

BYLAW 139/2000

BEING 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 (hereinafter called the "Council") is empowered by Section 633(1) of the Municipal Government Act, being Chapter M-26.1, 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 did direct the preparation of an Area Structure Plan for the property which includes 284 acres of land in SE 32-21-29 W4, NW 29-21-29 W4 and NE 29-21-29 W4 and contains a plan for 57 lots with a minimum lot size of 2 acres and a maximum lot size of 2.99 acres.

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

FIRST READING: August 31, 2000

Roy R. McLean

Reeve
[Signature]

Municipal Manager

SECOND READING:

Reeve

Municipal Manager

THIRD READING: *Sept 14/2000 - ✓*

Reeve

Municipal Manager

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this day of

COPY

Walking A Ranches Area Structure Plan

Prepared for:

The Municipal District of Foothills No. 31
309 Macleod Trail, Box 160
High River, Alberta
T0L 1B0

Landowner / Developer:

Walking A Ranches Ltd.
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Dewinton, Alberta

Prepared by:

Brown & Associates Planning Group
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Calgary, Alberta
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September 14, 2000

Adopted Sept 14/00.

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1.0 INTRODUCTION

1.1 Purpose of the Plan

The Walking A Ranches Area Structure Plan (ASP) has been prepared pursuant to provincial legislation in order to provide for the orderly development of a country residential development district in the M.D. of Foothills. An Area Structure Plan is more detailed than the M.D. of Foothills Municipal Development Plan (1998), and is intended to provide a framework for subsequent land use redesignation, subdivision and development within the Plan area.

1.2 Background to the ASP

The Walking A Ranches ASP includes 284 acres of land held by Walking A Ranches Ltd. The ASP site is located immediately east of Highway #2, one half-mile south of Dunbow Road.

The ASP describes a plan for a country residential subdivision consisting of 57 lots with a minimum lot size of 2 acres and a maximum lot size of 2.99 acres. The ASP also incorporates municipal reserve land, agricultural land, and a future grade-separated highway interchange at the intersection of existing Highway #2 and planned Highway #2X. Alberta Infrastructure is currently finalizing plans to extend Highway #2X from the City of Calgary southward to a new interchange with Highway #2 that will be located on the Walking A Ranches property.

1.3 The Approval Process

The Municipal District of Foothills No. 31 requires Municipal Council approval of an Area Structure Plan bylaw as a prerequisite to country residential development. Following initial technical analysis and discussions with Alberta Infrastructure and MD administration during 1999, this ASP was released in Draft form for review with key stakeholders in January 2000.

Individual discussions were held with adjacent landowners and a public open house meeting was hosted to discuss the Draft Plan with residents of the Dunbow Road community. Between 60-70 residents attended the open house meeting at the Dewinton Riding Club hall on February 16, 2000. Input from key stakeholders and the general public was considered for incorporation into the Proposed Walking A Ranches ASP, submitted to the M.D. of Foothills in March 2000.

The Plan in its final statutory form is the result of technical analysis, public meetings, a statutory Public Hearing of Foothills Council, and subsequent adoption by Council as the Walking A Ranches Area Structure Plan.

1.4 Plan Implementation

The Walking A Ranches Area Structure Plan, adopted by bylaw in accordance with Part 633 of the Municipal Government Act, will become a statutory document of the Municipal District of Foothills No. 31. The ASP does not supercede, repeal, replace, regulate or otherwise diminish the M.D. of Foothills Municipal Development Plan or other statutory plan in effect in the Plan area.

To be fully implemented, the Area Structure Plan may have to be incorporated into other municipal planning documents. These documents include the M.D. of Foothills Municipal Development Plan, and the M.D. of Foothills Land Use Bylaw. In practice, this Plan will be implemented through commitments to public and private improvements that are embodied in the Area Structure Plan policies contained herein.

1.5 Plan Review and Amendment

Changing considerations may require periodic review and occasional amendment of the Plan. Council, through monitoring of subdivision and development approvals, may initiate amendment of the ASP in accordance with the Municipal Government Act. In addition, the landowner or his agents may request amendment of the ASP in accordance with application requirements and procedures of the same Act.

1.6 Legislative Framework

The Municipal Government Act

Pursuant to Part 633 of the Municipal Government Act (MGA), the Council of a municipality is permitted via by-law to adopt an ASP as a statutory document. Section 633 of the MGA states that:

- (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;*
 - (b) *contain any other matters the Council considers necessary.”*

The Municipal Development Plan

The M.D. of Foothills adopted a new Municipal Development Plan (MDP) in 1998 to guide future growth in the Municipality. The MDP establishes long range goals, objectives, and policies that summarize the M.D.'s intentions respecting this growth and development. The Walking A Ranches Area Structure Plan adheres to the policy statements contained in the Municipal Development Plan.

The MDP defines an Area Structure Plan as a *“statutory plan, adopted by bylaw, which provides a land use strategy for subsequent redesignation, subdivision and development of a specific area of land in the Municipality.”*

Pursuant to Part 5.3.5 of the M.D. of Foothills Municipal Development Plan:

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:*

- (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.”*

1.7 Interpretation

In this Area Structure Plan, the following interpretations shall apply:

“General Agriculture” and **“Intensive Agriculture”** means those agricultural uses as defined in Section 10.13.1 of the M.D. of Foothills Land Use Bylaw #01-99.

“ASP” or **“Plan”** means the Walking A Ranches Area Structure Plan.

“Council” means the Council of the Municipal District of Foothills No. 31.

“Developer” means the registered owner of lands within the study area defined in this ASP.

“Landowner” means the registered owner of lands within the study area defined in this ASP.

“M.D.” means the Municipal District of Foothills No. 31.

“MDP” means the Municipal District of Foothills No. 31 Municipal Development Plan (1998).

“MGA” means the Municipal Government Act.

“Qualified Professional” means a professional engineer, geologist, or geophysicist licensed to practice in the Province of Alberta.

“Subdivision Approving Authority” means the Council of the Municipal District of Foothills No. 31.

“Tentative Plan Preparation Stage” means that stage of the land development process in which detailed site analysis is undertaken, local planning needs and development philosophy are identified, and site-specific subdivision design is prepared.

“Tentative Plan” means a detailed proposal for development of the lands or of any portion thereof, which may form the basis for an application for subdivision.

2.0 THE PLAN AREA

2.1 Regional / Municipal Location

The subject site is located on the east side of Highway #2 approximately 5 miles south of Calgary and 1 mile north of the “Okotoks interchange” (intersection of Highway #2 with Highways #2A and #552). Map 1 illustrates the municipal context of the subject site and the planned alignment for Highway #2X.

The north boundary of the subject site is situated one-half mile south of Dunbow Road and the Heritage Pointe golf community. The Dunbow Road corridor is a significant focus for country residential and acreage residential development within the M.D. of Foothills. The majority of land surrounding the subject site is currently designated Country Residential (CR) District under the MD of Foothills Land Use Bylaw #01-99. The subject site is one of the few remaining large parcels of land located east of Highway #2, between Dunbow Road and Highway #552, that has not been subdivided for country residential land use.

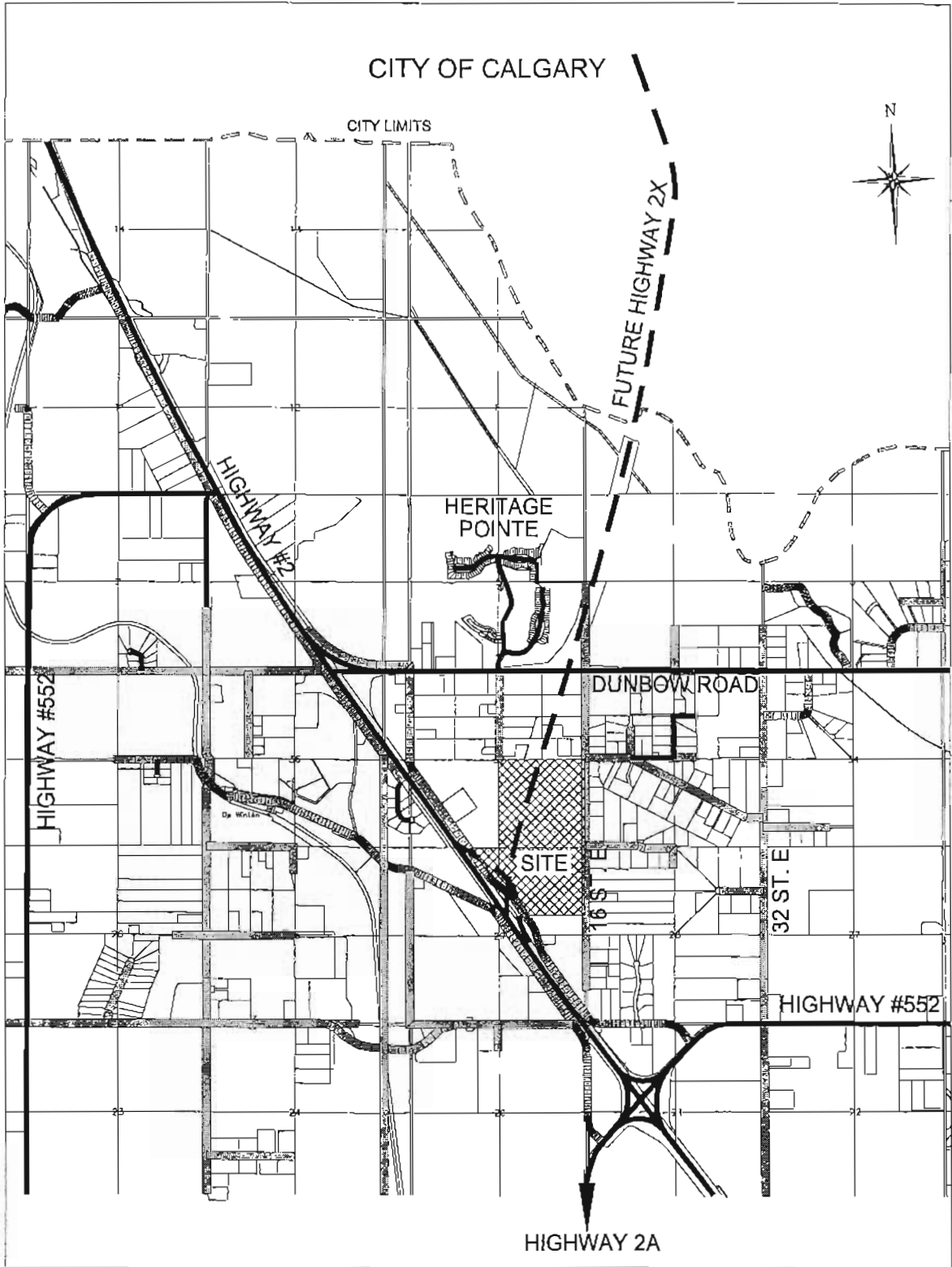
2.2 General Description of the Plan Area

The Plan area includes approximately 284 acres of land owned by Walking A Ranches Ltd. and held in two Certificates of Title.

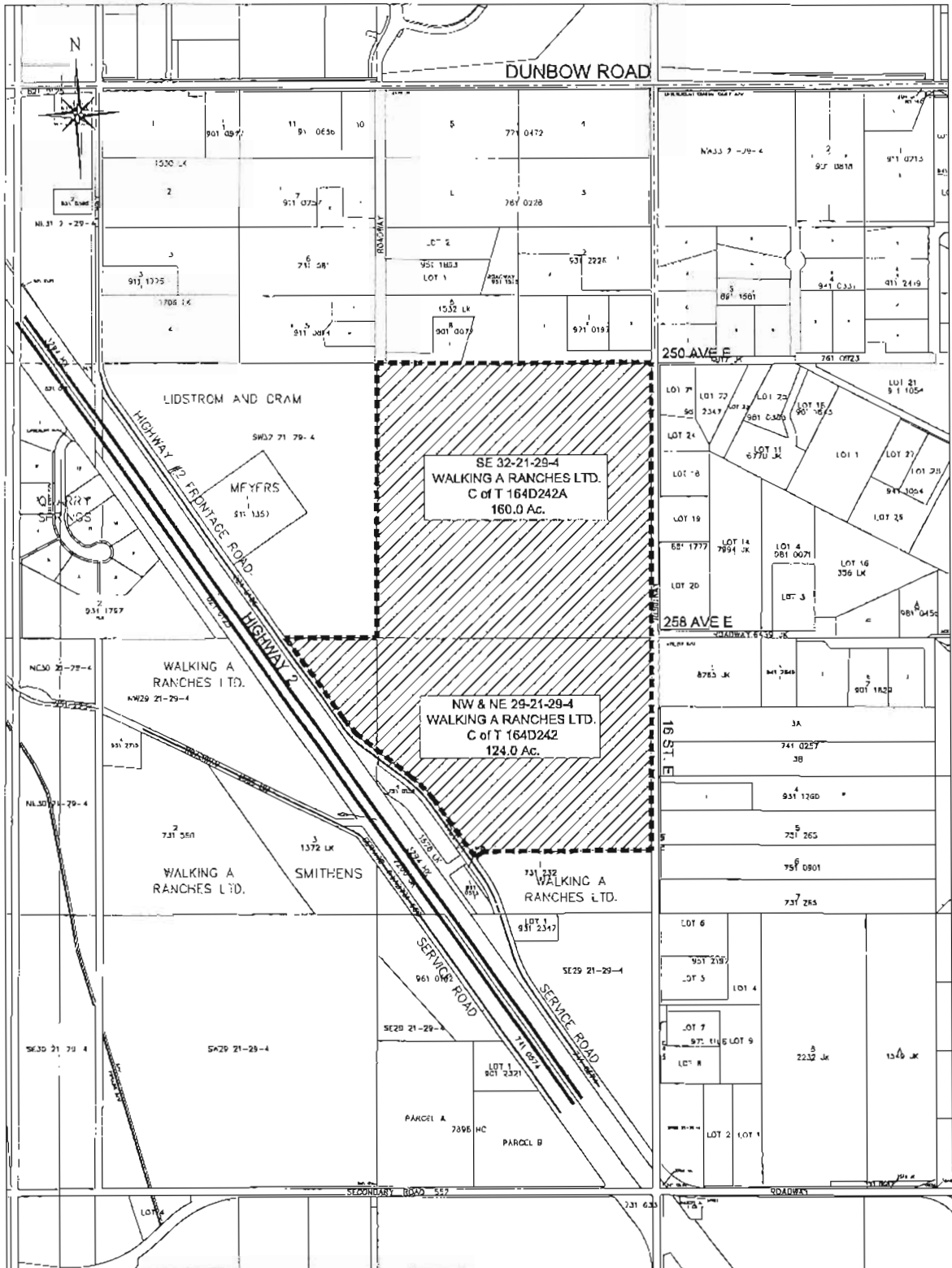
1) C. of T. # 164D242A SE Quarter, Section 32, Tp. 21, R.29, W4M	160.0 acres
2) Portion of C. of T. # 164D242 Portion of NW Quarter and NE Quarter, Section 29, Tp. 21, R. 29, W4M, located east of Highway #2.	124.0 acres
TOTAL AREA	284.0 acres

As illustrated in Map 2, the Plan area is bounded by:

- 16th Street and country residential parcels to the east. 16th Street is a two lane dust-controlled rural road connecting to Dunbow Road.
- Country residential parcels to the north.
- An existing 21-acre agricultural parcel to the south.
- Highway #2 and an existing agricultural parcel to the west.



MAP 1
MUNICIPAL LOCATION



MAP 2
ASP BOUNDARY

Map 3 shows the existing site features. The site is currently used as pasture for livestock and for hay production. Farmhouse and farm buildings are located in the southwest corner of the site. The topography of the site is slightly rolling, with a long north-facing slope at a modest inclination of about 5%. This slope provides exceptional long-range views toward the City of Calgary to the north, and the mountains to the west.

2.3 Environmental Considerations

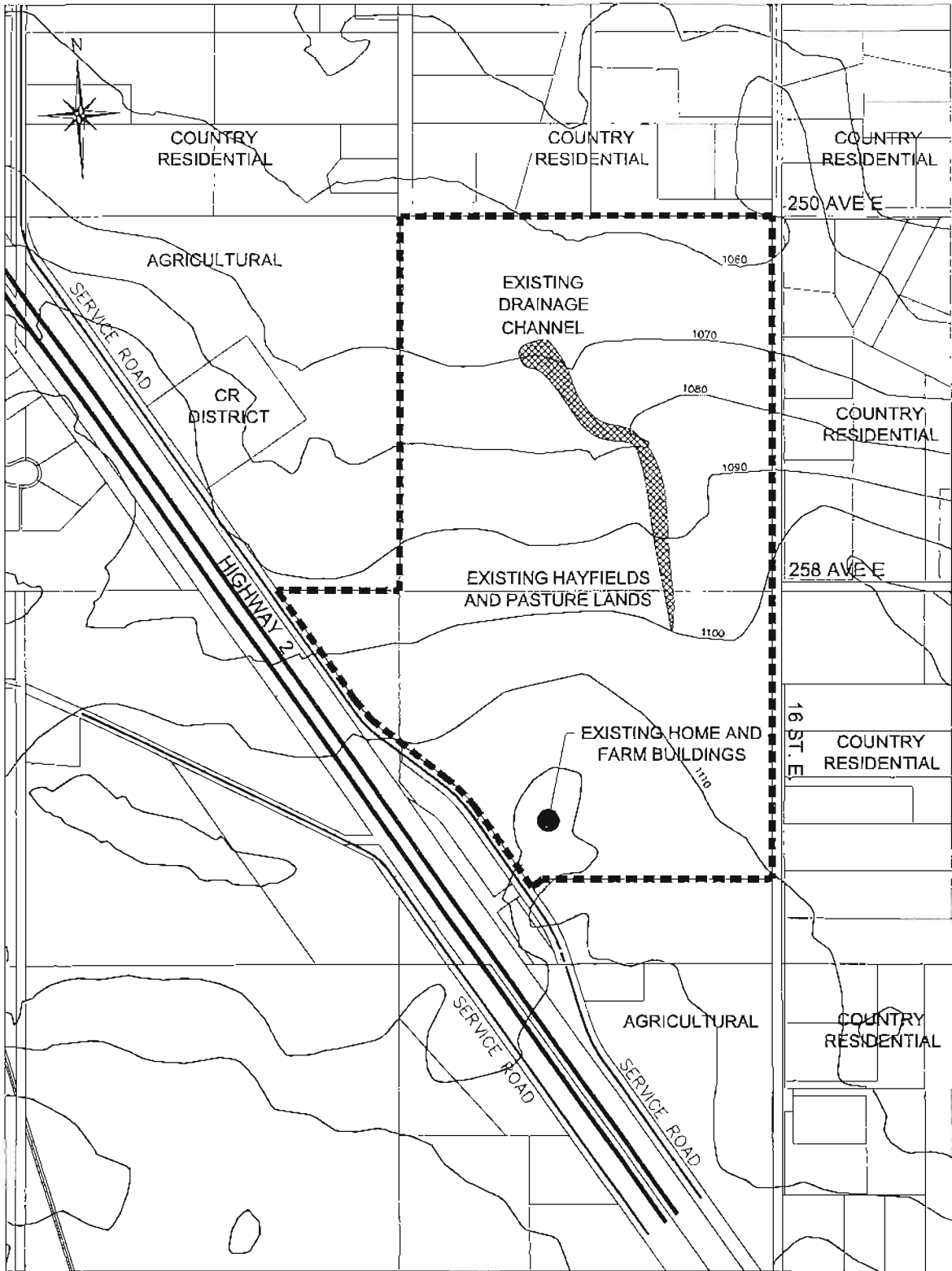
The subject site contains no Environmentally Sensitive areas as defined in the MD of Foothills Municipal Development Plan.

There are no topographical constraints to development of the subject site. The site is well drained. A small drainage channel extends from the centre of the site toward the northwest corner of the site. This drainage channel can be retained and incorporated with the planned country residential and agricultural land uses as a natural feature and drainage channel.

2.4 Future Highway #2X

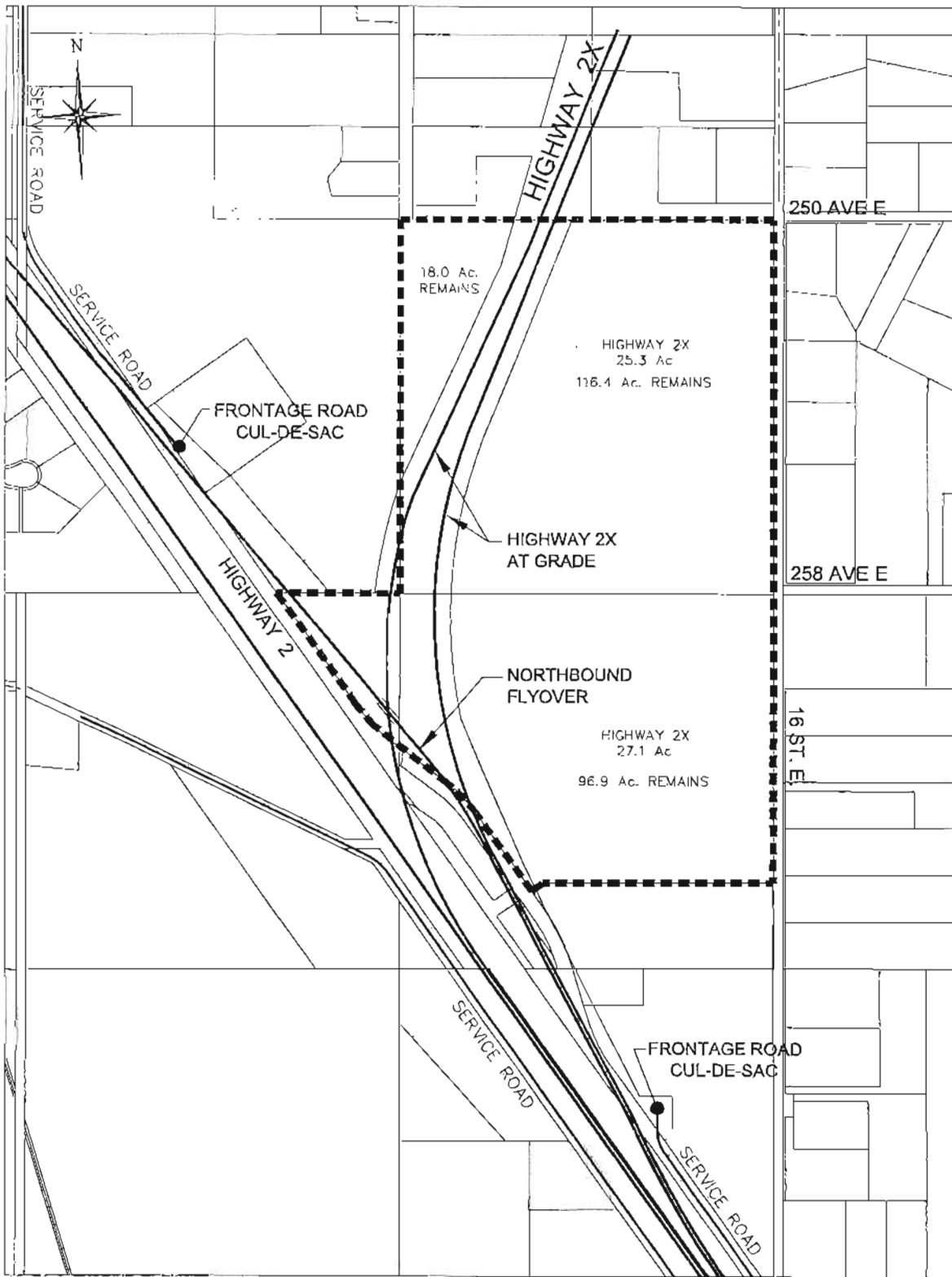
Alberta Infrastructure is in the process of finalizing plans for construction of a new Highway #2X alignment that will provide a direct link between Highway #2 in the MD of Foothills and Deerfoot Trail/Highway #2 in the City of Calgary. This new highway will provide a more direct City of Calgary by-pass route and relieve existing traffic on Macleod Trail where traffic currently enters and leaves the City.

The new Highway #2X will meet the existing Highway #2 alignment at a new grade-separated interchange to be located within the Walking A Ranches ASP boundary. The proposed right-of-way alignment and interchange (current to November 1999) are illustrated in Map 4. These regional highway improvements will require 52.4 acres of land within the Walking A Ranches ASP boundary.



NOT TO SCALE

MAP 3 EXISTING SITE FEATURES



NOT TO SCALE

MAP 4
FUTURE HIGHWAY 2X

3.0 PLAN GOAL AND PRINCIPLES

3.1 Plan Goal

The goal of the Walking A Ranches Area Structure Plan is to provide a framework for orderly and efficient development of a country-residential subdivision that is compatible with adjacent roadways and complements the existing country residential areas south of Dunbow Road. This overall goal is supported by specific principles that guide the form and character of development in the area.

3.2 Principles of Development

Pattern of Development

- All development shall be in accordance with statutory policy and municipal standards in effect at the time it is approved.
- Patterns of development should reflect the natural form and character of the land, in particular the north facing slope and views.
- Land uses on the site should be configured to ensure compatibility with existing and future adjacent highways.
- Country residential development should be visually and acoustically buffered from adjacent highways.

Natural Environment

- The natural landform of the site should be retained wherever possible and reasonable. Site grading should be limited to that which is required for roadways, home sites and utility services.
- Distinctive natural features on the site such as the existing drainage channel should be retained and incorporated into the land use plan where possible.

Agricultural Land

- Country residential lots should be relatively small in size and clustered to maximize and consolidate remaining land for agricultural use.
- Use of agricultural land should be compatible with adjacent country residential lots and dwellings.

Character of Development

- Site development should create a positive image and identity for the Municipal District of Foothills at this visually prominent location.
- Comprehensive design of local roads, parks and lots should provide a uniform high quality character that will give the Walking A Ranches subdivision a distinct identity within the broader area.

- Country residential areas should include a range of different housing forms that reflect market demand and the variety of dwelling styles in the surrounding country residential districts.
- To ensure that all country residential lots have equal potential for usage, keeping of intensive livestock shall not be permitted.

Community Integration

- Site development should enhance the existing South Dunbow community through attention to measures such as careful siting of new houses with respect to existing adjacent homes; and helping to support the extension of piped water supply lines or other services that may benefit existing residents of the area.
- A large public park capable of accommodating sport fields or other recreational activities should be located within the development in a location that is accessible to residents of the broader community.

Infrastructure

- Infrastructure shall be provided in accordance with municipal standards to ensure adequate capacity for all proposed country residential lots.
- Infrastructure should be designed to minimize impacts to the environment and to surrounding residential properties.
- Connection to the Thornmark Capital Corporation (Heritage Pointe) water cooperative system should be encouraged in order to support efficient and environmentally appropriate development of clustered country residential lots.

Phasing

- Development should be phased in a logical and efficient manner to minimize disruption to existing residents, reflect market demand, and conform to the growth objectives of the Municipal District of Foothills No. 31.

4.0 PLAN POLICIES

4.1 The Land Use Concept

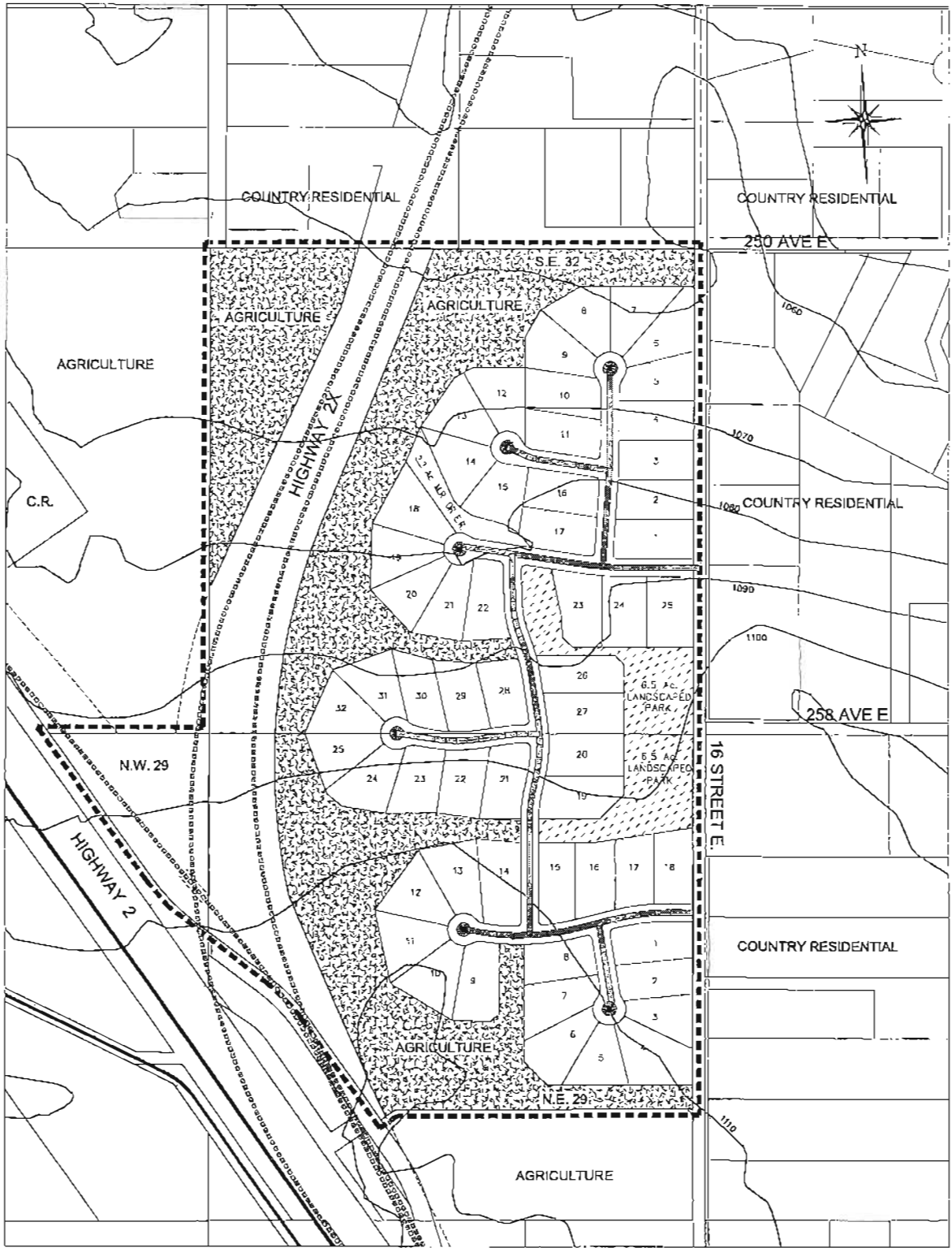
The land use concept is intended to support development of an attractive country-residential subdivision that is compatible with adjacent roadways and complements the existing country residential areas south of Dunbow Road. Map 5 illustrates the Walking A Ranches Area Structure Plan land use concept. The concept identifies land for Country Residential, Agricultural, and Municipal Reserve park uses. The plan also illustrates planned highway alignments and local roads.

Key considerations that have influenced the preparation of the land use concept include the following:

- A residential density level that is consistent with the capability of the land and the existing country residential character of the surrounding area;
- A comprehensive design for internal roads and lots that takes full advantage of the exceptional long-range views to the City of Calgary and the foothills;
- A clustered subdivision pattern that minimizes country residential lot size and consolidates remnant land to provide separation from adjacent highways and allow for hay production and/or grazing;
- Extension of community piped water from the Thornmark Capital Corporation (Heritage Pointe) water cooperative to ensure adequate water supply without depletion of groundwater reserves;
- Provision of a 15-acre municipal and/or environmental reserve park on 16th Street to serve residents of the south Dunbow Road area.

A breakdown of areas illustrated in the land use concept is provided in the following table.

LAND USE	HECTARES	ACRES	%
Country Residential <i>(lots and roads)</i>	53.1	131.1	46.2%
Agriculture	34.5	85.3	30.0%
Municipal Reserve Park	6.1	15.2	5.3%
Highway Right-of-Way	<u>21.2</u>	<u>52.4</u>	<u>18.5%</u>
TOTAL PLAN AREA	114.9	284.0	100%



- ASP BOUNDARY
- C.R. COUNTRY RESIDENTIAL
- ▨ AGRICULTURE
- ▨ MUNICIPAL RESERVE (PARK)
- ▨ FUTURE HIGHWAY INTERCHANGE

MAP 5
LAND USE CONCEPT

4.2 Country Residential

The Concept

Planned residential land use includes a maximum of 57, country residential lots with a minimum lot area of 2 acres and a maximum lot area of 2.99 acres. This maximum density is consistent with the 32 lots per quarter section density associated with adjacent lands and previously associated with the Rural Holding 5 (RH-5) District and the High Density Country Residential (HDCR) District under the former MD of Foothills Land Use Bylaw #566. The subject site is large enough to allow for comprehensive layout and clustering of these lots while still accommodating a large municipal reserve park and agricultural land. Based on a maximum of 57 lots, the anticipated population within the plan area will be in the range of 160 to 200 people (2.8-3.5 persons per unit).

Residential density is distributed on a quarter section basis. 32 lots are located on the SE quarter of Section 32 based on the original area of 160 acres. 25 lots are located on the remaining site area of 124 acres located in NE 29 and NW 29. In order to maintain dwelling setbacks from the new highway interchange, density attributable to lands in NW 29 will be combined with NE 29.

The design of roadways and lots will ensure that most dwellings on the site will be located on the north-facing slope to take advantage of the exceptional long-range views toward the north and the west. The concept plan illustrates a clustered lot pattern where the majority of lots will back onto agricultural or municipal reserve open space.

Lots will be clustered on the site to maintain a single consolidated agricultural parcel. The agricultural parcel will provide separation from adjacent highways and will provide land for General Agricultural uses such as hay production and/or grazing. The agricultural land will be separated by construction of the new Highway #2X alignment, but will continue to serve as an effective agricultural resource and provide separation from the adjacent highway. Only General Agricultural and/or compatible open space/recreational uses will be permitted on the agricultural balance lands east of the new Highway #2X. Intensive Agricultural uses will not be permitted. Other uses or development on these balance lands will be prohibited through appropriate mechanisms such as an appropriate designation under the Land Use Bylaw, restrictive covenants, and/or incorporation in a bareland condominium plan.

Lots will be setback from adjacent highways to minimize the effect of highway noise on dwellings. The concept plan illustrates a minimum lot setback of approximately 80 metres (265 feet) from the planned Highway #2X right-of-way. This will allow the dwellings that are closest to the highway to be setback at least 150 metres (500 feet) from the nearest highway edge-of-pavement.

Policies

- 4.2.1 The minimum lot size shall be 2 acres. The maximum lot size shall be 2.99 acres.
- 4.2.2 Under the current Land Use Bylaw, Intensive Agriculture is a Discretionary Use on Country Residential lots that are greater than 3.0 acres in size. Country residential lot sizes within the plan area will be less than 3 acres in size. Systems of tillage or animal husbandry that would qualify as Intensive Agriculture under Section 10.13.1 (Agricultural Definitions) of the Land Use Bylaw No. 01-99 will not be permitted within the Plan Area. This will ensure equal potential for usage on all country residential lots within the plan area.
- 4.2.3 The maximum number of country residential lots shall be 32 lots per quarter section.
- 4.2.4 Density attributable to lands located in NW 29 will be clustered with NE 29 in order to increase setback from the Highway #2/#2X interchange.
- 4.2.5 Design of lots shall be on a clustered basis to accommodate efficient servicing and maintain a consolidated agricultural parcel.
- 4.2.6 No direct residential driveway access shall be allowed onto 16th Street E. All residential lots will front onto an internal residential subdivision roadway.
- 4.2.7 Lots should be located on the north-facing slope to allow dwellings to take advantage of long range views to the north and the west.
- 4.2.8 Site grading should be minimized to retain the existing north-facing slope topography. Wherever possible site grading should be limited to roadways, driveways and other grading required to meet municipal servicing and development standards.
- 4.2.9 The need for additional highway noise and/or visual buffering for residential lots shall be assessed at the land use redesignation and subdivision stage.

4.3 Environmental and Municipal Reserve Land*Environmental Reserve Concept*

There is a small existing drainage course on the subject site. Although this drainage course could qualify as Environmental Reserve as defined in Section 664 of the Municipal Government Act, the feature has been incorporated into a single linked Municipal Reserve open space system in this Plan as Municipal Reserve "overdedication". This drainage course could also qualify as Environmental Reserve at the subdivision stage of the approval process.

It is intended that this drainage course be retained as a natural feature that is part of the public park system and storm water drainage system within the

country residential subdivision. Overland drainage from the residential area will flow toward the natural drainage course and then to the agricultural parcel. This drainage channel will be incorporated into the Municipal Reserve and/or Environmental Reserve park system for the site.

Municipal Reserve Concept

Pursuant to Section 666 of the Planning Act of Alberta, the Plan designates an area of land as future Municipal Reserve. Section 666(2) of the Act states that for municipal reserve:

“the aggregate amount of land that may be required under subsection (1) may not exceed the percentage set out in the municipal development plan, which may not exceed 10% of the parcel of land less the land required to be provided as environmental reserve and the land made subject to an environmental reserve easement.”

As illustrated in Map 5 the land use concept provides for a 15-acre public park to be located on 16 Street E at 258th Avenue E. This park is large enough that it can serve a recreational function for the entire south Dunbow Road community. The size of this park is based on 10% of the developable country residential area plus an over-dedication of Municipal Reserve or an Environmental Reserve dedication for the retention of the well-defined portion of the existing drainage draw.

The municipal reserve park will remain as a natural open space park with landscaping to be provided by the developer as part of the development process and in accordance with a Council approved landscape plan. At a future date, an existing or proposed community association may enter an agreement with the Municipality for use of the municipal reserve park for a constructed recreational use such as sportsfields.

Environmental and Municipal Reserve Policies

- 4.3.1 A minimum of 10% of the developable country residential area of the site shall be provided as Municipal Reserve land in a form and location suitable to the MD of Foothills.
- 4.3.2 The well-defined portion of the existing drainage course may be dedicated to the MD of Foothills as part of the Municipal Reserve or Environmental Reserve open space system, to the satisfaction of M.D. of Foothills Council.
- 4.3.3 Municipal Reserve open space provided within the subject site shall be located and distributed to the satisfaction of M.D. of Foothills Council.
- 4.3.4 A large park shall be provided on 16th Street near 258th Avenue, generally as illustrated in Map 5, and to the satisfaction of Council.

- 4.3.5 The landowner/developer will be responsible for natural landscaping within the Municipal Reserve park, and construction of a shale pedestrian pathway connecting local residential roads to, and through the municipal reserve park as part of the development process.
- 4.3.6 At a future date, following registration of the lots contained in the plan area, an existing or proposed community association may enter an agreement with the Municipality for use of the municipal reserve park for a constructed recreational use such as sportsfields.
- 4.3.7 Maintenance of the Municipal Reserve natural park will be the responsibility of the landowner/developer during an initial maintenance period. Thereafter, maintenance will be the responsibility of residents of the development. A Residents Association shall be established and registered against the title of all lots to ensure shared maintenance of Municipal Reserve open space. Proposals for sportsfield or other recreational activities or facilities that would benefit the broader population of the South Dunbow area or the M.D. of Foothills will be subject to a separate construction and maintenance agreement to the satisfaction of M.D. of Foothills Council.
- 4.3.8 The M.D. of Foothills will not be financially responsible for the development, maintenance, or operation of improvements within the municipal reserve park.

4.4 Agricultural Land

Agricultural Concept

The agricultural productivity of land within the plan area is typical for the Dunbow Road area. The majority of the site is rated 74% by municipal assessment records. Although capable of cultivation, there is little crop production in the area due to the concentration of residential subdivisions and fragmented land ownership patterns. The existing use of the plan area is for hay production and cattle grazing.

The Walking A Ranches land use concept clusters smaller country residential lots:

- to maintain the opportunity for agricultural activities on the site that are consistent with the rural residential character of the area;
- to maximize the size of a consolidated agricultural parcel for continued hay production and cattle grazing activities; and

- to provide an agricultural parcel as an appropriate visual and noise-reducing separation between country residential dwellings and adjacent highways.

As illustrated in Map 5, the agricultural lands are located adjacent to Highway #2 and Highway #2X. Agricultural land also wraps around the south and north end of the residential development, providing additional separation from adjacent properties and access to the agricultural land from 16th Street E. These lands will be protected as agricultural and open space lands through a covenant on the title of all lots that will prohibit development and require common ownership, operation and maintenance of the lands by a Homeowner's Association. Bareland condominium ownership, an appropriate land use designation under the Land Use Bylaw No. 99-01, or other mechanisms may also be suitable for this purpose where approved by M.D. of Foothills Council.

With construction of the planned Highway #2X alignment, approximately 18 acres of agricultural land will be separated from the parent parcel and located on the west side of the new highway.

Agriculture Policies

- 4.4.1 Agricultural land shall be consolidated and configured to support agricultural use of the land.
- 4.4.2 Agricultural land located east of Highway #2X shall have direct access to/from 16th Street E.
- 4.4.3 Appropriate agricultural uses will include General_Agricultural uses such as hay production, crop production, or grazing. Intensive tillage or animal husbandry will not be compatible with adjacent residential and should not be permitted.
- 4.4.4 Only general agricultural and/or open space/recreational uses will be permitted on the agricultural balance lands east of the new Highway #2X. Other uses or development on these balance lands will be prohibited through appropriate mechanisms such as and appropriate land use bylaw designation, restrictive covenants or incorporation in a bareland condominium plan.
- 4.4.5 Common fencing shall be provided between residential lots and adjoining agricultural land at the time of development of each residential phase.

4.5 Roadways

External Roadways

Rights-of-way for the proposed Highway #2X alignment and the Highway #2/#2X interchange will be provided to Alberta Infrastructure under a separate

agreement between the landowner and Alberta Infrastructure. No direct access to/from Highway #2 or Highway #2X will be permitted.

Access to/from all land east of Highway #2X will be via 16th Street E. 16th Street is an existing two-lane dust-control municipal roadway located along the east boundary of the subject site and connecting north to Dunbow Road.

From Dunbow Road and 16th Street, access will be available to the planned Dunbow Road/Highway#2X interchange. This interchange is planned to accommodate all-turns movements. Alberta Infrastructure plans to realign the existing intersection of 16th Street and Dunbow Road to ensure operational safety. Southbound traffic from the subject site can also use Dunbow Road and 32nd Street to connect to Highway #552 and the existing Okotoks interchange.

The existing Highway #2 service road located at the southwest corner of the subject site will become a discontinuous road once the new highway interchange is constructed. In order to avoid non-local through traffic, no direct roadway connection between the service road and 16th Street E. will be permitted.

Access to from the separated agricultural parcel on the west side of Highway #2X will be to Dunbow Road via the existing municipal roadway in Section 32.

Internal Roadways

Internal roadways for the Walking A Ranches subdivision will be constructed by the developer to MD of Foothills standards and dedicated as public roadways. As illustrated in Map 5 the ultimate subdivision will be served by an internal loop road connecting to 16th Street at two intersection locations. Additional lots within the subdivision are served by short cul-de-sac roadways extending from the main loop road.

Roadway Policies

- 4.5.1 All internal subdivision roadways will be built by the landowner/developer to MD of Foothills standards.
- 4.5.2 All access to/from country residential areas will be to/from 16th Street E.
- 4.5.3 A minimum of two roadway access intersections onto 16th Street will be provided to serve ultimate development.
- 4.5.4 Requirements for upgrading of 16th Street E. between the plan area and Dunbow Road will be determined at the land use designation stage and coordinated with improvements planned by Alberta Infrastructure. 16th Street will be upgraded by the developer to a paved road standard from the south development access to the Alberta Infrastructure improvements at Dunbow Road. Roadway upgrading will be to Municipal Standards and the satisfaction of Council.

4.6 Servicing

Water Supply

The potable water supply for ultimate development of up to 57 lots on the Walking A Ranches site will be a community piped water connection to the Thornmark Capital Corporation (TCC) water system. Thornmark Capital Corporation is licensed to draw water from the Bow River to serve residents of the Heritage Pointe golf course community and other developments in the Dunbow Road corridor.

The conceptual off-site routing for the water supply line will extend from the Heritage Pointe water treatment plant, located just over one-half mile to the north of the subject site. The line will extend southward from Heritage Pointe to the northwest corner of the Walking A Ranches site via a municipal road allowance in Section 32. From the northwest corner of the site the water line will pass under Highway #2X to service the country residential lots. Alberta Infrastructure has agreed to pre-build a sleeve under Highway #2X to accommodate the placement of this water line.

The extension of a water line from Heritage Pointe is expected to benefit other landowners in the south Dunbow Road area. These owners would ultimately be offered the opportunity to “hook-in” to the water line at costs that are affordable for individual residential parcels.

Sewage Disposal

Each residential lot will be serviced by a private engineered septic tank and drainage field system constructed to municipal and provincial requirements. The gently sloping site and soil conditions are well suited to the requirements of private drainage fields. Appropriate geotechnical analysis prepared by a Qualified Professional will be required at the land use redesignation and subdivision stage to verify the suitability of site conditions to accommodate drainage fields for proposed development.

Storm Water Management

Overland drainage flows from the majority of the site will be directed toward the existing drainage channel on the subject site. Storm drainage will follow Best Management Practices whereby post-development flows are no greater than pre-development flows. The need for ponding to control off site flows is not anticipated since grading of the subdivision area will be minimal and flows are likely to be absorbed by percolation through the agricultural land prior to off-site discharge.

Shallow Utilities

Natural gas, electrical power, and telephone will be available from Canadian Western Natural Gas (CWNG), TransAlta Utilities, and Telus Corporation respectively. The construction of cable television shall be the responsibility of the developer but will be installed in the same right of way as TransAlta Utilities. These utilities will be provided by extensions of the existing systems servicing the area. CWNG requires a six-metre easement but both TransAlta and Telus will locate services within the road right-of-way.

Protective Services

The South Dunbow Road area is an established focus for country residential land within the MD of Foothills. New development in the area will make efficient use of existing protective services and/or help to support the cost of improved services for the area.

Since the subject site is within the Calgary response area, fire protection services would be provided from Midnapore approximately 8 miles away. The Town of Okotoks fire protection services would be the second responding fire hall.

Police services would be provided by the Okotoks detachment of the RCMP.

Servicing Policies

- 4.6.1 Development of country residential lots will require proof of suitable piped, communal water supply. An appropriate water supply will be a connection to the Thornmark Capital Corporation Private Water Utility. All necessary Alberta Environment permits, approvals and licenses will be obtained for the communal water system.
- 4.6.2 The design of a piped community water system, including any off-site rights-of-way and distribution facilities will be subject to approval of the MD of Foothills.
- 4.6.3 Prior to Tentative Plan approval for country residential lots a storm water management plan acceptable to the MD of Foothills will be prepared by a Qualified Professional to confirm the suitability of site conditions for the proposed subdivision.
- 4.6.4 Prior to Tentative Plan approval for country residential lots a geotechnical analysis acceptable to the MD of Foothills will be prepared by a Qualified Professional to confirm the suitability of site conditions to accommodate drainage fields for proposed development.
- 4.6.5 Where a piped-water supply system is provided, the opportunity to provide pressure for fire-fighting equipment should be explored.
- 4.6.6 An Engineered Tank and Field system will be the minimum requirement for septic treatment.

5.0 IMPLEMENTATION

5.1 Approval Process

Area Structure Plan

Adoption of the Walking A Ranches Area Structure Plan as a Council approved bylaw is the first step toward implementation of development on the subject site. The ASP provides a framework of land use policies that must be met prior to approval of subsequent land use redesignation bylaws and subdivision plans. The ASP is adopted only after a statutory Public Hearing of Council, and consultation with key stakeholders including area landowners and municipal staff.

Construction of Highway #2X and Highway #2/#2X Interchange

Alberta Infrastructure anticipates construction of new highway facilities on the Walking A Ranches site will occur during the next few years, with interchange construction starting in Spring 2000, and construction of new highway lanes in 2001. All costs of construction for Highway #2X, and associated interchange, intersection and service road reconfigurations will be borne by Alberta Infrastructure.

Should changes in the design of the highway facilities occur prior to development of country residential, agricultural and municipal reserve uses in the Plan area, it will be necessary to incorporate such changes in the design of development on the Walking A Ranches site. Such changes, if any, should be considered at the Land Use Redesignation stage, without requiring amendment of this ASP. It is anticipated that the final land agreement with Alberta Infrastructure and final design of the highway facilities will be complete prior to development of country residential lots on the subject site.

Land Use Redesignation and Subdivision Approvals

Once the final design of highway facilities is completed, the planned ASP land uses will require land use redesignation and subdivision approvals from MD of Foothills Council.

At the time of land use redesignation, additional technical information may be required in order to confirm the technical feasibility and design of the proposed land uses. Details of water servicing for a community piped water supply would be provided in accordance with the MD of Foothills Water Policy. Following a statutory Public Hearing of Council, the MD of Foothills Land Use Bylaw #01-99 would be amended to reflect the land uses as described in this Area Structure Plan.

A legal subdivision application will be submitted to MD of Foothills Council after appropriate land use bylaw amendments are in place to accommodate the

planned land uses. Subdivision approval may be staged over time to correspond with a logical sequencing of development on the site. A development agreement between the MD of Foothills and the landowner/developer will be a condition of subdivision approval to ensure the provision of roadway and utility infrastructure to municipal standards.

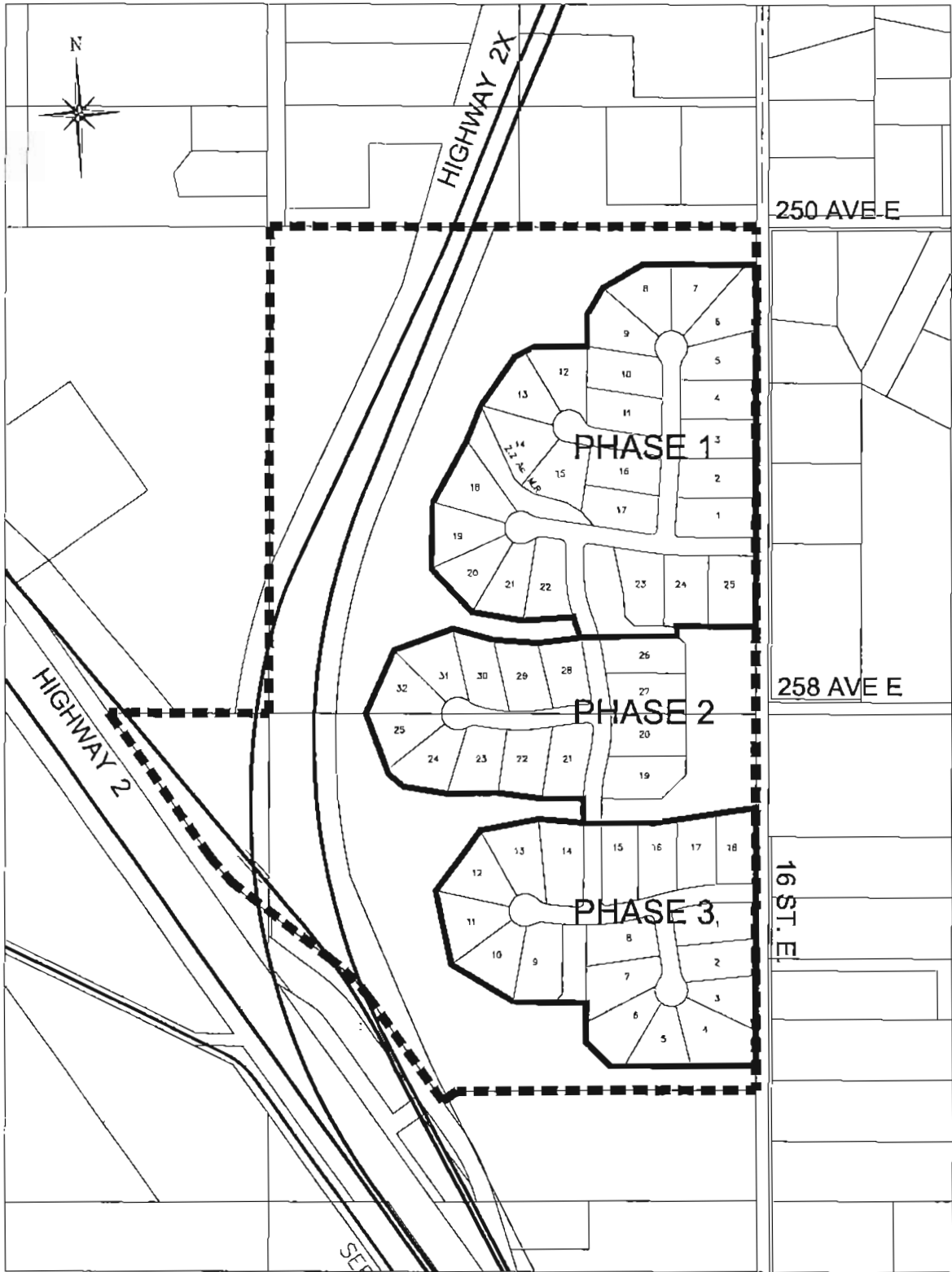
5.2 Phasing of Development

Phase 1 of development will occur at the north end of the Plan area, with development of country residential lots on the SE Quarter of Section 32. As illustrated in Map 5, up to 25 lots are anticipated in Phase 1.

Subdivision and development of the proposed Municipal Reserve park on 16th Street may occur in association with Phase 1, on a quarter section basis, or in association with subsequent phases of development as determined at the discretion of the M.D. of Foothills Council.

Phase 2 of development will occur at the centre of the subject site with development of 14 lots and extension of the internal subdivision roadway system.

Phase 3 of development will occur at the south end of the subject site with development of 18 lots on the NE Quarter of Section 29. This phase will include extension of the internal roadway system and a second intersection on 16th Street E. The second access to 16th Street E. will be established prior to construction of any homes within Phase 3.



SCALE 1:10000

MAP 6 PHASING PLAN