



ROBB

AREA STRUCTURE PLAN



Yellowhead County

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ACKNOWLEDGMENTS

The Project Team would like to thank the community members, organizations, and various stakeholders who contributed to the development of this Area Structure Plan by providing feedback, attending workshops, and sharing their stories. We are excited to see the active participation in implementing the Robb Area Structure Plan.

We would also like to thank Yellowhead County Council for their support of the Plan.

Finally, we would like to thank the Yellowhead County Planning and Development team and Administration who provided information and participated in the development of this Plan.



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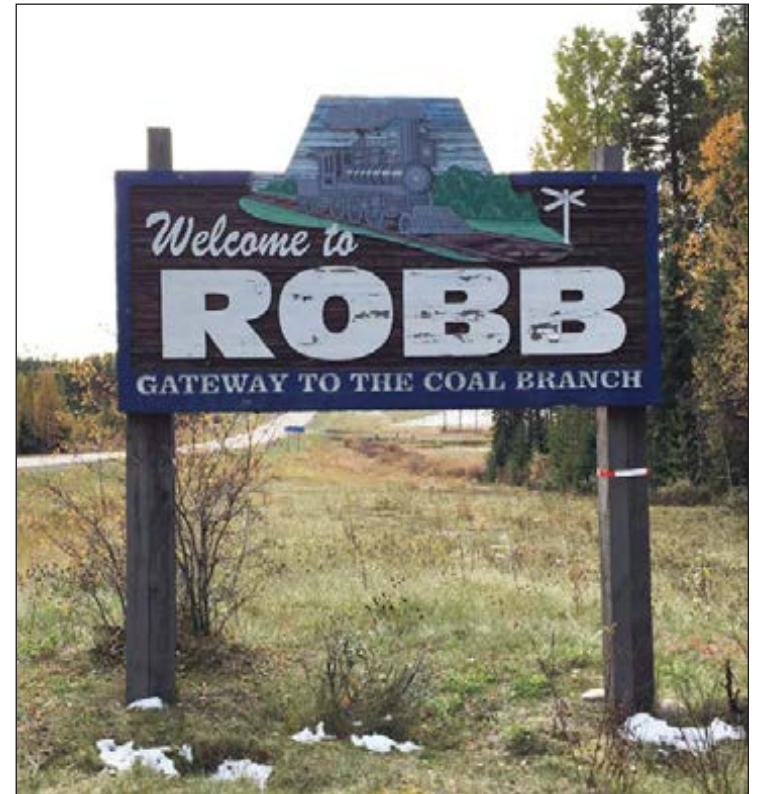
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0.0 Preface

The purpose of this Area Structure Plan (ASP) is to describe the land use concept, development policies, and vision for the Robb community. This Plan has been created as a joint action by Yellowhead County staff, local residents and industry, and other key stakeholders engaged in Robb's future. Residents in the community of Robb believe in this Plan and should work together to achieve its stated goals.

An ASP is a statutory document that requires Council adoption and is administrated by municipal planning staff once approved. This Plan was created by the community and must also be implemented by the community. The ASP includes an implementation plan that will realize the stated vision and policies of the document. As this Plan makes each stakeholder accountable for the future of Robb, actions are assigned to the County, developers/industry, and the community. To achieve the vision of this Plan, each stakeholder is encouraged to continue their active role in the community.



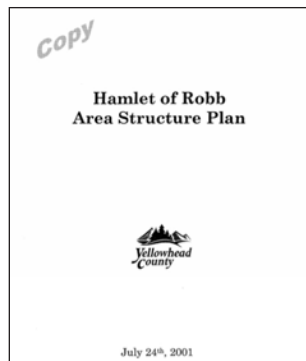
1.0 ROBB was...

1.1 History

The Hamlet of Robb has a long and storied past that began with the discovery of coal by prospector Peter “Baldy” Robb in the early 20th century. The area that Robb is located in is referred to as the Coal Branch – known for a rich coal deposit that branches across the landscape from Robb to Cadomin to Coal Valley in the southeast. Coal resource extraction began in the early 1920s and thrived until the middle of the 1950s when demand diminished. This brought about the closure of the local mines, resulting in the decline of Robb’s population until the demand for coal reemerged in the 1970s. Today, Robb is home to residents who work within the Coal Branch in the vast natural resources industries, including coal, forestry, and natural gas, as well as seasonal recreational residents who enjoy the quiet natural environment that Robb provides.

1.2 Authorization

The Robb ASP repeals and updates the Hamlet of Robb Area Structure Plan adopted in 2001. The preparation of the ASP was authorized by Yellowhead County on October 1, 2019, by request for proposal, selecting the successful proponent on September 23, 2019.



ROBB was...

This section was assigned the colour yellow due to the historical linkage between Robb and the wealth and prosperity found in the area’s rich natural resources. The discovery of coal in the early 20th century brought with it new opportunities and a unique history. Robb’s unique history was a consistent theme brought forward in our meetings with the residents of Robb. Here’s what one resident had to say:

“Robb has deep historical significance to my family. We love the unspoiled beauty of Robb.”

- Robb Resident
Community Survey

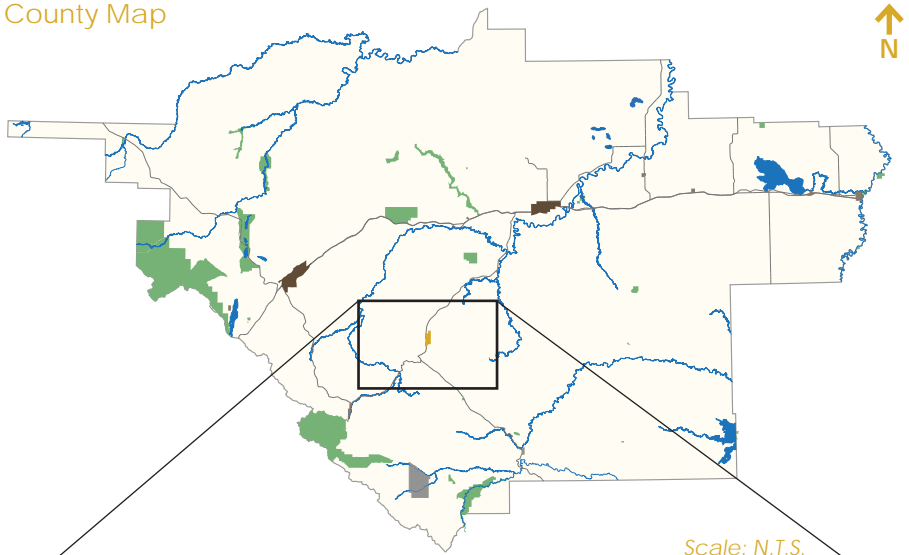


1.3 Location

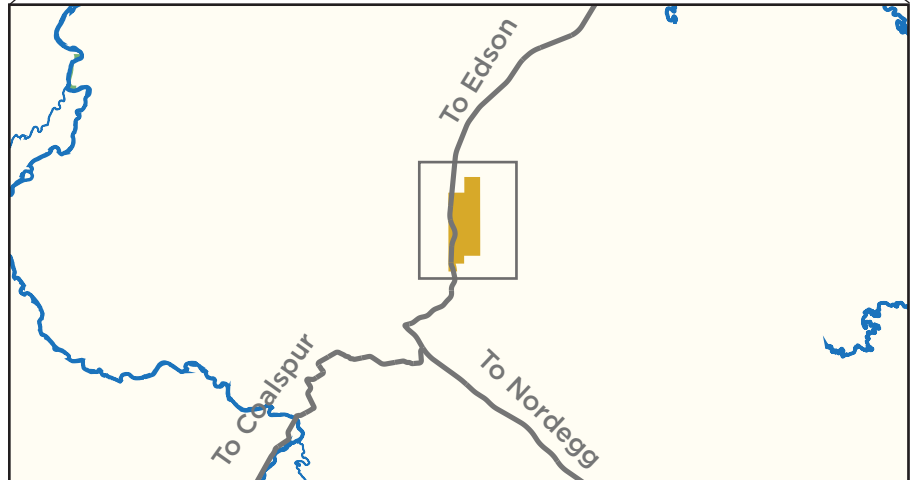
Robb is located in the southwest portion of Yellowhead County adjacent to Highway 47 in the heart of the Coal Branch region. Robb is relatively rural in nature and is approximately 260km west of the City of Edmonton, 60km southwest of Edson, and 48km southeast of Hinton (see Figure 1).

Figure 1 Location

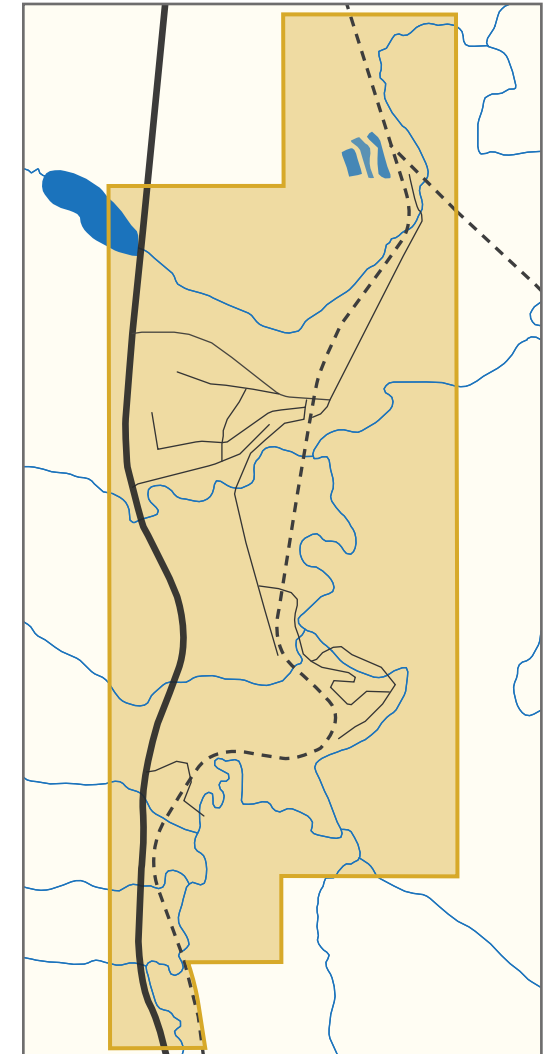
County Map



Context Map



Local Map



Legend

- Yellowhead County
- Robb Hamlet Boundary
- Town Boundary
- Hamlet Boundary
- First Nation Reserve
- Parkland
- Waterbodies
- Highway
- Local Roadway
- Railway

2.0 ROBB is...

2.1 Planning Process

The Plan was developed with a high level of community engagement in order to produce a plan that built upon the unique local context. Community input was received at multiple stages of the planning process in order to ensure appropriate interventions were developed by the community. This has helped to produce a plan that is reflective of the local context and community aspirations. The engagement activities included a community workshop, meetings with local stakeholder groups, an open house, and several steering committee meetings. The engagement process ensured that appropriate measures were incorporated into the document, which enables this to be a true community document.



ROBB is...

This section was assigned the colour red as it has historical associations to passion and emotion. The residents of Robb have an unparalleled passion for their community and this is driven by the emotional connection they have to the land. This notion is further reiterated by a local resident:

“This is our favourite family place...our roots are here.”

- Robb Resident
Community Survey



2.2 Ownership

The Hamlet is comprised of approximately 570 hectares of land, which is split between three ownership groups. Yellowhead County owns the majority of land within the Hamlet totaling 466 hectares or 82%. Private land holdings equate to 70 hectares or 12%, while Crown Land comprises 34 hectares or 6%.

2.3 Community Profile

The Hamlet has maintained a stable population base over the last two decades with its population ranging between 170-190 residents. As of 2016, the Hamlet's population was 170 people. Compared to the population in the 1960s, the Hamlet has experienced a pattern of decline. This can be directly attributed to a lack of stable local employment opportunities as the Coal Branch region is prone to boom and bust cycles. This lack of stable employment has acted as an obstacle to retaining families, which is essential to a community's health and viability.

Robb's median age is 54, which is 11 years older than the median age of Yellowhead County residents. Gender is broken down into 55% males and 45% females, with a median household income of \$97,280. Robb's median household income falls in line with the median household incomes of Yellowhead County residents. The Community Profile reveals that the Hamlet has established a stable population but is aging. The community requires intervention to establish stable local employment opportunities and attract families to maintain and grow the existing population.

Figure 2 Ownership

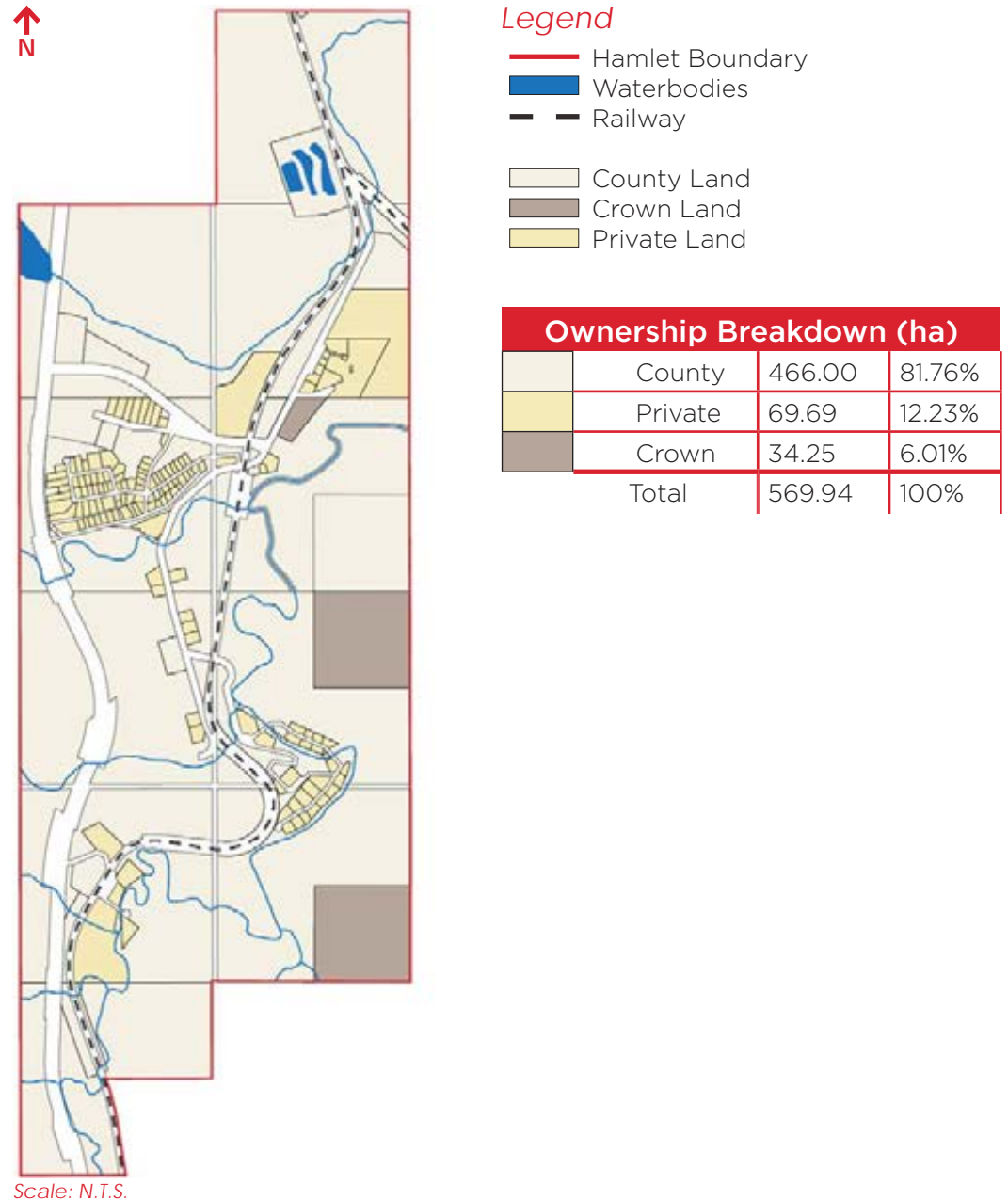
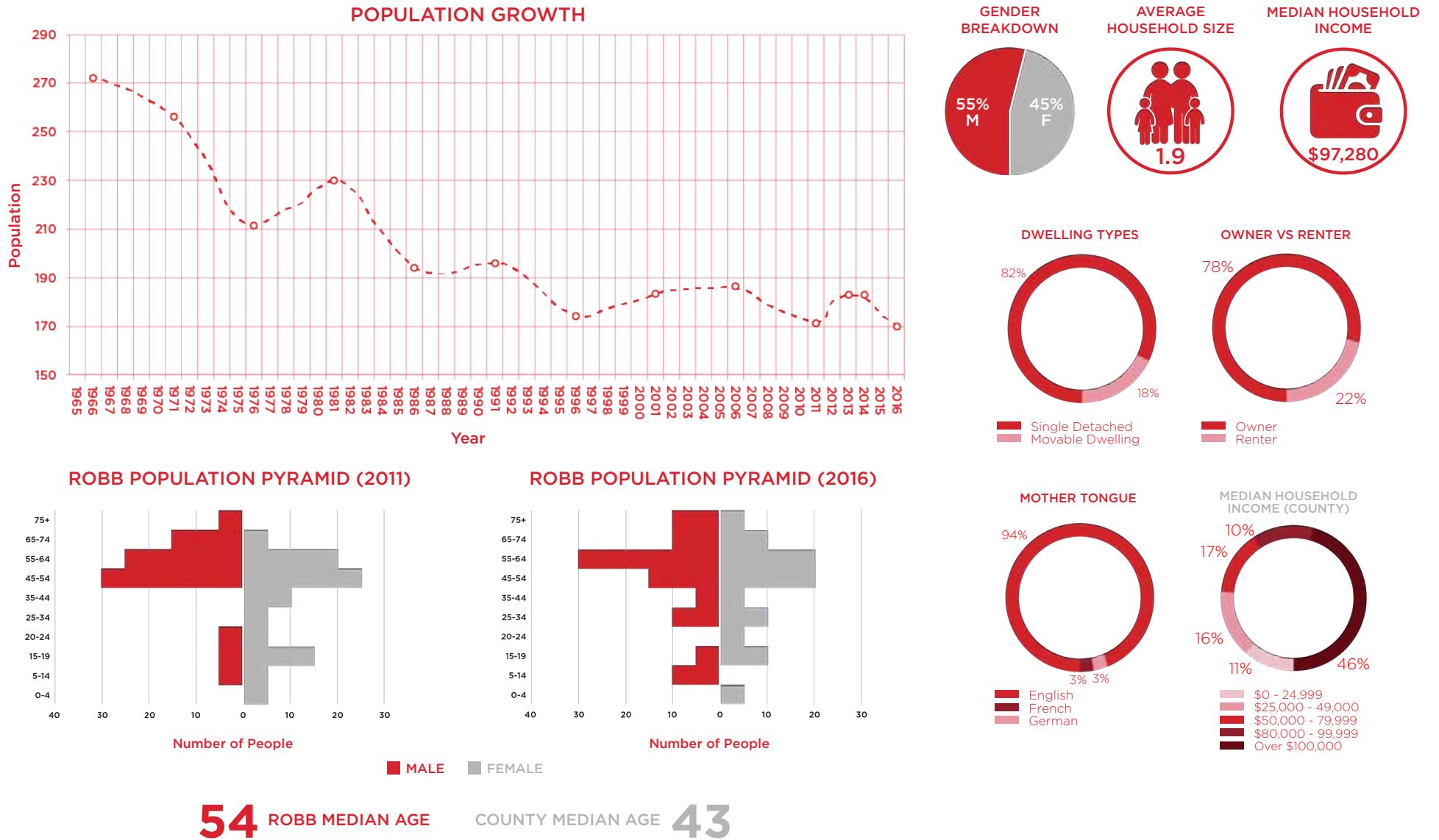


Figure 3 Community Profile

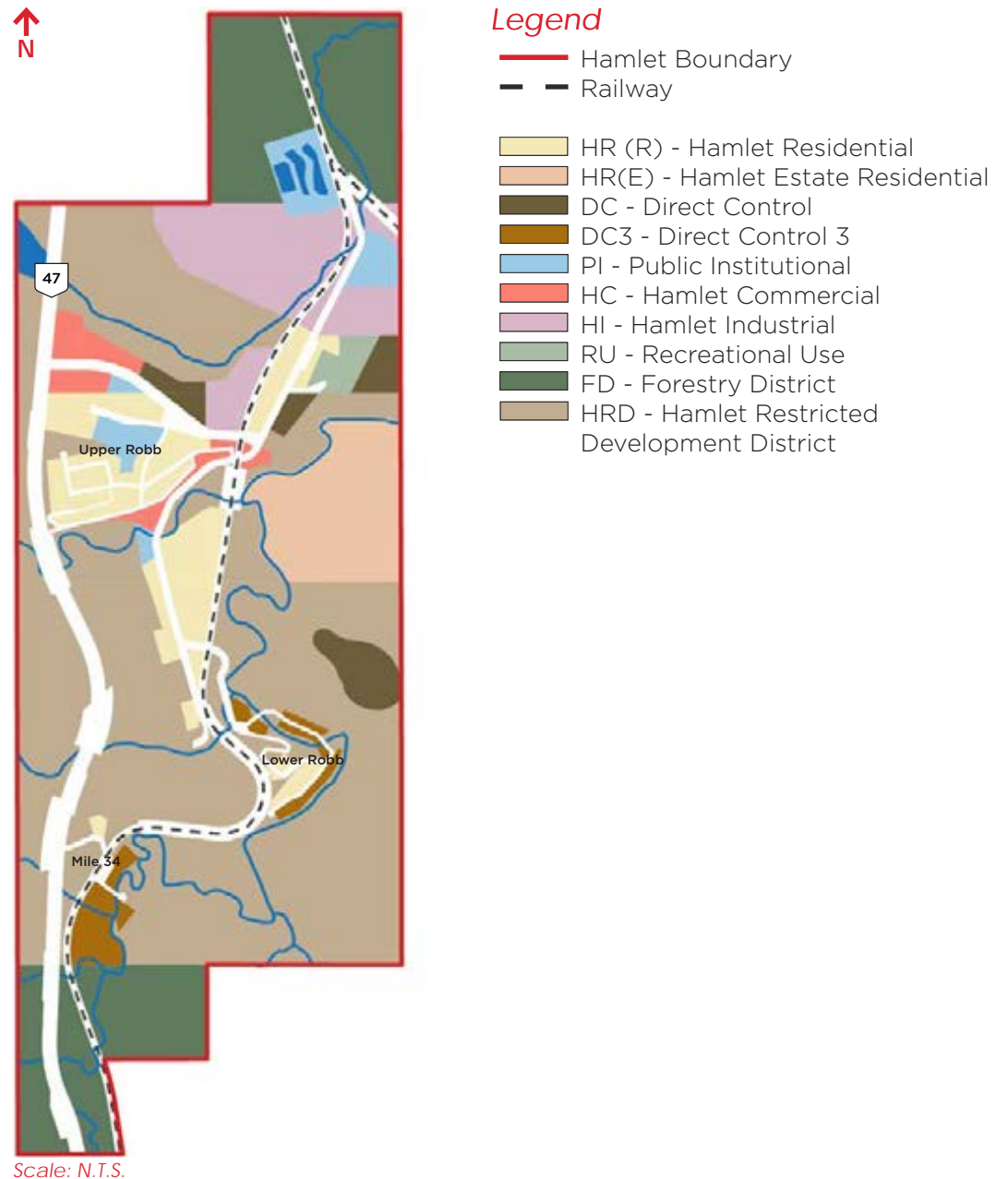


Source Statistics Canada , Yellowhead County Demographics Report, and Robb Trend Project Socio-Economic Assessment

2.4 Existing Land Use Districts

The existing land districts in the Hamlet are predominately residential in nature, however a mixture of other districts can be found throughout the community. The primary land use districts include: Hamlet Residential, Public Institutional, Hamlet Commercial, Direct Control, Hamlet Industrial, Recreation, as well as Hamlet Residential Estate. The majority of these land use districts fall within a portion of the Hamlet that is referred to as Upper Robb, as well as some Hamlet Residential falling into Lower Robb and Mile 34. The remaining districts, particularly Hamlet Restricted Development, occurs across the Plan Area along with two Direct Control districts.

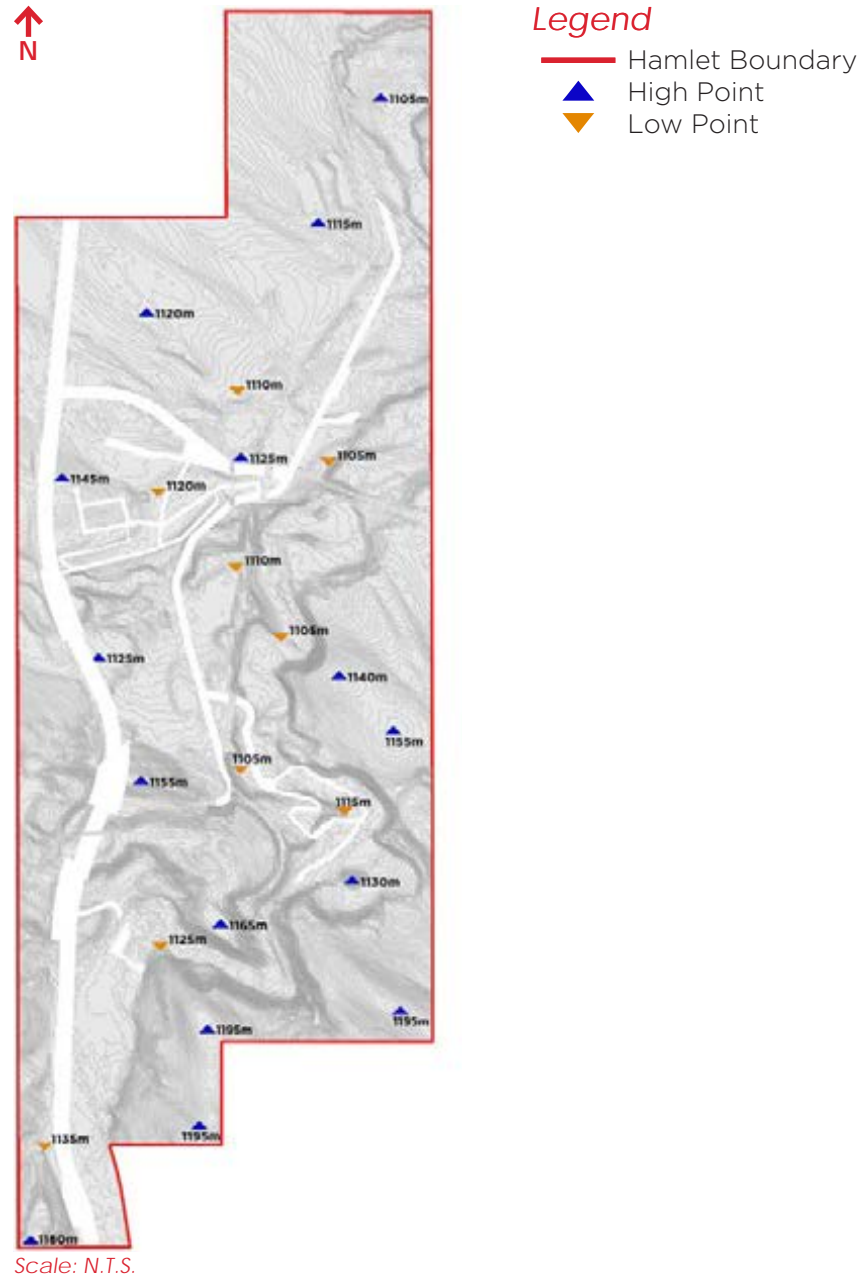
Figure 4 Existing Land Use Districts



2.5 Existing Topography

The Hamlet is constrained in terms of where development can and cannot occur primarily because of the area's challenging and undulating topography. High and low elevation points as diagrammed in Figure 5 further help to reinforce where these associated topographical variances occur within the Hamlet.

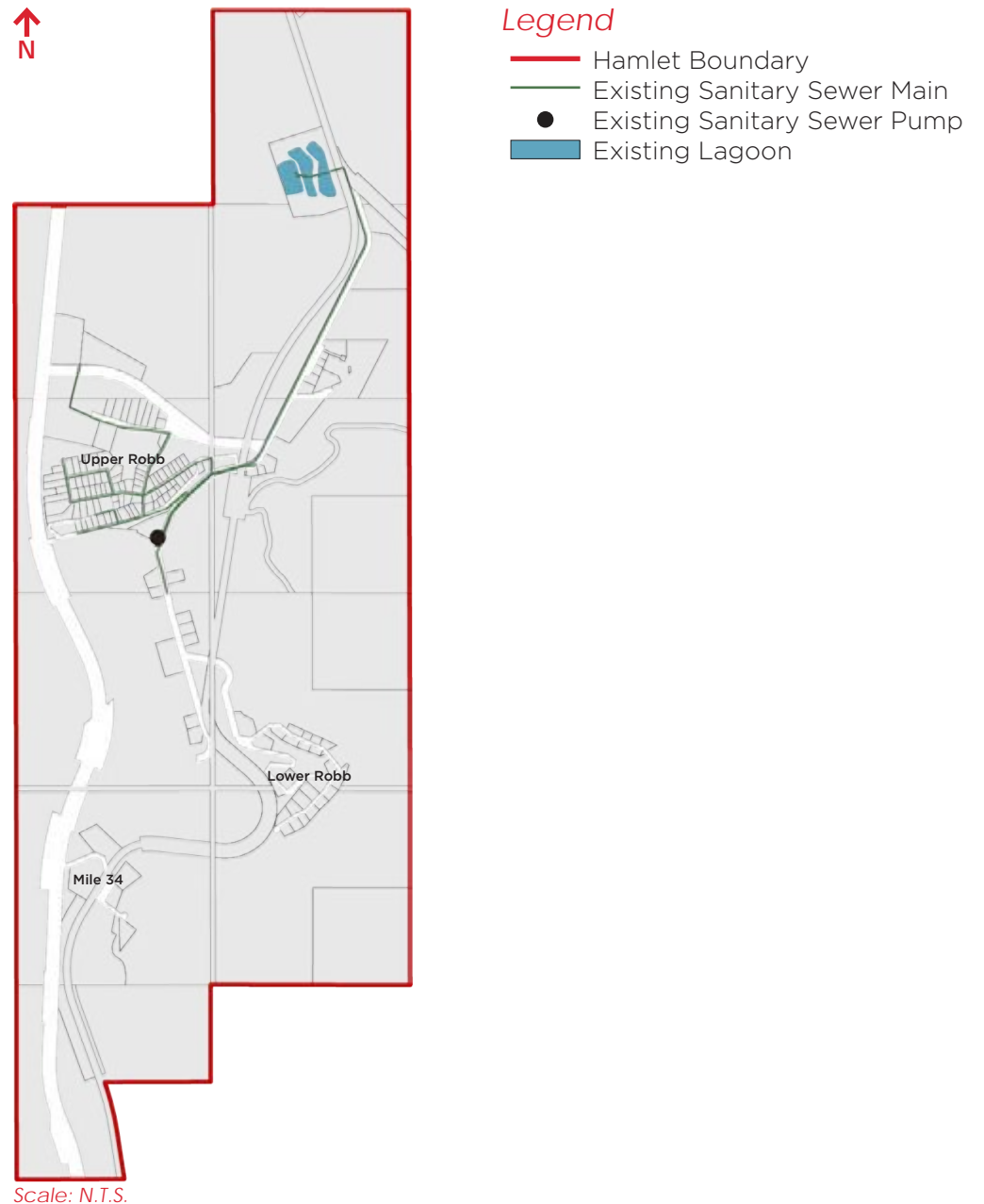
Figure 5 Existing Topography



2.6 Existing Municipal Infrastructure

All of the municipal infrastructure in the Hamlet is located in the Upper Robb area with private services occurring in Lower Robb and Mile 34. Municipal infrastructure services in Upper Robb include: a lift station and lagoon, which are connected to the sanitary sewer main. Lower Robb and Mile 34 residents are on private sewage septic systems. The entire Hamlet runs off private well water with the available option to retrieve water from a public well at the Fire Hall.

Figure 6 Existing Municipal Infrastructure



2.7 Existing Transportation Network

Robb is adjacent to Highway 47 which connects to Highway 16 to the north and Highway 40 to the south. 53rd Avenue is the primary access into the Hamlet from Highway 47 and secondary access points include 49th Avenue and Mile 34 Road (Robb 4 Road). All the roadways in the Hamlet are local roadways, except the private roads that are built and maintained by private companies. Within Upper Robb, there are four major local roads including 53rd Avenue, 49th Avenue, Centre Avenue, and Valley Road. Valley Road (Robb 2 Road) is the only road that accesses the Lower Robb area. Mile 34 is completely accessed by Mile 34 Road, which connects directly to the highway.

The railway line operated by the Canadian National Railway runs north to south within the hamlet boundary. The railway services the region's natural resources extraction industries.

Trails meander throughout the community, but they are largely informal in nature. There are currently no formal trails or sidewalks within the community. The Edson Sno-Seekers trail from Robb to Edson provides a snowmobile trail, which enters the Hamlet at the northeast corner of the Hamlet.

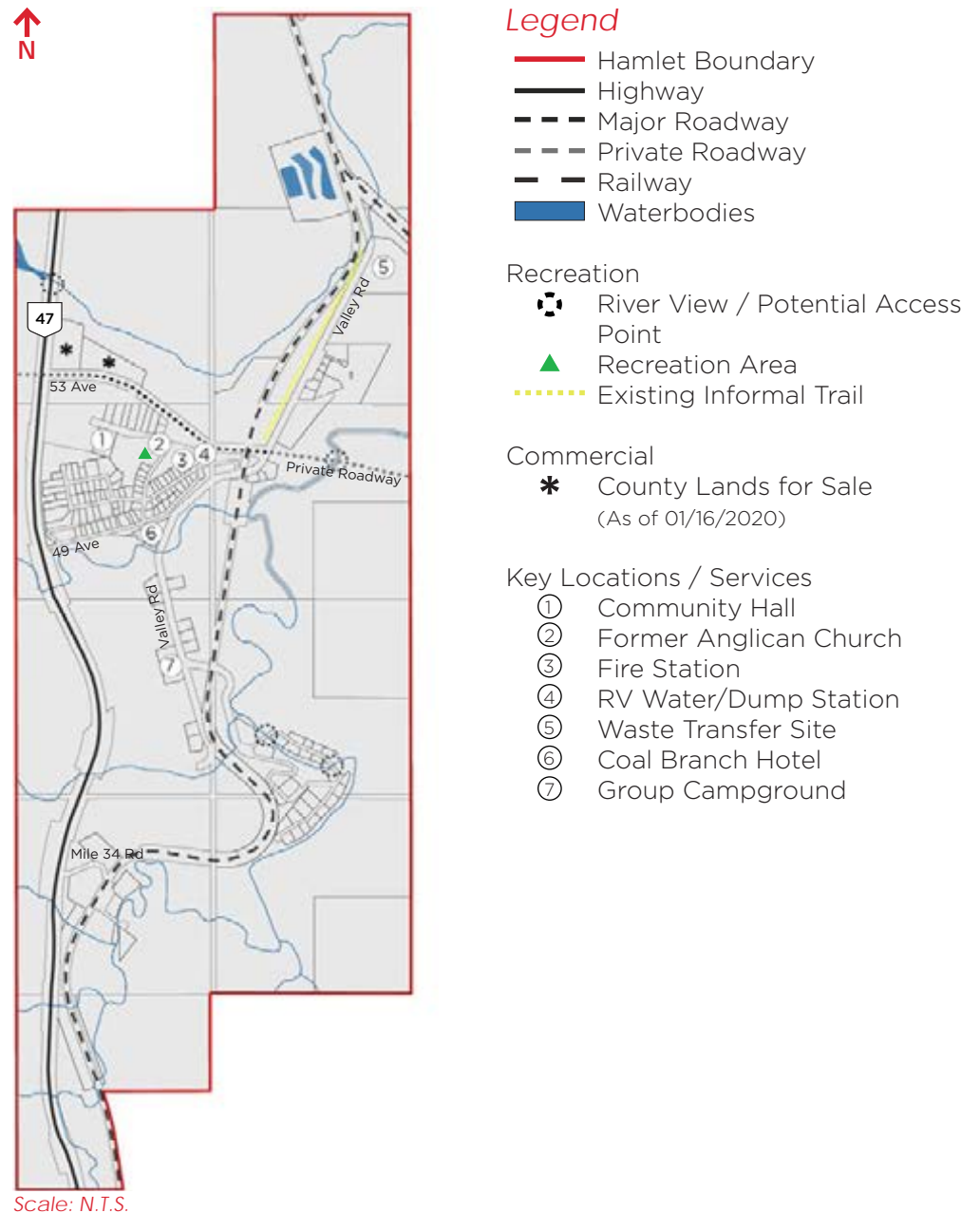
Figure 7 Existing Transportation Network



2.8 Site Features and Considerations

Robb has two historical sites which are: the Coal Branch Hotel and the Anglican Church. Several other prominent sites within the Hamlet include the Community Hall, the Fire Station, a RV water/dump station, as well as the waste transfer site. The Community Hall is a place for social gathering for residents and provides residents of Robb with both passive and active recreation opportunities.

Figure 8 Site Features and Considerations





Existing Residential



Existing Commercial Properties

Existing Public Services



Existing Recreation

Existing Natural Features

2.9 Community Consultation

2.9.1 Summary

A comprehensive engagement strategy was developed to consult residents on the development of the ASP and to ensure that this document is enriched by local knowledge and expertise.

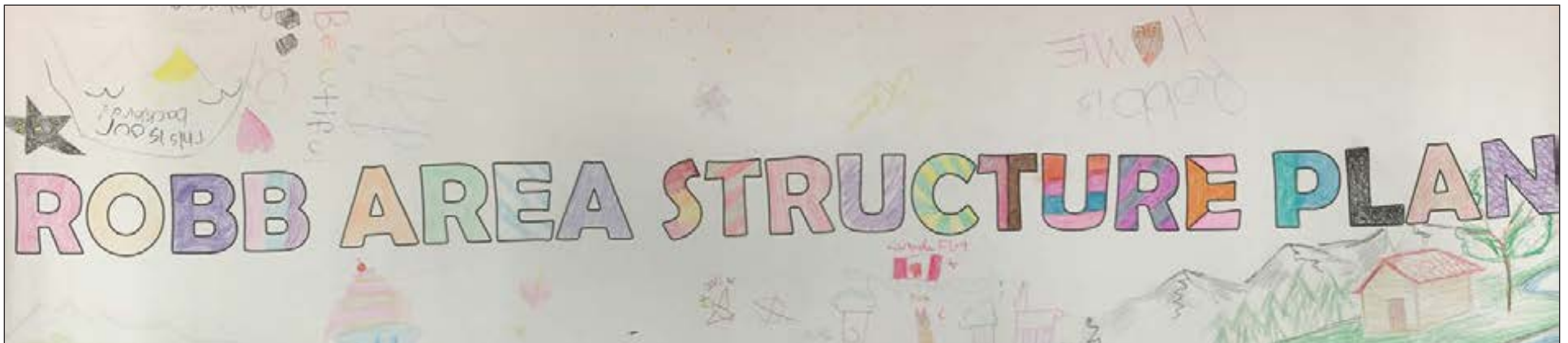
A Community Workshop was held on October 29, 2019, and an Open House was held on January 7, 2020, at the Robb Community Hall. The community workshop was a collaboration with local residents to learn background information about Robb, as well as brainstorming a vision for the future. The Open House provided an opportunity to engage on the proposed land use concept and policies. Surveys were also distributed by mail and made available online to notify landowners of future events, provide background information, and to collect feedback on how residents “Imagine Robb”.

Local expertise was further added to the plan through the establishment of a Steering Committee, which was initiated and selected by County Administration and Council. The Steering Committee was comprised of a resident from Upper Robb, Lower Robb, Mile 34, a member of the local business community, the local Councilor, and administration. These members were vital to the championing of the project and they helped ensure that the project was reflective of local values. Our time with the Steering Committee contained monthly meetings to discuss the contents of the project, collect feedback on engagement events, as well as obtaining unique background information about Robb.

Imagine
THE HAMLET OF ROBB



Steering Committee



2.9.2 Phase I: Community Survey, Workshop, and Visioning

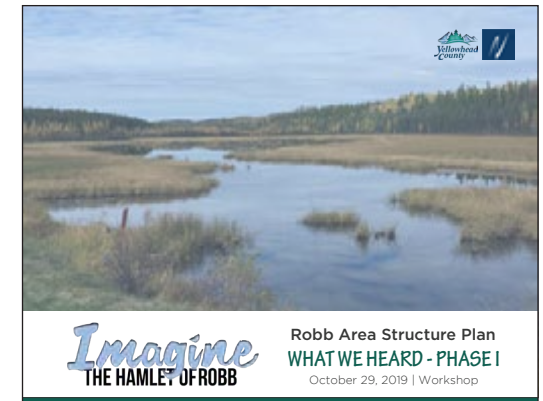
The first phase of preparing the ASP consisted of gathering background information on the community, meeting with stakeholders, and learning about those who live and own property in Robb. The Project Team engaged local residents through a community survey, community workshop, and a visioning survey. Seven key themes emerged from this and they are as follows:

Community Spirit: Robb is home – a sentiment echoed by many residents throughout the event. People who live in Robb look out for one another and care deeply for their community. Even in the face of challenge, it remains vibrant with community spirit and potential.

Environment: Residents have a valued connection to the natural environment that Robb is within and surrounded by. This was reiterated and reinforced by residents stating the primary reason they enjoy life in Robb is because of its pristine natural conditions.

History: Robb was established in the early 20th century as one of the primary coal mining communities in the Coal Branch. Residents have expressed a desire to bring back artifacts to the community as a present reminder of where Robb came from.

Industry: The natural resource industry was a key part of Robb's past and remains a key part of its present existence today. Residents noted the importance of these industries to the future vitality of Robb.



- Recreation:** When describing Robb, residents referred to the recreation opportunities within the Hamlet and surrounding region. Residents pointed out that they enjoy quadding, snowmobiling, ice fishing, camping, hunting, hiking, and geocaching. Residents would like to see these recreation opportunities built upon and expanded, as this would help attract more visitors and residents to Robb.
- Safety:** Due to Robb's remoteness, residents expressed some concern around transportation (distance driven and lack of cellular connectivity on Highway 47), adverse natural events (floods and wildfires), as well as unlawful activities (speeding, theft, trespassing and nuisance properties). Residents did note, however, that there is a RCMP presence in the community.
- Services:** Because Robb is a remote community it has limited access to core commercial services, municipal infrastructure, and telecommunications. Residents expressed a desire to attract businesses into the Hamlet that can be supported by local residents and industry, however this is challenged by the limited available infrastructure capacity. Addressing and expanding vital services within the community is top of mind for residents.



2.9.3 Phase II: Draft ASP Open House

The second phase of preparing the ASP consisted of hosting an Open House and distributing surveys about the draft vision statement, land use concept, policies, and implementation strategies. The feedback received assisted the Project Team in understanding the community's perspective and ensures the proposed policies are clear and understandable.



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3.0 ROBB can be...

3.1 Vision Statement

ROBB... will *build upon its history* and *local partnerships*, capture *transformational opportunities* and emphasize its *quiet natural surroundings* to become a *hub for growth*.

3.1.1 Understanding the Vision



...build upon its history...

A common theme that emerged from the engagement process was the importance of the Hamlet's history. The community exists and once thrived due to being located within the Coal Branch. The future shall "build upon" this connection to commemorate and share "its history" with future generations. Thus, by "building upon" the community's history, the community must pursue...



...local partnerships...

Based on the conversations among residents, industry, community organizations, and government, there are many opportunities within the Robb region for economic prosperity through business ventures and recreation development. "Local partnerships" will realize the community's potential and will generate...



...transformational opportunities...

Robb has remained relatively unchanged for many years, but the future can bring change. The community must come together to set priorities and collaborate on creating a driving force to come to Robb. This "transformation" in land form and mindset will embrace the existing...

ROBB can be...

This section was assigned the colour green as this colour represents growth and a birth of new opportunities. Residents of Robb are poised to make new memories and enjoy what the future of Robb has in store and this may be achieved through the formation of newfound approaches. An unbridled enthusiasm for the future of Robb can be further described by this local resident quote:

“ [Robb] has potential to grow [into] a sustainable community while maintaining the reason we live here, nature.”

- Robb Resident
Vision Survey





...quiet natural surroundings...

The Hamlet of Robb is home for its existing residents and will become home to future generations. The rural and rustic character of Robb should be embraced by future residents, visitors, and businesses, as for many the character is the reason to live or visit Robb. The “*quiet and natural surrounding*” is to be balanced and respected by the community in order to enjoy the local recreation opportunities. The character will build upon the place that residents admire today, and attract people that desire the same community qualities. This will establish Robb as a...



...hub for growth.

During the engagement process, discussions revolved around the potential for Robb to be a hub. In order to be this hub, the community must strengthen its services including access to commercial, municipal infrastructure, and telecommunications. The hamlet could one day return to a growing community that provides accommodations for the area employees, or a place to stay when enjoying the pristine natural environment. Growing the community will support building upon the current community spirit, existing and future industry, and the preservation of the Coal Branch community.




3.2 Land Use Policies

3.2.1 Hamlet Policies

This section outlines the policies that will guide future development within the Plan Area.

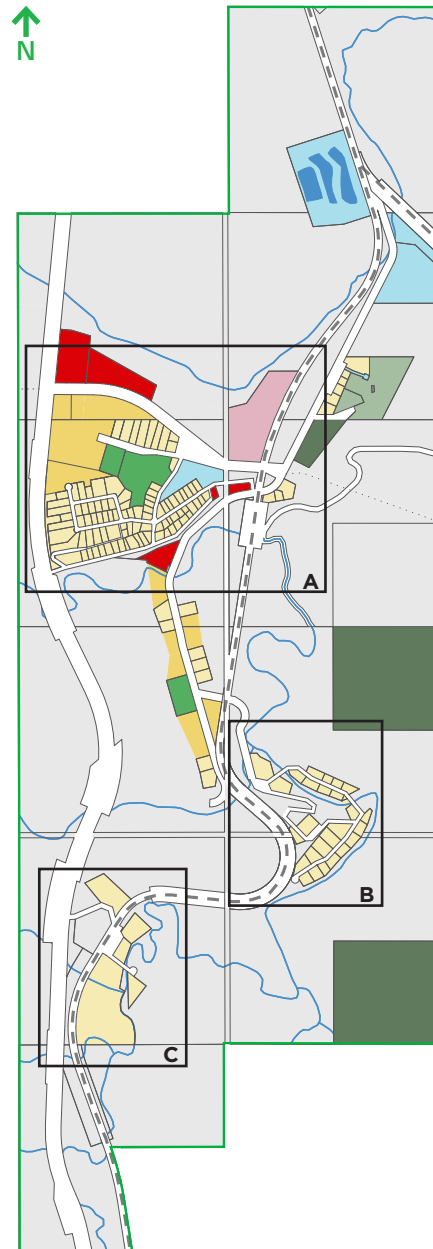
3.2.1.i General Policies

The general plan policies set out a minimum framework for development within the Hamlet of Robb. These policies apply to the entire Plan Area, regardless of the specific land use.

- a. All development within the Hamlet shall adhere to the regulations set forth within Yellowhead County’s Municipal Development Plan and Land Use Bylaw. 
- b. All future development shall conform to the vision of this plan. 
- c. Development shall be compatible to adjacent land uses and provide the appropriate buffering and interfaces, to the satisfaction of the County. 

What does **DEVELOPMENT** mean?
the act of creating, changing, expanding a building or an area.

Figure 9 Land Use Concept

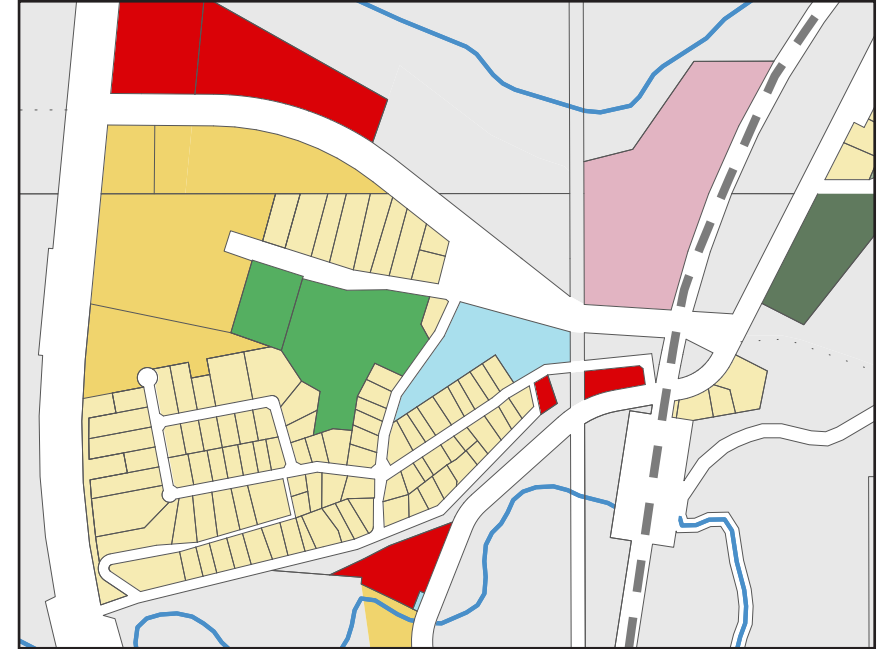


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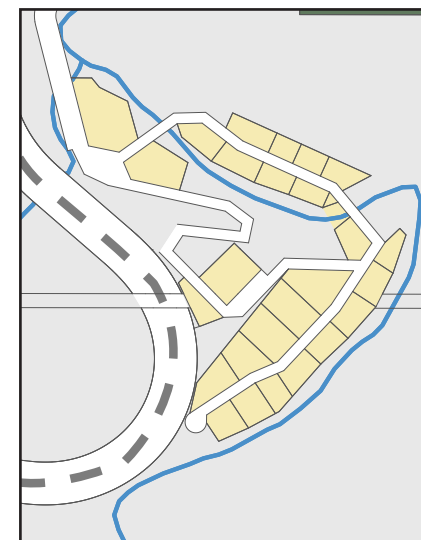
Legend

- Hamlet Boundary
 - Railway
 - Private Roadway
 - Waterbodies
 - Crown Land
-
- Land Uses
- Residential - Existing
 - Commercial
 - Open Space / Parks
 - Hamlet Services
 - Commercial Recreation
 - Industrial
 - Residential - Future
 - Reserve

Upper Robb - Inset A



Lower Robb - Inset B



Mile 34 - Inset C

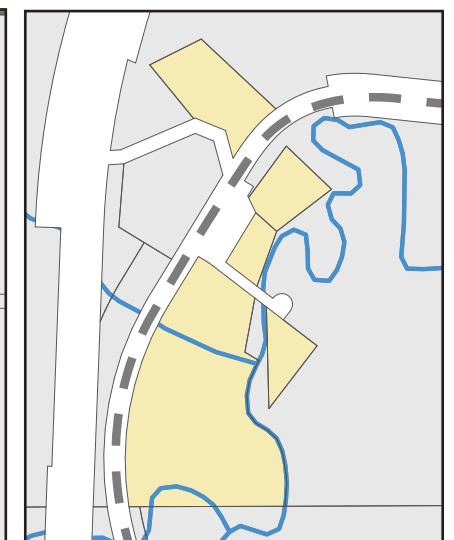
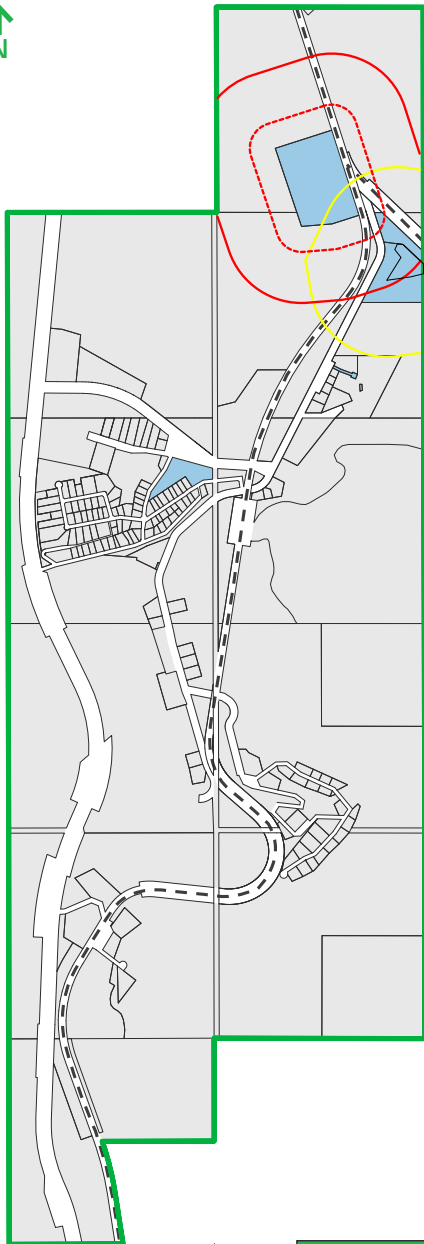


Figure 10 Development Setbacks



Legend

- Hamlet Boundary
- Waterbodies
- Hamlet Services
- 300m Development Setback from Lagoon*
- - - 100m Water Well Setback from Lagoon*
- 300m Development Setback from the working area of Waste Transfer Station*

* A variance to the setbacks may only be granted by the Minister of Alberta Environment and Parks.

Scale: N.T.S.

Policy 3.2.1.i.d

d. Subdivisions or permits for a school, hospital, food establishment, or residential use shall not be permitted with the Lagoon's (300m development setback and 100m water well setback) or Waste Transfer Station's (300m development setback) setbacks.



e. Environmentally sensitive areas, as identified by the County or Provincial agencies, shall be protected and preserved.



f. Development proposed within the 1:100 year flood plain shall be prohibited, unless mitigation measures are implemented.



g. Development should incorporate low-impact development principles (i.e. porous pavers, bio-swales, and rain gardens), especially near environmentally significant areas at County Council discretion.



h. Public spaces should incorporate historical signage that supports the County's heritage program.



What does

ENVIRONMENTALLY SENSITIVE AREAS mean?

areas that contain significant environmental features and or habitats and are essential to the long-term health of the landscape.



Policy 3.2.1.i.g

Low-impact development



Policy 3.2.1.i.k

Signage with Local Context



Policy 3.2.1.i.j

All Season Trails



Policy 3.2.1.i.k

Year-Round Recreation

i. Mixed-use developments shall be permitted in vertical and horizontal forms as well as in standalone residential and commercial forms.



j. The Plan Area should provide trail opportunities for both pedestrians and non-motorized cyclists and may connect to the Hamlets recreation areas.



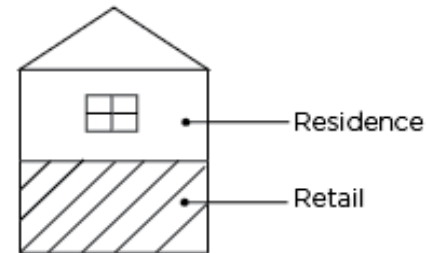
k. Public spaces shall be designed to offer year-round recreation opportunities through wayfinding and all-season trails.



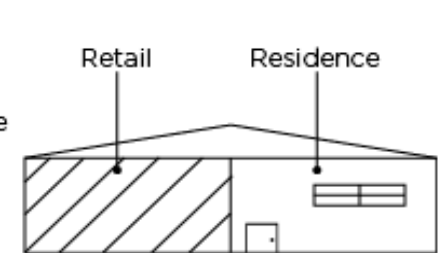
l. Existing buildings and sites with heritage significance should be preserved and maintained, whenever possible.



Vertical Mixed-Use



Horizontal Mixed-Use






Policy 3.2.1.i.i

Types of Mixed Use






3.2.1.ii Crown Land

Crown Land policies address lands that are currently in trust by the Government of Alberta. Crown Land is not bound by Yellowhead County's statutory plans including this ASP.

- a. New Crown Land leases should respect adjacent land uses and should be considered in consultation with Yellowhead County Development Authority. 
- b. If Crown Land is sold and transferred to private ownership, an amendment to this ASP and the County's Land Use Bylaw shall be required to redistrict the lands to an appropriate land use district. 
- c. Historic sites within Crown Land as identified by others should be further investigated and promoted as potential tourism opportunities. 

3.2.1.iii Subdivision and Development Policies

The Subdivision and Development policies set out requirements for future applications within the Hamlet of Robb.








- a. Future applications for subdivision and development within the Plan Area shall conform with the vision and policies outlined within this Plan. 
- b. Development that does not conform to the intent of this plan shall require an amendment to this Area Structure Plan in accordance with County policies and procedures. 
- c. Municipal services within the Hamlet shall be expanded to new development, where feasible and to the satisfaction of the County. 
- d. Applications for subdivision or development within 100m of an environmentally significant area (such as waterbodies) may be required to provide: a biophysical impact assessment, a hydrological impact assessment, and/or wetland impact assessment, at the discretion of the Subdivision or Development Authority. 
- e. Subdivision and development shall align with Firesmart: Protecting Your Community from Wildfire design principles. 

What does **WATERBODIES** mean?
consist of rivers and streams like the Embarrass River. It can also include intermittent streams (does not flow during normal rain fall) and perennial streams (has a continuous flow).

What does **FIRESMART** mean?
a tool used by communities and persons to safely reduce fire hazard potential, while simultaneously preserving the existing natural landscape.

3.2.2 Residential - Existing

The residential policies aim to address the existing residential development within the Hamlet, which may include future infill development or same for same development.

- a. Upper Robb should continue to maintain its rural character and similar built form. 
- b. Lower Robb and Mile 34 shall continue to maintain its existing rural character and similar built form and only allow for development if mitigation measures are provided or development is above the 1:100 year flood elevation. 
- c. Single detached and manufactured homes shall remain as the primary form of housing within the Plan Area. 
- d. Home-based businesses should be encouraged, provided they are compatible with adjacent land uses, to the satisfaction of the Development Authority. 
- e. Redevelopment that respects adjacent land uses in height, form, and setback should be encouraged to replace old housing stock, to the satisfaction of the Development Authority. 
- f. Redevelopment of lots should encourage a diversity of housing forms such as tiny homes, semi-detached, and townhousing. 
- g. Inclusive and affordable housing such as supportive living and cottage clusters shall be encouraged to accommodate a variety of household and income types. 
- h. Lot reconfiguration should be supported to limit the isolation of otherwise undevelopable lots, at the discretion of the County. 
- i. Accessory dwellings such as internal and external secondary suites should be supported to provide alternative housing options within the Hamlet. 
- j. The architecture, construction materials and exterior facade of buildings and other structures shall complement the rural character and similar built form of Robb's surroundings to the satisfaction of the Development Officer. 



Examples of Robb's Rural Character



Tiny Cottage
Source *Small House Bliss*






Townhousing Development
Source *Zolo*



External Secondary Suite
Source *Lincolnberg Master Builder*

3.2.3 Commercial

The Commercial policies are intended to promote highway and local commercial development that provides an array of essential goods and services to community members and visitors.

- a. Commercial development located adjacent to Highway 47 shall be larger in scale and provide clear visibility as it acts as the entrance to the Hamlet. 
- b. Commercial development located along Valley Road (Robb 2 Road), 49th Avenue, and Centre Avenue shall be smaller in scale and less intense in use than the commercial located adjacent to the highway. 
- c. Commercial development should be designed to be aesthetically appealing and pedestrian friendly, to the satisfaction of the Development Authority. 



Highway Scale Gas and Service station
Source *Google Earth Pro*



Small Scale Street-Oriented Commercial



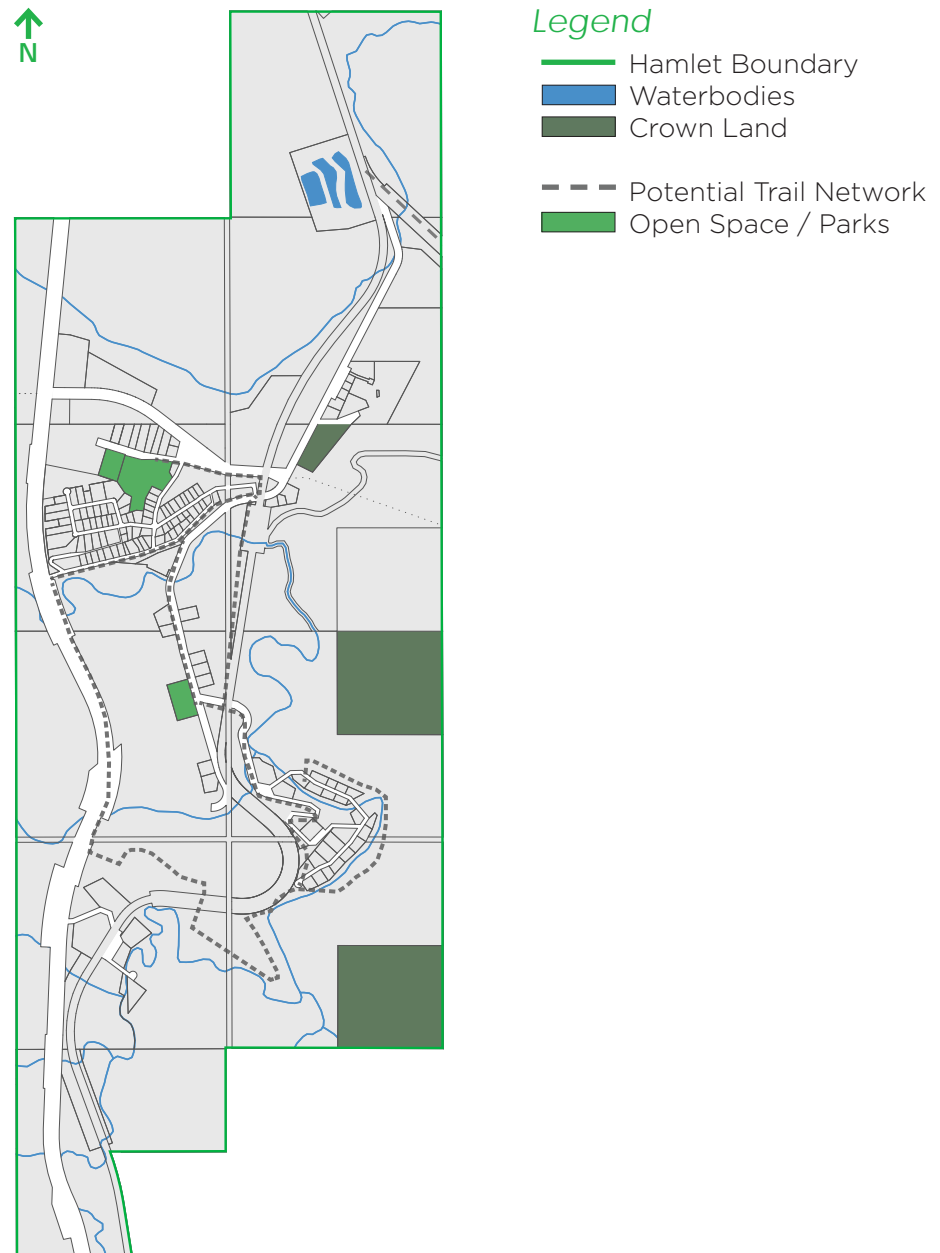
Pedestrian Connections within Commercial Development Source *St. Albert's Place on The Web*

3.2.4 Open Space and Parks

Open Space and Parks policies aim to provide a diversity of public spaces that can be utilized year-round by residents and visitors.

- a. Parks and open spaces shall be welcoming and accessible to the public. 
- b. Parks and open spaces should be connected by trails for pedestrians and non-motorized cyclists. 
- c. Trail systems and parks shall incorporate fuel breaking through strategic trail development, which will achieve FireSmart principles. 
- d. The Robb Community Hall should remain as the focal point of social gatherings and community events. 
- e. Wayfinding signs should be provided for the enhanced navigation along trails to improve safety for users. 
- f. Human-wildlife interactions should be mitigated through safe design, mindful landscaping, and non-edible vegetation. 

Figure 11 Potential Open Space Network



Scale: N.T.S.



Examples of edible vegetation that should be avoided
(Currant Tree / Raspberry Bush)



Policy 3.2.4.d



Public Recreation Sites



Source Kamloops Hiking Club

Maintain Community Gathering Spaces

3.2.5 Hamlet Services

Policies addressing Hamlet Services focus on critical County owned services that are essential to the continued health and prosperity of the Hamlet and its residents. Currently this includes the lagoon, the Fire Station, and the Waste Transfer Station.

- a. Future services and infrastructure should be strategically located to service both residential and local businesses.
- b. Municipal infrastructure that creates noxious odors such as (but not limited to) the Lagoon and Waste Transfer Station shall be buffered from adjacent land uses, to the satisfaction of the County.



-
- c. Hamlet Services may include telecommunication infrastructure upgrading in order to improve cellular and internet connectivity in the Hamlet.
-



3.2.6 Commercial Recreation

Policies for Commercial Recreation aim to accommodate tourism, lodging and sporting based opportunities, which may be experienced year-round.

-
- a. Commercial Recreation should be strategically located to provide convenient options for its users and mitigate its potential impact on existing residential.
-
- b. Commercial Recreation shall consider adjacent land uses and provide appropriate buffering, to the satisfaction of the County.
-
- c. Commercial Recreation should connect to the hamlet's open space network, where possible.
-
- d. All water bodies (i.e. rivers or streams) found within the Hamlet shall remain publicly accessible through appropriate setbacks, to the satisfaction of the County.
-



Examples of Recreation Opportunities

Source PinkBike

Source Bow Hunting 360

Source Matador Network

3.2.7 Industrial

Industrial policies are intended to guide the type and intensity of industry located within the Hamlet.

-
- a. Industrial development may support or promote complimentary industries of the greater region.
-
- b. Industrial development within the Hamlet should be limited in intensity and nuisance to ensure that it is compatible within the existing land uses within the Plan Area.
-



c. Industrial development shall provide the appropriate screening and aesthetic landscaping, to the satisfaction of the County.



3.2.8 Future Land Uses

Policies for future land uses are separated into two categories: Future Residential and Reserve. Reserve lands are those that have the potential to be developed, but require further studies and technical documents to support their development feasibility. The goal of these policies is to lay out a framework on how the Hamlet may achieve planned and orderly growth.

3.2.8.i Residential - Future

a. New residential development and subdivision should consider Future Residential areas for development first.



b. Lower density residential uses shall continue to be the dominant housing form for Future Residential.



c. A mixture of flexible and affordable housing typologies should be encouraged.



d. Development should connect to the hamlet's open space network.



e. Municipal services shall be utilized if the connection is within close proximity, at the discretion of the County.



3.2.8.ii Reserve

a. In order to accommodate future development pressures, Reserve shall act as a holding land use for future development, which is at the discretion of the County.



b. A mix of residential, commercial, industrial, open space and parks, hamlet services and recreation opportunities may be provided throughout the Reserve area.



c. All pre-existing uses occurring on Reserve lands shall be allowed to continue. However, any new uses or non-conforming development shall conform to the regulations set out in the County's Land Use Bylaw.



d. Development on Reserve lands shall only occur when supported by technical reports that indicate the proposed land uses are developable, to the satisfaction of the Development Authority.



3.3 Land Use Statistics

	Area (ha)	% of GDA
Total Hamlet Area	641.77	
Highway 47	29.57	
Waterbodies	2.74	
Railway	24.42	
Gross Developable Area	585.04	100.00%
Commercial	6.07	1.04%
Open Space / Parks	4.78	0.81%
Hamlet Services	14.92	2.55%
Commercial Recreation	4.37	0.75%
Industrial	5.13	0.88%
Crown Land	34.25	5.86%
Reserve (75%)	266.01	45.47%
Local Roads (Existing)	23.43	4.00%
Circulation (20% of undeveloped land)	91.64	15.66%
Total Non-Residential	448.27	76.62%
Net Residential	136.78	23.38%

Residential Land Use, Lot, and Population Count

Land Use	Area (ha)	% of NRA	Lots/ha	Total Lots	PLOT	Population
Residential - Existing	33.90	24.78%	4.2	142	1.9	270
Residential - Future	11.88	8.84%	4.2	50	2.6	130
Reserve (25%)	87.67	65.95%	4.2	372	2.6	967
Total	136.75	100%		564		1367

Notes Circulation was calculated based on 20% of current Reserve Land

The residential statistics assumed a 25% of developable land to be residential, this may be revised to reflect development pressures.

Household statistics are based on the existing Yellowhead County average household size for the residential - existing (1.9). All future land uses apply the provincial average household size (2.6).

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4.0 ROBB will respond...

4.1 Actions to Implement

The below table outlines the actions that are required to implement this Plan. This Plan is required to be implemented by multiple stakeholders including the County, industry, developers, and the community. Each action is linked to the policy it is implementing, who is responsible, and the priority of the action. The priority of each action is defined as the following:

- H** High Priority - Implement Immediately to 1 year
- M** Medium Priority - Implement within 1-3 years
- L** Low Priority - Implement within 3-5 years

Policy (s)	Action	Vision Outcome	Responsibility			Priority
			County	Developer / Industry	Community	
General	Dedicate an individual or personnel to fulfill/coordinate the implementation of the Robb ASP.		○			H
General	Redistrict land to reflect the ASP's concept.		○	○	○	M/L
General	Explore partnerships with industry and community organizations.		○	○	○	H/M

ROBB will respond...

This section was assigned the colour orange because it is historically linked with vitality and energy. Through the ASP, Robb will respond to new opportunities and challenges with greater dynamism. Residents will be supported by a document that answers to the needs and desires of both local residents and stakeholders. The importance of the ASP and its ability to respond to future challenges is emphasized by the following quote:

“ We are planning to invest our future in being permanent residents. We hope there are future opportunities and development to pass onto our next generation.”

- Robb Resident
Vision Survey



Policy (s)	Action	Vision Outcome	Responsibility			Priority
			County	Developer / Industry	Community	
General	Investigate municipal incentives and grants to support development within the Hamlet.		○			H
3.2.1.i.a,b 3.2.2.a,b 3.2.8.i.a,ii.a	Adopt the updated Robb ASP.		○			H
3.2.1.c,h 3.2.2.c,d,e,f,g,i,j 3.2.3.a,b,c 3.2.4.a 3.2.5.b 3.2.6.a,b 3.2.7.b 3.2.8.i.b,c 3.2.8.ii.c	Amend the Land Use Bylaw to ensure development is compatible in terms of forms, heights, setbacks, and buffers.		○			M
3.2.1.i,c,h 3.2.4.b 3.2.6.c 3.2.8.i.d 3.2.8.iv.c	Conform to the 2016 County Parks & Outdoor Spaces Plan.		○	○	○	M/L
3.2.4.a,c,e	Conform to the Our Trails Future: 2018 Yellowhead County Trails Master Plan.		○	○	○	M
3.2.1.i.c 3.2.1.iii.b	Establish a process to amend this Area Structure Plan for future uses.		○			H
3.2.8.i.a 3.2.8.ii.a,b 3.2.8.iii.b	Establish a strategy for County owned land within the Hamlet to achieve orderly and planned growth.		○			H/M
3.2.1.i.a 3.2.8.ii.a 3.2.8.iii.d	Establish a process to review the ASP at subdivisions, redistricting, as well as development application stages.		○			H
3.2.1.i.e 3.2.1.iii.d	Require technical documents to confirm/support development in environmentally significant areas.		○			H/M
3.2.1.i.c 3.2.1.iii.E 3.2.4.c	Establish a plan for FireSmart within the Hamlet boundary.		○		○	H/M

Policy (s)	Action	Vision Outcome	Responsibility			Priority
			County	Developer / Industry	Community	
3.2.1.i.g	Incorporate landscaping and low-impact development in parks, roadways, and developments adjacent to environmentally sensitive areas.		○	○		H/M/L
3.2.1.i.l	Continue to maintain and update the Hamlet's heritage inventory and implement public spaces initiatives.		○		○	H
3.2.1.i.a,b,c	Consult Alberta Environment and Parks about opportunities within Crown Land.		○	○	○	M
3.2.4	Explore opportunities with Alberta Environment and Parks to connect the Open Space Network with Crown Land.		○	○	○	M/L
3.2.1.i.d 3.2.5.b 3.2.6.d	Adhere to the policies laid out in the Municipal Government Act for specific nuisance and environmental setback regulations.		○	○		H
3.2.7.a	Investigate lot configurations to achieve logical lot design and remove undeveloped lots from County ownership.		○		○	M
3.2.1.i.c 3.2.5.a 3.2.8.i.e	Investigate the expansion of municipal services to accommodate future development.		○	○		M/L
3.2.5.c	Investigate the expansion of cellular and internet services for improved connectivity and services.		○	○		L
3.2.2	Investigate unsightly properties and enforce the appropriate County's Nuisance, Untidy & Unsightly Premise Bylaw on nuisance properties within the Hamlet.		○		○	H
3.2.1.i.c 3.2.2	Investigate through Land Use Bylaw update the opportunity for same-for-same development in the event a natural disaster destroys a home or building.		○			M



4.2 Redistricting and Subdivision

Redistricting and subdivision applications shall be commenced by the County, developers, or landowners when necessary and correspond to Figure 9 - Land Use Concept, as specified in this Area Structure Plan. Redistricting and subdivision applications shall be guided by the County's bylaws, such as the Yellowhead County's Municipal Development Plan, Land Use Bylaw, and any requirements necessary for each application.

4.3 Area Structure Plan Amendment Process

Policies, text, and figures found within the Robb ASP may be amended from time to time, in order to respond to broader or more specific issues affecting the Plan Area. Any amendments made shall be in accordance with the Municipal Government Act, and any other applicable County bylaws, policies, and procedures.



5.0 Appendix

5.1 Policy Context

5.1.1 Yellowhead County Municipal Development Plan

The Municipal Development Plan (MDP) was adopted by Yellowhead County on September 13, 2013, and provides a policy framework to guide future land use and policy decisions within the County. The Plan is intended to help inform decisions on how the County grows, and direct the development of ASPs and the Land Use Bylaw.

Yellowhead County MDP	Robb ASP
6.5 Hamlet Policy Area	
<p>(a) Infill and Redevelopment Encourage the infilling or redevelopment of sites in Brule, Cadomin, and Robb (provided that adequate infrastructure can be provided) rather than large scale expansion in and around these areas. Further subdivision in Marlboro should be delayed until completion of the Area Structure Plan.</p>	<p>The Robb ASP encourages the development and redevelopment of existing properties to maintain and provide new housing stocks for residents and visitors to the community.</p>
<p>(b) Area Structure Plans Prepare Area Structure Plans to better guide development and infrastructure investment necessary to support growth. Review existing area structure plans as required.</p>	<p>The adopted Robb ASP is an update of the original plan adopted by Council in 2001.</p>
<p>(f) Locational Criteria – Multi- Lot Subdivisions In cases where a developer proposes to develop a country residential or country estate residential subdivision of more than five (5) lots which is located within the Hamlet Policy Area, applications will be evaluated in accordance with the criteria outlined in Appendix B, Site Suitability.</p>	<p>The Robb ASP’s implementation plan recommends the preparation of a list of technical documents that are required to support subdivision applications.</p>



Yellowhead County MDP	Robb ASP
<p>(k) Servicing Methods Identification Require development proposals to articulate the method by which the development will be serviced, including sewage, water, transportation and stormwater. Plans should include a discussion which identifies the impact of the proposed development on the capacities of the respective infrastructure systems.</p>	<p>The Robb ASP’s implementation plan recommends the preparation of a list of technical documents that are required to support subdivision applications.</p>
<p>(l) FireSmart Certain of the Hamlets are very close to the forest and should be cognizant of forest fire danger. Refer to “FireSmart: Protecting Your Community from Wildfire” in efforts to minimize the risk of wildfire in the wildland /urban interface.</p>	<p>(l) FireSmart Certain Hamlets are very close to the forest and should be cognizant of forest fire danger. Refer to “FireSmart: Protecting Your Community from Wildfire” in efforts to minimize the risk of wildfire in the wildland /urban interface.</p>
6.5.14 Robb - Policies	
<p>(a) Robb Area Structure Plan Support the implementation of the Land Use Concept as adopted in the Robb Area Structure Plan.</p>	<p>The Robb ASP proposes a new land use concept that future development will be required to conform with.</p>
<p>(b) Lower Robb Discourage development in Lower Robb due to servicing constraints.</p>	<p>Development is focused in serviceable areas, which are the lands located in Upper Robb.</p>
<p>(c) Appropriate Land Uses Encourage residential infill development, tourist oriented hospitality services, commercial and recreation development in Robb.</p>	<p>The Robb ASP land use concept supports a variety of land uses that encourage infill, tourist-oriented services, commercial, and recreation development.</p>
<p>(d) Inappropriate Land Uses Discourage intensive industrial development in Robb.</p>	<p>While existing industrial uses are identified in the land use concept, future industrial uses are not intended to be intensive.</p>
<p>(g) Enlargement of Lots Consider the enlargement of existing residential lots to provide increased opportunities to improve on-site services.</p>	<p>The Robb ASP supports the development of housing forms of a variety of types and sizes. The flexibility is intended to support enlarging existing residential lots, as required.</p>

<p>Yellowhead County MDP</p> <p>(h) Trail System If requested, work with the community to identify, map and possibly enhance specified components of the informal trail system within and surrounding Robb.</p>	<p>Robb ASP</p> <p>The Robb ASP outlines an open space and trails plan, which is derived from the County’s Trails Master Plan.</p>
<p>(i) Further Development Explore further development options as per the Robb Area Structure Plan. The County should take a lead role in development and marketing of any County owned lands for residential development in Robb.</p>	<p>The Robb ASP land use concept identifies lands for future development, encourages a mix of residential parcel sizes to meet market demand, and consistently advertises opportunities for land sales.</p>
<p>6.9.3 Crown Land Policy Areas</p>	
<p>(b) Integrated Decision Making Processes Focus Yellowhead County’s energy and investment in Crown land initiatives in collaborative ventures (e.g. integrated decision making processes) such as: <ul style="list-style-type: none"> Alberta Tourism Recreational Leasing Process West Yellowhead Corridor Commercial Tourism and Recreation project where tangible benefits accrue to County residents, the province and industry</p>	<p>The Robb ASP supports the County working with the Province to develop recreational opportunities on and through Crown Land.</p>
<p>10.4 Sanitary Sewer Infrastructure Policies</p>	
<p>(b) Hamlet Sewage System Where there is currently a municipal sewer system within a Hamlet, require the applicant to make provision for tying-in to the system and to demonstrate adequate capacity to serve proposed development without impacting existing development.</p>	<p>The Robb ASP requires connections to municipal sewer system for new development. Areas that are unserviceable, such as Lower Robb and Mile 34, are not required to connect.</p>



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