



# **Town of Stettler Growth Study 2007 to 2067**

February 2007



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# 1. INTRODUCTION

## 1.1 Purpose

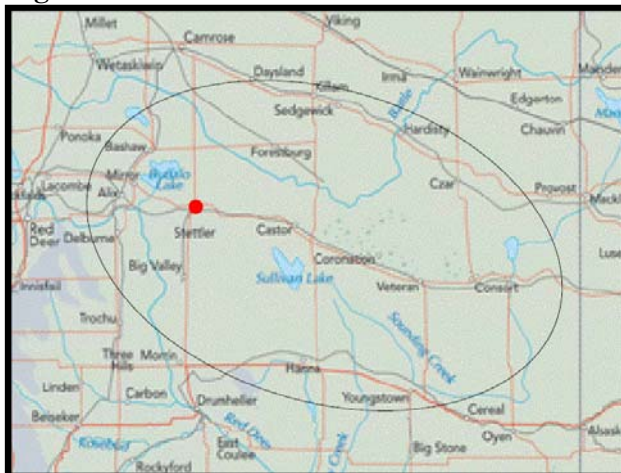
The purpose of this study is to review current and future growth trends and to identify recommended future urban growth areas for the Town of Stettler. A growth strategy will help to ensure that the Town's growth can be accommodated in an efficient and well planned manner by providing a context for land development and infrastructure decisions.

This study is not intended to establish Council's policy for future growth, but will be used as input to the Town's existing Municipal Development Plan, future joint planning activities with the County of Stettler, and future annexation considerations.



## 1.2 Regional Context

Figure 1 – Stettler Trade Area



The Town of Stettler is located in the "Heart of Alberta", just 80 kilometres east of the City of Red Deer. The community is growing and has a thriving industrial and commercial tax base. The Town prides itself in having a local business base capable of serving a large trading area and maintaining Stettler as a regional centre for goods and supplies as well as a full complement of professional services. The Town is the largest center on Highway 12 between the Town of Lacombe and the Saskatchewan border. It is surrounded by the County

of Stettler, and its market population draws along the Highway 12 Corridor and includes a full time population of over 37,000 persons and a summer population (due to cottage development around Buffalo Lake) of over 42,000 persons.



The Town has excellent connectivity to transportation networks. Highways 12 and 56 pass through the Town, with secondary highway connections to the Alberta North-South Trade Corridor and the Province of Saskatchewan.

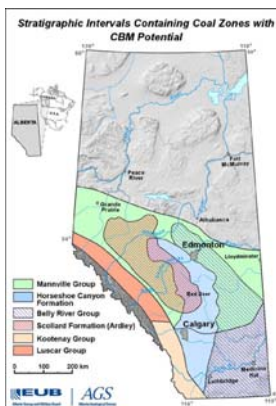
The municipally owned Stettler Airport is adjacent to the Town, with capabilities of supporting charter flights.



The Town is also served by rail. The east-west Central Western Railway line provides a link to the major rail lines operated by Canadian National Railway and Canadian Pacific Railway. The availability of spur lines for businesses that require rail transport for shipping makes Stettler an attractive site for future business development. The Town is also home to the "Alberta Prairie Steam Tours", which bring over 25,000 tourists to the community each year. The tour runs from Stettler to Big Valley, along a former Canadian National Railway line.



The Town is an excellent location to service the oil and gas industry, particularly with respect to those industries exploiting natural gas reservoirs including those producing coalbed methane from coal seams that are predominant throughout east central Alberta. Stettler is home to field offices of over 20 different oil and gas production companies.



**Figure 2 - Oil and Gas Companies Operating in Stettler Area**

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| Advantage Oil and Gas Ltd.      | Enerplus                            |
| Apache Canada Ltd.              | Husky Oil Operations                |
| Baytex Energy Ltd.              | MGV Energy Inc.                     |
| Bearspaw Petroleum Ltd.         | Petrobank Energy and Resources Ltd. |
| Canadian Forest Oil Ltd.        | Renaissance Energy                  |
| Canadian Natural Resources Ltd. | Rockyview Energy Inc.               |
| Centrica Canada Ltd.            | Shaman Energy Corporation           |
| ConocoPhillips Canada           | Signalta Resources                  |
| Devon Canada Corporation        | Slave River Exploration Inc.        |
| Duke Energy                     | Thunder Energy                      |
| Encana                          |                                     |



### 1.3 Existing Plans and Policies

#### The Town of Stettler Municipal Development Plan

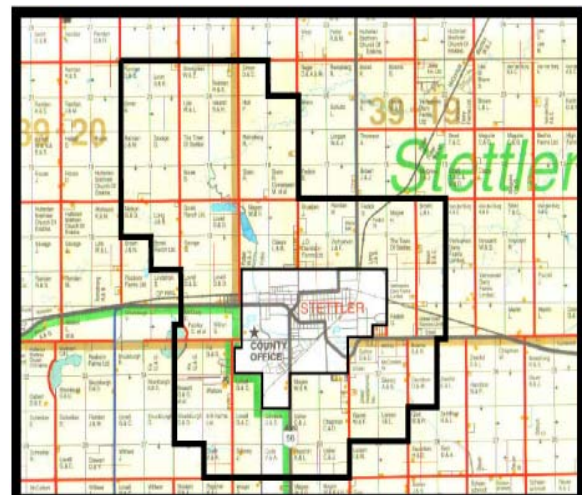
The Town of Stettler approved a Municipal Development Plan (MDP) in October of 1998 as a framework of policies to guide future development within the Town. The MDP affirms the need to work in conjunction with the County of Stettler to capitalize on the region's growth opportunities and prepare economic development strategies to promote market and attract growth to the Town of Stettler and surrounding area. Objectives of the Town related to growth include the following directions:

- ◆ To promote the Town in a regional context as a good place to live and attract business and residential growth;
- ◆ To ensure that future development is carried out in a manner that ensures that Stettler remains an attractive community;
- ◆ To promote attractive central and peripheral commercial areas offering a wide variety of complementary goods and services;
- ◆ To establish diverse industrial areas which will provide for the varying needs of industry and be compatible with the urban environment;
- ◆ To provide economical and efficient municipal infrastructure, including the development of a safe road network; and
- ◆ To endeavor to continue consultation with the County of Stettler on matters of municipal interest, including: road linkages and utility services, environmentally sensitive areas, subdivision and development of fringe lands, and communication and conflict resolution mechanisms.

#### The Town of Stettler/County of Stettler No. 6 Inter-municipal Development Plan

The two municipalities adopted the Inter-municipal Development Plan (IDP) in June of 2004. The IDP is mutually beneficial. It addresses the future land use planning of the Stettler area, as well as other matters related to physical features, public works and economic development in the region. It has provisions for the County to require developers to develop Area Structure Plans for lands within the Fringe Area. The Plan also has revenue sharing provisions should parcels in the County be serviced with Town water and/or sewer services. In the IDP, the municipalities recognized the need to plan for the growth of the Town of Stettler, however stopped short of identifying lands for possible annexation into the Town.

**Figure 3 - IDP Fringe Area**





## 1.4 Economic Growth

There are a number of economic forces and opportunities that are expected to contribute to Stettler's growth during the next few years. The Town of Stettler could be poised for future growth given its central location and access to markets and the large population centers of Calgary and Edmonton.

Oil and gas and agriculture will continue to be the staples of the economy; however there is increasing potential for Stettler to serve as a "community of choice" with respect to the provision of retirement housing.

### Oil and Gas

Coalbed methane or natural gas from coal, in an "unconventional" source of natural gas. In the southern Alberta the Horseshoe Canyon coals has become the hottest land and drilling play on the continent. The Horseshoe Canyon coals are dry, and natural gas produces from the coal seam immediately after stimulation. Stettler area companies play an important role in the production of these wells. Four manufacturers (CH4 Compression, Jiro Enerflex, Stettler Oil and Gas and Tornado Technologies), specialize in the manufacturing of specialized equipment that maximizes the deliverability and rate of return per well. Stettler is also home to over 50 other oilfield service related firms, ranging in services from trucking to oilfield safety.



*Stettler Manufacturing Companies Service the Growing Coal Bed Methane Industry*



### Regional Trade and Service Centre

The Town of Stettler functions as a thriving regional trade and service center to east-central Alberta. Many of the businesses related to the natural resource sector in east-central Alberta locate their operations in Stettler and take advantage of the variety of services available in the community. The Town continues to attract retail development and institutional services. There has been a significant interest in development activity in the community, reflected by the number of building permits increasing annually. Projects constructed and planned in 2006 were strong, including a: 74 suite hotel; 26 unit apartment building; major chain restaurant; new bank; an expanded car dealership; and a number of new residential subdivision projects.

In 2005, David Thompson Health Region identified a four phase Master Development Plan for the Stettler Hospital and Care Centre that includes the following:

- ◆ Development of a renal dialysis unit;
- ◆ Two new 10-bed residential scale dementia cottages; and renovation and expansion of the auxiliary hospital facility into a 40 bed continuing care facility;
- ◆ Construction of a new two storey commercial facility to accommodate a new dietary, maintenance/engineering shop, expansion of material management, centralized site administration, consolidation education services and areas for community care; and
- ◆ Core Hospital Renovations.

The Town also has three seniors' housing facilities, and it has approved a Development Permit for a 104 unit private sector supportive living development (January 2007) and it is anticipating another development application for a 50+ unit private sector seniors housing condominium development later in 2007.

The area around the south side of Buffalo Lake is experiencing unprecedented growth due to the strong demand for recreational/seasonal properties. Since 2000, there have been 332 lots created within the County of Stettler, and 31 new lots created within the Summer Village of White Sands. The 2005 peak summer population is estimated at 3,938, and the ultimate projected peak summer population is estimated at 8,246.

### Arts, Culture and Recreation

The Town of Stettler has a thriving arts and culture community including live theatre, dance studios, a museum, a historical society, a library, a music festival, and various art clubs. Two of the more prominent arts facilities include the Performing Arts Centre, which is located adjacent to W.E. Hay High School, and the Town and Country Museum. The Town of Stettler is home to a major recreation facility, the Stettler Recreation Centre (SRC). The SRC houses: two artificial ice arenas, one indoor aquatic center with competitive and leisure pools as well as a water slide, a fitness centre, a library, and several dance/exercise studios. The Town also is home to numerous parks and one nine hole golf course.



## 2. POPULATION FORECASTS AND LAND REQUIREMENTS

### 2.1 Population Forecasts

#### Current Population

In May of 2006, a federal Census was undertaken. Due to the data not being available as of December, 2006, the Consultant has attempted to estimate the 2006 population for Stettler.

The primary method for estimated population growth between Census years is the dwelling occupancy method. This method counts the number of building permits for new dwellings, subtracting the residential demolitions and providing an allowance for the rental vacancy rate. The resulting number of dwellings is then multiplied by the average number of persons per dwelling.

Using this method, it is estimated that the population has increased modestly to between 5,354 and 5,578 persons (mid range estimate of 5,465 persons).

This estimate has been calculated using the following formula:

**Figure 4 - 2006 Population Estimates**

<b>Population 2001</b>	<b>5,215</b>
Number of Dwelling Units (2001)	2,115
- Number of Vacant Rental Apartments, Row Houses (2001) <sup>1</sup>	30
Number of Occupied Dwelling Units (2001)	2,085
Population Per Occupied Dwelling (2001)	2.5
Population 2006 (Estimated)	
Number of Dwelling Units (2001)	2,115
+ Number of Dwelling Units Constructed (2001 to 2005)	138
- Number of Houses Demolished (2001 to 2005)	21
- Number of Vacant Rental Apartments, Row Houses (2006) <sup>2</sup>	1
Number of Occupied Dwellings (May 2006)	2,231
Estimated Persons Per Dwelling (May 2006)	
@ Low Range of 2.40 = Low Estimate	5,354
@ Mid Range of 2.45 = Mid Estimate	5,465
@ High Range of 2.50 = High Estimate	5,578
<b>Population 2006</b>	<b>5,354-5,578</b>

<sup>1</sup> Alberta Seniors Apartment Vacancy and Rental Cost Survey, 2001 – 10.9% Vacancy

<sup>2</sup> Alberta Seniors Apartment Vacancy and Rental Cost Survey, 2006 – 0.3% Vacancy

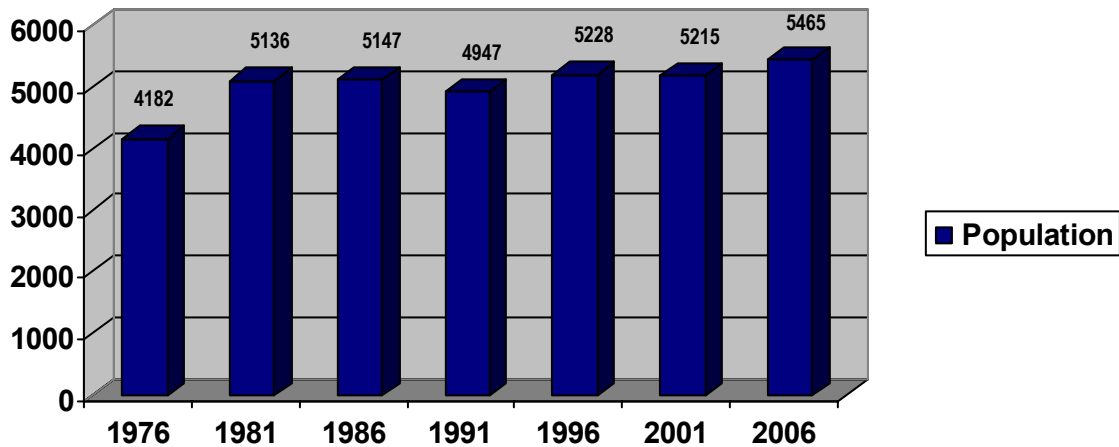




Past Growth

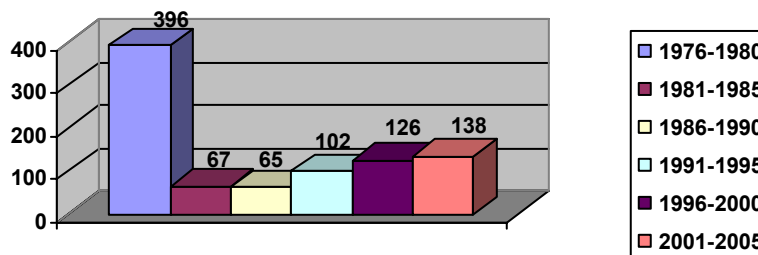
Figure 5 illustrates the population for the Town of Stettler since 1976. The graph shows that over the past 30 years, the Town experienced one sharp upturn in population in the late 1970's, followed by a period of population decline, recovery, and modest growth upward.

**Figure 5 - Historical Population 1976 to 2006**



Through this period, building permit activity has remained consistent, with the variables reducing population including lower rates of persons per occupied dwelling, and fluctuations in the rental vacancies. Rentals consist of approximately 30% of all Stettler dwellings (650); therefore any vacancy rates can greatly affect population totals in any given year.

**Figure 6 - Dwelling Unit Construction Activity – 1976 to 2005**



In reviewing the thirty year period 1976 to 2005, the Town of Stettler experienced residential growth of 30 units per year, resulting in a population increase of 1,283 persons. However, much of this growth was in the five year period 1976 to 1981. During the remaining 25 years, 1981 to 2005, the Town averaged 20 units per year constructed, with a resulting population increase of 329 persons (two persons added for every three units constructed). This low population increase was caused by smaller family units, which



trended downward from 3.10 persons per unit in 1976 to 2.47 persons per unit in 2001 (last census year). For the purposes of all the scenarios within this study, it is estimated that 2.0 persons will be added for every new unit constructed. In 2006, the low development trend was broken, and dwelling unit starts achieved highs not seen since 1979. A total of 96 dwellings were approved in 2006, and due to the indications for growth noted in Section 1.0, and the need for the Town of Stettler to be ready for that growth, this report evaluates future moderate growth for the Town of Stettler.

#### Growth Scenario Used for Study Purposes

It is anticipated that the growth of the Town of Stettler could, in the future, follow a similar growth pattern as shown in recent years. This is because sustained growth in the near term appears to be realistic, while the longer term prospects for Stettler are bright with respect to attracting persons leaving the crowded cities. The Town estimates that on average, the Town will average between 75 and 100 dwelling starts per year. Therefore these growth scenarios have been used to evaluate the current land supply and assess the need for future land requirements in the following sections.

Given that 104 seniors dwelling units have been approved for construction already in 2007, and given Stettler's potential to gain population through expansion of its industrial sector, the Town of Stettler could realize a net gain of 75 dwellings per year over the period 2007 to 2067. Within this scenario, the resulting population increase during this scenario would be 9,000 persons (average annual population growth of 2.7%).

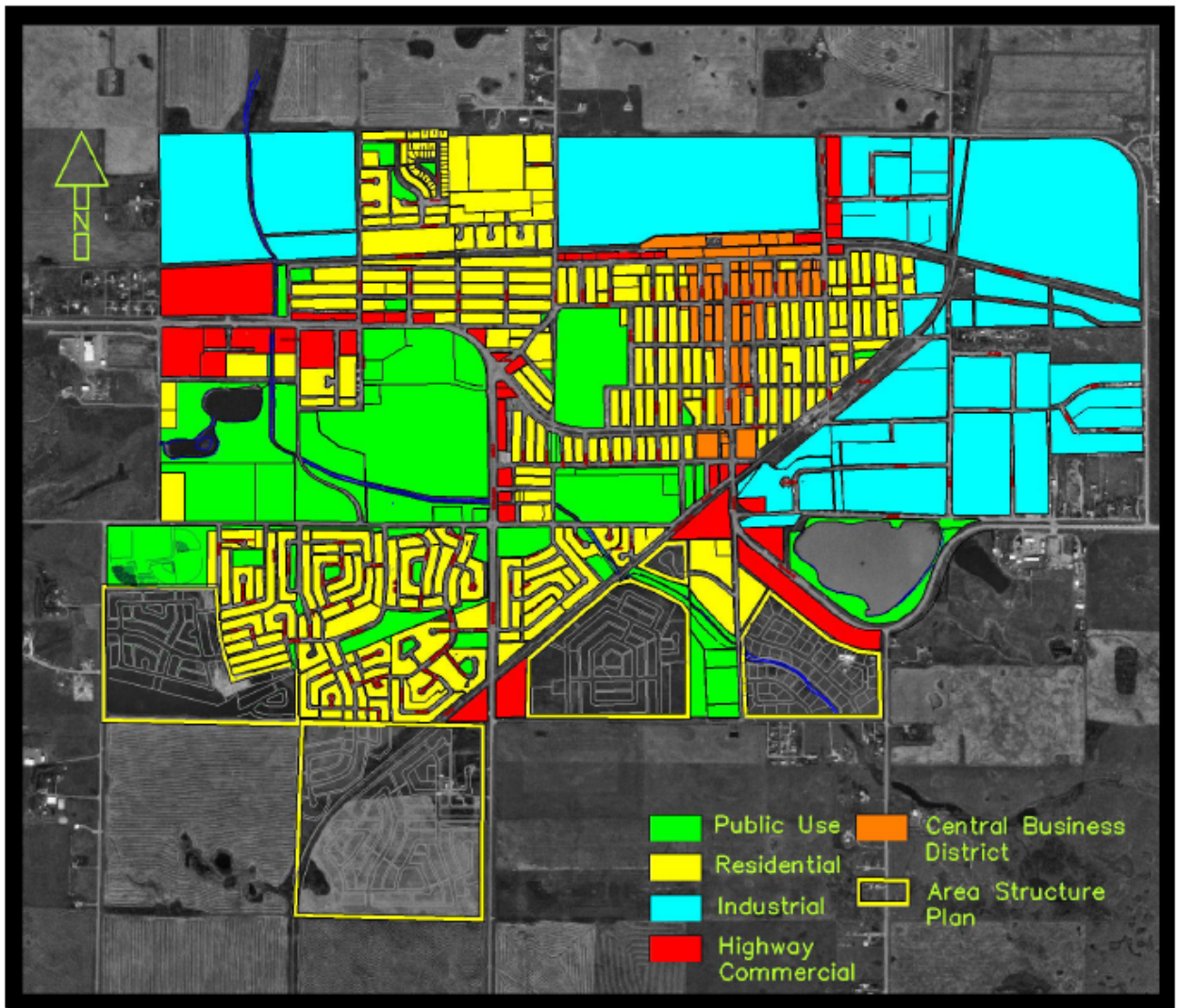


## 2.2 Existing Land Inventory

An analysis of the approved land use policy and an inventory of vacant developable land was undertaken to determine the build out capacity of the remaining lands within the Town boundary.

Figure 7 identifies generalized existing land use policy for the Town of Stettler based on the Municipal Development Plan and approved Area Structure Plans and/or Outline Plans.

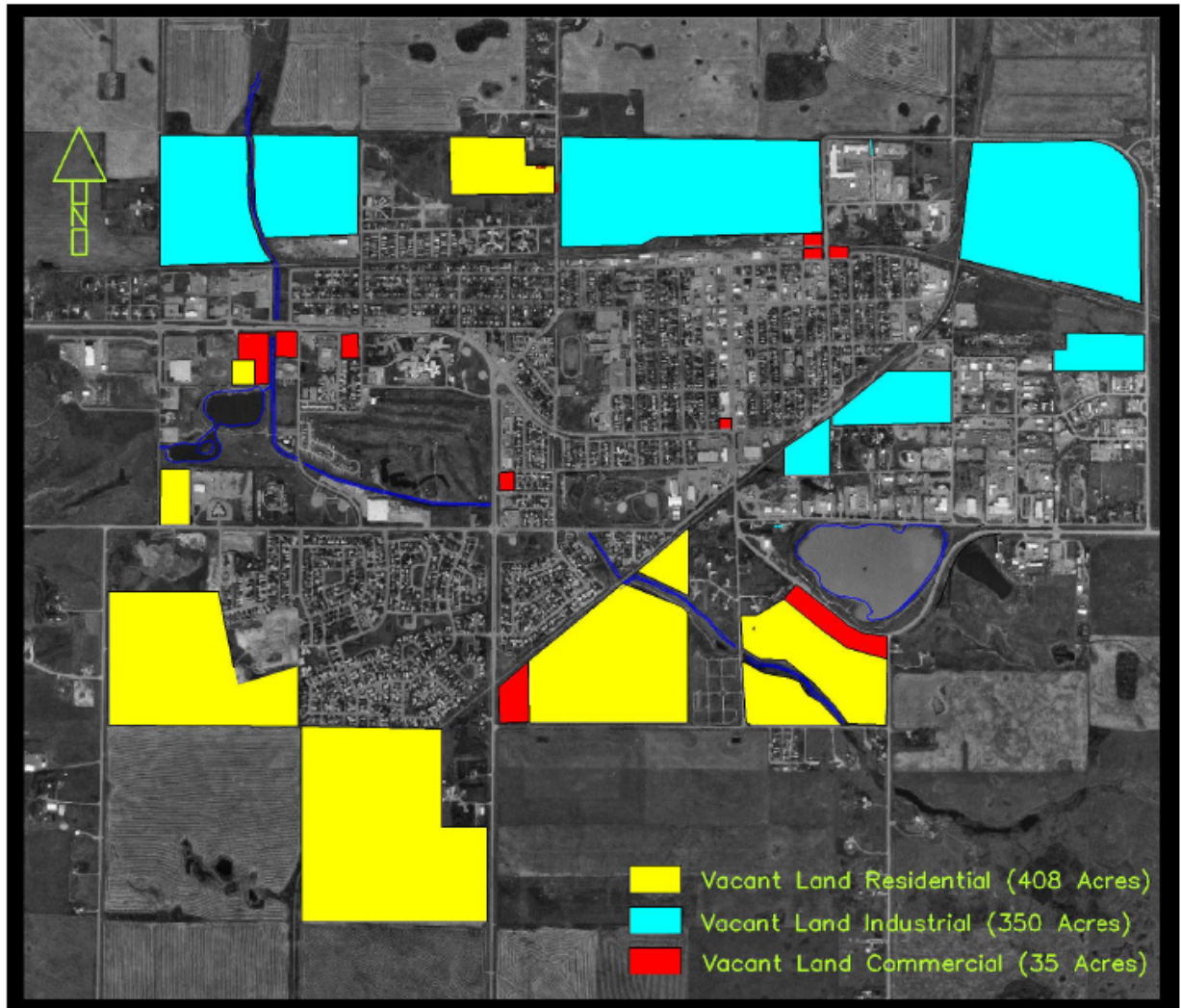
Figure 7 – Existing Land Use Policy





Existing vacant lands as of December 2006 are identified in Figure 8. Vacant developable lands were identified by air photo interpretation and verification in the field by ZAP Municipal Consulting Inc. and the Town of Stettler staff.

**Figure 8 – Vacant Land Inventory (December 2006)**





As illustrated in Figure 9, there is current inventory of approximately 793 acres of vacant developable land within the existing Town boundaries to accommodate future growth. There is currently just over 1,600 acres of developed occupied land within the Town. This developed land represents roughly 320 acres per 1,000 population. Vacant land includes a substantial amount of residential (408 acres) and industrial (350 acres) land, and a small amount of commercial land (33 acres). Most of the highway commercial lands are in difficult to service areas, and remain in agricultural production. Only 13 acres of highway commercial land is readily and/or already serviced.

**Figure 9 – Summary of Vacant / Developed Land (acres)**

Category	Vacant	Developed	Total
Residential	408	634	1,042
Commercial – Highway	33	138	171
Commercial – Central Business District	2	69	71
Industrial	350	333	683
Parks, Institutional	0	508	508
<b>Total Area Within Town Boundary</b>	<b>793</b>	<b>1,682</b>	<b>2,475</b>

## 2.3 Land Requirements

### 2.3.1 Consumption of Land Outside of the Town Boundaries

There has been considerable development outside of the Town of Stettler. Figure 10 shows the consumption of agricultural land within the County of Stettler in lands designated as the “fringe” within the Stettler Inter-municipal Development Plan. In particular, County consumption of highway commercial lands for non-commercial purposes has limited and will continue to limit the Town’s future ability to expand its highway commercial base. For instance, there is a county residential subdivision (King) and many industrial based businesses located on the eastern entrance to Town on Highway 12. On the Town’s western entrance, the County has approved three industrial businesses and one country residential subdivision (Repp). Within the fringe area, a total of 158 acres of potentially highway commercial lands have been consumed by non-commercial businesses.

**Figure 10 – County Consumption of Stettler Fringe Lands (acres)**

Land Use Type	Within Fringe Area		Total All Locations
	Adjacent to Highway	Other Location	
Residential	97	332	429
Industrial	61	125	186
Commercial	16	0	16
<b>Total</b>	<b>174</b>	<b>457</b>	<b>631</b>



### 2.3.2 Land Requirement Assumptions

In order to identify the amount of land required to accommodate future growth, we have made certain assumptions about the form and type of future development. These assumptions are based on current MDP policies, typical standards of service provision in urban centers, consumption of land outside of the Town boundaries, and judgments about the Town's ability to attract non-residential land uses within a competitive regional environment.

**Figure 11 - Town of Stettler Assumptions for Land Requirements 2007-2067**

Residential	Average Household Size of 2.0 persons. Average Density of 4 units per gross developable acre (includes parks, schools, roads).
Industrial	Provides for 75 acres of clean industrial land for each 1,000 persons of new growth (current rate = 61 acres per 1,000 people).
Commercial	Provides for 25 acres of clean commercial land for each 1,000 persons of new growth (current rate = 38 acres per 1,000 people).
Other Land Uses	This Study adds 20% of the calculated residential, industrial, and commercial lands to accommodate a broad range of other uses including institutional, regional parks, and land held off the market and unavailable for development at any particular time.

### 2.3.3 Summary of Total Land Requirements

Figure 13 on Page 18, Summary of Land Requirements 2007-2067, identifies the amount of land that would be required within the Town based on population growth resulting from the construction of 75 dwelling units per year. Using these factors and assumptions in accordance with that scenario, the total amount of land required to accommodate projected 60 year population growth would be over fifteen (15) quarter sections. This land requirement is equivalent to approximately 270 acres per 1,000 persons of population growth. This compares with the existing Town development of 320 acres per 1,000 people. The land forecast assumes that future growth will provide higher density development and more efficient land use patterns, in keeping with more recent development trends. Higher densities and greater efficiencies in infrastructure, land development, and service provision are also expected as the Town expands into undeveloped agricultural lands.

In the first 10 year period 2007-2017, the Town would utilize a minimum of 226 acres of residential land; 136 acres of industrial land; and **would exhaust all highway commercial land by 2015**. Overall, in the sixty year period to 2067, the Town would require an additional 241 acres of commercial land to accommodate growth over and above the existing vacant lands within the Town's boundaries. From a review of existing vacant residential lands, it appears that the Town will exhaust its land supply by 2025. In looking at the availability of industrial lands, it appears that the Town will exhaust its land supply for this development type by 2033.



### 2.3.4 Land Requirements by Type

#### Residential

The Town has less than three quarter sections (408 acres) of existing vacant residential land within its boundaries. Theoretically this is sufficient to accommodate residential development within the Town for the next eighteen years. Infill development through the redevelopment of the Stettler Agricultural Society lands may add to the inventory, however it is not guaranteed. There is, however, a need to develop in a logical manner to the south and north of Stettler in an effort to minimize the cost of servicing and to ensure zoning certainty.

Development and planning efficiencies can be achieved by expanding to the south into three quarter sections (S ½ 32-38-19-4 and SW 36-38-20-4), and to the north into three quarter sections (SW 7-39-19-W4 and S ½ 8-39-19-W4).

Due to limitations caused by the airport and with existing country residential subdivisions, it is recommended that additional residential lands be annexed along with lands required for highway commercial and quarter sections that are severely fragmented as described below.

#### Commercial

To determine the amount of new space required, it has been calculated that on average, the Town has issued permits for approximately 33,600 square feet of retail and service related businesses each year. Past trends project an increase in the expansion and infilling of established commercial corridors and power centers (West End and Downtown). Recent trends in Stettler also show that the retail footprint is growing, and that for each 5,000 square feet of new retail/service space added, an additional ½ acre of land is required. Therefore consumption of retail/service land is on the rise, and it is anticipated that Stettler will consume approximately four acres of commercial lands annually over the foreseeable future.

The Town of Stettler has a minimal supply of highway commercial land within its boundaries. Presently, there is only 10 acres of serviced highway commercial land in the sought after west end of Stettler, and 15 acres in total. There is the potential for development of lands adjacent to Highway 56 to the south and Highway 12 to the east into highway commercial lands. A total of 20 acres has been identified for highway commercial lands within these areas.

As shown from Figure 13, the Town will need approximately 241 additional acres of commercial land for the period 2007-2067. Therefore the Town must consider annexing highway commercial land to accommodate development in the near term. It is suggested that the Town consider annexing commercial lands adjacent to Stettler along both Highway 12 and Highway 56 (along with residential/industrial lands, to accommodate these land requirements.



Figure 12 – Commercial Building Permits Issued – 1997 to 2006

Year	Zoning	Business/Developer	Square Footage
1997	Central Business District	Youth Centre	5,600
1997	Highway Commercial	Alliance Church	4,288
1997	Other (East End)	Don Peters	3,560
1998	Central Business District	Springbank Service Station	2,400
1998	Central Business District	Karen Wilson	2,520
1998	Central Business District	Dave Hagen	4,612
1998	Central Business District	Dave Hagen	4,702
1998	Highway Commercial	Stettler Motors	15,000
1998	Highway Commercial	Top Notch	2,000
1998	Other (East End)	Don Peters	5,320
1999	Central Business District	Extra Foods Gas Bar	500
1999	Highway Commercial	Mini Storage	2,000
2000	Central Business District	Extra Foods Expansion	12,200
2000	Highway Commercial	Aljoy	1,500
2000	Highway Commercial	Mini Storage	2,000
2001	Central Business District	Sobey's	31,000
2001	Central Business District	Stewart (Main Street South)	11,450
2001	Highway Commercial	Chamber of Commerce	2,500
2001	Highway Commercial	Fas Gas	2,320
2001	Highway Commercial	Mini Storage	2,000
2001	Highway Commercial	NAPA	5,000
2001	Highway Commercial	Top Notch	1,280
2001	Highway Commercial	Subway Addition	1,000
2002	Central Business District	Royal LePage	3,000
2002	Central Business District	Stewart (FCSS Addition)	1,600
2002	Central Business District	Home Hardware Addition	3,240
2002	Highway Commercial	Hagen – Timber Mart	7,000
2002	Highway Commercial	Turtle Club	5,700
2003	Central Business District	Home Hardware Expansion	1,272
2004	Highway Commercial	Tim Horton's	3,108
2004	Highway Commercial	WalMart	72,000
2004	Other (East End)	Sandwich Patch	2,400
2005	Central Business District	Veterinary Clinic Expansion	4,000
2005	Central Business District	Heartland Glass Expansion	400
2005	Highway Commercial	Boston Pizza	6,262
2005	Highway Commercial	Best Western	33,345
2006	Central Business District	Battle River Sports	5,600
2006	Highway Commercial	Alberta Treasury Branch	6,500
2006	Highway Commercial	Ramada	45,700
2006	Highway Commercial	Bondo Communications	3,550
2006	Other (East End)	Stettler Dodge	6,600
<b>Ten Year Total</b>			<b>336,029</b>





## Industrial

The Town has just over two quarter sections of vacant industrial land within its boundaries (351 acres). Given past trends with respect to industrial land consumption, this land should be sufficient to accommodate industrial development within the Town for the near term; however industrial lands could potentially be exhausted by 2033.

That said, however, the Town will not need to acquire any additional lands unless a major manufacturing company purchases and develops within the Town boundary. In that case, the Town would need to consider annexing additional industrial lands to accommodate other forms of industrial development.

In terms of where industrial development should occur, the Town should recognize development trends on the west and east ends of Stettler and consider annexation of industrial lands along with highway commercial lands on the N ½ 1-39-20-4, and E ½ 4-39-19-W4.

### **2.3.5 Preservation of Land for Urban Purposes**

Past land use decisions outside of Stettler have hindered its ability to grow and attract appropriate development along the Highway 12 Corridor. Decisions to allow the Country Residential Subdivisions of King and Repp adjacent to Highway 12 have limited urban expansion in these areas. Industrial developments adjacent to Town have also hindered the Town's ability to develop an attractive gateway as well as expanding its west end retail centre.

Allowing rural development on the fringe of Stettler limits future servicing options, and hinders the ability of the Town to expand its water, wastewater and stormwater management systems.

The Town also has interest in preserving the environment, notably the wetlands west of Stettler (where the Town's backup water supply is located) as well as Red Willow Creek, which is the sole storm water drainage outlet servicing the majority of Stettler.

The Town has considerable investment in infrastructure in the urban fringe, notably the airport, solid waste transfer station, and wastewater lagoon complex.

It is suggested that the Town take necessary measures to bring the above mentioned lands, along with additional lands for future urban residential and industrial expansion, under its control for preservation purposes to ensure that suitable land use decisions are made with respect to their development.



## 2.4 Growth Recommendations to 2067

In order to provide enough land for the proposed growth scenario, and to ensure that lands are preserved for urban expansion, it is suggested that:

**The Town needs to amend its Municipal Development Plan for the following lands:**

- **NW 5-39-19-4 (83 acres changed to residential from industrial)**
- **NE 5-39-19-4 (26 acres changed to commercial from industrial)**
- **SE 36-38-20-4 (20 acres changed to commercial from residential)**

**The Town needs to annex the following twenty five quarter sections of land for the following purposes:**

### **Urban Expansion**

- **Lands Required (15 quarter sections)**
  - **Residential 865 Acres - Industrial 569 Acres - Commercial 195 Acres**
  - **SW 36-38-20-W4 (+/- 90 acres new residential; remainder restricted by airport/gas wells)**
  - **S ½ 31-38-19-4 (248 acres new residential; 20 acres new commercial, 52 acres existing country residential)**
  - **N ½ 32-38-19-4 (122 acres new residential; 17 acres new commercial, 34 acres of existing industrial, 69 acres of existing country residential; remainder restricted by wetlands)**
  - **SW 4-39-19-4 (30 acres existing country residential)**
  - **E ½ 4-39-19-4 (240 acres new industrial, 30 acres new commercial, 25 acres existing industrial, 8 acres existing country residential, remainder occupied by railway)**
  - **SW 9-39-19-4 (130 acres new industrial, 20 acres new commercial, remainder occupied by railway)**
  - **S ½ 8-39-19-4 (281 acres new residential, 20 acres new commercial, 19 acres existing country residential)**
  - **SE 7-39-19-4 (130 acres new residential, 30 acres existing country residential)**
  - **Section 1-39-20-4 (150 acres new residential, 240 acres new industrial, 108 acres new commercial, 32 acres existing commercial/industrial, 27 acres existing country residential, remainder occupied by wetlands and railway)**

### **Urban Preservation**

- **Lands Required (10 quarter sections)**
  - **Section 35-38-20-4 (Airport Preservation and Expansion)**
  - **S ½ 32-38-19-4 (Urban Residential Expansion)**
  - **SE 9-39-19-4 (Municipal Utility Purposes)**
  - **SW 7-39-19-4 (Municipal Utility Purposes)**
  - **S ½ 12-39-20-4 (Urban Industrial Expansion)**



Figure 13 - Town of Stettler Summary of Land Requirements 2007 - 2067

	2007-2017	2017-2027	2027-2037	2037-2067	60 Year Total
<i>Population Growth</i>	1,500	1,500	1,500	4,500	9,000
<i>(Cumulative Total)</i>	6,965	8,465	9,965	14,465	14,465
<i>New Household Units</i>					
<i>(at 2.0 persons/unit)</i>	750	750	750	2,250	4,500
<i>Land Requirements</i>					
<i>Residential Acres</i>					
<i>(at 4 units per gross acre)</i>	188	188	188	564	1,128
<i>Add 20% for Other Uses</i>	38	38	38	114	228
<i>Cumulative Total (acres)</i>	226	452	678	678	1,356
<i>Industrial Acres</i>					
<i>(At 75 acres/1,000 pop.)</i>	113	113	113	339	678
<i>Add 20% for Other Uses</i>	23	23	23	69	138
<i>Cumulative Total</i>	136	272	408	408	816
<i>Commercial Acres</i>					
<i>(At 25 acres/1,000 pop.)</i>	38	38	38	114	228
<i>Add 20 for Other Uses</i>	8	8	8	24	48
<i>Cumulative Total</i>	46	92	138	138	276
<i>Total Land Requirements</i>	408	816	1,224	1,224	2,448
<i>Acres Per 1,000 Pop. Growth</i>	270	270	270	270	270



### 3. RECOMMENDED GROWTH STRATEGY

#### 3.1 Potential Growth Areas

Figure 14 shows the areas within and outside of the current boundaries of the Town of Stettler where future urban growth is anticipated. The potential growth areas are classified in terms of 60 year development. The extent of each potential growth area is expressed in broadly rounded acreage, based upon the calculations included in Figure 13.

The Town of Stettler has assumed 75 dwelling units per year being constructed over the sixty year term. This scenario highlights the importance of the “**urban preservation areas identified in Figure 14**”, as these areas are needed by the Town to ensure that adequate lands are available for urban density expansion should the need for additional lands arise.

**It is recommended that the Town of Stettler use Figure 14 as a basis for discussion of future urban growth with Town residents, inter-municipal neighbors, senior government agencies, and ultimately, the Municipal Government Board as part of an application for annexation.**

#### 3.2 Environmentally Sensitive Lands

The Red Willow Creek and the numerous wetlands within and around Stettler, provide opportunities for trail development, wildlife watching, and other outdoor leisure pursuits. There are large areas within the Town and surrounding area that are prone to flooding, which significantly affect the amount of land available for urban development.

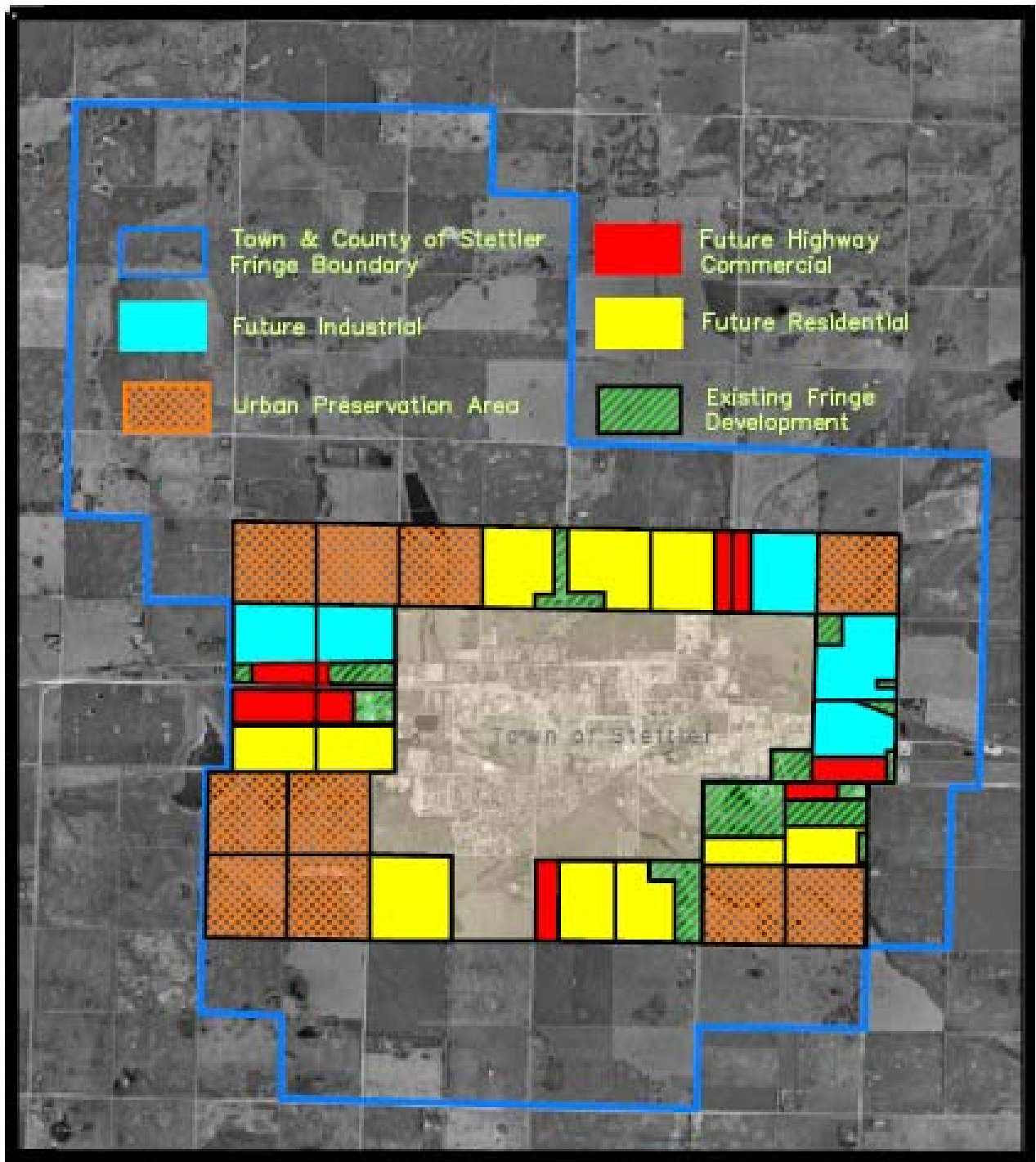
The environmentally sensitive lands associated with Red Willow Creek and other wetlands extend beyond the current Town limits. These conditions account for the discontinuous or fragmented areas of potential urban growth illustrated in Figure 14.

Although they present constraints to urban development, the Town should not consider these environmentally sensitive lands as a liability. On the contrary, Red Willow Creek and the wetland areas provide significant natural areas and wildlife habitat, which can be protected as a major urban park system. Over time, this natural heritage can and should be sustained within an urban environment to provide amenities and recreational opportunities for the benefit of all residents of the Town and region.

Similarly, discontinuous urban development should be considered as a worthy goal, whereby concentrated development cells can provide for a variety in housing types and settlement patterns.



Figure 14 – Town of Stettler Potential Growth Areas to 2067





### **3.3 Utility Servicing Considerations**

As with any community, the Town of Stettler has to contend with topographic and soil conditions in the provision of municipal services, utility services, particularly surface water and sanitary sewer.

Where possible, the Town has identified a long term strategy of concentrating residential services to the south and west of Stettler. This is because the Town has reached its servicing capacity in many neighbourhoods, and concentrated development is required to justify any expansion to the servicing system.

The lands within the growth areas that are shown in Figure 14 present fewer environmental and engineering challenges to urban development than other areas. Greater cost efficiencies can be expected for urban development on those lands.

### **3.4 Transportation**

The Provincial Highway system provides excellent access to the Town of Stettler from the north, south, east and west. In general, the best conditions for local access and urban road networks are from the west and the south. Over the next sixty years, growth to the west and south is anticipated before substantial growth occurs to the east and north of the current Town limits.

### **3.5 Population**

The 60 year land requirement shown in Figure 14 could provide for an additional population of 9,000 or total Town population of 14,465.

### **3.6 Annexation and Implementation**

Successful growth in the Town of Stettler will depend on the Town and County working together to capitalize on the area's economic opportunities. Fully serviced urban development within the Town of Stettler should attain the highest standards for community design and sustainability. Because of the economic potential of the region, the Town of Stettler must engage in comprehensive planning and growth management for the long term. The first stage in such planning will be to secure, through annexation, the potential growth areas illustrated in Figure 14.

