

AREA CONCEPT PLAN SECTION 5-21-29 W4M

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AREA CONCEPT PLAN SECTION 5-21-29 W4M

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Appendix I - Okotoks Urban Fringe Land Use Bylaw

SECTION 5, TOWNSHIP 21, RANGE 29 WEST OF THE FOURTH MERIDIAN

AREA CONCEPT PLAN

A GENERAL SITE CONTEXT

i. GEOGRAPHIC LOCATION (FIGURE 1)

Section 5-21-29 W4M, referred to as "Section 5", is located within the Municipal District of Foothills in an area that consists of portions of a negotiated Urban Fringe with the Town of Okotoks. The annexation of the D'Arcy Ranch Property into the Town of Okotoks in January 1995 moved the boundary of the Town. Section 5 is presently situated ¼ mile from the Town of Okotoks most northerly limit. The eastern half of Section 5 is designated as "Okotoks Urban fringe Country Residential Policy Area C" under the Comprehensive Urban Fringe Agreement between the M.D. of Foothills and the Town of Okotoks. The western half is designated RH-20 (Rural Holding Twenty) under the Foothills Land use bylaw. Both halves are under the jurisdiction of the Land Use Bylaw of the Municipal District of Foothills.

ii. ADJACENT LAND USE PATTERNS (FIGURE 2)

For one mile north and west of Section 5 the prevailing land use is agricultural. Section 8-21-29 W4, to the north, contains very few dwelling units. The majority of this section is pasture land and is designated as Agricultural Conservation. The same is also true of Sections 6 & 7-21-29 W4, Section 12-21-1 W5 and Section 1-21-1 W5 which are directly west and

northwest of Section 5 and Section 36-21-1 W5 lies south west of Section 5.

Directly south of Section 5 lies Section 32-20-29 W5. This section contains six 20 acre parcels, the balance of which is the D'Arcy Ranch Golf Course property. To the south east of Section 5 in Section 33-20-29 W4, the northerly half is unsubdivided farmland while the south half is contained within the Town of Okotoks corporate limits. Directly east of Section 5 is Section 4-21-29 W4, this section contains a mixture of 20 acre parcels and larger farm properties utilized for both agriculture and country residential dwellings. This is similarly true for the lands north east of Section 5 in Section 9-21-29 W4 with the exception of the Hebson Arena, a public agricultural use facility.

As a whole, within a 1 mile radius from Section 5, the predominant use and associated land use designation is agricultural. The RH-20 designation, so common in Section 5, is not as prevalent and can be found only on properties that share a common boundary with Section 5 to the east and south. It is anticipated that the area around Section 5 over time will be subject to increased subdivision pressure to accommodate Country Residential development. Most likely this pressure is due to good access to paved municipal and provincial roads and the proximity of the lands to the Town of Okotoks and the City of Calgary.

iii. POLITICAL JURISDICTION (FIGURE 3)

The existence of the Okotoks Urban Fringe in and around Section 5 affects the land uses adjacent to this section. The Fringe borders Section 5 to the south and is included only in the eastern half of Section 5. These lands consist largely of an anticipated northerly growth corridor for the Town of Okotoks along the highway 2a commuter shed. Development of lands included

in the Okotoks Urban Fringe is restricted to those identified in the comprehensive fringe agreement (SEE APPENDIX I). Within the fringe agreement the Town of Okotoks and the M.D. of Foothills have agreed to identify the eastern half of Section 5 as "Okotoks Urban Fringe Country Residential Policy Area C" as well as those lands located south of Section 5. To the north and east of Section 5 lands have been identified as future urban residential. It is anticipated that the land in the western half of Section 5 and those lands west and northwest will not be included in the Town of Okotoks Long-term Growth Management strategy. It should be noted that the potential for subdivision within Section 5 is no different for Rural Holding Parcels versus OUF area C parcels. The districts are established such that the Section can be treated comprehensively for development purposes.

iv. TRANSPORTATION NETWORK (FIGURE 4)

Section 5 is geographically bound on the eastern side by the existence of Provincial Highway 2a, a road most frequently travelled by Section 5 residents north to Calgary or south to Okotoks. Paralleling Highway 2a is an existing service road maintained by the M.D. and is formally known as 16th Street East. All M.D. roads that surround Section 5 are graded and gravelled and were built to M.D. standard at the time they were constructed.

To the South of Section 5 is 338th Ave. This road is 1.65 kilometres in length. 338th Ave. is very different from most M.D. roads at Plan 2588 HH 143.Q.248 (Jonathan). Due to topographical constraints the road was re-aligned. The road dead ends, at a point about 15 meters past a second point on the same road, where the road curves almost ninety degrees north and then curves another ninety degrees west and continues on to the westerly quarter line. The present

physical situation of these road curves makes any access onto or off of 338th Ave. very difficult at the point of curvature. Also, it is very difficult to make way for oncoming traffic at this point of curvature due to the bank the curve carries and the narrowness of the road at the curve.

Future development, redesignation and/or subdivision in the south west quarter section of Section 5 shall be discouraged if that action results in increased utilization and/or access onto the poor curvature of 338th Ave.

To the west of Section 5 access is onto 1.5 kilometres of road called 2 Street East. This road is travelled in a north/south direction. This road rises sharply in topography the road contains a blind rise at plan 8237HK blocks B & C (Davis/Chisholm). At this property the driver's perception of oncoming traffic is restricted by a diminishing plane of vision. Aside from this rise the road is fairly flat and the potential for future access locations is improved.

No future access should be granted at the point on 2nd Street East at which a rise in the road causes the driver's perception of oncoming traffic to be blocked. Any development, redesignation and/or subdivision that increases traffic access onto 2 Street East at this point should be discouraged for safety reasons.

To the north of Section 5 is 322nd Avenue approximately 1.65 kilometres in length. This road is fairly flat and is in average condition. At the 0.8 kilometre mark of 322nd Ave. there is a north/south road that is not a through road to 338th Ave. This road is called 8th Street East and is 0.6 kilometres in length, it is a cul-de-sac road that has about a 0.1 kilometre extension south of the cul-de-sac bulb to serve three existing accesses.

8th Street East should remain a cul-de-sac road. It will be the responsibility of the developer of any development, redesignation and/or subdivision, that results directly in increased road usage, to build and maintain for a period of no less than two years any present or future upgrade to 8th Street East.

Dedicated but undeveloped land for road widening includes 33' along the eastern boundary of Plan 731304 "13" (Fenerty) and Plan 7410161 "14" (Sharp). It is expected that, as demand for subdivision increases in the NW quarter, this dedicated road widening will be developed as a north/south gravelled and graded road. It is possible, but not likely, that it will become a through road due to physical topographical constraints.

Dust abatement should be applied to the lands dedicated for roads that are constructed to a gravelled and graded standard. The dust abatement will be the responsibility of the developer through the maintenance period. After maintenance is completed dust control will be conducted by request of the area landowners on a cost recovery basis through the M.D. Public Works Department.

Dust control in the form of Calcium Lignosulphonate application is only applied to the service road that parallels Highway 2a into Okotoks. Other applications of dust control on roads surrounding Section 5 have been done at landowners request with accompanying remuneration to the Municipal Public Works Department.

v. HISTORICAL REVIEW OF DEVELOPMENT

E.L. Hogge owned all of the North half of Section 5 in 1962. W.B. Balderson & R. Gissing had an even split of the south west quarter. The south east quarter section of Section 5 was the first to be subdivided in 1961 by Mr. William Starke. At this time a 16 acre municipal reserve was taken by way of deferred reserve caveat. This reserve dedication has been grandfathered to the present day parcel in plan 8271 HP 107.N.6 (Wasylenko) as it remains the largest unsubdivided portion of the original parent quarter section. Other subdivision of the Section into 20 Acre parcels was done when the Calgary Regional Planning Commission was the subdivision approving authority in the 1970's and a detailed history of these is not available.

In the 1980's the Municipal District of Foothills as subdivision approving authority had granted one 5 to 10 acre parcel out of a 20 acre parent when requested and when all site specific circumstances allowed. There were no exceptions granted outside of Alberta Planning Board Decisions. Recently, the M.D. has had requests for further subdivision away from the past practice and toward a higher density for the section. Hence the necessity for a study of this kind.

B. PHYSICAL DATA SITE AND LAND CHARACTERISTICS

i. SOIL CHARACTERISTICS

According to Municipal District soil assessment sheets, Section 5 soils are largely a mixture of Class two (2) and Class three (3) soils. Class 2 soils can be found in portions of Legal Subdivisions 1, 3, 4, 5, 6 and 16. The Canada Land Inventory Class 2 rating is based on a soil percentage rating that lies between 58 to 78 percent. The soils indicated as Class 2 in Section 5 fall within the percentage ratio for the class at 62%, meaning that Class 2 soils in Section 5 are at the lower end of the soil percentage inventory for the Class 2 rating. A Class 2 rating indicates that moderate limitations restrict the range of crops or require moderate conservation practices. Class 3 soils in Section 5 are the predominant soil class for the area. The Canada Land Inventory Class 3 rating is based upon a percentage ratio of between 41 and 58 percent. The soils indicated as Class 3 in Section 5 have been rated unanimously at 56 percent, meaning that the Class 3 soils within Section 5 are at the higher end of the spectrum for this inventory. Class 3 soils indicate moderately severe limitations that restrict the range of crops or require special conservation practices.

The (repealed) Calgary Regional Plan Schedule C-1 the Okotoks Comprehensive Urban Fringe Policy states that "notwithstanding Section 1.6.3(a) (the mandate of the Regional Plan to protect higher capability agricultural land rated classes 1 to 3) policy area C is deemed to be lower capability agricultural land when assessing proposals for Country Residential development." (p.79, Calgary Regional Plan) Even though the Regional Plan has been repealed the policy is still intact and upheld in Section 2.3 of the Foothills General Municipal Plan.

All the soil classes in the eastern half of Section 5 and the western half containing parcels designated Rural Holding 20 shall be treated as lower capability soils pursuant to the General Municipal Plan when assessing proposals for Country Residential use.

ii. WATER CHARACTERISTICS

There is a natural surface water drainage channel in the western half of Section 5 (location indicated in Figure 7 identified as an intermittent stream). Other than this drainage channel and some associated water ponding in the NW and SW quarter, no other significant surface water characteristics are in evidence on the Section.

Sub-surface water in the form of aquifers is an issue when considering development, redesignation or subdivision. The Town of Okotoks Planning Department has suggested that no "fee for service" water line extension into Section 5 would be feasible at this point in time. Landowners in the rural area must still prove water by way of Q20 testing on all parcels created by subdivision.

Figure 6 identifies those properties that have been subject to Q20 testing as a condition of subdivision. All Q20 results are in Imperial Gallons Per Minute (IGPM) and are based on the

1/6th rule as per Alberta Environment's standard. Briefly, to have a Q20 result that is acceptable under the present M.D. water policy a well must produce the equivalent in IGPM as parcels on the quarter divided by 6. For example, if a subdivision proposal were to create a 12th parcel on a quarter section the IGPM on the required Q20 test would have to be 2 IGPM, or 12 lots divided by 6. The factor of "6" has been devised as a factor of tangible draw upon existing water aquifers by natural or man made causes.

Preliminary results of the M.D. water study for section 5 indicate problems for the southern half of the section. Figure 6 "Water Characteristics" indicates that some Q20 results (noted as Q = 2.38, for example, mean that a Q20 of 2.38 IGPM was reported for that property). Also, indicated on the figures are numbers in feet that reflect depth to static water levels. Some interesting statistics have been generated from the data, they are as follows:

Avg. depth to static water levels	65.3'
Avg. yield of well	9.39 igpm
Avg. length of pump tests	3.81 hours
Avg. depth of wells	161'
Avg. depth from static water level to bottom of wells	81.9'

According to most standards of evaluation these figures would indicate severe water shortage. However, a more specific breakdown of the data trends seem to indicate that only the southern half of the section is threatened by poor water availability.

Figure 6 demonstrates the water problems in the southern half of section 5. Generally, south half wells are deeper and less productive compared to those in the north half. This would indicate that the north and south halves are not sharing the same aquifer and the strongest aquifer is in the north half.

The following is a list of projected densities and the associated Q20 results.

Note: Replaced by the Provincial Water Act.
**** PLEASE NOTE the M.D. of Foothills realizes some parcels may never be subdivided, however, in order to protect existing water supply a projection on maximum attainable density is required.**

Quarter of Section 5	Maximum Developable Density	Q20 IGPM
SW	20 lots per quarter	3.3
NW	32 lots per quarter	5.3
SE	30 lots per quarter	5
NE	31 lots per quarter	5.1

AVERAGE FOR SECTION FIVE = 4.67 Q20

The only quarter section that has produced enough IGPM on a Q20 test to uphold maximum density projection is the NE quarter. The NE quarter has had a Q20 test that has produced 10 IGPM, enough to theoretically support 60 lots.

In Section 5 a Q20 test shall be conducted that meets the maximum density projection for the quarter section. Thus eliminating the escalating scale upon which a Q20 is evaluated. This test must be the responsibility of the developer to conduct.

If a Q20 does not meet the required IGPM for maximum density it shall meet a threshold amount of 20 lots (or 3.3 IGPM). Once a twenty lot density is achieved in physical land use Q20's must be conducted that prove the 20 lot threshold can be exceeded to a maximum lot number as determined by the new Q20 but not higher than the projected density.

It is apparent that the south west quarter has a water quantity problem. The south half of the section shall have attained a minimum Q20 of 3.3 IGPM prior to any subdivision approval.

iii. TOPOGRAPHICAL CHARACTERISTICS (FIGURE 7)

The eastern half of Section 5 demonstrates very few constraints topographically. The eastern half undulates moderately at the topographic lines illustrated in Figure 7. The western half, however, has an identified intermittent stream running through the entire half in a north/south direction and the topographical contours represent a much more significant constraint to development. The intermittent stream is more than likely, given the direction of contours, a stream formed by spring run off. The surface water table may be higher in the vicinity of the stream area making building sites difficult to establish.

The SW quarter section has the most identifiable constraints in topography, as most topographical contours in this quarter section represent deep coulees or short changes in distance between a slope rise. It would appear that the SW quarter section has a potential for spring run-off collection as the intermittent stream switches back through the bottom third of the quarter.

Any development, redesignation or subdivision in Section 5 near the intermittent stream shall be subject to surface water table testing and percolation testing. Also, any development, redesignation or subdivision in the SW quarter should consider the topographic constraints of both slope and high water table in the area.

iv. ENVIRONMENTAL CHARACTERISTICS

The bottom third of the SW quarter section contains a dense collection of willows and poplar bluffs. A poplar bluff runs along portions of the intermittent stream. The majority of Section 5 is bare land with minor undulations with the exception of the SW quarter. Some of the land appears to have been cropped at one time and some land is used as pasture. Most land appears to be ungrazed pasture containing dense fescue and grasses with some scrub brush.

Reports of deer, coyotes, badgers and ring neck pheasants in the section are quite frequent, yet no identifiable wildlife corridor can be established for this section. The section is close to an identified white tail deer corridor that travels the Sheep River east of Okotoks. It is obvious; however, that there are numerous deer beds and evidence of grazing by ungulates, particularly, in the western half of the section.

Section 5 contains very few constraints environmentally to the extent that no portion of the section can be identified as comprising an Environmentally Significant Area. However, request may be made for environmental reserve on the lands containing the intermittent stream and/or significant coulee depth.

C. MAN-MADE STRUCTURES

i. ROADS

A brief description of the location and condition of present roads is presented in Section A(iv) Transportation Network. This section will address suggested upgrading and siting for future roads, including maintenance.

Following from an Alberta Planning Board decision in 1990 regarding Section 5, it was determined that a \$6,000.00 road improvement fee be levied on developers was beyond the powers of the municipality to impose. The municipality had tried to apply the \$6,000.00 road improvement fee as a requirement under Section 92 (1)(b) of the Planning Act.

Section 655(1)(b) of the Municipal Government Act (was once Section 92(1)(b) of the Planning Act) outlines how the construction, or payment for construction, of a public roadway to give access to the subdivision, can be a condition of subdivision. In this case the levy was found to be an unfair condition of subdivision. Therefore, it can be concluded by the decision that any

road costs borne by a developer that are a result of subdivision in Section 5 should be for internal road construction only and not improvement of public roadways leading to the subdivision or improvements as a result of increased use by the approval of a subdivision. The Board, in its decision, appears to have made a distinction between what constitutes "construction" versus "improvement" of roads and assigned cost recovery accordingly.

Road construction as a result of subdivision shall adhere to the following conditions: (1) That the public access roads be inspected by the Public Works Superintendent to determine if an increased carrying capacity can be accommodated on the public road. (2) That if the Public Works Superintendent determines that the public road cannot accommodate the increase in carrying capacity due to subdivision, all public road upgrading costs are to be borne by the developer.

Siting of roads has also been of great concern to residents. It has been put forward by residents that there be no north/south road through the quarter section by the extension of 8 Street east through Plan 8410347 "D" (Samek) and Plan 107.N.6 (Wasylenko). It was the conceptual proposal of the Municipal District at an Open House October 21, 1993 that there be an extension of 8 Street. This suggestion was made due to the high cost to the municipality of road maintenance. If a road is a simple north/south road rather than an internal cul-de-sac, maintenance becomes less expensive and time consuming.

However, residents have made it clear at Open House's that they would not be prepared to dedicate land for roads to service other resident's subdivisions. Some of those in objection to through roads are in very strategic locations in the section for land dedication to make these roads a possibility. The municipality has had occasion to allow through roads where there has not been full land dedication. As a result these roads have been meandering and difficult to

maintain.

All present and future roads to service development, redesignation and/or subdivision in Section 5 shall be either (a) panhandle roads no less than 50 feet in width meant to serve no more than two five acre lots or 1 ten acre lot or (b) internal subdivision roads that are double chip sealed and built to M.D. standards. Constructed at the developers expense and maintained for a period of no less than two years by the developer and serve 3 or more 5 acre lots. The road standard will be left to the discretion of Council and subject to the Road Surfacing Standards of the M.D. The developer is responsible to upgrade any road that, as a result of the developers subdivision, represents a breach of the Road Surfacing Standards as per M.D. policy. Internal cul-de-sac roads or panhandles will be designed in such a way that the number of accesses upon 2nd Street E, 322nd Avenue E, 16th Street E and 338th Avenue are kept to a minimum.

It should be noted that approval of all road construction, siting and maintenance is at the discretion of M.D. Council and site specificity should be taken into account for all development, redesignation and/or subdivision applications in Section 5. The M.D. will at all times promote greatest efficiency for servicing when road construction is being contemplated.

ii. SEPTIC FIELDS


All septic fields shall be constructed and operate to the standards of Alberta Labour (an/or M.D. Safety Codes Officer) and all locations of septic fields should take proximity of aquifers into account. Residents should take it upon themselves to have their water potability tested annually.

iii. ACTIVITIES AND USES

It is a distinct possibility that the M.D. may receive applications for rural commercial development on the east side of the section, particularly, along the 16th Street East service road.

It is an assumption that the existence of the vet clinic will help to promote new commercial business along the service road. This area is an attractive one to business because of the traffic passing into and out of Okotoks to Calgary during the morning and evening rush hours on Highway 2a.

Most uses On Section 5 are Country Residential in nature. There is the existence of small scale agriculture evidenced by the presence of hobby farms and pastured horses. There is no "Community Association" in existence for residents of Section 5 and it would appear, by some residents' comments, that there is no sense of place or community within the section as it is not desired by most.

-  **Any new rural commercial business applications should be located in the eastern half of Section 5 with direct access onto the 16th Street East service road. Application for new rural commercial uses within the section must be evaluated against the impact they may have upon prevailing country residential land uses. No intrusive signs or noises will be allowed.**

Due to possible increase in population density it is important to monitor home enterprise (ie: Bed and Breakfast, Landscaping) operations and ensure these businesses have valid business licenses from the M.D. of Foothills.

iv. RESERVE LANDS

Reserve lands are available within Plan 107.N.6 (Wasylenko). As mentioned, the Stark subdivision in 1961 saw a dedication by Deferred Reserve Caveat of 16 acres in the SE quarter to the Municipal District of Foothills. The 16 acres was based upon a dedication of 10% of the original parent parcel prior to subdivision of 160 acres. The owners of Plan 107.N.6 have consulted with and will be consulted by M.D. Planning staff should the Deferred Reserve Caveat

be required as physical land dedication. Plan 107.N.6 will have some restrictions, however, as to method of redesignation, subdivision and development by the existence of the Caveat. The total area of Plan 107.N.6 is 37.71 acres. After physical land dedication of the caveat it would consist of 21.71 acres.

The Deferred Reserve Caveat of 16 acres on Plan 107.N.6 shall not be taken until absolutely necessary or until a subdivision application is approved on plan 107.N.6. However, should land dedication be required for a possible through road on the eastern boundary of the Plan, that dedication should be deducted from the Deferred Reserve Caveat requirement.

The Deferred Municipal Reserve, if developed, is to be used as a school site, community facilities site or recreation site. The ownership, and administration, of the Deferred Municipal Reserve will transfer from the M.D. of Foothills to the Town of Okotoks should annexation occur.

E. SUMMARY AND RECOMMENDATIONS

i. SUBDIVISIONS OF THE SITE: AREAS OF CONSISTENT STRUCTURE, CHARACTER AND PROBLEM.

Most subdivision of twenty acre parcels has occurred in the eastern half of Section 5 in the lands designated as Okotoks Urban Fringe. However, the M.D. has recently had two redesignation and subdivision applications in the north western half on Plan 731304 "13" (Fenerty) and 7410161 "14" (Sharp).

Most areas within Section 5 are consistent physically. The most similar in appearance are the NE and SE quarter sections, with the NW quarter section only slightly different due to the

existence of an intermittent stream.

The south half of the section has deeper water wells that are less productive than the north half. Problems with topography, access and surface water overcome the SW quarter making further redesignation, subdivision or development difficult. There is a coulee that swails through the quarter section and the existence of an intermittent stream which is an important drainage channel for spring run off. Both serve as significant constraints to further subdivision.

- ii. AREAS BEST LEFT UNDEVELOPED, AREAS WHERE DEVELOPMENT IS POSSIBLE.

Further redesignation, subdivision and development may occur in the eastern half of the section and all of the NW quarter (subject to surface water table testing & percolation testing). Parcels proposed by redesignation and subdivision must be a minimum of 4.94 acres (based on twenty acres on title) in size.

The SW quarter section does not lend itself favourably to further subdivision. Any application for redesignation, subdivision or development in the SW quarter shall take into consideration the following items:

- Q20 Testing of 3.3 IGPM**
- surface water**
- topographical constraints**
- available building sites**
- effects both upon and of the intermittent stream**
- access, both internal and public**
- safety of approaches onto or off of 338 Ave. at the curvature through Plan 1434.Q.248 and the rise on 2 Street East at Plan 8237 HK "B." & Plan 8237 HK "C" .**

Intensity of redesignation, subdivision and development shall be left at the discretion of Council.

Development density should be evaluated upon topography, water availability, public access and quality of private access.

iii. THE AREA CONCEPT MAP (FIGURE 8)

Redesignation and subdivision activity should take the form as illustrated in Figure 8. An efficient blend of internal cul-de-sac roads and panhandles can be accomplished if planned for correctly.

All accesses and approach locations as well as road standards shall be discussed with the M.D. of Foothills Planning Department representatives prior to application for redesignation or subdivision.

Through road access shall be utilized wherever possible by land dedication. Panhandle proposals shall utilize one main approach location and provide access to more than one parcel.

**** PLEASE NOTE the Area Concept Map is not intended to portray tacit subdivision approval.**

All applications for subdivision are to be judged on a site specific basis and be subject to all conditions deemed necessary by Council.

iv. SUMMARY OF SIGNIFICANT PROBLEMS AND POTENTIALS

In summary, the most significant constraints to development are water, road development and siting and a surface water drainage channel. All parcels along the surface water drainage channel must be subject to surface water testing, percolation testing and must post a Q20 result (if not already done) that meets the maximum allowable density figures suggested in the Water Characteristics section. This includes portions of the NW and all of the SW quarter section.

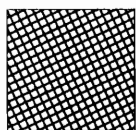
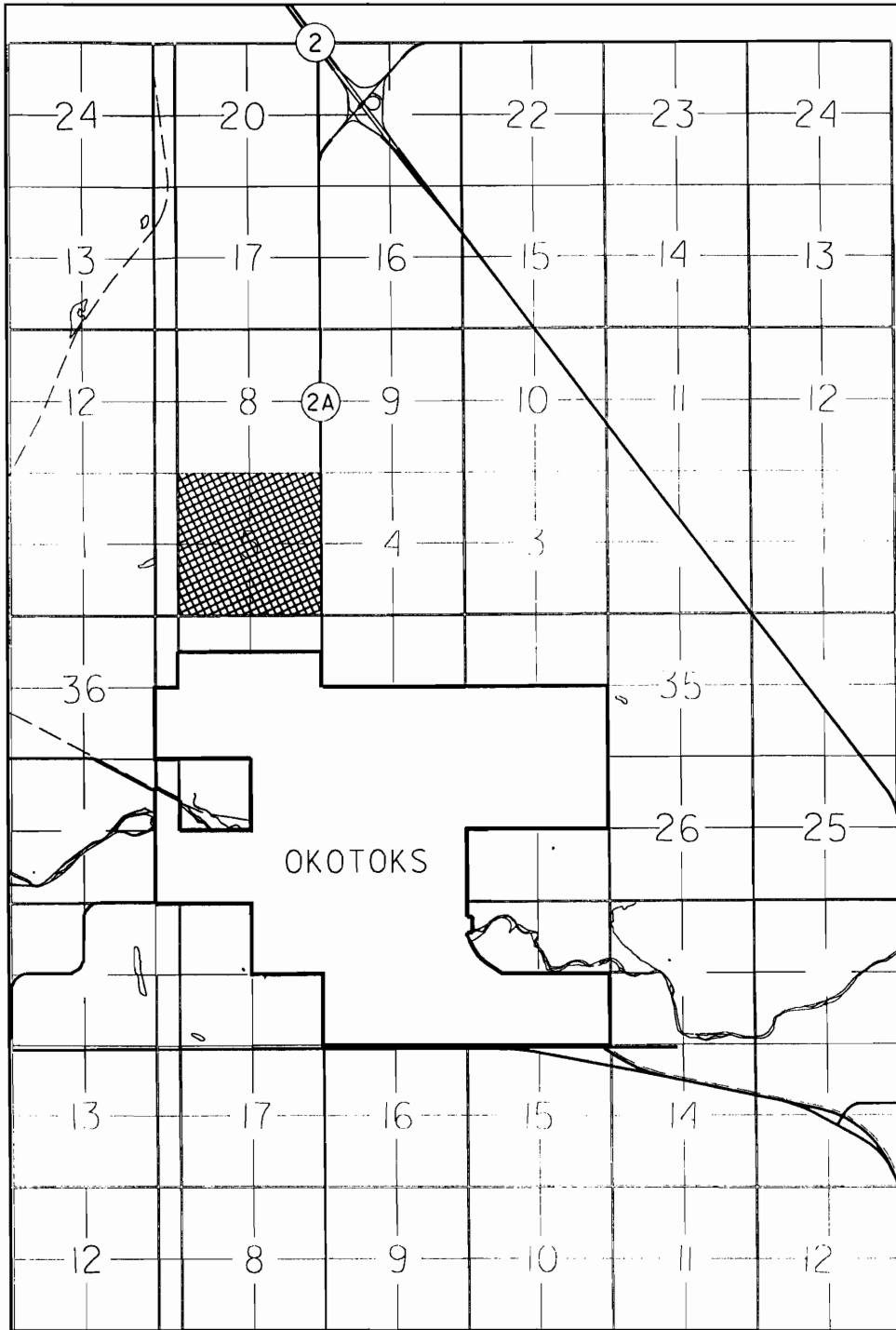
The NW, SE and NE quarter sections are most likely to experience development, redesignation and subdivision. Future applications for subdivision within the NW, SE & NE quarters should be allowable subject to meeting all recommendations for water, roads and development layout mentioned throughout the study.

Applications for subdivision in the SW quarter shall be subject to the above

mentioned (located in ii. Areas Best Left Undeveloped...) tests and evaluated on a site specific basis before any redesignation, subdivision or development may proceed.

SECTION 5-21-29-W4M

LOCATION MAP



SECTION 5 TOWNSHIP 21 RANGE 29
WEST OF THE FOURTH MERIDIAN
MUNICIPAL DISTRICT OF FOOTHILLS NO 31

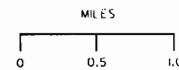


FIGURE 1.

SECTION 5-21-29-W4M

LAND USE PATTERN & LAND USE DESIGNATION

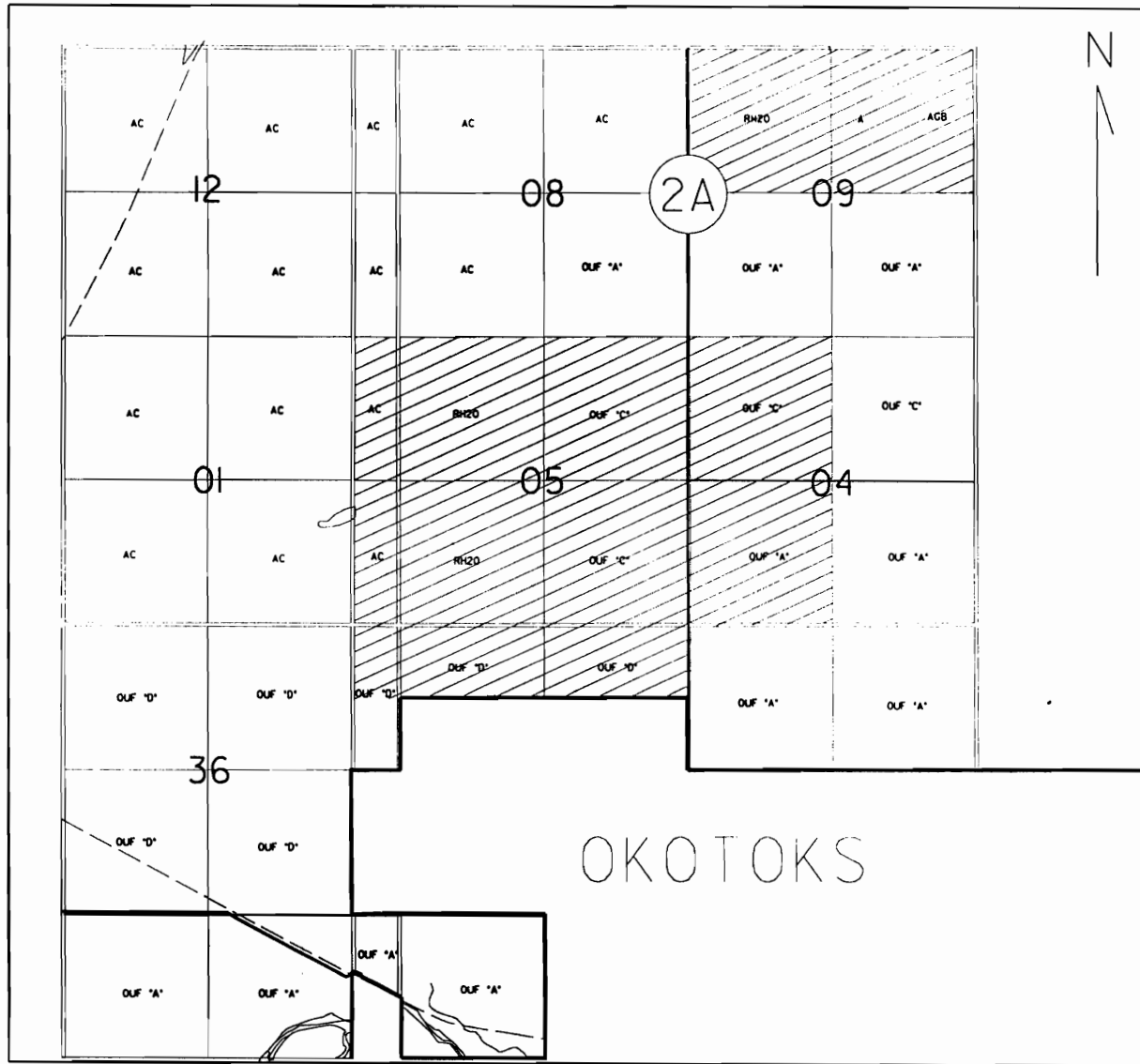
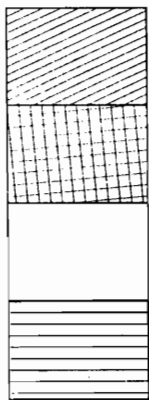
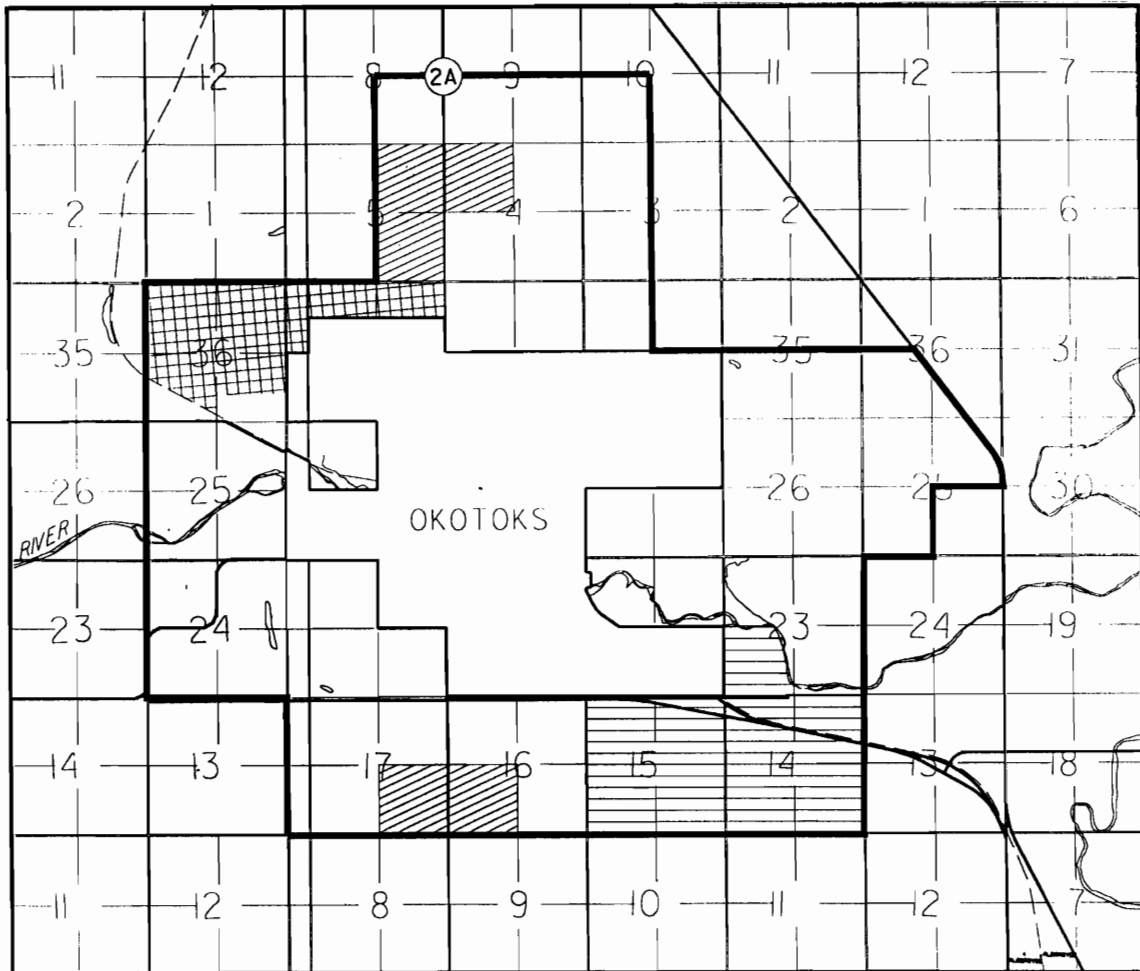


FIGURE 2.

SECTION 5-21-29-W4

THE OKOTOKS URBAN FRINGE



COUNTRY RESIDENTIAL POLICY AREA 'C'

COUNTRY RESIDENTIAL POLICY AREA 'D'

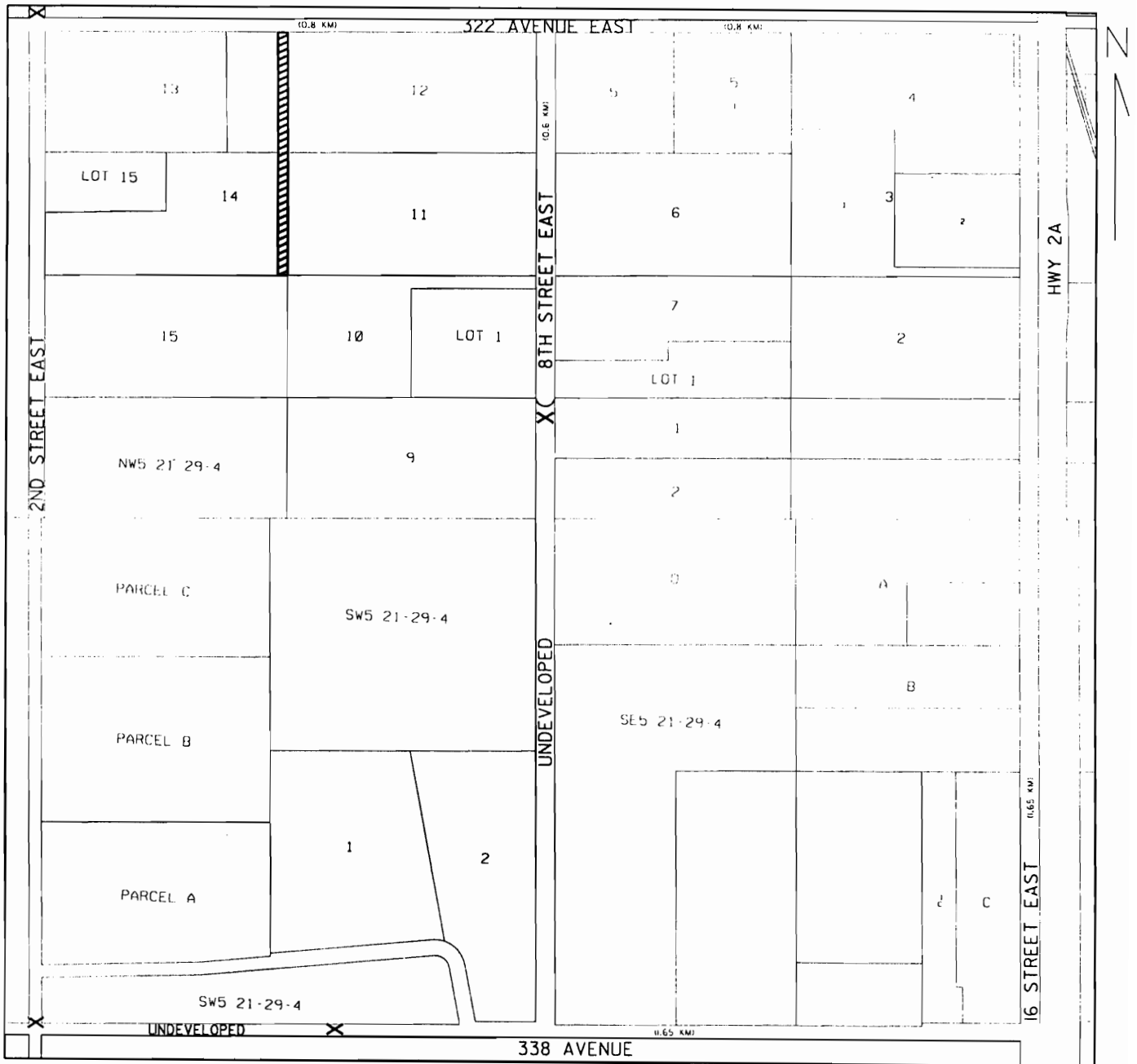
AGRICULTURAL POLICY AREA 'A'

AGRICULTURAL POLICY AREA 'B'

FIGURE 3.

SECTION 5-21-29-W4M

TRANSPORTATION NETWORK



X = NO EXIT

= ROAD DEDICATED BY CAVEAT

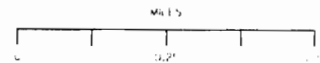


FIGURE 4.

SECTION 5-21-29-W4M

1961 LANDOWNERS

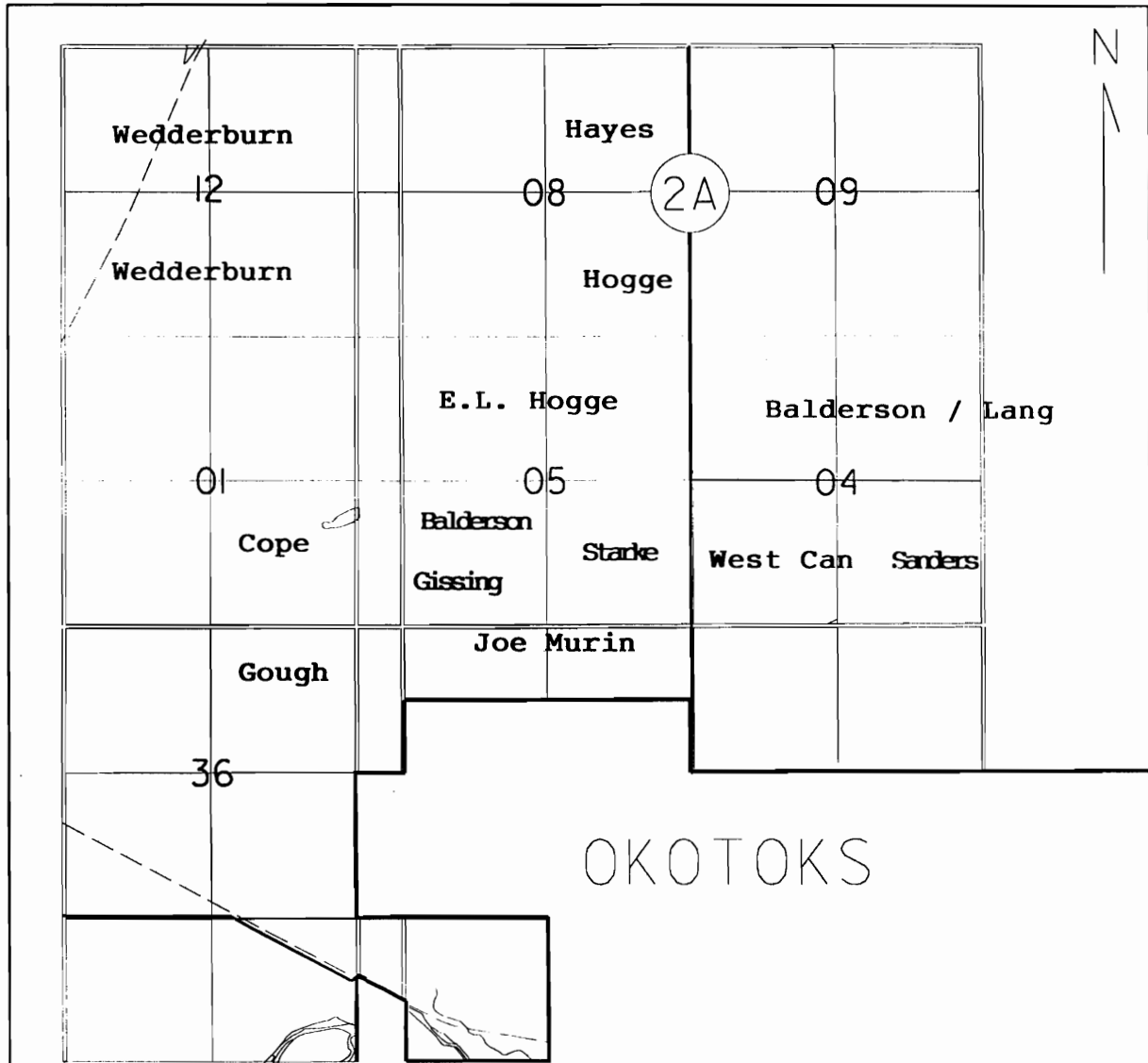
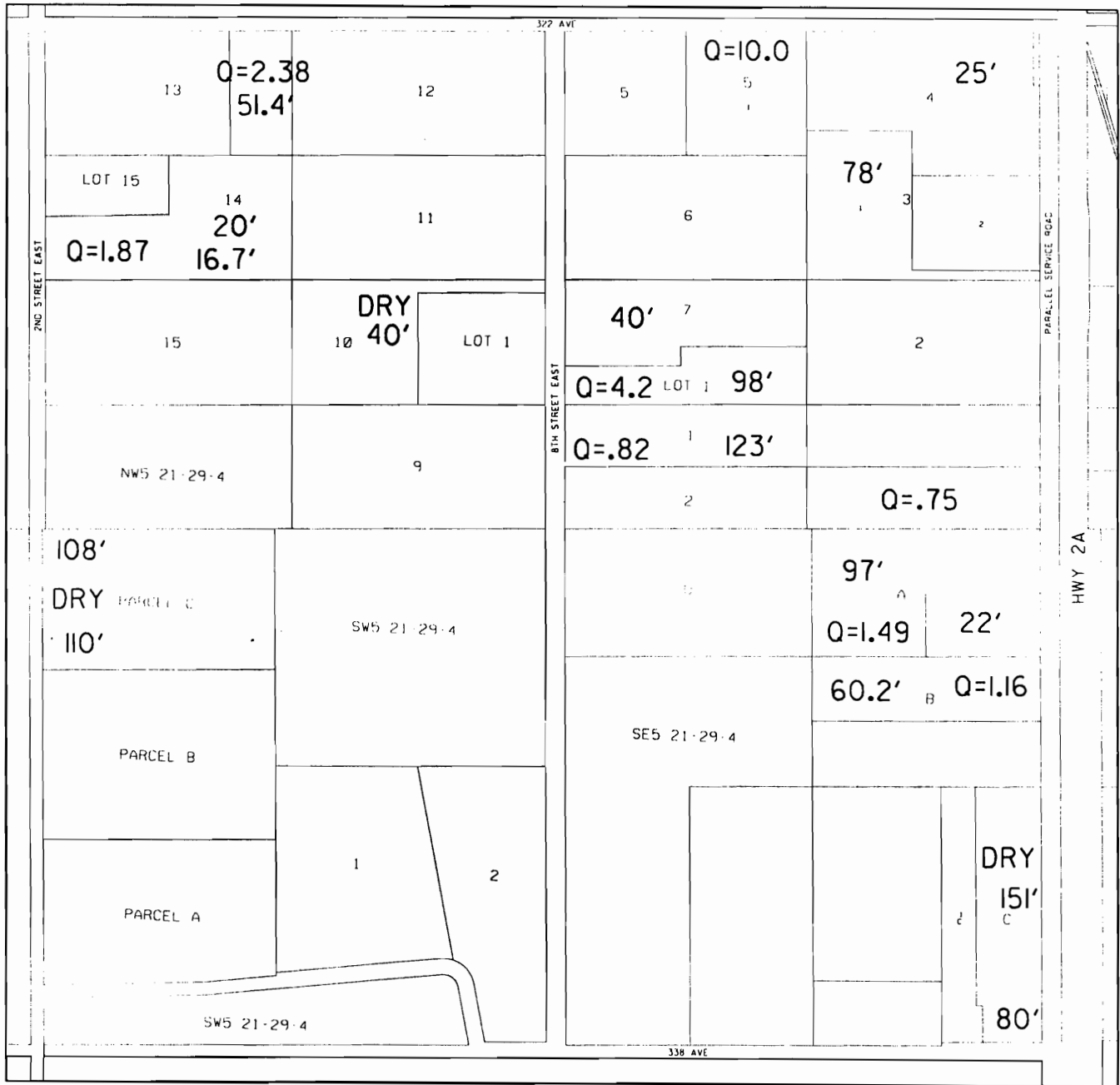


FIGURE 5.

SECTION 5-21-29-W4M

WATER CHARACTERISTICS



NUMBERS IN FEET = DEPTH TO STATIC WATER LEVEL.

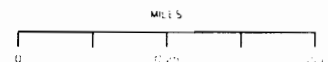
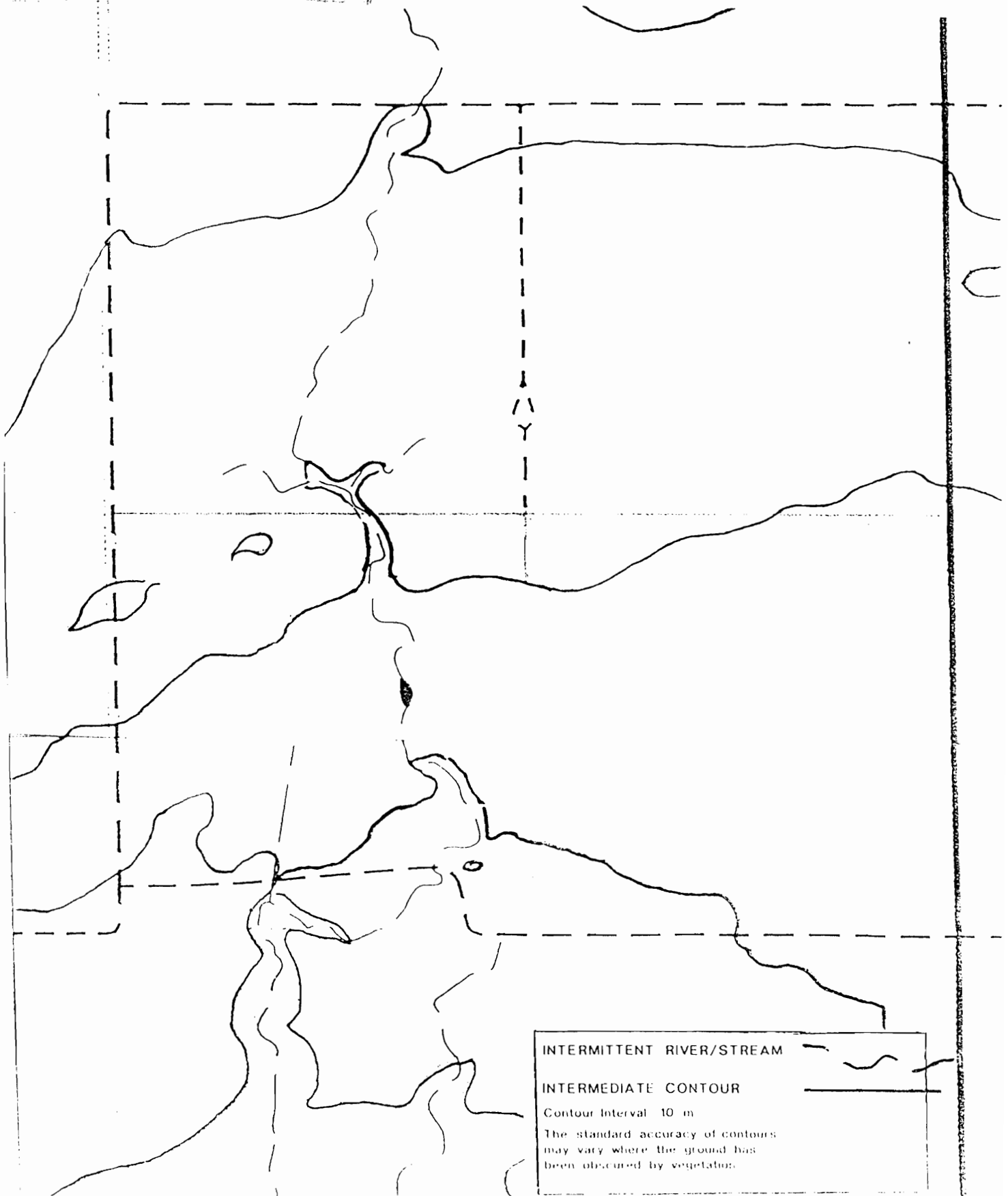


FIGURE 6.

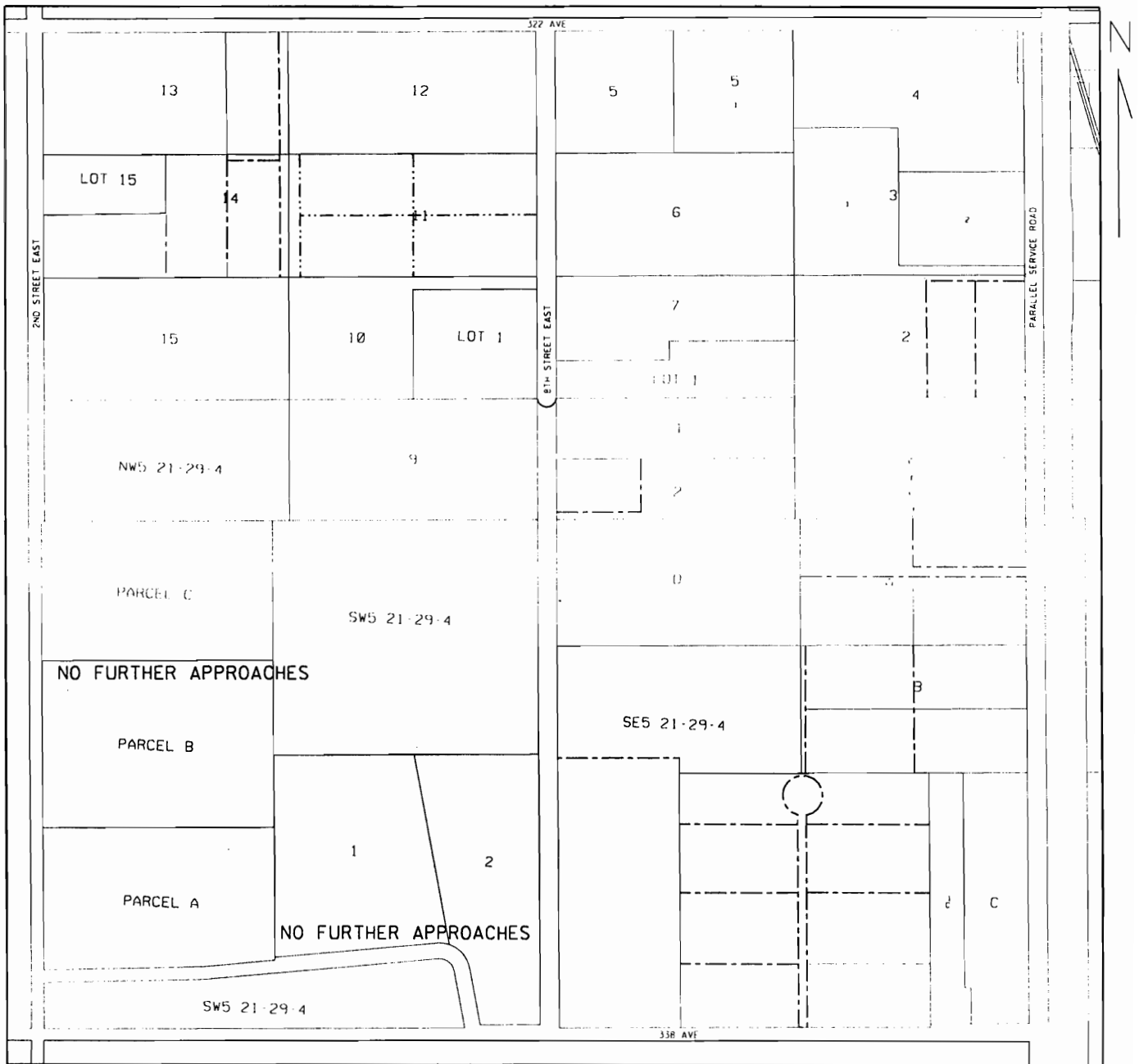
SECTION 5-21-29 W4 PLANNING STUDY

FIGURE 7 - TOPOGRAPHICAL CHARACTERISTICS



SECTION 5-21-29-W4M

AREA CONCEPT MAP



THIS MAP INDICATES POSSIBLE SUBDIVISION ACTIVITY AND OPTIONS FOR AN HANDLE AND INTERNAL CUL-DE-SAC ROADS.

THIS IN NO WAY IMPLIES TACIT SUBDIVISION APPROVAL FOR ANY PARCEL.

FIGURE 8.

SECTION 5-21-29 W4 PLANNING STUDY

APPENDIX I - OKOTOKS URBAN FRINGE
LAND USE BYLAW

SECTION 9.0.0 OKOTOKS URBAN FRINGE DISTRICT (OUF) LAND USE RULES

9.1.0 PURPOSE AND INTENT

9.1.1. The purpose and intent of this District is to identify and protect those lands adjacent to the municipal boundary of the Town of Okotoks which have been demonstrated as land suitable to accommodate Okotoks' long term growth. In this regard, the district provides for a limited range of rural pursuits which would not be incompatible with, or detrimental to Okotoks' present or future projected land uses for its growth corridors.

9.2.0 GENERAL LAND USE PROVISIONS

9.2.1 The Okotoks Urban Fringe District consists of three land use areas as indicated on the land use map. The rationale for the division of the district into three distinct areas relates in part to the existing land tenure pattern and recognizes the Town's projected long-term growth patterns.

Land Use Area A represents the future urban residential expansion area for the Town, while Land Use Area B will eventually accommodate the urban industrial growth requirements of the Town.

Land Use Area C recognizes the existing residential development within the urban growth corridor and provides for a limited amount of resubdivision to occur during the transitional period to urban residential development.

In addition to the three land use areas mentioned above, Area N is added to recognize the presence of Natural Resources in the Okotoks Urban Fringe. Land use area N will be used to recognize parcels on which Natural Resource Extractive Industry can be operated. All applications to designate a parcel Area N shall be referred to the Town of Okotoks for comment but will not require the Town's agreement.

The land use regulations that follow have been arranged to reflect the different rules required to manage these areas and are identified accordingly.

The Town of Okotoks and the Municipal District of Foothills No. 31 recognize the potential for Country Recreational Residential Development opportunities within the North West quadrant of the Okotoks Urban Fringe.

Affected lands shown on Schedule 1 (see map Area D) of Section 9.0.0. This area is subject to physical and economic constraints to the extent of urban infrastructure, at least in the short-term, and cluster Country Recreational Residential development may be permitted.

Land suitable for Country Recreational Residential use will be listed under Section 9.8.0. Exceptions; and will be subject to the Country Recreational Residential 49 land use rules, Section 17.0.0, Section 17.0.0 of the Foothills Land Use Bylaw.

9.3.0 LIST OF PERMITTED AND DISCRETIONARY USES

9.3.1 PERMITTED USES - All Land Use Areas

- Accessory Buildings
- Dwellings - detached single family
- Extensive Agricultural Uses
- Private Swimming Pools
- Storage of maximum of five unoccupied recreational vehicles
- Public Works

- 9.3.2 DISCRETIONARY USES - Accessory Uses - Areas A, B, C, D
- Aerodromes - A, B, C, D
 - Agricultural Processing Industry - A, B
 - Airports - public and private - A, B
 - Antenna Structures - A, B, C, D
 - Churches - A, C, D
 - Country Recreational Lodges and Centres - A, B, C, D
 - Dwelling - detached single family - A, B, C
 - no more than 2 such dwellings are permitted on a Lot that is 32.4 ha (80 acres) or more in size.
 - Excavations or Stockpiling of Soil - A, B, C, D
 - Home Occupations - A, B, C, D
 - Intensive Agricultural Uses, excluding Mushroom Plants - A, B, C, D
 - Mobile Homes - A, B, C, D
 - Natural Resource Extractive Industries - N
 - Signs - A, B, C, D
 - Temporary Dwelling Accommodation for Farm Help, A,B,C, D
- Temporary Storage and/or Parking of Unoccupied Mobile Home A, B, C
- The stripping or stockpiling of soil, construction or upgrading of municipal roads, installation of utilities and grading of the site when the Lot upon which all or any of such activities are carried out is the subject of an approved multi-lot subdivision - Area C, D

9.4.0 GENERAL REQUIREMENTS

- 9.4.1 In addition to the general land use provisions contained in Section 7, the following provisions shall apply to every development in this District.

9.5.0 MINIMUM REQUIREMENTS

- 9.5.1 Area of Lot:
Areas A and B:
- (a) 1.5 ha (3.7 acres) for the one Lot permitted to be subdivided from a Quarter Section;
- And excepting:
- the 27.53 acre ptn. of the NE 31-20-29-W4 which lies to the South of the N. 1110' of the 1/4 which shall contain (1) 7.53 acre Lot in the N. end. and NW 25-20-1-W5 which shall contain 8 Lots plus 1 MR Lot - minimum of 4 acres.
 - Plan 7510077, Block 5 in SW 26-20-29-W4 which shall contain (1) 10.5 acre parcel.
 - Plan 8284HU, Lot 2, Pt. LSD 4, in SW 4-21-29-W4 containing one 4.7 acre parcel
 - Plan 9410921, Block 1, Lot 4 in SW 15-20-29-W4 which shall contain one 10.5 acre parcel
 - Excepting Plan 8284HU, Block 3 in SW 4-21-29-W4 which shall contain one 4.75 acre parcel
 - Excepting the 101.93-acre portion of N.W. 17-20-29-W4 which shall contain one 20-acre parcel
 - the 79.47-acre portion of N.W. 26-20-29-W4 which shall contain one 10.5-acre parcel.
 - Plan 8911194 Block 1 in N.E. 22-20-29-W4 which contain four 1.98-acre lots
 - Plan 7510077 Block 6 in S.W. 26-20-29-W4 which shall contain one 10.5-acre parcel

- (b) the lessor of 64.7 ha (160 acres) or the area included in the Title at the time of passage of amending Bylaw No. 878 (August 16, 1988).

Area C:

8 ha (19.76 acres) excepting the following parcels which shall have a minimum area of gross 2 ha. more or less (gross 4.94 acres more or less)

Block 8, Plan 1113LK, S.W. 16-20-29-W4:

And excepting:

Block 6, Plan 731507, N.W. 4-21-29-W4 - two Lots of equal size

Block 3, Plan 404LK, N.W. 4-21-29-W4 - two 5 acre Lots and the balance parcel

Blocks 7 & 8, Plan 741104, N.W. 4-21-29-W4 - each two 5 acre Lots and a balance parcel

Block B in s.E. 5-21-29-W4 where the minimum Lot size shall be 8.66 acres

Lot 3, Block 3, Plan 9011715, N.W. 4-21-29-W4 which may contain one Lot of 3.3 acres (1.33 ha)

Block 5, Plan 731304, N.E. 5-21-29-W4 which may contain an east Lot & a West Lot of m/l equal size

18.12 ac. owned by Mahmud, N.E. 5-21-29-W4 which may contain one Lot minimum size 3.66 ha (9.06 ac.)

Block A, Plan 8271HP, S.E. 5-21-29-W4 which may contain one 5.47 acre Lot.

Block 7, Plan 7410100, N.E. 5-21-29-W4 which may contain a North Lot & a South Lot of equal size (more or less).

Blk 7, Plan 9011756 - NW 4-21-29-W4 containing (1) 4.14 acre Lot with residence and (1) 5.3 acre balance.

Blk 7, Plan 9011756 - NW 4-21-29-W4 containing (1) 4.14 acre Lot with residence and (1) 5.3 acre balance.

Plan 7952JK Block 1 in N.W. 4-21-29-W4 which shall contain one 4.62-acre parcel.

9.5.2 Front Yard Setback requirements - A, B, C, D.

- i Internal Roads: 15 m (49.21 ft.) from property line;
- ii Municipal Roads: 48 m (157.48 ft.) from centreline of right of way
- iii Secondary roads 500 to 800 series: 64 m (209.9 ft.) from centreline right of way;
- iv Provincial Highways: 40 m (131.23 ft.) from ultimate right of way.

9.5.3 Side Yards

- i 30 m (98.43 ft.) - A, B, D
- ii 15 m (49.21 ft.)

9.5.4 Rear Yard: 30 m (98.43 ft.) - A, B, C, D

9.5.5 Habitable Area per Dwelling:

- i 55 sq. m. (592.02 sq. ft.) A, B
- ii 92 sq. m (990.31 sq. ft.) - C

9.6.0 MAXIMUM LIMITS

9.6.1 Number of Dwelling Units - A, B, C

Except as provided for in Sections 7.13.3 and 7.14.1, One detached dwelling unit per Lot.