

TOWN OF TROCHU BYLAW NUMBER # 2025-09

BEING A BYLAW TO AMEND THE NORTHWEST AREA STRUCTURE PLAN BYLAW NO.
2020-16 FOR THE TOWN OF TROCHU IN THE PROVINCE OF ALBERTA

WHEREAS pursuant to the provision of Section 633(1) of the *Municipal Government Act*, RSA 2000, Chapter M-26, the Council of the Town of Trochu (hereinafter called the Council), has adopted the Northwest Area Structure Plan Bylaw 2020-16;

AND WHEREAS the Council deems it desirable to amend the Northwest Area Structure Plan Bylaw 2020-16; and

NOW THEREFORE the Council hereby amends "Schedule 1" of the Northwest Area Structure Plan Bylaw 2020-16; as follows:

1. In the Executive Summary replace the second paragraph with the following:

"The lands within NW 17-33-23-4 W4M (the Plan Area) are currently owned by the Town and the Trochu Housing Corporation. The lands are situated along the north and western boundary of the Town. This ASP is a statutory planning document adopted by a bylaw pursuant to the Municipal Government Act (Section 633) to satisfy Town's Municipal Development Plan's vision for residential and commercial development in this location."
2. Under the heading 1.1 PURPOSE OF THE AREA STRUCTURE PLAN:
 - a. replace the first paragraph with the following:

"The Northwest Area Structure Plan (ASP) is a long-range statutory planning document that provides a roadmap for future development of a specific area of the Town of Trochu (the Town), specifically, the lands within NW 17-33-23-4 W4M (the Plan Area)."
 - b. delete the last sentence in the 5th paragraph as follows:

"The increased density outlined in this ASP has the ability to achieve approximately 196 to 263 housing units, not including the units dedicated to the seniors housing facility".
3. Under the heading 1.2 PLAN INTERPRETATION delete the 4th and 5th paragraphs as follows:

"Neighbourhood commercial should be interpreted similarly to the Central Commercial District in the Town's MDP. Though not located within the urban core, the Neighbourhood Commercial identified in the ASP will provide opportunities for retail, service, and employment and act as a buffer between Highway Commercial and residential land uses in the Plan Area.

Highway Commercial areas should be interpreted similarly to the General Commercial District in the Town's MDP, located adjacent to the Highway 21 corridor. The MDP's Figure 9 Future Land Use Map identifies the area north of North Road along highway frontage as highway commercial."
4. Under the heading 1.3 PLAN ORGANIZATION, Part 2 Plan Policies, replace the sentence with the following:

"Part 2 builds off Part 1 and contains goals, objectives and policies for the Plan Area addressing land use, servicing, and infrastructure."

5. Under the heading 1.4 POLICY AND REGULATION:

a. delete the statement:

"(3) An area structure plan must be consistent with (a) any Intermunicipal development plan in respect of land that is identified in both the area structure plan and the Intermunicipal development plan, and (b) any municipal development plan."

b. Delete the following text:

"Town of Trochu MDP

To accomodate the demand for coventional single detahced dwellings, raw land will need to be developed. Future expansion would be best located to the north of North Road. This area is desirable for residential development as it is serviceable at a relatively low cost, contains sufficient access from a major road and is within the Town's boundaries. The projected 25 year growth requirement of 92 lots could therefore be accommodated in the area north of North Road (Pg. 21)"

c. Replace the text under the subheading Alignment with the Town of Trochu Municipal Development Plan with the following:

"The Town's MDP Bylaw MDP Bylaw 2023-05 serves as a general guide to facilitate the orderly development of land use, density of development, and location of major roads and facilities in the Town. The lands within the Northwest ASP are identified in the MDP as a Priority Growth Area for future commercial and residential development, including park and open space and the development of a senior's assisted living facility."

6. Under the heading 1.5 PLAN AREA, delete the following sentence from the second paragraph:

"At the time of ASP adoption, the Plan Area was zoned with a mix of commercial (General Commercial District and Central Business District), residential (Low Density Residential District and General Residential District), and public (Community Service District) uses."

7. Under the heading 1.6 SITE CONSTRAINTS:

a. The third bullet is replaced with the following:

"A 10.0 m right-of-way (URW 2411933) that accomodates a pipeline runs diagonally north/south through the Plan Area. This pipeline is a significant constraint for road crossings and development unless the pipeline is relocated by ATCO and the existing pipeline be abandoned and removed."

b. A new fourth and fifth bullet are added in accordance with the following:

"A water supply line is located within an 18.0 m right-of-way (URW 0211473) which runs along the southern boundary of the Plan Area. This is the main regional water supply line to Trochu from Three Hills."

"The backup water supply pipeline runs on the eastern boundary of the Plan Area in a 15.0 m wide right-of-way (URW 801 1422)."

c. The last bullet in the list is replaced with the following:

“Also within URW 801 1422, a private lease road runs along the eastern boundary of the Plan Area, servicing an oil and gas well located outside of the Plan Area that is undergoing remediation. When the well is remediated, this road may be retained by the Town to provide emergency response and maintenance access to the Plan Area.”

8. Under the heading 2.2 LAND USE CONCEPT:

a. Under the subheading Purpose, delete the last sentence as follows:

“Table 1 provides a breakdown of land use areas and statistics”.

b. Delete Table 1: Land Use Concept.

c. Policy 2.2.1 is replaced with the following:

“Land uses shall generally conform to the Land Use Concept illustrated on Figure 2. The Land Use Concept anticipates the relocation of the ATCO pipeline in the future to accommodate residential development. This area may be required to remain as park space should the pipeline remain in its current location.”

d. Figure 2 Land Use Concept is replaced with the attached Schedule ‘A’.

e. Under the subheading Residential, delete the fourth and fifth paragraphs.

f. Policy 2.2.4 is replaced with the following:

“Residential development will conform to the Land Use Concept in Figure 2. Residential development shall only be developed along the ATCO pipeline upon its relocation and removal of the abandoned pipeline”.

g. Policy 2.2.11 is deleted.

h. Table 2: ASP Population Projection is deleted.

i. Table 3: Residential Population Density* is deleted.

j. Graph 1: Town of Trochu Population Pyramid is deleted.

k. Under the subheading Seniors Housing the first paragraph is replaced with the following:

“The MDP projects gradual growth in the Town’s population with a trend towards an aging population and small household sizes. The provision of a senior’s housing facility in the Plan Area supports an aging in place scenario for future senior residents by providing units designed for independent living and assisted living. This development has been allocated 4.2 hectares (10.4 acres) of land. The development is centrally located in the Plan Area, connected by paths and the local road network to the adjacent recreational uses and the Town’s services. The senior’s housing facility is expected to be built as the first phase of development in the Plan Area.”

l. Figure 3 Seniors Housing, Open Space and Pathways is replaced with the attached Schedule ‘B’.

m. A new subheading “Population Projections” is added after the Senior’s Housing subheading, and before the Commercial subheading, with the following text and tables:

“The population projection for the Plan Area is shown in **Tables 1 and 2**. The total population projection for the residential areas is estimated based on the potential number of dwelling units in each of the areas identified in **Figure 2**. The Low Density area assumes 464 m² per dwelling unit, the Low to Medium Density are assumes 366 m²

per dwelling unit, and the Medium Density area assumes 285 m² per dwelling unit. The number of units was then multiplied by the average number of residents per dwelling in Trochu (2.2 residents per dwelling) and a 10% range was used to calculate the low and high population estimates.

The first phase of the senior's facility is anticipated to include approximately 80 units, with a future expansion of an additional 64 units. The population projection for the senior's facility includes a mix of studio, single and two bedroom units."

Table 1: Population Projection – Residential Areas

Residential Development	Acres (Ac)	Hectares (Ha)	Number of Dwelling Units*	Population Projection*	Low Estimate (10%)*	High Estimate (+10%)*
Low Density	5.4	2.2	48	106	94	117
Low to Medium Density	9.6	3.9	107	236	213	260
Medium Density	6.4	2.6	92	203	183	224
Total	21.5	8.7	247	545	490	601

*Dwelling unit and population projections have been rounded up to the nearest whole number.

Table 2: Population Projection – Residential Areas and Senior Housing

Residential Development	Area Acres (Ac)	Hectares (Ha)	Phase 1	Low Population Projection	Phase 2	High Population Projection
Senior Housing	10.4	4.2	80 units	116	144 units	204
Residential	21.5	8.7		490		601
Total	31.9	12.9		606		805

- n. Under the subheading Commercial, the following policy is added under Highway Commercial:

"2.2.15. The main access to Highway Commercial uses in the Northwest ASP area adjacent to Highway 21 will be via an internal road off North Road."

- o. Under the subheading Neighbourhood Commercial, the policies are renumbered 2.2.16 through 2.2.20.

- p. In the policy renumbered to 2.2.16, the first sentence is replaced with:

"Commercial areas should be located generally as shown on Figure 2.

q. Two new policies 2.2.21 and 2.2.22 are added in accordance with the following:

“2.2.21 Pedestrian routes that connect Neighbourhood Commercial areas to the adjacent residential areas and senior’s housing facility will be identified at the subdivision stage.

2.2.22 All Neighbourhood Commercial uses that back onto residential uses shall provide buffering and screening along the rear property line to minimize the impact on adjacent residential uses.”

r. The second subheadings for Highway Commercial and Neighbourhood Commercial and the text under those subheadings are deleted.

9. Under the heading 2.3 PUBLIC SERVICES:

a. Under the subheading Open Space and the Natural Environment, the second and third Objectives bullets are replaced with the following:

“To provide park linkages that are designed to accommodate all activity levels, as well as accommodate individuals that require mobility aids.”

“To preserve the ecological function of natural areas.”

b. Policy 2.3.4. is replaced with the following:

“Native species and natural landscaping should be preserved in areas intended to be maintained as natural areas.”

10. Under the heading 2.4 PATHWAYS, TRAILS AND SIDEWALKS:

a. add a third Objectives bullet in accordance with the following:

“To connect the Plan Area to surrounding developed areas in the Town.”

b. Replace policy 2.4.2. with the following:

“Pathways, trails and sidewalks shall be provided to allow for seamless pedestrian connection to open spaces, retail areas and community amenities, and shall be designed to accommodate individuals that require mobility aids.”

c. Replace policy 2.4.4. with the following:

“Pathways, trails and sidewalks shall be located and designed to prioritize pedestrian safety, where crossing local roadways.”

d. Replace policy 2.4.7. with the following:

“Surfaces for pathways and trails should be constructed with permeable surfaces, wherever possible.”

e. Replace policy 2.4.8. with the following:

“Pathway lighting will enhance pedestrian safety combining the principles of Dark Sky and site and landscaping design considerations.”

11. Under the heading 2.5 INFRASTRUCTURE POLICIES:

a. Under the subheading Utility services in the final paragraph under Potable Water, the reference to “Table 4” is replaced with “Table 3”.

b. The heading for “Table 4” is replaced with “Table 3”, and the table is replaced with the following:

Land Use	Demand	Average Daily Demand		Annual
		(m ³ /day)	(l/s)	(m ³)
Residential	746 people @ 350 lpcd	287	3.32	10,831
Commercial	7.3 ha @0.15 l/s/ha	105	1.21	38,141
Total Projected Water Demand		392	4.53	142,972

- c. Policy 2.5.3 under the Potable Water subheading is renumbered to 2.5.6.
- d. Policy 2.5.4 under the Potable Water subheading is renumbered to 2.5.7.
- e. Policy 2.5.5 under the Potable Water subheading is renumbered to 2.5.8
- f. Policy 2.5.6 under the Potable Water subheading is renumbered to 2.5.9.
- g. Under the subheading Sanitary Sewage in the second paragraph the reference to “Table 5” is replaced with “Table 4”.
- h. The heading for “Table 5” is replaced with “Table 4”, and the table is replaced with the following:

Land Use	Demand	Q		Q		Q (Peak Wet Weather)
		(Dry Weather)		(Peak Dry Weather)		
		(m ³ /day)	(l/s)	(m ³ /day)	(m ³ /day)	(l/s)
Residential	746 people @ 350 lpcd	261	3.02	1013	11.7	11.7
Commercial	7.3 ha @0.15 l/s/ha	95	1.1	475	4.3	4.3
I & I	31.8 ha@ 0.12 l/s/ha	/	/	/	/	3.8
Total Projected Water Demand		356	4.12	1488	16.0	19.8

- i. the third paragraph following the new Table 4 is replaced with the following:
“The internal collection network will consist on a trunk main located within the major road collector. This trunk main will be sized from 300 mm to a minimum of 200 mm,

depending on contributing flows and pipe sloping. Lateral mains that service the small population will be a minimum of 200 mm for residential areas and 250 mm for commercial areas, and linear slopes will conform to "Alberta Environment Standards and Guidelines for Municipal Works" (revised March 2021)."

- j. Policy 2.5.7. under the Sanitary Sewage subheading is renumbered to 2.5.10.
 - k. Under the subheading Stormwater, policy 2.5.8 is renumbered to 2.5.11.
 - l. Under the subheading Stormwater, policy 2.5.9 is renumbered to 2.5.12.
 - m. Figure 7 is replaced with the attached Schedule "C".
 - n. Figure 8 is replaced with the attached Schedule "D".
12. Under the heading 2.6 ENVIRONMENTAL:
- a. Policy 2.6.13. is replaced with:
"An Erosion and Sediment Control Plan shall be prepared and implemented by the developer at the construction stage."
 - b. Policy 2.6.14 is replaced with:
"A spill prevention and response plan shall be prepared by the developer at the construction stage."
 - c. The subheading Socio-Economic Factors is deleted and policies 2.6.20. through 2.6.22.
13. Under the heading 2.7 GEOTECHNICAL:
- a. Under the subheading Pavement, in policy 2.7.12 the reference to "Table 6" is replaced with "Table 5".
 - b. The heading for "Table 6" is replaced with "Table 5".
14. Under the heading 2.8 OIL AND GAS:
- a. A second paragraph is added in accordance with the following:
"The Town is working with ATCO Pipelines to relocate the existing pipeline from its current location to allow for residential development. A substation may be required within the Plan area to accommodate the relocated pipeline in the future."
 - b. Policies 2.8.1 through 2.8.3 are replaced with the following, and a new 2.8.4 is added:
"2.8.1. A right-of-way shall be maintained or provided to the ATCO pipeline in the ASP Plan Area, where required.
2.8.2. Applications for the development of land in the vicinity of oil and gas wells shall comply with the current AER setbacks.
2.8.3. Land uses to occur on the pipeline right-of-way shall have regard for its safe, ongoing operation.
2.8.4. Crossing and access agreements shall be in place prior to subdivision plan approval for lands dissected by the pipeline right-of-way."
15. Under the heading 3.1 PLAN ADOPTION AND IMPLEMENTATION, Policy 3.1.5 is deleted.

16. Under the heading 3.2 PHASING:

a. Policy 3.2.5 is deleted.

b. A new subheading titled "General" is added following policy 3.2.4.

17. Under the heading 3.5 PLAN REVIEW AND AMENDMENT:

a. The second paragraph is deleted.

b. Policy 3.5.1. is added in accordance with the following:

"3.5.1 This ASP shall be reviewed periodically, and at a minimum every five years, to ensure that the development is progressing in tandem with the goals and objectives of the Town."

18. This Bylaw takes effect on the date of the third and final reading.

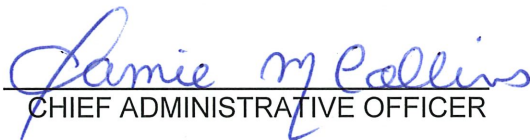
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READ A SECOND TIME THIS 25th DAY OF AUGUST, 2025.

READ A THIRD TIME AND PASSED THIS 25th DAY OF AUGUST, 2025.

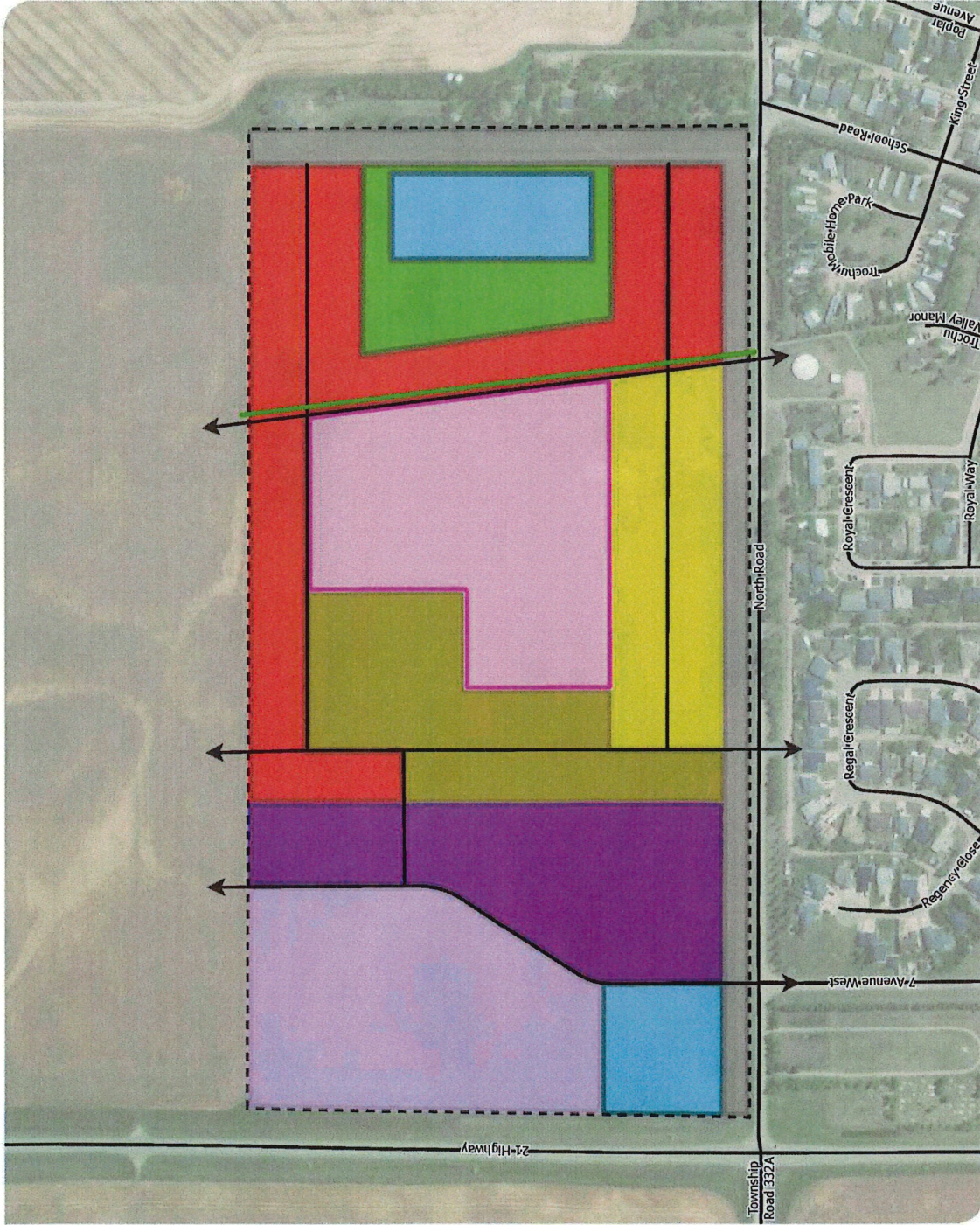


MAYOR



CHIEF ADMINISTRATIVE OFFICER

Schedule 'A'



TOWN OF TROCHU
AREA STRUCTURE PLAN

NORTHWEST AREA STRUCTURE PLAN
FIGURE 2 - LAND USE CONCEPT

- NW ASP PLAY AREA
- LOW DENSITY RESIDENTIAL
- LOW TO MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- SENIORS HOUSING
- HIGHWAY COMMERCIAL
- NEIGHBOURHOOD COMMERCIAL
- PARK (MR)
- PUBLIC UTILITY LOT (STORM POND)
- PUBLIC UTILITY LOT/ACCESS/MR
- PIPELINE TO BE RELOCATED
- ROADWAY



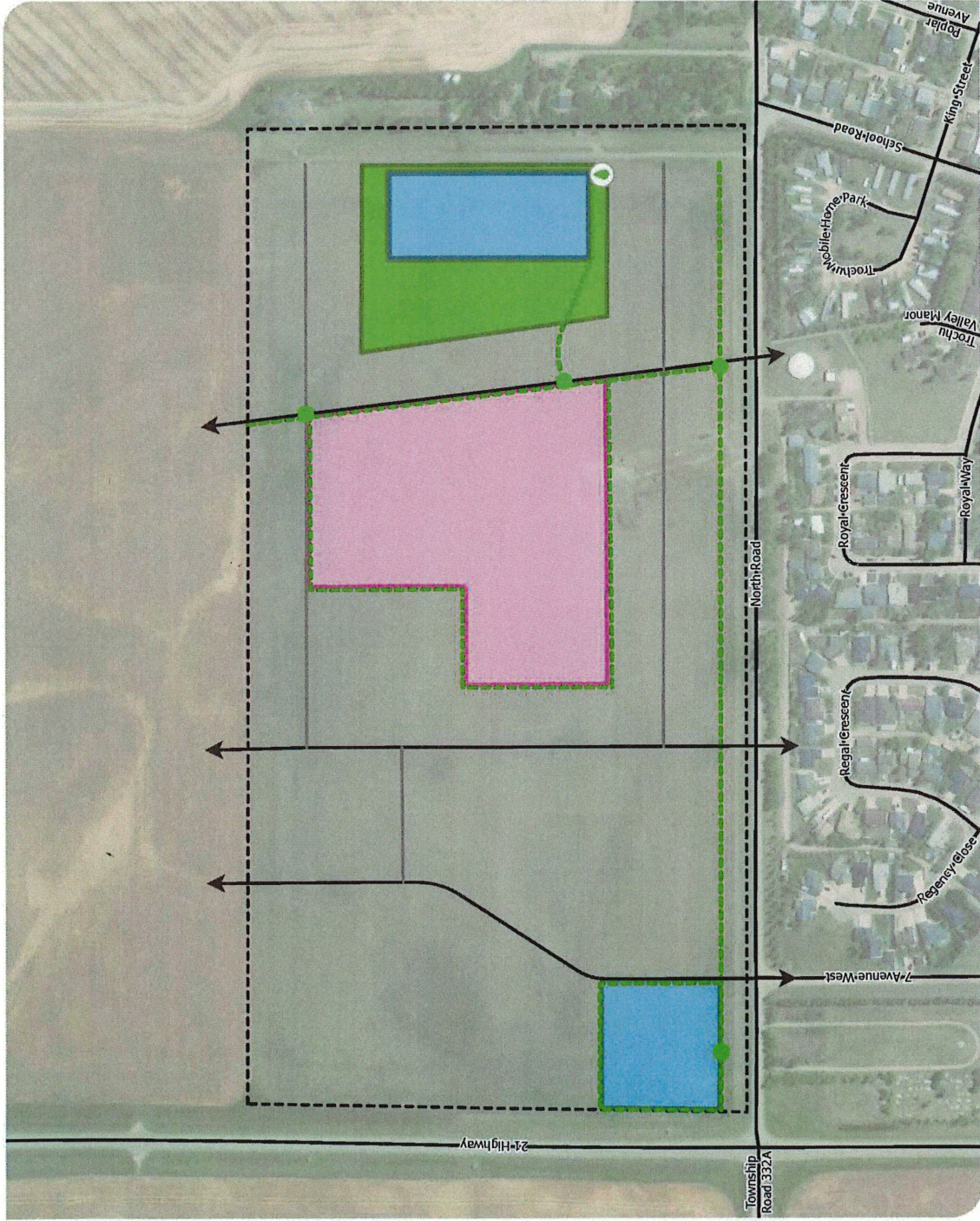
MAP DRAWN BY: J. PROBERT
 DESIGN: J. PROBERT & S. GIBSON
 CONSULTING LIMITED, ACQUISIT. COS. LPN

DATE: 2008-07-11
 PROJECT: 25-1129
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 DATE: 2008-07-11



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Schedule 'B'



TOWN OF TROCHU
AREA STRUCTURE PLAN

NORTHWEST AREA STRUCTURE PLAN
FIGURE 3 - SENIORS HOUSING, OPEN SPACE
AND PATHWAYS

- NW ASP PLAN AREA
- ACCESS TO ARBORETUM
- PATHWAY CONNECTORS
- INTERNAL RESIDENTIAL ROADWAY
- PATHWAY NETWORK
- SENIORS HOUSING
- PARK
- STORMWATER POND
- ROADWAY

SCALE 1:3,000
0 75 150 Metres

MAP DRAWING INFORMATION:
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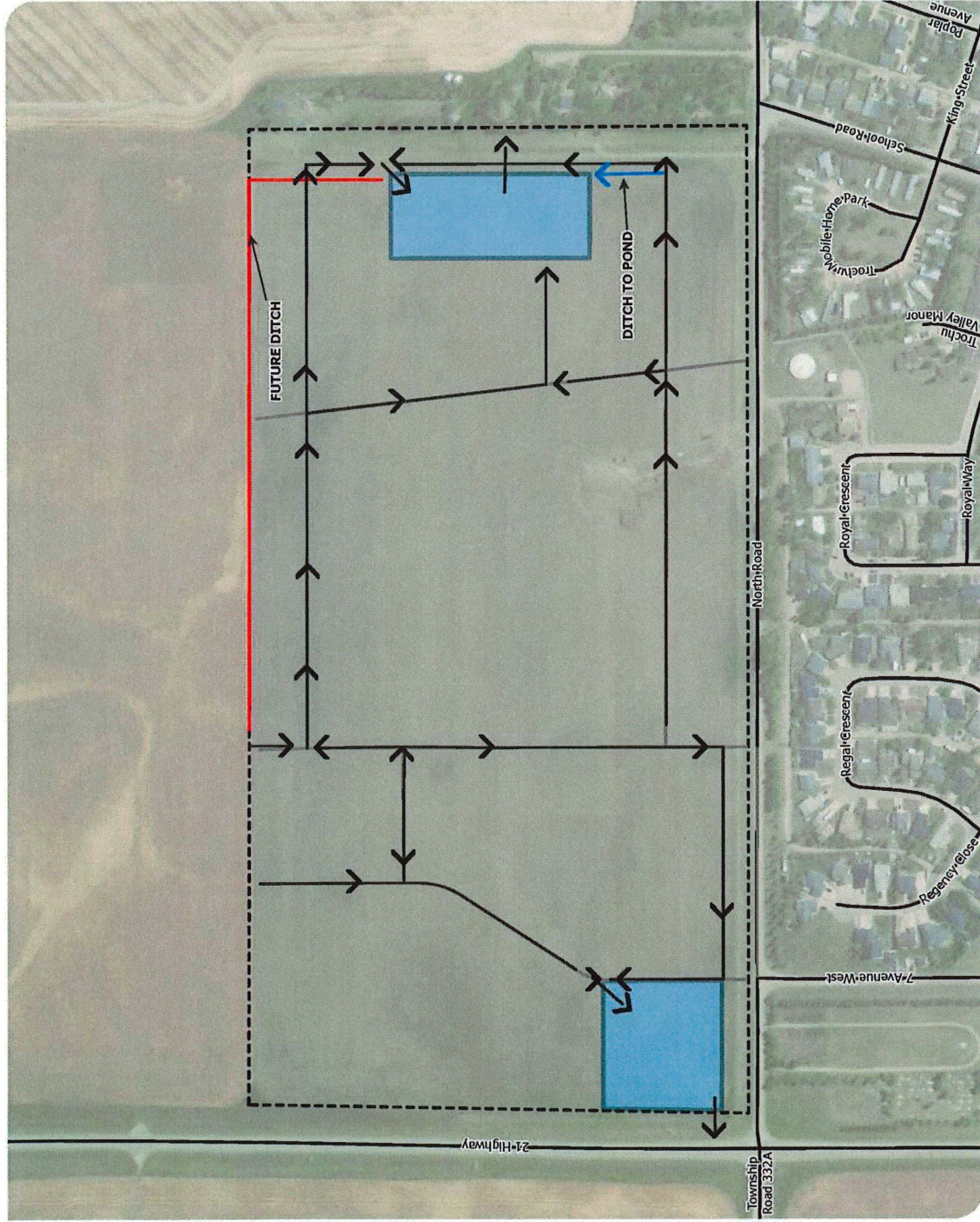
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DATE: 2016-07-11

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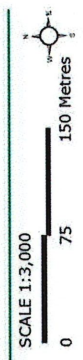
Schedule 'C'



TOWN OF TROCHU
AREA STRUCTURE PLAN

NORTHWEST AREA STRUCTURE PLAN
FIGURE 7 - STORMWATER SERVICING
MINOR SYSTEM

- NW ASP PLAN AREA
- MINOR COLLECTION SYSTEM
- ROADWAY



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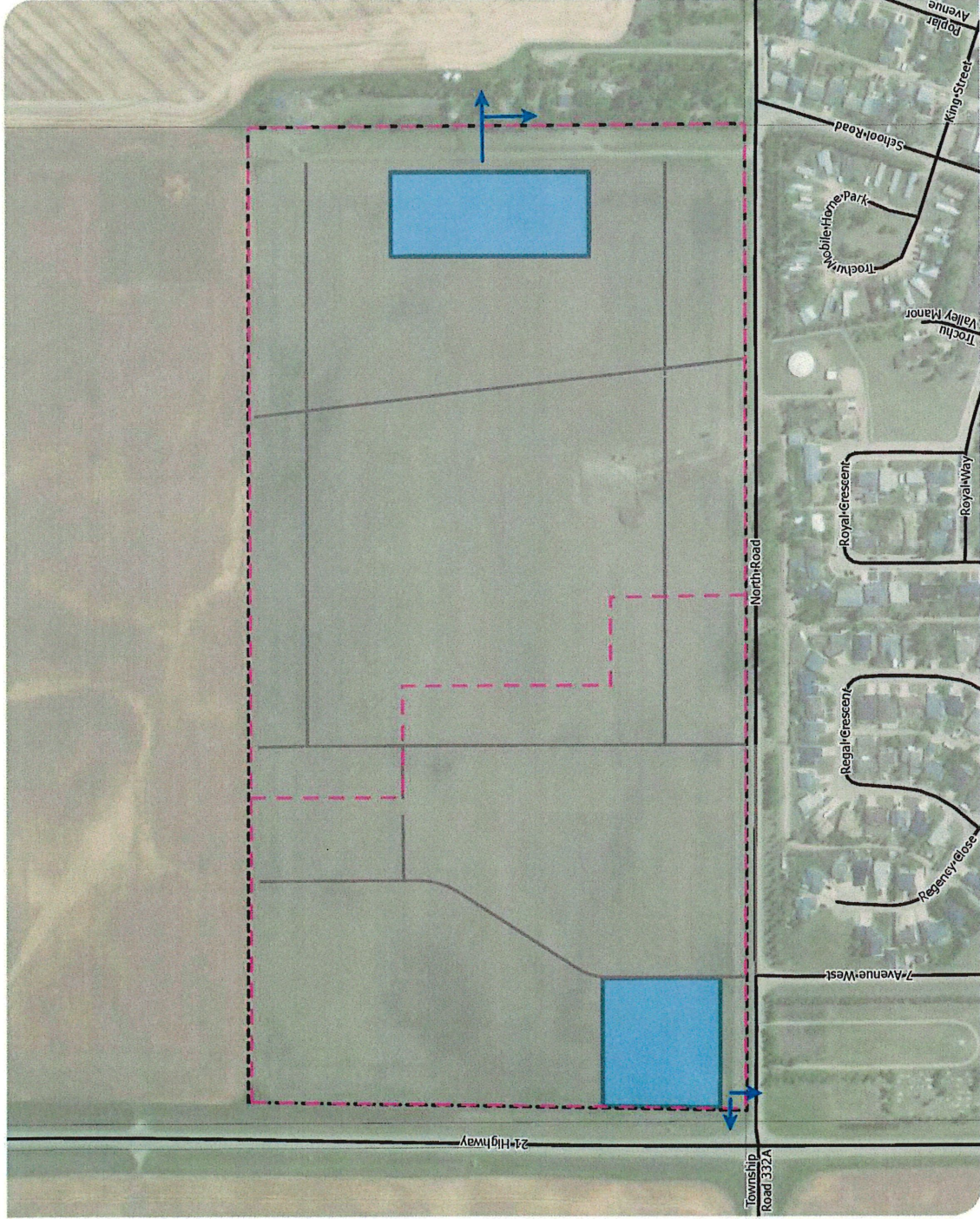
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DATE: 2005/05/14

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Schedule 'D'



TOWN OF TROCHU
AREA STRUCTURE PLAN

NORTHWEST AREA STRUCTURE PLAN
FIGURE 8 - STORMWATER SERVICING
MAJOR SYSTEM

- NW ASP PLAN AREA
- MAJOR CATCHMENT BOUNDARY
- OVERFLOW DISCHARGE BOUNDARY
- ROADWAY



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