

TOWN OF HIGH LEVEL

Outline Plan Approval

The Moose Meadows Phase 1 Outline Plan was approved through Resolution (Resolution # 147-25) at the Regular Council meeting held on May 26, 2025.



Moose Meadows Phase 1 Outline Plan



Prepared for: N'DEH LIMITED PARTNERSHIP & DENE THA' FIRST NATION
Prepared by: ISL Engineering and Land Services Ltd.

May 2025

Table of Contents

SECTION ONE	1
Planning Context	1
1.1 INTRODUCTION	1
1.2 PURPOSE	1
1.3 POLICY CONTEXT	3
1.4 PLAN INTERPRETATION	9
1.5 MONITORING AND REVIEW	9
1.6 AMENDING THE OUTLINE PLAN	9
1.7 SUPPORTING STUDIES	9
1.8 LIMITATIONS	11
SECTION TWO	12
Plan Area	12
2.1 AREA CONTEXT	12
2.2 CURRENT LAND USE	12
2.3 TOPOGRAPHY	12
2.4 LAND OWNERSHIP	12
SECTION THREE	14
Development Concept	14
3.1 VISION	14
3.2 GUIDING PRINCIPLES	14
3.3 CONSULTATION	15
3.4 DEVELOPMENT CONCEPT	15
3.5 LAND USES	17
SECTION FOUR	18
Development Framework	18
4.1 GENERAL DEVELOPMENT POLICY	18
4.2 RESIDENTIAL	18
4.3 OPEN SPACE	19
SECTION FIVE	21
Transportation Framework	21
5.1 TRANSPORTATION NETWORK	21
SECTION SIX	23
Servicing Framework	23
6.1 GENERAL SERVICING POLICY	23
6.2 WATER	24
6.3 SANITARY	24
6.4 STORMWATER	24
6.5 SHALLOW UTILITIES	25
SECTION SEVEN	29
Implementation	29
7.1 SEQUENCE OF DEVELOPMENT	29

7.2 CIRCULATION AND COLLABORATION 29

Figures

Figure 1: Location Plan..... 2

Figure 2: Context Plan..... 8

Figure 3: Topography 13

Figure 4: Development Concept t..... 16

Figure 5: Open Space and Pedestrian Network..... 20

Figure 6: Transportation Network..... 22

Figure 7: Water Distribution System..... 26

Figure 8: Sanitary System 27

Figure 9: Stormwater Management..... 28

Figure 10: Sequence of Development. 30

Tables

Table 1: Outline Plan Statistics..... 17

SECTION ONE

Planning Context

1

This section outlines the policy context of the plan as well as the interpretation, monitoring, review and amendment of policies herein.

1.1 INTRODUCTION

Dene Tha' First Nation (DTFN) believes that every person has the human right to a standard of living for the health and wellbeing of themselves and their families. In order to provide that standard of living, access to appropriate services is crucial to enhance the quality of life for the Dene Tha' community. Dene Tha' First Nation's Temporary Indigenous Supportive Housing Project is a priority initiative aimed at providing safe and supportive housing for women and families transitioning from the women's shelter. These individuals, identified as low risk, have previously experienced unsafe or violent situations in their homes.

There is a significant underserved Indigenous population in remote and semi-remote northern Alberta and in the southern region of the Northwest Territories. Beyond the need of the Dene Tha' people, there is a larger regional need for supportive housing units to support vulnerable populations. During times of less than 100% occupancy, Dene Tha' will open up homes to other communities seeking this service.

The development proposal will provide the region with new single-family modular homes as part of a supportive housing program that offers stable and supportive environments for women and families who are no longer at risk and are transitioning from the women's shelter after experiencing homelessness or intimate partner violence.

The **Moose Meadows Phase 1 Outline Plan** is intended to provide a framework for the development of this temporary supportive housing on lands within the Town as shown on [Figure 1: Location Plan](#).

1.2 PURPOSE

The Moose Meadows Phase 1 Outline Plan is a non-statutory plan, approved by Council, that provides a comprehensive development concept for the lands within the Plan area.

The plan provides a framework for proposed development including

- Proposed land use
- Proposed density of population
- Location of roadways
- Servicing strategy
- Municipal reserve obligations

This document is intended to be a comprehensive plan for initial phases of the DTFN High Level lands. It is anticipated that minor revisions to the plan may be required over time. Modifications to this plan at the time of development should be supported where the intent of the plan is not compromised.

 Project Boundary

Moose Meadows Phase 1 Outline Plan

Figure 1

Location Plan

April 2025



 Integrated Expertise, Locally Delivered

1.3 POLICY CONTEXT

Policies within this Outline Plan are consistent with the following relevant regulation, statutory plans, and local bylaws:

Municipal Development Plan (MDP) (Bylaw 987-18)

The MDP identifies the subject lands as residential development. The Outline Plan aligns with MDP **Figure 3, Land Use** and the key goals and objectives of the MDP by providing efficient and effective development in an area proposed for residential development.

The subject lands are not within an area requiring preparation of an Area Structure Plan as shown on **MDP Figure 4: Areas Requiring Area Structure Plans or Area Redevelopment Plans**.

The Outline Plan supports the following relevant MDP goals and policies:

Chapter 3: VISION AND GUIDING SUSTAINABILITY PRINCIPLES

3.1 Vision

Our vision for the future of High Level is as Alberta's best known community; there is no other place like it.

The Moose Meadows Phase 1 Outline Plan is consistent with the Town's Vision to be a unique community by being a leader in providing needed housing.

3.2 Guiding Sustainability Principles

Security

We believe in a strong social structure. We value offering all residents excellent access to education, health services, recreation, affordable housing, and other supportive services.

Provision of temporary supportive housing supports the Town's strong social structure.

Cultural Legacy

We recognize diversity, and celebrate being inclusive. We are proud of our culture where people are comfortable with who they are in our small, northern community.

The proposed development accommodates a specific regional need and increases inclusivity opportunities within the community.

Opportunities for Everyone

We value all members of the community. We are motivated and creative in expanding local services that are easily accessible for everyone.

The Outline Plan provides an opportunity to expand local services to support all residents of the community.

Social Health

We believe in a strong social structure. We value offering all residents excellent access to education, health services, recreation, affordable housing, and other supportive services.

The proposed development is conveniently accessible to local support services and amenities.

Regional Cooperation

We value being proactive in seeking opportunities that might benefit the entire region such as economic, health services, natural environment and utilities strategies. We take pride in our spirit of regional partnerships as this collaboration enables us to have a strong presence within the province.

The Town has a strong spirit of cooperation within the greater region and understands the benefits of regional collaboration.

Chapter 4: OBJECTIVES AND POLICIES

4.1 Sense of Community

- *Promote a dynamic community rooted in strong social connections and a sense of belonging;*
- *Provide amenities and services for all residents in High Level*
- *Create a safe community*
- *Encourage healthy and active lifestyles*

The proposed temporary supportive housing meets an urgent regional need and provides a safe environment to support the identified vulnerable population.

4.2 Inclusive Community

- *The Town should continue to promote an inclusive and family-oriented community culture.*
- *The Town should design the community to facilitate strong social interactions by ensuring neighbourhood design fosters connections between neighbourhoods, and between public open spaces through inclusive mobility standards.*

The proposed development adds to the community's family oriented culture by increasing inclusivity opportunities.

4.4 Social Amenities

- *The Town should encourage appropriate organizations to ensure that residents have access to all possible social services, and particularly services that proactively address social issues.*

The Outline Plan provides an opportunity to provide the social services that are integral to the provision of temporary supportive housing and the ultimate success of the project.

4.8 Safety

- *The Town should collaborate with local social services providers to place an emphasis on a proactive approach to safety by effectively providing services for alcohol & drug addition, domestic violence, and physical and sexual assaults.*

The proposed temporary supportive housing provides a safe environment to support the identified vulnerable populations in proximity to essential services.

4.9 Public Engagement and Communication

- *The Town shall encourage and promote public engagement opportunities, and communication methods.*
- *The Town should continue to provide clear and timely communication to the public regarding the outcomes from Council meetings.*

The Outline Plan and other related applications and processes will follow the Town's planning and approval process, including circulation to service providers and government agencies as well as notification to adjacent residents and a Public Hearing prior to Council's decision.

Chapter 9: RESIDENTIAL

9.1 Objectives

- Encourage a diversity of housing options in Town that are supported by the market
- Maintain the “small town” feel of High Level by providing a variety of housing options

The introduction of temporary supportive housing in the form of modular homes provides an additional option to meet the diverse housing needs in High Level.

9.2 General Policy

Policy 9.2.3 The Town should support the following forms of residential housing:

- Single-detached dwellings
- Semi-detached dwellings
- Duplexes
- Fourplexes
- Townhouses
- Manufactured homes
- Apartments (up to 4 storeys); and
- Mixed-use housing.

The proposed modular units fall within the definition of manufactured homes.

Policy 9.4.1 The Town shall encourage opportunities for the provision of a variety of housing options, types, and prices to meet the needs of a range of demographics and socio-economic groups in High Level ensuring housing is attainable.

The provision of temporary supportive housing expands the range of demographics and socio-economic groups that can be accommodated within the Town.

Policy 9.5.1 The Town may allow for the development of manufactured homes located within the Residential areas as based on the Land Use Bylaw, as illustrated in the Land Use Map (Figure 3).

The subject site is located within the Town’s Residential areas as defined on Figure 3.

Chapter 16: Transportation and Mobility

16.1 Objectives

- To promote inclusive mobility, and non-vehicular modes of transport including developing appropriate regulations and infrastructure
- To ensure mobility routes are safe for all users

The road and pedestrian network has been designed per the Town’s standards and the Land Use Bylaw, and provides connections to the existing and future network and green space.

16.2 General Policy

Policy 16.2.3 The Town shall ensure that sidewalks, bicycle lanes, trails and roads are designed in a fully integrated manner to enable easy mobility for all community members.

The road network is designed to integrate with the existing road network identified on Figure 7.

Policy 16.2.4 The Town should encourage all new development to connect to the existing mobility network in a consistent manner and by providing as much connectivity as possible.

The primary entrance to the Phase One development aligns with 101 Street. Walkway connections have been provided to ensure convenient access to adjacent services and amenities.

Policy 16.5.3 The Town should develop walkways that connect residential areas to major streets with hard surfaces to enable more accessibility during all seasons and for all inclusive mobility users.

Walkway connections have been provided to ensure convenient access to adjacent services and amenities.

Chapter 17: RESOURCES, INFRASTRUCTURE AND SERVICING

17.1 Objectives

- *Ensure the Town's infrastructure systems (water, sanitary sewer, stormwater) are provided in an efficient and cost effective manner*
- *Ensure the capacities of the infrastructure systems (water, sanitary sewer, stormwater) are able to accommodate future growth in High Level*

Servicing will be provided per Town standards in alignment with sustainability policies.

16.2 General Policy

Policy 17.3.1 The Town shall ensure its water supply is sufficient and of a high quality to serve High Level's domestic, fire protection and irrigation needs.

Water servicing will be provided per Town standards.

Policy 17.4.1 The Town shall ensure its sanitary sewer collection system and treatment facility (effluent lagoon) has the capacity to accommodate future growth of the Town.

The sanitary sewer collection system will be designed per Town standards.

Policy 17.5.5 The Town shall ensure the volume of stormwater discharged into surrounding water bodies is within the capacity of the receiving catchment area in order to prevent flooding or adverse flow conditions.

The stormwater management strategy will be developed to meet Town standards.

Chapter 18: REGIONAL COOPERATION

18.1 Objectives

- *Foster a collaborative relationship with : **Beaver First Nation, Dene Tha' First Nation, Little Red River Cree Nation, Tallcree First Nation, Paddle Prairie Metis Settlement, the Town of Rainbow Lake and Mackenzie County.** to ensure that local and regional growth issues are addressed proactively.*

The proposed temporary supportive housing meets the current needs of the Dene Tha' First Nation and provides opportunities to benefit the entire region.

18.2 General Policy

*Policy 18.2.3 The Town should collaborate with regional partners: **Beaver First Nation, Dene Tha' First Nation, Little Red River Cree Nation, Tallcree First Nation, Paddle Prairie Metis Settlement, the Town of Rainbow Lake and Mackenzie County.** to develop regional servicing solutions for water, waste, and mobility infrastructure, protective and emergency services, social services, economic development and natural area protection.*

The Moose Meadows Phase 1 Outline Plan provides an opportunity to develop support services for vulnerable populations throughout the region.

Land Use Bylaw (Bylaw 1018-21)

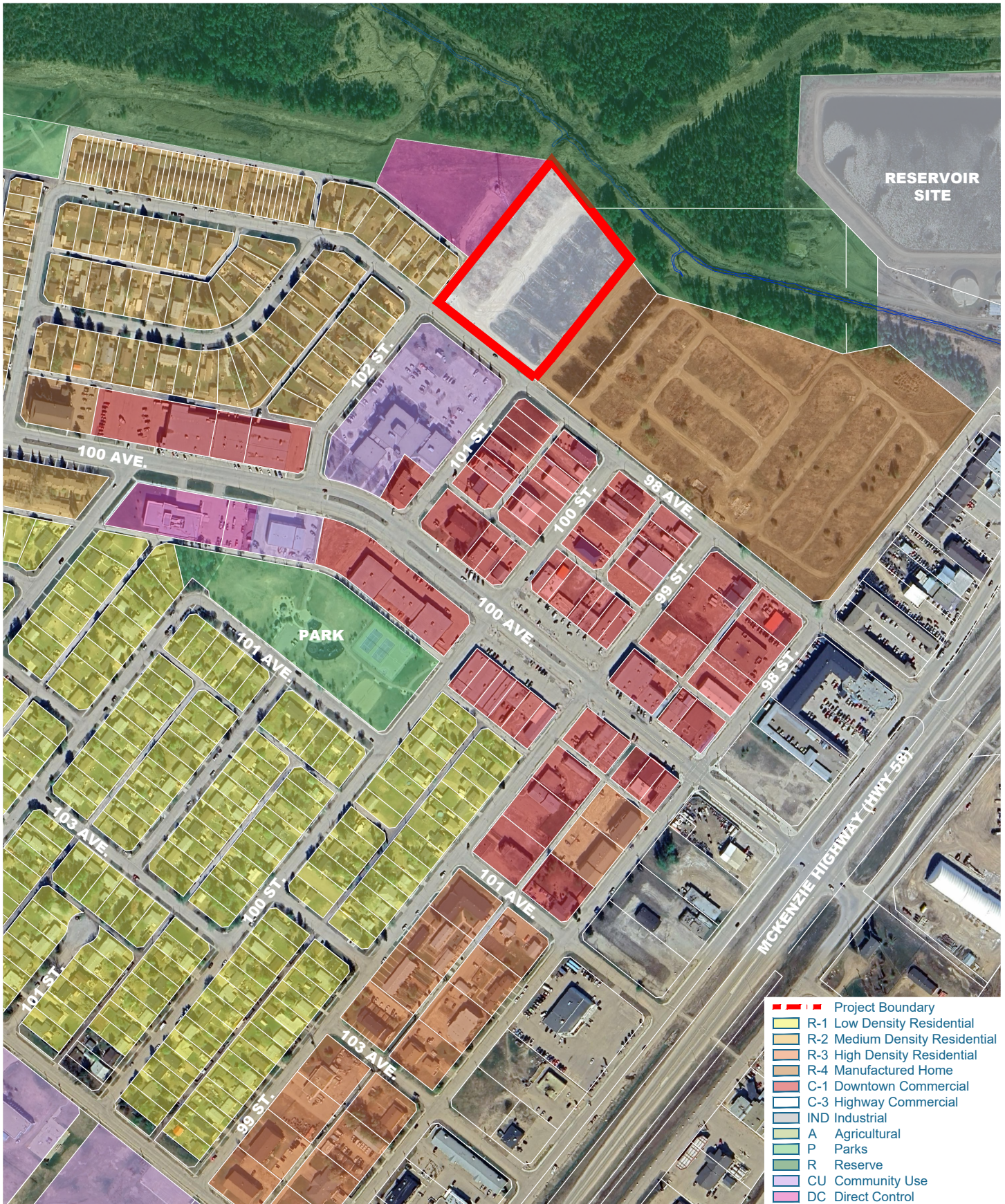
The Development Concept prepared for the Moose Meadows Phase 1 Outline Plan has been designed to reflect the regulatory parameters of the Town of High Level LUB.

The subject parcel is currently zoned Manufactured Home-Mobile (R4) District which was originally developed as the High Level Trailer Court and was subsequently used to provide emergency housing for evacuees from recent fires in the region.

Prior to development of the modular units for the transitional housing, a land use bylaw amendment will be required to amend the zoning of the proposed parcels to a Direct Control District based on the regulations for the (R-2) District.

The intent of the DC District is to enable the development of housing within an unsubdivided parcel designed to accommodate temporary supportive housing on notational lots as provided for in the approved Moose Meadows Phase 1 Outline Plan. A notational lot is defined as a portion of a property within the Moose Meadows Phase 1 Direct Control District that is designed and intended to function similar to a subdivided residential lot within a residential land use district.

The subject lands are identified within the context of the MDP on [Figure 2: Context Plan](#).



0 100 200 m
1:5000



Integrated Expertise, Locally Delivered

Moose Meadows Phase 1 Outline Plan

Figure 2
Context Plan

April 2025

1.4 PLAN INTERPRETATION

Map Interpretation

Unless otherwise specified within this Outline Plan, the boundaries or locations of any symbols or areas shown on a map or illustration are approximate only, not absolute, and shall be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines or utility/road rights-of-way. Details shown on the maps will be subject to further study at the subdivision or development approval stage. No measurements or area calculations shall be taken from the plan maps. Minor revisions to the Development Concept may be permitted at the discretion of the Development Authority at the time of development, provided they are consistent with the intent of this Outline Plan.

Policy Interpretation

Where “shall”, “will” or “require” are used in a policy, the policy is considered mandatory in order to achieve a desired result. Where “should” or “encourage(d)” is used in a policy it is anticipated that the policies will be applied in all situations unless it can be clearly demonstrated to the satisfaction of the Development Authority, that the intent of the Outline Plan is not compromised.

1.5 MONITORING AND REVIEW

This Outline Plan is a framework for subdivision and development and provides guiding principles, a development concept and policies that work towards achieving the vision for the development. The policies within this Outline Plan have been provided to guide the development of the site, as there is no ASP in place. This Outline Plan may be amended in response to changes in the overall policy direction within the Town or specific planning applications. The Outline Plan policies have been developed to provide for flexibility as the community evolves.

1.6 AMENDING THE OUTLINE PLAN

If major changes with regards to land use, road networks or any other significant aspect of the plan are contemplated, such as a change in use from residential to non-residential uses or densities which would trigger greater road capacity, an amendment to the Outline Plan, that includes a public hearing, shall be held.

Minor changes may not require an amendment if, in the opinion of the Development Authority and/or Council, the intent of the Outline Plan is still achieved. Where an amendment to this Outline Plan is requested by an applicant, the applicant shall be required to submit the justification and information necessary to support the amendment.

1.7 SUPPORTING STUDIES

The following supporting studies were completed in support of the Outline Plan. Policy content within the Outline Plan has been prepared to reflect the findings of these studies.

Site Servicing Memo

The attached servicing memo provides an analysis of the servicing infrastructure and options for the proposed development, which aims to create a viable development in the area. The infrastructure and servicing analysis was completed based on compliance with the Town of High Level engineering standards, as well as applicable provincial and federal standards. The scope and accuracy of the design and analysis for the study area was limited to the parameters provided therein.

Other Utilities

The details of the gas, power, and communications/fiber utilities will be designed by the corresponding utility provider according to their standards and requirements.

Geotechnical Report

A Geotechnical Report prepared by Parkland Geo Ltd. was conducted in 2024. The report concluded that existing conditions would not preclude the development as proposed. Grading, compaction excavations, underground utilities, building construction, stormwater facilities and pavement construction will follow the guidelines set out by the geotechnical investigations.

Environmental Site Assessment (ESA)

A Phase 1 ESA was conducted by ISL Engineering and Land Services in 2025. The ESA was prepared to identify potentially sensitive biological and physical features that may be impacted by the proposed development. The Phase I ESA followed industry protocols and included a thorough desktop records review, a site visit and interview. The area was found to be generally undeveloped, a large empty gravel lot with some roads on its perimeter. The site was previously home to the High Level Trailer Park and more recently developed to accommodate emergency housing for fire evacuees but is now a vacant lot.

The Phase I ESA identified areas that have had previous contamination which has since been remediated. Debris located in the area is the most likely environmental concern as most of the areas for potential contamination are located outside the study area. The debris was further corroborated during the interview and confirmed by observations of remnant trash made during the site visit. It is recommended that the site be cleared so there is no debris remaining. No further recommendations or actions were noted.

Desktop Biophysical Impact Assessment (BIA)

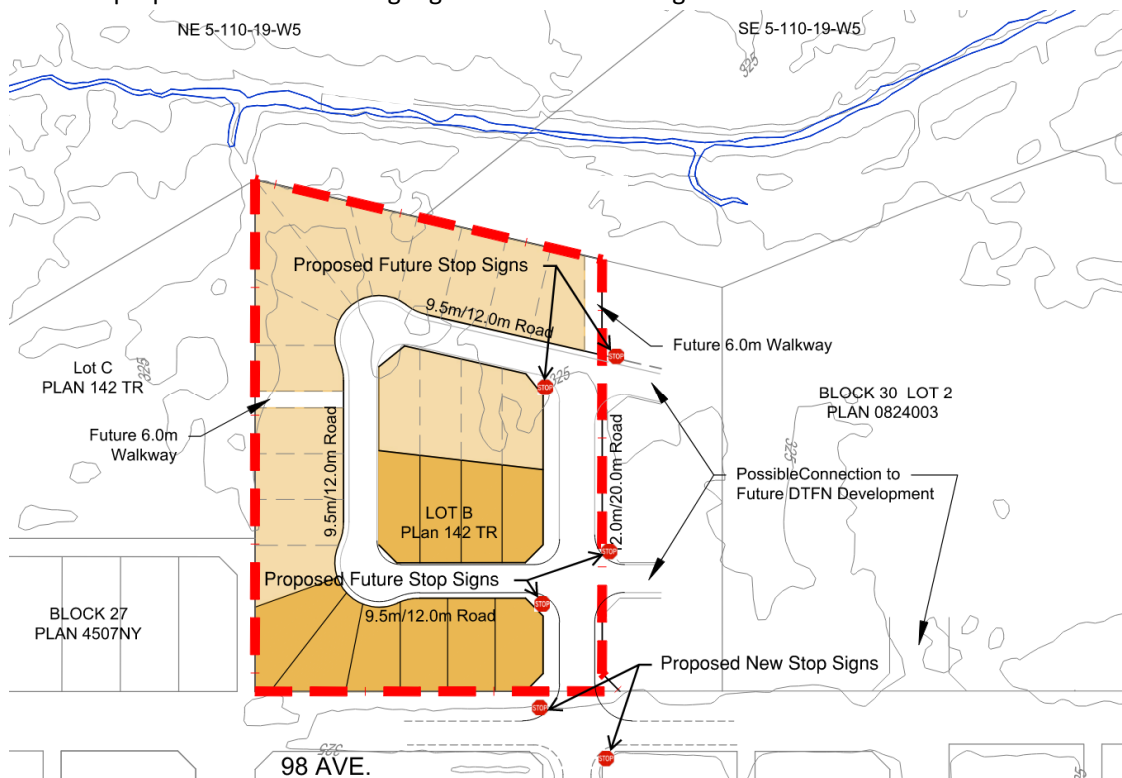
A desktop BIA was conducted by ISL Engineering and Land Services in 2025. The assessment of landforms, soils, wildlife, vegetation, wetlands, fish habitat, historical resources, groundwater, watercourses, and environmental risks for the DTFN Transitional Housing Unit Project identified minimal environmental concerns. The site consists of a previously disturbed gravel pad with limited vegetation, naturally sloping towards an unnamed creek. No significant wildlife or rare plant species were detected, though precautions are advised for nesting birds and wetlands adjacent to an unnamed creek. Erosion and sediment control measures should be implemented to manage runoff and maintain water quality. No groundwater wells or historical resources were found within the site, and contamination risks are low. The by ISL Engineering and Land Services in 2025 project adheres to Alberta regulations, including the Water Act and Environmental Protection and Enhancement Act, with no specific permits required at this stage.

Relevant legislation includes the Species at Risk Act, Fisheries Act, Migratory Birds Convention Act, Alberta Wildlife Act, and Historical Resources Act. An Environmental Construction Operations (ECO) Plan is recommended to ensure regulatory compliance and mitigate potential risks that may arise during or following construction. Compliance with environmental best management practices, including vegetation buffers, spill prevention, and monitoring, is recommended to further minimize impacts.

Transportation Assessment

The proposed roads are anticipated to remain private rights-of-way but have been designed to Town standards. The entry road from 101 Street has been designed with a 20 m right-of-way to ensure appropriate access for future development of the residual parcel. Internal roads have been designed with a 12m right-of-way to accommodate manufactured home development. A high-level review of anticipated traffic generation was prepared, and the existing road network has sufficient capacity to accommodate the increased traffic volumes.

The new proposed intersection signage is detailed in the figure below:



1.8 LIMITATIONS

Policies within this Outline Plan are not to be interpreted as an approval for a use on a specific site. Detailed site conditions or constraints – including environmental considerations – must be assessed on a case-by-case basis as part of an application for a land use bylaw amendment, subdivision, or a development permit. Minor revisions to the Outline Plan are expected over time and will not require an amendment to the Outline Plan.

SECTION TWO

Plan Area

2

This section highlights the existing conditions of the Plan area and the opportunities and constraints as they relate to future development.

2.1 AREA CONTEXT

The Moose Meadows Phase 1 Outline Plan encompasses approximately 1.88 hectares adjacent to 98 Avenue. The lands are primarily surrounded by existing residential neighbourhoods and in close proximity to amenities including schools, training facilities, grocery stores, library, gym, churches, health center, pharmacy, parks, recreation and aquatic centers and employment opportunities. The site is bounded on the north by an unnamed creek and a natural treed area adjacent to the creek which has been identified in the MDP as a future park area, including extensions to the Town's trail network.

2.2 CURRENT LAND USE

The lands within the Plan area are designated as **Manufactured Home-Mobile (R4) District** under Bylaw 1018-21, Land Use Bylaw, as shown in [Figure 2: Context Plan](#). Future development within the Outline Plan area, will require a land use bylaw amendment to redesignate the lands to **Medium Density Residential (R2) District**.

The subject site was previously developed as the High Level Trailer Court and was most recently stripped, gravelled, and graded to provide emergency housing during regional fire evacuations in 2023.

2.3 TOPOGRAPHY

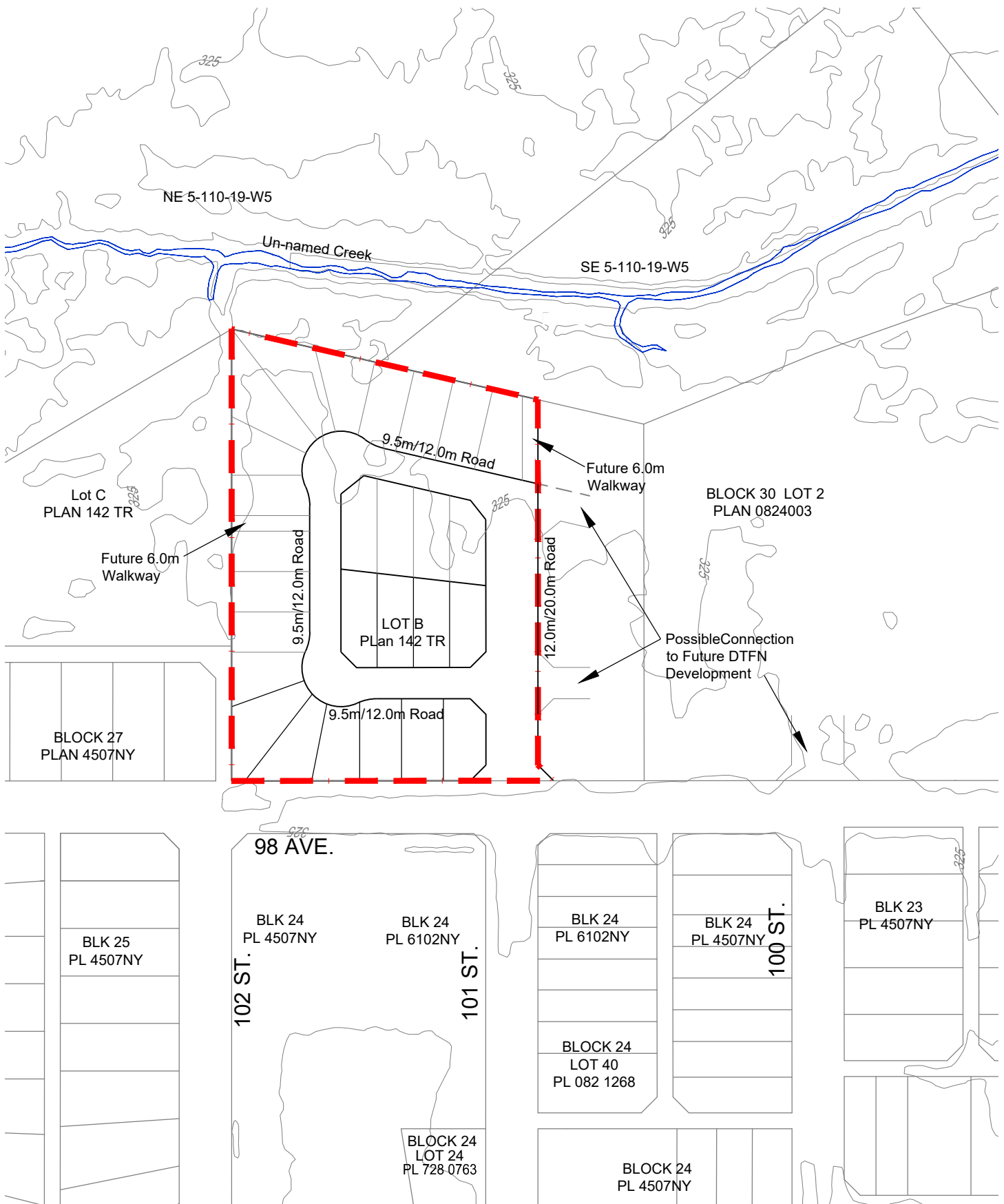
The parcel is relatively flat with a slight drainage tendency to an unnamed creek to the northeast and was previously graded and graveled to accommodate emergency housing for fire evacuees in the region.

The Outline Plan area is surrounded by residential and commercial areas in the Town of High Level and a natural area adjacent to an unnamed Creek.

The topography of the parcel is shown in [Figure 3: Topography](#).

2.4 LAND OWNERSHIP

The Outline Plan area is part of a larger parcel owned by N'deh Limited Partnership.



--- Project Boundary



Integrated Expertise, Locally Delivered



Moose Meadows Phase 1 Outline Plan

Figure 3
Topography

April 2025

SECTION THREE

Development Concept

3

This section provides the overall Development Concept for the Plan area, showing the general location of land uses, community amenities and the road network.

3.1 VISION

The Moose Meadows Phase 1 Outline Plan area is intended to integrate with the existing community and provide temporary supportive housing adjacent to support services and recreational opportunities that will contribute to a safe environment and a healthy quality of life.

3.2 GUIDING PRINCIPLES

The following principles provide guidance on the nature of development within the Outline Plan area:

Safety

The Plan area is owned by the DTFN and is adjacent to the Dene Tha's Executive House Suites Hotel and Conference Center, where there is light automobile traffic and road access is provided by Highway 58. This location will ensure convenient access for clients while providing a confidential and secure location.

Inclusivity

The site will provide quality temporary supportive housing for the Indigenous women, children and families. Dene Tha' First Nation's Temporary Indigenous Supportive Housing Units will offer a variety of support services and programs for tenants, delivered in collaboration with aftercare staff from the women's shelter.

Connectivity

Vibrant neighbourhoods promote walking, cycling and convenient vehicular access to amenities and support services. Pathway connections will be incorporated into the Outline Plan design to provide access to support services and natural areas and promote a healthy balance of mobility choices.

Sustainability

Infrastructure and servicing will be developed in an efficient manner following sustainable best practices including energy efficiency and active transportation networks. Demand for housing and municipal policy direction will evolve as the Town grows and the Outline Plan policies have been developed to provide for flexibility as the community evolves.

3.3 CONSULTATION

The Development Concept was prepared in consultation with Town Administration through pre-application discussions and a review of the proposed design.

Residents and stakeholders within a 100m radius were provided with information regarding the proposed development and feedback was provided to the Town. A copy of the consultation materials that were provided and a map of the stakeholders that were notified can be found attached to this Outline Plan.

During the notification period, we discussed the project details with the various stakeholders and received overwhelmingly positive feedback – it is clear the community eagerly anticipates new development in this area. No complaints or concerns were reported from any of the notified stakeholders.

3.4 DEVELOPMENT CONCEPT

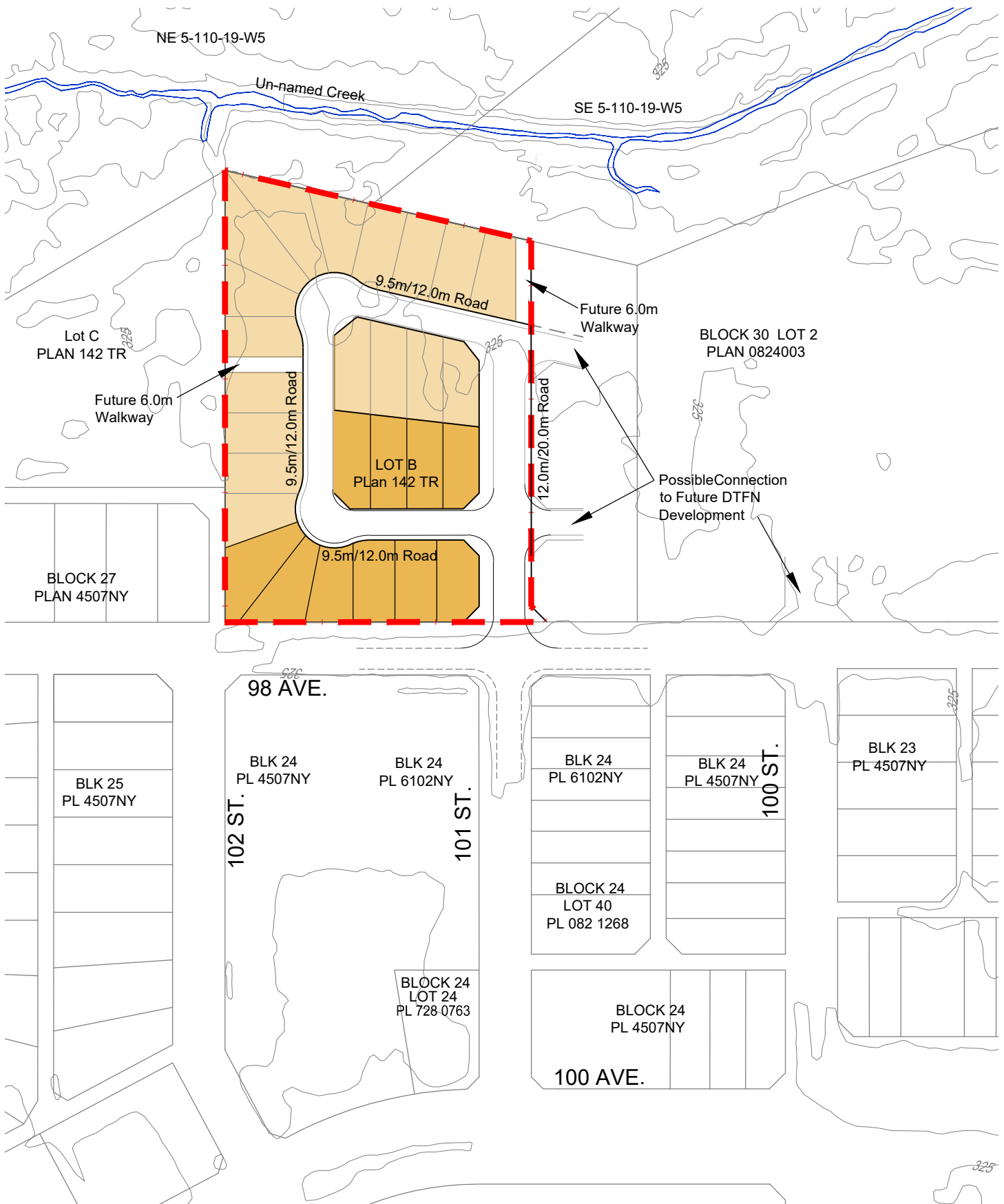
The Development Concept, shown in [Figure 4: Development Concept](#), has been created using input gathered from consultation with the Town to prepare a design that meets the current demand for transitional housing and supports existing Town goals and objectives.

The location provides access to amenities including schools, training facilities, grocery stores, library, gym, churches, health center, pharmacy, parks and natural areas, recreation and aquatic centers and employment opportunities. All units will be designed to be culturally appropriate and provide a secure and healthy environment.

The residential layout is intended to provide options for one-bedroom or three-bedroom homes. The first phase will include 6 one-bedroom and 4 three-bedroom modular units which will be constructed offsite. The remaining portion of the Outline Plan area is anticipated to accommodate similar dwellings.

The road network connects to the current alignment of 101 Street at 98 Avenue and meets the current Town standards for modular homes. The main entry road has been designed to the same standard as 101 Street to allow for the transition to larger units as development proceeds east of the Outline Plan area. The roadway network allows for multiple future connections to future development within the residual DTFN lands.

Pathway connections are provided on the west side of the Plan area to provide access to the future recreational amenities adjacent to the proposed development.



- 1.88ha± (4.65ac±) Outline Plan Boundary
- 0.50ha± (1.24ac±) Proposed Medium Density Residential (R-2)
- 0.83ha± (2.05ac±) Future Medium Density Residential (R-2)
- 0.55ha± (1.36ac±) Roads and Walkways

0 40 80 m
1:2000



Integrated Expertise, Locally Delivered

Moose Meadows Phase 1 Outline Plan

Figure 4
Development Concept

April 2025

3.5 LAND USES

The Outline Plan area is intended to accommodate residential uses to meet the current demand for transitional housing.

A land use bylaw amendment for the Outline Plan area from **Residential (R-4) District** to **Direct Control District** will be required with the adoption of this plan or at the subdivision and development stage.

The temporary supportive housing units will be separate individual single family modular homes, varying in size and number of bedrooms. Each housing unit will be equipped with private bedroom(s), in-unit laundry, private kitchen and bathroom, HVAC temperature controls, and an outdoor amenity space. The housing unit project will meet or exceed accessibility and energy efficiency requirements.

3.6 MUNICIPAL RESERVE (MR)

As the Outline Plan area is part of a former subdivision no dedication of reserve lands has been provided. However, as development proceeds on the remaining DTFN lands in this area, it is anticipated that the future design will incorporate neighbourhood parks to serve the local residents.

Pathway connections have been provided within the plan to maintain connectivity between the proposed development and adjacent open space and natural areas.

Table 1: Outline Plan Statistics

Proposed Land Use	Area in Hectares*	% of GDA	Units	Population
Total Area of Outline Plan	1.88	-		
Roads/Walkways	0.55	29.3%		
Municipal Reserve	n/a	n/a		
Net Residential Area	1.33	70.7%		
Modular Homes (1 bedroom) (@1.7 people per dwelling unit)	-	-	16	27
Modular Homes (3 bedroom) (@3.1 people per dwelling unit)	-	-	11	34
Total No. of Anticipated Units	-	-	27	
Total Anticipated Population	-	-	-	61
Anticipated Density per Net Residential Hectare			20.3 upha	

* Areas are approximate only and any discrepancies are a result of rounding.

SECTION FOUR

Development Framework

4

This section details the policies designed to actualize the development potential of the Plan area.

4.1 GENERAL DEVELOPMENT POLICY

The Development Concept has been designed to align with current statutory policy and address current housing needs. The following policies shall apply to all development within this Outline Plan.

Policy 4.1.1	Building setbacks and landscaping requirements shall comply with the requirements of the LUB.
Policy 4.1.2	Notwithstanding minimum above finished grade floor areas in the LUB, smaller scale housing should be supported through variances where deemed appropriate by the Development Authority.
Policy 4.1.3	Energy efficiency and alternative servicing options should be encouraged.
Policy 4.1.4	Unless otherwise noted in this Plan, sidewalks and pedestrian access shall be provided in accordance with Town standards.
Policy 4.1.5	Innovative water-saving measures, such as xeriscape landscaping and stormwater re-use, should be encouraged.

4.2 RESIDENTIAL

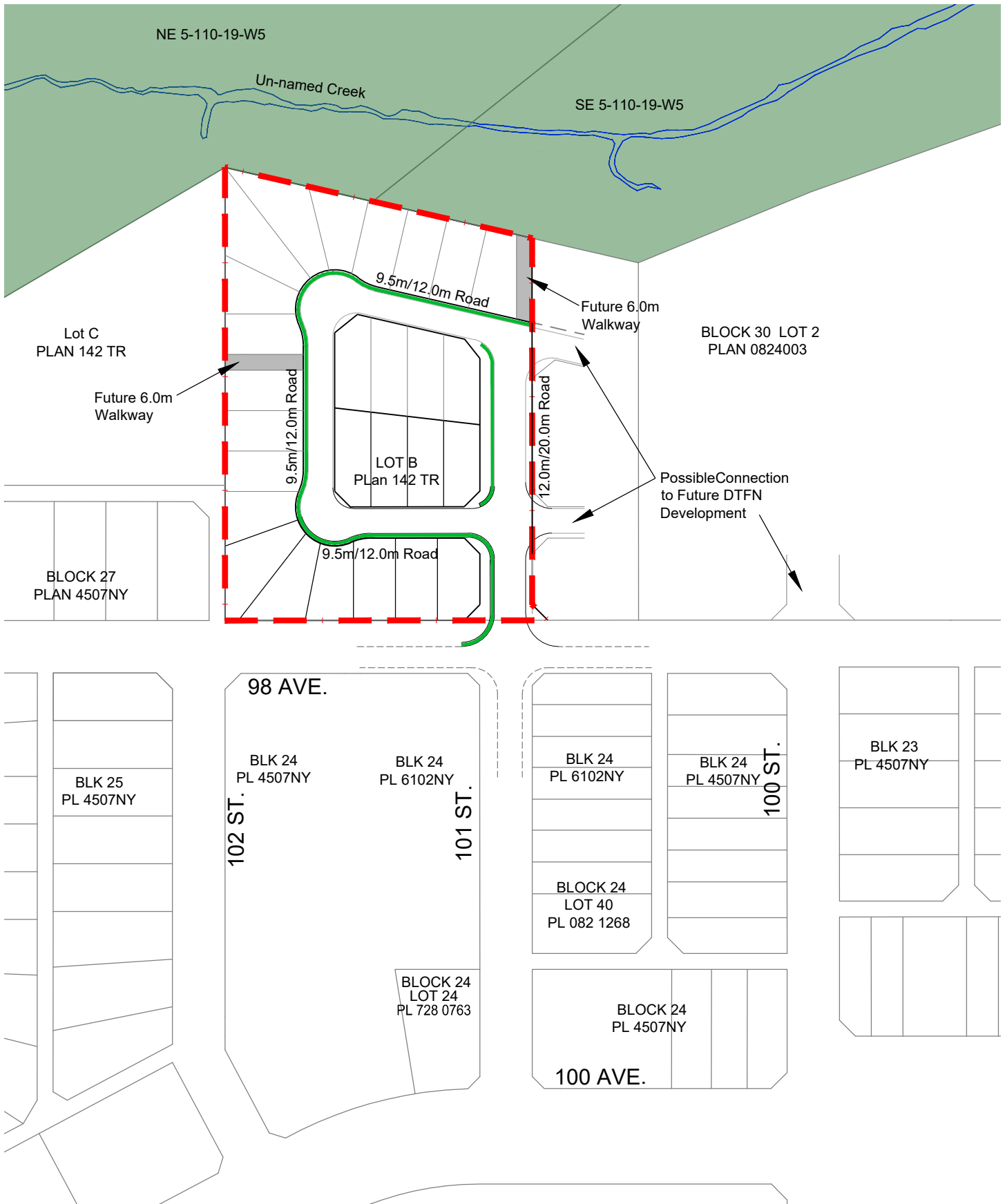
The Development Concept provides for residential uses compatible with the adjacent existing development. The area is designed to provide connectivity to support services and amenities through local pathway connections. Direct connections are provided to the proposed recreational amenities and support services adjacent to the Plan area. The residential area will accommodate a mix of one-bedroom and three-bedroom modular units.

Policy 4.2.1	The residential area shall be provided in the areas shown on Figure 4: Development Concept .
Policy 4.2.2	Modular homes are expected to be the predominant form of housing.
Policy 4.2.3	The primary entrance to the Phase One development shall be from 101 Street.

4.3 OPEN SPACE

Given the relatively small Outline Plan area relative to the remnant DTFN parcel and no requirement to provide Municipal Reserve, open space elements have not been included in the Phase One design. Pathway connections have been provided to allow convenient access to the future adjacent recreational amenities and natural open space areas. Additional open space will be designed within the remaining DTFN lands to accommodate passive recreational amenities and safe and enjoyable spaces.

Policy 4.3.1	Connections shall be provided to ensure the Plan area is accessible to adjacent established areas and/or existing trails and natural areas, as shown on Figure 5: Open Space and Pedestrian Network
---------------------	---



Integrated Expertise, Locally Delivered



- Outline Plan Boundary
- Reserve
- Walkways
- Sidewalks

Moose Meadows Phase 1 Outline Plan

Figure 5

Open Space &
Pedestrian Network

April 2025

SECTION FIVE

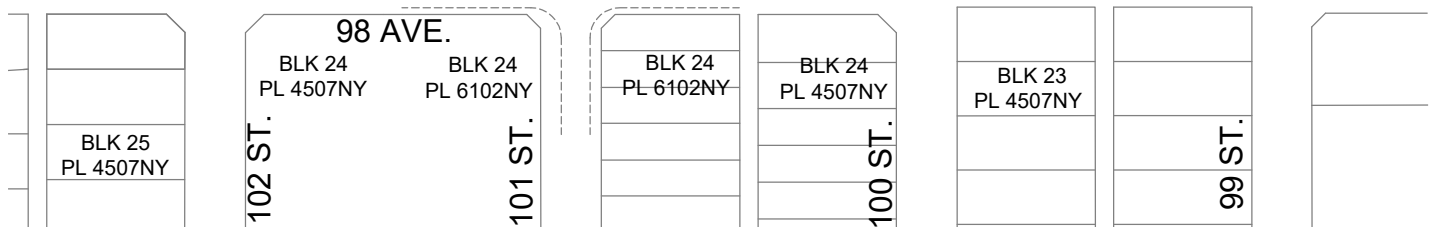
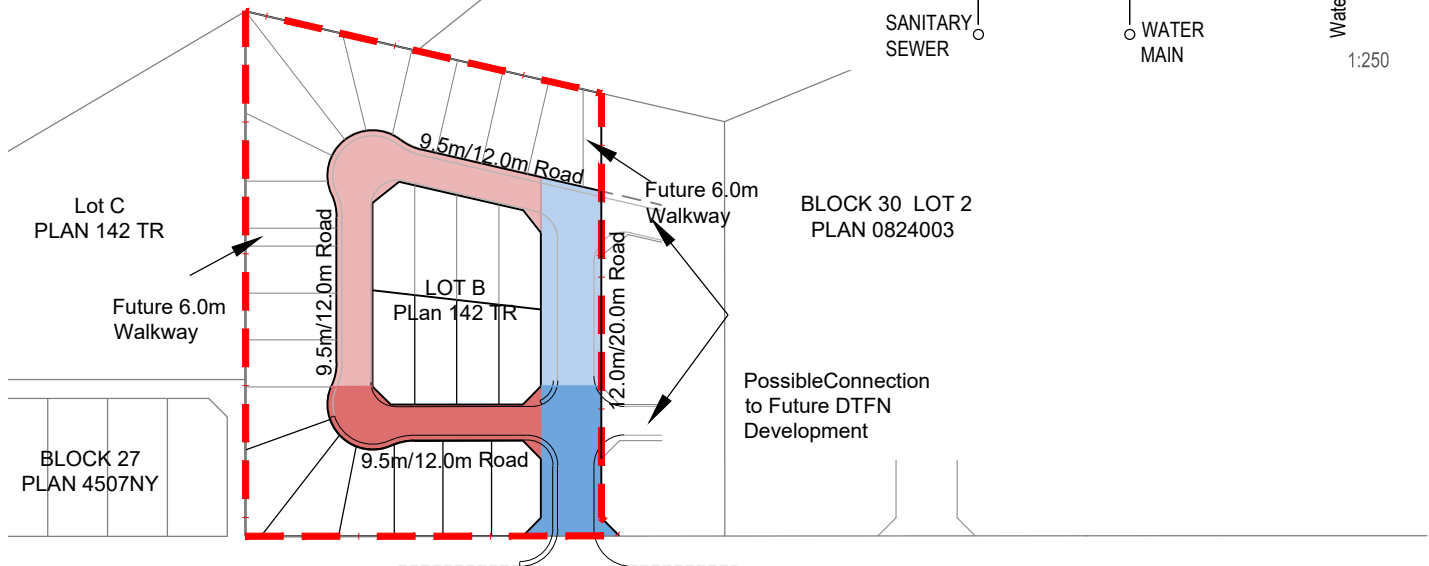
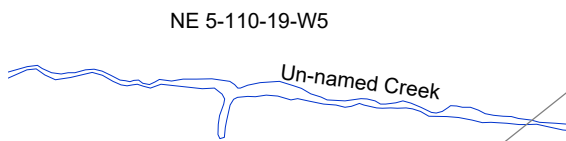
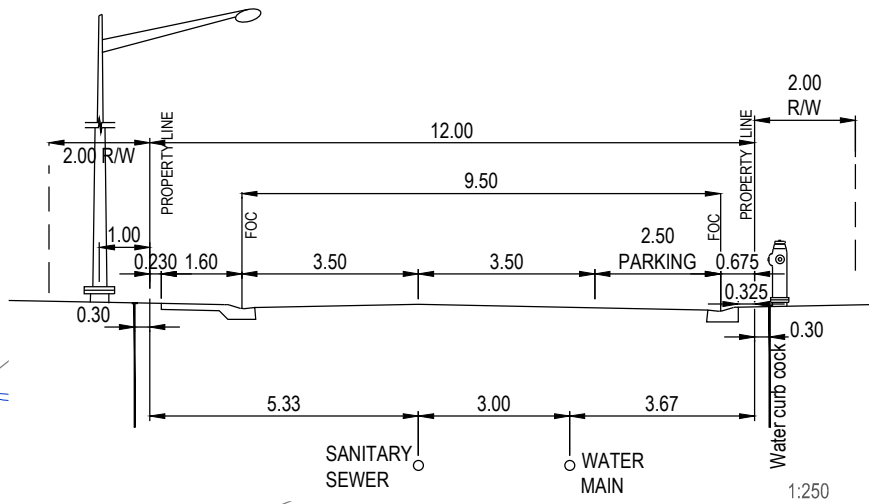
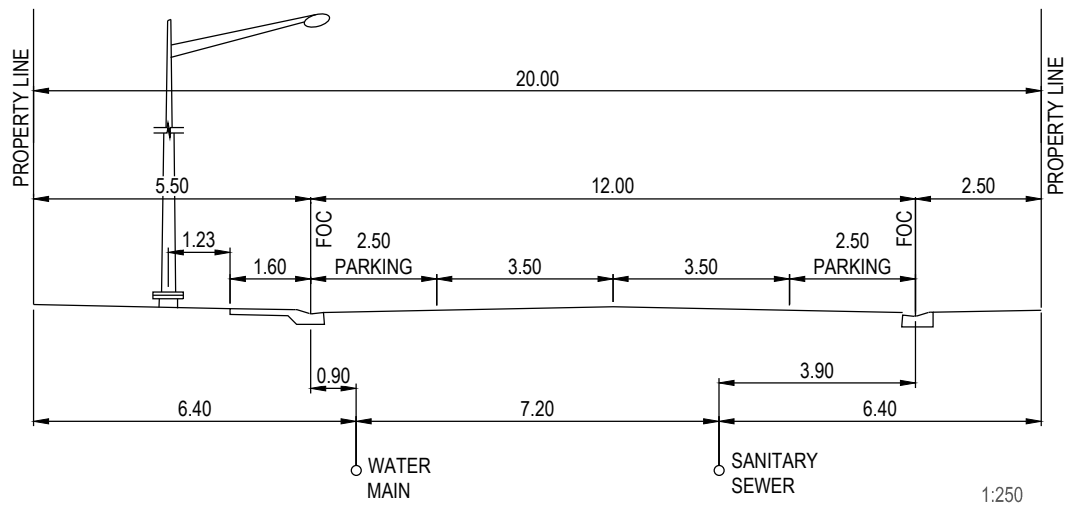
Transportation Framework 5

This section addresses how pedestrians, cyclists and motorists are accommodated within and beyond the Plan area.

5.1 TRANSPORTATION NETWORK

The Transportation Network shown in [Figure 6: Transportation Network](#), will accommodate anticipated traffic volumes in an efficient, safe, and effective manner. The roads within the Plan area will be maintained as private roads developed to appropriate Town standards.

Policy 5.1.1	The Transportation Network shall be provided generally in the areas shown on Figure 6: Transportation Network .
Policy 5.1.2	The roadway network shall be consistent with Town’s engineering standards.
Policy 5.1.3	Unless otherwise noted in this Plan, sidewalks and pedestrian access shall be provided in accordance with Town standards.
Policy 5.1.4	All onsite infrastructure shall be at the cost of the developer.
Policy 5.1.5	Offsite and oversize onsite infrastructure costs associated with the development shall be established through offsite levies, development charges or endeavor to assist.
Policy 5.1.6	Sidewalks and walkways will be provided at the development stage at the discretion of the Development Authority to enhance connectivity within and adjacent to the Plan.



Integrated Expertise, Locally Delivered



- Outline Plan Boundary
- 12.0m/20.0m Road
- 9.5m/12.0m Road
- 12.0m/20.0m Future Road
- 9.5m/12.0m Future Road

Moose Meadows Phase 1 Outline Plan

Figure 6
Transportation Network

April 2025

SECTION SIX

6

Servicing Framework

This section addresses the efficient provision of water, sanitary and stormwater services within the Plan area.

6.1 GENERAL SERVICING POLICY

The following policies apply to the development of all servicing infrastructure within the Plan area. Development will align with current Town standards and tie into existing regional services where applicable. [Figure 7: Water Distribution System](#), [Figure 8: Sanitary System](#) and [Figure 9: Stormwater Management](#), represent a high-level view of how servicing is likely to occur. The specific alignment and design of servicing infrastructure shall comply with the Town's standards in place at the time of development.

Policy 6.1.1	Utility rights-of-way and easements shall be provided to accommodate municipal utilities at the discretion of the Development Authority and shallow utilities as determined necessary by utility providers.
Policy 6.1.2	Utility alignments may be refined at the development stage without an amendment to this Outline Plan.
Policy 6.1.3	Utility rights-of-way, easements, and public utility lots shall be dedicated to the Town as required, to accommodate the development or the extension of municipal utilities necessary for development.
Policy 6.1.4	Development shall be required to tie into existing regional services and preserve or improve existing drainage patterns.
Policy 6.1.5	All onsite infrastructure shall be at the cost of the developer.
Policy 6.1.6	Offsite and oversize onsite infrastructure costs associated with the development shall be established through offsite levies, development charges or endeavor to assist.

6.2 WATER

The water distribution system for domestic uses and fire protection in the Plan area is supplied by main trunks extending from existing water systems as illustrated on [Figure 7: Water Distribution System](#).

Policy 6.2.1	The design of the water distribution system shall ensure that all land has sufficient looping and connections to provide for adequate fire, maximum day, and peak flows as development progresses.
Policy 6.2.2	The design of the water distribution system shall ensure that all land can be serviced via existing municipal water connections.
Policy 6.2.3	The provision for fire protection shall follow the Town of High Level policy and bylaws.

6.3 SANITARY

The wastewater collection system in the Plan area is supplied by gravity sewers connecting to existing wastewater systems as illustrated on [Figure 8: Sanitary System](#).

Policy 6.3.1	The design of the wastewater collection system shall ensure that all land has sufficient connection to provide for peak flows as development progresses.
Policy 6.3.2	The design of the wastewater collection system shall ensure that all land can be serviced via existing municipal wastewater connections.

6.4 STORMWATER

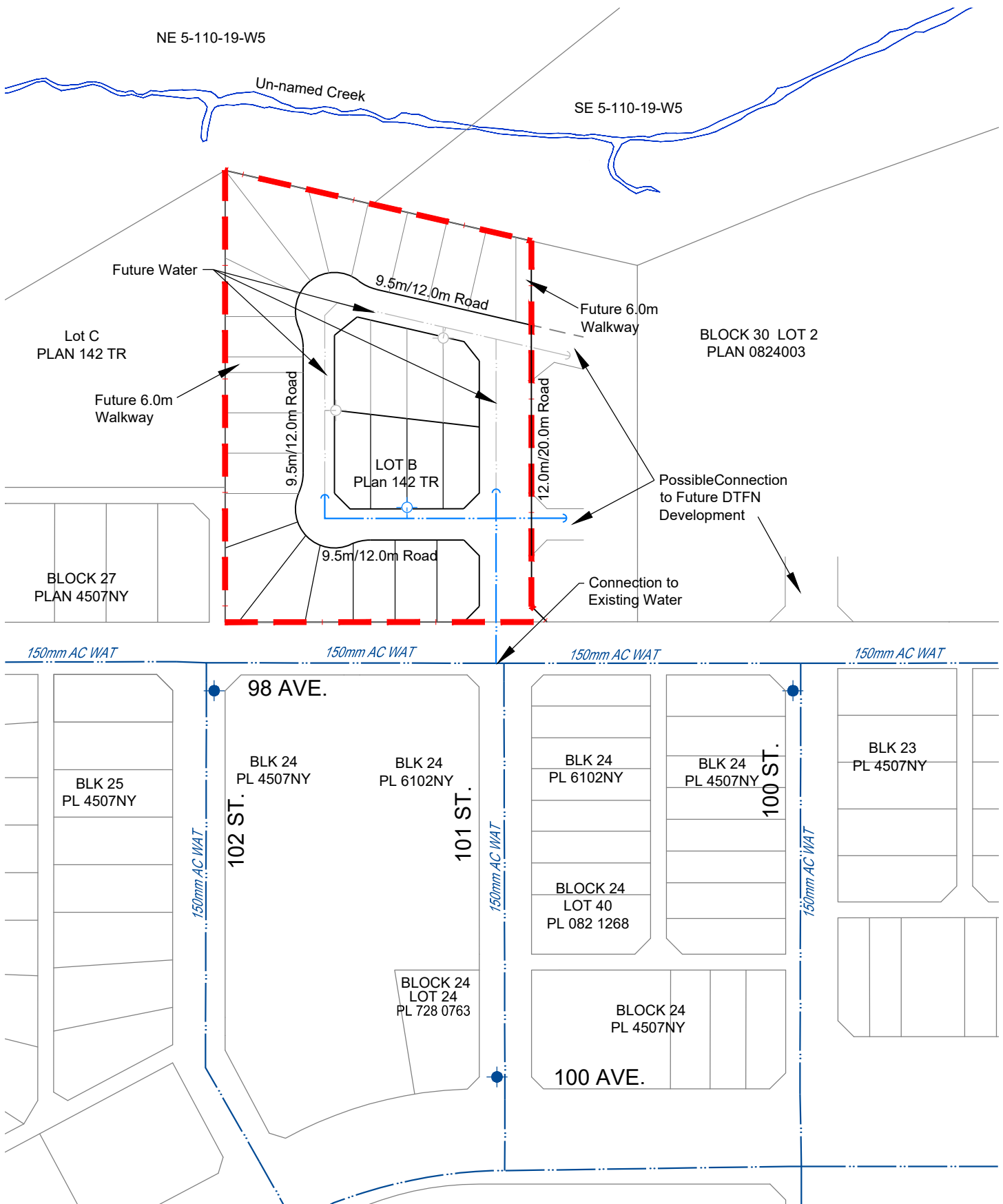
Appropriate stormwater management strategies are proposed within the Plan area to control stormwater and alleviate the impact of post-development flows on overland conveyances as illustrated on [Figure 9: Stormwater Management](#).

Policy 6.4.1	The pre-development release rate shall be required to be achieved and detailed as a part of a Stormwater Management Plan.
Policy 6.4.2	The design of the stormwater management facilities shall ensure that all land can be serviced via municipal storm connections.
Policy 6.4.3	The detailed design of all stormwater facilities shall incorporate stormwater quality best management practices where feasible to ensure impacts on the treatment capacity of existing stormwater management facilities are minimized.

6.5 SHALLOW UTILITIES

Shallow Utilities include telephone, natural gas, electrical, internet, and cable services. The developer will be responsible for the provision of these services and extension from adjacent developed/developing areas.

Policy 6.5.1	The location of all shallow utilities and the provision of rights-of-way and easements and related line assignments shall be addressed to the mutual satisfaction of the Town, the landowner, and the utility companies.
Policy 6.5.2	Detailed design of shallow utilities shall be determined prior to development.
Policy 6.5.3	All future subdivision shall incorporate third-party utility rights-of-way adjacent to public roadways to be granted and registered to the Town.



Integrated Expertise, Locally Delivered

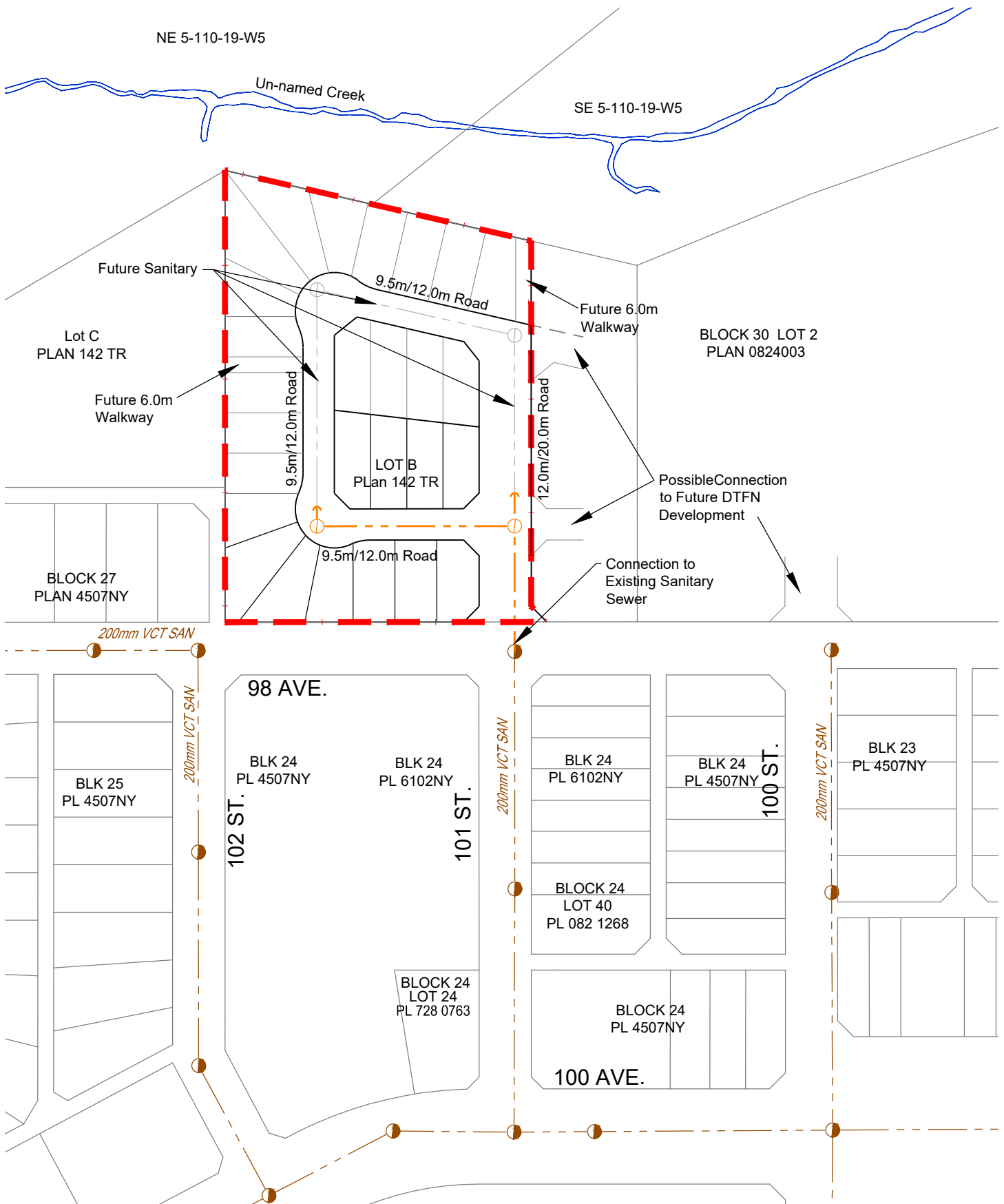


- Outline Plan Boundary
- Proposed 150mm Watermain
- Proposed Hydrant
- Future 150mm Watermain
- Future Hydrant
- Existing Watermain
- Existing Hydrant

Moose Meadows Phase 1 Outline Plan

Figure 7
Water Distribution Mains

April 2025



0 40 80 m
1:2000

Integrated Expertise, Locally Delivered

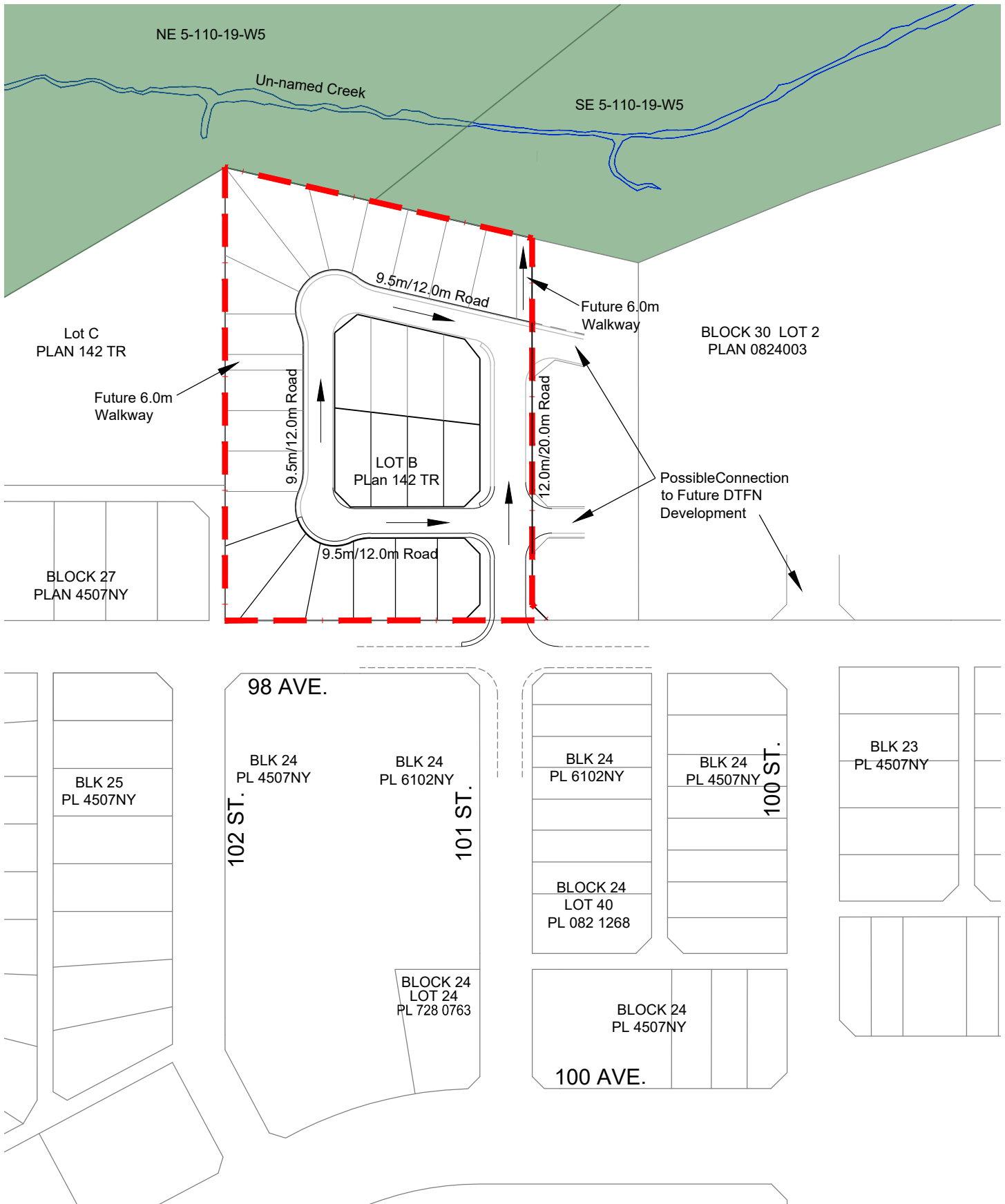


- Outline Plan Boundary
- Proposed 200mm Sanitary Line
- Proposed Sanitary Manhole
- Future 200mm Sanitary Line
- Future Sanitary Manhole
- Existing Sanitary Line
- Existing Sanitary Manhole

Moose Meadows Phase 1 Outline Plan

Figure 8
Sanitary Servicing

April 2025



Integrated Expertise, Locally Delivered



- Outline Plan Boundary
- Reserve
- Overland Drainage

Moose Meadows Phase 1 Outline Plan

Figure 9
Stormwater Management

April 2025

SECTION SEVEN

Implementation

7

This section outlines the proposed sequence of development.

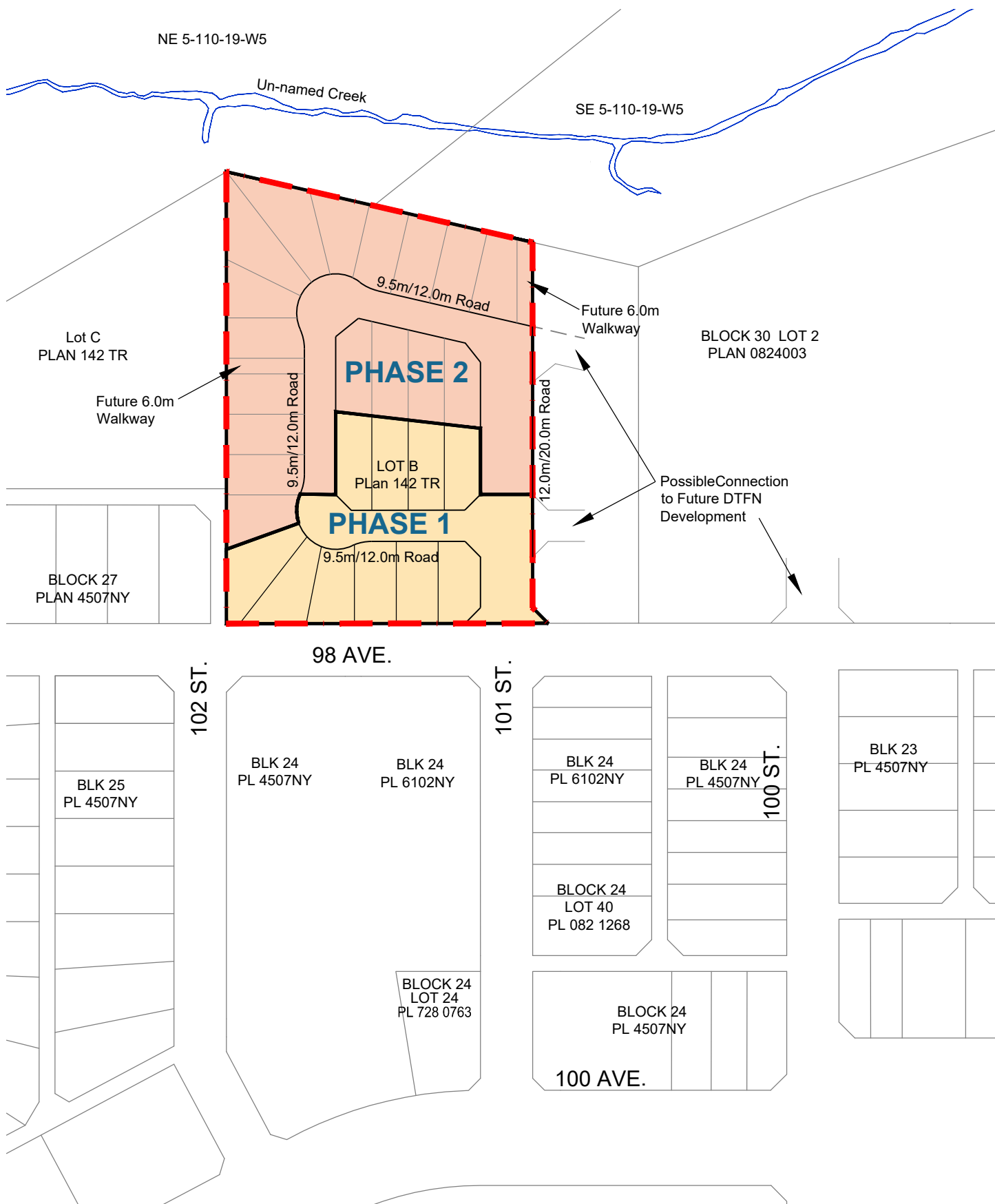
7.1 SEQUENCE OF DEVELOPMENT

The initial development will accommodate 10 units in consideration of immediate need, serving capacity and access. The remaining area will be phased to provide additional units on an as-needed basis. It is anticipated that minor revisions to the plan may be required over time to accommodate specific unit types.

Policy 7.1.1	It is anticipated that development will generally proceed as shown on Figure 10: Sequence of Development .
Policy 7.1.2	<p>The sequence of development of the Plan area:</p> <ul style="list-style-type: none">• shall be informed by infrastructure capacity, servicing availability, environmental stewardship, and the need for additional transition housing; and• shall occur through a staged approach to ensure a logical expansion of development.

7.2 CIRCULATION AND COLLABORATION

Responsible development within the Plan area entails decision making which is sensitive to existing adjacent uses. Development applications, such as land use bylaw amendment applications, may require engagement with adjacent landowners.



Integrated Expertise, Locally Delivered



- Outline Plan Boundary
- Phase 1 Boundary
- Phase 2 Boundary

Moose Meadows Phase 1 Outline Plan

Figure 10
Sequence of Development

April 2025