


COMMITTEE OF THE WHOLE
OCTOBER 8, 2024
4:30 P.M.
AGENDA



1. Agenda Additions/Deletions
2. Agenda Approval
3. Parks and Open Space Master Plan Draft Review 2-58
4. Sump Pump Inspection Program 59-60
5. Atco and Apex Franchise Fee Update 61-72
6. Additions
7. Adjournment

Town of Stettler



Parks and Open Space Master Plan

September 2024 - DRAFT



Contents

1	Introduction	4
	1.1 Parks & Open Space Master Plan Purpose	4
2	Plan Foundations, Principles, & Criteria	6
	2.1 Plan Foundations	6
	2.2 Plan Principles & Criteria	8
3	Plan Framework	12
	3.1 Community Essence & Theme	12
	3.2 Community Framework Plan	16
	3.3 Community Park & Design Guidelines	42
4	Implementation & Next Steps	TBC

1 Introduction

1.1 Parks & Open Space Master Plan Purpose

The Parks and Open Space Master Plan (Plan) provides a planning basis for future park and community development enhancement within the Town of Stettler. The Plan is structured to provide park and community based planning principles, criteria, classifications, and design guidelines that are specific to Stettler.

Key objectives of the Plan are to:

- Effectively engage Town Administration/Council and key stakeholders to establish a shared vision for future park development. This includes providing analysis and assessment feedback on current park issues, constraints, and opportunities; involvement in defining parks plan updates and supporting the proposed Parks Master Plan Update.
- Establish park plan updates that relates to unique qualities of the Town of Stettler; supports community tourism and growth; and is consistent with current Town plans, policies, guidelines, and directions. Design will include play structures, walking routes, future locations of proposed needed venues, natural vs. groomed vegetation, hardscape and soft landscape features.
- Identify park plan foundations, principles, and criteria that relate to current Town statutory and non-statutory plans, policies, and community programs/activities.
- Establish a community framework to effectively assess and identify park plan updates and other potential community enhancement opportunities.
- Through the assessment of the 2006 Parks Master Plan, establish a park plan framework and classification system to support the update of existing and future potential (gaps) parks, open space, natural areas, recreational facilities, sports fields, trail networks, and identified specific enhancement recommendations and amenity guidelines that enhance park activity and use; comfort, convenience, accessibility, and inclusivity; and site servicing, operations and maintenance.
- Develop community design guidelines to support specific park planning and design initiatives with a focus on a key community strategies, such as a safety and inclusivity; Accessibility and Connectivity; Green Space Preservation and Enhancement; Vibrancy and Livability; Sense of Place and Community; Green and Sustainable; Pride and Celebration; Tourism Growth; and Legibility and Cohesiveness.



- Establish an implementation strategy to define key parks plan updates; their implementation priority (high to low); suggested roles and responsibilities; order of magnitude funding; sources of funding and joint project development and implementation; implementation recommendations; and phasing timelines. The implementation Strategy is to assess and incorporate current Town funding standards, models, procedures, and policies.

The Plan is comprised of three key sections:

Plan Foundations, Principles, and Criteria

This section gives a general view of the town's current official and unofficial plans, rules, and related community programs. These will help shape the plan and make sure it follows the plan's principles and goals



Plan Framework

This section explores the essential qualities that give Stettler its unique character. These qualities also combine to create consistent themes that inspire and guide the plan and specific design guidelines for the community and parks.

The Community Framework assesses and defines the existing and potential interactions between districts, landmarks, nodes, edges, and corridors. It also identifies future district-specific development and enhancement considerations and design guidelines informed by the identified community essence and theme. The Community Framework is further developed to include an assessment of existing parks and corridors and the development of a Parks Classification System. The Parks Classification System provides direction on the types of parks, open space, special use areas, and corridors to be considered in the future development and enhancement (gap mitigation) for the Town of Stettler. Each classification includes a catchment area that provides guidance on where and how each park, open space, special use area, and connector type should be located within the community, along with specific requirements and design guidelines for each classification type.

Plan Implementation & Next Steps

This section provides a proposed action and implementation program for the Plan.

2 Plan Foundations, Principles & Criteria

2.1 Plan Foundations

The plan has been developed in alignment with current Town statutory and non-statutory plans and policies, and related community programs/activities. Future parks and community development enhancements must adhere and align to the vision., Policies, and regulations of the following statutory and non-statutory plans, and related community programs/activities.

The following precedent documents, plans, and Town Administration supplied resource information have been reviewed and reflected upon while developing the plan.

The Town of Stettler Inter-municipal Development Plan (2022)

The Inter-municipal Development Plan (IDP) provides the current guiding principles, goals, and policies that form a framework and vision for future growth and development within the Town of Stettler and Stettler County. In accordance with Section 631(2) of the Municipal Government Act the IDP addresses:

- A procedure used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan.
- A procedure to be used, by one or more municipalities to amend and appeal the plan.
- Provisions relating to the administration of the plan.
- Future land uses within the area.
- Proposed future development in the area.
- Any other matter relating to the physical, social, or economic development of the area that councils considers necessary.

The IDP vision of Stettler is to form a vibrant prosperous growing community and develop as a regional center. Future orientated community that is development ready.

The main goals of the IDP are:

- To promote the quality of life for residents in both Stettler and the County.
- To identify areas that provide growth and development of each municipality, and for the annexation of lands by the Town.
- To identify and foster opportunities for working together, for example, the provision of coordinated infrastructure and natural areas across municipal boundaries and the establishment of design guidelines for mixed business development in the gateway locations.
- To provide a framework for consistent decision making, inter-municipal communication, the joint review of planning matters and the resolution of disagreements that is effective and efficient while meeting statutory requirements.



The Town of Stettler Municipal Strategic Plan (2009)

The Town of Settler's Municipal Strategic Plan was developed in 2009 with an update completed each year. It outlines the goals and priorities undertaken by the Town for the upcoming years.

Mission Statement

"We will provide a high quality of life for our residents and visitors through leadership and the delivery of effective, efficient and affordable services that are socially and environmentally responsible."

Corporate Identity Committee - Master Signage Plan (2023)

The Town has completed a Master Signage Plan that will guide future wayfinding development. This plan has referenced the Master Signage Plan with regards to future signage recommendations for the Town.

Trail Plan (2023)

The Town assesses the current Trail Master Plan each year to identify future trail development, priorities, and required capital funding. The current Trail Plan has been referenced in this Plan in accordance to recommended trail and sidewalk enhancements and development.

Parks and Open Space Master Plan (2006)

The last Parks and Open Space Master Plan for the town was completed in 2006. The new plan will include an assessment of the old plan to determine if any parts are still relevant and if any changes are needed to meet the current needs of the community.



2.2 Plan Principles and Criteria

The following principles and criteria will guide future park and community planning, development, and enhancement. Each principle includes a rationale and specific planning criteria that will be used to evaluate proposed park and community developments. When applied effectively, these principles and criteria will ensure that all new developments and enhancements align with the town's vision.

The principles and criteria are described in detail below and apply equally to the overall plan and to individual future projects, unless otherwise noted. Implementing and following these guidelines will help define the town's needs beyond the scope of existing Statutory Plans. Applying these principles will lead to a variety of meaningful, impressive, and creative design possibilities within Stettler.

Plan Principles are concepts that guide decisions about the future development and enhancement for the community and park spaces.

Plan Criteria outlines the specific planning direction that will be evaluated for each principle.

PRINCIPLE 1: VIBRANT COMMUNITY DISTRICTS

Rationale: Creating clearly defined community districts is crucial to making Stettler an appealing place to live and work. Developing these districts can help the town and its neighborhoods stand out, foster a sense of community, and showcase Stettler's unique character. To achieve this, a Community Framework is needed. This framework will identify key districts and outline a systematic approach to identifying important development and improvement opportunities. It will also prioritize these opportunities, integrate them into capital and operating budgets, and ensure they align with enhancing community life, living standards, health, and well-being.

Criteria: Health & Wellness

Protecting and enhancing parks, open space, and natural areas to support inclusivity and enhance physical and mental well-being of all residents.

Criteria: Social Interaction

District development and enhancement defines and creates further opportunities for social interaction, cultural exposure and cohesion, and information exchange in vibrant, safe, well-connected areas.

Criteria: Vibrant Economy

Establishing an attractive downtown destination with a mixed street frontage, synergistic business integration opportunities with local and regional industry and agriculture, and enhancing diversity for entrepreneurship, goods, services, and employment.

Criteria: Recreation Capacity

Ensuring that future community and parks development and enhancement supports the continued and sustainable growth of various community and parks/recreational activities and programs.

Criteria: Sustains And Defines Community Identity

Establishing opportunities for continued and sustainable development with respect to community ownership, organization, involvement, integrity, management, and pride.

PRINCIPLE 2: CONNECTIVITY & INTEGRATION

Rationale: Enhancing community connectivity involves the establishment of safe, secure, accessible, and inclusive community corridors. Through the development of a Community Framework, a hierarchy of key corridors and nodes can be identified to address current connectivity issues within and between specific districts of the community.

Criteria: Safety, Security, and Barrier-free Accessibility

Establishing a safe, secure, and more walkable and pedestrian orientated community based on a diversity of well-defined nodes and interconnections between different areas of the community. This can be achieved by developing Complete Streets and an Active Transportation Network that connects key districts and quadrants of the community. These features will also introduce district components that improve quality of life and create a strong sense of place.

Future connectivity should be considered through future operating (e.g. infrastructure improvements/upgrading) and joint capital improvement projects.

Criteria: Parks & Open Space Integration

Parks, open spaces, and natural areas are to be preserved, enhanced, and integrated into the community corridor network to support safe, secure, inclusive, and accessible routes.

Criteria: Wayfinding

Establishing a consistent and well-defined community wayfinding system is an important part of creating a welcoming community and developing a community corridor network. Wayfinding signage (for both vehicles and pedestrians) provides additional support to guide people through the community and help them discover the various assets the community has to offer. It also helps define the impression we want to give to tourists, visitors, future residents, developers, and business owners and employers. Wayfinding also offers the opportunity to incorporate community interpretive information.

The Master Signage Strategy has planned for future wayfinding improvements within the town. The plan will review the current recommendations and provide feedback on possible improvements or additions to the proposed wayfinding.

PRINCIPLE 3: COMMUNITY DIVERSITY & INCLUSIVITY

Rationale: People have a wide variety of recreational needs, and no single park or district can meet everyone's desires. To address these needs, we must intentionally create a community that offers a diverse range of year-round recreational opportunities that are appealing and inclusive to everyone.

Criteria: Parks Classification

Creating a Parks Classification System will help us evaluate the town's current parks, open spaces, natural areas, and recreational facilities. We can then identify any gaps in our park and recreation offerings and provide recommendations for development and improvement to address these gaps. This will ensure that the parks and recreational facilities offer a variety of year-round activities and experiences for all residents.

Most of the recommendations laid out in the 2006 Parks and Open Space Master Plan have been completed to date, except for the development of a downtown urban plaza, a future district park, a future natural/decorative park, and a future linear park along Red Willow Creek in West Stettler Park. The Plan will review the previously proposed park and open space improvements and analyze them in comparison to existing development plans and community needs.

PRINCIPLE 4: COMMUNITY SUSTAINABILITY & CONSERVATION

Rationale: To ensure that future generations can enjoy what Stettler offers, existing parks, open spaces, and natural areas must be preserved. This will be done by integrating ecological systems and green infrastructure into the community's development and improvements.

Criteria: Conservation

Park systems are planned, designed, and operated to protect and conserve high priority natural areas and maintain or enhance natural ecosystem processes. Incorporating natural design elements and native species will reinforce ecological integrity within the Town.

Criteria: Landscape Connectivity

The network of parks, open spaces, and natural areas should be planned and sited to maintain and support community connectivity throughout the Town and the surrounding region.

Criteria: Ecological Design & Green Infrastructure

Future community and park development and enhancement should include low impact development practices (e.g. stormwater management, rainwater harvesting, alternative energy use, etc.) as part of future operating or capital infrastructure improvement projects.

PRINCIPLE 5: PLACEMAKING

Rationale: Placemaking offers an opportunity to re-imagine and develop a vision for future development and improvements that create a distinctive and unique sense of place. By identifying key community values and themes, and using a community framework, the Town of Stettler can define the appearance and quality of the physical environment. This will ensure that the spaces are suitable for people's needs and activities, create a special and attractive 'sense of place' that reflects community identity, support and strengthen the local economy, provide opportunities for meaningful interactions, and improve accessibility.

Criteria: Character & Identity

Essence and theme development form the foundation for future community engagement and plan development. The relationship between essence and theme is not strictly linear but rather an integrated network of relationships that create a multitude of meanings, impressions, forms, continuity, and consistency in how each district within the community is developed and enhanced.

Criteria: Visual Aesthetics

Community and park systems are to be designed and arranged to protect and enhance the scenic natural and built-form qualities of the Town, ensuring compatibility between these qualities and future new development and enhancements is important.

Criteria: Safety

The community should be a safe and secure place. Incorporating Crime Prevention Through Environmental Design (CPTED) principles into the parks and community should be considered for future development and enhancements.

3 Plan Framework

3.1 Community Essence & Theme

Establishing a shared vision and direction for the development of a Parks and Open Space Master Plan requires a well-defined understanding of the key essences and themes that currently exist within the community - however that define the desired future perceptions and directions for the community. The Town strives hard to provide for recreational opportunities, they are committed to preserving their history and creating a safe and inclusive environment for all. The following essences and themes have been established through a physical review of the community and background document and plan reviews.

ESSENCE

Etymology: Middle English, from Middle French & Latin;

Middle French, from Latin *essentia*, from *esse* to be.

1 a : the permanent as contrasted with the accidental element of being b : the individual, real, or ultimate nature of a thing especially as opposed to its existence c : the properties or attributes by means of which something can be placed in its proper class or identified as being what it is 2 : something that exists : ENTITY 3 a (1) : a volatile substance or constituent (as of perfume) (2) : a constituent or derivative possessing the special qualities (as of a plant or drug) in concentrated form; also : a preparation of such an essence or a synthetic substitute b : ODOR, PERFUME 4 : one that possesses or exhibits a quality in abundance as if in concentrated form <she was the essence of punctuality> - in essence : in or by its very nature : ESSENTIALLY, BASICALLY <was in essence an honest person> - of the essence : of the utmost importance <time is of the essence>

Definition Retrieved from Merriam Webster Dictionary



Creating a distinct and positive 'sense of place' - or Placemaking - involves not only understanding the needs, lifestyle, and aspirations of the community, it also includes determining the base elements of 'essences' of our sensory experience of the place - the predominant colours, textures, patterns, materials, forms, sounds and smells, that occur in the surrounding natural and built environment. If these essences are distilled and drawn upon during the design process, they can be used to inform the design, creating a better 'fit' with place. Good urban design should be acknowledge and celebrate a broad range of essences and contextual elements.

The concept of 'essences' can also include the psychological 'state of mind/body' of a place - for those living in the area and visitors alike. Consideration must be given to how place-making initiatives could enhance existing perceptions of the community and address the negative perceptions to create more balance and direction within the community.

Colours

- Agricultural fields (yellow, orange, and green hues)
- Heritage (brick reds, browns)
- Black (Iron, railway ties)

Textures / Patterns:

- Agricultural fields
- Hay Bales (round)
- Brick & Board (heritage building components)
- Ranch Style Architecture (wood)



Materials:

- Metals (industrial influence - steel and iron)
- Brick and Earthy Toned Stone Veneering (mimic existing facade treatments)
- Heritage Materials (downtown buildings, railway, ranches and farms).
- Use of Lighting and Colours (create distinct ambiance)

Forms:

- Railway (train/ steam engine, stagecoach, train tracks)
- Grain Elevator
- Heart of Alberta
- Ranch Fence
- Pump Jack



THEME

Pronunciation: 'theME

Function: noun

Etymology: Middle English teme, theme, from Middle French & Latin; Middle French teme, from Latin thema, from Greek, literally, something laid down, from titthenai to place. 1 a : a subject or topic of discourse or of artistic representation b : a specific and distinctive quality, characteristic, or concern <the campaign has lacked a theme> 2 : STEM 4 3 : a written exercise : COMPOSITION <a research theme> 4 : a melodic subject of a musical composition or movement

Definition Retrieved from Merriam Webster Dictionary

The base elements or 'essences' of a sense of place coalesce into coherent themes, which when combined, define a 'sense of place.' These themes provide inspiration and direction to the urban design process and, more importantly, relevance, meaning, originality, and vitality to the finalized urban design elements that make up each community place-making initiative. The utilization of 'themes' in good design is not a direct literal translation of forms or ideas, but an indirect reference which may not be immediately - or ever - apparent to the onlooker, but which subtly informs and crystallizes the design.

The design process and the relationship between the 'essences' and themes are not strictly, linear, rather, they are a web of relationships that create a multitude of meanings, impressions, forms, and possibilities for effective urban design.

The proposed design themes for defining ‘sense of place’ in Stettler are:

- Heart of Alberta
- Agriculture
- Oil and Gas
- Pioneers of building
- Rail Transportation (CPR and CN)
- Alberta Prairie Steam Train
- Live/work/play
- Health and Wellness (Recreation)
- Christmas Destination

In addition, themes can also build upon the perceived inadequacies or missing qualities of the community that fulfill and/or generate community interest, pride, participation and continued growth and quality of life within Stettler.

3.2 Community Framework Plan

To enhance Stettler's sense of place, we must identify and leverage the interconnectedness of its districts, landmarks, nodes, edges, and pathways. These elements, when integrated, create a cohesive and actionable plan.

- **Districts:** Built areas (e.g., downtown, commercial, residential) that blend with natural features (e.g., parks, wetlands) and social patterns (e.g., learning, working) to form distinctive geographic and visual anchors.
- **Landmarks:** Recognizable features (natural, built, or cultural) that provide geographic reference and support community interpretation.
- **Nodes:** Key vehicular and pedestrian intersections and activity centers.
- **Edges:** Natural or built boundaries that define the character of areas.
- **Corridors:** Key routes that connect elements and contribute to the overall spatial quality and wayfinding.

By understanding these components and their relationships, we can create a plan that strengthens Stettler's identity and appeal.

The following section assesses the existing qualities of districts, landmarks, nodes, edges, and corridors within the community, and identifies specific development and enhancement considerations for future implementation. The recommended improvements outlined for each district includes the community and park design guidelines and should Refer to **Design Guidelines Section 3.3** for recommended Complete Streets, Green Street, Low Impact Development, Winter Community Design, Site Landscape, Site Furniture and Feature, Green Space/ Trail design application.

Please note that the following sections and conceptual mapping and illustrations identify Districts, Landmarks, Nodes, Edges, and Corridors within the Town Boundary.

It is recommended that the extension of these framework components be integrated with existing and future land development networks; inter-municipal and regional planning; and infrastructure development and redevelopment projects within the Town and surrounding region.

DISTRICTS

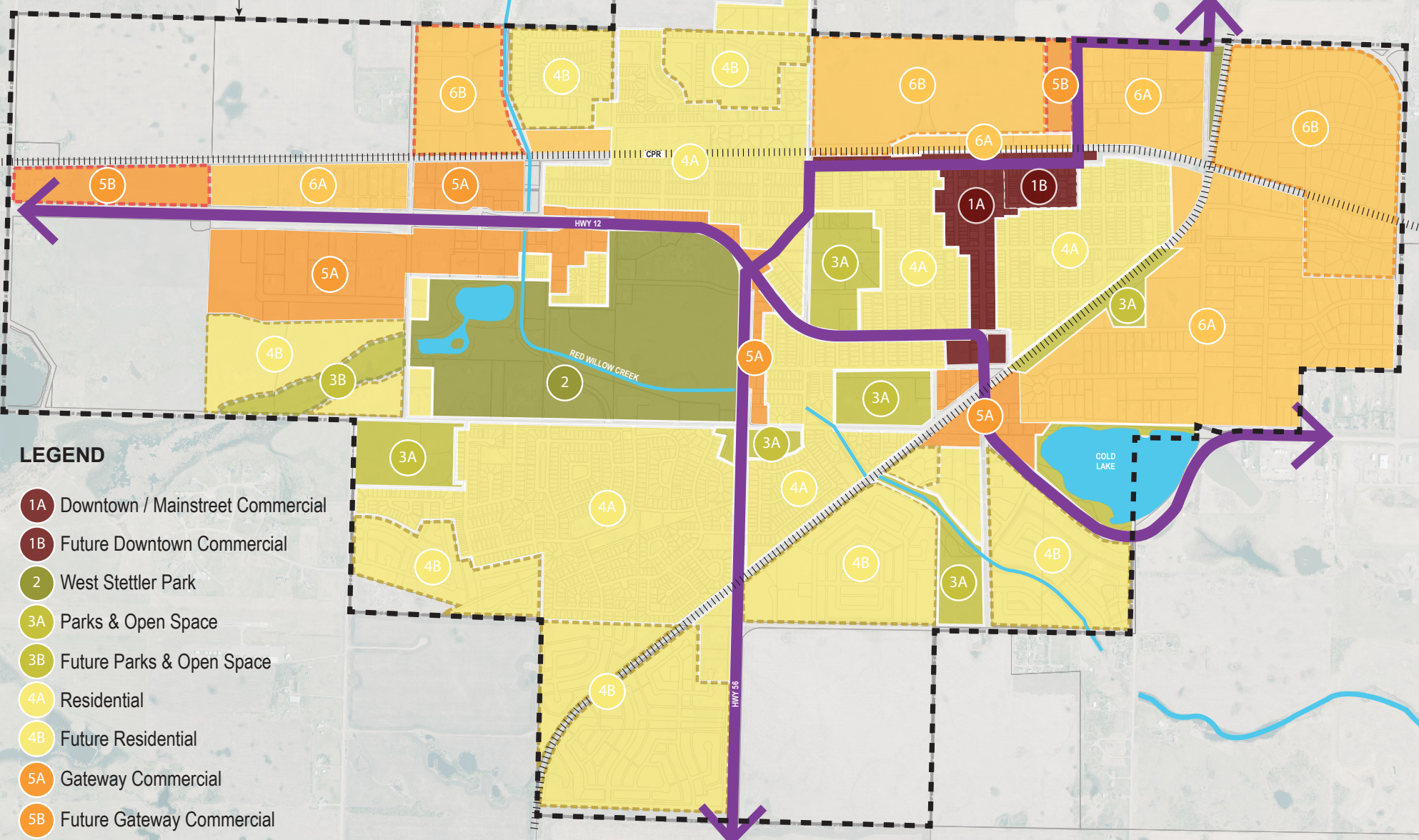
The following Districts and proposed development enhancements have been defined for the Town of Stettler (refer to **Figure 1 - Districts Map**). Note: these Districts include future Land Use Development areas as defined in the Town of Stettler Bylaw 2060-15.

1A	Downtown / Mainstreet Commercial
1B	Future Downtown Commercial
2	West Stettler Park
3A	Green Space / Parks
3B	Future Green Space / Parks
4A	Residential
4B	Future Residential
5A	Gateway Commercial
5B	Future Gateway Commercial
6A	Industrial
6B	Future Industrial

Figure 1: Districts



TOWN BOUNDARY



LEGEND

- 1A Downtown / Mainstreet Commercial
- 1B Future Downtown Commercial
- 2 West Stettler Park
- 3A Parks & Open Space
- 3B Future Parks & Open Space
- 4A Residential
- 4B Future Residential
- 5A Gateway Commercial
- 5B Future Gateway Commercial
- 6A Industrial
- 6B Future Industrial

1A Downtown / Mainstreet

Located along 50th street, the Downtown / Mainstreet offers a unique destination for the community and visitors alike. It features historical buildings and adjacent to the Mainstreet is the Alberta Prairie Steam Train Engine. Improvements considered for the Downtown / Mainstreet are as follows:

- Establish architectural guidelines for downtown/Mainstreet businesses and preserve existing historic buildings.
- Improve wayfinding in the Downtown/Mainstreet District.
- Continue streetscape design elements featured on 50 St and 50 Ave for the rest of the downtown/mainstreet.
- Consider widened sidewalks and pedestrian bulb outs to enhance pedestrian movement throughout the downtown.
- Consider downtown plaza development to provide an area for downtown events, creating a downtown destination, improving winter destination desires and adjoining Alberta Prairie Steam events with additional downtown events (eg. Polar Express).
- Consider Downtown Gateway features at intersections along 50 Street at Highway 12 and Highway 56.
- Establish plaques or monuments to add to the self guided walking tour.
- Opportunities to extend Downtown access to Alberta Prairie Steam and establish a Park/Plaza within the green space to the southeast.
- Create symbiotic relationships with industrial and commercial - This may be achieved by having industrial facilities supply local stores downtown sell the goods (e.g. breweries, coffee shops, dairy, equestrian equipment, beef producers, bakeries, seasonal produce, etc.).

1B Downtown Commercial

Located along 50 Avenue between 49 Street and 46 Street street, the Downtown Commercial District is separate from the Downtown/Mainstreet as it is relatively new in it's development and does not provide the same historical context as Downtown/Mainstreet and therefore has separate design guidelines. Improvements considered for the Downtown / Mainstreet are as follows:

- Improve accessibility by establishing continuous sidewalks on a minimum of one side of the street. Refer to **Figure 6 Corridor Map**.
- Consider widening sidewalks for an enhanced pedestrian experience.
- Consider widening existing boulevards to a minimum of 1.0m wide or widening sidewalks.
- Consider enhanced edge conditions.

2 West Stettler Park

The plan has identified West Stettler Park as a main destination and district within the Town. The park has 8 main amenities and attractions which include the Recreation Centre, Campground, a Skate Park, a Spray Park, a Playground, Gazebo and Stage, Baseball Diamonds, and RCMP Soccer Fields. The recommended park improvements will have specific design recommendations to make West Stettler Park unique. The following are recommended improvements to be included for each component of West Stettler Park:

- Include a design specific Sign for West Stettler Park destinations.
- Consider adding signs/entrances, directories, additional interpretive signage, and wayfinding.
- Consider enhancement of existing trails and include rest areas every 500m.
- Consider further trail development to the north to connect the neighbourhood to West Stettler Park amenities.

A further assessment of West Stettler Park has been completed with key considerations noted for future redevelopment and/or enhancement. Refer to **Section 3.4** or identified Park Classifications and Design Guidelines. Refer to **Figure 2** for identified West Stettler Park features.

3 Parks and Open Space

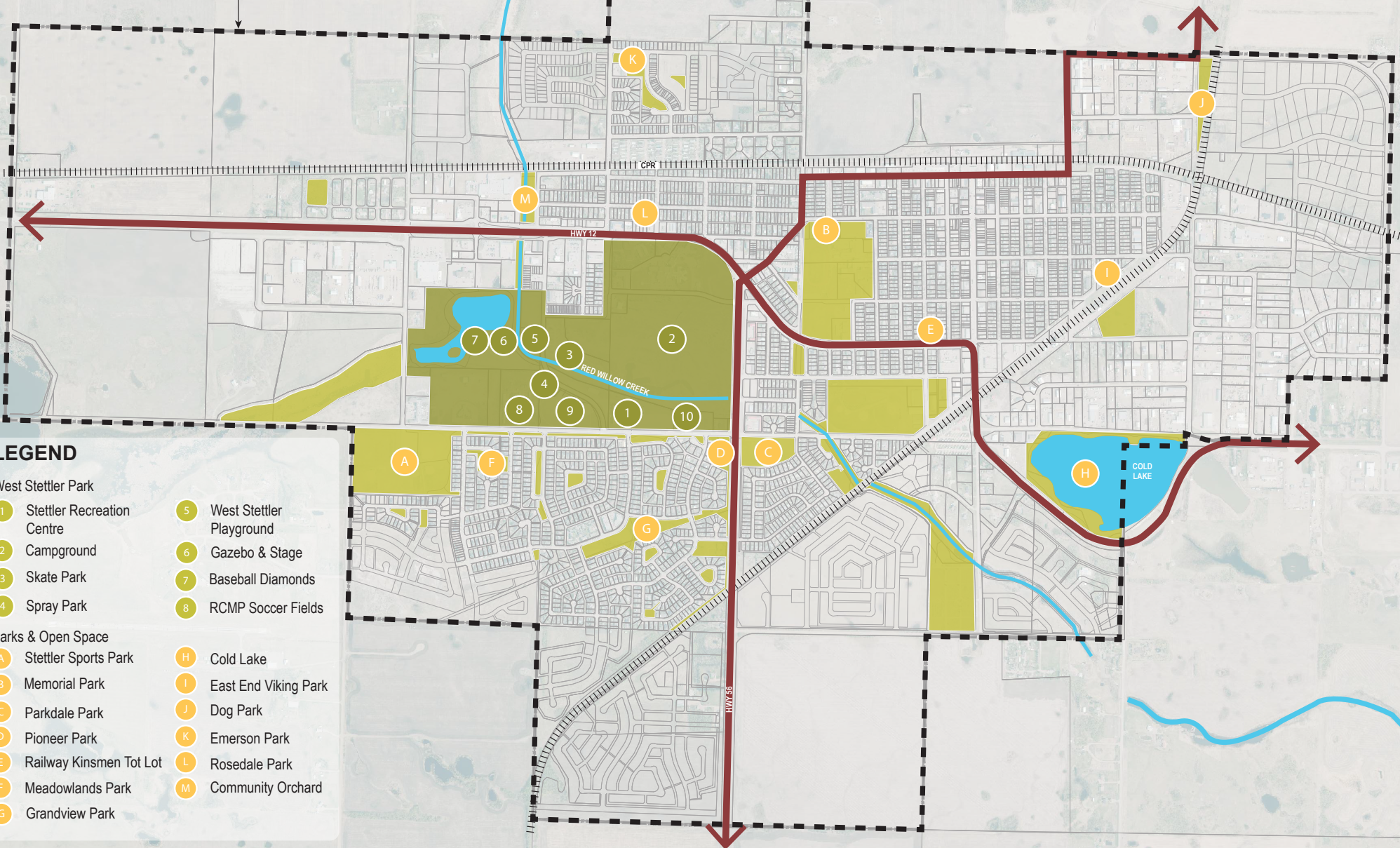
In addition to the West Stettler Park Amenities, the Plan has identified 13 distinct park and/or open spaces. The parks include: Stettler Sports Park, Memorial Park, Parkdale Park, Pioneer Park, Railway Kinsmen Tot Lot, Meadowlands Park, Grandview Park, Cold Lake, East End Viking Park, Dog Park, Emerson Park, Rosedale Park, and the Community Orchard.

The following provides an assessment of the existing parks with key considerations noted for future redevelopment and/or enhancement. Refer to **Section 3.4** for identified Park Classifications and Design Guidelines. Refer to **Figure 2** for identified park spaces, natural areas, open / park space, school grounds, cemeteries, and trails.

Figure 2: Parks & Open Space



TOWN BOUNDARY



LEGEND

West Stettler Park

- 1 Stettler Recreation Centre
- 2 Campground
- 3 Skate Park
- 4 Spray Park
- 5 West Stettler Playground
- 6 Gazebo & Stage
- 7 Baseball Diamonds
- 8 RCMP Soccer Fields

Parks & Open Space

- A Stettler Sports Park
- B Memorial Park
- C Parkdale Park
- D Pioneer Park
- E Railway Kinsmen Tot Lot
- F Meadowlands Park
- G Grandview Park
- H Cold Lake
- I East End Viking Park
- J Dog Park
- K Emerson Park
- L Rosedale Park
- M Community Orchard



1 - Stettler Recreation Centre

Parks Classification: Town Park

Condition: New

The Recreation Centre includes the Town Library, Arenas, Pool, Fitness Centre, and meeting rooms. Upgrades to the park area surrounding the Recreation Centre include:

- Upgrade as part of the West Stettler Park District recommendations
- Create a hierarchy of seating nodes and formal accessible walkways and enhanced park landscape to better define the park and provide outdoor amenity spaces that support the Recreation Centre Programming (e.g. outdoor classrooms, picnic areas, etc.)
- Consider future pathways / trail connections from the Recreation Centre to adjoining amenities such as the Stettler Ball Diamonds, the RCMP soccer fields, the skating rink, and campground.
- Consider future pedestrian connectivity improvements along the north side of 44 Avenue.
- Reduce the visual and heat island impact of the parking lot by at a minimum planting shade trees along the border and / or including landscaped islands.
- Promote naturalization and the inclusion of native species, to reduce maintained turf areas, and to enhance site micro-climate.

2 - Town of Stettler Lions Campground

Parks Classification: Town Park

Condition: Fair

The campground includes 63 full service units for trailer and tent camping. Upgrades to the campground include:

- Upgrade as part of the West Stettler Park District recommendations.
- Consider adding additional planting to provide shade and privacy screening.
- Consider adding fire pit and grills to each unit.
- Consider adding a trail connection with pedestrian bridge along the north side of the Red Willow Creek to provide connectivity to the Recreation Centre for visitors.



3 - Skate Park

Parks Classification: Town Park

Condition: Good

The Stettler Skate Park features rails, boxes, hips and a number of ramps for skater boarders, bikers, scooters, in-line skaters and a recently added 174' bowl. Additional enhancements for the Town to consider for the skate park include:

- Consider adding additional Trees and Landscape to the South to provide shade for users and spectators.
- Consider including amenity areas, such as bench seating and picnic areas with shade structures.
- Consider adding rip rap to the edges of the ramps to mitigate erosion and reduce maintenance requirements along the site features.
- Consider adding a viewing platform for spectators to watch without obstructing the park.

4 - Spray Park

Parks Classification: Town Park

Condition: Poor

The Spray Park has reached its lifespan. The Spray Park amenities include two benches, one picnic table, one waste receptacle, washrooms/change rooms, and surrounding planting beds to provide shade. The current site amenities are not barrier free. The recommendation would be to replace the spray park with the following recommendations:

- Upgrade as part of the West Stettler Park District recommendations
- Consider upgrading the amenities such as benches, picnic tables, waste receptacles, and shade structures. Ensure access to these features are barrier free.
- Upgrade the spray park surfacing to include no-slip, impact resistant surfacing such as poured in place rubber.
- Offer a variety of water features such as jets, geysers, water curtains, and water cannons.
- Future Spray Park development should consider essence/theme development and incorporate types of play for all ages.
- Consider relocation of the spray park to be adjacent to the Playground to provide proper caregiver oversight for children.
- Consider re-purpose of the spray park location as a day use area with shelters available to rent.



5 - West Stettler Playground

Parks Classification: Town Park

Condition: Good

The West Stettler Playground has been recently built and has a variety of play features suitable for 5 to 10 year olds which includes slides, climbing tower, balance features, and teeter totter. The adjacent site features include three differing picnic tables (one accessible), one small shelter, one bench, 3 differing waste receptacles and a large hill for winter use. The playground has poured in place rubber without edging. Playground redevelopment and/or enhancement includes:

- Upgrade as part of the West Stettler Park District recommendations
- Include perimeter walkway for site accessibility and reduce obstruction
- Promote naturalization and the inclusion of native species, to reduce maintained turf areas, and to enhance site micro-climate.
- Consider adding sensory garden to extend play into nature.
- Consider replacing existing shelters to match essence and theme development.

6 - Gazebo & Stage

Parks Classification: Town Park

Condition: Poor

The Gazebo and Stage in West Stettler Park is the main event area for Town wide events. It is a simply designed post and roof structure on a concrete platform. The concrete is in relatively good condition. The cedar shake roof is in poor condition. Shade screens have been added to the north side of the structure to reduce weather elements. There are 2 asphalt paths that lead up to either side of the stage with an eroded sloped lawn area in front. The main park trail is located in the front of the Stage. Gazebo and Stage redevelopment and/or enhancement includes:

- Upgrade as part of the West Stettler Park District recommendations
- Consider relocating the Gazebo and Stage area so that users of the main park trail isn't obstructing during events and views of the stage are not obstructed by trail users. Or consider adding a perimeter trail to maintain park accessibility during use of the stage.
- Promote naturalization and the inclusion of native species, to reduce maintained turf areas, and to enhance site micro-climate.
- Future Gazebo and Stage development should consider essence/theme development referenced in **Section 3.1**.



7 - Baseball Diamonds

Parks Classification: Town Park

Condition: Good

Existing features include a peewee division baseball diamond (48' pitches and 70' bases) and a Bantam division baseball diamond (54' pitches and 80' bases); covered players benches, two bleacher stands behind the backstops, chain link fencing, two outhouses and waste receptacle between the fields and a champion sign with adjacent flag and posts. Park redevelopment and/or enhancement considerations includes:

- Proper maintenance access to prevent ruts.
- Consider adding lighting for evening games.
- Consider adding a trail linkage from the 65 St access trail.

8 - RCMP Soccer Fields

Parks Classification: Town Park

Condition: Good

Existing features include bleachers facing southeast, waste receptacles, open field area, chain link fencing. Park redevelopment and/or enhancement considerations include:

- Establish a hierarchy of gathering / seating / spectator nodes, accessible/inclusive trail/pathway corridors, and support site furnishings and features.
- Consider adding player benches to both sides of the field.
- Consider adding a landscaped edge to the south side of the field between the roadway and fence line.
- Consider future trail connectivity to the Recreation Centre.



A - Stettler Sports Park

Parks Classification: Community Park

Condition: Good

The Stettler Sports Park, completed in 2010 includes 4 baseball/softball diamonds, two soccer pitches where one can be converted to two mini pitches, a large gravel parking lot with a hundred car capacity, central public washroom and drink fountains, and a large open field to accommodate camping during events and other programming. There is a trail that links to the adjacent neighbourhoods and the trail system along 44 Avenue to connect to the rest of West Stettler Park. There are landscape beds along the northeast side of the soccer fields and a tree buffer along the residential to the south. The sports park enhancements include:

- Consider adding a landscape buffer along the parking lot edge to the soccer fields.
- Consider adding a large shelter for hosting community events and ball tournaments.
- Consider adding a perimeter trail and central trail to the west for accessibility.
- Consider adding a landscape buffer along the residential edge to the east.
- Consider adding lighting.

B - Memorial Park

Parks Classification: Community Park

Condition: Fair

Memorial Park is centrally located just east of 57 St (Highway 56) and south of 50 Avenue and pays tribute to our veterans. It has ornamental fencing with heritage brick columns around the perimeter, a formal entry gate naming the park, a central monument, and a decorative gazebo in Stettler Red. The park has a circular pathway that differs in concrete and asphalt that is deteriorating. Memorial Park redevelopment and/or park enhancement recommendations include:

- Consider replacing pathways with a formal concrete walkway and develop well-defined, safe, and accessible access points into the park.
- Develop enhanced formal garden plantings that integrate the existing veterans memorial.
- Introduce opportunities for public art and/or interpretive signing and displays that support the community heritage and culture.
- Create a hierarchy of pathways, gathering and seating nodes and integrate additional park furnishings - refer to essence and theme components with respect to future redevelopment.
- Follow Crime Prevention through Environmental Design principles and modify existing landscape to provide clear sightlines into the site.
- Consider adding pedestrian scale lighting to the park to inhibit unwanted use of the site.



C - Parkdale Park

Parks Classification: Neighbourhood Park

Condition: Fair

Parkdale Playground is located near the south side of Stettler and features a playground, a baseball / softball field and a ground skating rink. The playground is one of the newer ones featured around town which includes a variety of play features and soft surfacing. There is a berm separating the site uses. The skating rink consists of a depression in the ground and a swale leading to a nearby catch basin. The skating rink has erosion issues due to standing water. Parkdale Park redevelopment and/or enhancements include:

- Consider replacing the existing sidewalk along 44 Avenue with a shared use pathway to create a continuous Active Transportation Route.
- Future playground redevelopment should consider essence/theme development, nature/adventure play and incorporate types of play/activity for all ages.
- Create a hierarchy of pathways, gathering and seating nodes and integrate additional park furnishings - refer to essence and theme components with respect to future redevelopment.

D - Pioneer Park

Parks Classification: Community Park

Condition: Fair

Pioneer Park highlights Stettler's history and recognizes the Town's many settlers. The park features a custom entry sign, a vintage combine harvester, and a central monument with plaque that has the names of persons that made a significant contribution to Stettler's history. The park has an existing red shale pathway that cross through the park but do not connect to anything specific. The Pioneer Park redevelopment and/or enhancements include:

- Establish a shared used pathway along highway 56 to link to the neighbourhoods to the south.
- Establish a hierarchy of gathering and seating nodes, formal/accessible walkways, and enhanced park landscape to better define the park and it's features.
- Introduce opportunities for public art and/or interpretive signage and displays that support the community culture and heritage.
- Refer to Design Guidelines Section 3.4 for recommended Complete Streets, Green Street, Low Impact Development, Safe Journey Routes, Winter Community Design, Site Landscape, Site Furniture and Feature, Green Space/ Trail design application



E–Railway Kinsmen Tot Lot

Parks Classification: Neighbourhood Park

Condition: Poor

The Kinsmen Tot Lot, a railway-themed park, is located on 47th Avenue (Highway 12), before you enter downtown. The park is enclosed by chain-link fencing and has only one entrance, located in the middle of 52nd Street. There’s also a hole in the fence for alley access on the other side. Currently, there is no sidewalk leading into the park. The play equipment is designed for children aged 1 to 4 and is currently mismatched, divided into three separate play areas. The ground surface consists of pea gravel with a concrete border. The park features three picnic tables, a bench, a garbage can, and a community library. The proposed park redevelopment or enhancements include

- Future playground redevelopment should consider essence/theme development, nature/adventure play and incorporate types of play/activity for all ages.
- Remove chain link fencing and utilize more visually aesthetic edge treatments.
- Consider poured in place rubber playground surfacing for playground redevelopment.
- Develop well defined, safe and accessible access/entry points into the park.
- Develop sidewalks along 47 Avenue and 52 Street.
- Create a hierarchy of pathways, gathering and seating nodes and integrate additional park furnishings - refer to essence and theme components with respect to future redevelopment.

F - Meadowlands Park

Parks Classification: Neighbourhood Park

Condition: Fair

The Meadowlands Park features a playground for children aged 2 to 5, a basketball court, and a berm separating a passive green space. Although outdated, the playground is in relatively good condition and includes slides, swings, and balance features. The surface is pea gravel with a concrete border. The basketball court has two hoops and an asphalt surface. The park also features two picnic tables near each feature, as well as a bench and a garbage can near the playground. A continuous asphalt trail connects the park to the surrounding neighborhood. The proposed park redevelopment or enhancements include:

- Future playground redevelopment should consider essence/theme development, nature/adventure play and incorporate types of play/activity for all ages.
- Consider poured in place rubber playground surfacing for playground redevelopment.
- Create a hierarchy of pathways, gathering and seating nodes and integrate additional park furnishings - refer to essence and theme components with respect to future redevelopment.



G - Grandview Park

Parks Classification: Neighbourhood Park

Condition: Good

Grandview Park features a playground for children aged 5 to 7 and a basketball court. The playground has a variety of equipment, including two connected towers with slides, horizontal ladders, vertical climbing areas, and swings. There are also two picnic tables and a waste receptacle with an animal deterrent feature. The park has a large open green space and is surrounded by a chain-link fence with three access points along 60th Street and 41st Avenue. There are currently no pathways leading into the park. The proposed park redevelopment or enhancements include:

- Future playground redevelopment should consider essence/theme development, nature/adventure play and incorporate types of play/activity for all ages.
- Consider poured in place rubber playground surfacing for playground redevelopment.
- Remove chain link fencing and utilize more visually aesthetic edge treatments.
- Develop well defined, safe and accessible access/entry points into the park.
- Develop sidewalks along 41 Avenue and 60 Street.
- Create a hierarchy of pathways, gathering and seating nodes and integrate additional park furnishings - refer to essence and theme components with respect to future redevelopment.

H - Cold Lake

Parks Classification: Corridors

Condition: Poor

Cold lake is a large body of water located between 44 Avenue, south of the Industrial District and north of Highway 12 as you enter or leave Stettler. Currently there is a pull out area along the highway to let you access the lake. Around the perimeter of the lake there is a degraded shale pathway. The corridor redevelopment and/or enhancements includes:

- Develop nature trail improvements along the perimeter of the lake.
- Develop future safe pedestrian mid-block crossings to Downtown at 41 Avenue and to Red Willow Creek Tributary at Highway 12.
- Consider future winter use and incorporate cross country ski trails.
- Create gathering and seating nodes and integrate additional park furnishings - refer to essence and theme components with respect to future redevelopment.



I - East End Viking Park

Parks Classification: Neighbourhood Park

Condition: Good

East End Viking Park is one of Stettler's newer playgrounds. It features a nautical theme and includes a ship climbing feature, tower with slides, balance features, and a spinning climbing tower. The playground surfacing consists of pea gravel with a concrete edge. There is a good landscape buffer along the south edge providing shade. At the other edge of the park there is a depression to create an ice rink in the winter. There is a newly installed multi use pathway that connects to 48 Avenue and 49 Avenue. There is a perimeter chain link fence with two entry points to the east and west sides of the park. The park redevelopment and/or enhancements include:

- Remove chain link fencing and utilize more visually aesthetic edge treatments.
- Consider poured in place rubber playground surfacing for playground redevelopment.
- Develop well defined, safe and accessible access/entry points into the park.
- Develop future sidewalks along 45 Street.
- Create a hierarchy of pathways, gathering and seating nodes and integrate additional park furnishings - refer to essence and theme components with respect to future redevelopment.

J - Dog Park

Parks Classification: Community Park

Condition: Fair

The Stettler Dog Park is located on the northeast of Town and is approximately two acres in size. It is heavily vegetated and has a small semi-open lawn area. There is a perimeter post- and wire fencing with re-purposed animal gates for maintenance access. Large concrete blocks line the gravel parking lot to prevent vehicular damage to the fencing. There is a short mulched pathway that leads to the center of the open space. The site features include a community bulletin board, a bench, and animal deterrent waste receptacle. The park is enclosed by railway tracks and Highway 56, limiting the pedestrian access to the park. The park redevelopment and/or enhancements include:

- Consider arranging a pedestrian railway crossing with CPR to provide pedestrian access from 51 Avenue.
- Consider establishing a main walking path throughout the existing dog park.
- Consider creating an additional dog park at the southeast of Stettler to better serve the community. The new park should be 2 to 5 acres in size.



K - Emerson Park

Parks Classification: Neighbourhood Park
Condition: Good

Emerson park features a 2 to 7 year old playground, a skating rink, a multi use trail, a storm pond / creek with accent planting. The playground is in relatively good condition and features a climbing tower, slides, and swings. The surface is pea gravel with a concrete edge. The park redevelopment and/or enhancements include:

- Consider poured in place rubber playground surfacing for playground redevelopment.
- Include perimeter walkway for site accessibility and reduce obstruction
- Promote naturalization and the inclusion of native species, to reduce maintained turf areas, and to enhance site micro-climate.
- Consider adding sensory garden to extend play into nature.

L - Community Orchard

Address
Parks Classification: Community Park
Condition: Good

The community orchard runs along Red Willow Creek tributary and features a garden with fruit trees and shrubs. It includes educational signage regarding the pollinators and types of existing plantings within the Orchard. A shared-use pathway runs alongside the orchard and connects to the pathway along 51 Avenue and the commercial roadway along 50 Avenue. The park redevelopment and/or enhancements include:

- Consider continuing the shared-use pathway to the east on 50 Avenue.
- Install paths for easy access through the orchard.
- Create a hierarchy of pathways, gathering and seating nodes and integrate additional park furnishings - refer to essence and theme components.

UPDATED PICTURED REQUIRED



M - Rosedale Park

Address

Parks Classification: Special Use Area

Condition: New

Rosedale Park feature a brand new fully accessible playground built in the Fall of 2024. Further review is required prior to completing the future recommendations for the park.

4A Residential

Defining specific neighbourhoods within Stettler can enhance wayfinding, build community pride and ownership, and provide the opportunity to celebrate and interpret local and regional history, culture, and landscape. Future development should encourage private developers to establish neighbourhood context and housing types that reflect the Plan essences and themes. Neighbourhood features and components that support and define the community include, yet not limited to:

- Boulevard (Public right-of-way) Enhancements: Landscape (sustainable/LID treatments), materials, features (lighting), and furnishings (hard and soft site landscape).
- Neighbourhood Entry Signs/Public Art.
- Neighbourhood branding and wayfinding – markers, sign blades, banners.
- Maintain and create neighbourhood connections through parks, open space, and greenways to enhance safety/security, and accessibility.
- Retain existing landscape/ecological features where possible.
- Natural site features should be retained where possible to strengthen native ecological presence.
- For enhanced pedestrian connectivity and safe pedestrian movement, develop 1.5m sidewalks to a minimum of one side of the street.

4B Future Residential

This district is like 3A Residential. Key Plan considerations for this district include, yet are not limited to:

- Encourage private developers to establish a neighbourhood context and housing types that reflect the Plan essences and themes, through Architectural Guidelines.
 - Ensure new gateways are clearly defined and reflect the Town's character.
 - Boulevard (Public right-of-way) Enhancements: Landscape (sustainable/LID treatments), materials, features (lighting), and furnishings (hard and soft site landscape).
 - Neighbourhood Entry Signs/Public Art.
 - Neighbourhood branding and wayfinding – markers, sign blades, banners.
 - Maintain and create neighbourhood connections through parks, open space, and greenways to enhance safety/security, and accessibility.
 - Future Stormwater Management (SWM) facilities should be integrated with the linked open space system and be complementary and accessible to surrounding development. SWM facilities should be contiguous with natural areas, especially stream corridors.
 - » Natural drainage networks should be maintained to support stormwater management infrastructure such as stormwater management ponds.
 - » Where feasible, provide sitting areas with pathway connections at stormwater management facility edges to encourage public safety through frequent use and casual surveillance opportunities.
 - » Impervious areas directly connected to the storm drain system are the greatest contributor to stormwater pollution. Breaks in such areas, by means of landscaping or other permeable surfaces, must be provided to allow absorption into the soil and avoidance or minimization of discharge into the storm drain system.
 - » Include connecting trails and pathways throughout residential neighbourhood that connect to major trails and paths outside of the neighbourhood.
- Retain existing landscape/ecological features where possible.
 - Natural site features should be retained where possible to strengthen native ecological presence.
 - Ensure all new development includes 1.m sidewalks for pedestrian connectivity and safe movement through the neighbourhoods.

5A Gateway Commercial

The Gateway Commercial District is located along Highway 12 between 70 Street and is considered the welcome mat for visitors entering Stettler from the west. Special consideration must be taken into account with regards to built form, transitions, and sequences of movement. Improvements considered are as follows:

- Improve accessibility by establishing continuous sidewalks on a minimum of one side of the street. Refer to **Figure 6 Corridor Map**.
- Establish edge conditions that define entry into Stettler and integrate residential and commercial land use along Highway 12, applying components such as landform, landscape, and other essence and theme components.
- Provide Active Transportation and Greenways along Gateway Commercial Corridors.

5B Future Gateway Commercial

This district is part of the future extension of the Gateway Commercial district. Refer to 5A for key Plan considerations.

6A Industrial

Defining industry and business areas in Stettler is an important community placemaking component to define, support and grow industry and business within Stettler. Key Plan considerations include, yet are not limited to:

- Provide future Active Transportation routes and links to surrounding commercial, residential, and other destinations within Town.
- Design highly visible entrances using landscaping, gateway features/way-finding and other design amenities.

Ensure there is adequate natural buffering/soft edges where possible (can be used to block overly 'industrial' views from roadway).

6B Future Industrial

This district is part of the future extension of the Industrial district. Refer to 6A for key Plan considerations.



Landmarks

Landmarks include significant buildings, special geographic features, and important historical/cultural sites which aid in providing orientation and create a 'sense of place' for the Town of Stettler. Future Landmark Development should be incorporated in conjunction with primary nodes, corridors, and edges to provide enhanced visual reference, wayfinding, and destination. In addition to these Landmarks, there are significant destinations within the community. These destinations should be identified on all future Town directory and wayfinding signage and community/visitor information to maintain consistency and clarity.

Key Landmarks and Destinations identified to date are listed and illustrated on **Figure 3 Landmarks**.

Figure 3: Landmarks



LEGEND

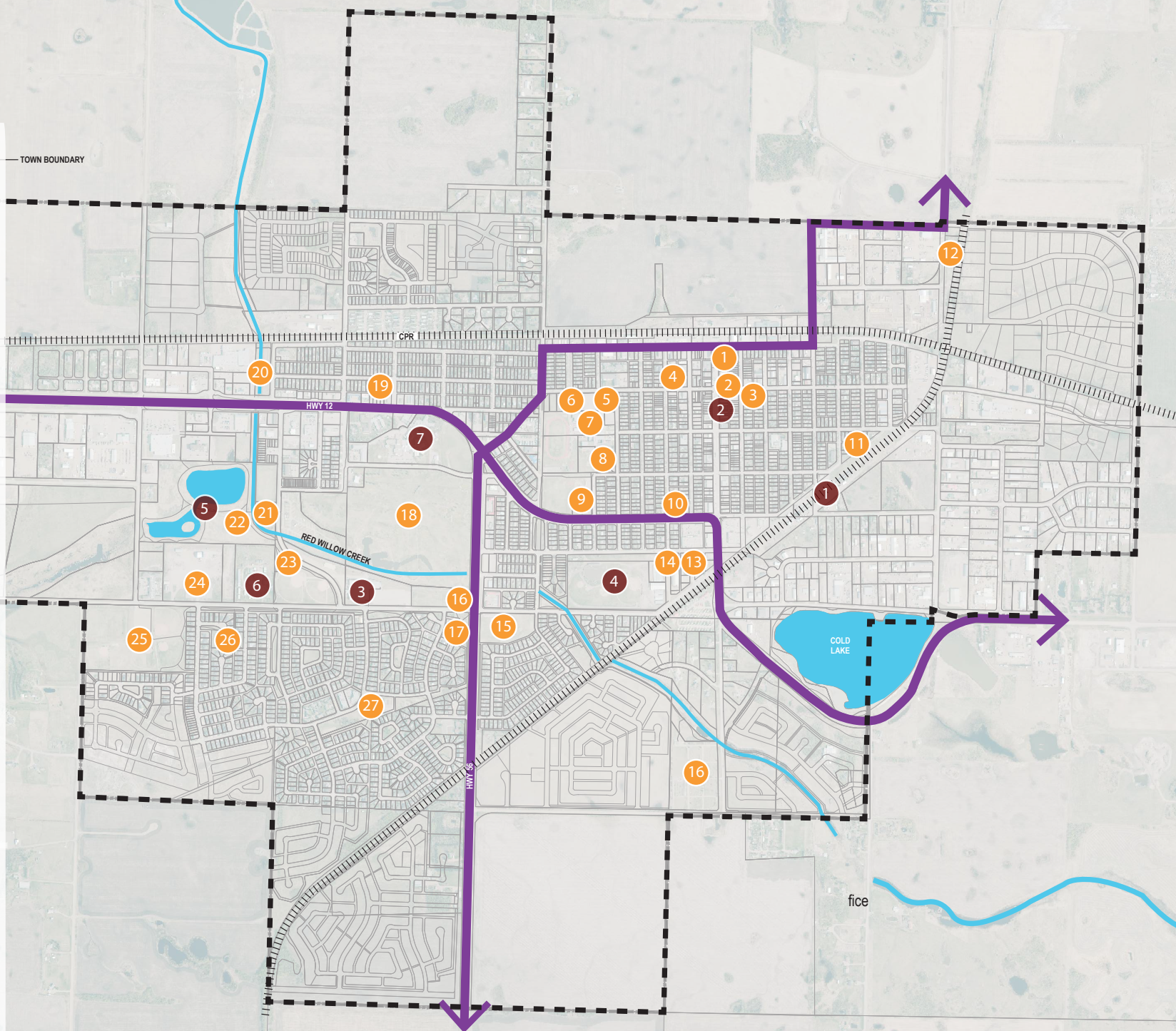
LANDMARKS

- 1 Prairie Alberta Steam
- 2 Stettler Main Street (Heritage Buildings)
- 3 Stettler Recreation Centre
- 4 Stettler Agriculture Society
- 5 West Stettler Park
- 6 Stettler Museum
- 7 Stettler Hospital

DESTINATIONS

- 1 Town Hall
- 2 Stettler Hotel
- 3 The Royal Hotel
- 4 Royal Canadian Legion
- 5 The Performing Arts Centre
- 6 Memorial Park
- 7 William E. Hay Secondary Campus
- 8 Elementary School
- 9 Christ King Catholic School
- 10 Trained Themed Playground
- 11 East End Viking Playground
- 12 Dog Park
- 13 Community Hall
- 14 Curling Rink
- 15 Parkdale Playground
- 16 Rosedale Playground
- 17 Pioneer Park
- 18 Stettler Golf & Country Club
- 19 Rosedale Playground
- 20 Community Orchard
- 21 Splash Park
- 22 West Stettler Playground
- 23 Skate Park
- 24 Stettler County Of
- 25 Stettler Sports Park
- 26 Meadowlands Playground
- 27 Grandview Playground

TOWN BOUNDARY





Nodes

Nodes include vehicular and pedestrian intersections, destinations, and other gathering spaces that have a higher concentration of activity within the community. As illustrated (refer to **Figure 4**), nodes directly relate to the districts, corridors, and landmarks/destinations.

Key Plan considerations and design guidelines include, yet are not limited to:

Primary Gateway Nodes are located at Key Gateways into the community and intersections. As illustrated, five primary nodes have been identified within the Town of Stettler. Four nodes are situated at the Town Boundaries on either side of Highway 12 and Highway 56. A central nodes is located where Highway 12 and 56 intersect.

Key Plan considerations for Gateway Nodes include:

- Only one existing Town Entry Sign is located at the north entrance of Highway 56. It is recommended that Entry Signs be developed at each main entrance into Stettler and that all locations be enhanced in conjunction with edge development initiatives, to create gateways into the community.
- Each Primary Node should incorporate Town directory and wayfinding signage, and node features (seating, lighting, public art and interpretive features, etc.).

Secondary Nodes are featured at key secondary connector intersections supporting community vehicular and pedestrian wayfinding. All secondary nodes should incorporate selected essence, theme, and design guideline components.

Tertiary Nodes are defined intersections or respites along corridors. Tertiary intersections would include trail heads (at specific locations), park / open space / natural area entrances, trail intersections, etc. These intersections would incorporate features such as trail head directories, wayfinding / interpretive signage, and site furniture and features. Tertiary respites include seating nodes, picnic areas, areas of interest / interpretation, along trail / active transportation corridors within park / open space and natural areas. To enhance accessibility and inclusivity, it is recommended that tertiary nodes be applied every 500m (min.) intervals along all trail routes.

Figure 4: Nodes



TOWN BOUNDARY



LEGEND

-  Primary (Gateway)
-  Secondary (Arterial / Major Collectors)
-  Tertiary (Wayfinding / A.T. Hubs)

Active Transportation Hubs

-  70 St West Stettler Park Entrance
-  Recreation Rd West Stettler Park Entrance
-  Stettler Sports Park Entrance
-  Stettler Recreation Centre Entrance
-  Alberta Prairie Steam Entrance
-  Creek Trail Head



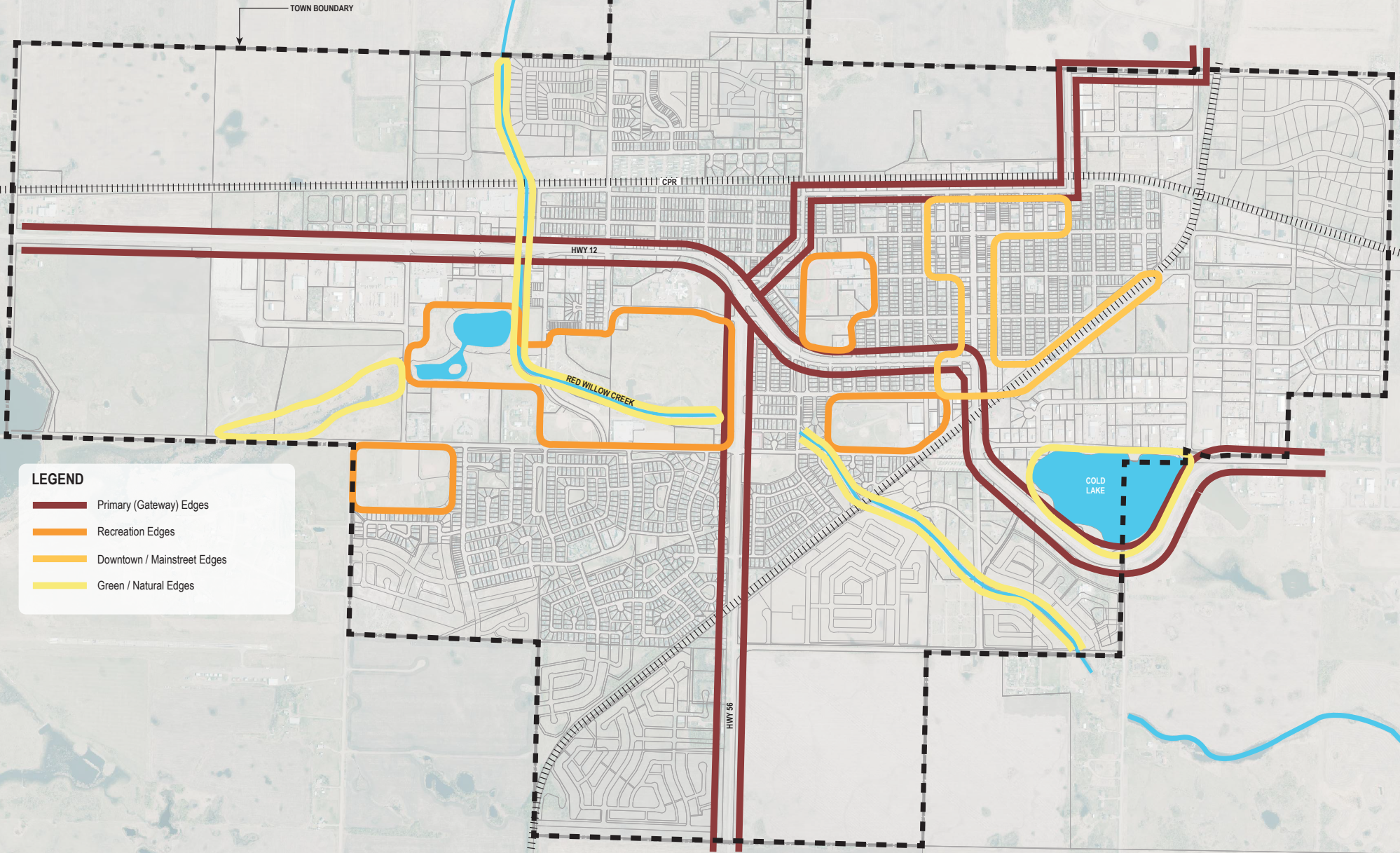
Edges

Edges are the visually/physically prominent boundaries between different areas of a community. In the Town of Stettler, edge conditions have been defined by the boundaries along Highway 12 and Highway 56, recreation destinations, natural areas, and along the downtown/mainstreet section of Town. Refer to **Figure 5** for Edges.

Key Plan considerations and design guidelines include:

- Incorporate edge enhancements considerations provided in the district and nodes sections of the Plan to establish affordable, formalized, and integrative edge conditions that are consistent with essence and theme development, providing visual continuity along Highway 12 and Highway 56.
- Encourage transitions that define boundaries, but also encourage openness and connectivity.
- Preserve, conserve, and enhance the Red Willow Creek through the addition of edge related design guideline components.
- Include additional landscape improvements to enhance edges, promote naturalization and the inclusion of native vegetation, and create buffer from surrounding developments.
- Include perimeter trails and boulevard trees along recreation edges.
- Ensure edges defining railway and surrounding residential are clearly marked by adding decorative fencing and partially buffered by landscape wherever possible.

Figure 5: Edges



LEGEND

- Primary (Gateway) Edges
- Recreation Edges
- Downtown / Mainstreet Edges
- Green / Natural Edges



Corridors

There are three main types of Corridors (Primary, Secondary, and Tertiary) identified within the Town of Stettler (refer to **Figure 6**), which are supported by a network of trail systems. Primary Corridors are the main arteries into and through the community and define the main linear Gateways into Stettler. Secondary Corridors are the key collector roadways within the community, providing vehicular/pedestrian access and wayfinding to various districts. Tertiary corridors include residential roads / sidewalks, alleyways, and trails / active transportation routes.

Key Plan considerations and design guidelines include:

Primary Corridors: Highway 12 and Highway 56 are the primary arteries into the Town and provide opportunities for linear gateway development to better define these corridors and establish an enhanced sense of arrival utilizing essence, theme, and design guideline components.

Secondary Corridors: East to West: 47 Avenue, 46 Avenue, 45 Avenue, and 44 Avenue. North to South: 46 Street, 50 Street, and 70 Street have all been defined as Secondary Corridors. These corridors provide access to key districts/neighbourhood areas. Secondary corridors should define the districts/neighbourhood they transect, integrating opportunities for the design guidelines applications (**refer to Section 3.3**) and supporting community connectivity and movement.

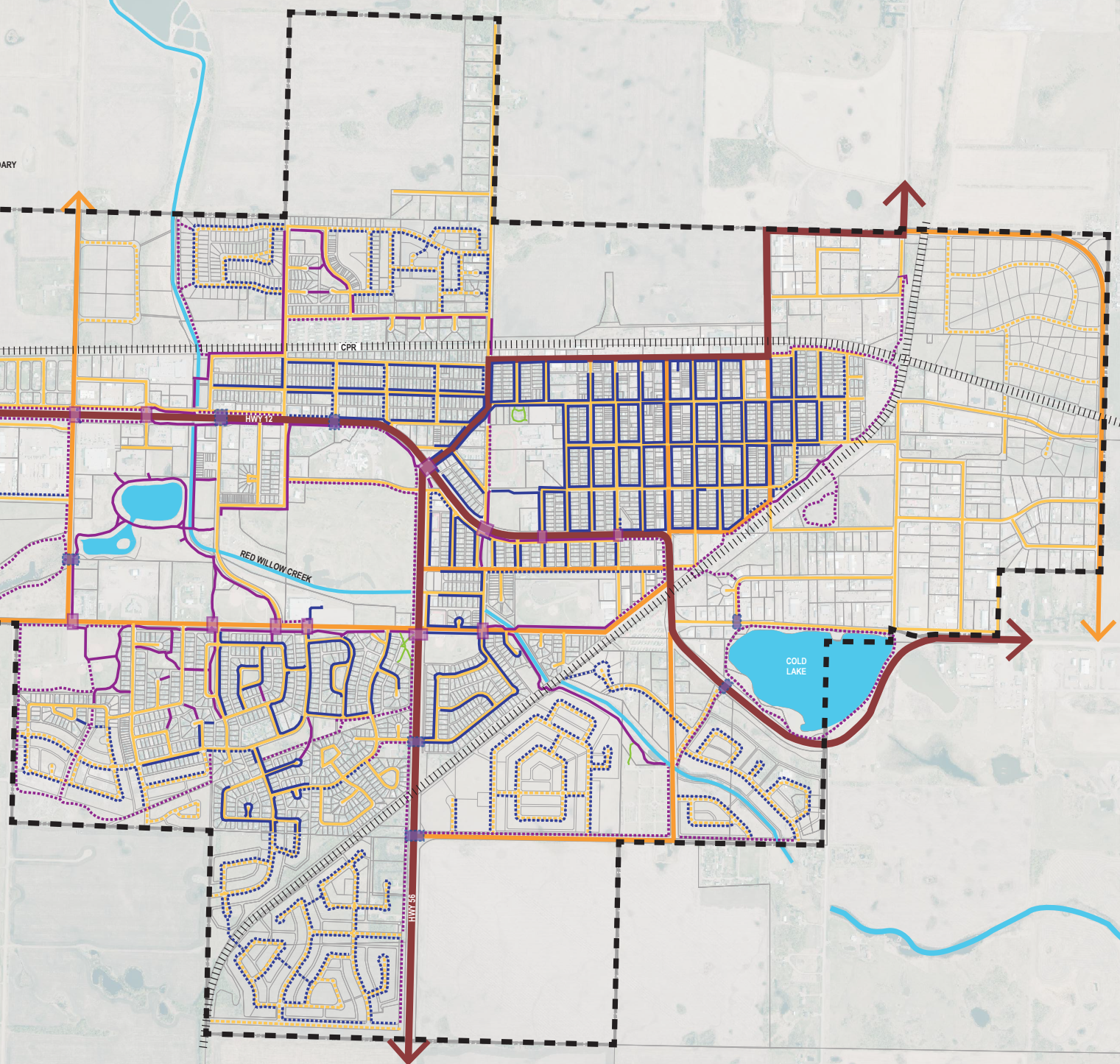
Tertiary Corridors: should be enhanced to provide improved downtown, residential, parks/open space and natural area walkability, accessibility, and inclusivity through design guideline applications (**Refer to Section 3.3**).

Figure 6: Corridors



TOWN BOUNDARY

- LEGEND**
-  Arterial Roadway
 -  Collector Roadway
 -  Local Roadway
 -  Future Local Roadway
 -  Existing Multi Use Trail
 -  Future Multi Use Trail
 -  Existing Sidewalk
 -  Future Sidewalk
 -  Existing Shale Trail
 -  Existing Crosswalk
 -  Future Crosswalk



3.3 Community and Park Design Guidelines

In moving forward with each Plan initiative, a comprehensive set of design elements specifically suited for Stettler needs to be established to draw upon the essences and themes. Some of these elements will be wholly unique to the community, whereas others may be created from generic components through ‘add-ons’, adaptations, and retrofitting. For example, a bench may be developed from a commercially available generic model modified with colour, Town logo(s), etc., whereas others - (e.g. planters) - may be designed ‘from the ground up.’ Several design elements have already been established for the Town of Stettler, specifically with respect to vehicular and pedestrian wayfinding. The intent of the design elements is that they will be suitable for general application throughout the Town. Of course, modifications or adaptations will be necessary for any given element depending on the specific requirements of its proposed context within the community.

The following provides recommended community and park design guidelines for specific planning and design element components identified within the Plan. Further development of these guidelines should be completed with community engagement and input to define a level of application and refinement that fits the Town of Stettler. All components should be assessed and selected to promote the following key community strategies:

- Safety and inclusivity
- Accessibility and Connectivity
- Red Willow Creek Tributary Preservation and Enhancement
- Vibrancy and Livability
- Sense of Place and Community
- Green and Sustainability
- Pride and Celebration
- Legibility and Cohesiveness



Complete Streets¹

Complete Streets are designed for all ages, abilities, and modes of travel. On Complete Streets, safe and comfortable access for pedestrians, bicycles, transit users and people with disabilities is not an afterthought, but an integral planning feature. A Complete Streets policy ensures that transportation planners and engineers consistently design and operate the entire street network for all road users, not only motorists. Complete Streets offer wide ranging benefits. They are cost effective, sustainable, and safe. The link between Complete Streets and public health is well documented. Jurisdictions across North America already include Complete Streets policies in their suite of preventative health strategies. Complete Streets also promote livability. Human-scale design treatments such as surface treatments, street furniture, trees and wide pedestrian rights-of-way animate our public realm and encourage people to linger. Complete Streets can exist in communities of all shapes and sizes. There is no singular approach to Complete Streets. However, Complete Street policies ensure that transportation planners and engineers design and manage infrastructure for all ages, abilities, and modes of travel across the entire transportation network.

¹Complete Streets for Canada



Green Streets²

Urban transportation rights-of-way integrated with green techniques are often called “green streets”. Green Streets achieve multiple benefits, such as improved water quality and more livable communities, through the integration of stormwater treatment techniques which use natural processes and landscaping. Green Streets can incorporate a wide variety of design elements. Although the design and appearance of green streets will vary, the functional goals are the same: provide source control of stormwater, limit its transport and pollutant conveyance to the collection system, and provide environmentally enhanced roads.

2LID Center - Green Streets

Low Impact Development³

The U.S. Environmental Protection Agency (USEPA) defines low impact development (LID) as “an approach to land development (or re-development) that works with nature to manage stormwater as close to its source as possible” (US EPA, 2010). This approach focuses on maintaining or restoring the natural hydrological processes of a site, providing opportunities for natural processes to take place. Key principles in LID include preserving natural site features; small scale, integrated stormwater management controls dispersed throughout the site; minimizing and disconnecting impervious areas; controlling stormwater as close to its source as possible; prolonging stormwater runoff flow paths and times; and creating multi-functional landscapes.

3U.S. Environmental Protection Agency (USEPA)

Key LID applications for consideration in Stettler include:

- Reduce imperviousness by using permeable paving or landscaping to break up expanses of impervious surfaces.
- Direct runoff into or across vegetated areas to help filter runoff and encourage groundwater recharge.
- Preserve, or design into the infrastructure, naturally vegetated areas that are near parking areas, buildings, and other impervious expanses to slow runoff, filter out pollutants, and facilitate infiltration.
- Use devices such as bioretention cells, vegetated swales, infiltration trenches, and dry wells to increase storage volume and facilitate infiltration.
- Disconnect roof downspouts and direct stormwater into vegetated areas or into water collection devices.
- Use native plants (or adaptable species) to establish an adaptable and low maintenance landscape that requires less irrigation and is appropriate for the climatic conditions.

Green Spaces

Green spaces include parks, open space, and natural areas. Key design guideline considerations include:

- Introduce Park signs/entrances, directories, community notice boards and identification, additional interpretive signage, and wayfinding.
- Key natural heritage features should be preserved to protect natural vegetation, ecological functions, and the cultural landscape.
- Natural drainage networks should be maintained to support stormwater management infrastructure such as stormwater management ponds.
- Extend Stettler's Parks and Open Space network into surrounding regions.
- Enhance community gathering opportunities by incorporating seating nodes, unique activity areas (games, music, adventure and nature play, community gardens), park shelters and/or facilities (prefabricated/modular architecture).
- Establish identified natural areas and associated greenway corridors as unique features within and without the Town of Stettler, incorporating natural conservation approaches to grassland, woodlands, river/tributary systems, and creating a recreational (e.g., trails, boardwalks, trail head/node areas, etc.) and educational resource (e.g., watchable wildlife, interpretive features, School/program sites, etc.) for the community and visitors. All greenway corridors should be developed with specific construction standards and a components kit-of-parts (e.g., site furnishings, signing, and features), utilizing the noted essences and themes in their design.
- Create Safe Journey routes within the community. Refer to **Figure 6 Corridors**.
- Introduce opportunities for public art.
- Assess the requirement for parking lot development in park areas, in conjunction with trail head locations.
- Enhance Park sustainability, public perception, and education, and reduce operations/maintenance through park naturalization program, that includes the integration and interactions between geology, topology, hydrology (LID), soils plants, animals, the land, and human use.
- Naturalized and indigenous plantings should be used wherever possible, reducing maintained turf areas/maintenance.
- Park entrance design should provide amenities including visitor drop-off, pedestrian scale lighting, and signage to assist in orientation and use of park amenities.
- Where possible, playground surfaces and park equipment should consider the use of recycled materials.
- Playground facilities should feature equipment that incorporates the principles of universal design.
- Signs to assist orientation, heritage interpretation elements, public art and park maps should be coordinated at park entrances to avoid unnecessary clutter.
- Highly visible connections should link the major park amenities and facilities through walkways and bicycle paths.
- Vehicular connections through parkland should be limited to emergency vehicle routes and access to major park facilities and parking areas.

Trail/Active Transportation Design

Trails and active transportation corridors are an important component of community living and promoting an active and healthy lifestyle for residents. Trails and active transportation development provides the opportunity to integrate and link all areas of the community with inclusive, safe, secure, and accessible routes for pedestrian and non-motorized use. Note: Currently there are two unconnected active transportation routes and hubs within the community. Refer to **Figure 7 Active Transportation Gap Analysis**. The Town's existing trail currently aligns with the suggested guidelines with the exception of type 3 - Nature Trails. The photographs (below) provide examples of existing trails within the Town and illustrate how materials vary depending on location/intended use of the corridor.

The following provides design guideline considerations for trail/active transportation enhancement and development in the Town of Stettler.

Typical Trail Types:

Type 1. Multi-Use Trail

Material: Asphalt

Width: 2.0-3.0m



Type 2. Sidewalks

Material: Concrete / Unit Pavers

Width: 1.5-1.8m



Type 3. Nature Trails

Material: Gravel / Mulch

Width: 1.5m-3.5m



Type 4. Park Trails

Material: Asphalt/Concrete/Unit Pavers/Gravel

Width: 1.8-3.0m



Typical Design Guidelines and Amenities:

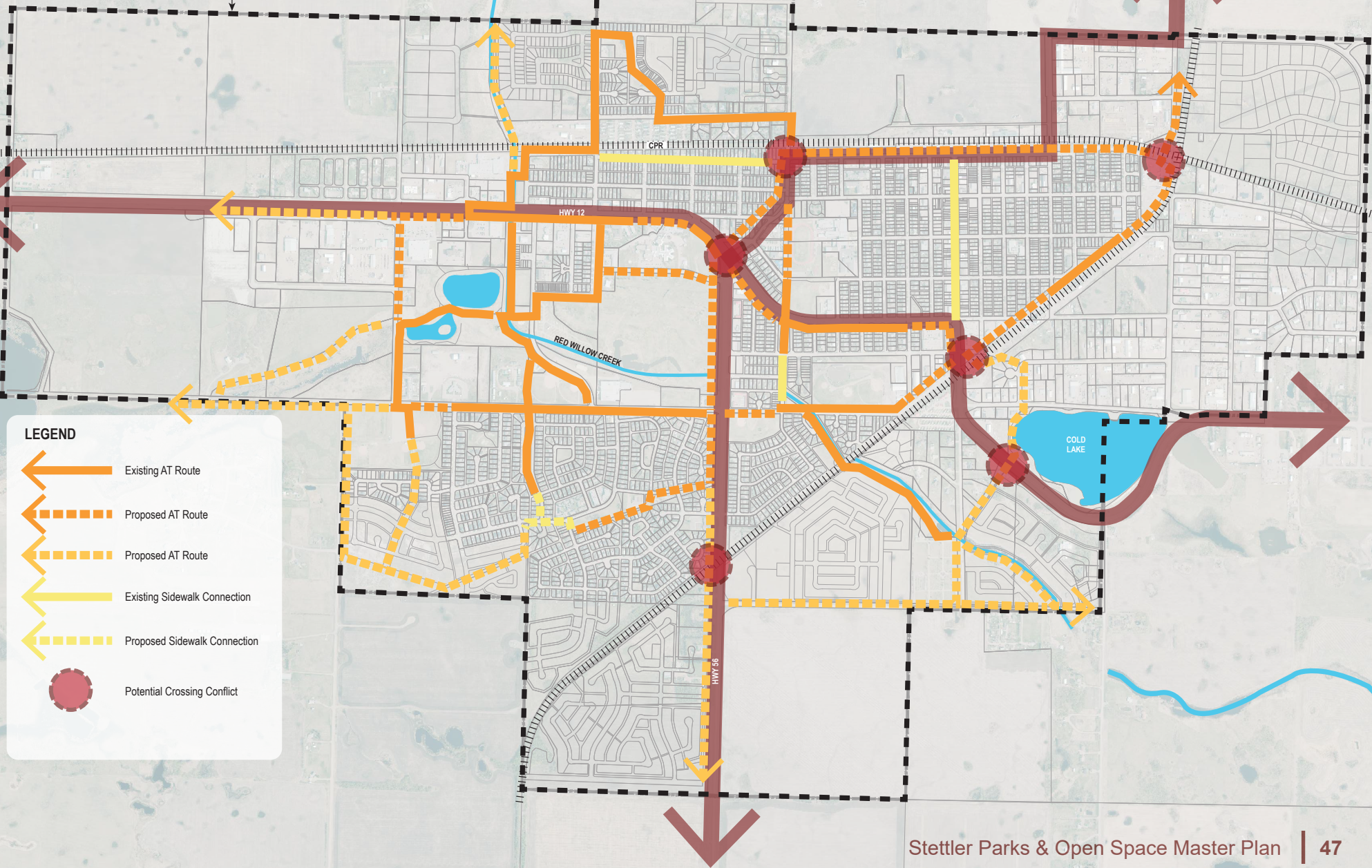
Type 1. Multi Use Trail

- Maintain appropriate sight-lines where possible.
- Establish trail head locations, complete with trails/park directory (route markers/ trail maps) and wayfinding, interpretive signing, parking, washrooms, seating/ picnic areas, lighting, etc.
- Add bollards or barriers at trail heads to indicate it is the beginning of a trail.
- Major walkways near roadway should have buffer planting to block pedestrians from traffic and to buffer vehicular sound and improve the aesthetics and 'feel' of the area by providing a more natural appearance.
- Fencing around high traffic areas should be included to aid in separating pedestrian and vehicular zones and to increase general safety.
- The addition of appropriate pedestrian scaled lighting, wayfinding signage, and seating areas (every 500m). Incorporate essence and theme components.
- New trails should provide continuous walking/biking paths that connect community hubs and existing greenspaces throughout Stettler.
- Ensure there is trail narrowing, serpentine layout, choke/pinch points and other features such as challenge features that reduce the speeds in which the user travels along the trail as they approach rest or gathering areas.
- Trailhead information at trailhead/interpretive panels, route markers/trail maps.
- Signage and/or painted centerlines to identify separate lanes for opposing directions of travel.
- Incorporate barrier-free accessibility.

Figure 7: Active Transportation Gaps



TOWN BOUNDARY



LEGEND

- Existing AT Route
- Proposed AT Route
- Proposed AT Route
- Existing Sidewalk Connection
- Proposed Sidewalk Connection
- Potential Crossing Conflict

Type 2. Sidewalks

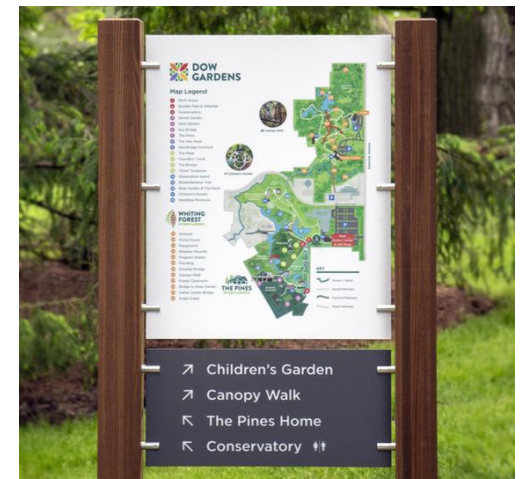
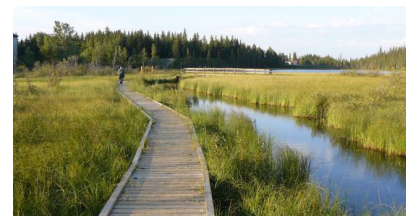
- Maintain appropriate sightlines where possible.
- Fencing around high traffic areas should be included to aid in separating pedestrian and vehicular zones and to increase general safety.
- Application of sod/native seed or planted beds to separate hardscape uses.
- Incorporate pedestrian scale lighting to increase safety for use at night, in the winter and to enhance character and theming.
- Ensure there are rest nodes every 500m (including seating and a waste receptacle).
- Node seating areas.
- Improved lighting in high use areas.
- Incorporate barrier-free accessibility. Maximum slopes of 5%.

Type 3. Nature Trails

- Maintain appropriate sight-lines where possible.
- Establish trail head locations, complete with trails/park directory (route markers/ trail maps) and wayfinding, interpretive signing, parking, washrooms, seating/ picnic areas, lighting, etc.
- Add bollards or barriers at trail heads to indicate it is the beginning of a trail.
- Offer places where people can experience the natural landscape (e.g., seating [sheltered] nodes, look-outs, and boardwalks, complete with interpretive signage).
- Provide seating/rest nodes, complete with benches, animal resistant waste receptacles, and picnic sites (picnic tables).
- Incorporate barrier-free accessibility (where feasible).

Type 4. Park Trails

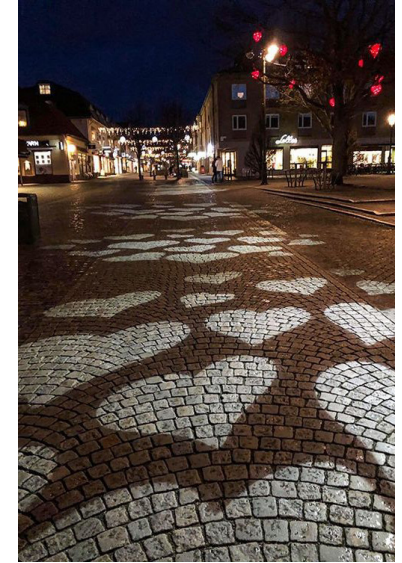
- Maintain appropriate sightlines where possible.
- Incorporate pedestrian scale lighting to increase safety for use at night, in the winter and to enhance character and theming.
- Incorporate areas for interpretation/art.
- Ensure Park paths act as connector points to adjacent gathering areas/other trails wherever possible.



Winter Community Design

Applying winter community design into northern communities supports year-round sustainability (environmental, social, economic, cultural) and quality, turning winter into an advantage. The following are components that can be applied to support winter community design in Stettler:

- Landform – to define edges, enhance microclimate and use.
- Building Design – incorporating essence/theme (e.g., materials, colour, lighting, etc.); enhancing microclimate through building orientation, massing, and edge development; and outdoor spill-out opportunities (e.g., outdoor cafes with heating unit or outdoor fire pits)
- Streetscape Design - streetscape enhancements (e.g., wider/maintained sidewalks, snow storage space, boulevard trees, site furnishing that supports year-round use and comfort, lighting, wayfinding, etc.); and street crossings (lit/reflective signs, lights, audible systems, line painting, etc.).
- Nodes – establishing climate sensitive gathering spaces.
- Activity Spaces – establishing district specific winter activity spaces and connectivity (e.g., skating opportunities in central spaces).
- Landscape – the use of hardy plant materials that provide winter interest and support microclimate control.
- Interactive art displays and festivals and programmed events.
- Winter maintenance – select trails, neighbourhood/downtown sidewalks, and node maintenance.



Site Landscape

A site landscape palette for each district should be established to support the definition of identified nodes, edges, and connector initiatives. Native/ornamental trees, shrubs, perennials, and grasses should be selected to provide year-round form, texture and colour; promote continuity, accent and rhythm; maintain hardiness and seasonal variety; create a manageable environment related to operations and maintenance efficiency (e.g., reduce the amount of turf maintenance); establish a safe and secure environment for pedestrians and motorists – following the guidelines of Crime Prevention Through Environmental Design (CPTED); and consider Low Impact Development based applications.

Site Furniture and Features

Site furniture and features should be consistent and reflect selected essence and theme components. Site furniture selection should consider manufacture/supplier locality, aesthetics, form and function, material/properties and year-round use and durability, assembly and installation requirements, maintenance requirements, and hardware replacement availability/ease. The following is a list of suggested site furniture and features that support a heritage approach that aligns with the Town themes identified in Section 3.1. (Supplier – Wishbone).

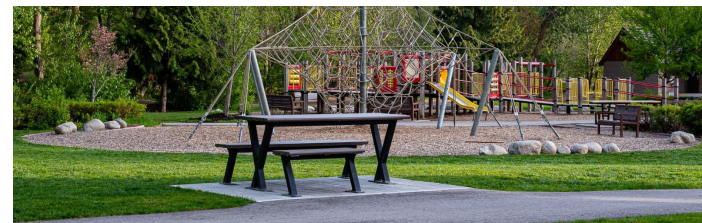
Benches & Picnic Tables: heritage style benches should be included at all nodes, key community destinations and along pedestrian corridors in combination with bicycle racks and waste receptacles. (Supplier – Wishbone).

Waste Receptacles: heritage style receptacles should be included at all nodes, key community destinations and along pedestrian corridors in combination with bicycle racks and benches. (Supplier – Wishbone). Along Nature Trails, animal-proof waste receptacles should be considered. (Example Supplier: Haul-All).

Bicycle Racks & Bollards: heritage style/standard bicycle racks should be included at all nodes, key community destinations, and along pedestrian corridors in combination with benches and waste receptacles. Bollards (Supplier – Wishbone) should be included in all areas where vehicle mitigation is required in high pedestrian use areas to buffer and delineate space and to increase overall aesthetic of the area. (Supplier – Wishbone).

Planters: consistent essence/theme designed planters (in a variety of sizes) should be included at primary nodes and key community destinations in combination with site landscape (district, node, edge, connector based) development/enhancements.

Hanging Baskets: application in downtown/mainstreet areas. Planters should include self-watering units to reduce maintenance requirements.



Fences & Screens: essence/theme (e.g., ranch/agricultural or picket) designed fencing should be applied to support the development and enhancement of districts, landmark/key community destinations, nodes, edges, and corridors and conditions (e.g., sound attenuation) in a safe and secure (e.g., CPTED) manner.

Town of Stettler

Recreation Center
Arenas - Pool - Library - Seniors Center

Museum

Sports Park →
Soccer Fields - Ball Diamonds

West Stettler Park
Campground - Soccer Field - Ball Diamonds
Spray Park - Skate Park

Information Center ↑

Downtown

Stettler Sports Park
Town of Stettler Est. 2010

♡
RCMP Field

♡
1

West Stettler Park
Town of Stettler Est. 1986



Branding & Signing: Building upon the wayfinding system established by the Town of Stettler, other considerations for consistent branding and signing within identified districts include banners (theme/program/event based); destination/facility/park signing; site furniture/feature branding; ; streetlight/component branding; interpretive signage; gateway/entry features; neighbourhood demarcation/entry features; local business/industry advertisement signs; district-based sign blades; and incorporation into the current annual self-guided walking tours of the Downtown/Mainstreet District.

Street Lighting: Establish district-based street lighting based on essence/theme development and selected based on function (vehicular, pedestrian, building façade, spot/highlighting, etc.), type (streetlight, bollard, wall mounted, etc.) and potential sustainability initiatives (e.g., Dark Sky, LED, solar powered, etc.).

Public Art: Incorporate an essence/theme based public art program to enhance districts. Key public art considerations include static and interactive sculpture; integrated/applied art (e.g., building facades, pavement, site furniture, and/or wall murals - especially in the Downtown/Mainstreet district); art gardens, complete with display boxes/panels; banners; sensory art (sound, sight, smell); natural/environmental art (landform, planting, water, etc.); ephemeral (non-permanent) performance/installations, etc.

Other Site Furniture/Features: A toolbox approach incorporating essence/theme should be established for the following additional components: flagpoles, tree grates/guards, utility boxes/cabinets/cubicles, ash receptacles, etc.



3.4 Park Classifications & Design Guidelines

The Town's existing parks system is diverse and serves multiple functions. Some provide active recreation opportunities that elevate individual health or serve as places to gather and celebrate. Others protect environmentally significant areas and allow natural processes such as flooding and pollination to occur. While other parks and open spaces provide quiet contemplative places that improve residents' mental well-being and provide opportunities to appreciate the Town's natural and cultural heritage. Collectively, the system of parks and open space sites combine to deliver the outcomes that have been set for the Town's parks and open space system. Deliberate planning can create a great parks and open space system. Clear design direction is required to ensure that each individual site plays a purposeful role in the Town-wide system. Planning and design direction begins with a clear parks classification system. A classification system is a useful tool to clearly articulate the desires and requirements the Town has regarding the provision of parks and open spaces for its residents.

The purpose of the park classifications is to:

- Clearly define the intended purpose(s) and uses of each park.
- Ensure the parks system is consistently and effectively supplied and configured to provide a deliberate spectrum of opportunities across the Town.
- Ensure the parks system is functional and accessible; and
- Provide general design guidance and requirements for each class of park.

CLASSIFICATIONS

Five classes of parks will be applied throughout the Town:

Town Park - a destination parks that support the community and surrounding region. Town Parks provide a variety of functions, facilities and uses. The size and location of each park may vary, as determined by the park's particular function, facilities, and use. Town Parks may have an active/recreational focus that supports team/tournament sporting events and activities.

Community Park - a park that supports a specific neighbourhood or group of neighbourhoods. Community Parks provide each neighbourhood a range of active/passive park and recreational uses. Community Parks should support connectivity between neighbourhoods and districts through trails and greenways. The size and types of park/recreational uses may vary to reflect and serve specific neighbourhood needs.

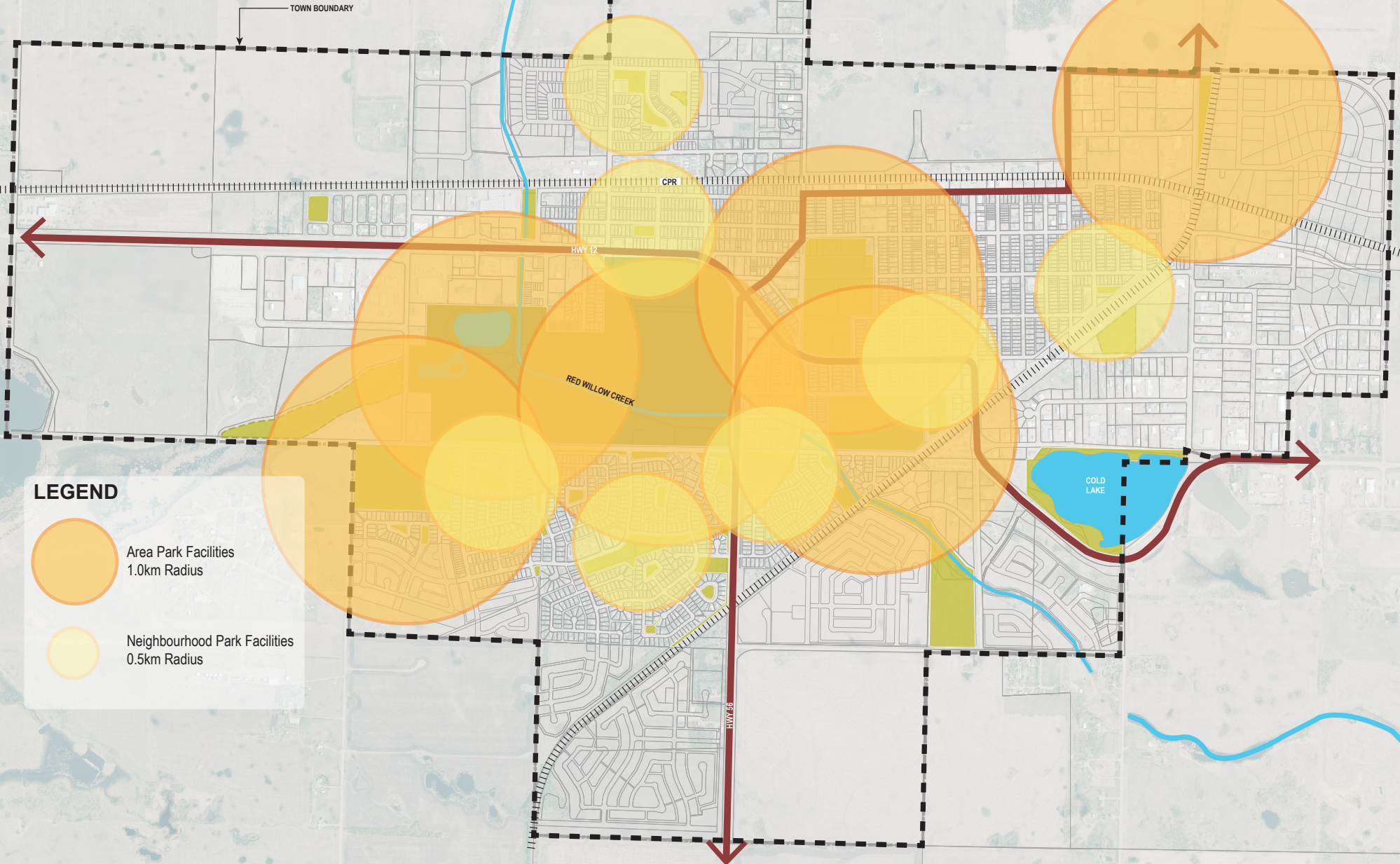
Neighbourhood Park – a park that serves a specific neighbourhood to provide active and passive park/recreation opportunities and offer a local gathering space within walking distance of residents. Neighbourhood Parks would be small in scale.

Linear Park - serve as park/open space extension, connecting to various areas of the community. It is crucial these are distinct and well defined, as they are also used to separate different spaces.

Natural Park - serve as the protection of an environmentally significant resource. Any park feature development would serve as a way to reduce environmental impact of using these spaces and serve as educational opportunities to preserve natural resources.

As presented in **Section 3.1 Plan Framework**, the Plan has identified and assessed thirteen (13) distinct park spaces, along with natural areas, open/park spaces, and trails. Refer to Figure 9 Park Classifications.

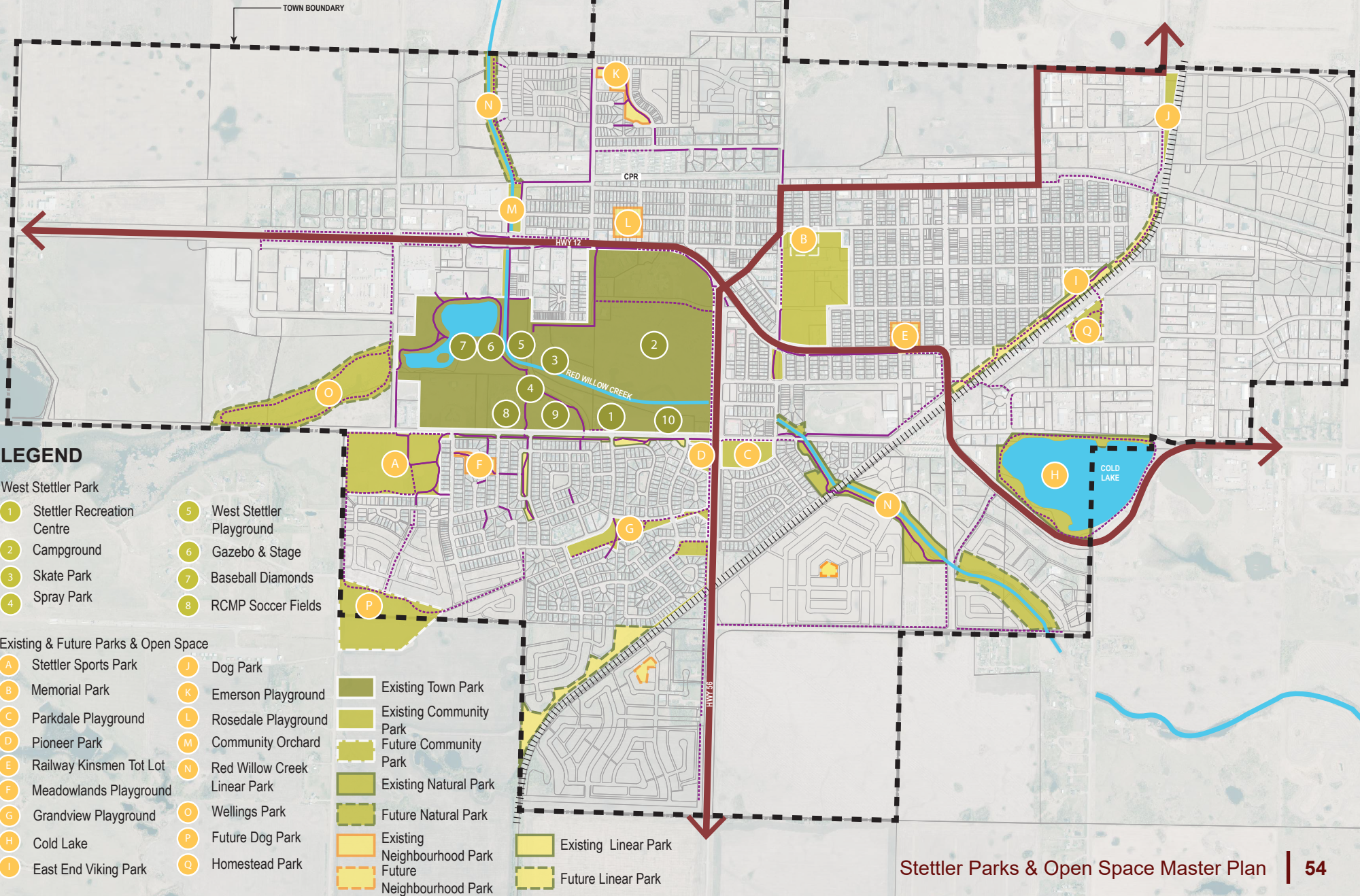
Figure 8: Park Gap Analysis



LEGEND

-  Area Park Facilities
1.0km Radius
-  Neighbourhood Park Facilities
0.5km Radius

Figure 9: Park Classifications



The following tables presents the purpose of each park class as well as clear siting and design direction that is to be applied during park system planning as well as the planning and design of individual park sites.

TOWN PARK	
Purpose	A major multi-purpose destination for structured and unstructured recreation, social gathering and community events that attracts residents from across Town and motivates people from the Capital Region to visit the Town. Town Parks are focused on providing unique recreation opportunities and contain features that are not found in Community or Neighbourhood Parks.
Primary Function	Major city-wide/regional special events & city gatherings. Active structured and unstructured recreation. Competition quality outdoor sports.
Secondary Function	Passive structured & unstructured recreation. Recreational quality outdoor sports. Community/ Multi-neighbourhood special events & gatherings. Conservation. Natural and cultural heritage appreciation and education.
Location	Located to serve multiple communities and, where possible, situated along an arterial street with a major transit route. Should be linked to the greenspace network and may be in association with other open space areas.
Access & Connectivity	Parking lot design and capacity must account for the park attraction from more than one neighbourhood. Minimum two trail/pathway access/egress points.
Universal Design	Desired.
Existing Parks	West Stettler Park and amenities.

COMMUNITY PARK	
Purpose	Provide structured recreation amenities not available in Town Parks or Neighbourhood Parks such as ball diamonds, outdoor rinks, sport fields, tennis courts, etc., either in association with a designated school site, or on its own. Additional unstructured spaces may be considered.
Primary Function	Active structured recreation. Active unstructured recreation.
Secondary Function	Passive structured & unstructured recreation. Recreational quality outdoor sports. Community/ Multi-neighbourhood special events & gatherings. Conservation. Natural and cultural heritage appreciation and education.
Location	Located to serve multiple communities and, where possible, situated along an arterial street with a major transit route. Should be linked to the greenspace network and may be in association with other open space areas.
Access & Connectivity	Parking lot design and capacity must account for the park attraction from more than one neighbourhood. Minimum two trail/pathway access/egress points.
Universal Design	Desired.
Existing Parks	Stettler Sports Park, Memorial Park, Pioneer Park, Dog Park, and Community Orchard.

NEIGHBOURHOOD PARK	
Purpose	The outdoor recreation focal point of a neighbourhood, Neighbourhood Parks provide unstructured active and passive recreation opportunities for a variety of ages that are tailored to the interests of residents in the neighbourhood.
Primary Function	Provides structured recreation opportunities such as playgrounds tailored to the neighbourhood's needs.
Secondary Function	Passive unstructured recreation. Active unstructured recreation.
Location	Minimum of one trail/pathway access/egress points, on street parking preferred.
Access & Connectivity	Minimum of one trail/pathway access/egress points, on street parking preferred.
Universal Design	Desired.
Existing Parks	Parkdale Park, Railway Kinsmen Tot Lot, Meadowlands Park, Grandview Park, East End Viking Park, Emerson Park, and Rosedale Park.

NATURAL PARK	
Purpose	Natural parks are consisting of environmental reserves within the Town of Stettler and are developed to reduce environmental impact and provide educational opportunities with interpretive signage.
Primary Function	Provide physical connection and access.
Secondary Function	Passive unstructured recreation. Active unstructured recreation. Natural and cultural heritage appreciation and education.
Location	Varies.
Access & Connectivity	Access to the park may or may not be restricted in accordance with stated hours of operation. Parking lot design and capacity must account for the park's attraction of residents from across the Town and region. Connectivity will vary. However, efforts should be made to ensure the park is connected to the Town pathway and trail system, located close to Town.
Universal Design	Desired, but will be dependent on the activity provided at the park.
Existing Parks	Cold Lake, and Red Willow Creek Trail.

LINEAR PARK	
Purpose	Corridors provide physical connections and access to and between neighbourhoods, parks, shopping areas, roads, and other destinations in the Town. Corridors are primarily pathways, trails, or greenways with some associated open space and park amenities such as small seating areas or landscaping. Refer to trail design guidelines/classifications.
Primary Function	Provide physical connection and access.
Secondary Function	Passive unstructured recreation. Active unstructured recreation. Natural and cultural heritage appreciation and education.
Location	Varies.
Lot Frontage	Varies. Minimum two accesses to a public roadway.
Access & Connectivity	Varies Pathways and trails within corridors will be designed in accordance with the Town Standards.
Universal Design	Desired but will be dependent on the physical characteristics of the land.
Existing Parks	Emerson Park.

Existing natural areas, such as the Red Willow Creek systems and existing park/ green spaces, provide an amenity for residents, and when properly accessible and connected, can enhance local recreation/tourism. Preserving and enhancing natural areas with improved trails, accessibility and inclusivity, and educational/interpretive opportunities should be a priority as the community continues to expand and develop.

Existing park spaces should be augmented with a well-connected network of trails, active transportation routes (e.g., multi-use paths, cycling lanes, etc.) and pedestrian-oriented walkways/sidewalks (based on Complete Street applications).

Future park development should consider additional neighbourhood parks to support existing and future neighbourhood (localized, safe, secure, inclusive) access and use.

Park amenities facilitate quality park-based recreation experiences and enhance the comfort and convenience for park users. The Town is working to ensure residents have access to a diversity of park-based experiences. Providing diversity is achieved, in part, but ensuring a diversity of park amenities are available to residents. Not all amenities are required, or even desired, in each park classification. As such, the table also illustrates whether those amenities are standard, discretionary, or incompatible with each park classification. Aligned with the management intent of each park classification, the intent of this table is to assist developers with choosing and describing what park amenities are envisioned to be included in each proposed park. The table also helps to clearly communicate the Town's vision, needs and desired level of service for each park class. The list of amenities on the following page is not exhaustive. Though the list includes the most common amenities, the Town recognizes that some amenities may not have been included and that as technology and activities evolve, new amenities/trends will emerge.

MEMORANDUM

Date: October 3, 2024

To: Leann Graham
CAO

From: Melissa Robbins
Director of Operational Services

Re: Sump Pump Connections to Wastewater – Operational Update

Background:

Bylaw 1102 – Sump Pumps has been in effect since 1971. It prevents the connection of weeping tile that drains sub-surface or ground water from being directed into the wastewater system. It also prohibits roof drains or any type of pipe that carries storm water to be directed into the wastewater systems.

The bylaw requires that all water collected from storms or ground water be discharged on the surface of the ground outside the building.

Challenges:

Over the past few years public work staff have noticed less “wet” areas in back alleys and on roadways indicating that landowners may have connected their sumps directly into the wastewater systems. This poses significant challenges with the wastewater systems by adding additional volumes that must be pumped by the lift stations, in heavy rainfall years the additional volume may overwhelm the wastewater system causing sewer backups and ultimately ends up with too much volume in the lagoons which limits the capacity of the lagoons by treating unnecessary effluent. Administration tried an education piece in the Spring 2024 Town Life publication; however it didn’t seem to have an effect on the sump pump discharge.

Next Steps:

Administration would like to start completing in home inspections in areas of town with high water tables. Specifically, all residential areas south of 46 Avenue from 50-70 streets.

An information package will be put together identifying the need to sever the sump pumps from the wastewater system using social media and direct mail outs to the landowners in these areas.

After information has been sent to landowners, later this fall and into the winter, if snow removal operations are light, staff would start completing in home inspections and documenting their findings with potential follow up with bylaw enforcement if necessary.

Using this similar process to get water meters replaced earlier this year was extremely successful and administration is recommending proceeding in the same educational manner with follow up of enforcement for those properties that require it.

A By-law of the Town of Stettler to regulate and control the use of sump pumps, weeping tile, and roof drains discharging into Sanitary Sewers.

WHEREAS it is deemed expedient and proper to protect the sanitary sewer system together with all related appurtenances including lift stations and lagoon of the Town of Stettler by preventing the introduction of storm water to the said system;

THE MUNICIPAL COUNCIL OF THE TOWN OF STETTLER DULY ASSEMBLED enacts as follows:--

1. That no sump pump shall be installed in any building in the Town of Stettler in such a manner that discharge water from said pump shall enter the sanitary sewer system of the Town either by a direct connection between the said pump and a sanitary sewer service line, or by a direct connection between the said pump and a sanitary sewer main, or by a direct connection between the said pump and a sanitary sewer manhole; and no sump pump shall be installed in any building in the Town of Stettler in such a manner that discharge water from said pump shall indirectly enter the sanitary sewer system of the Town by way of a floor drain, laundry drain or any other connection with the said sanitary sewer system.
2. That no weeping tile installed with the express purpose of draining sub-surface or ground water shall be installed in such a manner that a direct or indirect connection is made with the sanitary sewer system of the Town of Stettler.
3. That no roof drain or any pipe or device designed to carry storm or any water from any roof in the Town of Stettler shall be installed in such a manner to make either a direct or indirect connection with the sanitary sewer system of the Town of Stettler whereby water is discharged into the said sanitary sewer system.
4. That weeping tile may be installed to drain sub-surface or ground water into a sump or into a dry well, and
5. That water shall be pumped from a sump or dry well by means of a sump pump designed to discharge water on the surface of the ground outside the building.
6. That any person who violates any provision of this by-law is guilty of an offence and liable upon summary conviction to a penalty of not more than one hundred dollars (\$100.00) and costs, and in default of payment thereof to imprisonment for a period not exceeding thirty (30) days.
7. That this By-law shall take force and effect upon the day of final passing thereof.

Read a first time this 31st day of August A.D., 1971
 Read a second time this 18th day of January A.D., 1972.
 Read a third time and finally passed this 18th day of January A.D., 1972.

John M. Beunen.
 MAYOR

D. P. ...
 SECRETARY - TREASURER



MEMORANDUM

Date: October 3, 2024

To: Leann Graham
CAO

From: Kim Hymers
Assistant CAO

Re: Franchise Fees

Background:

Franchise fees are the portion of the municipal wire charge that can be seen on the electrical billing that is collected by Atco and Apex and forwarded to the municipality monthly.

Atco Power:

Currently the Town collects franchise fees through Atco in the amount of 11.1%. This fee increased in 2018 from 6.5%. The Town's estimated franchise fee revenue for 2025 is \$829,645.00.

The Town of Stettler has the highest franchise fee out of the 4 largest Towns in the SE Region.

Drumheller – 9.00
Hanna – 7.50
Stettler, Town of – 11.10
Three Hills – 10.50

Also, when comparing the Town's franchise fee percentage to other municipalities in Alberta, the Town is in the higher end of the group.

The following is a chart of what the estimated monthly cost and monthly rise in cost for Residential would be if the Town were to increase the franchise fee percentage.

Franchise Fee Percentage	Estimated Cost per month for Residential	Increase per month from Current Fee
Current 11.1%	\$14.17	\$0.00
11.50%	\$14.68	\$0.51
12%	\$15.32	\$1.15
12.50%	\$15.95	\$1.78
13%	\$16.59	\$2.42
13.50%	\$17.23	\$3.06
14%	\$17.87	\$3.70

Apex Gas:

Currently the Town's franchise fees are at 30% with Apex Gas. The franchise fee came into effect January 1, 2016. I could not obtain information on what the fee was at before the change. The 2025 estimated franchise fee revenue is \$1,116,796.02.

The Town of Stettler has the highest franchise fee out of the 4 largest Towns in the SE Region.

Drumheller – 27%

Hanna – 17.5%

Stettler – 30%

Three Hills – 9%

Also, when comparing the Town's franchise fee percentage to other municipalities in Alberta, the Town is in the high end of the group.

August 13, 2024

Town of Stettler
PO Box 280
Stettler, Alberta T0C 2L0

Attention: Leann Graham

Re: ATCO Electric Distribution Revenue Forecast for 2025 Franchise Fee

As per the electric distribution system franchise agreement between ATCO Electric (ATCO) and the Town of Stettler, ATCO pays the Town of Stettler a franchise fee. The franchise fee is collected from customers within the Town of Stettler that receive electric distribution service and is calculated as a percentage of ATCO's revenue derived from the distribution tariff.

The franchise agreement requires that we provide you ATCO's total revenues derived from the distribution tariff within the Town of Stettler for 2023 and an estimate of total revenues to be derived from the distribution tariff within the Town of Stettler for 2025. The chart below provides this information as well as the estimated franchise fees for the Town of Stettler in 2025.

ATCO's Delivery Tariff Revenue in 2023	ATCO's Estimated Delivery Tariff Revenue for 2025	Your Current Franchise Fee Percentage	Your Estimated Franchise Fees for 2025
\$7,081,039	\$7,447,251	11.1%	\$826,645

The estimates above are based on the best information currently available. These estimates are subject to change due to final approval of tariffs by the Alberta Utilities Commission, weather variations, and changes in customer consumption.

Under the franchise agreement, the Town of Stettler has the option of changing its franchise fee percentage for 2025. If you are considering changing the franchise fee in 2025, please contact us as soon as possible to learn about the process and timing requirements. We will guide you through the process and file an application with the Alberta Utilities Commission for approval. A request to change the franchise fee must be made in writing and must be received by ATCO on or before October 1st, 2024.

We trust you will find this information useful. Should you have any questions or require anything further, please do not hesitate to contact me at 403-741-4792.

Yours truly,

Tracy Volker
Customer Sales Representative
ATCO Electric Ltd.

RIDER A MUNICIPAL TAX AND FRANCHISE FEE ASSESSMENT

(1) Overview

Rider A is applicable to Customers residing in municipalities which receive:

- (i) a property tax under the Municipal Government Act, or
- (ii) receive payment for specific costs which are not generally incurred by the Company.

The following may be exempt from the surcharge:

- (a) Farm customers (Price Schedules D51, D52 and D56).
- (b) Irrigation customers (Price Schedule D25 and D26).
- (c) Customers within First Nation Reservations not listed.

This Rider comprises two components which are summed:

- (i) a tax component; and
- (ii) a fee component.

The **tax component** of Rider A is the estimated percentage of base revenue required to provide for the tax payable or specific cost incurred each year. To the extent that this percentage may be more or less than that required to pay the tax or specific cost, this component of the Rider will be adjusted on an annual basis or as needed to manage shortfalls or surpluses.

The **franchise fee component** of this Rider is a flat percentage payable to the franchised municipality. This percentage is set in accordance with the franchise agreement between the Municipal Authority and the Company.

The **total percentage** is the addition of the tax component and fee component and is shown by Municipal Authority in Table 1.

(2) Calculation

Rider A is calculated for each Taxation Authority as follows:

$$Rider A_n = \frac{Shortfall/Surplus_{n-1} + Forecast Property Tax_n}{Forecast Base Revenue_n} + Franchise Fee_n$$

Where:

n = Current Year



TABLE 1: TOTAL RIDER A	[1]	[2]	[3]	[4]
Municipal Authority (Price Area)	Municipal Tax from Table 2 (%)	Franchise Fee (%)	Franchise Fee Effective Date (yy/mm/dd)	= [1] +[2] Rider A Total (%)
ACADIA (M034)	3.22	0.00		3.22
ALLIANCE (V017)	2.17	6.00	05/01/01	8.17
ALLISON BAY (B219)	0.73	0.00		0.73
ANDREW (V024)	1.11	7.00	20/01/01	8.11
BEAVERLODGE (T051)	1.68	7.00	20/01/01	8.68
BERWYN (V063)	4.05	6.00	19/01/01	10.05
BIG VALLEY (V069)	1.21	2.00	16/01/01	3.21
BIGSTONE (B110)	1.52	0.00		1.52
BONNYVILLE BEACH S.V. (S096)	0.79	0.00		0.79
BONNYVILLE, TOWN OF (T093)	1.30	6.80	03/01/01	8.10
BOTHA (V099)	1.80	0.00	20/01/01	1.80
BUSHE RIVER F. N. 207 (B726)	1.37	0.00		1.37
CAMROSE (C022)	2.31	0.00		2.31
CARBON (V129)	1.49	8.00	22/01/01	9.49
CASTOR (T147)	2.02	7.00	20/01/01	9.02
CEREAL (V153)	1.54	0.00	21/08/01	1.54
CLEAR HILLS (M021)	1.52	0.00		1.52
COLD LAKE (T189)	1.53	7.25	24/01/01	8.78
CONSORT (V195)	2.53	7.00	21/01/01	9.53
CORONATION (T198)	1.80	3.75	04/01/01	5.55
DELBURNE (V231)	1.94	5.00	24/01/01	6.94
DELIA (V234)	3.16	6.00	24/01/01	9.16
DERWENT (V237)	3.57	4.00	19/06/01	7.57
DEWBERRY (V246)	1.92	8.00	17/01/01	9.92
DOGHEAD F. N. (B218)	0.79	0.00		0.79
DONALDA (V252)	2.76	12.50	24/01/01	15.26
DONNELLY (V255)	1.67	2.25	10/01/01	3.92
DRIFTPILE RIVER F. N. 150 (B220)	0.00	0.00		0.00
DRUMHELLER (K025)	1.49	9.00		10.49
EAST PRAIRIE (N174)	1.80	0.00		1.80
ELIZABETH (N187)	4.15	0.00		4.15
ELK POINT (T291)	2.18	5.00	20/01/01	7.18
ELNORA (V294)	1.26	1.50	20/01/01	2.76
EMPRESS (V297)	2.14	2.00	07/01/01	4.14
FAIRVIEW (M136)	3.21	0.00		3.21
FAIRVIEW (T309)	1.50	7.50	13/01/01	9.00



TABLE 1: TOTAL RIDER A	[1]	[2]	[3]	[4] = [1] + [2]
Municipal Authority (Price Area)	Municipal Tax from Table 2 (%)	Franchise Fee (%)	Franchise Fee Effective Date (yy/mm/dd)	Rider A Total (%)
FALHER (T315)	1.65	8.00	23/01/01	9.65
FISHING LAKE (N188)	4.59	0.00		4.59
FLAGSTAFF (C029)	1.55	0.00		1.55
FORESTBURG (V324)	2.29	11.00	21/01/01	13.29
FORT MCMURRAY (K032)	0.59	10.00	14/01/01	10.59
FOX CREEK (T342)	1.51	6.50	20/01/01	8.01
FT. MACKAY SETTLEMENT #467 (B982)	1.13	0.00		1.13
FT. McMURRAY F. N. (B352)	0.68	0.00		0.68
GADSBY (V351)	2.65	0.00	21/08/01	2.65
GALAHAD (V354)	1.71	9.00	22/01/01	10.71
GIFT LAKE METIS SETT (N173)	4.54	0.00		4.54
GIROUXVILLE (V366)	1.96	6.00	21/01/01	7.96
GLENDON (V372)	2.14	1.50	03/01/01	3.64
GRANDE CACHE (T393)	1.23	0.00	21/01/01	1.23
GRANDE PRAIRIE, COUNTY OF (C001)	0.59	0.00		0.59
GRANDE PRAIRIE, CITY OF (K035)	1.84	10.00	24/01/01	11.84
GRIMSHAW (T405)	1.26	6.00	10/07/01	7.26
HALKIRK (V414)	1.48	5.00	21/01/01	6.48
HANNA (T417)	1.41	7.50	18/01/01	8.91
HAY LAKE F. N. 209 (B727)	1.03	0.00		1.03
HEISLER (V429)	5.58	8.00	21/01/01	13.58
HIGH LEVEL (T435)	0.97	12.10	20/01/01	13.07
HIGH PRAIRIE (T438)	1.35	9.00	22/01/01	10.35
HINES CREEK (V447)	2.46	2.75	19/01/01	5.21
HORSESHOE BAY S.V. (S458)	0.70	0.00		0.70
HYTHE (V468)	1.39	10.00	20/01/01	11.39
INNISFREE (V474)	3.73	5.00	17/01/01	8.73
JASPER (R004)	0.56	8.00	22/01/01	8.56
KITSCOTY (V508)	2.25	10.00	24/01/01	12.25
LAKELAND (C089)	0.43	0.00		0.43
LAMONT (C030)	2.39	0.00		2.39
LESSER SLAVE RIVER (M124)	0.40	0.00		0.40
LINDEN (V535)	2.50	6.00	15/01/01	8.50
LOON RIVER CREE (B473)	2.26	0.00		2.26
M.D. of GREENVIEW (M016)	0.23	0.00		0.23
MACKENZIE (M023)	1.06	0.00		1.06



TABLE 1: TOTAL RIDER A	[1]	[2]	[3]	[4] = [1] + [2]
Municipal Authority (Price Area)	Municipal Tax from Table 2 (%)	Franchise Fee (%)	Franchise Fee Effective Date (yy/mm/dd)	Rider A Total (%)
MANNING (T556)	1.59	12.00	23/01/01	13.59
MANNVILLE (V559)	2.82	10.00	24/01/01	12.82
MARWAYNE (V562)	2.10	7.00	24/09/01	9.10
MCLENNAN (T574)	2.59	3.75	22/01/01	6.34
MINBURN (V589)	3.94	1.00	18/01/01	4.94
MORRIN (V598)	1.37	3.50	12/01/01	4.87
MUNDARE (T604)	1.25	6.00	20/04/01	7.25
MUNSON (V607)	2.81	1.00	10/07/01	3.81
MYRNAM (V610)	1.99	8.00	24/01/01	9.99
NAMPA (V619)	1.77	2.00	16/01/01	3.77
NORTHERN LIGHT (M022)	0.97	0.00		0.97
NORTHERN SUNRISE COUNTY (M131)	0.77	0.00		0.77
OPPORTUNITY (M017)	1.08	0.00		1.08
OYEN (T648)	1.59	8.00	22/01/01	9.59
PADDLE PRAIRIE (N221)	2.77	0.00		2.77
PAINTEARTH (C018)	1.30	0.00		1.30
PARADISE VALLEY (V654)	1.61	10.00	22/01/01	11.61
PEACE (M135)	1.16	0.00		1.16
PEACE RIVER (T657)	2.19	12.50	24/01/01	14.69
PEAVINE (N172)	1.30	0.00		1.30
PELICAN NARROWS S.V. (S659)	0.37	0.00		0.37
RAINBOW LAKE (T690)	1.83	13.00	15/01/01	14.83
RED DEER (C023)	1.72	0.00		1.72
ROCHON SANDS S.V. (S708)	0.96	0.00		0.96
ROSALIND (V717)	2.29	0.50	13/04/09	2.79
RYCROFT (V729)	1.97	7.00	20/04/01	8.97
SADDLE HILLS (M020)	0.58	0.00		0.58
SADDLE LAKE F. N. (B638)	1.59	0.00		1.59
SEXSMITH (T754)	1.87	5.50	12/01/01	7.37
SLAVE LAKE (T766)	1.40	14.40	24/01/01	15.80
SMOKY LAKE (T769)	1.92	7.00	19/04/01	8.92
SMOKY RIVER (M130)	1.65	0.00		1.65
SPECIAL AREAS (A001)	0.58	0.00		0.58
SPIRIT RIVER (M133)	0.79	0.00		0.79
SPIRIT RIVER, TOWN OF (T778)	1.44	5.50	12/02/01	6.94
ST. PAUL, COUNTY OF (C019)	0.87	0.00		0.87



TABLE 1: TOTAL RIDER A	[1]	[2]	[3]	[4] = [1] + [2]
Municipal Authority (Price Area)	Municipal Tax from Table 2 (%)	Franchise Fee (%)	Franchise Fee Effective Date (yy/mm/dd)	Rider A Total (%)
ST. PAUL, TOWN OF (T790)	1.71	9.00	23/01/01	10.71
STARLAND (M047)	1.24	0.00		1.24
STETTLER, COUNTY OF (C006)	1.86	0.00		1.86
STETTLER, TOWN OF (T805)	1.11	11.10	18/01/01	12.21
STURGEON LAKE F. N. 154 (B770)	1.30	0.00		1.30
SUCKER CREEK F. N. 150A (B792)	1.18	0.00		1.18
SWAN HILLS TOWN (T830)	3.50	10.00	21/01/01	13.50
THREE HILLS (T845)	1.24	10.50	24/01/01	11.74
TROCHU (T857)	2.21	5.00	16/01/01	7.21
TWO HILLS COUNTY (C021)	6.40	0.00		6.40
TWO HILLS, TOWN OF (T863)	3.31	8.50	21/01/01	11.81
UPPER HAY LAKE F. N. 212 (B728)	1.05	0.00		1.05
VALLEYVIEW (T866)	1.32	5.25	06/01/01	6.57
VEGREVILLE (T875)	1.96	10.00	20/01/01	11.96
VERMILION (T878)	1.36	8.00	21/01/01	9.36
VETERAN (V881)	2.87	6.00	17/01/01	8.87
VILNA (V887)	6.19	20.00	12/01/01	26.19
WASKATENAU (V908)	2.02	1.00	19/01/01	3.02
WEMBLEY (T911)	1.58	7.00	23/01/01	8.58
WHEATLAND (C016)	0.39	0.00		0.39
WHITE SANDS S.V. (S922)	1.07	0.00		1.07
WHITEFISH F. N. 155 (B924)	1.48	0.00		1.48
WILLINGDON (V926)	4.26	2.00	08/01/01	6.26
WOOD BUFFALO (M018)	0.12	0.00		0.12
WOOD BUFFALO PARK (L024)	0.56	0.00		0.56
YOUNGSTOWN (V932)	1.99	1.25	12/01/01	3.24
BIG LAKE & KINUSO (M125, V505)	1.25	0.00		1.25
BIRCH HILLS & WANHAM (M019, V896)	1.94	0.00		1.94
BONNYVILLE (M087)	0.44	0.00		0.44
JASPER (PARK & OUTSIDE TOWN) (L012, R003)	0.31	6.00	13/08/01	6.31
KNEEHILL & TORRINGTON (M048, V854)	1.25	0.00		1.25
LLOYDMINSTER (AB45, SK45)	1.19	12.50	24/01/01	13.69
MINBURN & LAVOY (C027, V523)	0.57	0.00		0.57
SMOKY LAKE & WARSPITE (C013, V905)	1.16	0.00		1.16
THORHILD & RADWAY (V687, C007)	4.09	0.00		4.09
VERMILLION RIVER (AB & SK) (C024, SK24)	1.38	0.00		1.38

August 29, 2024

Town of Stettler
PO Box 280
Stettler, AB T0C 2L0

Dear Mayor Nolls and Council,

Re: TOTAL REVENUES DERIVED FROM DELIVERY TARIFF

As per Section 4 (a) of the Natural Gas Distribution Franchise Agreement currently in effect between the Town of Stettler and Apex Utilities Inc., this correspondence serves to fulfill the Company's obligation to provide the Municipality with the following information:

1. The total revenues that were derived from the Delivery Tariff within the Municipal Area for the prior calendar year; and
2. An estimate of total revenues to be derived from the Delivery Tariff with the Municipal Area for the next calendar year.

This is provided to assist the Town with its budgeting process and to determine whether a percentage change to the current franchise fee is necessary for the next calendar year. If a fee percentage change is necessary, the Municipality should advise the Company in writing of the franchise fee to be charged by November 15, 2024. Failing notification, the current franchise fee percentage of 30.00% will remain unchanged.

	2023 Actuals	2025 Estimates
Delivery Revenues (Rate 1, 11, 2 & 12)	\$3,421,017.80	\$3,660,489.05
Delivery Revenues (Rate 3 & 13)	\$58,778.35	\$62,892.83
Total Delivery Revenues	<u>\$3,479,796.15</u>	<u>\$3,723,381.88</u>
2023 Actual Franchise	\$1,043,734.60	
2025 Estimated Franchise Fee		\$1,116,796.02

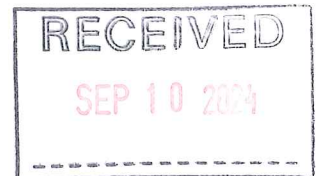
If you have any questions regarding this process or about the information provided, please contact me directly at (780) 980-7305 or via email at irichelh@apexutilities.ca. I look forward to hearing from you.

Sincerely,

Apex Utilities Inc.



Irv Richelhoff
Supervisor Business Development



Municipalities

Additions to be made to the rates of customers resident in municipalities that have agreed to accept a percentage of gross revenue of the special franchise tax in lieu of a property tax pursuant to Section 360 of the *Municipal Government Act, 1994, c. M-26.1* (previously Section 14(7) and 14(8) of the *Municipal Taxation Act*).

The percentage shown is to be applied as an addition to the total billings calculated.

<u>Municipality</u>	<u>District</u>	<u>Type</u>	<u>Rate (%)</u>	<u>Decision/Order</u>	<u>Effective Date¹ (yyyy-mm-dd)</u>
Hairy Hill	Two Hills	Village	5.00	E95078	1999-01-01
Radway	Westlock	Village	3.00	E90046	1998-03-01

¹ Any bill rendered after this date is subject to the corresponding rate.

Métis Settlements

Additions to be made to the rates of customers resident in Métis Settlements that have by bylaw approved Utility Services Agreements providing for the payment of annual utility service fees calculated as a percentage of gross revenues.¹ The percentage shown is to be applied as an addition to the total billings calculated.

<u>Métis Settlement</u>	<u>District</u>	<u>Rate (%)</u>	<u>Decision/Order</u>	<u>Effective Date² (yyyy-mm-dd)</u>
Buffalo Lake	St. Paul	7.00	U2000-236	2000-07-15
Fishing Lake	St. Paul	5.00	U97153	1998-03-01
Gift Lake	Wabasca	7.00	U2003-378	2003-10-01
Kikino	St. Paul	7.00	U2000-107	2000-05-01

¹The *Métis Settlements Act* (S.A. 1998 Chapter M-14.3) enables the Métis Settlements General Council to legislate by Policy and Settlement Councils to legislate by bylaw on matters related to the operations of utilities within the settlement areas, including the granting of interests in land, the assessment and taxation of these interests, and the licensing of related activities. [s.222(1); Sch.1, ss.14, 19]. Under Métis Settlements General Council *Public Utilities Policy* (GC-P9804; Alberta Gazette, Nov.30, 1998, p.2221) a Settlement may enter into Utility Service Agreement allowing a utility to use land and provide utility services in the Settlement Area and providing for the utility to pay an all inclusive annual service fee. The fee may be determined as a percentage of gross revenue received from services provided in the Settlement Area. Each of the listed Settlements has entered into a Utility Service Agreement with Apex Utilities. Under the *Public Utility Policy* [s.2.3(3)] the Service Agreement takes effect on being approved by bylaw and by the Alberta Energy and Utilities Board.

² Any bill rendered after this date is subject to the corresponding rate.

Municipalities Governed by Standardized Franchise Agreement

For each calendar year the franchise fee will be calculated as a percentage of the Company's actual total revenue derived from the Gas Distribution Tariff, including without limitation the fixed charge, base energy charge, demand charge but excluding the cost of gas (being the calculated revenues from the gas cost recovery rate rider or the deemed cost of gas) in that year for Gas Distribution Service within the Municipal Area.

<u>Municipality</u>	<u>Type</u>	<u>District</u>	<u>Rate (%)</u>	<u>Decision / Order</u>	<u>Effective Date⁴</u> <u>(yyyy-mm-dd)</u>
Athabasca	Town	Athabasca	20.00	28579-D01-2023	2024-01-01
Barrhead	Town	BMW ¹	18.00	28027-D01-2023	2023-04-01
Beaumont	City	Leduc	28.50	25046-D01-2019	2020-01-01
Bonnyville	Town	Bonnyville	20.00	20810-D01-2015	2015-10-01
Bonnyville Beach	Summer Village	Bonnyville	0.00	22812-D01-2017	2017-08-01
Calmar	Town	Leduc	35.00	27465-D01-2022	2022-07-01
Crystal Springs	Summer Village	Leduc	0.00	23563-D01-2018	2018-06-01
Delia	Village	Hanna	12.00	22936-D01-2017	2017-10-01
Donalda	Village	Stettler	17.50	28635-D01-2023	2024-01-15
Drumheller	Town	Drumheller	27.00	20723-D01-2015	2015-11-01
Elk Point	Town	St. Paul	16.00	28773-D01-2024	2024-01-23
Glendon	Village	St. Paul	4.62	22869-D01-2017	2017-08-18
Grande Cache	Hamlet	Grande Cache	0.00	26045-D01-2020	2021-01-01
Grandview	Summer Village	Leduc	0.00	25356-D01-2020	2020-04-01
Hanna	Town	Hanna	17.50	26094-D01-2020	2021-01-01
Hay Lakes	Village	Leduc	9.00	28608-D01-2023	2024-01-01
High Level	Town	High Level	30.00	20717-D01-2015	2015-10-01
Island Lake	Summer Village	Athabasca	0.00	24366-D01-2019	2019-04-16
Leduc ²	City	Leduc	27.00	20748-D01-2015	2015-09-01
Leduc ³	City	Leduc	35.00	20748-D01-2015	2015-09-01
Ma-Me-O Beach	Summer Village	Leduc	0.00	24553-D01-2019	2019-05-22
Mewatha Beach	Summer Village	Athabasca	6.00	20900-D01-2015	2015-10-01
Morinville	Town	BMW	19.00	20594-D01-2015	2015-08-01
Morrin	Village	Drumheller	12.00	28527-D01-2023	2023-11-01
Munson	Village	Drumheller	11.00	2004-291	2004-12-01
Pelican Narrows	Summer Village	Bonnyville	0.00	24140-D01-2018	2019-02-01
Pincher Creek	Town	Pincher Creek	35.00	28629-D01-2023	2024-01-01
Poplar Bay	Summer Village	Leduc	0.00	25470-D01-2020	2020-05-01
Rochon Sands	Summer Village	Stettler	0.00	22861-D01-2017	2017-08-14
St. Paul	Town	St. Paul	27.00	27804-D01-2022	2023-01-01
Stettler	Town	Stettler	30.00	20718-D01-2015	2016-01-01
Sunset Beach	Summer Village	Athabasca	3.00	26780-D01-2021	2021-09-01
Three Hills	Town	Three Hills	9.00	25648-D01-2020	2020-09-01
Two Hills	Town	Two Hills	23.00	26099-D01-2020	2021-01-01
Waskatenau	Village	BMW	8.00	21221-D01-2016	2016-01-01
Westlock	Town	BMW	29.00	28573-D01-2023	2024-01-01
White Sands	Summer Village	Stettler	0.00	2008-130	2008-05-29
Willingdon	Hamlet	Two Hills	6.00	2005-005	2005-01-26

¹ BMW denotes Barrhead, Morinville and Westlock.

² Does not apply to service under Rates 3 or 13.

³ Applies only to service under Rates 3 and 13.

⁴ Any bill rendered after this date is subject to the corresponding rate.