

ANZAC AREA STRUCTURE PLAN (2012)





Anzac Area Structure Plan session (2012)

ACKNOWLEDGEMENTS

The 2012 Anzac Area Structure Plan (ASP) is the result of collaboration between residents of Anzac, Government of Alberta, Industry, and the Regional Municipality of Wood Buffalo (RMWB, “the Municipality”). The Municipality thanks all participants for kindly giving their time and sharing their views on making Anzac a better place for all.

TABLE OF CONTENTS

PART I SETTING THE STAGE.....	6
Plan Purpose and Scope	7
Plan Context.....	8
Overview of Anzac.....	10
Growing Sustainably.....	16
Anzac Community Vision.....	18
PART II ACHIEVING THE VISION.....	20
The Plan.....	21
Principle 1 Preserve the Natural Environment.....	26
Principle 2 Foster Recreational Opportunities	28
Principle 3 Provide for a Range of Housing Choices.....	30
Principle 4 Create a Vibrant Community Core.....	32
Principle 5 Promote a Diverse Economy.....	34
Principle 6 Provide Safe, Reliable and Accessible Transportation.....	36
Principle 7 Improved Municipal Services.....	38
Principle 8 Provide Appropriate Emergency Services.....	40
PART III MAKING IT WORK.....	42
Implementation.....	43

REFERENCES.....	47
GLOSSARY OF TERMS.....	48
LIST OF MAPS AND ILLUSTRATIONS	
Map 1: Anzac in the Region.....	9
Fig 1: Oil Sand Employment near Anzac.....	10
Map 2: Regional Growth Concept.....	12
Map 3: Existing Land Use.....	14
Map 4: Anzac ASP Area.....	15
Figure 2: Planning Process.....	19
Map 5: Generalized Land Use Concept.....	23
Map 6: Overlay 1- Development Suitability.....	25
Map 7: Residential Phasing.....	44
Table 1: Key Implementation Priorities for Anzac	45

PART I SETTING THE STAGE

This section sets the context for a new Anzac Area Structure Plan. It provides a summary analysis of the community's existing information and discusses the planning and policy framework which includes key regional influences as well as the Municipal Development Plan's strategic directions for the community's future.



PLAN PURPOSE AND SCOPE

The Hamlet of Anzac is located within the Regional Municipality of Wood Buffalo, one of the fastest growing municipalities in Canada. Overlapping the Athabasca Oil Sands Area (AOSA), an area containing rich deposits of oil sands, the region is economically strong. The pace of economic growth in the region is projected to continue to accelerate, generating significant new employment opportunities and attracting people from across the country and around the world. As investment grows, so too will the communities in the region.

Evolving from an important stopover point for fur traders en-route between Fort McMurray and Lac La Biche into a present day hamlet, Anzac is poised for growth based on projected investment in the oil sands industry. It is planned for transformation and is well positioned to become a sub-regional centre offering important services to the southern communities of the region.

The 2012 Area Structure Plan (ASP) is prepared in accordance with section 633 of the Municipal Government Act (MGA) and aims to:

- Guide future growth in a manner that is consistent with the Municipal Development Plan.
- Provide a framework for coordinating future residential, commercial, industrial and recreational land uses as the community's population increases.
- Establish policies to ensure that all future development occurs in an orderly, economical and environmentally friendly manner.
- Integrate existing and future transportation requirements within the proposed generalized land use concept.

This plan replaces the 2002 Anzac Area Structure Plan (Bylaw No. 02/060) as the key policy document for the next twenty years. The ASP will be reviewed at least every five years to ensure its ongoing relevance.

PLAN CONTEXT

Significant investment in the AOSA has caused rapid growth throughout the municipality. This growth is expected to continue and accelerate throughout the foreseeable future. Oil production is projected to rise from the current 1.6 million barrels per day (bpd) to as much as 6.9 million bpd, stimulating employment demand and population increases.

Municipal projections indicate that up to 50,000 permanent operational jobs could be created in the oil industry resulting in a population increase of more than 125,000 people in the region, and triggering a demand for land and support services. Similarly, the region's population is projected to increase from approximately 105,000 in 2010 to over 230,000 by 2030.

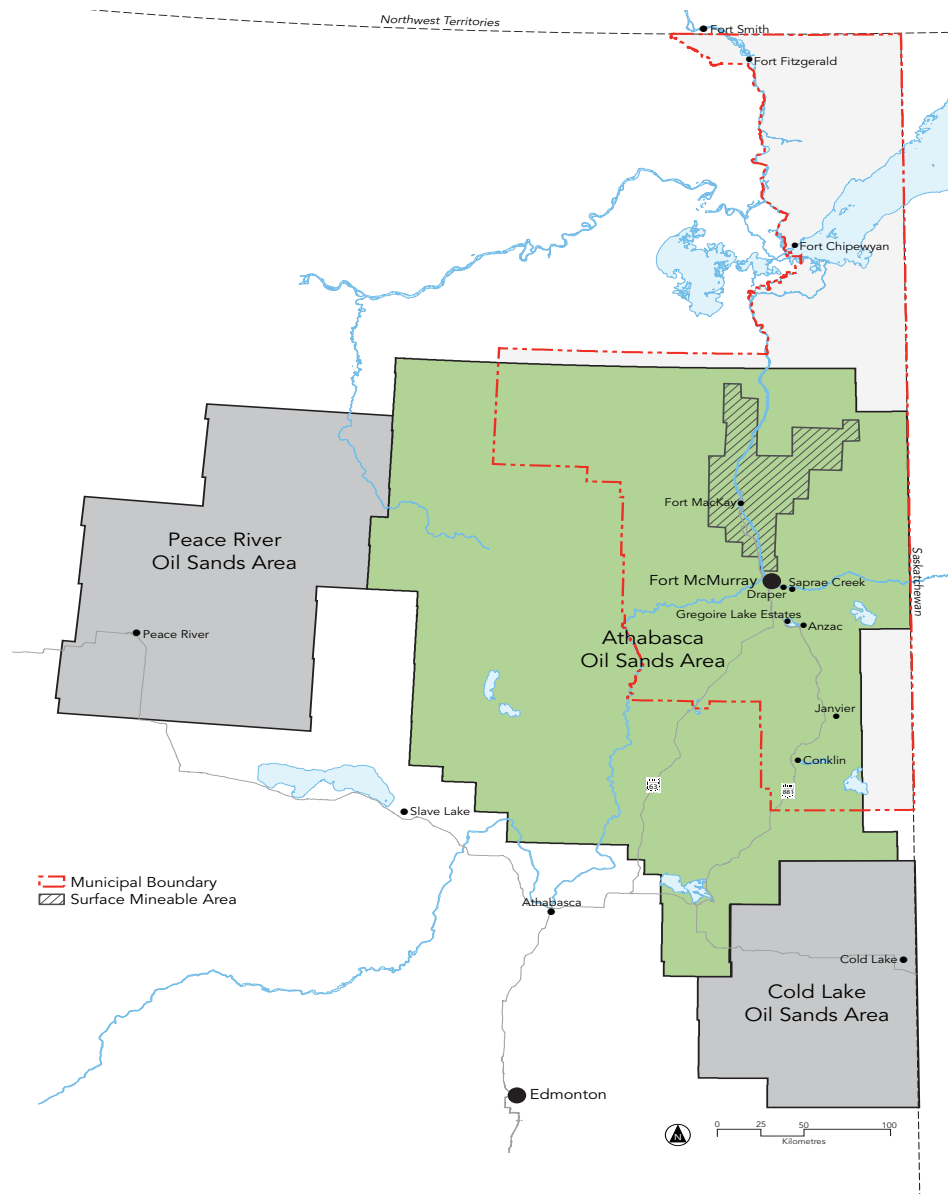
Presently, more than one quarter of the Anzac workforce (27%) is employed in the oil sands industry. It is anticipated that the continued expansion of the existing and new Steam Assisted Gravity Drainage (SAGD) projects will result in a total of over 4,000 operational jobs within 50 kilometres (40 minute commute) of the Anzac community (see fig 1 below). Over the next twenty years, Anzac's population is projected to increase significantly as a result of these new jobs.

Additional employment will be generated with the expansion of industrial and commercial operations within a 20 to 40 kilometres radius of Anzac. This includes the expansion of the Fort McMurray Airport and Prairie Creek Business Park.

MAP 1: ANZAC IN THE REGION

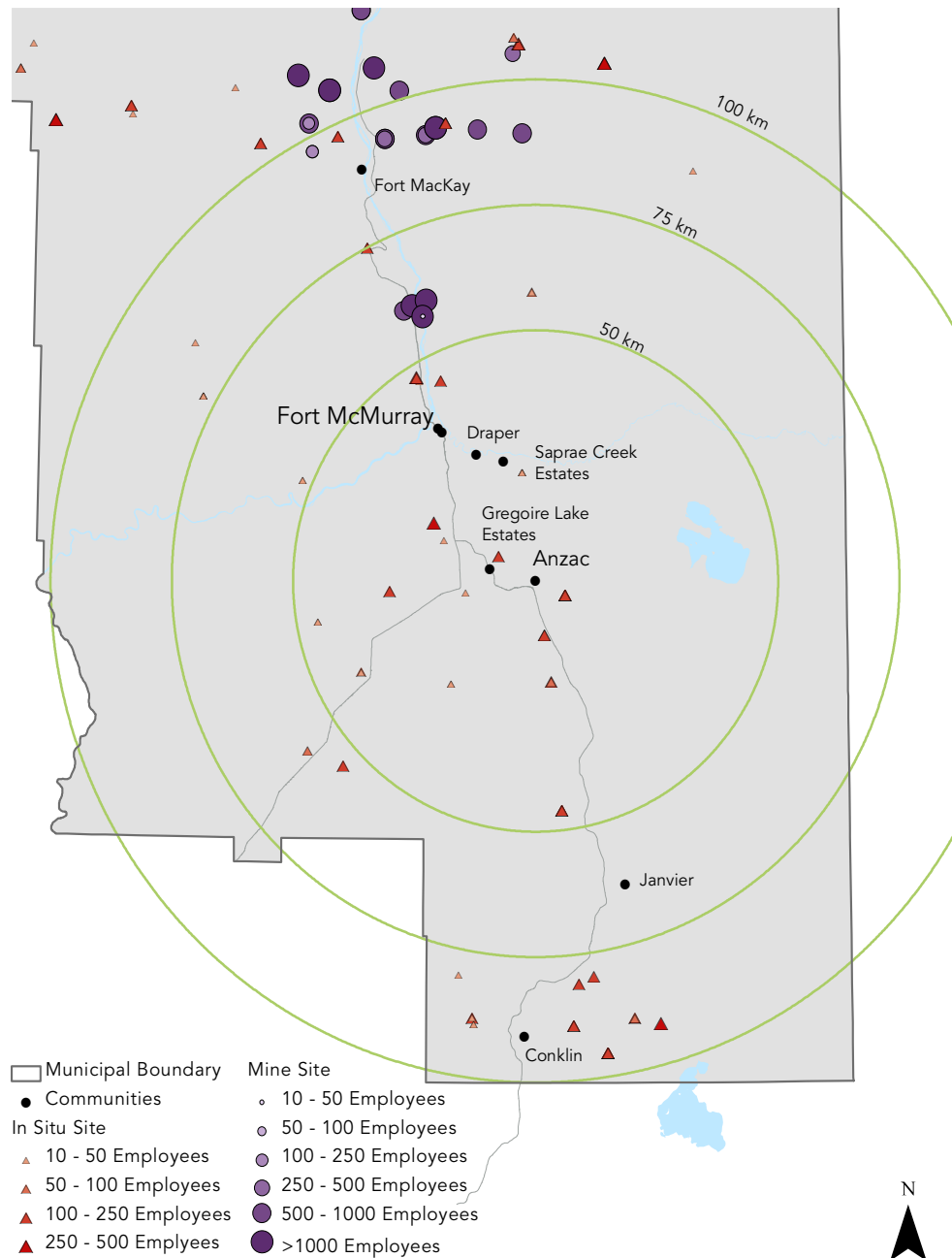
ATHABASCA OIL SANDS AREA

and the Regional Municipality of Wood Buffalo



Source: Municipal Development Plan

FIGURE 1: OIL SANDS EMPLOYMENT NEAR ANZAC



Source: Regional Municipality of Wood Buffalo

THE MUNICIPAL DEVELOPMENT PLAN (BYLAW NO. 11/27)

The Municipal Development Plan (MDP) sets the foundation for the creation of a new Area Structure Plan (ASP) for Anzac. The MDP outlines a strategic path for growth and development to occur in a sustainable manner. Building on the Envision Wood Buffalo plan (2010), the MDP establishes a framework for the region to grow responsibly, emerging as “a global model for sustainability in the north.”

To achieve this, the Municipality is committed to building sustainable communities where housing, employment and recreational opportunities are located in close proximity to each other. Other key priorities include the following:

- Promoting environmental stewardship which allows for the proper management and protection of the natural environment, including sensitive natural areas such as wetlands and riparian areas, and habitats for wildlife.
- Supporting economic resilience which provides for a diversified and adaptive economy.
- Allowing for the preservation, enhancement and celebration of the region’s vibrant culture.
- Developing key partnerships by working together to achieve regional objectives and initiatives.

Taking these into consideration, the regional growth management strategy directs the majority of the region’s growth to the urban area of Fort McMurray (85%), and the remainder to rural communities (5%) and work camps (10%). The majority of the rural population is directed to Anzac, which has been identified as a Priority Growth Area in the municipality (see Map 2).

Transformative growth in Anzac is a key policy in the MDP. It is projected that approximately 3,000 new jobs could be created in the vicinity of Anzac as a result of its proximity to SAGD operations. With sufficient land, Anzac is projected to grow to between 6,000 and 8,000 residents with corresponding increases in municipal services. Locating the majority of the operational workforce and their families in Anzac will provide the minimum population for improved services, amenities and quality of life.

Over time, Anzac could become a more complete community offering a range of housing choices, commercial and institutional services, along with having a vibrant core area. With the timely provision of adequate physical and social infrastructure, Anzac could emerge as a secondary centre offering important services to Gregoire Lake Estates, Janvier and Conklin.

Additional MDP directions and strategies for Anzac that the ASP addresses include the following:

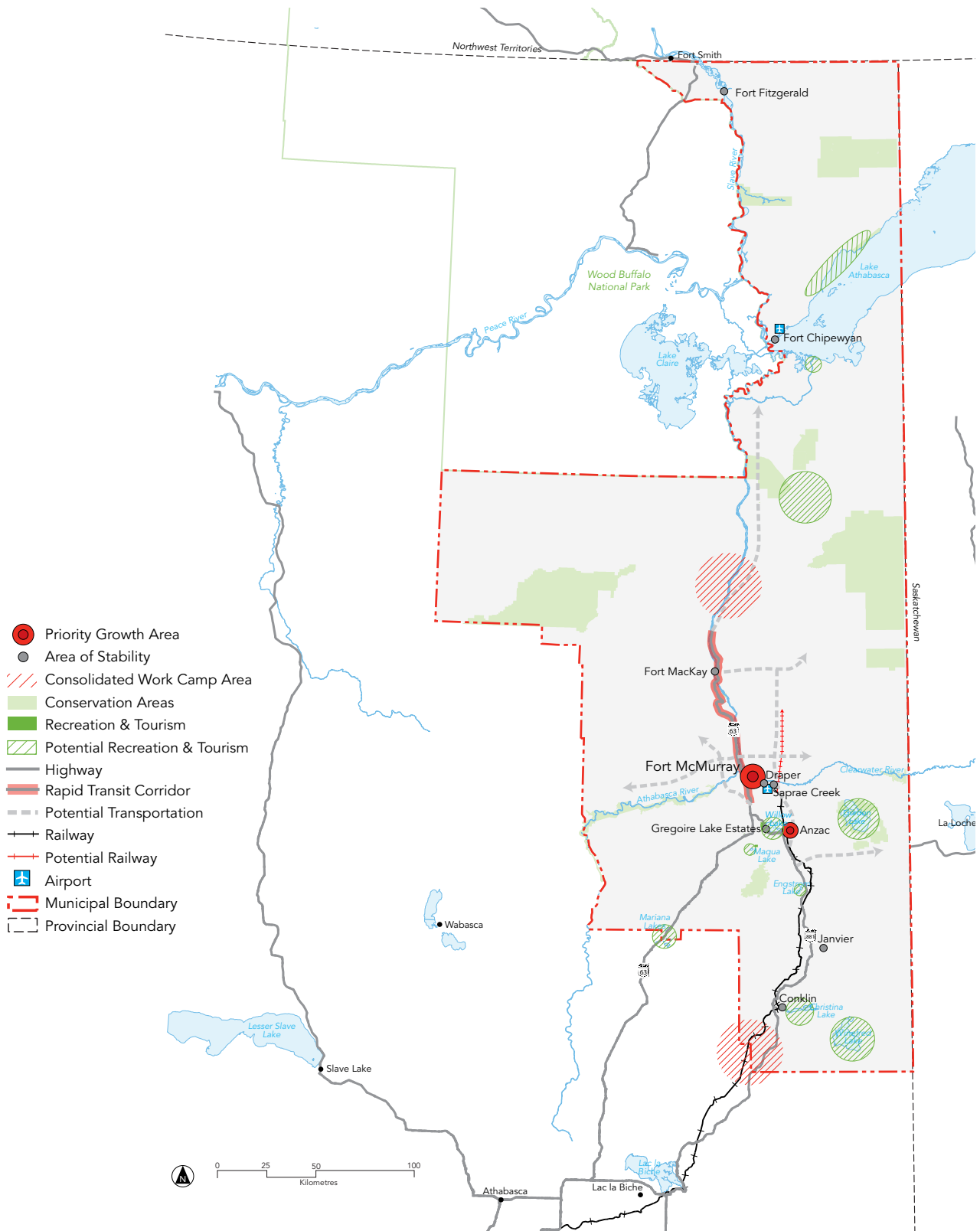
1) Accommodate Economic Growth

- Support the provision of a range of housing choices to meet a variety of needs.
- Support commercial, industrial and institutional uses in locations that promote the creation of a healthy community. Support the efficient use of infrastructure, and protect the natural environment.

2) Establish a Vibrant Community Core

- Support mixed-use development including residential, commercial and institutional uses within a central location along Stony Mountain Road.
- Encourage the development of a new transportation corridor to the east of the community to which the eastern end of Stony Mountain Road could be connected.
- Encourage higher residential density to locate within and in close proximity to the Community Core.

MAP 2: REGIONAL GROWTH CONCEPT



OVERVIEW OF ANZAC

Anzac is located approximately 45 kilometres south of Fort McMurray. The community is situated on the eastern shore of Willow Lake, one of the municipality's largest recreational areas, and is accessed from Highway 881, which leads further south to the hamlets of Janvier and Conklin. A Canadian National (CN) rail line, which serves as a freight line connecting north to Fort McMurray and south to Edmonton, runs along the eastern side of the Hamlet.

Anzac is predominantly a residential community with a 2010 population of nearly 800 people. Single-family detached housing is the primary housing form in the community. Mobile or modular housing is also common and there are a few multi-family dwellings. Older housing is located on larger lots, approximately 1 hectare (2.5 acres), while newer housing is on smaller lots of 0.4 hectares (1 acre). The majority of residents own their homes while the remainder rent. Housing prices in Anzac, similar to most other communities in the region, have increased in recent years raising concerns about housing affordability. Limited affordable housing, in the form of a four-unit seniors' self-contained structure and a single-family home, is provided through Wood Buffalo Housing and Development Corporation.

There is an abundance of parks and open spaces that allows for outdoor recreation. These include a day-use area on Willow Lake, trails, ice rink, a baseball diamond, children's playgrounds, and trails for walking and off-highway vehicles (OHV) usage. Institutional uses are concentrated within a central area off Stony Mountain Road. These include two schools (Anzac Community School and the Bill Woodward School), a fire department, a truck fill station, and the community hall.

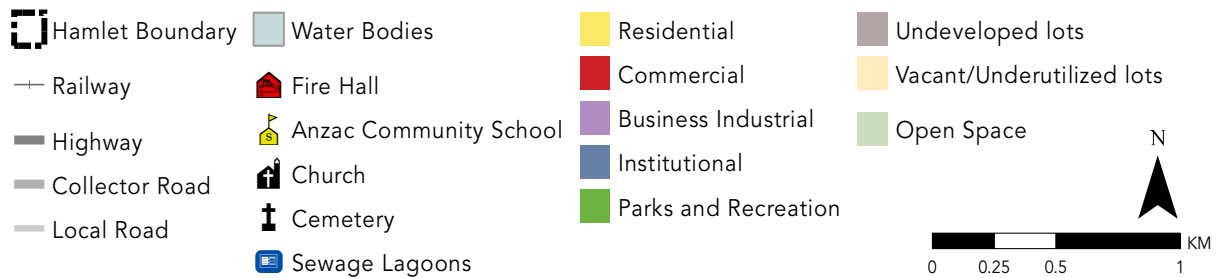
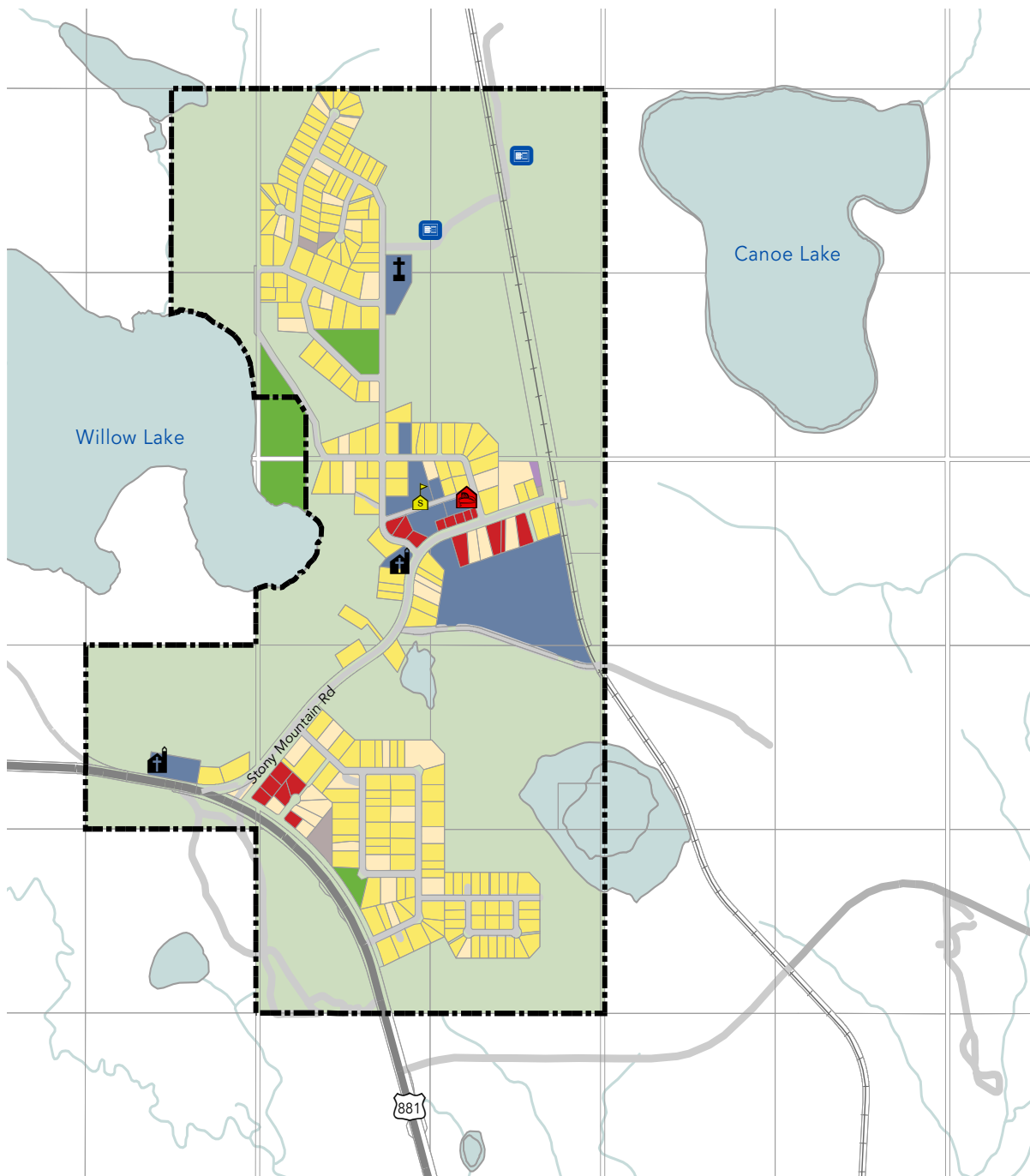
Commercial uses in Anzac are limited with a few activities along Stony Mountain Road in the central area, and Gilmore Drive and Willow Lake Road (see Map 3). Commercial uses in Anzac include a convenience store, burger bar, and a service station.

Further growth within the hamlet is constrained by the lack of a water distribution and sewage collection system. Although the southeast regional water supply line provides reliable water service to the community from Fort McMurray, only the schools, fire department, senior centre, and Municipal Hall are connected to this piped distribution system. Residential water service is received from a truck fill facility. Similarly, the waste water collection system is limited to servicing those areas connected to the water supply line. The remainder is serviced by truck hauled sewer services or septic fields. There are two sewage lagoons, one of which is decommissioned while the other currently in use is undersized.

The Municipality is currently constructing new water and sewer facilities that will allow for further development to occur in Anzac. The water distribution system is being upgraded with a new reservoir and pump house. This facility will provide capacity for 3,000 to 5,000 people. The sewage lagoon is being upgraded to a mechanical treatment facility (Micro Bio-Reactor- MBR), which will service a population of up to 2,000 and is easily expandable to meet the waste water servicing capacity when required. To sustain future population growth, development needs to be coordinated with improved infrastructure and services.

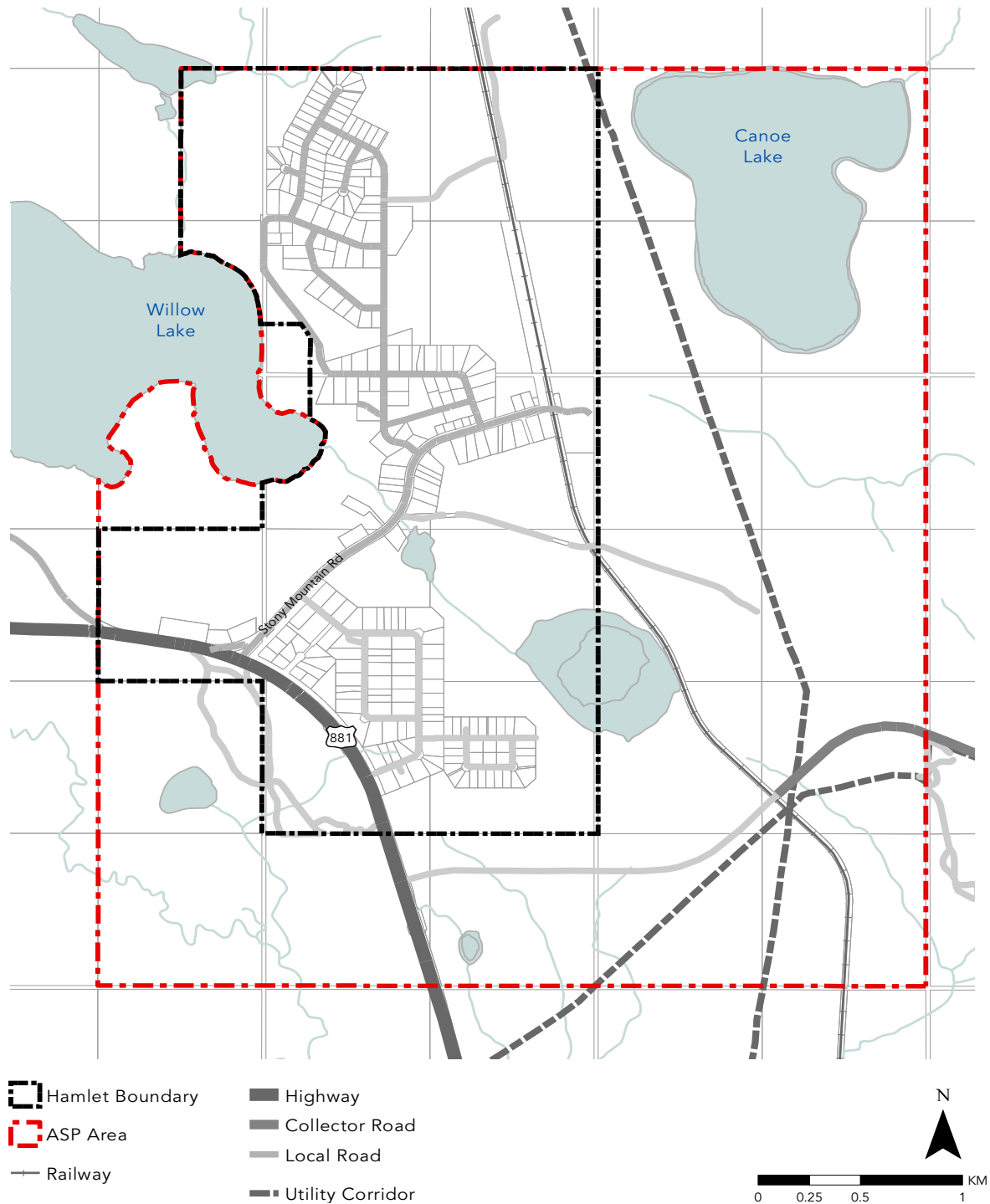
A significant portion of the land has some or significant constraints to development due to muskeg or other environmental as well as physical factors. This restricts development within the existing hamlet boundary. With increased growth pressure as a result of accelerated oil sands development in the region, consideration must be given to acquiring additional land from the province to sustain long term growth in the community.

MAP 3: EXISTING LAND USE



MAP 4: ANZAC ASP AREA

The 2012 Area Structure Plan (ASP) boundary encompasses approximately 1,900 hectares (4,695 acres). This includes the existing hamlet, which is approximately 751 hectares (1,856 acres), and the expanded areas to the west, east and south (see map below). The 2012 ASP boundary abuts the Willow Lake Area Structure Plan boundary to the west.



GROWING SUSTAINABLY

In 2010, Council adopted the Envision Wood Buffalo Plan. This is a long-term strategic plan that focuses on balancing the four pillars of sustainability.

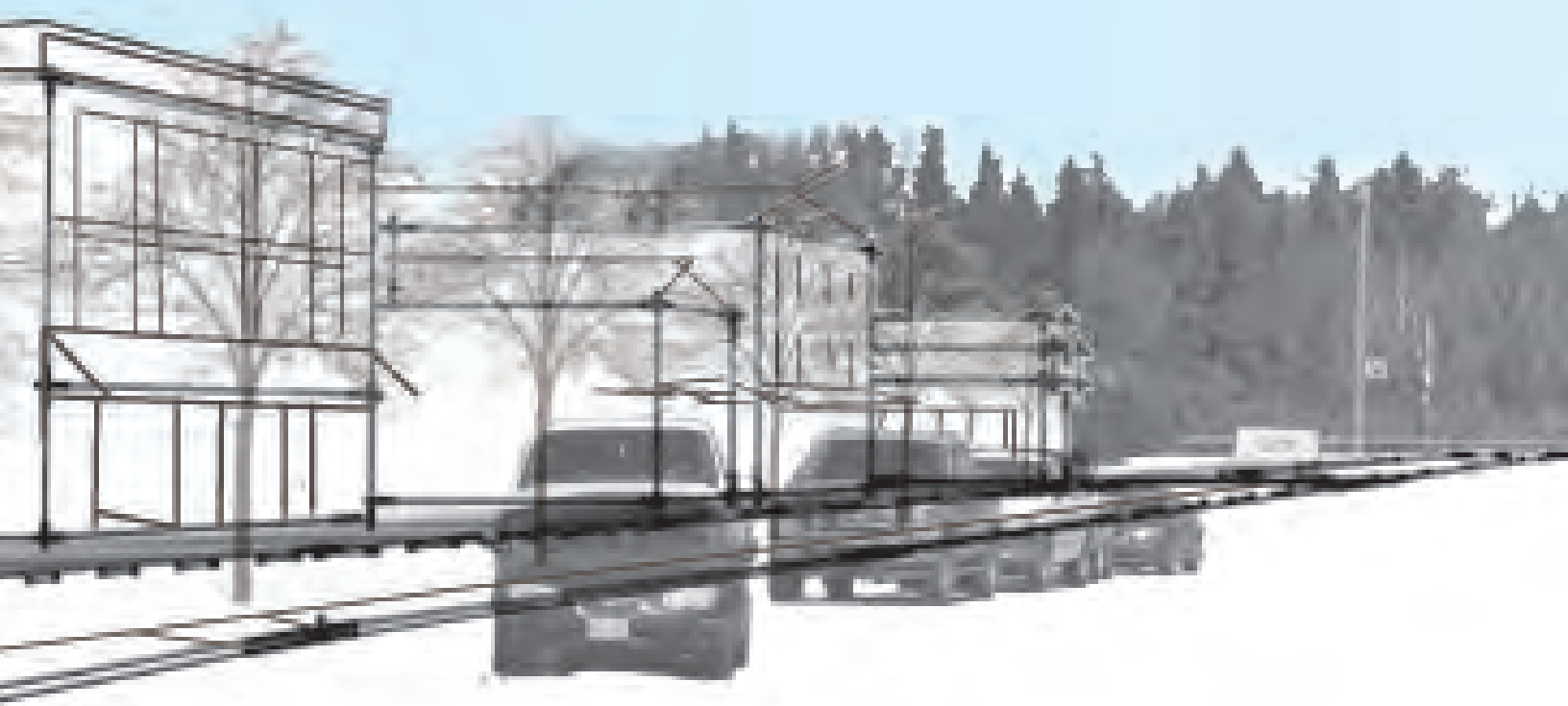
THE FOUR PILLARS OF SUSTAINABILITY

- Environment
- Society
- Culture
- Economy

ENVISION WOOD BUFFALO PLAN (2010)

Statement of Sustainability

“We value living in a region that is safe, healthy, inclusive of all residents and provides local opportunities. We have a strong economy, a healthy environment, a rich culture and an abundance of social capital that together form the pillars of sustainability and contribute to quality of life and well-being. We strive to find balance in our economic, environmental, cultural and social systems and to live within their natural limits. We make decisions that reflect an understanding of the interdependence of these systems and consider residents’ long-term needs to ensure the resources of today are sustainable into the future.”



A background image of a snowy park. In the foreground, a snow-covered path leads towards a playground structure. The structure consists of several tall, thin metal poles with horizontal bars and a small platform at the top. A person is visible on a sled, moving down a snowy slope. The background is filled with bare trees and a clear blue sky.

GUIDING PRINCIPLES

Future development in Anzac will be guided by the following principles:

- Preserve the Natural Environment
- Foster Recreational Opportunities
- Provide for a Range of Housing Choices
- Create a Vibrant Community Core
- Promote a Diverse Economy
- Provide Safe, Reliable and Accessible Transportation
- Improved Municipal Services
- Provide Appropriate Social and Emergency Services

ANZAC'S COMMUNITY VISION

The Anzac community vision developed during the Envision Wood Buffalo process in 2008 forms the basis for long-term development to occur in a sustainable manner.

“Anzac is a community with a welcoming spirit where everyone cherishes and enjoys our beautiful, natural environment. Our many parks, natural areas and amenities support a wealth of recreational and cultural activities and celebrations that are enjoyed by residents of all ages. Gathering places around the community centre and schools form the heart of the community. Housing is affordable for all people and everyone has access to a full range of health and educational services, and locally owned businesses. Accessibility is a distinguishing feature with safe and reliable transportation connecting Anzac to the rest of the region.”

Source: Envision Wood Buffalo Plan (2010)

Given the growth potential for the community, three growth scenarios were developed as shown in Figure 2. These were:

- Low Growth (1500-2,000)
- Medium Growth (4,500-5,000)
- High Growth (10,000-12,000)



Residents participating in the planning process (2009) discussing the three scenarios

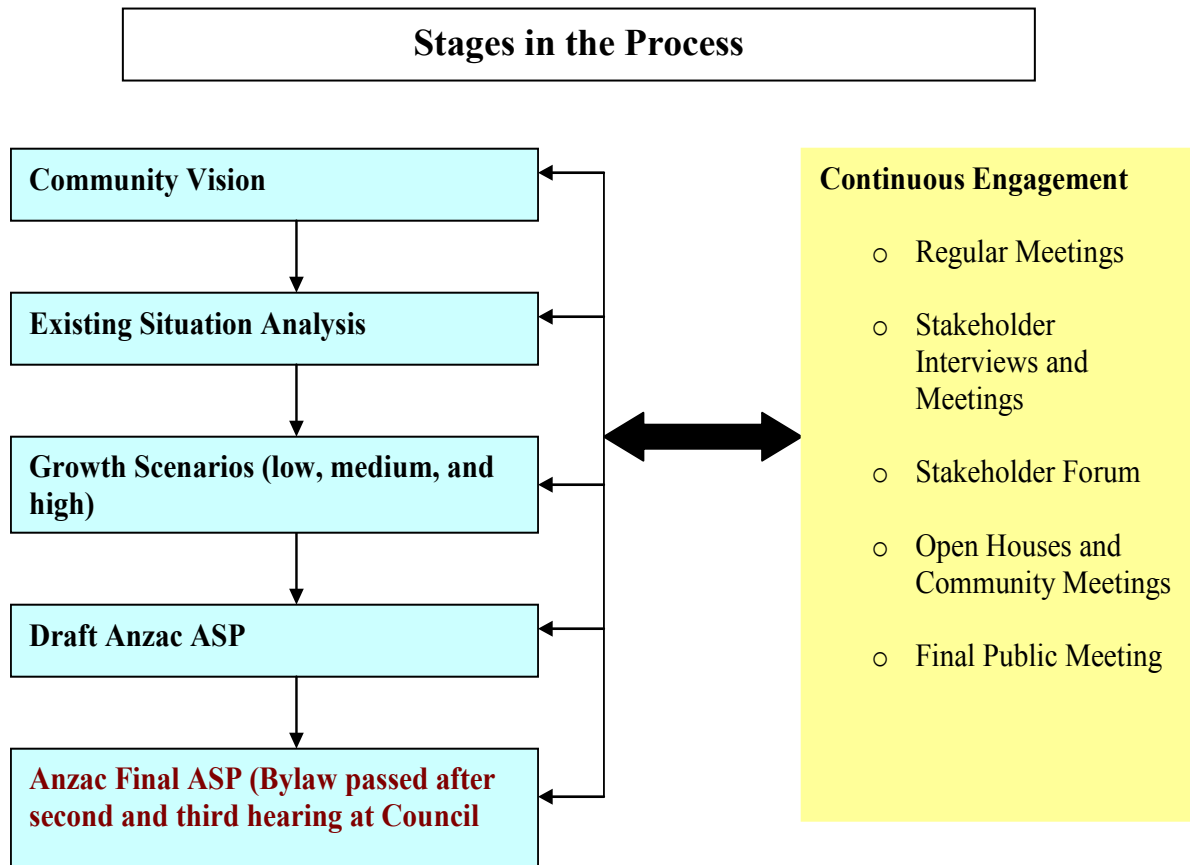
Throughout the community engagement process, low growth was considered desirable because it allowed for the small town appeal and the closeness to the environment and nature to be retained. Additionally, there was a strong desire to retain the existing development pattern of one acre lots. However, retaining the existing development pattern of one acre lots does not allow for the affordable provision of improved services and for other needed changes to occur in Anzac. While there were concerns regarding the impact of a large population on the community's small town appeal, the high growth scenario was most favoured as some residents felt that this was the only scenario that allowed for improvements to occur and less reliance on Fort McMurray. Some improvements identified include increased parks, trails, more services, and a greater potential for the emergence of small businesses.

The Anzac vision not only allows for these improvements to occur but also conforms to the MDP's strategic directions for the community. The MDP solidifies the sustainability framework outlined in the Envision Wood Buffalo Plan for the community. As a sustainable community, there will be opportunities for Anzac to:

- Develop in a manner that preserves and enhances the natural environment, thereby enabling its continued enjoyment for recreational and cultural purposes.
- Offer a broader range of services within close proximity to housing, employment and recreational areas.
- Develop in a manner that is pedestrian friendly with convenient access to amenities and transit.
- Provide for increased business and employment opportunities.
- Develop in a manner that allows for improved municipal servicing.

FIGURE 2: THE PLANNING PROCESS

The preparation of a new Anzac Area Structure Plan started in November 2009 and culminated in May 2012. The planning process was informed by numerous community and stakeholder engagements that occurred continuously. Figure 2 shows the process that led to the development of this plan.



PART II

ACHIEVING THE VISION

This section outlines a plan for achieving the Community Vision developed during the Envision Wood Buffalo process. Approaches to develop Anzac in a sustainable manner are outlined as key principles, objectives and policies.



THE PLAN

GENERALIZED LAND USE CONCEPT

Map 5 shows the generalized land use concept for Anzac. This is a conceptual map that provides general description and approximate location of proposed future land uses. The following are the descriptions of the land use classifications:

Residential

This plan encourages the provision of a range of housing choices and densities. To achieve this, two types of residential categories have been established:

Established Neighbourhood

The intent of the Established Neighbourhood classification is to allow the existing residential lifestyle offered to continue while allowing for redevelopment or in fill development to occur in a timely manner.

New Neighbourhood

The intent of New Neighbourhood classification is to encourage a range of housing types and densities that meets the needs of different age groups, family types, and income levels. These include but are not limited to single family detached, semi-detached, duplexes, townhouses and apartments. Housing development in New Neighbourhoods should be fully integrated with the natural environment and include street landscaping and natural areas.

Example of Development in New Neighbourhood



Community Core

To support Anzac's growth, it is essential that a central core is developed to shape and strengthen the community's identity. The Community Core is intended to serve as the activity centre with a mix of compatible uses (institutional, commercial and residential). Located at the heart of Anzac, the Community Core will offer convenient services and amenities to the surrounding neighbourhoods.

To help create a distinct character and sense of place, prominent buildings and other features such as public art are encouraged to locate in the Community Core. Additionally, higher density residential is encouraged adjacent to and within the Community Core. This will help to create a vibrant mixed use centre that encourages better access to transit, and puts more residents within a 5-10 minutes walking distance to the schools, the Anzac Leisure Facility and Park, and retail and commercial activities.

Highway Commercial

Highway Commercial as shown on Map 5 - Generalized Land Use Concept is intended to support general commercial operations not supported within the Community Core. These uses will continue to concentrate primarily at the intersection of Stony Mountain Road and Highway 881. General commercial uses include, but are not limited to automotive services and supplies, equipment rental and service stations.

Industrial (Commercial)

Industrial (commercial) as shown on Map 5- Generalized Land Use Concept is intended to accommodate a range of primarily light industrial and business service uses that are compatible with adjacent land uses. Uses that will be considered for this area include general office buildings, light manufacturing and service uses that support the nearby oil sands development and related activities, while still respecting the natural environment and protecting the water bodies.

Parks and Recreation

Parks and Recreation area as shown on Map 5- Generalized Land Use Concept is intended to allow for a variety of parks and recreational uses, including commercial recreation. Community parks, trails, recreational facility, day-use areas and playgrounds are examples of uses considered.

Public Services

Public services refer to land used primarily for institutional or community purposes. These include, but are not limited to schools, churches, and government facilities. Uses allowed in the Public Service area located west of Highway 881 as shown on Map 5- Generalized Land Use Concept include water treatment plant, sewage lagoon and fire station.

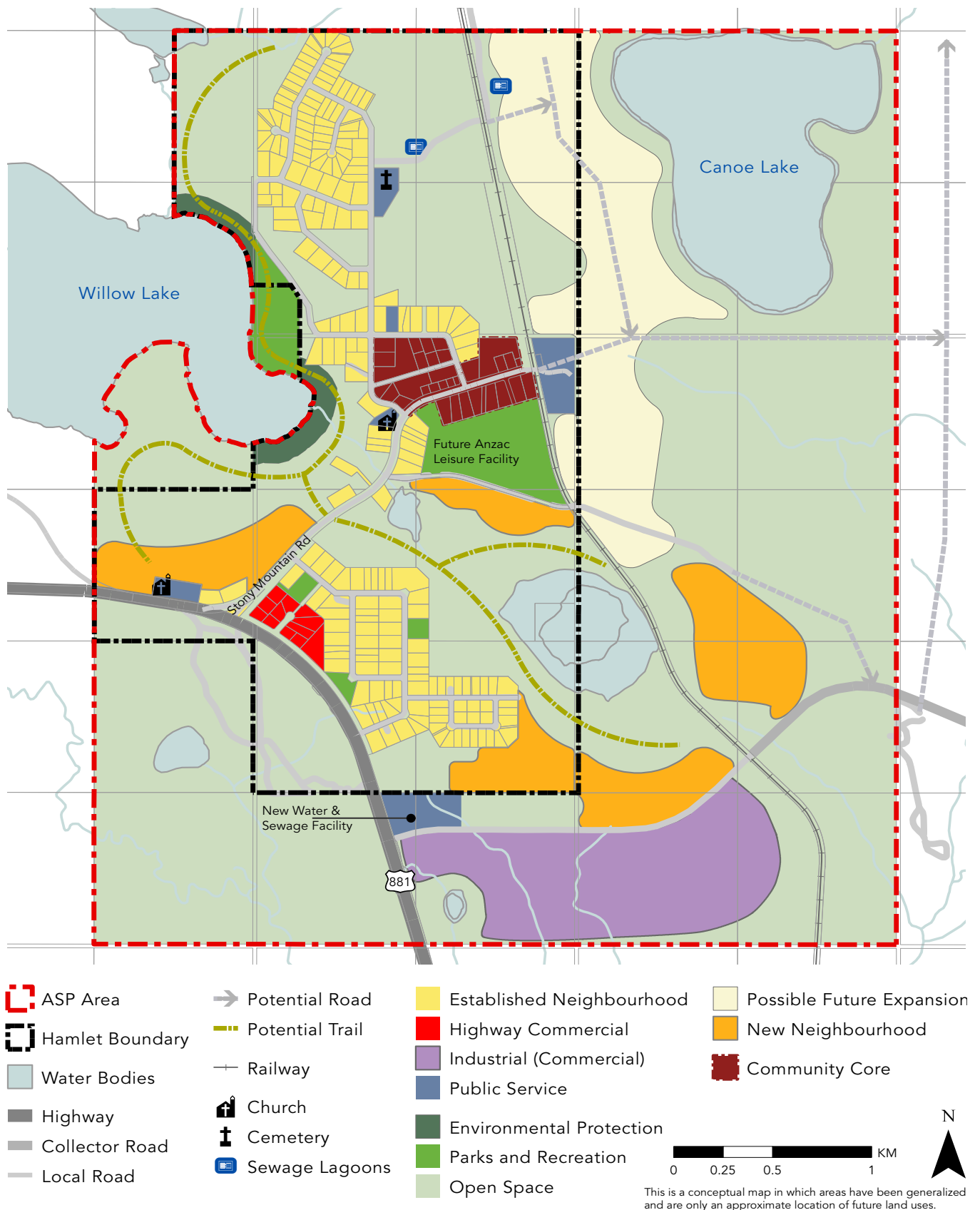
Open Space

Land that remains in its natural state and allows for the protection of environmental features and wildlife is shown as Open Space on Map 5- Generalized Land Use Concept. A significant portion of this area has some or significant constraints to development (see Map 6: Development Suitability). These constraints include low lying wet terrain, shallow to deep muskeg coverage or steeply sloping ground. Development within the open space area will be restricted to recreational uses that have low impact on the environment such as pedestrian and off highway vehicle trails.

Possible Future Expansion

A Possible area for Future Expansion has been identified for further development considerations beyond the planning horizon defined in this Area Structure Plan.

MAP 5: GENERALIZED LAND USE CONCEPT



Overlay Area

An overlay area is intended to provide additional guidelines for development occurring in Anzac.

Development Suitability Overlay

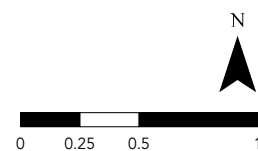
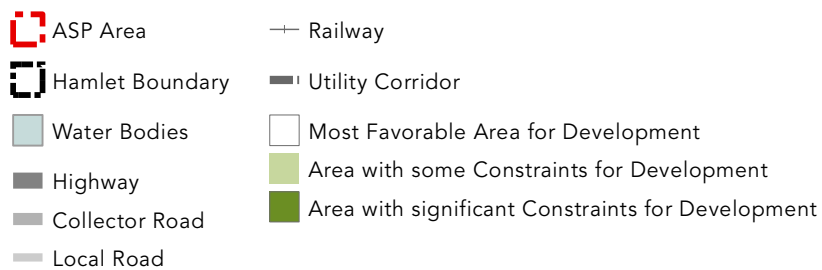
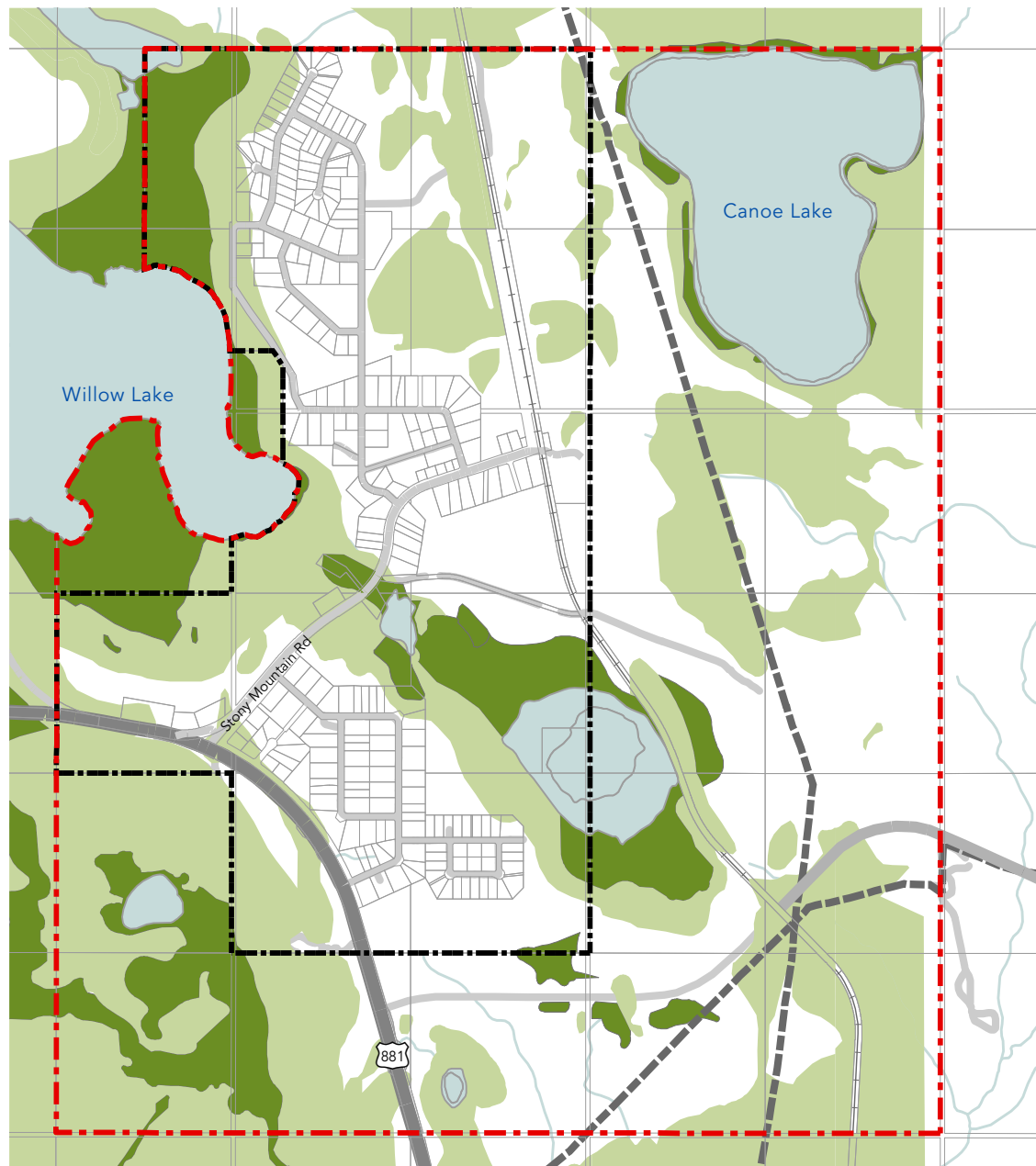
The protection of Anzac's natural environment is important to preserve the ecological integrity. This includes protecting the water quality in lakes and streams, minimizing habitat disturbance and protecting environmental features that make the community desirable to residents.

The Development Suitability Overlay identifies areas that are most favorable for development, areas with some constraint for development and area with significant constraints for development (Map 6: Development Suitability). These are defined as follows:

- The most favorable areas are considered suitable for future development. Generally, these areas are located on higher, well drained terrain and gently sloping terrain.
- Areas with some constraint to development are typically low lying with a high water table.
- Areas with significant constraints are characterized by lower lying terrain with deep muskeg or steeply sloping ground. Development of these areas should be avoided allowing these areas to remain in their natural state.

Areas with some constraint and areas with significant constraints for development, form part of the Open Space area as shown on Map 5- Generalized Land Use Concept.

MAP 6: DEVELOPMENT SUITABILITY (OVERLAY)



Source: Development Suitability Study

PRINCIPLE 1

PRESERVE THE NATURAL ENVIRONMENT

Anzac is situated within a beautiful natural environment containing treasured resources such as lakes, streams, mature vegetation and wildlife habitats. Protecting and preserving these areas is essential, as new residential, industrial and commercial development takes place.

The natural environment around Willow Lake is also highly valued for its cultural and heritage significance. There are known archaeological resources along the lake and the entire lake shore area have high archaeological potential that must be preserved. This is essential as it contributes to building a strong sense of belonging, identity, and pride in the community.

Integrating the natural environment into the built form is very important. Development that respects natural landscape features has a higher aesthetic appeal and allows for the continuation of the closeness between residents and nature.

Future development needs to occur in a manner that protects natural resources and safeguards against environmental degradation.



Willow Lake

Objective 1: Protect the Natural Environment

To achieve this objective within the ASP area, the Municipality will:

1.1.1 Require a 100 metres building setback to be maintained as a green belt (buffer) along the shores of Willow and Canoe Lakes. Other development proposed within the 100 metres setback distance will be subject to approval from Alberta Environment and Sustainable Resource Development and the Municipality.

1.1.2 Consult with Alberta Culture and Community Spirit to determine whether development near (within 100 metres) Willow Lake requires an historical impact assessment prior to the approval of a development application.

1.1.3 Restrict development on land that has significant constraints for development as shown on Map 6: Development Suitability. Permanent structures, the removal of natural vegetation and the alteration of the natural drainage pattern will not be allowed. Additionally, technical studies prepared by certified professionals will be required for development that may impact on these areas. These studies include, but are not limited to a biophysical assessment and environmental site assessment reports.

1.1.4 Require and dedicate Environmental Reserve, in accordance with S. 664 of the Municipal Government Act, at the time of subdivision.

1.1.4 Require new subdivision to the east of the railway to undertake community engagement prior to submitting a development application.

Objective 2: Promote Stewardship of the Environment

To achieve this objective within the ASP area, the Municipality will:

1.2.1 Support the use of environmentally-friendly technologies and practices for waste water reuse, solid and grey water recycling, storm water management and energy conservation.

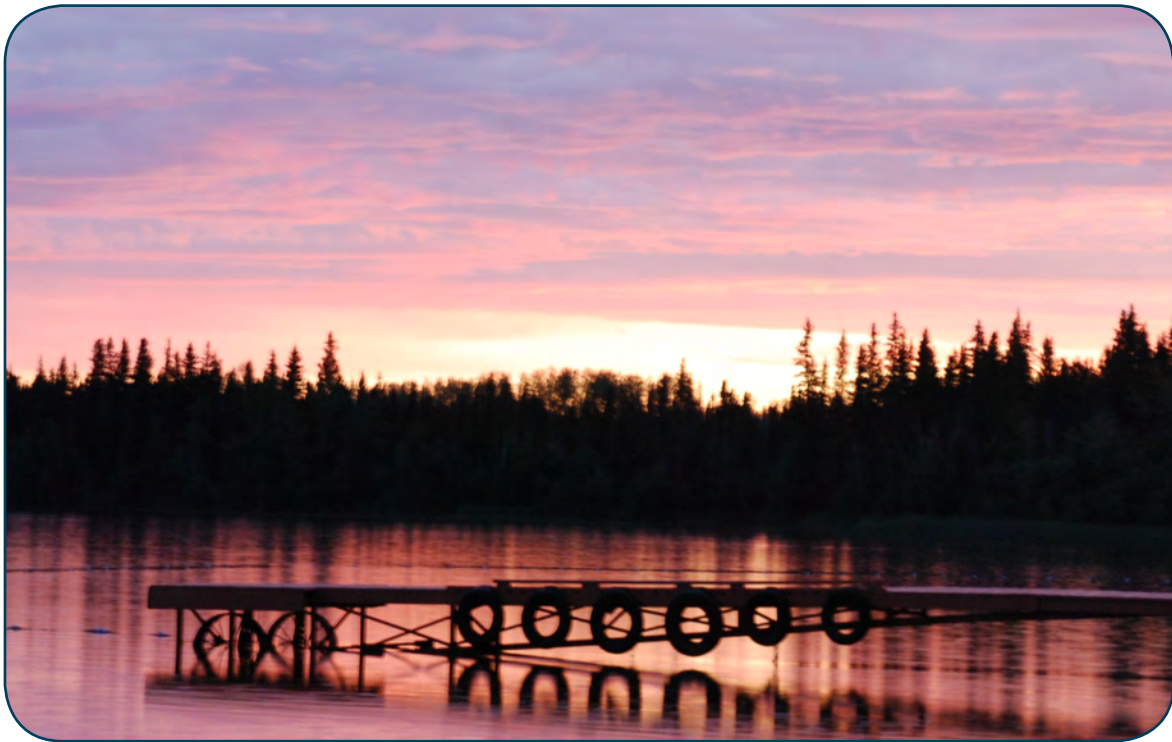
1.2.2 Work closely with Alberta Environment and Sustainable Resource Development, Alberta Environment, the community and other stakeholders to protect lakes, streams, natural vegetation, fish and wildlife habitats.

PRINCIPLE 2

FOSTER RECREATIONAL OPPORTUNITIES

Recreation is an important part of the way of life in Anzac and is highly valued by its residents. A variety of outdoor recreation activities are available and enjoyed. There is easy access to popular destinations such as Willow Lake, Gregoire Lake Provincial Park, and the Hamlet's day-use area on Willow Lake. Numerous existing parks, trails and open spaces allows for both passive and active recreational activities. These will be joined by a new Anzac multi-use leisure facility and park that the Municipality will develop in the community.

The intent is to build on the community's existing recreational opportunities by promoting Anzac as an exemplary place for year-round recreational pursuits. Allowing for greater connectivity between existing and future recreation spaces (indoor and outdoor) is essential. Increased recreation improves individual well-being, promotes healthier life styles, and strengthens relationships among all age groups.



Anzac day-use area

Objective 1: Promote Increased Recreational Opportunities

To achieve this objective, the Municipality will:

2.1.1 Work with the Anzac Recreation and Social Society and other community stakeholders to develop a year round multi-purpose trail system that includes pedestrian and bicycle trails and connects various points in the community to recreational areas.

2.1.2 Require 10% Municipal Reserve land when land is subdivided. All Municipal Reserve shall be taken as land unless it can be proven that the acceptance of cash in lieu or deferment of reserve will not hinder the provision of parks to meet the long term recreational needs of the community.

2.1.3 Coordinate the planning and location of new parks and recreational facilities.

2.1.4 Revise the Parks and Recreational Master Plan to include new parks and recreational facilities that incorporate design sensitive to climate so that they can be enjoyed in all seasons.

2.1.5 Establish special corridors and staging areas for off highway vehicles within areas classified as Open Space on Map 5- Generalized Land Use Concept to provide access to major natural areas surrounding the community.

2.1.6 Provide new indoor and outdoor recreational facilities and that are accessible and have a variety of programs.

2.1.7 Identify and provide pedestrian and bicycle access points to Willow Lake.

PRINCIPLE 3

PROVIDE FOR A RANGE OF HOUSING CHOICES

For Anzac to become a more diverse and sustainable community as promoted in the Municipal Development Plan, a wider range of housing choices that meet the needs of different income levels, age groups and family structures is proposed. Both ownership and rental housing options are desirable. Access to more affordable housing is needed and can be achieved through residential developments on small lots and more compact housing. Additionally, more compact forms of development would make the provision of municipal infrastructure more feasible. Locating denser forms of residential development around the Community Core would also bring residents closer to amenities and support a lively central area.



Mixed-use buildings (residential and commercial) in Anzac

Objective 1: Build a Sustainable Community

To achieve this objective within residential area, the Municipality will:

3.1.1 Direct future residential development to proceed as shown on Map 5- Generalized Land Use Concept.

3.1.2 Work with the provincial government to release additional lands in a timely manner for future expansion as identified on Map 5:Generalized Land Use Concept.

3.1.3 Promote the use of green technology and practices in the design and construction of future development. This includes using energy, water and other resources more efficiently as well as reducing waste generation.

3.1.4 Consistent with the MDP's policy of encouraging permanent residency (R,1.4), work with the Government of Alberta, Oil Sands Developers Group and other stakeholders in the oil sands industry to discourage project accommodation from locating within 100 kilometres of the ASP boundary.

In the **Established Neighbourhoods** as shown on Map 5- Generalized Land Use Concept, the Municipality will:

3.1.5 Encourage the redevelopment of Established Neighbourhoods adjacent to the Community Core to allow for multi-family development at higher densities. Established Neighbourhoods will be allowed to remain until such time as the land owner/developer wishes to redevelop in a manner that is consistent with the intent of this ASP.

3.1.6 Permit the subdivision of existing residential lots over 0.81 hectare (2 acres) into 0.4 hectare (1 acre), and not less than 0.32 hectare (0.8 acre).

Objective 2: Support more compact housing forms

In **New Neighbourhoods** as shown on the Map 5- Generalized Land Use Concept the Municipality will:

3.2.1 Require outline plans be prepared prior to consideration of a plan for subdivision. Outline plans must include, but are not limited to a future land- use scenario (including lot design and configuration and parcel size), servicing strategy and open space connections; development phasing, development constraints analysis and proposed strategy to deal with identified actions, consistent with this plan.

3.2.2 Allow for a variation in residential densities with a minimum of 12 units per net hectare.

3.2.3 Require residential subdivision design to incorporate natural environmental features such as ponds and vegetation.

3.2.4 Allow places of worship, day care centers, retirement homes and long care facilities that are compatible with adjacent residential properties in respect of scale, aesthetics and noise.

3.2.5 Require that development in New Neighbourhoods provide for transition between areas of different densities and scale. This includes but is not limited to providing setback and a stepping down in intensity towards Established Neighbourhoods.

For **Possible Future Expansion** as shown on the Generalized Land Use Concept the Municipality will:

3.2.6 Not allow development to proceed in these areas until all New Neighbourhoods identified are at least 75% fully developed.

3.2.7 Require appropriate studies that demonstrate environmental sensitivity and development suitability for all development in areas shown as future expansion areas prior to approval of development application.

PRINCIPLE 4

CREATE A VIBRANT COMMUNITY CORE

Building on the area's natural beauty, recreational facilities and employment opportunities, Anzac is envisioned as a place where people can enjoy a variety of options to live, work and play. Furthermore, this plan proposes the creation of a vibrant Community Core with a range of uses and activities at the community scale. Clearly recognizable features such as a walkable main street, an array of mixed residential and commercial uses, a public square and other gathering places are necessary to create a vibrant town centre. Such a centre could offer a variety of activities for both residents and visitors alike. The benefits are great in that a lively community core can stimulate community spirit and foster a healthy commercial and business environment.



Objective 1: Develop an Identifiable Community Core

To achieve this objective within the Community Core area, the Municipality will:

4.1.1 Direct and encourage compatible commercial, institutional and residential uses to locate in the Community Core.

4.1.2 Create a central public space as part of the Anzac leisure facility and park area adjacent to the Community Core to serve as a focal point for community activities.

4.1.3 Encourage new buildings along Stony Mountain Road (within the Community Core area) to be multi-storied and have a mix of ground-floor oriented retail uses with either commercial or residential uses above.

4.1.4. Encourage higher density mixed- use development (residential, institutional, commercial and retail uses) within the Community Core.

4.1.5 Permit building height of up to three storeys for mixed use development within the Community Core.

4.1.6 Prepare guidelines for development within the Community Core to ensure that new development complements and is harmonious with existing development within and adjacent to the core area. These guidelines include but are not limited to urban design, public realm and parking.

4.1.7 Encourage the use of public art and other place making initiatives that promote the recognition of the community's heritage.

Objective 2: Promote the Development of an Attractive Streetscape Within the Community Core Area

To achieve this objective within the Community Core area, the Municipality will:

4.2.1 Encourage all new development within the Community Core to be designed to establish a continuity of streetscape. To achieve this, buildings are to have maximum frontage facing the street and minimum setback from the sidewalk.

PRINCIPLE 5

PROMOTE A DIVERSE ECONOMY

At present, Anzac has limited commercial and retail activities and depends on Fort McMurray for the provision of most of these services. The main economic activity in the area is oil sands development. Anzac will not be able to offer a more diverse economy without additional employment generating land uses (industrial and retail). Promoting a more diverse economy would create a more resilient community, which is a priority in the Municipal Development Plan.

Opportunities exist for increased industrial activities linked to the planned expansion of oil sands development. Accessibility to both rail and highway transportation makes Anzac attractive to goods suppliers and service providers for industry. At present, there are limited industrial areas and allowing for additional areas creates opportunities for these suppliers to respond effectively to the industrial needs in the surrounding region.

The local economy may also be supplemented by commercial recreation and tourism activities based on the community's natural features such as lakes and pristine natural environment. These activities would help strengthen and diversify the local economic base and provide for additional local employment.



Anzac's Burger bar

Objective 1: Provide for Industrial Development to Support Economic Growth

To achieve this objective within the ASP area, the Municipality will:

5.1.1 Work with the Province to release land shown on Map 5- Generalized Land Use Concept for industrial purposes.

5.1.2 Direct light industrial uses and business service uses to locate in areas shown as Industrial on Map 5- Generalized Land Use Concept

Objective 2: Ensure Compatibility between Industrial Areas and the Adjacent Residential Development

To achieve this objective within the ASP area, the Municipality will:

5.2.2 Promote industries that demonstrate measures to mitigate impact of industrial development, and are compatible with surrounding land uses.

5.2.3 Work with relevant provincial agencies, boards and other stakeholders to create a buffer zone around the Anzac community to safeguard against the effects of oil sands and other industrial type of development.

5.2.4 Require the provision of screening and buffering to minimize potential effects on non-industrial areas. The use of best practices in industrial area design including landscaping, land screening, design, character and appearance of buildings, lighting, and safety will be encouraged.

Objective 3: Provide for Commercial Development

To achieve this objective within the ASP area, the Municipality will:

5.3.1 Direct all general commercial uses to locate in the area shown as Highway Commercial on Map 5- Generalized Land Use Concept. General commercial uses include warehouses, automobile retail and service uses and building supplies.

5.3.2 Encourage a mix of commercial and industrial uses to locate along roadways in the area shown as Industrial on Map 5- Generalized Land Use Concept.

5.3.3 Consistent with policy 4.1.1 direct small scale retail or commercial uses to locate in the Community Core. Small-scale retail or commercial uses include, but are not limited to a small grocery store, hair salon, personal services, coffee shop and offices. Banks, local entertainment such as video arcade, pool hall may also be appropriate.

Objective 4: Encourage Commercial Recreational Development

5. 4.4 Consider potential sites for commercial recreational and tourism uses within and adjacent to the Community Core and in the vicinity of Willow Lake, subject to further studies.

PRINCIPLE 6

PROVIDE FOR SAFE, RELIABLE AND ACCESSIBLE TRANSPORTATION NETWORK

Highway 881 is the only access to Anzac from Fort McMurray and the oil sands industry to the south. This highway is well travelled and poses safety concerns for pedestrians. With the projected increase in industrial development in the south and in close proximity to Anzac, there is a need for an alternative highway access. A new bypass for Highway 881, extending eastward of Anzac to Fort McMurray, is proposed in the Government of Alberta's Comprehensive Regional Infrastructure Sustainability Plan (CRISP; 2010) for the Athabasca Oil Sands Area. This forms part of the proposed overall infrastructure improvements in the region.

Stony Mountain Road, off Highway 881, is the major arterial road linking a network of collector roads throughout Anzac. To facilitate growth, improvements are required to the existing road network, and new local collector roads need to be developed. It is important that new development provides for roadways and pedestrian walkways, which form part of the overall transportation system. These improvements will promote traffic safety and improve pedestrian and non-motorized vehicle access through the use of sidewalks and trails along roadways.

The Canadian National Railway line presents both an opportunity and a challenge to growth. It presents an opportunity for increased rail traffic for the movement of freight goods but a challenge for further growth to the east of the Hamlet. Currently this railway line transports goods through Anzac to Fort McMurray and to Edmonton and the south, and the volume of freight is expected to increase significantly. Potential rail traffic incidents pose safety concerns at the level crossings. Consideration must be given to ensure pedestrian safety and compatibility with the adjacent land uses as the hamlet expands further east to accommodate future growth.



Stony Mountain Road

Objective 1: Provide for Greater Connectivity between Anzac and the Rest of the Region

To achieve this objective within the ASP area, the Municipality will:

6.1.1 Work with the Province and Industry in developing a new transportation corridor to the east of Anzac that will provide an alternative access to west and east.

Objective 2: Provide for a Safe, Reliable and Accessible Transportation Network

To achieve this objective within the ASP area, the Municipality will:

6.2.1 Work with Alberta Transportation to address pedestrian safety along Highway 881.

6.2.2. Consistent with Transportation Canada guidelines, require all development east of the railway to maintain a 30 metres setback from the railway right of way, and construct a berm and noise attenuation fence on land parallel to the railway. Maintaining a 30 metres setback provides adequate land to accommodate within private property the separation and noise attenuation measures. Land between the toe of the slope of the berm up to the private property line will be gifted to the Railway Corporation.

6.2.2 a) Require that a restrictive covenant/caveat be registered on all certificate of titles for dwelling units adjacent to the railway to inform owners of the potential noise and vibration.

6.2.2 b) Encourage the consideration of construction materials that mitigate interior noise levels for development adjacent to the railway.

6.2.3. Address pedestrian safety concerns along internal roadways and railway right of way.

6.2.4. Require development along Highway 881 to incorporate service roads so as to limit the number of private accesses.

6.2.5 Require that internal roads developed in Anzac meet the Municipality's engineering standards.

6.2.6 Require new residential subdivisions to provide pedestrian walkways.

Objective 3: Provide for Mobility Options

To achieve this objective within the ASP area, the Municipality will:

6.3.1 Investigate the possibility of upgrading selected municipal roads such as Stony Mountain Road to support all modes of transportation in particular walking, cycling and public transit.

6.3.2 Work with the community to increase public transit service as necessary and delineate pedestrian and bike pathways.

6.3.3 Work with industry and other stakeholders to facilitate the development of roadways that service industry areas. These roadways will be required to meet the Municipal engineering standards.

PRINCIPLE 7 IMPROVED MUNICIPAL SERVICES

Existing municipal water and sewer services are inadequate to meet the demands of this growing community. The majority of residents rely on truck haul water services from the local reservoir. Sewage is handled by on site septic tanks and disposal field or by truck collection and discharge to the local lagoon system located to the northeast of the hamlet.

The expansion of infrastructure and enhancement of these services is critical to facilitate the anticipated growth in Anzac. The existing storm water management system, which is based on the natural drainage patterns, will be retained to ensure natural vegetation and habitats are not disrupted by development. All public infrastructure and private development will be required to incorporate principles of Low Impact Development (LID). Examples of practices that incorporate LID principles include rain gardens, vegetated swales, and green roofs.

Improved services is a key priority of the Municipality and are indicated in both the Municipal Development Plan and the Municipal Strategic Plan.



Potable water services

Objective 1: Provide Appropriate Levels of Municipal Services to Meet the Needs of a Growing Population

To achieve this objective within the ASP area, the Municipality will:

7.1.1 Determine the development and population thresholds for the different levels of municipal services and the capital infrastructure improvements required to facilitate projected growth.

7.1.2 Develop a Master Servicing Plan (water, waste water and storm water management) that ensures appropriate levels of services are provided in a timely manner to meet the needs of the growing population.

7.1.3 Explore funding sources to implement infrastructure projects, including development agreements, local improvement project and granting agencies.

7.1.4 Investigate the feasibility of a dedicated fire protection system using non-potable water, or grey water recycling with a dual distribution system.

7.1.5 Provide facilities for improved water and sewer services to meet the population's needs.

7.1.6. Encourage all public infrastructure and private development to incorporate principles of Low Impact Development.

7.1.7 Integrate Best Management Practices in storm water management such as vegetated swales, bioretention gardens and engineered wetlands to capture and treat storm water run off.

Objective 2: Coordinate Franchised Utilities

To achieve this objective within the ASP area, the Municipality will:

7.2.1 Coordinate all future infrastructure work with franchised utilities for electricity, gas, telephone and cable, and allow for extending existing services to new developments as appropriate.

7.2.2 Coordinate the relocation of existing utilities that maybe required to facilitate future growth and new infrastructure.

7.2.2 Provide line assignments for shallow utilities on existing and new roadways to prevent conflicts.

PRINCIPLE 8

PROVIDE FOR APPROPRIATE SOCIAL AND EMERGENCY SERVICES

Social and emergency services such as health, fire and policing for Anzac are provided out of Fort McMurray. While the current services are adequate for existing residents, improvements are necessary to enable Anzac to grow sustainably.

New and upgraded facilities, increased access, and greater service delivery will be required as the population increases.



Volunteer Fire Department in Anzac

Objective 1: Support the Provision of Adequate Social and Emergency Services

To achieve this objective within the ASP area, the Municipality will:

8.1.1 Work with Alberta Health Services to support the provision of an appropriate service delivery model for the community and surrounding areas.

8.1.2 Provide sites for educational facilities through the dedication of Municipal Reserve land. Working with the School Division, the local school board, and the Government of Alberta, the Municipality shall provide for the staging of these sites in relation to the development of new residential areas.

8.1.3 Allow for the expansion of Anzac Fire Hall and provide appropriately located fire protection services.

8.1.4 Work with the Government of Alberta and the RCMP “K” division to support the delivery of police services for the community and surrounding areas.

8.1.5 Consider providing a facility to housed police and peace officers, and emergency management personnel as the community’s population increases.

8.1.5. Require all development to incorporate recommendations outlined in Anzac Wildland/Urban Interface Fire Smart Plan at subdivision stage.

PART III MAKING IT WORK

This section discusses the key considerations in implementing this Area Structure Plan.



IMPLEMENTATION

Objectives and policies contained in this ASP are consistent with the directions and strategies in the Municipal Development Plan. The ASP's policies provide guidance to Council and Administration regarding growth and development within Anzac.

This section encourages aligning the policies and key priorities in the ASP with the Municipality's capital budget planning and preparation process as an important step towards implementation.

Land Use Bylaw (LUB)

The Land Use Bylaw will be amended.

Development Phasing

Subdivision and development of land in Anzac is to be phased, given the size of the ASP area and the market demand for the land uses identified. Access to infrastructure and servicing, and the proximity to amenities are important considerations. Phases 1-5 as shown on Map 7 is a logical sequence for which residential development is to proceed. Land identified can accommodate a population of 8,000, but will depend on the allocated range of densities.

Industrial (commercial) development can proceed in phase 1, but will be largely dependent on land being made available by the province in a timely manner.

Implementation Strategy

All new subdivision development proposals must be evaluated in terms of the intent of this ASP. As the community develops, consideration will be given to implement development servicing agreements to cover costs associated with on-and off-site servicing and improvements to roadways and other infrastructure.

Table 1 outlines key implementation assumptions and priorities for Anzac to develop in a manner consistent with the policies of this Plan.

Plan Amendment

This ASP may be amended to reflect any relevant needs, changes or requirements in Anzac that have not been considered.

Monitoring

Policies in this ASP provide a basis for the development of community priorities and the necessary actions to improve quality of life for all. As such, the action identified from this ASP will be monitored and reported on a regular basis as a means of assessing progress.

MAP 7: RESIDENTIAL PHASING

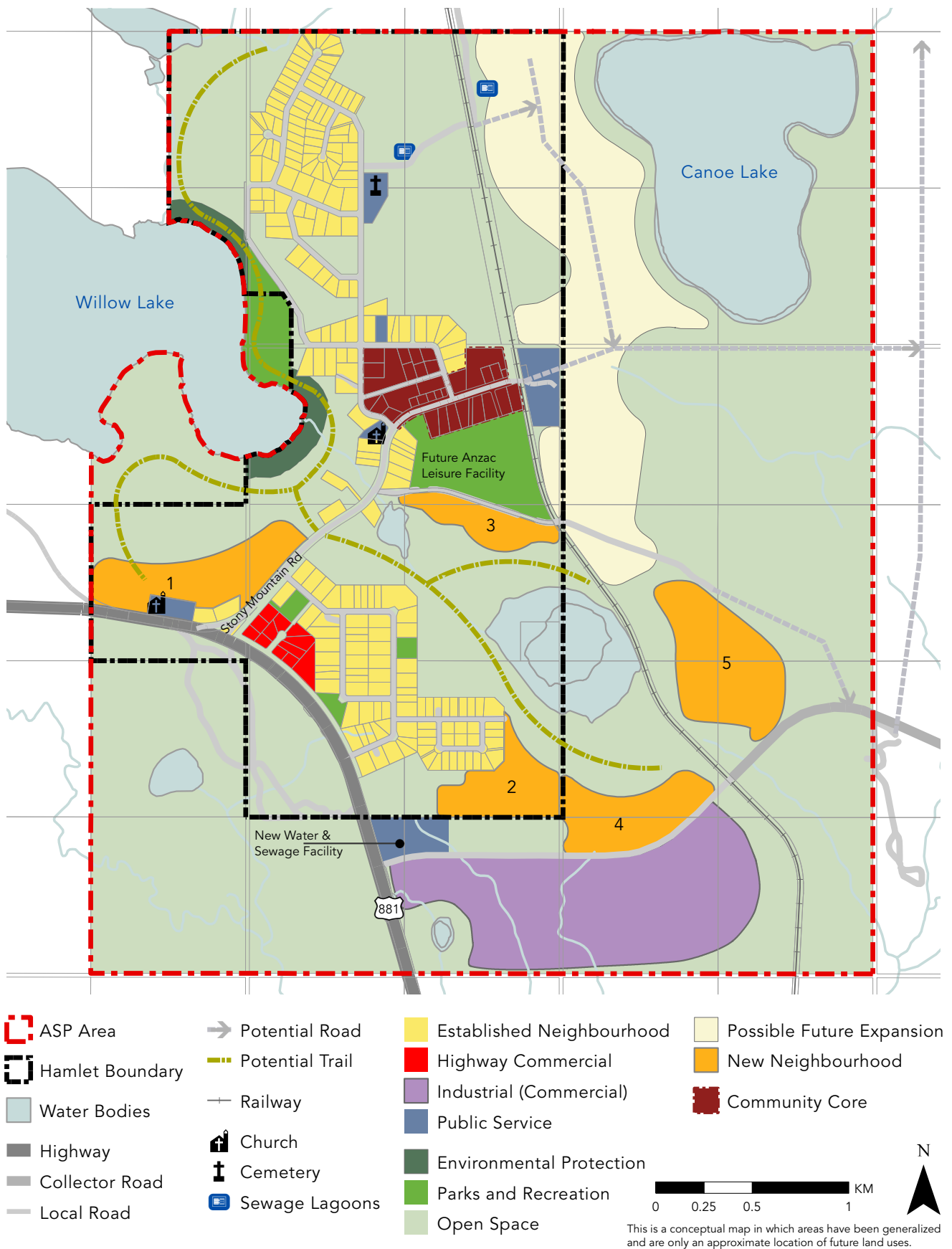


TABLE 1:KEY IMPLEMENTATION PRIORITIES FOR ANZAC

Phase	Estimated Population	Priorities
1-2	800 - 4,000	<p>Provide water and sewer facilities</p> <p>Improved rural servicing. These include, but are not limited to pedestrian and bicycle trails along Stony Mountain Road, street lighting, sidewalks, and signage.</p> <p>New Anzac Leisure Facility.</p> <p>Develop design guidelines and standards for building forms, and streetscape improvement and parking in the Community Core.</p> <p>Develop Servicing Plan (water, waste water, storm water management, and transportation networks).</p> <p>New institutional uses (elementary school , churches, library, and health care facility)</p> <p>Public realm improvements.</p>
3-5	4,000-8,000	<p>Encourage initiatives that support the development of the Community Core.</p> <p>Upgrade selected streets and increase the mobility options (pedestrian, cyclists and public transit).</p> <p>Allow for the development of additional schools, and a health care facility.</p> <p>Develop or encourage new transportation corridors.</p> <p>Improved physical infrastructure and social infrastructure (such as Highway bypass road to the east, new internal roads, water and sewer facilities)</p> <p>New Highway bypass to the east initiated</p>

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GLOSSARY OF TERMS

Terms	Definition
Affordable housing	Housing that meets the needs of households that earn less than the medium income of household size and does not exceed 30% of household's gross income. Within the context of this ASP, affordable housing provision ensures a variety of housing options to enable greater accessibility by all income levels
Amenities	Social and economic facilities and services that increases the comfort of residents in a community. These include but are not limited to shops, super-market, day care centers and health care facility.
Area Structure Plan (ASP)	A plan adopted by council as a bylaw in accordance to the Municipal Government Act that provides a framework for future development of an area or community. It includes general land uses, proposed access and municipal services
Athabasca Oil Sand Area (AOSA)	AOSA is an area in northeastern Alberta with a large deposit of bitumen or heavy crude oil. This area is centered around Fort McMurray.
Best Management Practices	Strategies that help reduce the quantity and improve the quality of storm water runoff. These include treatment requirements, operating procedures, and practices to control site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage. Examples of Best Management practices include but are not limited to constructed wetland, vegetated swales, bioretention ponds and porous pavements.
Buffer	A natural or linear area comprising shrubs, trees, earth berms or physical fencing that provides visual or physical separation and/or noise attenuation between water bodies, lots, roads, utility corridors and other uses
Certified Professional	An Individual that is registered or licensed to practice in a specialized field or discipline, and whose conduct and professional services are regulated by a professional body such as the Association of Professional Engineers and Geoscientists of Alberta (APEGA)
Commercial Recreation	The provision of recreational facilities or services for a fee with the long term intent of being profitable. Example of recreational facilities and services include but are not limited to athletic and health clubs, bowling alley, pool or billiard hall and fields for active recreation such as paint ball and laser tag.
Community Place making initiatives	A Municipal initiative which aims to beautify the community, enhance public life of streets and community spaces and strengthen the sense of place capturing and celebrating geography, history, culture and lifestyle.
Comprehensive Regional Infrastructure Survey Plan (CRISP)	A plan prepared by the Government of Alberta for the long-term infrastructure development in the Athabasca Oil Sands Area (AOSA) that supports Responsible Actions, the Government of Alberta's strategic plan for development of its oil sands resource. The CRISP focuses on community development and identifies infrastructure needs related to transportation, water and waste water servicing, primary and secondary education, and health care.
Compact Development	Development that uses less land and keeps servicing cost down. Compact development allows for an increased number of dwelling units within a designated area.
Complete Community	A complete a community provides opportunities for people to live, work, play and shop and learn while meeting the daily needs of residents close to home. Within a complete community there may be a range of uses such as multiple housing options, jobs, commercial uses, local services and community facilities within close proximity.

GLOSSARY OF TERMS

Terms	Definition
Density	A measurement of the population per unit area. This ASP refers to density expressed as number of dwelling units per hectare (du/ha).
Diversified Economy	An economy that relies on more than one productive sector, which include but is not limited to manufacturing, mining, services and trades, and allows for more consistent performance under a wide range of economic conditions.
Environmentally Friendly Technologies	Practices that conserve the natural environment and resources; thereby, reducing the negative impacts of human development.
Envision Wood Buffalo Plan (EWB)	An integrated community sustainability plan developed to define and advance the municipality's long term commitment to sustainability. Developed with community members across the region, EWB
Green Infrastructure	Green Infrastructure refers to engineered structures that are designed to be environmentally friendly. Examples include water treatment facilities, green roofs, and constructed wetlands.
Harmonious Development	Development or land uses that are similar or appropriately combined
Historical Impact Assessment	An analysis of the potential impacts of development on archaeological and/or historical resources as defined in the Historic Resources Act.
Infill Residential Development	The introduction of additional housing units into an existing residential subdivision.
Land Use Bylaw (LUB)	A tool that regulates and control the use of all land and buildings. Mandated by the Municipal Government Act, this is an important tool for implementing statutory plan policies, which include the Municipal Development Plan, Area Structure Plans and Area Redevelopment Plans.
Local Commercial and Retail businesses	Uses that include, but are not limited to personal service, professional offices, medical and financial services, and recreation and tourism.
Low Impact Development (LID)	A land management strategy that emphasizes conservation by use of on-site natural features integrated with engineering controls. The use of LID strategies enables development to align closely to pre-development stages, allowing land to be develop cost effectively and while mitigating potential environmental impacts. Using LID helps to prevent harm to streams, lakes and wetlands from commercial, residential or industrial development.
Municipal Reserve (MR)	Land that are designated in accordance with section 666 of the Municipal Government Act for schools, parks and public recreation purposes that are provided at the time of subdivision.
Muskeg	Waterlogged, spongy ground, consisting primarily of mosses and acidic, decaying vegetation that may develop into peat.
Objectives	Statement that describes the deliverable based on the principles
Off-highway vehicle (OHV)	A motor vehicle registration class for vehicles including all terrain vehicles, off-highway motor cycles, and off-road vehicles such as 4x4 trucks or jeeps

GLOSSARY OF TERMS

Terms	Definition
Physical Infrastructure	Physical infrastructure refers to publicly accessible facilities such as water and sewer systems, roads, sidewalks, bridges, civic buildings, street lights, and transit buses. Utility facilities and equipment, which are privately owned and operated, include power, gas, telephone, and cable television.
Policy	Statement of intent that guides decisions to achieve desired objectives outlined in the Plan
Project Accommodation	Temporary work camps that house construction and operational staff in proximity to a project site (often oil sands).
Principles	Underlying premise for developing the objectives and policies outlined in this ASP
Public Realm	Public realm refers primarily to publicly-owned street right-of-ways and other public accessible open spaces such as parks, public squares, plazas and courtyards.
Steam Assisted Gravity Drainage	A type of in situ technology that uses innovation in horizontal drilling to produce bitumen. Using drilling technology, steam is injected into the deposit to heat the oil sands and lower the viscosity of the bitumen. The hot bitumen migrates towards wells, bringing it to the surface, while the sand is left in place. In situ is Latin for “in place.”
Social Infrastructure	Social infrastructure means services, networks and facilities that support and enhance quality of life. Broad categories include health, education, arts and culture, emergency services, and public safety.
Sustainable Community	Sustainable community means a place that encourages people to live, work and play, and as such, this community is able to meet the diverse needs of both the existing and future population.

