	City of Lacombe Terrace Heights Outline Plan	
	Approval Date:	<i>May 14, 2001</i>
	Effective By:	
	Revision Date:	
	Review Date:	
	Department:	<i>Planning and Development</i>
	Reference:	<i>Information about related policies or procedures, guidelines, forms, etc. Give complete references and ensure that documents cited are readily available</i>

TERRACE HEIGHTS OUTLINE PLAN - N.W. 1/4 Sec. 32-40-26-4

Main Features of the Plan

RESIDENTIAL LAND USES: Low density residential development incorporating medium lot (R1b), smaller lot (R1c) and narrow lot (R1d) single family detached dwellings as the major land uses. Other land uses have been included in the plan, in conformance with the requirements of the Lacombe North Area Structure Plan.

These other land uses include:

General Residential District Areas (R2) - which will provide for semi-detached dwellings, located in selected areas adjacent to collector streets, streets with wider right-of-way requirements and as extensions of existing semi-detached dwellings development in neighbouring subdivisions.

Medium Density Residential District (R4) - located in the north central portion of the plan area along the future extension of the Brownstone Road collector, this area will accommodate development of row housing units. The medium density district will be situated immediately east of a future commercial development, which is provided for in the Lacombe North Area Structure Plan.

High Density Residential District (R5) - located in the north east corner of the plan area, this district will back onto the Lacombe air port and will be bounded on both the north and the south by small parks. The area will be relatively isolated and separated by single family residential lots.

Land Use Plan

Residential-Airpark Community District (R-AC) - which will provide for residential uses combined with airport hangars on the same site.

Summary:

There will be approximately 140 single family dwellings and approximately 129 multi-family residential units (includes semi-detached, rowhousing and apartments) within the plan area. Therefore the anticipated density for the plan area will be: 269 units/21.52 ha, yielding and anticipated density of 12.5 residential units/ha. Notwithstanding the calculations within the North Area Structure Plan, a maximum of 21 R1d lots are permitted.

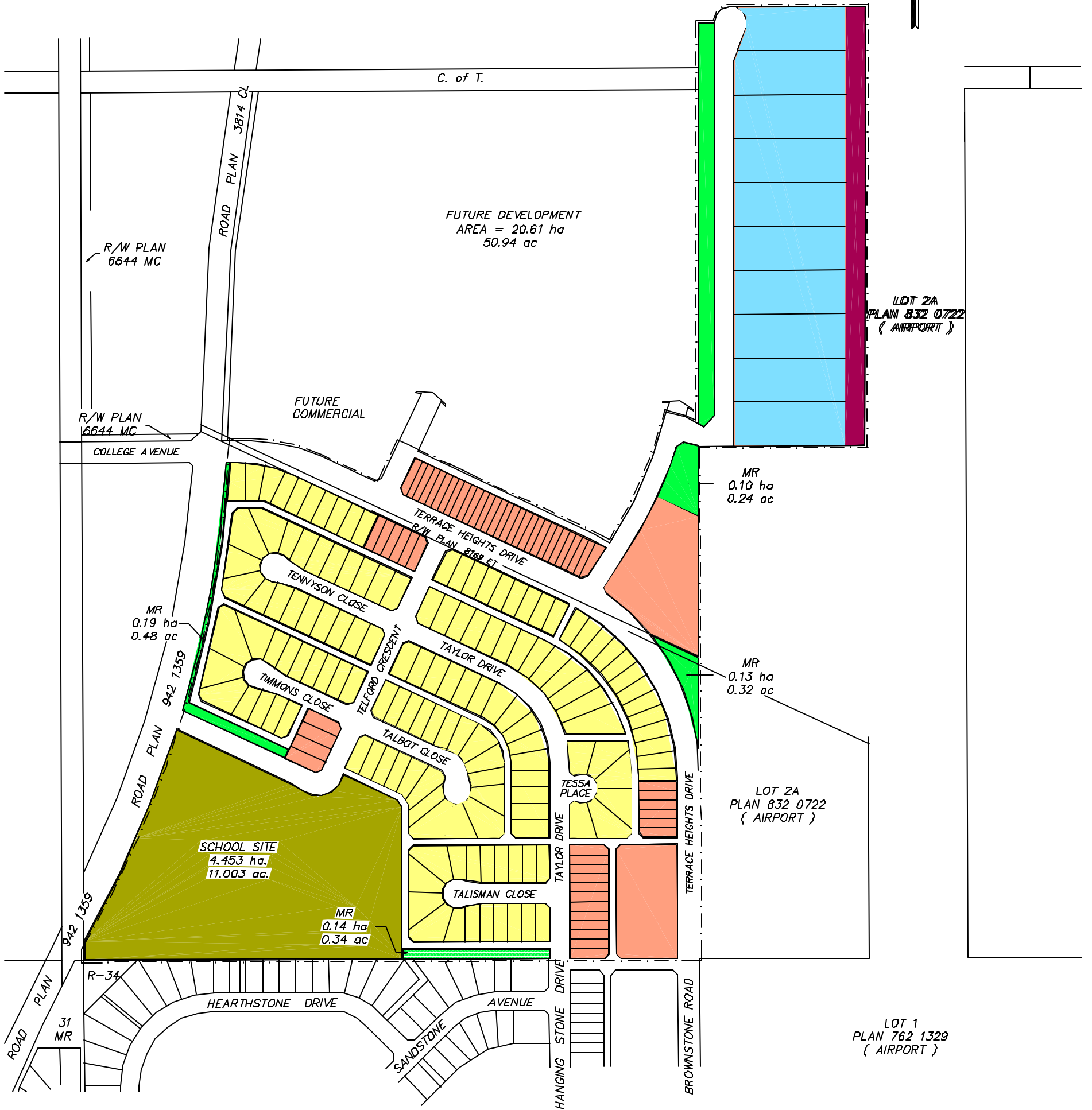
OPEN SPACE USES - The plan provides for green area buffers on the north and south sides of the high density residential (R5) district as well as for a buffer strip to be located along the south boundary of the plan area. The major open area feature of the plan is the proposed school site located in the south west of the plan area. Development plans for this eleven (11) acre school reserve are now being prepared by the Wolf Creek School Division and development will include construction of sports fields and other amenities. A paved Town trail will be located on the east side of the C. & E. Trail north to College Avenue.

UTILITY/INFRASTRUCTURE - Sanitary sewer, storm sewer and water services will be extended from existing infrastructure located at the north end of Hanging Stone Drive. Sanitary sewer mains and water distribution mains which are proposed for servicing College Heights will be utilized by much of the plan area and additional mains will be constructed to provide service for the balance of the proposed development. Storm water management facilities will be constructed to facilitate 1:5 year storm events while overland flow routes will be established to divert water during the major flood events to facilities now being proposed by the Town of Lacombe for construction in the south east corner of the plan area. It is anticipated that storm drainage from the 1:100 year event will be directed to facilities to be constructed by the Town of Lacombe and which will direct flows across air port lands to a new storm pond located to the east of the air port.

TRANSPORTATION (ROADS and LANES) - Lanes have been provided in all areas except for the high density district (R5). The Brownstone Road extension proposed will serve as a collector for the plan area and College Heights and also serves as a separation between the bulk of the plan area and the airport. In addition it will serve as a separator between future commercial uses to be established to the north of the plan area and the residential districts south of the Brownstone Road extension. The road shown from C&E Trail to access the school site will be constructed in a right-of-way equal in width to a collector road to facilitate bus movement. The extension of the school access road to the north will be constructed to local roadway standards. All other roadways in the plan area will be designated as local roadways.

TERACE HEIGHTS OUTLINE PLAN
OF THE
N.W. 1/4 Sec. 32-40-26-4
WITHIN THE
TOWN OF LACOMBE

SCALE: 1:4000



PLAN AREA BOUNDED BY: - - - - -

OUTLINE PLAN AREA = 28.32 ha (69.98 ac)	
MUNICIPAL RESERVE = 1.19 ha (2.94 ac)	
SCHOOL RESERVE = 4.54 ha (11.22 ac)	
PUBLIC UTILITY LOT = 0.76 ha (1.88 ac)	
SINGLE FAMILY RESIDENTIAL = 7.99 ha (19.74 ac)	
MULTI-FAMILY RESIDENTIAL = 2.98 ha (7.37 ac)	
AIR PARK RESIDENTIAL = 4.15 ha (10.25 ac)	
140 RESIDENTIAL UNITS	
129 RESIDENTIAL UNITS	
10 RESIDENTIAL UNITS	

Adopted by Council on May 14, 2001
Amended by Council Resolution 01-354 on August 27, 2001