

**BYLAW 103/95**

**A BYLAW OF THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31 TO ADOPT AN AREA STRUCTURE PLAN.**

**WHEREAS** the Council of the Municipal District of Foothills No. 31 is empowered by section 64 of the Planning Act, being Chapter P-9, R.S.A. 1980 as amended, to adopt an Area Structure Plan which provides a framework for subsequent subdivision and development of an area of land within the municipality's boundaries,

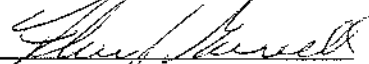
**AND WHEREAS** the Council of the Municipal District of Foothills No. 31 (herein after called the Council) did direct the preparation of an Area Structure Plan for the Priddis Creek Development project lands consisting of that portion of the North West quarter of Section 29, which lies South West of the road on Plan 7711116 containing 40.72 Hectares (100.64 acres); that portion of the South East quarter of Section 29, which lies west of the roadway on plan 6503HD containing 16.36 hectares (40.44 acres); and all of the South West quarter of Section 29 containing 64.7 hectares (160 acres) in Township 22, Range 3, West of the Fifth Meridian.

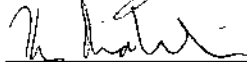
**AND WHEREAS** the Area Structure Plan has been prepared under the direction of the Council,

**NOW THEREFORE** the Council of the Municipal District of Foothills No. 31 in the Province of Alberta hereby enacts as follows:

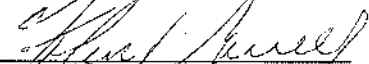
1. This Bylaw may be cited as "The Priddis Creek Area Structure Plan Bylaw."
2. The Priddis Creek Area Structure Plan being Schedule "A" attached hereto and forming part of this Bylaw.
3. That the Priddis Creek Area Structure Plan may be amended by Bylaw from time to time in accordance with the Planning Act, by the Municipal District of Foothills No. 31.
4. This Bylaw comes into full force and effect upon third and final reading.


FIRST READING : August 17, 1995

  
\_\_\_\_\_  
Reeve

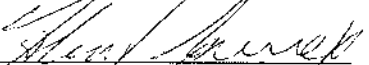
  
\_\_\_\_\_  
Municipal Manager


SECOND READING: October 5, 1995

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
Municipal Manager

THIRD READING: October 5, 1995

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
Municipal Manager

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta.  
the 5 day of October 1995

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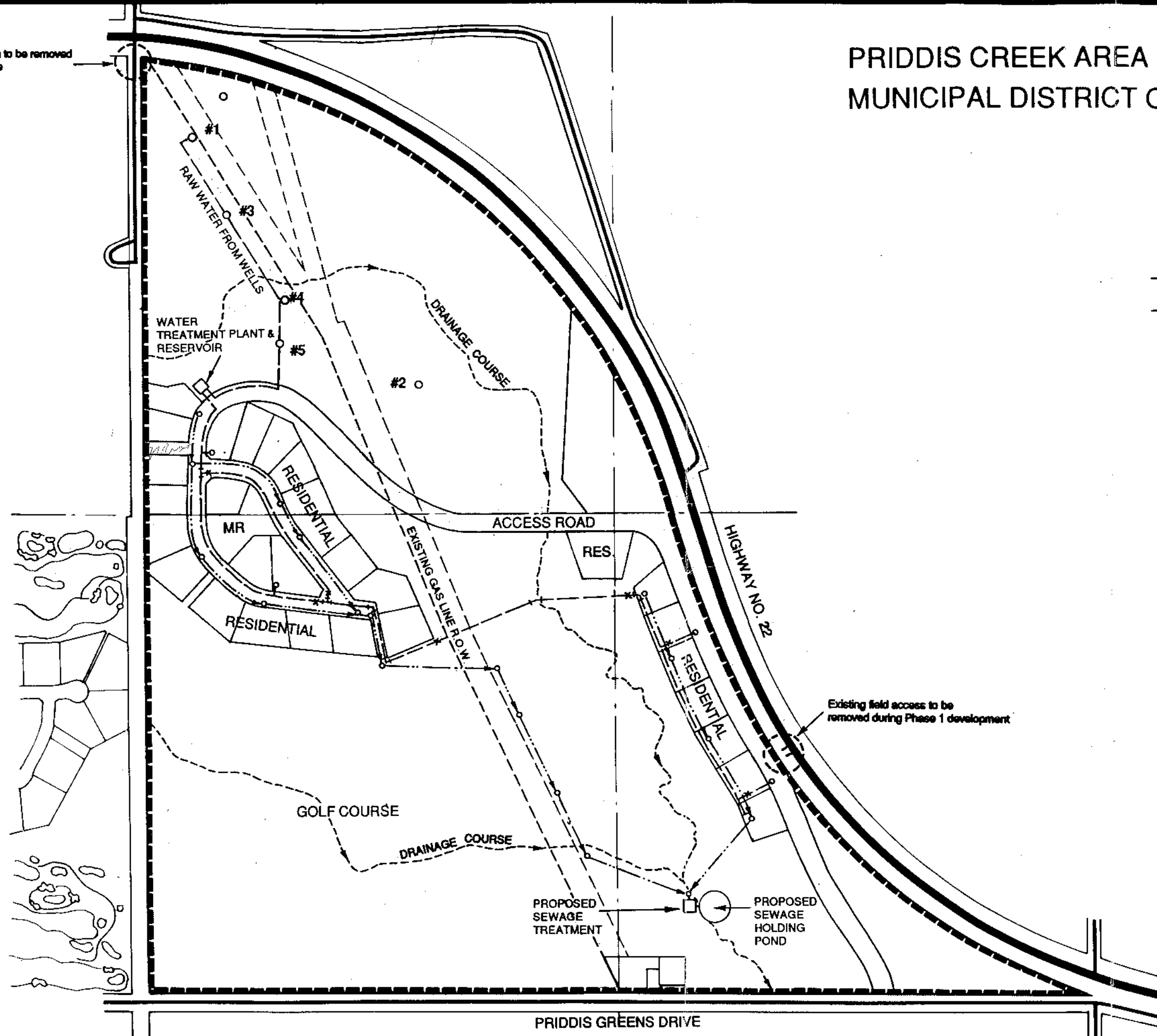
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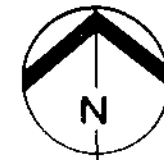


# PRIDDIS CREEK AREA STRUCTURE PLAN MUNICIPAL DISTRICT OF FOOTHILLS NO. 31 CONCEPT PLAN

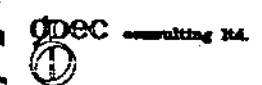
Intersection to be removed  
in the future



- 200 mm SANITARY SEWER
- 150 mm WATERMAIN
- WELLS



SEPTEMBER 1995



**FIGURE : 3**

PRIDDIS GREENS DRIVE

## **1.0 INTRODUCTION**

### **1.1 Purpose of the Plan**

The Priddis Creek Area Structure Plan has been prepared pursuant to Section 633(1) of the Municipal Government Act and is in accordance with the requirements of the "Guidelines for the Preparation of Area Structure Plans" as adopted by the Municipality by resolution of Council.

The Plan has a level of detail greater than the Calgary Regional Plan and the Foothills General Municipal Plan, and is intended to act as a guide to future subdivision and development in the Plan Area. In accordance with Section 633(1) of the Municipal Act, a Council of a Municipality may, by By-Law, adopt the Plan as a Statutory Plan.

Direction for the plan was provided by the Foothills General Municipal Plan, and should examine and address the following issues:

- a) the proposed land use
- b) the sequence of development
- c) the location of proposed and existing roads and public utilities
- d) the location of reserves
- e) water supply and public sewage provisions
- f) the developability of the land
- g) impacts on surrounding land uses

### **1.2 Background to the ASP**

The objectives of the Plan are as follows:

A. To ensure that the review of any subdivision and/or development proposal is conducted on the basis of approved policies and guidelines for the Plan area;

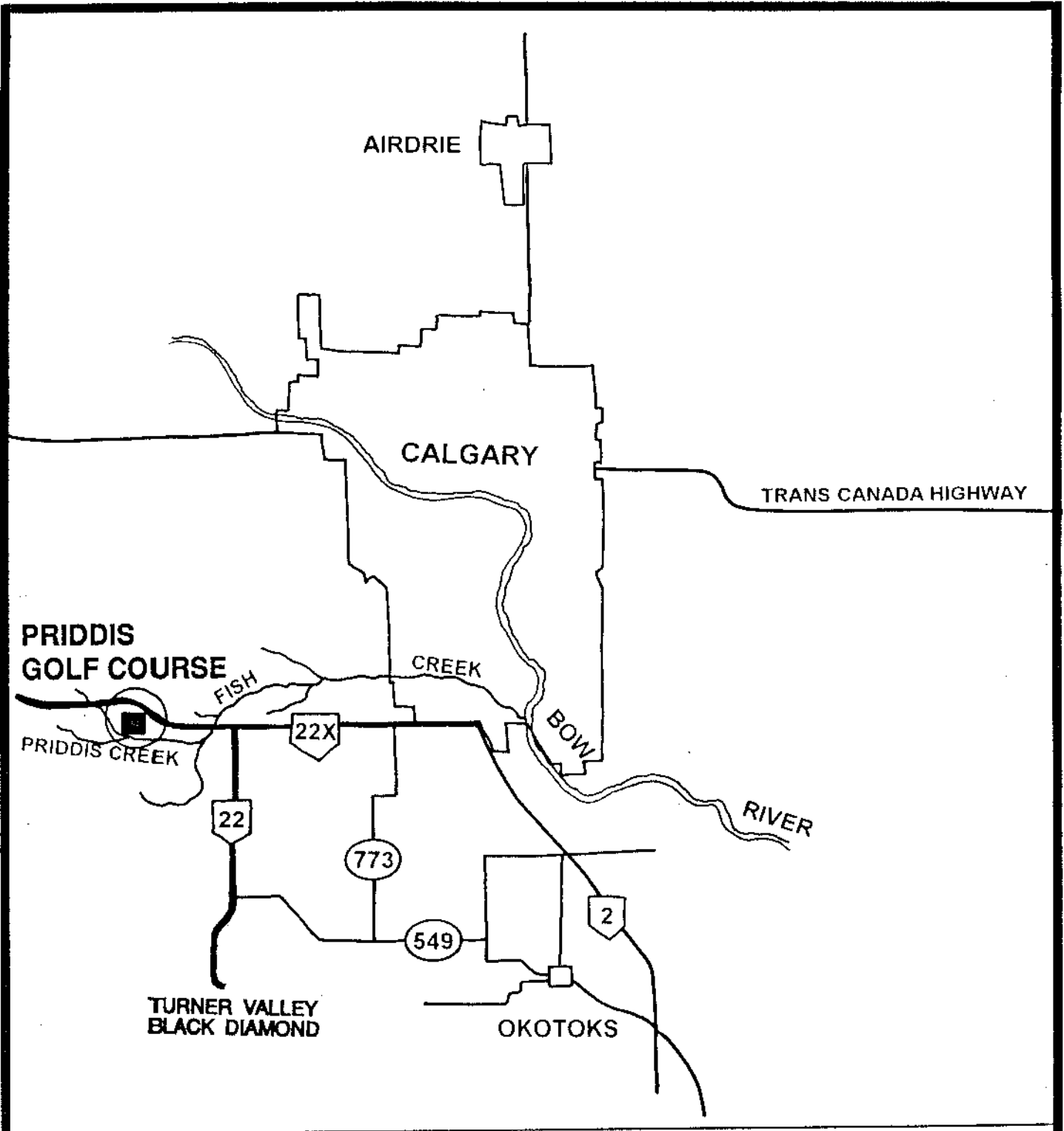
B. To define a land use strategy which is in conformity with the overall principals of the Foothills Municipal General Plan.

C. To conform to the provisions of the Municipal Government Act, and the Subdivision and Development Regulations 212/95.

### **1.3 The Approval Process**

The Municipal District of Foothills No. 31 requires the preparation of the Plan to provide a framework for subsequent subdivision and development within the Plan area.

Consultants were retained by the landowners to prepare the Plan. Following circulation and subsequent reviews, the Plan was presented to Council as a proposed By-Law adopting the Plan as the Priddis Creek Area Structure Plan.



PRIDDIS CREEK AREA STRUCTURE PLAN  
 MUNICIPAL DISTRICT OF FOOTHILLS NO. 31  
**REGIONAL PLAN**



N. T. S.

SEPTEMBER 1995



**FIGURE : 1**

## 1.4 Plan Implementation

The Priddis Creek Area Structure Plan, adopted by Bylaw in accordance with Section 633 of the Municipal Government Act, shall become a statutory document of the Municipal District of Foothills No. 31.

Pursuant to Section 692(1) of the Municipal Government Act, Council held a Public Hearing with respect to the proposed Bylaw.

The Priddis Creek Area Structure Plan does not supersede, repeal, replace or regulate or otherwise diminish any Statutory Plan in effect in the Plan Area.

## 1.5 Plan Review and Amendment

While the Area Structure Plan is designed to establish long term planning strategies for the Plan area; changing considerations (environmental, social and economic) may require amendments to the Plan from time to time.

Council should review this Plan from time to time and amend if necessary, and shall hold a public hearing as required in Section 692(1) of the Municipal Government Act prior to giving second reading to any proposed amendment.

## 1.6 Interpretation

In this Plan:

- a) "**Concept Plan**" means a land use concept prepared for the Plan area.
- b) "**Council**" means the Council of the Municipal District of Foothills No. 31
- c) "**Plan**" means the Priddis Creek Area Structure Plan
- d) "**Subdivision Approving Authority**" means the Council of the Municipal District of Foothills No. 31.
- e) "**Plan of Subdivision**" means a detailed proposal for development of the land and forms the basis for an application for subdivision.
- f) "**Residual Lands**" means all lands within the Plan Area which are not identified for residential, reserve, golf course, roadway or utility uses by the Plan

## 1.7 Legislative Framework

### 1.7.1 The Municipal Government Act

The Municipal Government Act as amended to this date sets out the requirements for an Area Structure Plan in Section 633(2) as follows:

An Area Structure Plan

- (a) must describe:    i)       the sequence of development proposed for the area;



- ii) the land uses proposed for the area, either generally or with respect to specific parts of the area;
- iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and
- iv) the general location of major transportation routes and public utilities;

and

(b) may contain any other matters the Council considers necessary."

### **1.7.2 The General Municipal Plan**

The Foothills General Municipal Plan, adopted by Council is a statutory planning document affecting land use within the Municipal District of Foothills.

Pursuant to the Foothills General Municipal Plan, and based on the lower capability agricultural land classification the appropriate land uses for the Plan Area include the following:

- a. Residential
- b. Recreational

Specific policies designed to achieve the objectives contained in the General Municipal Plan are as outlined in the General Municipal Plan.

## **2.0 THE PLAN AREA**

## 2.0 THE PLAN AREA

### 2.1 Regional/Municipal Location

The plan area is located approximately 15 km south west of the City of Calgary and is 3.5 km north west of the Hamlet of Priddis. The plan area is immediately east of the existing Priddis Greens golf course and residential development. The land lies south and west of Highway No. 22 and north of Priddis Greens Drive and is within the Municipal District of Foothills No. 31.

### 2.2 Definition of the Plan Area

#### 2.2.1 Boundaries of the Plan Area

The Plan Area is described as those portions of Section 29; Township 22; Range 3; West of the 5th Meridian which lie south and west of the road on Plan 7711116 (Highway #22). The Plan Area contains a total area of 133.967 ha (331.024 acres) more or less.

The titles for the plan area are included in the Property Ownership section of the Appendix and are presented as follows for clarification.

Title No.	Description	Owner	Net Area	
931 159 052	Part of the SW 1/4 and SE 1/4 Sec 29-22-3-W5	Priddis Greens Golf & Country Club	80.19 ha	198.14 acres
921 226 710 +1	Part of the NW 1/4 Sec 29-22-3-W5	496290 Alberta Ltd.	40.73 ha	100.64 acres
771 110 470	Part of the SE 1/4 Sec 29-22-3-W5	Crown (Minister of Transportation)	5.78 ha	14.29 acres
851 027 402	Plan 8310011	C.W.N.G.	0.116 ha	0.29 acres
851 027 400		Nova Corporation	0.43 ha	1.06 acres
821 081 184		Crown (Minister of Transportation)	3.12 ha	7.71 acres
158 S 221		M.D. of Foothills No. 31	3.324 ha	8.21 acres
871 007 070		C.W.N.G.	0.277 ha	0.684 acres
<b>Plan Area</b>			<b>133.967 ha</b>	<b>331.024 acs</b>

The Plan location is illustrated in Figure 1 and the Plan Area is illustrated in Figure 2.

For the purpose of this Plan, the boundaries of the various land uses and the transportation components contained within the Plan Area shall be considered approximate only, and minor variations thereto shall not require an amendment to the Plan.

### **2.2.2 General Physical Description**

The Plan Area lies within the foothills of the Rocky Mountains and the land is described as generally steep to rolling terrain with extensive native tree cover predominantly with Aspen and Spruce. The vegetation is characteristic of the general area. The high point of the land is located within the north west quarter of section 29 and the land generally slopes from north to south and south east with a maximum elevation change of 84 meters (275 feet) from the north west corner to the south-east corner.

Natural drainage traverses the property generally in a north-west to south-east direction eventually proceeding through natural drainage courses to Priddis Creek to the south.

**3.0 PLAN GOALS AND OBJECTIVES**

### **3.0 PLAN GOALS AND OBJECTIVES**

#### **3.1 Goals and Objectives of the Plan**

- To plan a country recreational residential development achieving the highest design, aesthetic and environmental standards and in conformance with existing provincial, regional and municipal policy documents.
- To act as a guide under which the Municipal District can review and evaluate specific development proposals.
- To provide a framework for subsequent subdivision and development proposals.
- To establish policies which will direct proposed land use, open space, population density, location of transportation routes, location and methods of utility servicing, phasing of development, site specific issues such as escarpment and highway setbacks and such other matters as Council deems necessary.

#### **3.2 Principles of Development**

The major objectives of development are as follows:

- a) to ensure all development is in accordance with current statutory policy and municipal standards.
- b) to provide for a variety of residential land uses in a manner which is sensitive to the rural surroundings and environment.
- c) to provide a high quality of design and development for all residential, recreational and utilities.
- d) encourage recreational development that is compatible with the surrounding development and takes advantage of natural physical features and large areas of land.
- e) to provide, where appropriate, recreational and residential uses within the Plan area.
- f) to address any significant historic sites in the Plan area.
- g) to ensure that the school and recreational land needs are met through the provision of municipal reserve.
- h) to establish future highway requirements that will provide for the safe and efficient movement of traffic in accordance with the long term goals of Alberta Transportation and Utilities.
- i) to provide a high level of services which will not detrimentally affect adjacent and downstream communities.
- j) to develop an efficient internal roadway and service road system.
- k) to phase development in a logical and efficient manner.
- l) to ensure that all development on or near environmentally significant areas (ESA) is controlled in accordance with policies satisfactory to Alberta Environmental Protection and the Municipal District of Foothills.

- m) to allow the utilization of such environmental areas for public and private outdoor recreational activities such as walking, hiking, wildlife viewing and scenic view appreciation.





## 4.0 PLAN POLICIES

### 4.1 The Plan Concept

This section discusses the implementation of the Area Structure Plan objectives and principles of development identified in Section 3.0 as applied to the Priddis Creek Plan Area and reflected in the Concept Plan (Figure 3)

Goal:

***To comprehensively plan a country residential and recreational development achieving the highest design, aesthetic and environmental standards and in conformance with existing provincial, regional and municipal policy documents.***

The Priddis Creek Area Structure Plan provides the Municipal District of Foothills with a planned development consisting of country residential land use, recreational development in the form of a nine hole golf course extension and related utility systems to service the development.

The Plan provides the Municipal District of Foothills with a framework on which to evaluate future redesignation and subdivision applications within the Plan Area. It also allows for but is not limited to:

- i. the provision of a full scale utility systems in terms of water and sewer;
- ii. the provision of a recreation facility in the form of a 9 hole golf course extension;
- iii. economic viability of the amenities and infrastructure both in terms of utility servicing and recreation uses; by comprehensively planning and developing the entire area, and;
- iv. the review and resolution of external transportation issues prior to development

**Principle:** *To ensure all development is in accordance with current statutory policy and municipal standards.*

Figure 3 conceptually illustrates a proposed land use plan for the Plan Area. The Plan provides for the previously approved recreation use (golf course extension), along with varied country residential uses (where the number of residential parcels and dwelling units are based on the land capability), municipal reserve (MR) and environmental reserve (ER) provisions. Key elements of the concept plan are detailed in the background report extracts and information appended to this Area Structure Plan.

The key land use elements are the recreational development; which provides a community focus; and the residential lands, with the required communal utility systems which form the basis for the development economics.

The proposed development layout is aimed at maximizing the site potentials as regards topography and views and minimizing any impact on adjacent lands or uses.

*The overall theme of the concept provides a comprehensively designed recreational residential development in a park like setting, which is in keeping with the current legislation, is in harmony with the natural features of the site and has no adverse impact on surrounding land uses.*

## **4.2 Land Use Component**

### **4.2.1 Country Residential**

**Principle:** *To provide for a variety of residential land uses in a manner which will minimize the loss of higher capability agricultural land and be sensitive to the rural surroundings, the environment and existing development in the area.*

#### **Policies:**

- 4.2.1.1 The country residential development shall conform to provisions of the Land Use By-Law including the general and specific setback requirements from highways, property lines and internal roads.
- 4.2.1.2 The country residential lots sizes shall be a variety of sizes ranging from one 1.0 acre (0.405 ha.) to 3.0 acres (1.21 ha.) with lots 1 - 4 and 15 - 20 inclusive being single family residences on 1 acre parcels. Lots 5 to 14 and 21 to 30 are generally 1.2 to 1.5 acre parcels and will accommodate three (3) detached single family residences under a bareland condominium plan which will allow for individual titles for these units.
- 4.2.1.3 All subdivision and Development shall be in conformity with the provisions of the Municipal Government Act, the Subdivision and Development Regulations and the Condominium Property Act.
- 4.2.1.4 All subdivision and development shall conform with the relevant guidelines of Alberta Environmental Protection and Alberta Transportation and Utilities.
- 4.2.1.5 Development Approval shall be conditional upon a signed Development Agreement between the Municipal District of Foothills and the Developer.
- 4.2.1.5 All utilities and roads shall be provided by the "Developer" in keeping with municipal and provincial standards as follows.
  - f) A communal water system complete with supply well(s), storage reservoir, treatment, pumping and distribution system shall be developed in accordance with Alberta Environmental Protection standards and licensing procedures.

- ii) A communal sewer collection and treatment system shall be provided for sewage treatment and disposal in accordance with guidelines established by Alberta Environmental Protection
- iii) Access roads shall be designed in accordance with Municipal standards and shall be approved by the M.D's engineer.
- iii) Installation of underground power, gas and telephone service shall be completed at the developers expenses to all lots in accordance with the franchised utility company designs and standards.
- iv) provision shall be made for garbage pick-up and disposal from the development to a Municipally approved disposal site.

#### 4.2.2 Nine Hole Golf Course Extension

**Principle:** *Encourage recreational development that is compatible with the existing surroundings and takes advantage of natural physical features and large areas of land.*

The development concept shows the recreational use in the southern portions of the site, comprised of a 9 hole regulation golf course. The golf facility will be a buffer to the proposed residential development areas and will form an extension of the existing Priddis Greens Golf Course.

The golf course as shown in the plan is approved by the Municipal District of Foothills by way of Development Permit No. 93D 6948. ***The conditions of approval as outlined in Permit No. 93D 6948 shall act as the policies in this aspect of the Plan Area and are contained within the Plan. (See Appendix)***

#### 4.3 Environmental Considerations

##### 4.3.1 Environmentally Sensitive Areas

**Principles:** *To allow the utilization of such areas for public and private outdoor recreational activities such as walking, hiking, wildlife viewing and scenic appreciation.*

*To ensure that all development on or near environmentally significant areas (ESA) is controlled in accordance with policies satisfactory to Alberta Environmental Protection and the Municipal District of Foothills.*

The General Municipal Plan further sets out several policies which apply to Environmentally Significant Areas (ESA) and the Development Constraints included on Figure No. 4 respects these policies and is in keeping with the following specific policies for the Plan Area.

**Policies:**

- 4.3.1.1 Environmentally Significant Area within the Plan Area may be designated as Environmental or Municipal Reserve and may be utilized for recreational uses to the satisfaction of Alberta Environmental Protection and the Municipal District of Foothills.
- 4.3.1.2 Any subdivision or development shall recognize the slope conditions in the Plan Area and set-backs on lots with a 15% slope or greater shall be in accordance with the recommendations of a qualified professional, retained by the developer at his cost, which recommendations shall be to the satisfaction of the Municipal District and Alberta Environment.

**4.3.2 Topographical Considerations/Constraints**

- 4.3.2.1 The site is generally steep to rolling in nature and there are several natural drainage courses which traverse the site. Any subdivision and development plan shall recognize these areas and ensure that natural drainage courses are protected and are capable of accommodating the development run-off considerations.
- 4.3.2.2 Within the north west quarter of Section 29 there is a natural ravine area which enters the property on the westerly boundary and traverses a portion of the north west quarter section. The slopes on the south side of the ravine will require set-back provisions in accordance with statutory policy and Alberta Environmental Protection recommendations. These set-backs shall be finally established at the time of subdivision approval.

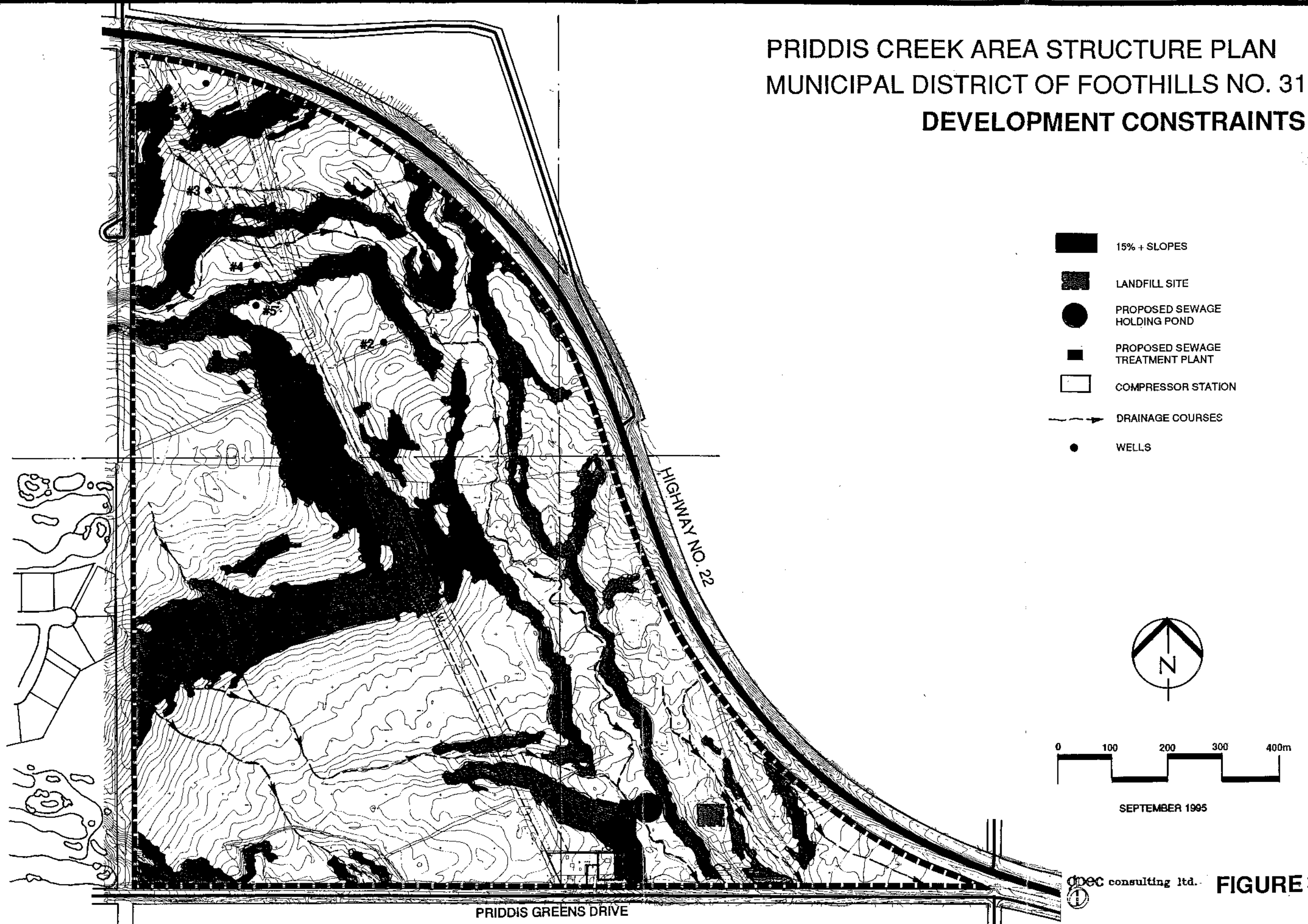
**4.4 Reserve Lands**

**4.4.1 Environmental Reserve**

**Principle:** *To ensure that the environmental land needs are met through the provision of environmental reserve.*

Where there are significant slopes in the north and west portions of the site, these lands shall be protected from development through the set-back provisions of the Land Use Bylaw and in accordance with the requirements of Alberta Environmental Protection.

# PRIDDIS CREEK AREA STRUCTURE PLAN MUNICIPAL DISTRICT OF FOOTHILLS NO. 31 DEVELOPMENT CONSTRAINTS



- 4.4.1.1 The dedication of environmental reserves (ER) in those areas not suitable for subdivision or development shall be considered by the Municipal District at the time of subdivision approval processing.

#### 4.4.2 Municipal/School Reserve

**Principle:** *To ensure that the recreational and school land needs are met through the provision of municipal reserve*

**Policies:**

- 4.4.2.1 Municipal reserve will be dedicated by Deferred reserve Caveat and will be based upon net developable acres. This Caveat will result in physical Municipal Reserve dedication to be located as determined by the Municipality at some future date in accordance with the provisions of the Municipal Government Act and the Subdivision and Development Regulation.
- 4.4.2.2 Lands dedicated for Municipal Reserve should be of similar quality as lands being utilized for development and shall be provided in a condition which does not require upgrading by the Municipality.

The Concept Plan (Figure 3 ) and the Land Use & Transportation Plan (Figure 5) show a Municipal Reserve parcel within the Plan Area and this parcels is subject to the requirements of 4.4.2.2 above.

#### 4.5 Transportation

**Principles:** *To establish future highway requirements that will provide for the safe and efficient movement of traffic in accordance with the long term goals of Alberta Transportation and Utilities.*

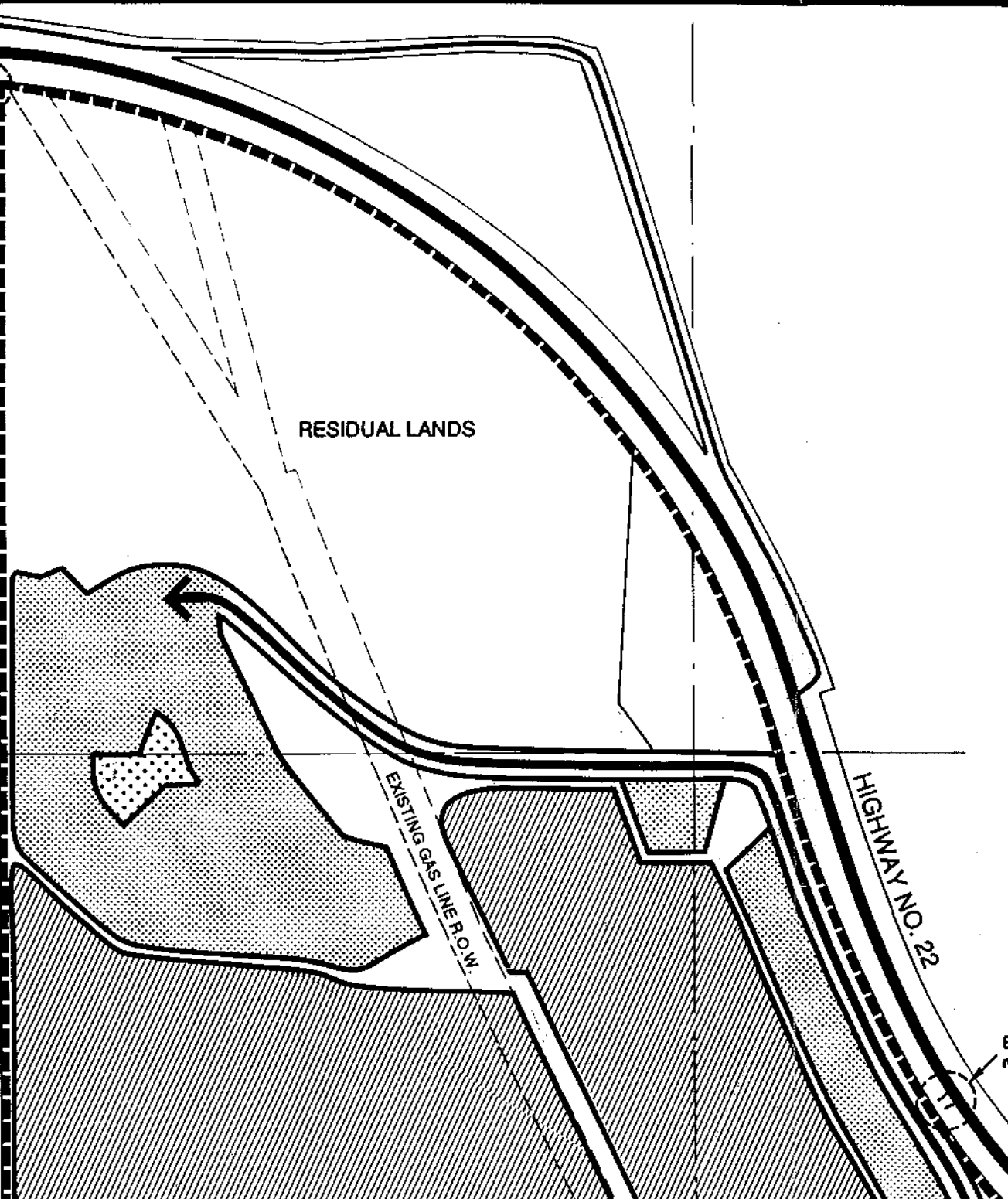
*To develop an efficient internal roadway and service road system.*

Highway 22 is projected to remain a two lane arterial highway in the foreseeable future. No direct access onto Highway 22 will be permitted within the Plan Area because of the safety and operational concerns. In addition, the intersection of Highway 22 and the original road allowance west of Section 29-22-03-W5M (272 Street West) will be removed in the future.

Roadside Development Permit No. 1476-0919 has been issued by Alberta Transportation and Utilities as required by the Development Permit Number 93D 6948 for the recreational component.

Internal roadways will be accommodated on 30 meter right of ways and developed to Municipal Standards, complete with a paved surface.

# PRIDDIS CREEK AREA STRUCTURE PLAN MUNICIPAL DISTRICT OF FOOTHILLS NO. 31 LAND USE & TRANSPORTATION



-  RESIDENTIAL
-  GOLF COURSE
-  MUNICIPAL RESERVE

Existing field access to be removed during Phase 1 development



**Policies:**

- 4.5.1 Vehicular access to the Plan Area shall be from Priddis Greens Drive only. Direct access onto Highway 22 shall not be permitted. The existing field access from Highway 22 in the SE 29-22-3-W5M shall be removed during Phase 1 development.
- 4.5.2 Road access to the country residential lots shall be provided by way of an internal road layout with access from Priddis Greens Drive.
- 4.5.3 Internal access and roadways required to service the development area shall be designed in accordance with Municipal Standards and constructed at the Developer's expense.
- 4.5.4 Access to lands in the north-west quarter of Section 29 shall be provided by way of the internal access road proposed from Priddis Greens Drive.

**4.6 Residual Lands**

The residual lands within the Plan Area shall remain in their present condition and shall be designated as Agricultural Balance District (AG-B) as provided for in the Municipal Districts' Land Use Bylaw.

**4.7 Phasing and Density**

**Principle:** *To phase development in a logical and efficient manner.*

Given the size and scope of the project a logical phasing plan which considers such factors as servicing, access capacity and potential market absorption is contemplated. The scope of Phase 1 is based on the premise that as the recreational component is not to be developed until phase 2, the density allowance for the portion of the S 1/2 of Sec 29 is based on a CR density of 16 units per quarter. The allowable density based on the land area of 198.14 acres equals twenty (20) residential units.

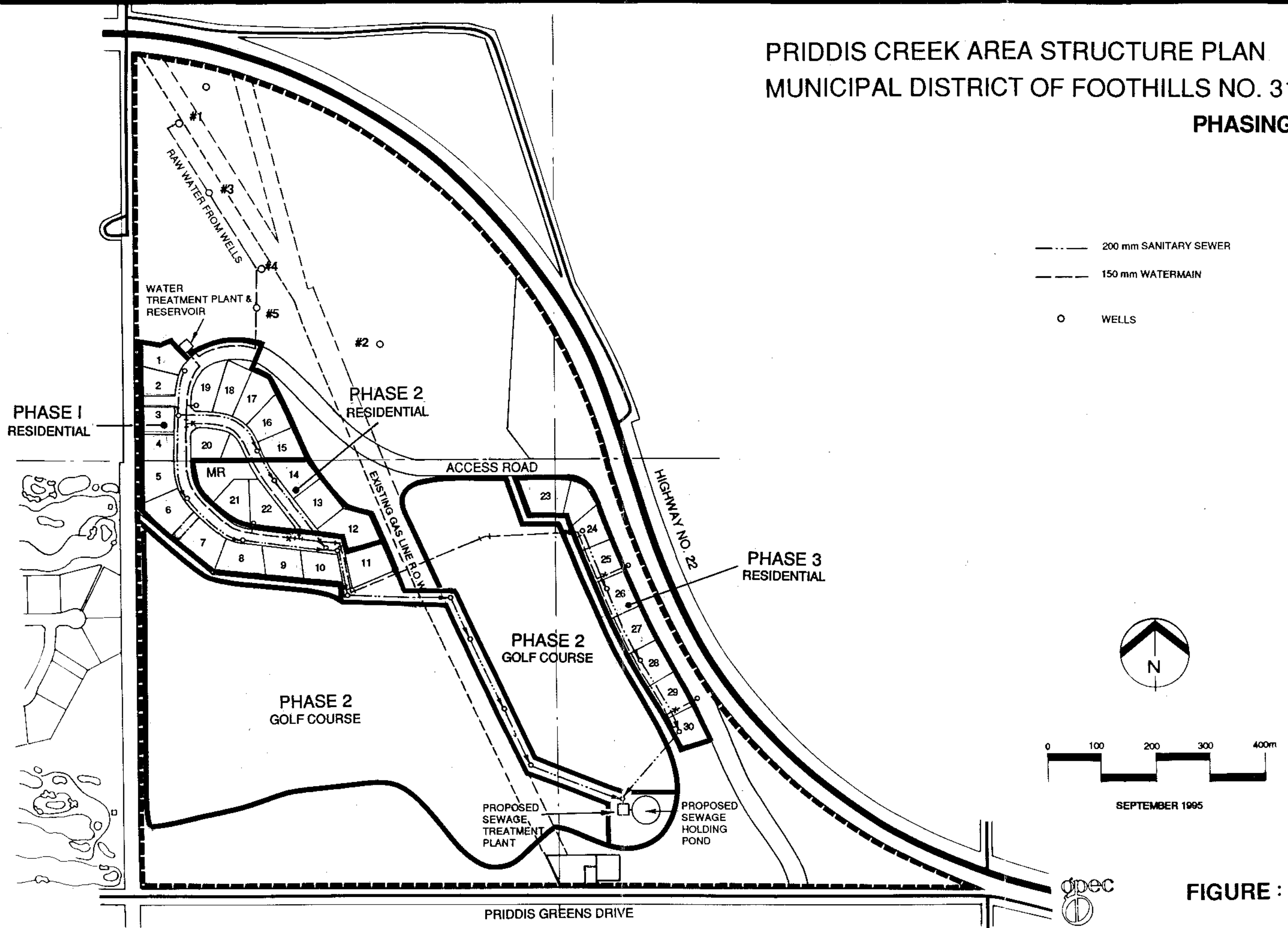
The portion of the NW 1/4 contains 100.64 acres and shall be developed at a density of 16 units per quarter with a minimum parcel size of 0.4 ha (1 acre) resulting in a total of 10 single family building sites. As this part of the Plan Area is considered for conventional CR designation (with a relaxation in parcel size) this part of Phase 1 is therefore not dependent upon the recreational component preceding its development for residential purposes

The phasing schedule considers those items along with the provision for development of the recreation component linked to the development and sale of residential sites in phase 2.

The residential sites are broken into three phases which addresses both market absorption and the servicing considerations. The actual phasing may be varied as a result of detailed utility design and development plans without the need to amend this Plan.



PRIDDIS CREEK AREA STRUCTURE PLAN  
 MUNICIPAL DISTRICT OF FOOTHILLS NO. 31  
**PHASING**



**FIGURE : 6**

### **Proposed Phasing**

- Phase 1 - Residential Lots 1 to 4, 5 to 11 and 15 to 20
- Phase 2 - Nine Hole Golf Course and Residential Lots 12 to 14 and 21 to 22
- Phase 3 - Residential Lots 23 to 30

### **Proposed Residential Density**

The overall density of the Plan area shall not exceed a total of 70 residential units. The proposed housing form within the NW 1/4 of Section 29 will be single family residences on a minimum 0.4 ha (1 acre) parcel.

The proposed housing form in the S1/2 of Section 29 shall be single family detached residences developed under a bare land condominium scheme with three(3) residential units on a minimum lot area of 0.4 ha (1.0) acres more or less.

### **4.8 Servicing**

**Principle:** *To provide a high level of services which will not detrimentally affect adjacent and downstream communities.*

The Plan Area is to have quality development standards in all areas including, the communal water and sewer systems, roadways, landscaping, signage and architectural guidelines/restrictive covenants, aimed at creating a quality recreational and residential environment.

#### **Water Supply**

Of primary importance in a development of this nature is the development of a long term water supply capable of meeting the average and peak daily needs of the development without negatively impacting the existing water supplies in the immediate area. A comprehensive well development, testing and analysis program was undertaken for these lands to establish the long term safe yield of the aquifers to be utilized.

Attached to this Area Structure Plan in the appendix are the pertinent extracts of the Groundwater Investigation Report prepared by J.K. Engineering Ltd. in accordance with the requirements of the Exploration Permit issued by Alberta Environmental Protection.

This exploration program included survey and monitoring of wells within the immediate area in accordance with the requirements of Alberta Environmental protection.

The conclusions and recommendations developed from this extensive program are summarized as follows and are supported by materials submitted of Alberta Environmental Protection as part of the licensing process.

The water supply requirements for the proposed development are 15.17 IGPM average daily demand and 20 IGPM for peak daily demand which may occur during major holidays and the summer months.

The ground water exploration conducted identified three (3) independent aquifers and five wells in those aquifers. It is recommended that Aquifer no. 1 is considered the prime source with Aquifers 2 and 3 as standby and alternate sources. Use of all three aquifers would allow the aquifers to recover after each pumping period which would minimize the water usage impact on the aquifers and the surrounding area.

Initially either wells No 1 and Nos. 4 or 5 can be used alone with each connected to the supply system. Well No. 1 would be production and well no. 4 or 5 would be standby.

The recommendations suggest that well No. 1 be the primary source and would have a recommended pumping rate of 25 IGPM (continuous or intermittent pumping) with well no. 4 tied in and operated on an intermittent pumping cycle of 7 days on and 14 days off with an average monthly or continuous rate of 7 IGPM

Well No. three could be tied in a later date if required with a pumping rate of 15 IGPM on an intermittent pumping cycle of 7 days on, 7 days off, for an average monthly or continuous rate of 7.5 IGPM.

There is no clear evidence that the subject wells are hydraulically connected to the wells located immediately west of the proposed subdivision. The water chemistry is not closely compatible with the water chemistry of these adjacent wells

### **Sanitary Sewer Treatment & Disposal**

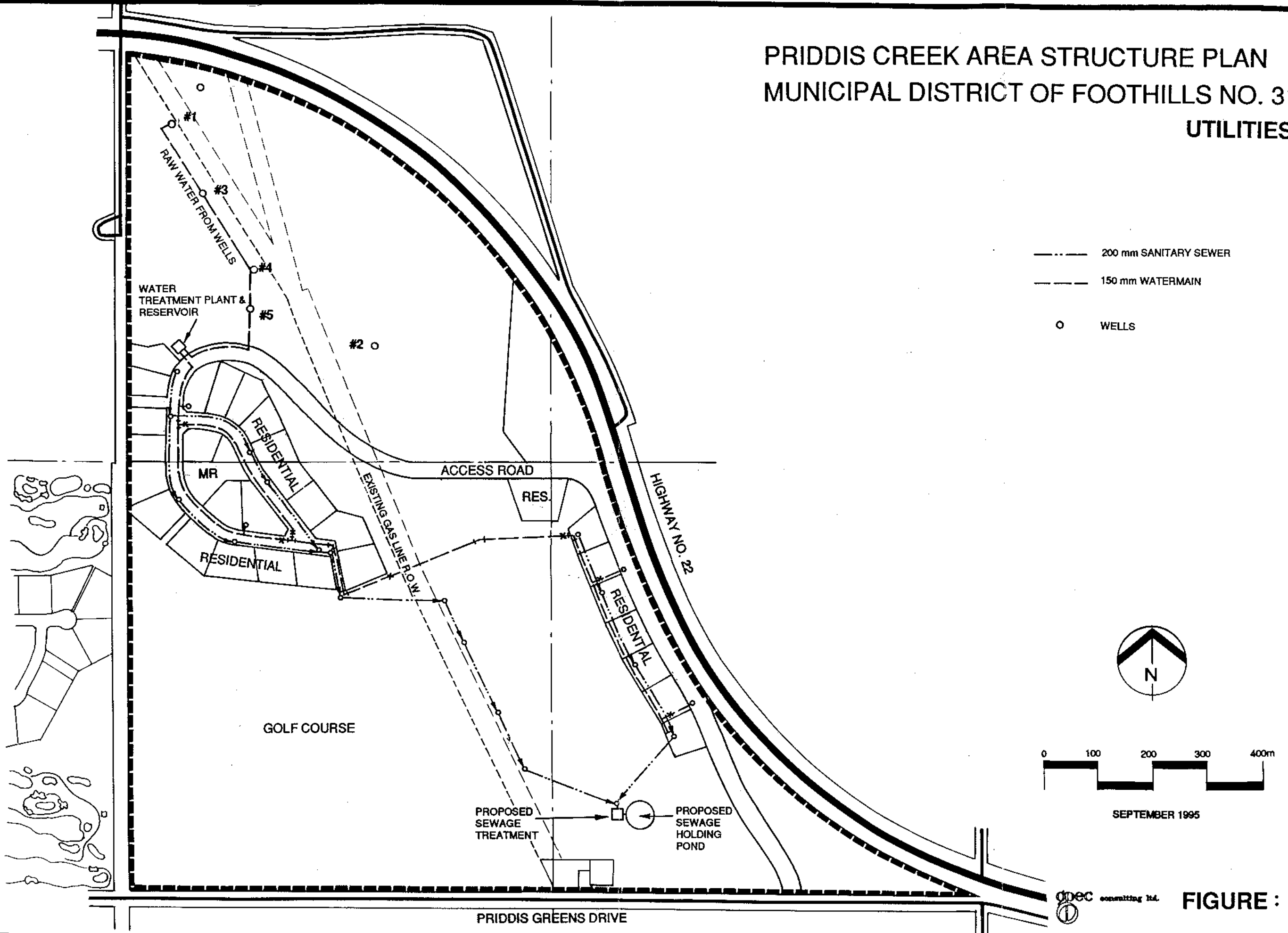
The proposed method of treatment and disposal upon full build out of the development will be an "extended aeration" treatment plant which will provide a level of treatment in accordance with provincial regulations and guidelines. This plant would then discharge the treated effluent to a pond as an integral part of the golf course water features/hazards and the effluent would be mixed with irrigation waters for application by irrigation as is currently the practice at Priddis Greens G & CC.

In the initial development phase (Phase 1) it is proposed that the sewage collection system be installed to the future plant location at the pond. The pond will be constructed in accordance with provincial guidelines and regulations to its final design size. The sewage will be treated by placing septic tanks at the collection main and would subsequently discharge the liquid effluent to the pond. This pond would provide adequate capacity to hold one (1) years sewage flow from the Phase 1 lots (30) and the effluent will subsequently be applied to the cleared fairway areas by a wheel mounted irrigation gun.

The estimated effluent volume from Phase 1 on an annual basis will be approximately 12.25 acre feet and would require an area of 12.25 acres for application at the rate of 12 inches per year. Both the pond and the application areas will meet the requirements for set-back from residential development and adjacent lands as specified in the Subdivision and Development Regulation and Alberta Environmental Protection Guidelines.

Upon the approval of Phase 2 residential construction the septic tank system will be replaced by an "extended aeration" type sewage treatment plant, similar to that which exists within the existing Priddis Greens development, with the treated effluent being

# PRIDDIS CREEK AREA STRUCTURE PLAN MUNICIPAL DISTRICT OF FOOTHILLS NO. 31 UTILITIES



applied to the golf course through the irrigation system in accordance with provincial guidelines and regulations.

### **Community Development Guidelines**

The developer shall establish a set of community development guidelines as an integral part of the Development Agreement process, which will include control of the standards of development and operation of all communal utilities.

All utilities and roads will be developed in keeping with municipal and provincial standards in accordance with the following policies.

### **Policies:**

#### **4.8.1 Water Supply, Storage, and Distribution**

- 4.8.1.1 Final phasing of the water system shall be determined during the plan of subdivision preparation stage of the first phase of plan development.
- 4.8.1.2 The internal water supply and distribution system shall be constructed by the Developer at their sole cost to the design standards of Alberta Environmental Protection and the Municipal District of Foothills. The supply source will be a series of wells located in the North West quarter of Section 29. Aquifer testing as required by Alberta Environmental Protection has been undertaken as a pre-requisite to approval of development in the Plan Area in accordance with the Exploration Permit issued.
- 4.8.1.3 All necessary easements shall be provided for the wells and the supply main to the reservoir to ensure continued access to the supply. These easements shall be provided at the time of plan of subdivision
- 4.8.1.4 A reservoir as a component of the internal system shall be required to provide the volumes, pressure and level of service to accommodate development in the Plan Area and provide fire protection as may be required.
- 4.8.1.5 The design, operation and maintenance of the proposed water treatment facility shall comply with Alberta Environment guidelines and regulations.
- 4.8.1.6 Operation and maintenance of the water supply and distribution facilities shall be undertaken by the Developer until a fixed percentage of the development is occupied. Ownership, operation and maintenance of the water supply and distribution system shall subsequently be transferred to a Services Coop at the expiration of the maintenance period or the percentage occupancy as required

under the Development Agreement. The Services Coop shall include all homeowners within the proposed development.

- 4.8.1.7 All capital costs associated with the provision of the facilities will be the sole responsibility of the Developer.

#### **4.8.2 Sanitary Sewer Treatment and Disposal**

- 4.8.2.1 Phasing of the sanitary sewer treatment and disposal system shall be as determined in 4.8.2.2 and shall be included in the provisions of the Development Agreement at the time of the plan of subdivision preparation stage of the first phase of plan development.
- 4.8.2.2 The internal sanitary sewage collection system shall be constructed by the Developer to the design standards of Alberta Environmental Protection and the Municipal District of Foothills. The Phase 1 treatment system proposed will include an effluent holding pond located in the south west quarter of Section 29. The sewage will be treated by placing septic tanks at the collection main and would subsequently discharge the liquid effluent to the pond. This pond would provide adequate capacity to hold one (1) years sewage flow from the Phase 1 lots (30) and the effluent will subsequently be applied to the cleared fairway areas by a wheel mounted irrigation gun. Applications for approval in principal of such facilities, as required by Alberta Environmental Protection, shall be undertaken prior to Land Use Redesignation of the Plan Area.
- 4.8.2.3 Upon the approval for Phase 2 residential construction the septic tank system will be replaced by an "extended aeration" type sewage treatment plant similar to that which exists within the existing Priddis Greens development and the treated effluent will be mixed with irrigation water as currently is the practice on the Priddis Greens Golf & Country Club.
- 4.8.2.4 All necessary easements shall be provided for the treatment system and the collection main to ensure continued access to the facility. These easements shall be provided at the time of plan of subdivision.
- 4.8.2.5 The design, operation and maintenance of the proposed sanitary sewer collection and treatment system shall comply with Alberta Environmental Protection guidelines and regulations.
- 4.8.2.6 Operation and maintenance of the sewage treatment and collection facilities shall be undertaken by the Developer until a fixed percentage of the development is occupied. Ownership, operation and maintenance of the water supply and distribution system shall subsequently be transferred to a Services Coop at the expiration of the maintenance period or the percentage occupancy as required

under the Development Agreement. The Services Coop shall include all homeowners within the proposed development.

- 4.8.2.7 All capital costs associated with the provision of the facilities will be the sole responsibility of the developer.

#### **4.8.3 Storm Water Management**

- 4.8.3.1 A system of surface drainage ditches integrated with the road system shall form the basis for run-off control within the development area. The golf course overland flows will be directed to the ponds and creek system to ultimately discharge to Priddis Creek.

- 4.8.3.2 Prior to any plan of subdivision approval, a master drainage and grading plan shall be prepared by a qualified professional retained by the Developer for the development area. This Plan shall be to the satisfaction of Alberta Environmental Protection and the Municipal District of Foothills. The approval of Alberta Transportation and Utilities is required for any master drainage plan that impacts the highway drainage system.

#### **4.8.4 Franchised Utilities**

- 4.8.4.1 Extension of shallow utilities shall be the responsibility of the developer. The right of way and final servicing requirements for electrical, natural gas and telephone shall be determined at the plan of subdivision preparation stage.

### **4.9 Other Community Services**

#### **4.9.1 Police Service**

Police service to the Plan Area will be provided by the RCMP detachments at Okotoks and Turner Valley.

#### **4.9.2 Fire Services**

The Plan Area is in an area of the Municipal District which can be serviced by the volunteer fire department at Priddis.

- 4.9.2.1 This development shall play an active role in the expansion and operation of the fire service in the area.
- 4.9.2.2 Fire Protection: Prior to the approval of development, the developer shall ensure that water distribution and fire protection is satisfactory to the Municipal District and Provincial Fire Standards.

#### **4.9.3 Ambulance and Hospital**

The Oilfields District Ambulance Service provides service to this area and hospital service is provided by the Oilfields General Hospital which is located in the Town of Black Diamond, approximately 32 km to the south of the Plan Area.

#### **4.10 Archeological/Historical Resources**

- 4.10.1 A Historical Resources Impact Study will be undertaken on these lands if deemed necessary by Alberta Community Development - Cultural Facilities and Historical Resources Division, prior to the disturbance of the site by development.