 Secondary suites, garage suites, and other accessory dwelling forms may be supported where permitted by the Land Use Bylaw and where servicing, access, parking, drainage, and compatibility requirements can be addressed to the satisfaction of the City.
- 4.5.1.11 Residential development shall be designed to provide safe and convenient pedestrian and active transportation connections to parks, open spaces, trails, mixed-use areas, and surrounding neighbourhoods.
- 4.5.1.12 Residential development shall be planned to support access to parks or public open space within approximately 400 metres, where feasible and consistent with the Land Use Concept.
- 4.5.1.13 Residential development shall incorporate appropriate transitions, setbacks, buffering, landscaping, screening, site design, or other mitigation measures where adjacent to commercial, industrial, utility, transportation, stormwater, or environmental areas.

- 4.5.1.14 Singular use development within the Commercial/Residential Mixed-Use area may be permitted. Residential and/or commercial end uses may be constructed in stand alone developments.
- 4.5.1.15 The Commercial/Residential Mixed-Use area is intended to accommodate residential uses in combination with compatible commercial uses that serve local or neighbourhood needs. These areas may include residential units above or beside commercial uses, small-scale commercial services, live-work opportunities, and other compatible mixed-use forms, subject to City requirements.
- 4.5.1.16 Residential uses within the Commercial/Residential Mixed-Use area shall be designed to support a compatible mix of residential and small-scale commercial uses that contribute to walkability, neighbourhood vitality, and access to local services.
- 4.5.1.17 The Industrial/Residential Mixed-Use area recognizes locations where existing residential and light industrial or employment uses are present or may continue over time. Future development in this policy area should manage compatibility between residential and industrial activities through appropriate land use controls, buffering, access management, environmental review, and transition measures.
- 4.5.1.18 Residential uses within the Industrial/Residential Mixed-Use area shall be limited to forms and locations that can safely and appropriately coexist with existing or planned industrial uses, subject to appropriate buffering, access management, servicing, environmental review, and land use compatibility considerations.
- 4.5.1.19 Sensitive residential uses shall not be supported in areas affected by known or suspected contamination, former landfill impacts, or related environmental constraints unless technical studies, remediation, risk management, and any required regulatory approvals demonstrate that the lands are suitable for the intended residential use.
- 4.5.1.20 At the redistricting, subdivision, or development permit stage, applicants should demonstrate how proposed residential development contributes to the housing objectives of this ASP, including housing diversity, compatibility with surrounding uses, access to parks and trails, servicing efficiency, and alignment with the City's housing needs.
- 4.5.1.21 The City may require supporting technical studies at the subdivision, redistricting, or development permit stage to confirm the suitability of residential development, including but not limited to servicing, transportation, stormwater, environmental, geotechnical, contamination, noise, odour, or land use compatibility studies.

4.5.2 Commercial

PURPOSE

The purpose of the Commercial Policies are to encourage the development of various commercial uses within the plan area. The concept extends the existing commercial along the eastern boundary of the plan westward for future opportunities to support the increase in residential.

- 4.5.2.1 Development within the commercial area shall be provided in a manner that respects existing surrounding development. At the discretion of the approval authority, building orientation and placement, landscaping, building setbacks, privacy screening and other measures may be required to minimize negative impacts to adjacent developments.
- 4.5.2.2 All new developments should include a minimum of 30 percent tree cover across all public and private land.
- 4.5.2.3 Designated pedestrian connections throughout the commercial area should be provided as the area becomes developed. Special focus shall be considered on providing connections to the existing multi-use trail network, and the pocket parks within the commercial area.
- 4.5.2.4 Commercial retail uses should include human scale design elements to cater to the residential aspect of the commercial/residential mixed-use area. Use of signage and facades designed for pedestrian traffic shall be encouraged.

4.5.3 Industrial

The Industrial policies aim to complement the existing developments within the plan area, while encouraging new industrial development in appropriate scale and location to avoid conflicting land uses.

- 4.5.3.1 Existing industrial operations shall be allowed to continue operating within the plan area. Should existing industrial developments wish to expand operations, they shall be required to meet the provisions of this plan.
- 4.5.3.2 New industrial development shall be of a nature and scale compatible with adjacent residential/industrial character, and shall use buffering strategies such as tree screening, berms, landscaping, and other strategies to minimize land use conflicts with less intensive uses (residential). Industrial uses shall be required to utilize existing truck routes for deliveries.
- 4.5.3.3 Any industrial use that handles potential environmental contaminants shall require mitigation measures and hazardous waste handling plan(s) to ensure potential contamination does not affect neighbouring parcels.

4.5.4 Transportation

PURPOSE

The purpose of the transportation and road network policies is to ensure that future development within the Plan Area is supported by a safe, efficient, connected, and multi-modal transportation system. These policies are intended to guide the planning and design of roads, sidewalks, multi-use trails, and access points in a manner that supports orderly development, accommodates local and regional travel needs, and provides safe connections for vehicles, pedestrians, cyclists, and other users. The transportation network shall be designed to integrate with existing roads, maintain appropriate truck and service access, support connections to surrounding neighbourhoods and the broader City network, and encourage walkable, accessible, and complete communities. The road network is outlined on **Figure 6** and the pedestrian network is outlined on **Figure 7**.

- 4.5.4.1 All road improvements, including new construction and upgrades to existing roads, shall be constructed to City of Wetaskiwin municipal standards and shall be provided at the sole cost and expense of the developer, unless otherwise determined by the City.
- 4.5.4.2 Future subdivision and development shall provide a safe, efficient, and connected road network that supports the orderly development of the Plan Area and integrates with existing and planned roads.
- 4.5.4.3 The transportation network shall be designed to accommodate all modes of travel, including vehicles, pedestrians, cyclists, transit users, emergency services, maintenance vehicles, and service or truck traffic, as appropriate to the surrounding land use context.
- 4.5.4.4 Road classifications, right-of-way requirements, access locations, and intersection spacing shall be confirmed at the subdivision or development stage to the satisfaction of the City of Wetaskiwin.
- 4.5.4.5 Development shall maintain and enhance connectivity to the existing road network, including connections to 56 Avenue, 47 Avenue, 45 Avenue, 64 Street, 57 Street, and other existing or planned local and collector roads, where appropriate.
- 4.5.4.6 A local road connection shall be established between the intersection area of 45 Avenue and 47 Avenue and the intersection area of 47 Avenue and West Street to support internal connectivity, local access, emergency response, and the orderly development of lands within the Plan Area.
- 4.5.4.7 The internal road network shall be designed to minimize unnecessary out-of-direction travel, avoid excessively long blocks, and support direct pedestrian and cycling connections between residential areas, mixed-use areas, parks, open spaces, trails, and surrounding neighbourhoods.

- 4.5.4.8 Sidewalks, multi-use trails, crossings, and other active transportation facilities shall be incorporated into subdivision and development design to support safe and accessible movement for users of all ages and abilities.
- 4.5.4.9 Access to existing and future industrial and commercial areas shall be designed to accommodate appropriate truck and service vehicle movements while minimizing conflicts with residential areas, parks, trails, and pedestrian routes.
- 4.5.4.10 Greenway linkages shall be provided as multi-use connections that may be accommodated through walkways, public utility lots, enhanced road rights-of-way, parks, open spaces, or other corridors acceptable to the City. Multi-use trails shall be aligned with the existing and future open space network and the broader City-wide trail network.
- 4.5.4.11 Multi-use trails should, where feasible, be incorporated into landscape buffers, open spaces, and noise attenuation features to increase their utility, accessibility, and aesthetic value.
- 4.5.4.12 Transportation improvements shall be coordinated with servicing, stormwater management, parks, open space, and utility planning to minimize conflicts and support efficient implementation.
- 4.5.4.13 Where required by the City, transportation impact assessments, access management plans, or other technical studies shall be prepared to support subdivision or development applications.

4.5.5 Parks and Open Space

PURPOSE

The purpose of the parks and open space policies is to ensure that future development within the Plan Area provides a connected, accessible, and functional open space network that supports recreation, ecological protection, stormwater management, and community well-being. These policies are intended to guide the location, design, dedication, and integration of parks, trails, natural areas, and stormwater management facilities in a manner that supports both local neighbourhood needs and broader City-wide open space objectives. Parks and open spaces shall be designed to protect significant natural features where feasible, improve pedestrian and trail connectivity, provide equitable access to recreational opportunities, and contribute to the overall character and livability of the Plan Area. The parks and open space network is outlined on **Figure 8**.

Ashoro Wetaskiwin Friendship Park



- 4.5.5.1 Parks and open spaces shall be provided generally in accordance with the Land Use Concept and shall be refined at the subdivision and development stages to the satisfaction of the City of Wetaskiwin.
- 4.5.5.2 Parks, trails, and open spaces shall be planned as an integrated network that connects residential areas, mixed-use areas, natural areas, stormwater management facilities, and the broader City-wide trail and open space system.
- 4.5.5.3 Future subdivision and development shall provide parks and open spaces that are accessible, visible, and appropriately distributed to serve future residents, employees, and visitors within the Plan Area.
- 4.5.5.4 Parks and open spaces should be designed to accommodate a range of passive and active recreation opportunities, where appropriate, and shall consider the needs of users of all ages and abilities.
- 4.5.5.5 The location and design of parks and open spaces shall consider existing natural features, including wetlands, treed areas, low-lying areas, drainage routes, and other environmentally significant features.
- 4.5.5.6 Naturalized parks, passive open spaces, and environmental or conservation reserve areas should be incorporated into the open space network where they support ecological connectivity, wetland protection, stormwater management, and public enjoyment.
- 4.5.5.7 Parks and open spaces should support the City's approximate 30 percent tree canopy target by retaining existing mature trees where feasible and incorporating new tree planting within park spaces, trail corridors, buffers, naturalized areas and stormwater-adjacent open spaces.
- 4.5.5.8 Stormwater management facilities should be integrated with parks, trails, and open spaces where they can be designed to maintain public safety, support recreational or aesthetic value, and protect environmental function.
- 4.5.5.9 Multi-use trails and pedestrian connections shall be incorporated into the parks and open space network to support walkability, active transportation, and connections to surrounding neighbourhoods and City-wide destinations.
- 4.5.5.10 Parks and open spaces should include appropriate amenities, such as seating, waste receptacles, lighting, wayfinding, landscaping, and other features that support accessibility, comfort, safety, and year-round use, as determined by the City.
- 4.5.5.11 Municipal Reserve, Environmental Reserve, Environmental Reserve Easements, conservation reserve, or other mechanisms may be used to protect and provide parks, open spaces, trails, natural areas, and public access, in accordance with applicable legislation and City requirements.

PARK SPACES

The Land Use Concept identifies eight open spaces ranging from approximately 0.3 hectares to 2.0 hectares. These areas are classified as Type 2: Local Neighbourhood Facilities and are intended to serve nearby residents, employees, business patrons and visitors by providing localized access to social gathering spaces, multi-use programming, passive and active recreation opportunities and complementary outdoor park areas.

Type 2 facilities function primarily as local social and recreation spaces but may also accommodate programs and amenities of interest to local residents. Leisure development within these areas is anticipated to be supported primarily through public investment, user group contributions, fundraising, and eligible grants, where applicable.

The final configuration, boundaries, programming, amenities, and design of each Type 2 Local Neighbourhood Facility may be refined at the subdivision or development stage to the satisfaction of the City, provided the overall intent, distribution, accessibility, and function of the parks and open space network is maintained.

Open Space Area	Approximate Size	Location/Context	Intended Function
1	0.3 ha	Between future development and the existing cemetery	Retain the existing treed area as a naturalized buffer, visual screen, and passive open space that supports neighbourhood character.
2	0.4 ha	Future intersection of West Street and 47 Avenue	Preserve an existing low-lying and treed area while providing a small passive open space within the future neighbourhood.
3	0.75 ha	Commercial/Residential mixed-use area	Provide localized park space and gathering opportunities for residents, workers, and business patrons.
4	0.75 ha	Commercial/Residential mixed-use area	Provide a second local park space in the mixed-use area to support daily recreation, social interaction, and access to open space.
5	1.0 ha	Adjacent to the future stormwater management pond	Complement the stormwater management facility with passive recreation amenities, trails, seating, naturalized landscaping, and scenic open space.

Open Space Area	Approximate Size	Location/Context	Intended Function
6	1.0 ha	Adjacent to existing development	Improve access to open space for existing and future residents while supporting passive recreation, informal gathering, and neighbourhood-serving amenities.
7	1.4 ha	Centrally located within the future development area	Maintain an existing low-lying and treed area while supporting passive and active recreational opportunities within walking distance of surrounding development.
8	2.0 ha	Future intersection of 50 Avenue and 62 Street	Provide a larger neighbourhood park site with potential for active recreational opportunities, flexible programming, and community-serving amenities.

4.5.6 Environmental Considerations

ECOLOGICAL PRESERVATION & NATURAL SYSTEMS

The purpose of the ecological preservation and natural systems policies is to ensure that future subdivision and development protects environmentally sensitive areas, maintains natural drainage functions, and integrates existing natural features into the planned parks, open space, stormwater management, and trail network. These policies recognize that portions of the Plan Area contain existing treed areas, wetlands, low-lying areas, and lands where water seasonally pools during snowmelt and heavy rainfall events.

Future development shall be planned to avoid, protect, or sensitively integrate these features where feasible, while supporting watershed health, ecological connectivity, public access, and the long-term sustainability of the Plan Area.

- 4.5.6.1 Existing wetlands, treed areas, low-lying areas, natural drainage routes, and areas subject to seasonal ponding shall be identified and considered at the subdivision and development stages.
- 4.5.6.2 Low-lying areas that provide seasonal water storage during snowmelt or heavy rainfall should be evaluated for integration into the stormwater management, open space, or naturalized drainage network.
- 4.5.6.3 Existing treed areas should be retained where feasible and incorporated into parks, open spaces, buffers, trail corridors, or naturalized stormwater areas to support biodiversity, shade, visual character, and neighbourhood identity.
- 4.5.6.4 Future subdivision and development should support the City's target of achieving approximately 30 percent tree canopy coverage by retaining existing mature trees where feasible and incorporating new tree planting within parks, open spaces, boulevards, buffers, stormwater management areas and private development sites.

- 4.5.6.5 Future subdivision and development shall protect wetlands and associated buffers in accordance with provincial requirements, including the Alberta Wetland Policy, applicable approvals and any supporting environmental or biophysical assessments required by the City or provincial authority.
- 4.5.6.6 Wetland buffers and setbacks shall be established adjacent to wetlands, naturally vegetated water bodies, watercourses, natural drainage routes and low-lying areas where required to maintain water quality, hydraulic function, habitat value and ecological connectivity. Buffer widths and setback requirements shall be determined through appropriate technical study and confirmed to the satisfaction of the City and applicable provincial authority.
- 4.5.6.7 Parks, trails, stormwater facilities and open spaces should be designed to support ecological connectivity between retained treed areas, wetlands, passive open spaces, naturalized buffers and other environmental features.
- 4.5.6.8 Future subdivision or development proposed within or adjacent to mapped wetlands, treed areas, low-lying areas, natural drainage routes or other potential environmentally significant features may be required to submit a site-specific environmental review, biophysical assessment, wetland assessment or similar technical study to the satisfaction of the City and, where applicable, the provincial authority.
- 4.5.6.9 Wetland areas identified in this ASP are based on desktop mapping and aerial photo interpretation and shall be confirmed through field delineation and appropriate technical assessment prior to subdivision, redistricting or development approval.
- 4.5.6.10 Treed areas identified in this ASP shall be reviewed at the subdivision or development stage to confirm their extent, condition, ecological significance, health and potential habitat value. Where feasible, significant treed areas should be retained and integrated into parks, open spaces, buffers, trail corridors or naturalized stormwater areas.
- 4.5.6.11 Where retention of wetlands, treed areas or other natural features is not feasible, applicants may be required to identify avoidance, mitigation, restoration, compensation or replacement measures to the satisfaction of the City and applicable regulatory authority.

CONTAMINATED LANDS & REMEDIATION

The purpose of the contaminated lands policies is to ensure that subdivision and development within or near areas of known or suspected contamination occurs in a manner that protects public health, environmental quality, and long-term land use compatibility. These policies are intended to guide development within lands affected by the contamination overlay, adjacent offset areas, and nearby lands that may be developable subject to appropriate technical review, risk management, and regulatory approvals. The policies also establish a framework for how lands may proceed before, during, and after remediation.

- 4.5.6.12 Areas of known or suspected contamination, including lands affected by the contamination overlay, contamination offset, former landfill activities, or other potential environmental risks, shall be identified and considered at the subdivision, redistricting, development permit, and servicing stages.
- 4.5.6.13 Subdivision and development within or near areas of known or suspected contamination shall not proceed until the City is satisfied, based on appropriate technical information, that the proposed use, site design, servicing, grading, and construction approach can be safely accommodated.
- 4.5.6.14 The City may require technical studies, including but not limited to Phase I or Phase II Environmental Site Assessments, risk assessments, remedial action plans, remediation reports, groundwater assessments, vapour or landfill gas assessments, geotechnical assessments, or environmental management plans, where contamination is known, suspected, or may affect adjacent lands.
- 4.5.6.15 The Land Use Concept may be refined at the subdivision or development stage where environmental investigations, remediation requirements, risk management measures, geotechnical constraints, or regulatory approvals demonstrate that changes are required to ensure land use compatibility, public safety, or environmental protection.
- 4.5.6.16 Sensitive land uses, including residential, school, childcare, health care, and public recreation uses, shall not be supported within contaminated or potentially affected areas unless technical studies, remediation, risk management, and any required regulatory approvals demonstrate that the lands are suitable for the intended use.
- 4.5.6.17 Development may be considered on portions of a parcel outside the contamination overlay or offset where it can be demonstrated to the satisfaction of the City and provincial and federal regulatory authorities that the development area is suitable for the proposed use and will not interfere with environmental investigation, monitoring, containment, remediation, or long-term risk management activities.
- 4.5.6.18 Temporary or interim land uses may be considered within affected areas only where they do not increase public exposure, create unacceptable environmental risk, interfere with remediation or monitoring, or compromise the future development potential of the lands.
- 4.5.6.19 Remediation or risk management shall be completed to the satisfaction of the City and the applicable provincial or federal regulatory authority before affected lands are developed for urban uses, unless an approved risk management approach allows development to proceed subject to conditions.
- 4.5.6.20 Where remediation or risk management requires ongoing monitoring, access, institutional controls, engineering controls, land use restrictions, or maintenance obligations, these requirements shall be secured through appropriate subdivision, development, servicing, legal, or other approval mechanisms.
- 4.5.6.21 Stormwater management, utility installation, road construction, grading, excavation, landscaping, and other ground-disturbing activities within or near affected lands shall be designed and implemented to avoid disturbing contaminated materials, mobilizing contaminants, or creating new pathways for contamination migration.
- 4.5.6.22 Development staging shall account for the timing of environmental investigation, remediation, monitoring, regulatory review, infrastructure construction, and long-term access requirements.
- 4.5.6.23 If additional contamination is discovered during subdivision, construction, grading, servicing, or development, work in the affected area shall stop until the contamination has been assessed and managed to the satisfaction of the City and applicable regulatory authorities.
- 4.5.6.24 The boundaries of the contamination overlay and offset areas may be refined through additional technical study, monitoring, remediation, or regulatory review.



Peace Hills Park

4.5.7 Servicing

PURPOSE

The purpose of the infrastructure, servicing, and staging policies is to ensure that development within the Plan Area proceeds in a logical, contiguous, cost-effective, and sustainable manner. These policies are intended to support the efficient extension of municipal infrastructure, avoid premature fragmentation of lands, and ensure that future subdivision and development can be adequately serviced over time. At full build-out, development within the Plan Area is expected to be supported by appropriate municipal services, including water distribution, sanitary sewer, stormwater management, and shallow utilities.

GENERAL

- 4.5.7.1 Future subdivision and development within the Plan Area shall be serviced in accordance with the City of Wetaskiwin's municipal servicing standards, applicable engineering requirements, and the recommendations of the Servicing Study prepared in support of this ASP.
- 4.5.7.2 The extension of municipal services shall occur in a logical and contiguous manner that supports orderly growth, efficient infrastructure investment, and the coordinated development of adjacent lands.
- 4.5.7.3 Development shall not proceed unless adequate servicing capacity is available or can be provided to the satisfaction of the City of Wetaskiwin.
- 4.5.7.4 Where municipal infrastructure upgrades, extensions, or off-site improvements are required to support development, the timing, design, financing, and construction of those improvements shall be addressed through subdivision, development, servicing, or development agreement processes.
- 4.5.7.5 Developers shall be responsible for all on-site and off-site servicing improvements required to support their development, unless otherwise determined by the City of Wetaskiwin.
- 4.5.7.6 Where infrastructure benefits multiple parcels or development phases, the City may require cost-sharing, oversizing, front-ending, or other recovery mechanisms to support fair and coordinated infrastructure delivery.
- 4.5.7.7 Interim servicing solutions may be considered only where they do not compromise the long-term servicing concept, create unacceptable operational impacts, or limit the ability of adjacent lands to develop in accordance with this ASP.
- 4.5.7.8 Servicing design shall consider existing site constraints, including poor drainage, shallow groundwater, wetland areas, existing development patterns, fragmented land ownership, and potential environmental constraints.

WATER

The water servicing network is outlined on **Figure 9**.

- 4.5.7.9 Future development shall be connected to the municipal water distribution system where required by the City of Wetaskiwin.
- 4.5.7.10 Water servicing shall be designed to provide adequate domestic water supply and fire protection in accordance with City standards and applicable provincial and national requirements.
- 4.5.7.11 Watermain extensions shall be designed to support looping, redundancy, and efficient long-term operation of the municipal water system, where feasible.
- 4.5.7.12 Development proposals shall demonstrate, to the satisfaction of the City, that sufficient water capacity and pressure are available or can be provided to support the proposed development.
- 4.5.7.13 Existing areas with limited water service or fire protection capacity shall be evaluated at the time of new subdivision or development to determine whether upgrades are required.

SANITARY SEWER

The sanitary servicing network is outlined on **Figure 10**.

- 4.5.7.14 Future development shall be connected to the municipal sanitary sewer system where required by the City of Wetaskiwin.
- 4.5.7.15 Sanitary servicing shall be designed to accommodate the planned land uses and anticipated development densities identified in this ASP.
- 4.5.7.16 Development proposals shall demonstrate, to the satisfaction of the City, that downstream sanitary sewer capacity is available or can be provided.
- 4.5.7.17 Where sanitary sewer service is not currently available, development shall be staged or designed to allow for the orderly extension of sanitary infrastructure in accordance with the long-term servicing concept.
- 4.5.7.18 Private sanitary systems shall not be permitted for new urban development unless specifically authorized by the City and the applicable provincial authority.

STORMWATER MANAGEMENT

The stormwater management network is outlined on **Figure 11**.

- 4.5.719 Stormwater management shall be designed in accordance with City standards, applicable provincial requirements, and the recommendations of the Servicing Study prepared as part of the Master Drainage Plan in support of this ASP.
- 4.5.720 Development shall manage stormwater in a manner that protects public safety, reduces flood risk, supports watershed health, preserves water quality, and minimizes impacts to adjacent lands and downstream infrastructure.
- 4.5.721 Stormwater facilities shall be planned and designed as part of an integrated drainage system that considers existing low-lying areas, wetlands, overland drainage routes, shallow groundwater, and existing development.
- 4.5.722 Low Impact Development approaches, such as bioswales, rain gardens, naturalized drainage areas, and other green infrastructure measures, should be considered where technically feasible and compatible with site conditions.
- 4.5.723 New development shall incorporate on-site stormwater containment strategies, including grey and green infrastructure, to minimize discharge rates to the future Walker Farm Pond and shall connect to new stormwater servicing designed to discharge at a maximum release rate of 2.5 L/s/ha.
- 4.5.724 Stormwater infrastructure shall be designed to incorporate climate change adaptation measures that reduce system vulnerability to extreme weather events and long-term climate impacts.
- 4.5.725 Stormwater management facilities may be integrated with parks, open space, trails, and naturalized areas where they can be designed to maintain public safety, protect environmental function, and support recreational or aesthetic value.
- 4.5.726 Development shall maintain appropriate overland drainage routes and shall not redirect drainage in a manner that negatively affects adjacent properties.

SHALLOW UTILITIES

- 4.5.727 Shallow utilities, including power, natural gas, telecommunications, and other franchise utilities, shall be provided to the satisfaction of the City and the applicable utility providers.
- 4.5.728 Developers shall coordinate with utility providers at the subdivision and development stages to confirm utility alignment, capacity, easement requirements, and construction timing.
- 4.5.729 Shallow utilities should be located within public rights-of-way, utility lots, easements, or other locations acceptable to the City and the applicable utility providers.
- 4.5.730 Utility alignments shall be coordinated with transportation corridors, municipal infrastructure, stormwater facilities, parks, trails, landscaping, and environmental features to minimize conflicts and support efficient maintenance access.

By-the-lake Park



5.0 IMPLEMENTATION

5.1 SERVICING

Future servicing ties in to existing internal utility networks

5.2 STAGING

Development of Evergreen is planned to represent a logical and contiguous extension of the existing development adjacent to the plan area. Timing of development shall be initiated in tandem with the private landowners, with no pressure to initiate development by a certain date. See **Figure 12: Staging Plan**.

Given the numerous private landowners within the plan area, a cost sharing mechanism may be put in place to ensure adequate servicing through the plan area.

5.3 LOW IMPACT DEVELOPMENT

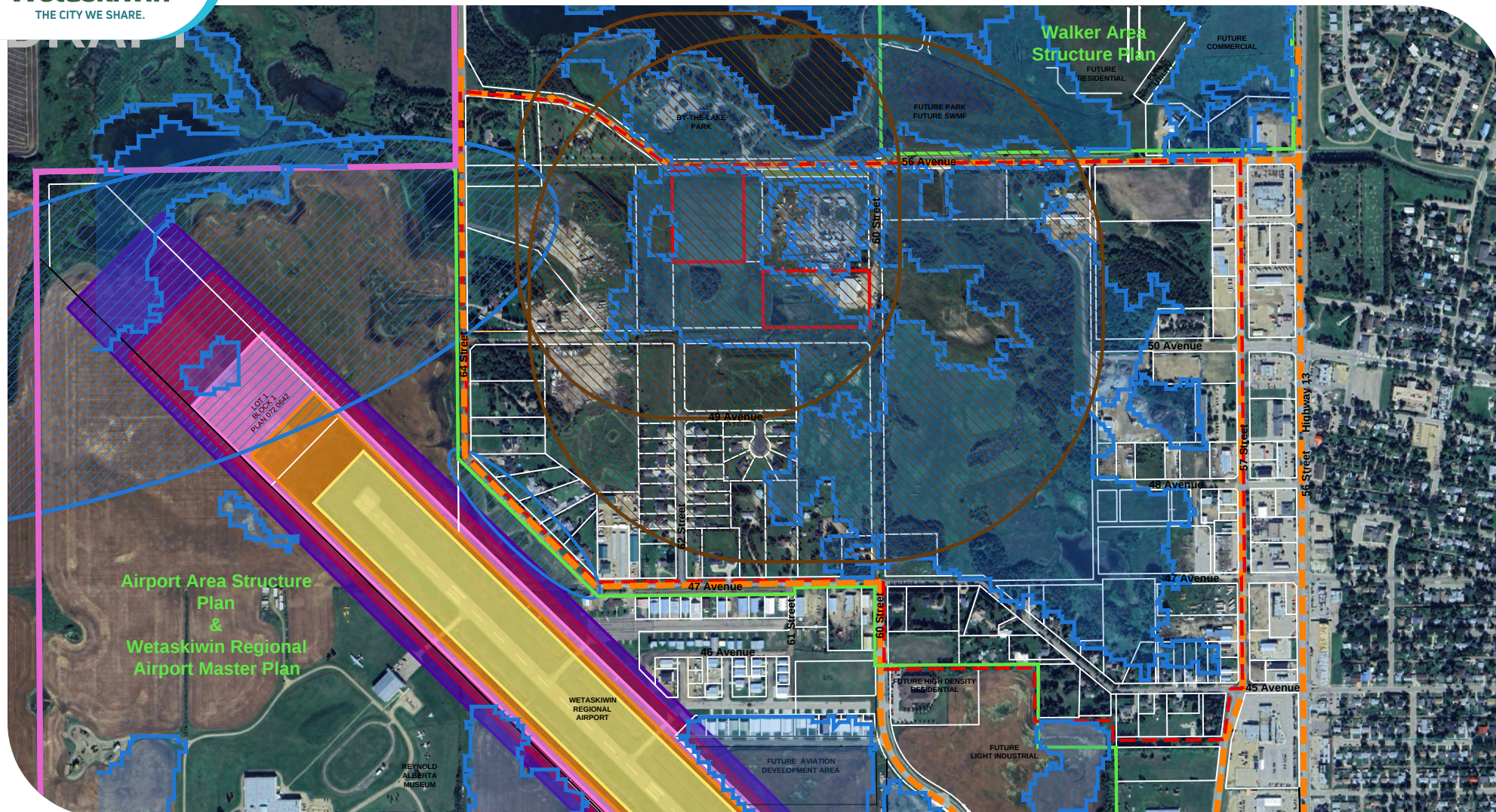
Low Impact Development (LID) approaches are intended to manage rainfall and snowmelt closer to where they occur by using naturalized, landscaped and small-scale drainage features. Within the Plan Area, LID may support stormwater management, watershed protection, tree canopy growth, ecological connectivity and the integration of drainage features with parks, trails and open spaces.

- | | |
|--|--|
| <p>5.3.1 LID approaches should be considered at the subdivision, servicing and development stages where technically feasible and appropriate to site conditions.</p> | <p>5.3.6 LID measures that promote infiltration shall not be used in areas where infiltration may mobilize contaminants, affect groundwater quality, conflict with remediation or risk management requirements or create unacceptable geotechnical, environmental or operational risks.</p> |
| <p>5.3.2 The suitability of LID measures shall be evaluated based on soil conditions, groundwater levels, grading, drainage performance, contamination risk, wetland protection requirements, municipal servicing standards, maintenance requirements and compatibility with adjacent lands.</p> | <p>5.3.7 LID measures should be designed with consideration for long-term inspection, access, maintenance responsibility, sediment management, vegetation establishment, winter operation and lifecycle costs to the satisfaction of the City.</p> |
| <p>5.3.3 LID measures may include bioswales, rain gardens, bioretention areas, naturalized drainage corridors, absorbent landscaping, enhanced tree planting areas, permeable surfaces, wetland buffers and stormwater management facilities with naturalized edges.</p> | <p>5.3.8 Where LID measures are proposed or required, applicants may be required to submit supporting technical information, including stormwater management reporting, grading plans, geotechnical information, environmental assessments, contamination review and long-term maintenance plans, to demonstrate that the measures are feasible, effective and maintainable.</p> |
| <p>5.3.4 LID measures should be integrated with parks, trails, open spaces, landscape buffers, road rights-of-way and stormwater management facilities where they can provide drainage, ecological, aesthetic or recreational benefits.</p> | |
| <p>5.3.5 LID measures shall not replace required wetland protection, environmental reserve dedication, provincial approvals or engineered stormwater management requirements, but may complement these measures where they support natural drainage, water quality and ecological function.</p> | |



City of Wetaskiwin City Hall

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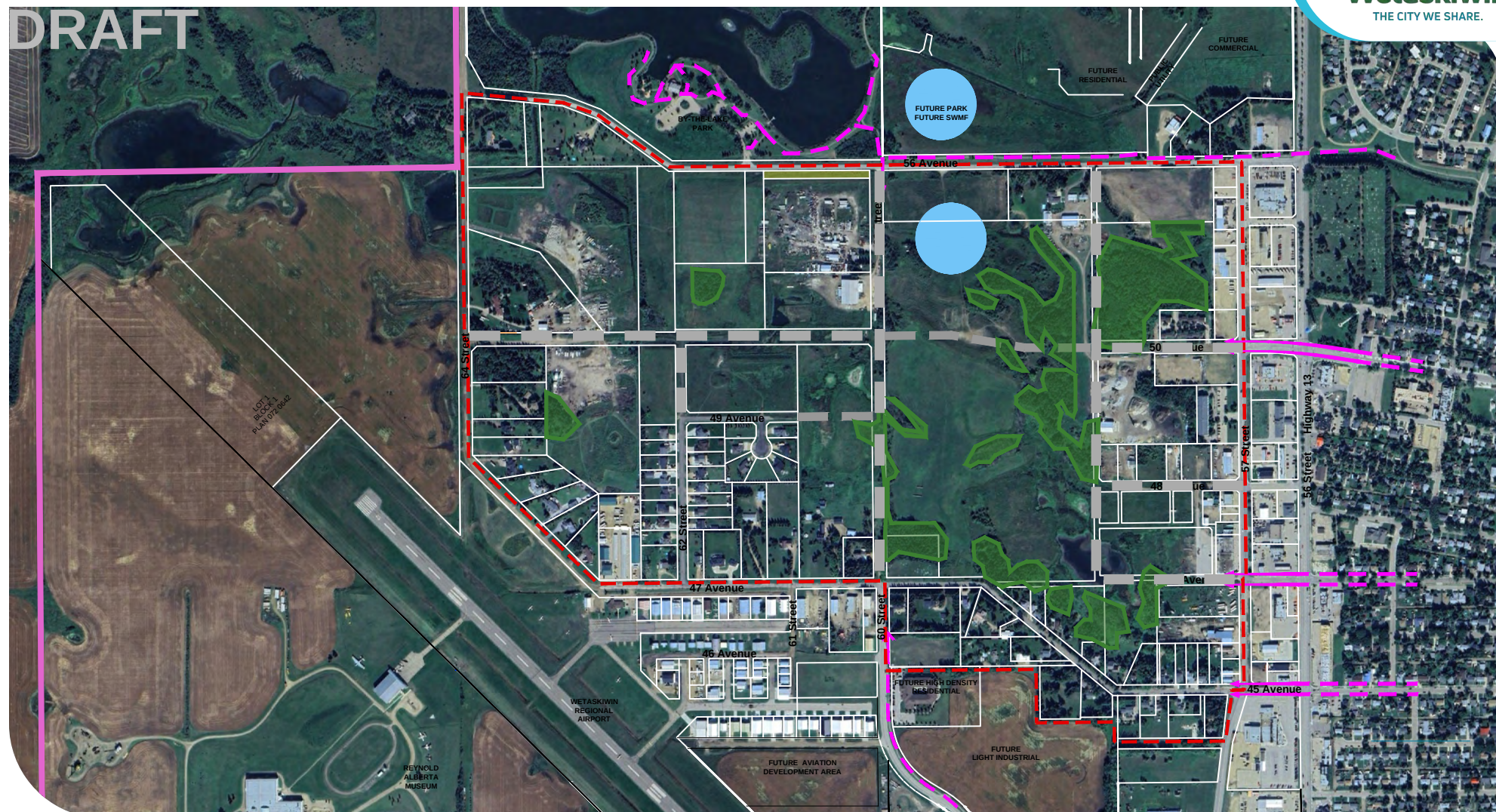


CONSTRAINTS FIGURE 3

Legend – Figure 3

- | | | | |
|--|-------------------------------|--|--|
| | Area Structure Plan Boundary | | Landfill & Hazardous Waste Parcels |
| | Municipal Boundary | | Landfill & Hazardous Waste Buffer |
| | Existing Truck Routes | | Airport Obstacle Limitations |
| | Areas Susceptible to Flooding | | Identified Wetland as per Alberta Merged Wetland Inventory |
| | Adjacent Area Structure Plan | | |

DRAFT

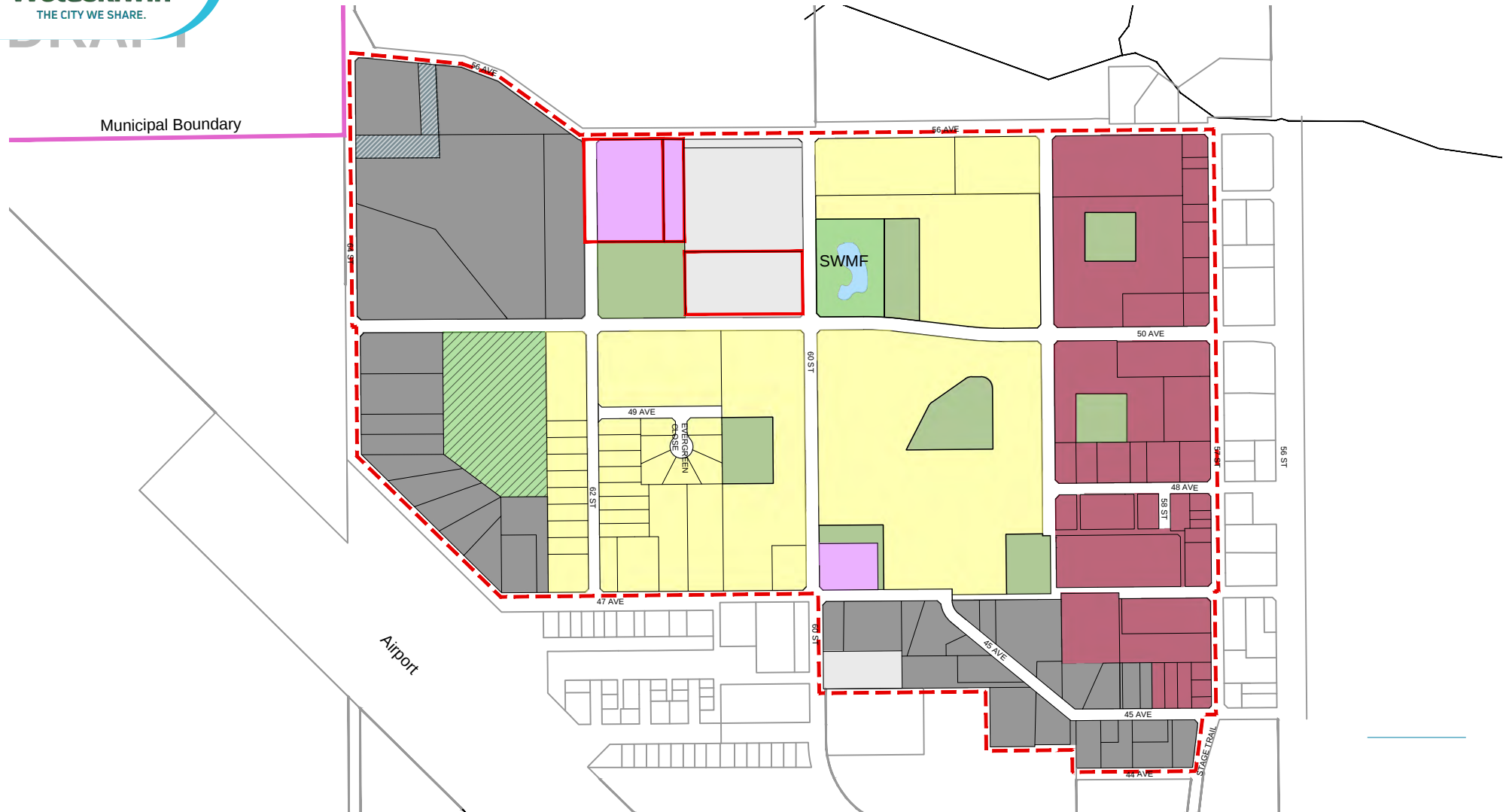


OPPORTUNITIES

FIGURE 4

Legend – Figure 4

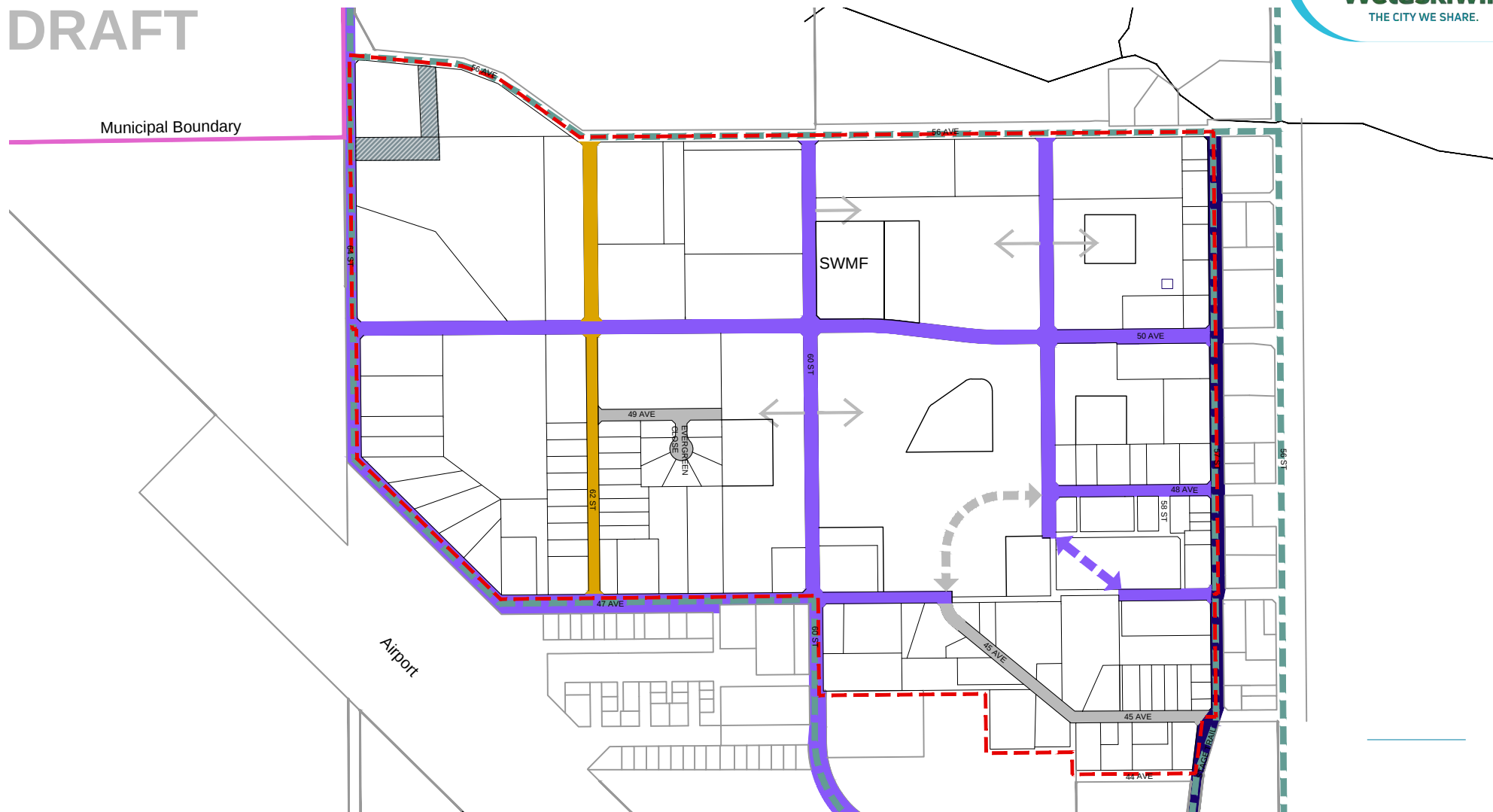
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|---|-------------------------------|---|---------------------------------|
|  | Area Structure Plan Boundary |  | Existing Active Transport Paths |
|  | Municipal Boundary |  | Potential SWMF Locations |
|  | Missing Road Linkage |  | Treed Area |
|  | Road Construction Opportunity |  | Extend Active Transport |



LAND USE
FIGURE 5

Legend – Figure 5

	Area Structure Plan Boundary		Mixed Use - Industrial/Residential		Public Utility Lot
	Municipal Boundary		Institutional		Stormwater Management Facility
	Low Density Residential		Industrial		Landfill & Hazardous Waste Parcels
	Mixed Use - Commercial/Residential		Park Space		
			Recreation		



TRANSPORT NETWORK

FIGURE 6

Legend – Figure 6

- | | | | | | |
|---|------------------------------|---|---------------------------------------|---|--------------------------|
|  | Area Structure Plan Boundary |  | Collector Road |  | Enhanced Local Road |
|  | Municipal Boundary |  | Approximate Collector Road Connection |  | Neighbourhood Connection |
|  | Public Utility Lot |  | Local Road |  | Existing Truck Road |
|  | Arterial Road |  | Approximate Local Road Connection | | |



PEDESTRIAN NETWORK
FIGURE 7

Legend – Figure 7

- | | | | |
|--|--------------------------------|--|--------------------|
| | Area Structure Plan Boundary | | Institutional |
| | Municipal Boundary | | Public Utility Lot |
| | Park Space | | Proposed Trail |
| | Recreation | | Existing Trail |
| | Stormwater Management Facility | | Greenway Linkages |

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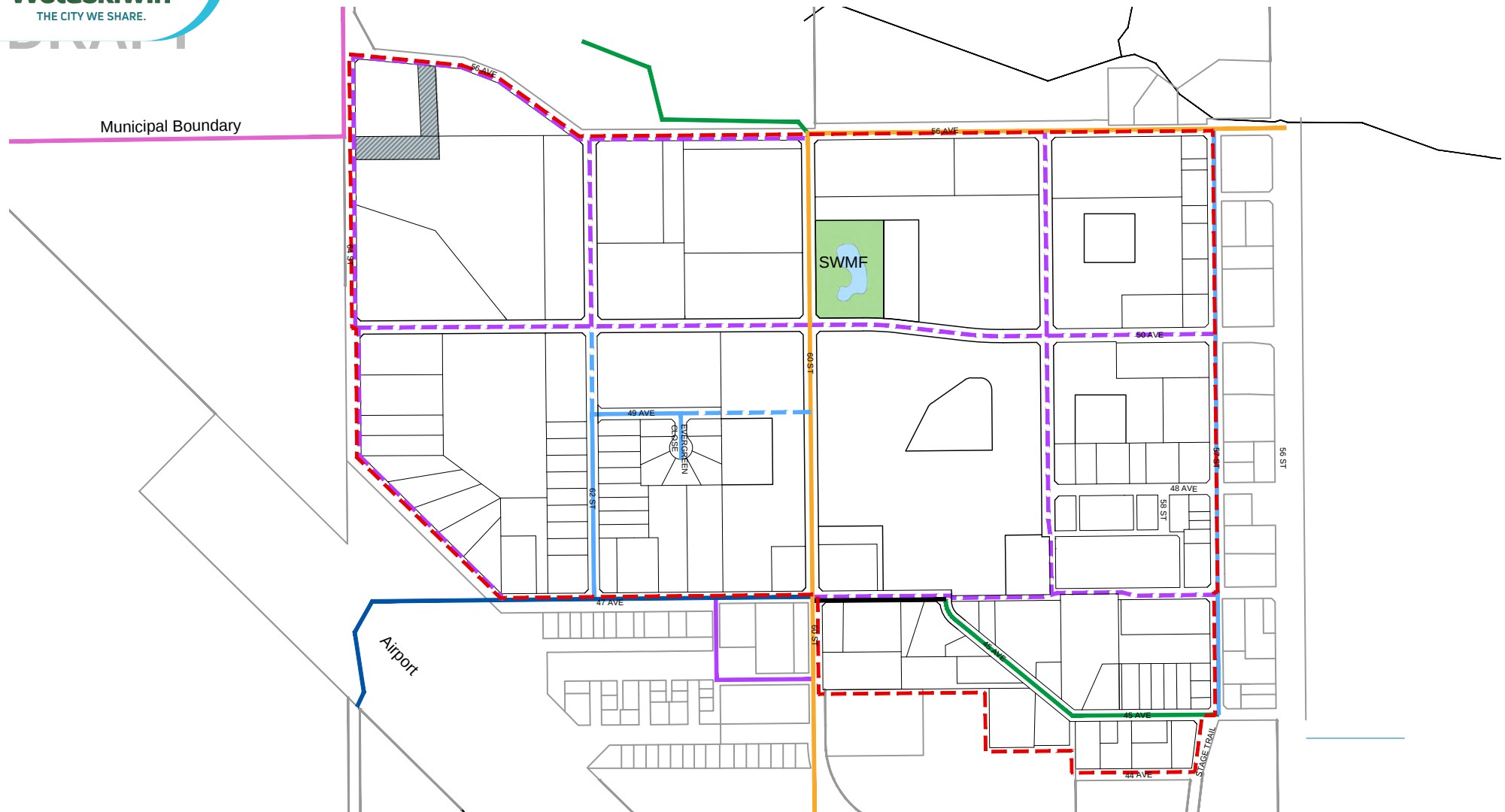


PARKS AND OPEN SPACE

FIGURE 8

Legend – Figure 8

- | | | | |
|---|------------------------------|---|--------------------------------|
|  | Area Structure Plan Boundary |  | Stormwater Management Facility |
|  | Municipal Boundary |  | Institutional |
|  | Park Space |  | Public Utility Lot |
|  | Recreation |  | Greenway Linkages |



WATER SERVICING

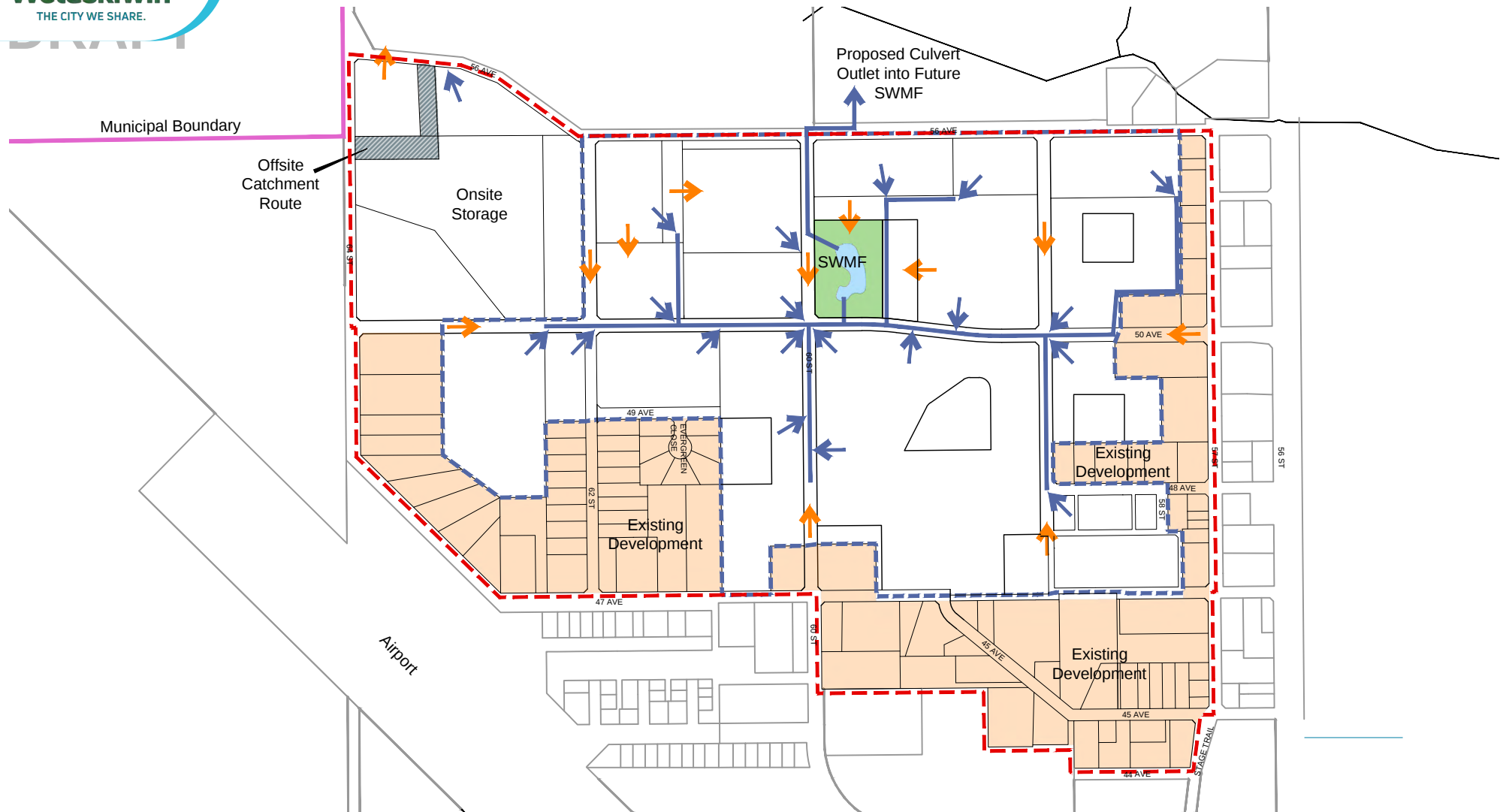
FIGURE 9

Legend – Figure 9

- | | | | | | |
|---|--------------------------------|---|---------------------------|---|---------------------------|
|  | Area Structure Plan Boundary |  | Existing 450 mm Watermain |  | Existing 150 mm Watermain |
|  | Municipal Boundary |  | Existing 300 mm Watermain |  | Existing 100 mm Watermain |
|  | Stormwater Management Facility |  | Existing 250 mm Watermain |  | Proposed 300 mm Watermain |
|  | Public Utility Lot |  | Existing 200 mm Watermain |  | Proposed 200 mm Watermain |



	Area Structure Plan Boundary		Proposed Sanitary Sewer
	Municipal Boundary		Proposed Forcemain
	Stormwater Management Facility		Existing Sanitary Sewer
	Public Utility Lot		Existing Low-Pressure Mains

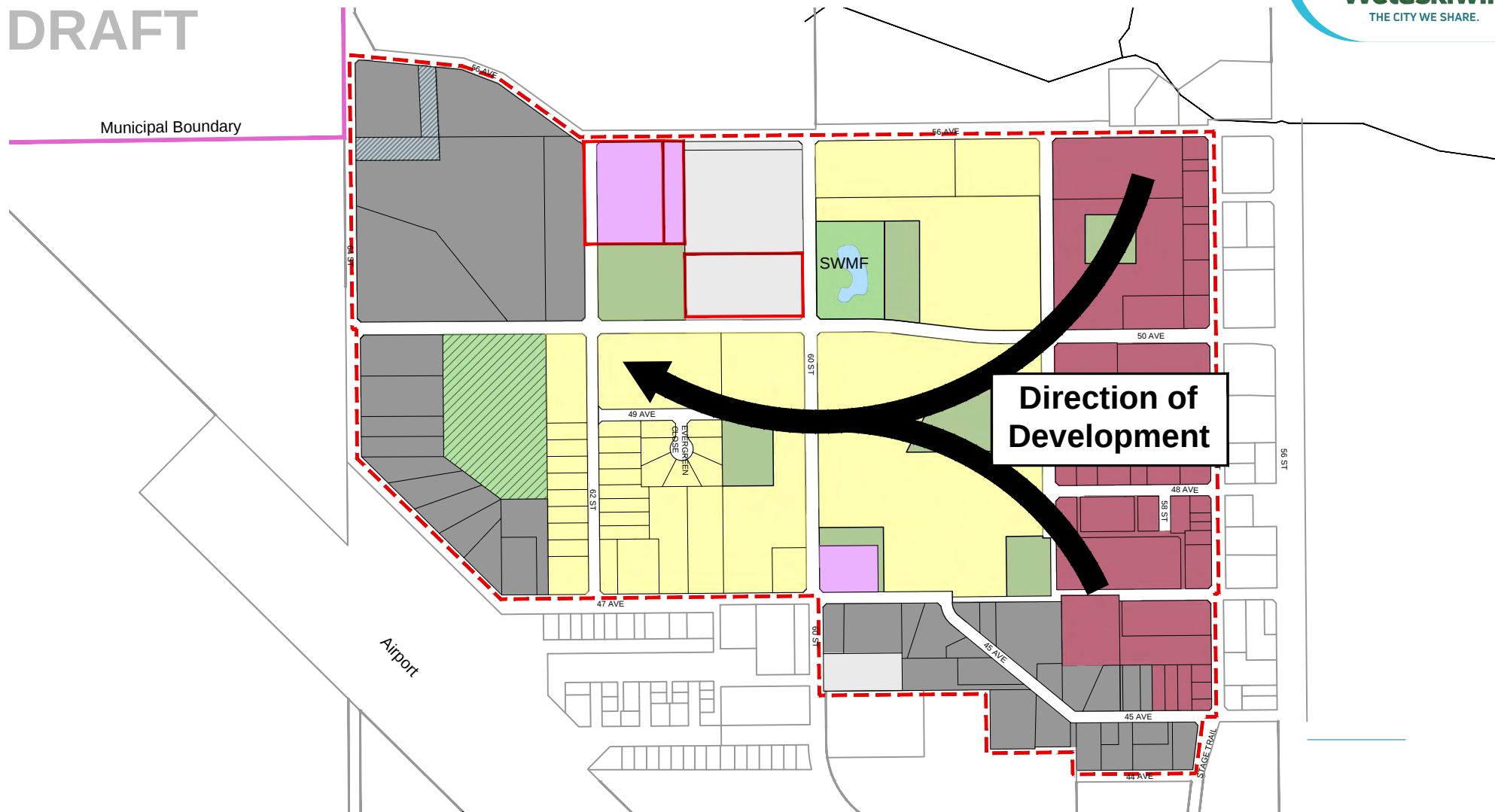


STORM WATER MANAGEMENT FIGURE 11

Legend – Figure 11

- | | | | |
|--|--------------------------------|--|-------------------------|
| | Area Structure Plan Boundary | | Drainage Basin 1 |
| | Municipal Boundary | | Drainage Basin 2 |
| | Stormwater Management Facility | | Pipe Direction |
| | Public Utility Lot | | Overland Flow Direction |

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STAGING PLAN
FIGURE 12

Legend – Figure 12

-  Area Structure Plan Boundary
-  Municipal Boundary

