

Priddis Meadows Area Structure Plan

Prt. NE 22-22-3-W5

Prepared for:

Municipal District of Foothills #31

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Priddis Meadows Area Structure Plan

" OFFICIAL COPY "

ADOPTED BY BYLAW 122/2004

July 22, 2004

Table of Contents

1. INTRODUCTION	
1.1 Purpose	1
1.2 Background	1
1.3 Approval Process	1
1.4 Legislated Requirements	2
1.5 Municipal Requirements	2
1.6 Definitions and Interpretations	3
2. PLAN AREA	
2.1 Location / Ownership	4
2.2 Development History	4
2.3 General Physical Description	4
Location Map (Figure 1)	5
Existing Land Use Map (Figure 2)	6
Plan Area (Figure 3)	7
3. PLAN GOALS AND OBJECITVES	8
4. PLAN POLICIES	
4.1 Plan Concept	9
4.2 Land Uses	9
Land Use Plan (Figure 4)	13
Aerial Photo (Figure 5)	14
Public Reserve Plan (Figure 6)	15
4.3 Topographic Considerations / Constraints	16
Topographic Map (Figure 7)	17
4.4 Transportation / Infrastructure	18
4.5 Phasing	18
4.6 Density	18
4.7 Neighborhood Impact	19
Street Names & Access Plan (Figure 8)	20
5. UTILITIES AND SERVICES	
5.1 Stormwater Drainage	21
5.2 Water	21
5.3 Sewage	21
5.4 Shallow Utilities	21
5.5 Garbage Removal	22
5.6 Police Service	22
5.7 Fire Protection	22
5.8 Emergency Medical and Ambulance	22
5.9 911 Service	22
6. BUILDING RESTRICTIONS AND COVENANTS	23
Appendix 1. - Copy of Land Title	
Appendix 2. - Groundwater Feasibility Assessment – Groundwater Exploration & Research Ltd.	
Appendix 3. - Traffic Review – Finn Transportation Consultants	
Appendix 4. - Alberta Private Sewage Systems Standard of Practice 1999	

1.0 INTRODUCTION

1.1 PURPOSE

This Area Structure Plan (ASP) has been provided to the Municipal District of Foothills #31 as required by the *Municipal Development Plan* (MDP) adopted by By-law 139/98 dated October 1, 1998 and the *Land Use Bylaw 1/99* (LUB) adopted September 30, 1999. It is intended to outline future development and subdivision in that portion of the NE ¼ of Section 22 Township 22 Range 3 West of the 5th Meridian outlined in Figure 3 of this Plan.

1.2 BACKGROUND

The subject land has had previous subdivision of a 7 acre first parcel out, and a five lot Country Residential subdivision with a Municipal Reserve parcel.

1.3 APPROVAL PROCESS

An Area Structure Plan is identified in the *Municipal Government Act* (MGA)

Definitions **616(dd)** "statutory plan" means an intermunicipal development plan, a municipal development plan, an area structure plan and an area redevelopment plan adopted by a municipality under Division 4;

As noted in Section 633 of the *Municipal Government Act*, the Council may by bylaw adopt an Area Structure Plan. The *Municipal Government Act* also states that Council in the process of adopting this plan must comply with provisions of Section 636, 637 and 638 which are quoted as follows:

Statutory plan preparation **636** While preparing a statutory plan a municipality must

- (a) provide opportunities to any person who may be affected by it to make suggestions and representations,
- (b) notify the public of the details of the plan preparation process and of the means to make suggestions and representations referred to in clause (a),
- (c) notify the school authorities with jurisdiction in the area to which the plan preparations applies and provide opportunities to those authorities to make suggestions and representations,
- (d) in the case of a municipal development plan, notify adjacent municipalities of the plan preparation and provide opportunities to those municipalities to make suggestions and representations, and
- (e) in the case of an area structure plan, where the land that is the subject of the plan is adjacent to a another municipality, notify that municipality of the plan preparation and provide opportunities to that municipality to make suggestions and representations.

1.0 INTRODUCTION

1.3 APPROVAL PROCESS (cont.)

Effect of plans 637 The adoption by a council of a statutory plan does not require the municipality to undertake any of the project referred to in it.

Plans consistent 638 All statutory plans adopted by a municipality must be consistent with each other.

1995 c24 s95

1.4 LEGISLATED REQUIREMENTS

The *Municipal Government Act* outlines the contents that are required to be present in an Area Structure Plan. Section 633 of the *Municipal Government Act* reads as follows:

Area structure plan 633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.

(2) 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 other matters the council considers necessary.

1.5 MUNICIPAL REQUIREMENTS

The Municipal District of Foothills has outlined when an Area Structure Plan is required or may be required in Section 5.3.5 of the *Municipal Development Plan*, as outlined below:

5.3.5 An Area Structure Plan drafted in accordance with the guidelines adopted by the Municipality shall be required as part of a Country Residential proposal that would create 8 new lots or more and for proposals of less than 8 new lots an Area Structure Plan may be required if in the opinion of Council one is necessary, due to:

1.0 INTRODUCTION

1.5 MUNICIPAL REQUIREMENTS (cont.)

- a) the impact the proposal may have on adjoining lands;
- b) the need to review, in greater detail, the infrastructure requirements of this proposal;
- c) the proposal being a continuation of an existing subdivision and leads to a density greater than 8 lots per quarter section;
- d) the proposal, in the opinion of Council, being phase 1 of a development that will create 8 new lots or more.

1.6 DEFINITIONS AND INTERPRETATIONS

In this plan:

- I. "Act" means the *Municipal Government Act* 1995 and amendments thereto.
- II. "Council" means the elected Council of the Municipal District of Foothills #31.
- III. "Developer" means the landowner of the subject parcel(s) as listed on the title(s) or their duly appointed agent.
- IV. "Hamlet" means the Hamlet of Priddis.
- V. "Land Use Bylaw" means Bylaw 1/99 passed by Council pursuant to the *Municipal Government Act* which regulates and controls land uses and development controls and approvals within the boundaries of the Municipality.
- VI. "Municipal Development Plan" means the plan adopted by Bylaw 139/98 pursuant to the *Municipal Government Act*.
- VII. "Municipality" means the Municipal District of Foothills #31.
- VIII. "Plan Area" means the areas described in Section 1.1 of this Plan, and outlined in Figure 3 of this Plan.
- IX. "Subdivision Approving Authority" means the Council of the Municipal District of Foothills #31

All other definitions and interpretations shall have the meaning that is assigned to them in the *Municipal Government Act*, the *Municipal Development Plan* or the *Land Use Bylaw*.

2.0 PLAN AREA

2.1 LOCATION / OWNERSHIP

The subject parcel is all in one title and is located 0.3 kilometer north of the Hamlet of Priddis at the south-west corner of Priddis Valley Road and Highway 22, and is bisected by an existing service road. The Certificate of Title is attached as Appendix 1 of this document. The Plan Area also includes an existing Municipal Reserve parcel. (Figure 3)

2.2 DEVELOPMENT HISTORY

Subject Lands

The first parcel out of 7 acres was subdivided in 1994. A Country Residential development of five parcels plus a Municipal Reserve was subdivided in 1996.

Adjacent Lands

The adjacent parcels to the South have had two one-acre parcels subdivided out in 1992, which are presently zoned for Commercial uses. The balance has a Country Residential designation.

Immediately south across Fish Creek is the existing Hamlet of Priddis, which is comprised of Residential, Commercial and Community use lands.

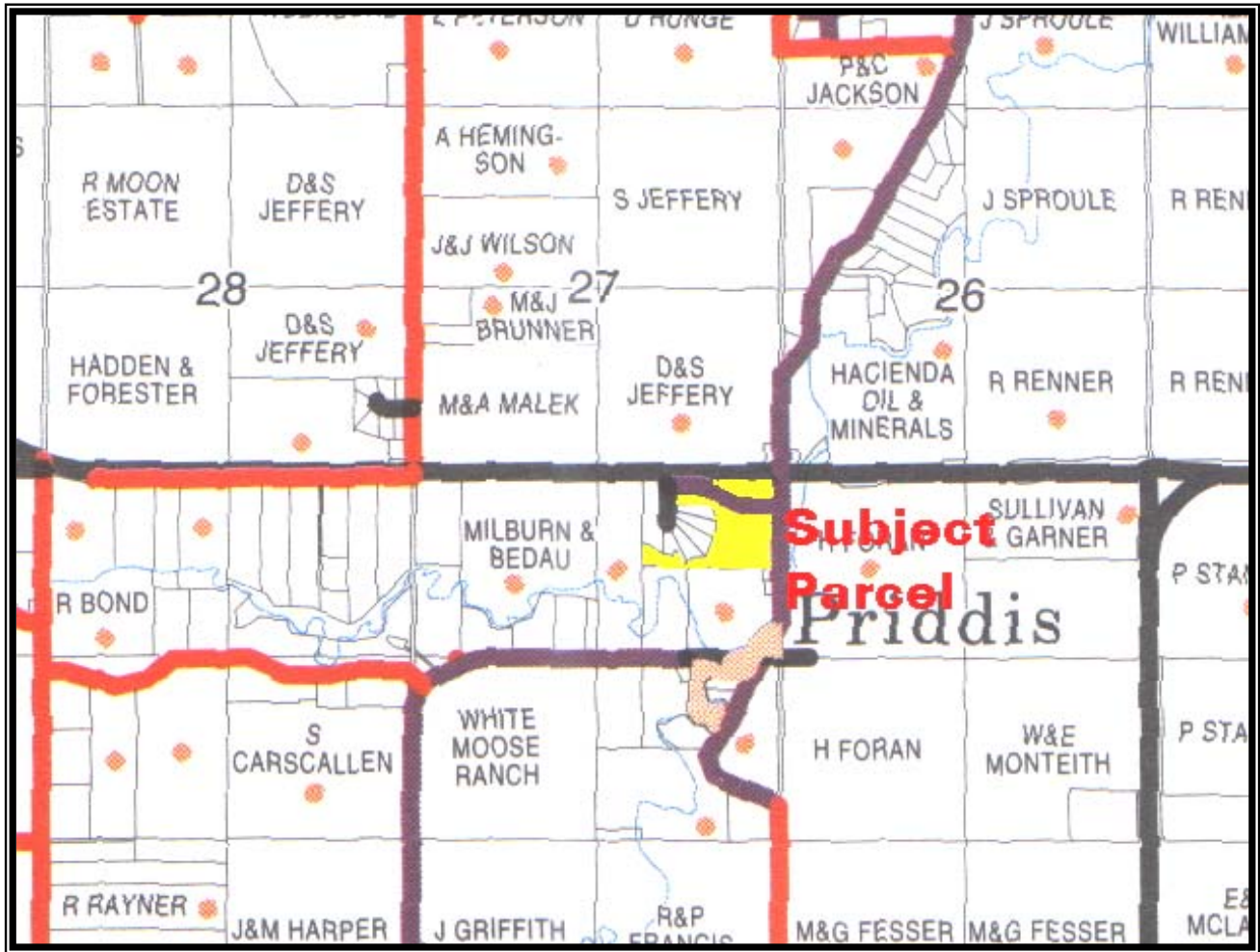
The other adjacent parcels are mixed use (Figure 2) and are separated from the subject lands by highway, creek and/or escarpment.

2.3 GENERAL PHYSICAL DESCRIPTION

The subject parcel includes an escarpment at its west and south-westerly boundary, bordering the Country Residential subdivision. The balance of the land is flat to gently sloping, and lies east of the escarpment and adjacent to Priddis Valley Road (except for approximately 2 acres west of the escarpment next to the existing Municipal Reserve lot at the north-westerly boundary). Prior to 1992 the subject parcel was used for cattle grazing but has not been used for agricultural purposes since that time.

2.0 PLAN AREA

LOCATION MAP (FIGURE 1)

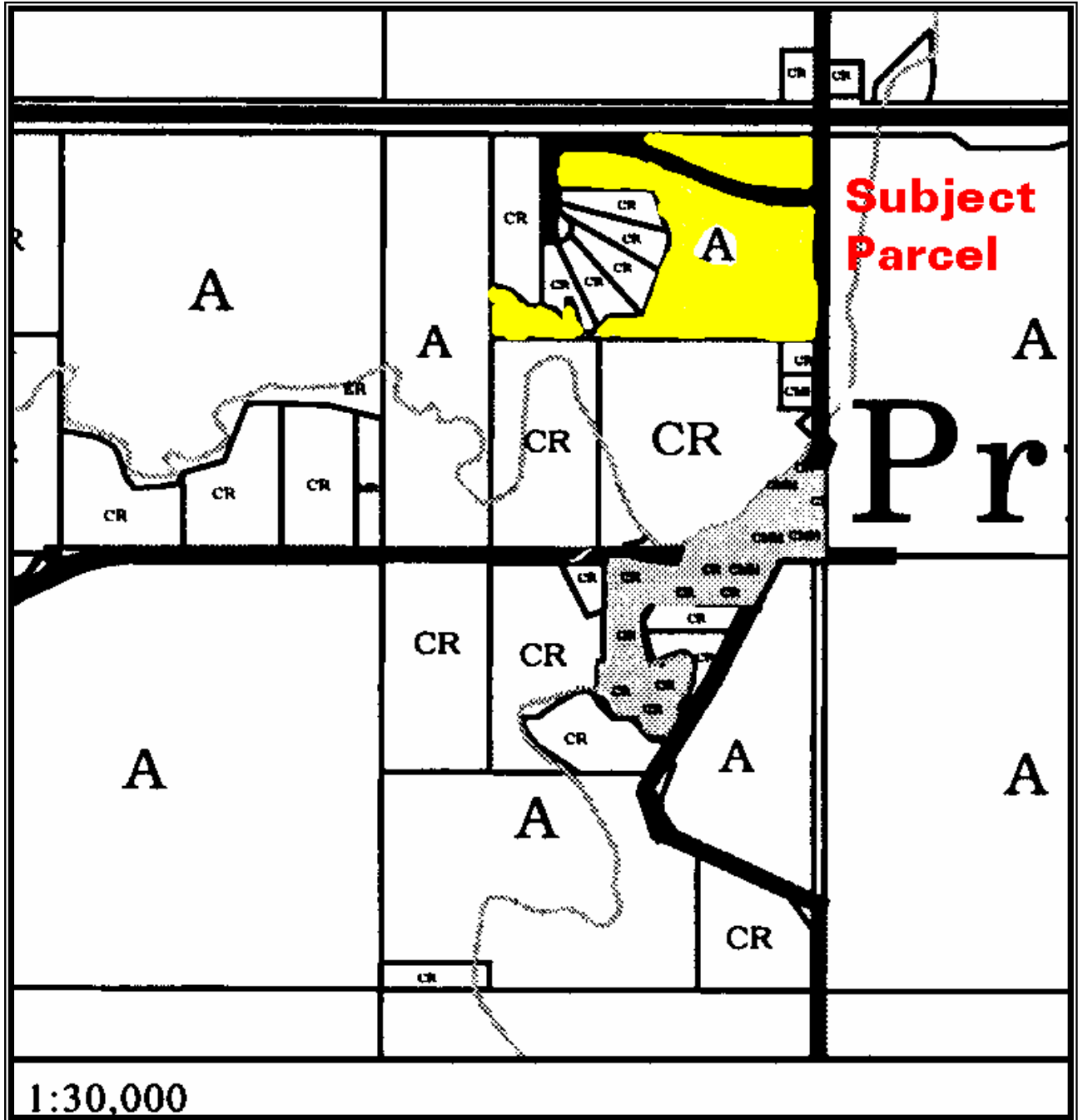


Extracted from Municipal District of Foothills Map – Dated August 15, 1999

Figure 1.

2.0 PLAN AREA

EXISTING LAND USE MAP (FIGURE 2)



Extracted from Municipal District of Foothills Land Use Map #2203, Adopted Bylaw 1/99 – Dated September 28, 1999

Figure 2.

2.0 PLAN AREA

PLAN AREA (FIGURE 3)

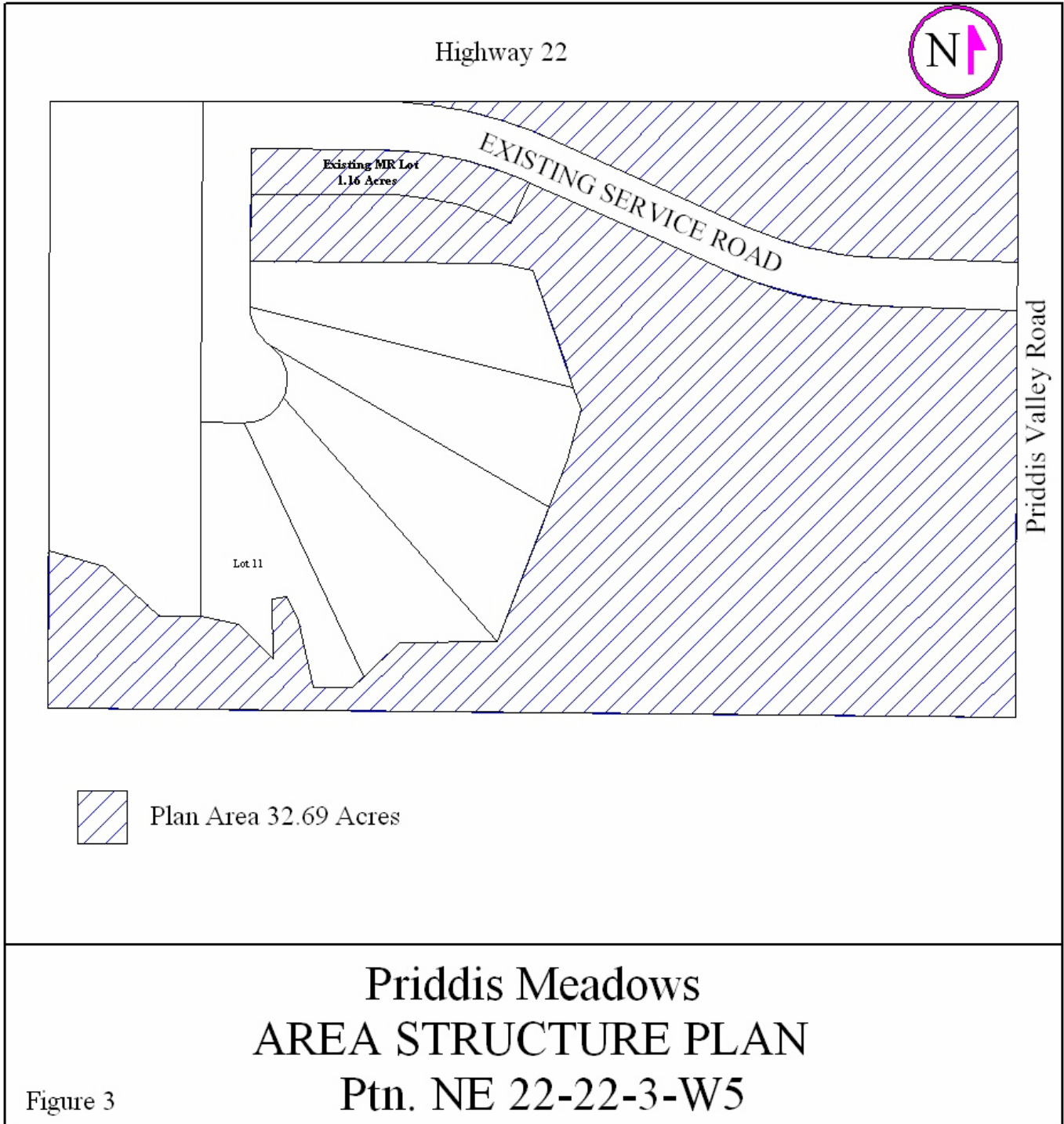


Figure 3

3.0 PLAN GOALS AND OBJECTIVES

The Goals and Objectives of the Plan are:

1. To set out a plan of orderly development for the subject lands.
2. To create one Country Residential lot, eleven Residential lots, four Direct Control lots (Site Specific Uses) and a Municipal Reserve lot that best utilizes the land base and natural topographic features of the site.
3. To allow for a Boundary Adjustment on Lot 11 (CR) to include land on which the water supply is located.
4. To develop a local pathway system that provides recreational trailways to the Municipal Reserve lot for all lots in the subdivision and the community.
5. To develop a transportation network providing safe and easy access to the service road, Priddis Valley Road and Highway 22.
6. To provide a Municipal Reserve that is larger than the normal requirement, to facilitate larger scale community, recreational and/or school uses.
7. To avoid residential development on environmentally sensitive lands.
8. To ensure that the proposed development conforms to the goals and objectives of the Municipal District of Foothills *Municipal Development Plan* and the draft Priddis Area Structure Plan.
9. To provide a mechanism of amending the Municipal District of Foothills *Land Use Bylaw* so that all development conforms to the Bylaw.

4.0 PLAN POLICIES

4.1 PLAN CONCEPT

In order to meet the Plan's objectives, this Plan incorporates a development that is compatible with the general area, and which will facilitate the growing demand for Residential lots while still maintaining a large portion of the land for community use and enjoyment.

The Municipal Reserve lot is designed so that future Municipal Reserve from future development to the south and/or west can be directly tied to this Municipal Reserve.

4.2 LAND USES

a) Residential

The area designated for Residential development under this Plan (Figure 4) is currently designated Agricultural District under the Municipal District of Foothills *Land Use Bylaw*. Prior to proceeding to subdivision, this portion of the Plan Area will be redesignated to Residential District to comply with the provisions of the Municipal District of Foothills *Municipal Development Plan* and the Municipal District of Foothills *Land Use Bylaw*.

The maximum density allowed in this part of the Plan will be the eleven lots outlined in the Plan.

The Residential area of the Plan is separated and buffered:

1. from the existing Country Residential development to the West by natural escarpment,
2. from Highway 22 to the North by the Direct Control lots,
3. from the lands to the South by the Municipal Reserve lot, and
4. the land to the East is permanently undevelopable due to Fish Creek and the major escarpment.

4.0 PLAN POLICIES

4.2 LAND USES (cont.)

b) Country Residential

The area designated for Country Residential development under this Plan is currently designated Agricultural District under the Municipal District of Foothills *Land Use Bylaw*, is located adjacent to the existing five County Residential lots, and includes the existing Municipal Reserve lot. Prior to proceeding to subdivision, this portion of the Plan Area will be redesignated to Country Residential District to comply with the provisions of the Municipal District of Foothills *Municipal Development Plan* and the Municipal District of Foothills *Land Use Bylaw*.

The maximum density allowed for this part of the Plan will be the one lot as outlined in the Plan.

The existing Municipal Reserve parcel is quite small in size and therefore has limited uses. By amalgamating this parcel with the new Municipal Reserve, a greater variety of uses can be accommodated.

c) Direct Control

The area designated for Direct Control development under this Plan is currently designated Agricultural District under the Municipal District of Foothills *Land Use Bylaw*. Prior to proceeding to subdivision, this portion of the Plan Area will be redesignated to Direct Control District to comply with the provisions of the Municipal District of Foothills *Municipal Development Plan* and the Municipal District of Foothills *Land Use Bylaw*.

The maximum density allowed in this part of the Plan will be the four lots outlined in the Plan.

The Direct Control area is to accommodate retail sales and services, which may include food, giftwares, offices and lodging for visitors to the area. Residential uses will be allowed in the premises for the owner. The need for additional commercial outlets has come about for the following reasons:

- ◆ Increased popularity of Highway 22 (Cowboy Trail).
- ◆ Lack of overnight accommodations for visitors to the area.
- ◆ The need for upscale family dining facilities in the area.

4.0 PLAN POLICIES

4.2 LAND USES (cont.)

c) Direct Control (cont.)

- ◆ The need for additional personal services in the area.
- ◆ A marketplace for local craftsmen and artisans.

These types of facilities promote employment of local residents, particularly the student and semi-retired population. The addition of these operations will enhance the viability of existing commercial establishments.

The Direct Control lots are located in an area that is suitable for residential and commercial purposes due to their proximity to Highway 22 and the "surrounding" road network. The lots can be accessed readily from any direction without traffic increases in the residential areas.

The actual building designs and lot layouts will be dealt with in detail at the Development Permit stage. The architecture and exterior finishing will be subject to building restrictions that compliment the building restrictions imposed on the residences within the Plan Area.

The Developer shall be required to provide a Traffic Impact Assessment for uses which, in the opinion of Council and/or Alberta Transportation, may adversely affect traffic in the Plan Area. Commercial uses will be approved by Council in it's discretion. Developments within the Direct Control area will also require provincial approvals.

d) Public Reserve

A total Public Reserve of 11.26 acres is contemplated in the Plan, as outlined below.

The area designated for Public Reserve under this Plan is currently designated Agricultural District under the Municipal District of Foothills *Land Use Bylaw*. Prior to proceeding to subdivision, this portion of the Plan Area will be redesignated to a combination of Municipal Reserve and Environmental Reserve to comply with the provisions of the Municipal District of Foothills *Municipal Development Plan* and the Municipal District of Foothills *Land Use Bylaw*.

The existing Municipal Reserve equaling 1.16 acres will be redesignated to Country Residential District and amalgamated into the new Country Residential lot, and the Municipal Reserve requirement for the new subdivisions within the

4.0 PLAN POLICIES

4.2 LAND USES (cont.)

d) *Public Reserve (cont.)*

Plan Area (equaling 2.0 acres), will be increased by the size of the existing Municipal Reserve for a total Municipal Reserve requirement of 3.16 acres. (Figure 4 & 6)

In addition to the Municipal Reserve requirement, an additional area totaling 5.98 acres over and above the Municipal Reserve requirement will be dedicated to the Municipality as Environmental Reserve. This land is the strip between the existing Country Residential lots and the new Residential development, and an area south and west of the existing County Residential lots. (Figure 4 & 6)

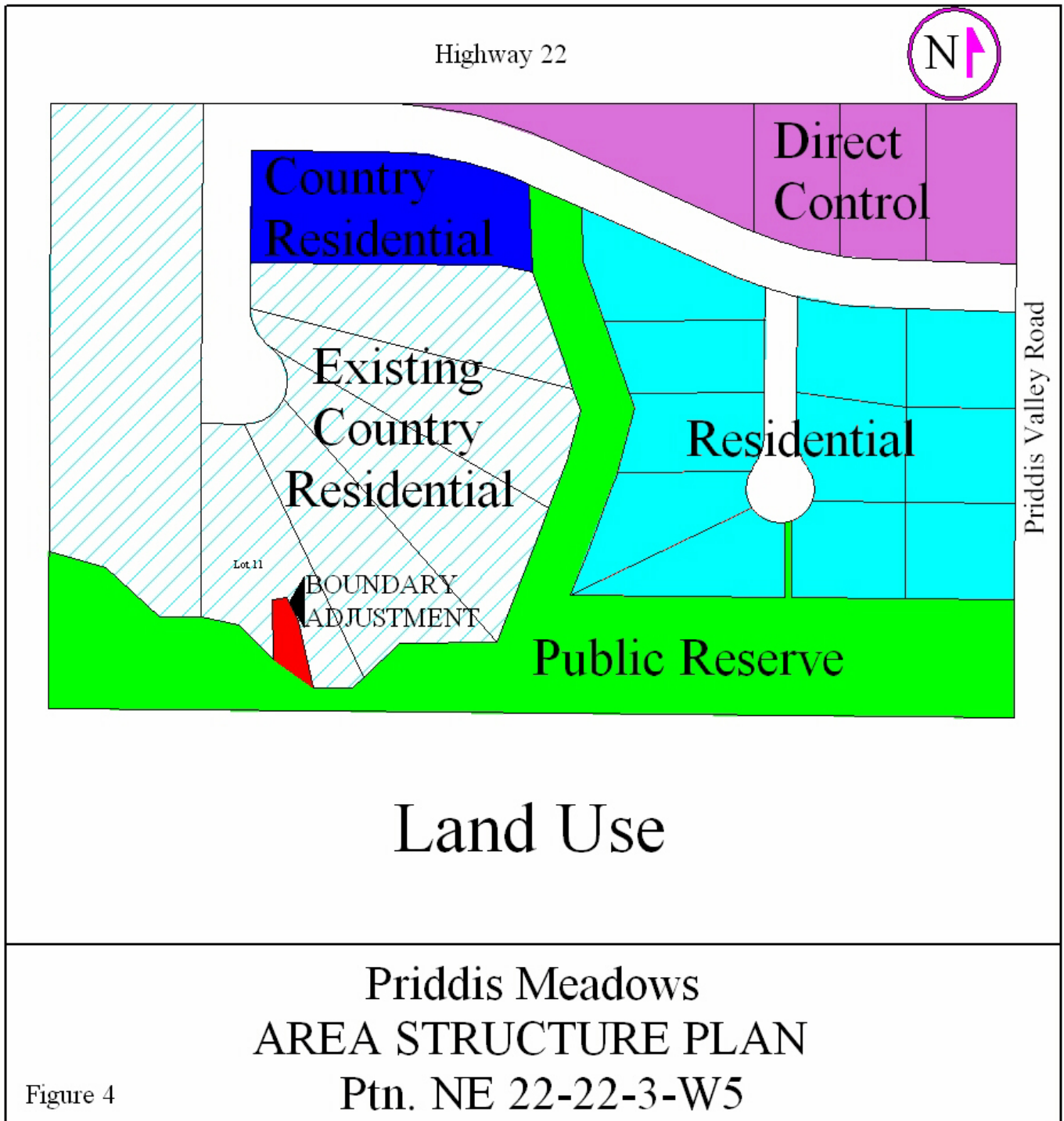
As well, an additional area of 2.12 acres will be designated Municipal Reserve in order to create a Municipal Reserve parcel of sufficient size for athletic fields such as soccer and/or baseball (Figure 4 & 6). These additional lands may be acquired by the Municipality by either purchasing outright or by substituting these lands for Municipal Reserve requirements on other parcels within the Municipality mutually agreeable between the Developer and the Municipality.

e) **Boundary Adjustment.**

The boundary adjustment to Lot 11 is to correct a problem that came to light when the existing Country Residential subdivision was registered; the water well for Lot 11 was outside the surveyed boundaries of the lot. Presently there is an easement agreement on this well, but the ultimate solution to this error is the boundary adjustment.

4.0 PLAN POLICIES

LAND USE PLAN (FIGURE 4)



4.0 PLAN POLICIES

AERIAL PHOTO (FIGURE 5)

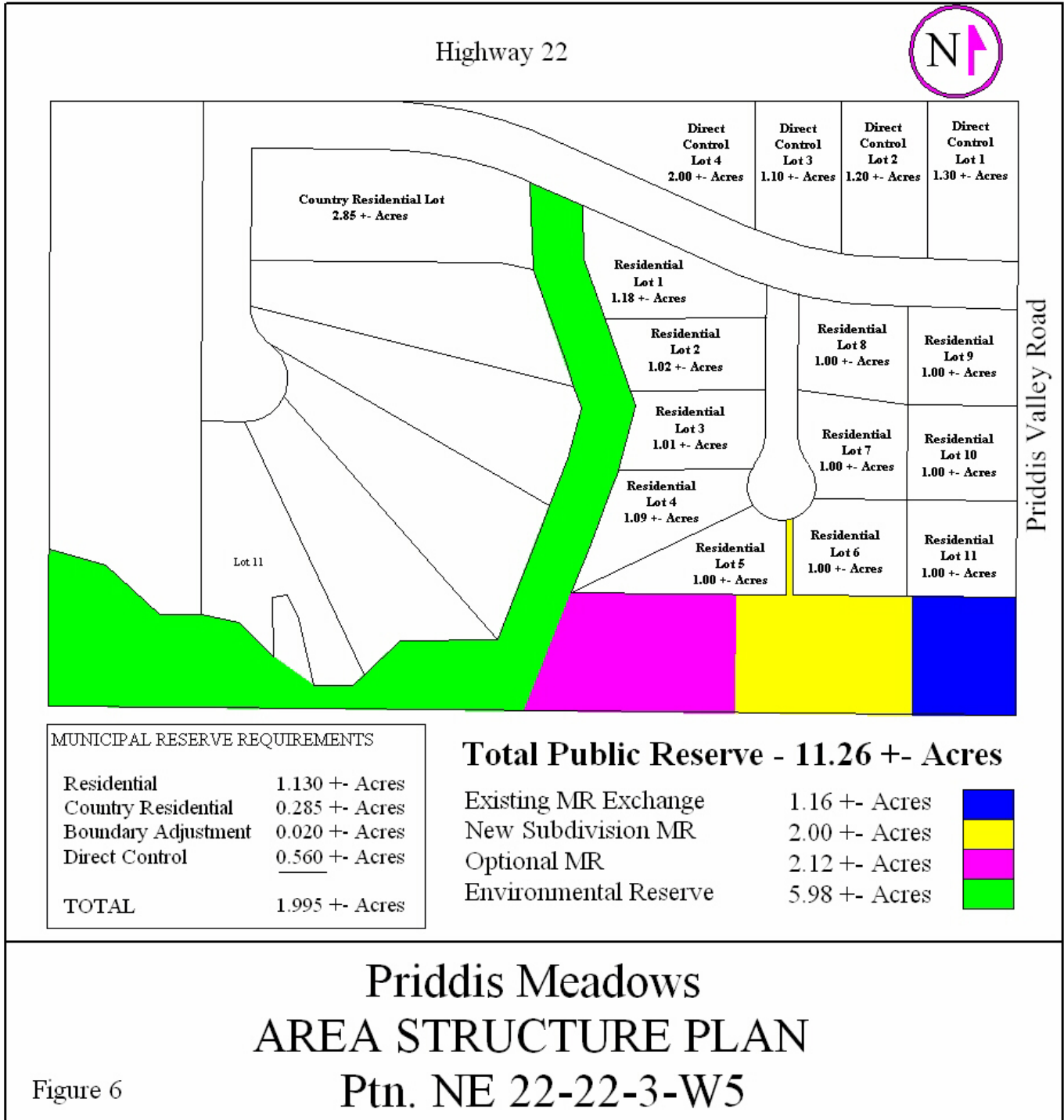


**Priddis Meadows
AREA STRUCTURE PLAN
Ptn. NE 22-22-3-W5**

Figure 5

4.0 PLAN POLICIES

PUBLIC RESERVE PLAN (FIGURE 6)



4.0 PLAN POLICIES

4.3 TOPOGRAPHIC CONSIDERATIONS / CONSTRAINTS

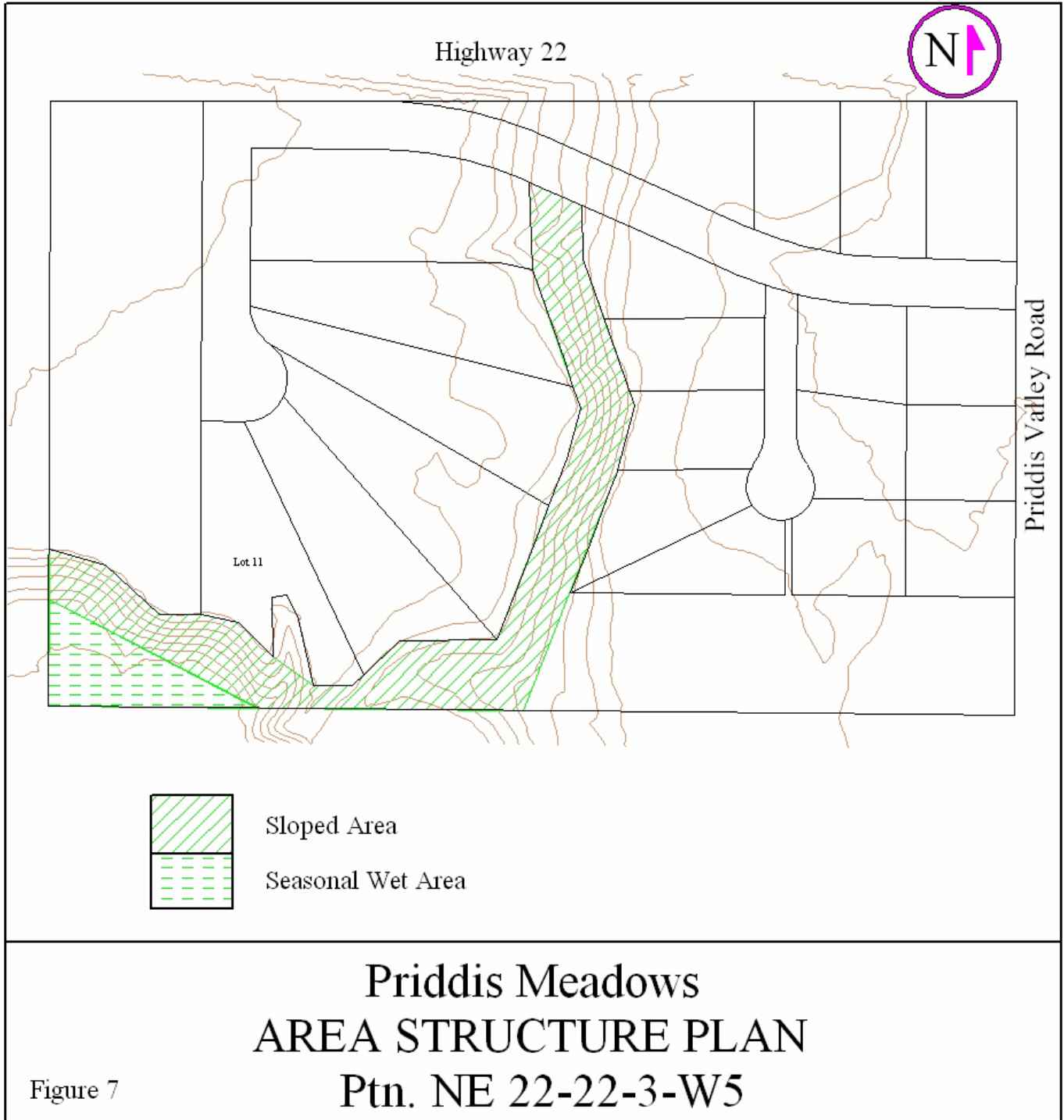
There is an escarpment within the Plan Area where the slopes are in excess of 15%, and a small area where seasonal surface water may occur. These areas are included within the area that is to be dedicated as Environmental Reserve, and are identified on Figure 7.

No development is proposed on lands exceeding a 15% slope or in areas experiencing seasonal wetness.

The Environmental Reserve may be utilized for pedestrian / equestrian trails and park uses, and provides game trails. The local trail system will not extend northward past the existing service road and will not be accessible to/from Highway 22.

4.0 PLAN POLICIES

TOPOGRAPHIC MAP (FIGURE 7)



4.0 PLAN POLICIES

4.4 TRANSPORTATION / INFRASTRUCTURE

Access to the Residential lots will be primarily derived from a new internal road to be constructed to Municipal standards as set forth by the Council, extending south from the existing service road through the Residential subdivision. Two Residential lots and the Municipal Reserve will be accessed from Priddis Valley Road at two locations. The Direct Control lots and one Residential lot will be accessed from the existing service road. The Country Residential lot will gain access directly from the existing paved internal subdivision road. (Figure 8)

Direct access from the development onto Highway 22 is prohibited. Access from the development area onto Highway 22 will be via Priddis Valley Road. The adjacent road network and intersections are more than adequate for the proposed development as outlined in the attached Traffic Review conducted by Finn Transportation Consultants. (Appendix 3)

The street names for the road network within the Plan Area are shown on Figure 8, as well as the access locations.

4.5 PHASING

The Plan Area will be developed in two phases. Phase 1 will consist of the 11 Residential lots, the single Country Residential lot, the Boundary Adjustment, and the Municipal Reserve lot. Phase 2 will consist of the four Direct Control lots.

4.6 DENSITY

The Municipal District of Foothills *Municipal Development Plan* outlines no maximum density provision for Residential District. This Plan has taken the following Plans into consideration to arrive at a density compatible with other Area Structure Plans within the Municipality.

1. Millarville Area Structure
2. Silvertip Area Structure Plan
3. Heritage Pointe Area Structure Plan
4. Priddis Area Structure Plan (Draft)

4.0 PLAN POLICIES

4.7 NEIGHBORHOOD IMPACT

The development plan minimizes impact on the municipal infrastructure by concentrating residences, services and community facilities close to established infrastructure such as the Hamlet of Priddis and Highway 22. The land use designations prohibit livestock within the Plan Area.

The large majority of traffic is anticipated to be commuting to / from Calgary on Highway 22, which will not impact local roads. The Direct Control site is also designed to draw from Highway 22, and can be accessed readily from any direction without traffic increases in the residential areas.

The extra Municipal Reserve land allows for sports fields and other recreational facilities to be located in the hub of a large surrounding rural community that does not presently have Municipal or Community lands of this magnitude.

4.0 PLAN POLICIES

STREET NAMES & ACCESS PLAN (FIGURE 8)

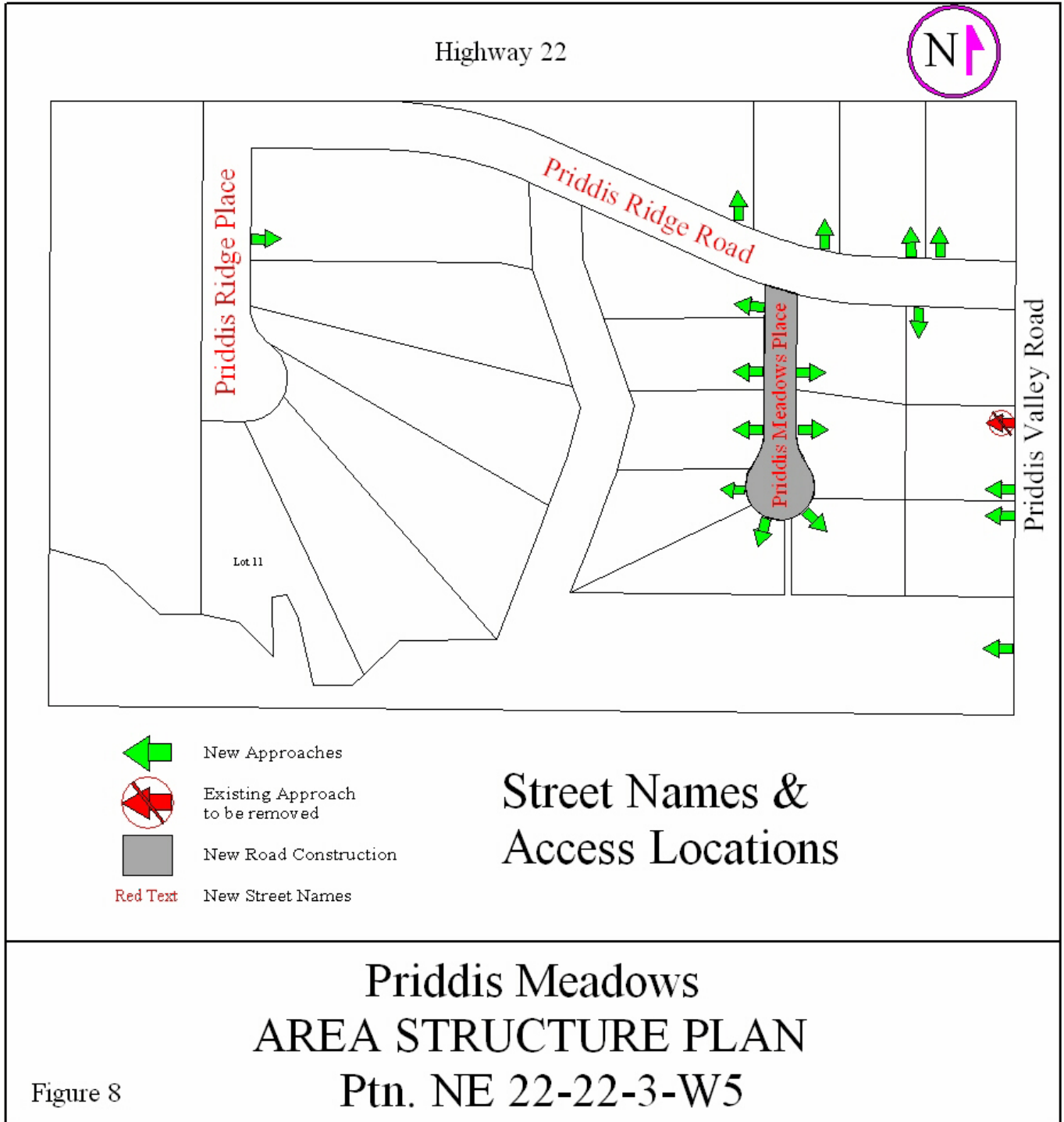


Figure 8

5.0 UTILITIES AND SERVICES

5.1 STORMWATER DRAINAGE

The development lands slope gently to the east and south. The majority of stormwater is absorbed into the ground or drains into the ditches of the existing municipal roads. A portion of the land is shown to be in the flood fringe area as per the Draft Priddis Area Structure Plan. Since the time of the study however, Priddis Valley Road has been rebuilt, with a new bridge structure over Fish Creek. The development lands will be graded during road construction so that the finished grades will be above the flood fringe elevation. When the internal roads are engineered as a condition of the Development Agreement entered into with the Municipality, a stormwater drainage plan will be incorporated and will follow best management practices whereby post-development flows will be no greater than pre-development flows, and will include site grades within the flood fringe area.

5.2 WATER

There are a number of moderate to high producing water wells on the adjoining lands as outlined in the Groundwater Feasibility Assessment conducted by Groundwater Exploration & Research Ltd. (Appendix 2). Domestic potable water will be supplied by individual water wells, which will be certified by a registered engineer to meet or exceed the requirements of the *Water Act*. Commercial water usage will require licensing under the *Water Act*.

5.3 SEWAGE

Sewage disposal will be by means of individual on-site disposal systems that provide tertiary level treatment (see Section 6 and Appendix 4). All installations will require permitting, and must meet the design standard and inspection criteria as set out by the Province of Alberta and the Municipal District of Foothills. In addition, all systems will adhere to the *Alberta Private Sewage System Standard of Practice 1999* (Appendix 4), which prescribes design criteria exceeding currently legislated design criteria for private sewage disposal systems in Alberta.

5.4 SHALLOW UTILITIES

5.0 UTILITIES AND SERVICES

Electrical, Natural Gas, and Telephone service to the Plan Area is available, and easements for all utilities will be provided and registered on each title upon registration of the plan of subdivision.

5.5 GARBAGE REMOVAL

Garbage removal will be the responsibility of the individual property owners. There are a number of private waste removal contractors that service the Priddis area. Alternatively property owners may deliver the waste themselves to the Priddis Transfer Site or to the Foothill's Regional Landfill.

5.6 POLICE SERVICE

Primary police service in the Priddis area is provided by the Turner Valley detachment of the R.C.M.P. Additional traffic patrol and bylaw enforcement is provided by the Special Constables from the M.D. of Foothills.

5.7 FIRE PROTECTION

Primary fire protection services in the Priddis area is provided by the Priddis Volunteer Fire Department. Backup service is provided by City of Calgary and Turner Valley / Black Diamond fire departments.

5.8 EMERGENCY MEDICAL AND AMBULANCE

Emergency medical and ambulance services in the Priddis area are provided by the Foothills Regional Emergency Services Commission, from it's Priddis station. Back up service is provided from the Turner Valley station, and also from City of Calgary Emergency Medical Services.

5.9 911 SERVICE

911 emergency dispatch service is provided throughout the Priddis area and handles all emergency calls including fire, ambulance, police, as well as disaster services. This service is available 24 hours a day, seven days a week, operated by the Foothills Regional Emergency Services Commission.

6.0 BUILDING RESTRICTIONS AND COVENANTS

6.1 RESTRICTIVE COVENANT

The developer will register a Restrictive Covenant on each title created within the Plan Area, which stipulates:

- 1) Aesthetic Requirements, which will include:
 - a) maximum building envelopes,
 - b) "mandatory" heritage architecture, design, and exterior finishing on all buildings, including outbuildings, and
 - c) minimum landscaping, including fencing, trees and driveway surface.
- 2) Conservation Requirements, including installation of low volume water fixtures to minimize groundwater usage.
- 3) Ecological Requirements, including compliance with tertiary septic treatment standards and the design criteria as set out in the *Alberta Private Sewage Systems Standard Of Practice 1999* (Appendix 4)