



The Prairies'
AREA STRUCTURE PLAN | **PRAIRIE MERCHANT**

*Town of Strathmore
Bylaw No. 11-08
16 November 2011*



**BYLAW NO. 11-08
OF THE TOWN OF STRATHMORE
IN THE PROVINCE OF ALBERTA**

BEING A BYLAW OF THE TOWN OF STRATHMORE IN THE PROVINCE OF ALBERTA TO ADOPT THE PRAIRIE'S AREA STRUCTURE PLAN.

UNDER AUTHORITY OF and pursuant to the provisions of the *Municipal Government Act, R.S.A. 2000, Chapter M-26* and amendments thereto, the Municipal Council of the Town of Strathmore in the Province of Alberta may by bylaw adopt an Area Structure Plan.

AND WHEREAS the Town of Strathmore has adopted a Municipal Development Plan that requires responsible development and good planning practices.

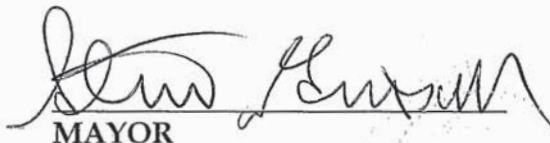
NOW THEREFORE, the Municipal Council of the Town of Strathmore duly assembled **HEREBY ENACTS AS FOLLOWS:**

101. The Prairie's Area Structure Plan, attached hereto as Schedule "A" be adopted.
201. That this Bylaw shall come into full force and effect upon third and final reading.

READ A FIRST TIME this 19th day of October, 2011.

READ A SECOND TIME this 16th day of November, 2011.

READ A THIRD TIME and finally passed this 16th day of November, 2011.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

CONTENTS

1.0 Introduction.....	1
1.1 Purpose.....	1
1.2 Plan Area and Implementation.....	1
1.3 Conformity with Approved Plans.....	5
1.3.1 Provincial Land Use Framework.....	6
1.3.2 Calgary Metropolitan Plan.....	6
1.3.3 Town of Strathmore Municipal Development Plan.....	6
1.3.4 Town of Strathmore Land Use Bylaw.....	7
1.3.5 Town of Strathmore Growth Plan.....	7
1.3.6 Quality of Life Master Plan.....	7
1.3.7 The Town of Strathmore Wetland Conservation Plan.....	7
1.3.8 Strathmore Community Sustainability Plan.....	8
1.3.9 Town of Strathmore Area Structure Plan Specialized Study Requirements.....	8
2.0 Development Area.....	9
2.1 Location.....	9
2.2 Legal Description and Land Ownership.....	9
2.3 Plan Area and Adjacent Land Uses.....	11
2.4 Objectives.....	11
2.5 The Prairies' Community Vision.....	11
2.6 Physical Site Features.....	12
2.6.1 Topography and Drainage.....	12
2.6.2 Site Assessments.....	12
3.0 Land Use and Subdivision.....	16
3.1 Overview.....	16
3.2 Land Use Strategy.....	16
3.2.1 Population Projections and Densities.....	18
3.2.2 General Land Use Strategy - Neighbourhood A, B, C, and D General Policies.....	18
4.0 Development Standards.....	19
4.1 Architectural Controls.....	19
5.0 Detailed Land Use Strategy - Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View) Goals.....	19
5.1 Land Use Overview.....	19
5.2 Neighbourhood A (Prairies' Edge) - Residential Land Use Policies.....	25
5.2.1 Single-Family Large Lot.....	25
5.2.2 Single-Family Narrow Lot.....	25
5.2.3 Multi-Family Low Density.....	26
5.2.4 Multi-Family Medium Density.....	26
5.2.5 Small-Scale Local Commercial Centre.....	26
5.2.6 Phasing.....	26
5.3 Neighbourhood A (Prairies' Edge) - Residential Land Use Policies.....	28

6.0 Open Space - Wetlands.....
6.1 Wetland Enhancement and Retention.....
6.1.1 Wetland ST-23.....
6.1.2 Wetland ST-24.....
7.0 Open Space, Reserve Dedication, and Pathways.....
7.1 Municipal Reserve (MR).....
7.2 Environmental Reserve (ER).....
8.0 Transportation.....
8.1 Neighbourhood A and Neighbourhood D - Road Network.....
9.0 Utilities and Servicing.....
9.1 Water Supply and Conservation.....
9.1.1 Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View).....
9.2 Sanitary Wastewater.....
9.2.1 Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View).....
9.3 Stormwater Management.....
9.3.1 Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View).....
9.4 Shallow Utilities.....
10.0 Public Consultation.....
11.0 Implementation, Review, and Amendment.....
11.1 ASP Implementation.....
11.2 Plan Review and Amendment.....

30
30
31
31
33
33
36
36
36
41
41
41
43
43
46
46
47
48
48
48

LIST OF FIGURES

Figure 1	Regional Location Map
Figure 2	General Location Map (Aerial Photo)
Figure 3	Neighbourhood Nodes Planning Map
Figure 4	Opportunities and Constraints
Figure 5	Site Topography (Neighbourhoods A and D)
Figure 6	Plan Area Land Use Strategy
Figure 7A	Neighbourhood A Land Use Strategy
Figure 7B	Neighbourhood A Master Perspective Illustration
Figure 7C	Neighbourhood A Amentiy Perspective Illustration
Figure 8A	Neighbourhood D Land Use Strategy
Figure 8B	Neighbourhood D Built-Form Examples
Figure 9	Phasing Strategy (Neighbourhoods A)
Figure 10	Illustrated Cross-Section (Conveyance Channel and Pathways)
Figure 11	Mobility Network (Neighbourhood A)
Figure 12	Illustrated Cross-Section (Regional Pathway)
Figure 13A	Road Cross-Sections
Figure 13B	Road Cross-Sections
Figure 14	Traffic Calming
Figure 15	Utility Servicing Strategy (Neighbourhood A)
Figure 16	Water Supply System (Neighbourhood A)
Figure 17	Sanitary Wastewater System (Neighbourhood A)

LIST OF TABLES

Table 1	Neighbourhood Nodes Planning Strategy
Table 2	Land Ownership Summary
Table 3	ERCB Setback Requirements
Table 4	Land Use Statistics (Neighbourhoods A and D)

1.0 INTRODUCTION

1.1 Purpose

The purpose of The Prairies' Area Structure Plan (ASP) is to establish a framework for the orderly and economic, subdivision, and development of a new collection of Neighbourhoods within the Town of Strathmore to be known as The Prairies' Area Structure Plan. This Plan has been prepared in accordance with:

- Part 17 of the Municipal Government Act (2000);
- Calgary Metropolitan Plan (2010);
- Town of Strathmore Growth Study (2008);
- Town of Strathmore, Strathmore Community Sustainability Plan (2010) ;
- The Town of Strathmore, Quality of Life Master Plan (2010);
- The Town of Strathmore, Wetland Conservation Plan (2005);
- The Town of Strathmore Municipal Development Plan Bylaw #98-11 (1998);
- Town of Strathmore Land Use Bylaw #89-20 (1989, as amended); and,
- Town of Strathmore Master Servicing Strategy (May 2007).

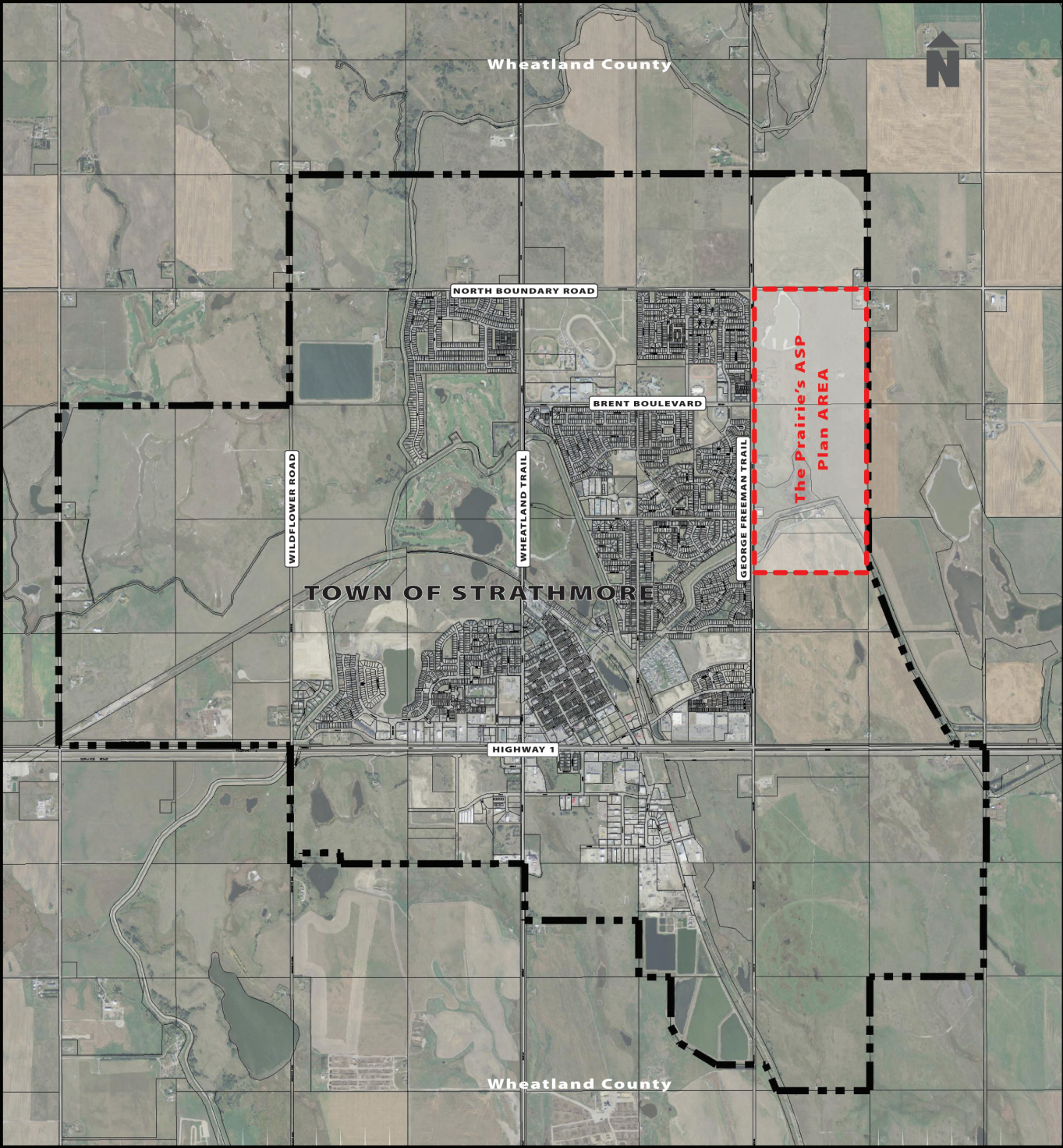
1.2 Plan Area and Implementation

The Prairies' Area ASP is located on the east boundary of the Town of Strathmore and forms part of the newly annexed lands that expanded the Town boundaries - refer to **Figure 1 - Regional Location Map**. The Prairies' ASP has been developed to include approximately three hundred and ninety four (394.18) acres (159.53 hectares) of land - refer to **Figure 2 - General Location Map (Aerial Photo)**.

The Plan Area is currently owned by seven (7) separate landowners on nine (9) titles who have different timelines for development of their lands. As a result of the differences in development timelines, this ASP is set up to outline different Neighbourhood Nodes (A, B, C, and D) based largely on ownership. It sets out triggers for development of the Neighbourhoods such that the site is comprehensively planned and, at minimum, strategic pieces of the site such as servicing, transportation connections, and overland drainage, are addressed to ensure seamless development occurs over time. The ASP also implements a minimum benchmark for lands in each of the Neighbourhood Nodes to ensure that they retain a cohesive character and quality throughout.

The Neighbourhood Nodes planning strategy is delineated in **Table 1** and on **Figure 3 - Neighbourhood Nodes Planning Map**.

FIGURE
(1)



REGIONAL LOCATION MAP



FIGURE
(2)

GENERAL LOCATION MAP (AERIAL PHOTO)

FIGURE
(3)

NEIGHBOURHOOD NODES PLANNING MAP

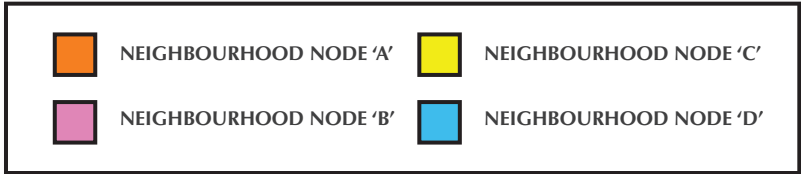
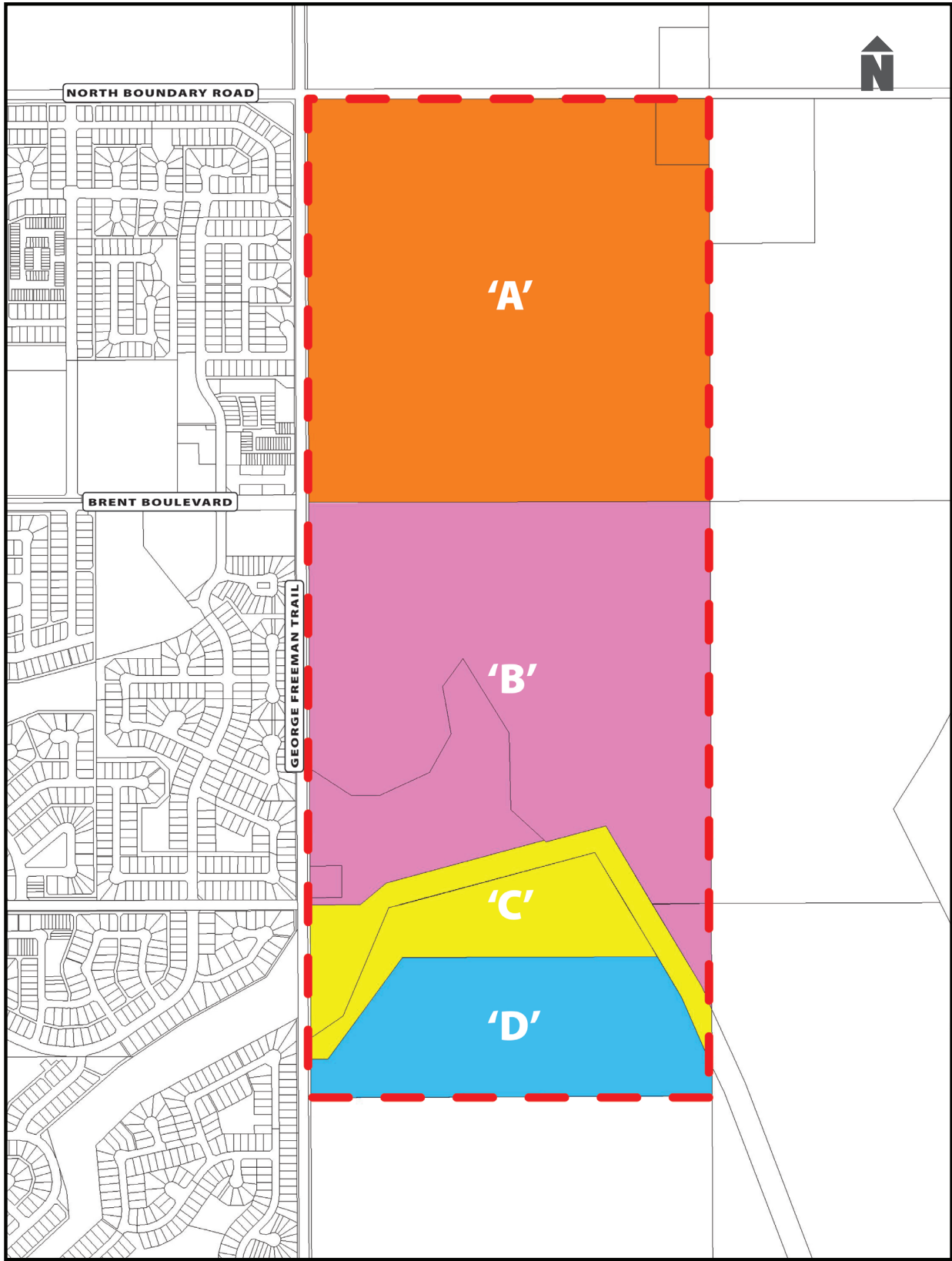
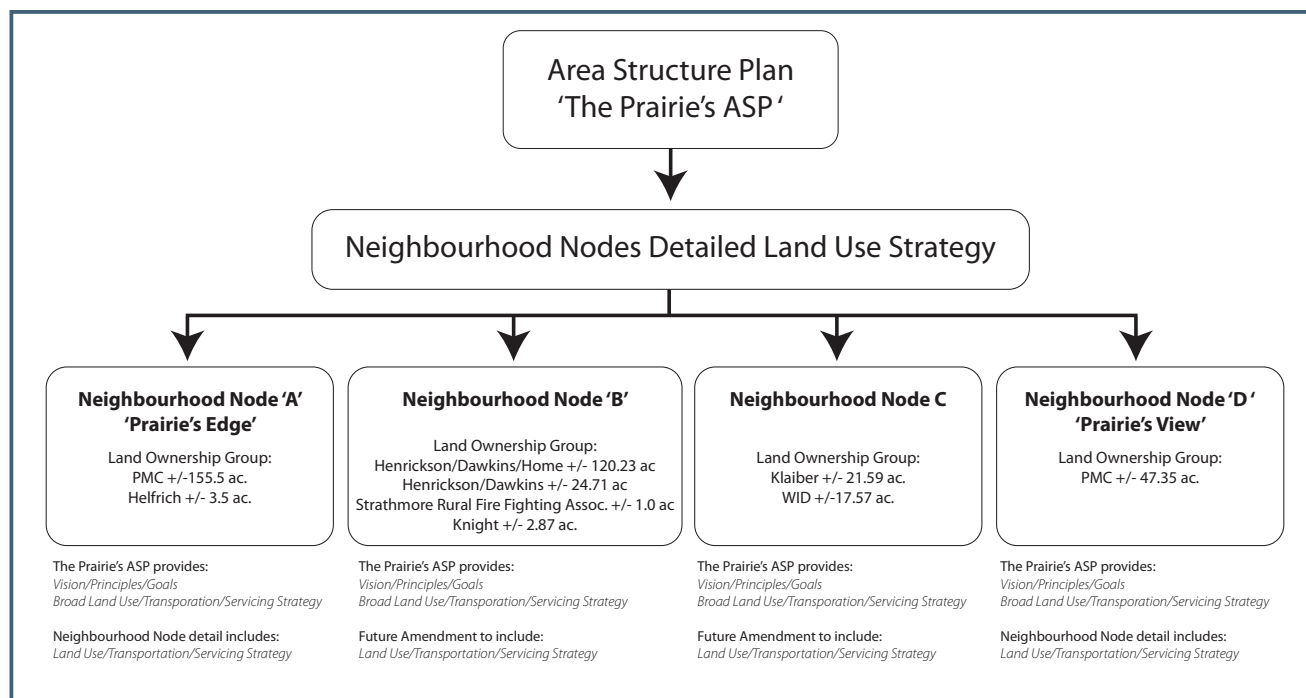


Table 1 – Neighbourhood Nodes Planning Strategy



1.3 Conformity with Approved Plans

The Prairies' ASP was prepared in accordance with the Provincial requirements outlined in s.633 of the Municipal Government Act (MGA) (Statutes of Alberta, 1994, Chapter M-26.1), specifically:

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 an area,
 - (iii) The density of population proposed for the area either generally or with respect to specific parts of the area, and
 - (iv) The general location of major transportation routes and public utilities, And
 - (b) May contain any other matters the council considers necessary.



Additionally, the ASP was prepared in accordance with the Town of Strathmore Sustainability Plan, Quality of Life Plan, Municipal Development Plan, Land Use Bylaw, and Growth Study as well as the Provincial Land-use Framework and Calgary Metropolitan Plan.

1.3.1 Provincial Land Use Framework

The Town of Strathmore is located within the South Saskatchewan Regional Plan Area which is a planning region currently being addressed by the Province. To date, a profile of the South Saskatchewan Plan Area has been completed with the Terms of Reference for Development outlined. The Plan will provide overarching guidelines regarding development in the area while ensuring the protection and sustainability of the environment.

1.3.2 Calgary Metropolitan Plan

The Calgary Regional Partnership (CRP) includes the Town of Strathmore as part of the regional collaboration of nineteen member municipalities to outline strategic direction for regional development and servicing. The CRP is in the process of implementing the Calgary Metropolitan Plan (CMP) (June, 2009) of which the Town is a part. The CMP outlines four main themes for sustainable regional development, which include:

- Regional Landscapes – protecting elements of our natural systems.
- Regional Settlement – intensifying development in existing communities and new growth in compact urban nodes.
- Regional Infrastructure – aligning settlement patterns with the provisions of new infrastructure.
- Preparing a regional economic strategy for the Calgary Region.

The Prairies' ASP supports the goals of the CMP and describes a comprehensive plan for a new residential community in Strathmore providing a compact urban node that offers a mixture of housing styles with a small scale local commercial shopping area to promote walkability within the community. The Prairies' ASP is designed to facilitate the increasing density desired in the Town of Strathmore.

1.3.3 Town of Strathmore Municipal Development Plan

The Town of Strathmore's Municipal Development Plan (MDP) (Bylaw #98-11) outlines the growth and development objectives for the municipality. The Prairies' ASP promotes the goals, objectives, and policies in the MDP including:

- Growth – complete neighbourhood that takes into consideration and is designed to be efficient in its use of infrastructure.
- Community Services – A regional trail network and parks and open space to facilitate the health and well being of the Town as a whole.
- Transportation – Local and regional pathways are incorporated to enhance the efficiency of the infrastructure for both The Prairies' ASP and the Town, as well as promote alternate forms of transportation beyond the automobile.

1.3.4 Town of Strathmore Land Use Bylaw

The Town of Strathmore Land Use Bylaw (LUB) (Bylaw #89-20) regulates land uses within the municipality. The Prairies' ASP is currently designated as Agriculture General (AG) District under the Bylaw and as such requires land use redesignation to the various land uses to permit the development of a residential development in phases over time.

1.3.5 Town of Strathmore Growth Plan

The Town of Strathmore Growth Plan was completed in October, 2008 prior to annexation. The Plan focuses on the need for long-term growth within the Town and the rate of growth. The Prairies' ASP is identified within the East Growth Sector that proposes a mixture of residential and commercial land uses. The design for The Prairies' ASP supports this mixture by offering residential development with an appropriate interface with existing residential while introducing open space and a local neighbourhood commercial area to foster a complete community.

1.3.6 Quality of Life Master Plan

A Quality of Life Master Plan was completed in February, 2010 for the Town. This Plan was undertaken to outline the strategies required for the provision of recreation and cultural facilities, trails, parks, and open spaces within the Town. The Prairies' ASP supports the Plan through comprehensive trail development and linkages, provision for open space, and programmed spaces.

1.3.7 The Town of Strathmore Wetland Conservation Plan

In 2005 the Town of Strathmore commissioned the preparation of the Wetland Conservation Plan which identified and classified thirty-four (34) wetlands or wetland complexes within the Town and, at the time, the Town's immediate area (now included formally within the Town boundary). Goals of the Wetland Conservation Plan included ensuring that there is no net loss of wetlands by promoting conservation and or mitigation within areas of future urban development and to use wetlands for stormwater treatment while ensuring their long-term viability. Within the Plan Area there are two (2) wetlands with distinct classifications. One wetland is to be redeveloped to revise its stormwater attenuation function and add more habitat value than it currently provides and the second wetland is already an existing Ducks Unlimited Wetland project that will be retained.



1.3.8 Strathmore Community Sustainability Plan

The Town of Strathmore completed the Strathmore Community Sustainability Plan in April, 2010. The Plan seeks to balance social, cultural, environmental, governance, and economic aspects of the Town as it moves into the future. The Prairies' ASP development supports the Town's vision for the future by providing:

- Natural Environment – use of existing drainage course to shape the conveyance channel and water movement throughout The Prairies' ASP for the enjoyment of residents. Encouragement of water conservation techniques for all dwelling units;
- Built Environment – introduction of low impact development and the integrated pathway network connecting The Prairies' ASP with neighbouring communities; and,
- Economic – The Prairies' development contributes to the vision for the newly annexed lands by supporting the Town's sustainability goals and creates potential business opportunities for local builders and suppliers.

1.3.9 Town of Strathmore Area Structure Plan Specialized Study Requirements

The Town of Strathmore established a list of requirements for the submission of Area Structure Plans in October, 2010 to make the Town's approach to land development as streamlined, efficient, and attractive as possible for applicants, while obtaining all necessary information.

The following reports must accompany an ASP submission:

- Biophysical Report.
- Environmental Assessment – Phase 1.
- Geotechnical Report.
- Historical Resources Overview.
- Servicing:
 - Water System: include a drawing showing the connection points to water system, and show looping consistent with Master Servicing Study.
 - Stormwater: conform to the Master Servicing Study and the NW Stormwater Drainage Study, include a drawing showing ponds, location of stormwater discharge, and, approximate sizing of stormwater facilities based on the requirement for discharge rate, water quality and volume control.
 - Sanitary System: include a drawing showing the connection points to the sanitary system connections, and show sanitary lines.
- Traffic Impact Assessment (TIA).

The list of functional servicing reports and ASP background reports has been satisfied and these reports have been provided to the Town of Strathmore at the time of The Prairies' ASP submission.

2.0 DEVELOPMENT AREA

2.1 Location

The Prairies' Area Structure Plan Area is located on the east boundary of the Town of Strathmore and forms part of the newly annexed lands that expanded the Town boundaries. The Plan Area is bound on the north by North Boundary Road and to the west by George Freeman Trail - refer to **Figure 4 - Opportunities and Constraints**. It is anticipated that road dedication and regional servicing connections to the site will be in a manner consistent with the Town of Strathmore Master Servicing Study (2007).

2.2 Legal Description and Land Ownership

The Prairies' Area Structure Plan includes +/- 394.18 ac (+/- 159.53 ha) of land within the following quarter sections: NW and SW 24-24-25 W4M and NW and SW 13-24-25 W4M. The following table describes existing parcels within the ASP Plan Area and the landowners at the time of Plan preparation.

Table 2 – Land Ownership Summary

LEGAL DESCRIPTION	ACRES	HECTARES	LANDOWNER
Neighbourhood A			Prairie's Edge
NW 24-24-25 W4M	+/- 155.37	+/- 62.88	PMC (Strathmore) Corp.
Plan 0312456, Block 1, Lot 1	+/- 3.50	+/- 1.41	Dean & Kristine Helfrich
Neighbourhood B			
SW 24-24-25 W4M	+/- 120.23	+/- 48.66	Frances Henrickson, Frederick Dawkins, & Helen Home
Plan 0011170, Block 1, Lot 2	+/- 24.71	+/- 10.00	Frances Henrickson & Frederick Dawkins
Plan 9913502, Block 1, Lot 1	+/- 1.00	+/- 0.41	Strathmore Rural Fire Fighting Association
Ptn. NW 13-24-25 W4M	+/- 2.87	+/- 1.16	Frederick & Dorothy Knight
Neighbourhood C			
Plan IRR 67	+/- 17.56	+/- 7.11	Western Irrigation District
Plan 1010702, Block 4, Lot 1	+/- 21.59	+/- 8.74	Grant & Donna Lee Klaiber
Neighbourhood D			Prairie's View
Plan 1010785, Block 4, Lot 2	+/- 47.35	+/- 19.16	PMC (Strathmore) Corp.
Total	+/-394.18	+/-159.53	

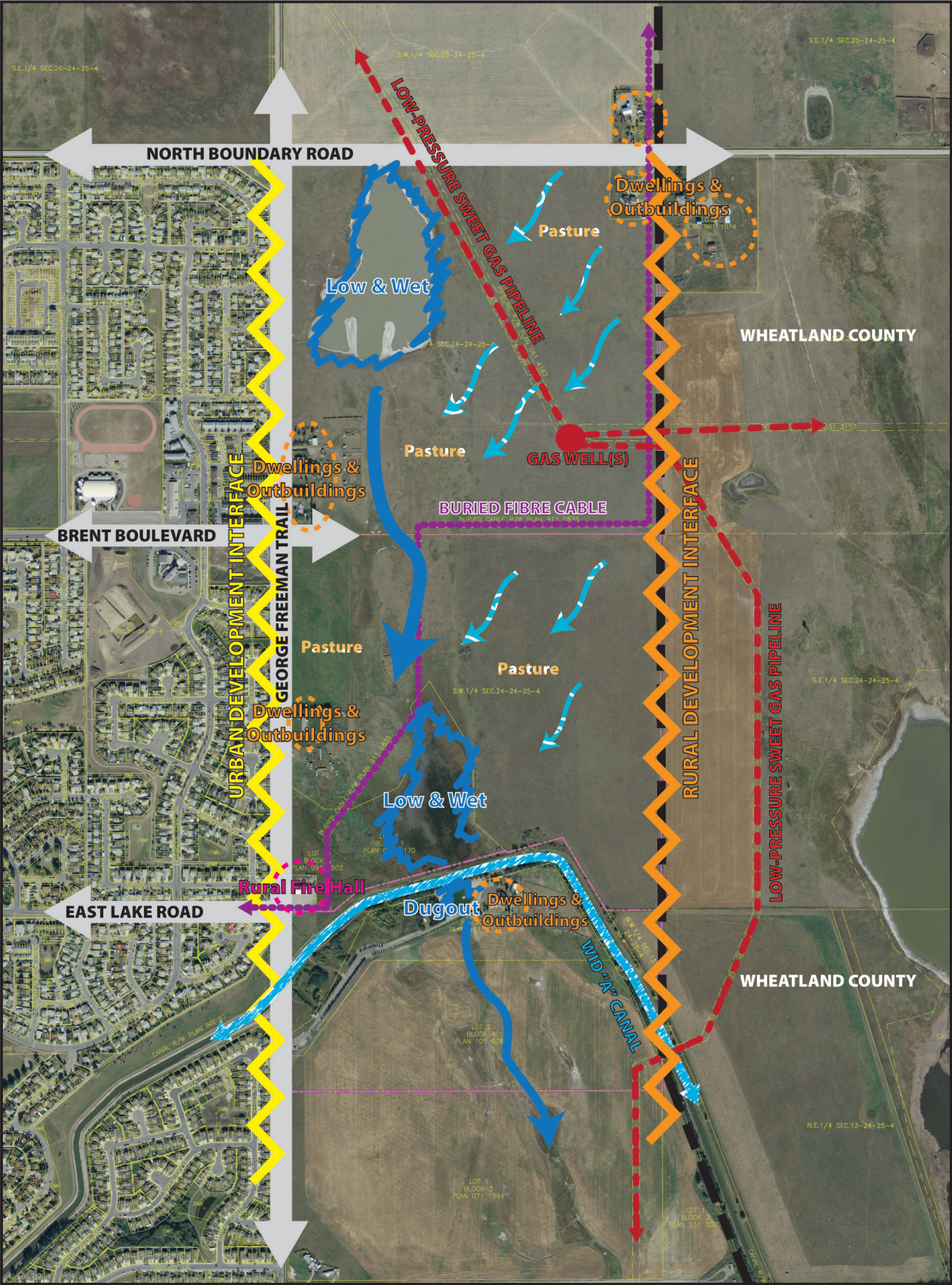


FIGURE
(4)

OPPORTUNITIES & CONSTRAINTS

Outside of Neighbourhood A, also known as Prairies' Edge, (excepting thereout the Helfrich +/- 3.50 acre parcel) and Neighbourhood D, also known as Prairies' View, which are detailed in this Plan, the timing of development for the individual parcels shall be left to the discretion of the landowners and to the satisfaction of the Town of Strathmore.

Policy 2.2.1 Each Neighbourhood, as described in this Plan, shall prepare a land use plan to the satisfaction of the Town of Strathmore. Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View) are outlined in this Plan. Future development and the potential road, pathway, and servicing connections to the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C may require review and amendment to this Plan to the satisfaction of the Town of Strathmore.

2.3 Plan Area and Adjacent Land Uses

The Prairies' ASP land holdings are currently designated as Agriculture General District; the land is predominantly undeveloped as it was historically used to support agricultural uses. Surrounding land uses within the Town boundary reflect a mixture of urban residential, institutional, and some commercial land uses. Lands to the east and north within Wheatland County are primarily agricultural in nature.

2.4 Objectives

The Prairies' ASP provides clear and concise policy direction for development of the Plan Area. The Plan outlines the method of servicing and the phasing of development over time. The Prairies' ASP is a framework outlining a comprehensive neighbourhood-based community Plan, combined with solid urban design. The ASP reflects consistency with applicable guiding policy documents, such as the Municipal Development Plan, the Growth Study, and the Land Use Bylaw; therefore, both comprehensive planning and cohesive development can proceed in the Plan Area.

The objectives of The Prairies' ASP, for all Neighbourhood Nodes, are:

1. To provide a policy background from which to evaluate the development by describing and analyzing the physical characteristics and uses of the site and surrounding area;
2. To establish design principles, which are in conformity with existing statutory plans, and create a built form that is in keeping with and enhances the character of the Town of Strathmore; and,
3. To establish a servicing plan and phasing strategy that meets applicable standards and the needs of the community.

2.5 The Prairies' Community Vision

The Prairies' ASP envisions a collection of great neighbourhoods (Neighbourhood Nodes A,B,C, and D). Each Neighbourhood has at its core a mix of land uses and amenities that result in efficiency and sustainability. The backbone of all Prairies' Neighbourhoods is a walkable design, providing both active (i.e., pond skating, running, cycling) and passive (i.e., walking, sitting, reflecting) amenity areas. Architectural Controls are in place to ensure a comprehensively

planned community emerges as it develops over time. A system of interconnected open spaces complemented by improved and retained habitat areas for water fowl help to establish the sense of place and the character of the Neighbourhoods. The Prairies' ASP area provides a range of housing types and entry points for a range of citizens within their lifecycle.

The Prairies' ASP outlines a framework to ensure that each Neighbourhood meets the Plan vision by providing:

- Character throughout and a sense of place;
- An integrated and walkable system of great streets, pathways, and parks;
- Opportunities for small-scale local commercial areas and potential employment areas; and,
- A range of housing types to meet various family needs and be flexible to accommodate lifecycle requirements.

2.6 Physical Site Features

2.6.1 Topography and Drainage

The Plan Area is currently under cultivation or supporting pasture. The Plan Area consists of gently rolling landscape with high points on the east side sloping downward toward the south and south west. Detailed topography for Neighbourhoods A and D are outlined on **Figure 5 - Site Topography (Neighbourhoods A and D)**. Overland drainage traverses the entire Plan Area from the north west corner of the Plan Area through the middle of the Plan Area to the southernmost wetland north of the Western Irrigation District "A" Canal. Overland drainage has been identified in preliminary engineering and will be accommodated for in the neighbourhood planning.

Policy 2.6.1.1 A detailed topographic map is required to be prepared for Neighbourhood B and Neighbourhood C to the satisfaction of the Town of Strathmore and submitted as an amendment to this Plan.

2.6.2 Site Assessments

A number of pre-developent studies, such as a Geotechnical Report, Biophysical Inventory, Historical Resources Impact Assessment, Phase 1 Environmental Sensitivity Assessment, and Traffic Impact Assessment, are required to support any Plan Area development application. Various site assessments and investigations have been completed in support of the future urban development, particularly within Neighbourhoods A and D, of The Prairies' ASP boundary.

2.6.2.1 Geotechnical

Within Neighbourhoods A (NW 24-24-25 W4M) and D (Plan 1010785, Block 4, Lot 2), a Shallow Subsoil Investigation (Geotechnical) was completed by Almor Testing Services Ltd. and submitted to the Town of Strathmore under separate cover. The reports concluded

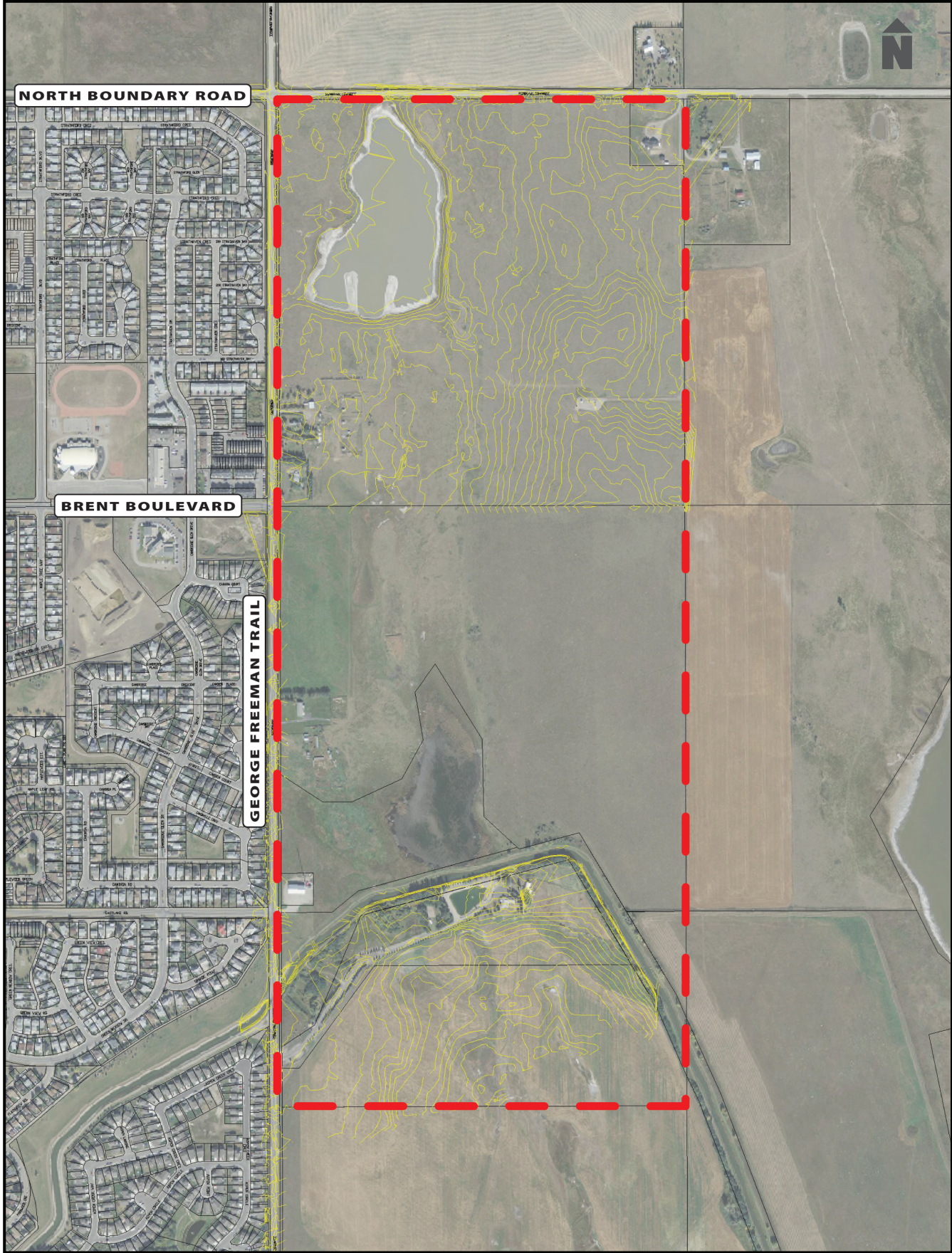


FIGURE
(5)

SITE TOPOGRAPHY (NEIGHBOURHOODS A & D)

that there are no significant geotechnical constraints to urban development and the site is generally favourable for grading. All engineer's recommendations within the Reports will be adhered to during the construction of The Prairies' ASP Neighbourhoods.

Policy 2.6.2.1.1 A Geotechnical Assessment shall be completed for Neighbourhood B and/or Neighbourhood C to the satisfaction of the Town of Strathmore.

2.6.2.2 Environmental Site Assessment

Within Neighbourhoods A (NW 24-24-25 W4M) and D (Plan 1010785, Block 4, Lot 2), Phase 1 Environmental Site Assessments were completed by Base Property Consultants Ltd. and Almor Testing Services Ltd. The findings in the reports conclude that there are no issues or constraints to site development. Based upon review of historical records and site reconnaissance, the detailed review concluded no significant environmental impairment exists within the Neighbourhood A and D sites and no further environmental investigation is required. The assessments were provided to the Town of Strathmore under separate cover.

Policy 2.6.2.2.1 Prior to any development approvals, an Environmental Site Assessment shall be completed for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C to the satisfaction of the Town of Strathmore.

2.6.2.3 Biophysical Impact Assessment

A Biophysical Impact Assessment for Neighbourhoods A (NW 24-24-25 W4M) and D (Plan 010785, Block 4, Lot 2) was completed by EnviroConsult Inc. This report concurred with the wetland classifications within the Plan Area established by the Wetland Conservation Plan and found no biophysical restrictions to future urban development. The assessment was provided to the Town of Strathmore under separate cover. Based on the low habitat capability of the lands within and around the Neighbourhood A and Neighbourhood D, the agricultural disturbances and cultivation, and the absence of sightings of special status wildlife species during the field surveys, the potential for special status wildlife species to occur within the project area is anticipated to be low. Overall, Neighbourhood A and Neighbourhood D areas exist in a landscape that has experienced considerable agricultural disturbances over the years. The pastureland in Neighbourhood A has been heavily overgrazed and Wetland ST-23 has been trampled, historically used for stormwater retention, and does not contain developed wetland characteristics. The Neighbourhood D lands located south of the irrigation canal have been cultivated to cereal crops to the greatest extent possible and have been under pivot irrigation.

Policy 2.6.2.3.1 Prior to any development approvals, a Biophysical Impact Assessment shall be completed for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C to the satisfaction of the Town of Strathmore.

2.6.2.4 Historical Resources Assessment

The Prairies' Plan Area (inclusive of Neighbourhoods A, B, C, and D) has received Historical Resources Act Clearance issued by the Historic Resources Management Branch of Alberta Environment. A letter from the Province indicating this clearance has been provided to the Town under separate cover.

2.6.2.5 Man-Made Considerations

The Prairies' ASP contains a Telus fibre optic line and gas well heads(s) with associated pipeline right of way for conveyance of low pressure sweet gas operated by Encana. Ongoing dialogue with the operator is important to allow them to revise their emergency planning zone and emergency contact lists. The Town of Strathmore has indicated, and ERCB Directive 056 supports the fact that, there is no additional setback outside of the right of way for any of the Plan Area pipelines and the 100 metre setback required for gas well heads can be reduced at the discretion of the Town from 100 metres to 50 metres.

Table 3 – ERCB Setback Requirements

Table 6.3. Setback requirements for gas/oil effluent pipelines containing >10 mol/kmol H ₂ S		
Level	H ₂ S Release Volume (m ³)	Minimum Distance
1	< 300	Pipeline right-of-way
2	≥ 300 to < 2000	0.1 km to individual permanent dwellings and unrestricted country developments 0.5 km to urban centres or public facilities
3	≥ 2000 to < 6000	0.1 km to individual permanent dwellings up to 8 dwellings per quarter section 0.5 km to unrestricted country developments 1.5 km to urban centres or public facilities
4	≥ 6000	As specified by the ERCB but not less than Level 3

ERCB Directive 056: Energy Development Applications and Schedules (July 2008), P. 6-10

The Western Irrigation District (WID) "A" Canal comprises the southern boundary of Neighbourhood B and the northern boundary of Neighbourhood C. Due to water quality concerns within the canal, no stormwater is permitted to enter the WID canal from the urban development areas.

Policy 2.6.2.5.1 A review of ERCB Directive 056 indicates that no additional setback outside of the right-of-way is required from any pipeline right-of-way within the Plan Area.

Policy 2.6.2.5.2 Building setbacks from the low pressure sweet gas well head(s) within the NW 24-24-25 W4M shall be 65 meters in radius, unless it is deemed that a range of 50-65 meters in radius is appropriate based on a future ERCB decision

related to a formal setback relaxation application.

Policy 2.6.2.5.3 No stormwater shall be permitted to be released into the WID "A" Canal within the Plan Area.

3.0 LAND USE AND SUBDIVISION

3.1 Overview

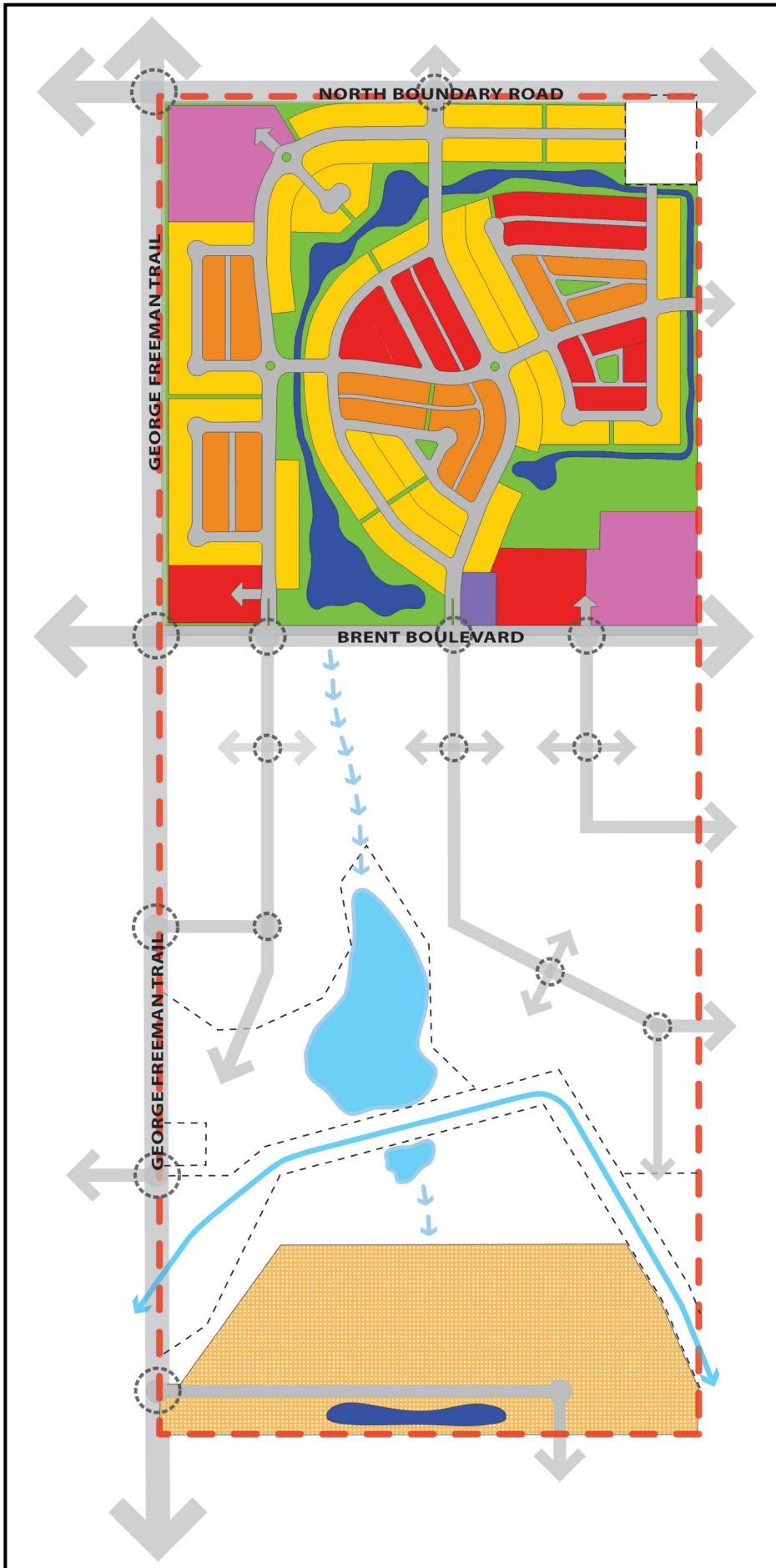
The Prairies' Area Structure Plan is a comprehensively planned community that is to be developed in phases over time. A comprehensive land use strategy for Neighbourhood A (with the exception of 3.5 acres in the NE corner) and Neighbourhood D is included with the body of this Plan. The timing of development of the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C will vary with the aspirations of the individual landowners involved. It is anticipated that The Prairies' ASP will develop as a comprehensively planned area with consistent land use and design strategies being implemented for every Neighbourhood regardless of the timing of development. This Plan contains policy statements that apply to all Neighbourhoods. It also contains specific policies for Neighbourhoods A and D, which are proceeding to develop in the short term.

3.2 Land Use Strategy

The land use concept takes into consideration the neighbouring development and area land use context which supports residential neighbourhoods, schools, a mix of local commercial development, and accommodates current connections to the transportation network. The consistency of the streetscape is considered in the land use choices. Streets are intended to have unified themes and consistent patterns of development. They are designed with safety in mind; they have short blocks, are curvilinear, and support traffic calming. A traditional design was considered for walkability and sensitivity to the pedestrian environment. Transition between the housing types will generally occur at the break between compact walkable blocks and the use of trails and open space throughout the development. Open space is integrated with the stormwater management plan to provide a habitat amenity and extend the function of these spaces by offering active and passive recreation.

The Prairies' ASP intends to establish a small-scale local commercial centre, and provides a range of housing options to accommodate various family needs and lifecycle requirements. Sustainable design and servicing techniques will be implemented where possible and practical. Architectural Controls will help provide a sense of unity, place, and pride within the neighbourhood.

Figure 6 - Plan Area Land Use Strategy delineates the Plan Area land use strategy with detail for Neighbourhood A and Neighbourhood D. It outlines conceptual road connections, regional pathways, and overland drainage patterns for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C. Detailed planning of these areas is to be provided as supplemental information to this ASP to the satisfaction of the Town of Strathmore. Connections and internal roads shown on **Figure 6 - Plan Area Land Use Strategy** are conceptual and are to be considered as such until such time as detailed neighbourhood planning occurs on these lands.



LAND USES TYPES

- Single-Family Large Lot
- Single-Family Narrow Lot
- Multi-Family Low Density
- Multi-Family Medium Density
- Small-Scale Local Commercial Centre
- Modular Home Land Lease Project
- Open/Green Space Network
- Stormwater Facilities/Enhanced Wetland Complex

FIGURE
(6)

PLAN AREA LAND USE STRATEGY

3.2.1 Population Projections and Densities

According to the Town's Growth Study (October, 2008) the Town continues to experience a 6.5% average growth rate per year. The 2006 Statistics Canada Census information shows the population of 10,255 persons averaging 2.7 persons per household in all census families. The 2006 federal census indicated that 65% of Strathmore residents live in single-family detached homes.

The population projection for The Prairies' ASP Plan Area is based on a gross acre density target of an average 7.0 units per acre. This density target could achieve 2,758 dwelling units with an average person per household of 2.7 persons resulting in a population projection for The Prairies' ASP entire Plan Area of 7,446 persons based on gross acreage.

3.2.2 General Land Use Strategy - Neighbourhood A, B, C, and D General Policies

The following section of this Plan proposes general land use policies for all Neighbourhoods. This section is followed by detailed policy and land use information for Neighbourhoods A (excepting the 3.5 acres within NE corner) and Neighbourhood D. It is anticipated that an amendment to this Plan will be required to provide supplemental detail on the NE corner of Neighbourhood A, Neighbourhood B, and Neighbourhood C at the appropriate time and to the satisfaction of the Town of Strathmore.

It is anticipated that all Neighbourhoods within the Prairies' ASP Plan Area will, at minimum, achieve the following goals:

1. The Neighbourhoods are considered complete communities;
2. The Neighbourhoods are sensitive to significant natural features;
3. The Neighbourhoods provide a range of housing options to accommodate a variety of resident family types and incomes;
4. The Neighbourhoods are walkable with strong pedestrian linkages to and throughout the Open Spaces; and,
5. The Neighbourhoods create a sense of place through community design and central public amenities.

In order to ensure the comprehensive development of neighbourhoods within The Prairies' ASP the following general land use policies shall apply within the Plan Area:

Policy 3.2.2.1 Residential areas shall include a range of single family and multi-family dwelling types.

Policy 3.2.2.2 Single-family housing may be the predominate form of residential units, but lot widths may vary to accommodate a housing typology including lane relationships.

Policy 3.2.2.3 The Neighbourhoods shall achieve an overall average density minimum of six (6) to eight (8) units per gross acre.

Policy 3.2.2.4 The Neighbourhoods shall develop a set of Architectural Controls that can be distinct in their design but should, at minimum, be comprised of unifying elements in order to create a comprehensive and cohesive community.

Policy 3.2.2.5 The Neighbourhoods shall contain open space and pedestrian connections throughout and each neighbourhood should have comprehensively planned connecting open spaces to, and through, the Plan Area.

Policy 3.2.2.6 Innovations in residential forms and lot layouts should be explored, to enhance the pedestrian realm, such as fronting housing units onto public spaces with primary access provided from laneways.

Policy 3.2.2.7 Design and development of the Neighbourhoods should effectively accommodate future Public Transit service with bus stop locations conveniently placed for accessibility and safety.

4.0 DEVELOPMENT STANDARDS

Development standards and architectural controls will be utilized at the Development Permit stage to ensure that all new site development will be compatible with adjacent land uses.

4.1 Architectural Controls

A general theme will be established for the Plan Area and then specifically for the Neighbourhoods. Specific attention will be paid to materials, colours, and architectural detailing that primarily enhances the front facade treatment of the home and unified streetscape. A foundation of good community design establishes a variety of form and creates a sense of pride in ownership that in turn results in care and attention being paid to the maintenance of the home by the owner.

Policy 4.1.1 The Prairies' Plan Area Architectural Controls shall inform quality in the built environment and include materials, colors, and architectural detailing of dwellings and streetscape.

Policy 4.1.2 The Architectural Controls shall be registered by Caveat on title and implemented by the Developer.

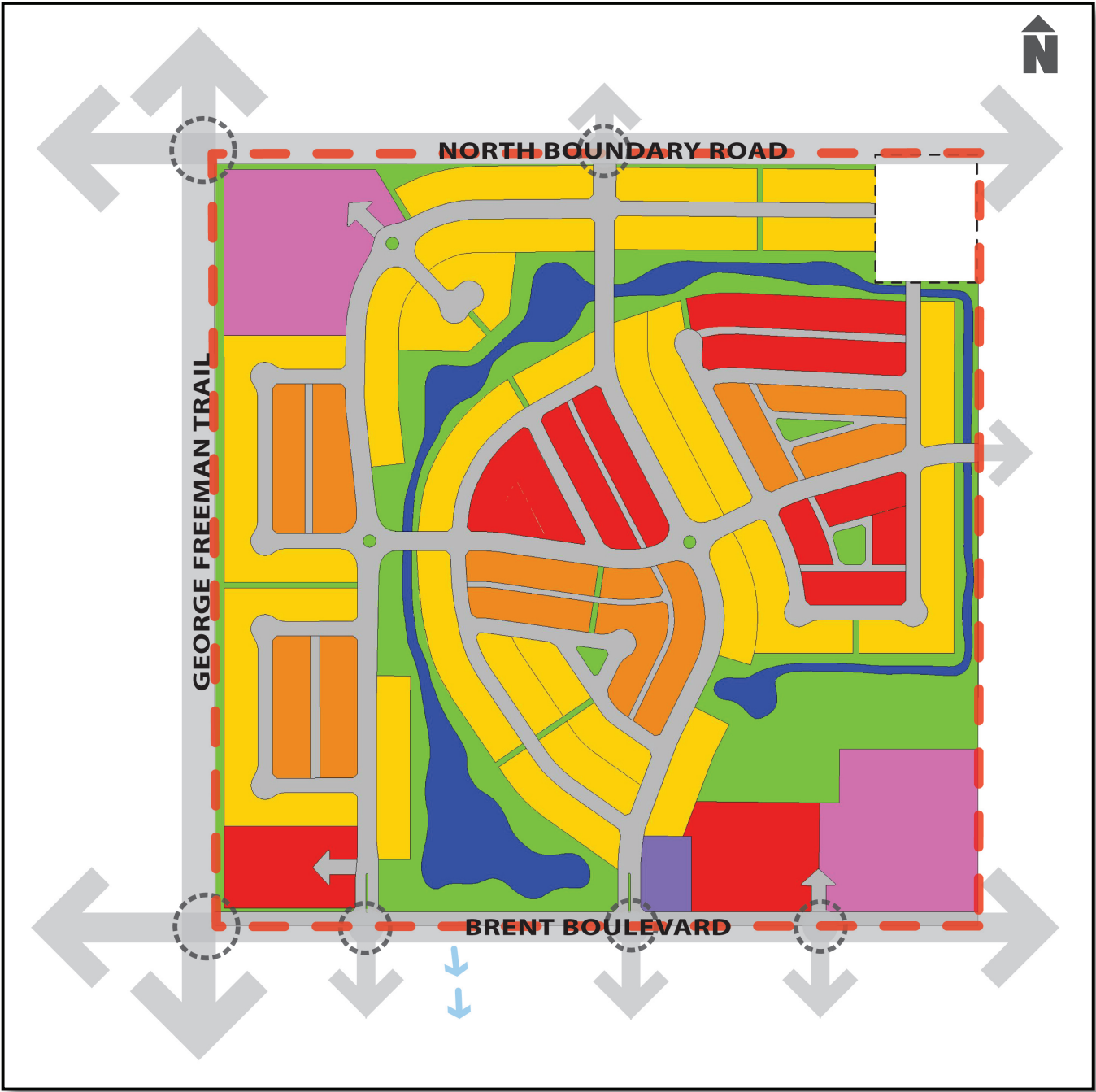
5.0 DETAILED LAND USE STRATEGY - NEIGHBOURHOOD A (Prairies' EDGE) AND NEIGHBOURHOOD D (Prairies' VIEW) GOALS

5.1 Land Use Overview

Figure 7A - Neighbourhood A Land Use Strategy and **Figure 8A - Neighbourhood D Land Use Strategy** delineate in detail the specific development goals for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View). The development of these Neighbourhoods also embodies the General Neighbourhood Policies listed in Section 3.2.2. Public open spaces, short walkable

FIGURE
(7A)

NEIGHBOURHOOD A
LAND USE STRATEGY



LAND USES TYPES

Single-Family Large Lot

Single-Family Narrow Lot

Multi-Family Low Density

Multi-Family Medium Density

Small-Scale Local Commercial Centre

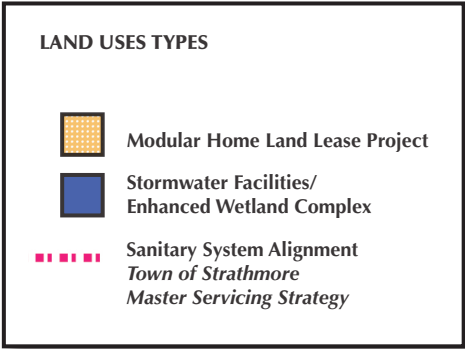
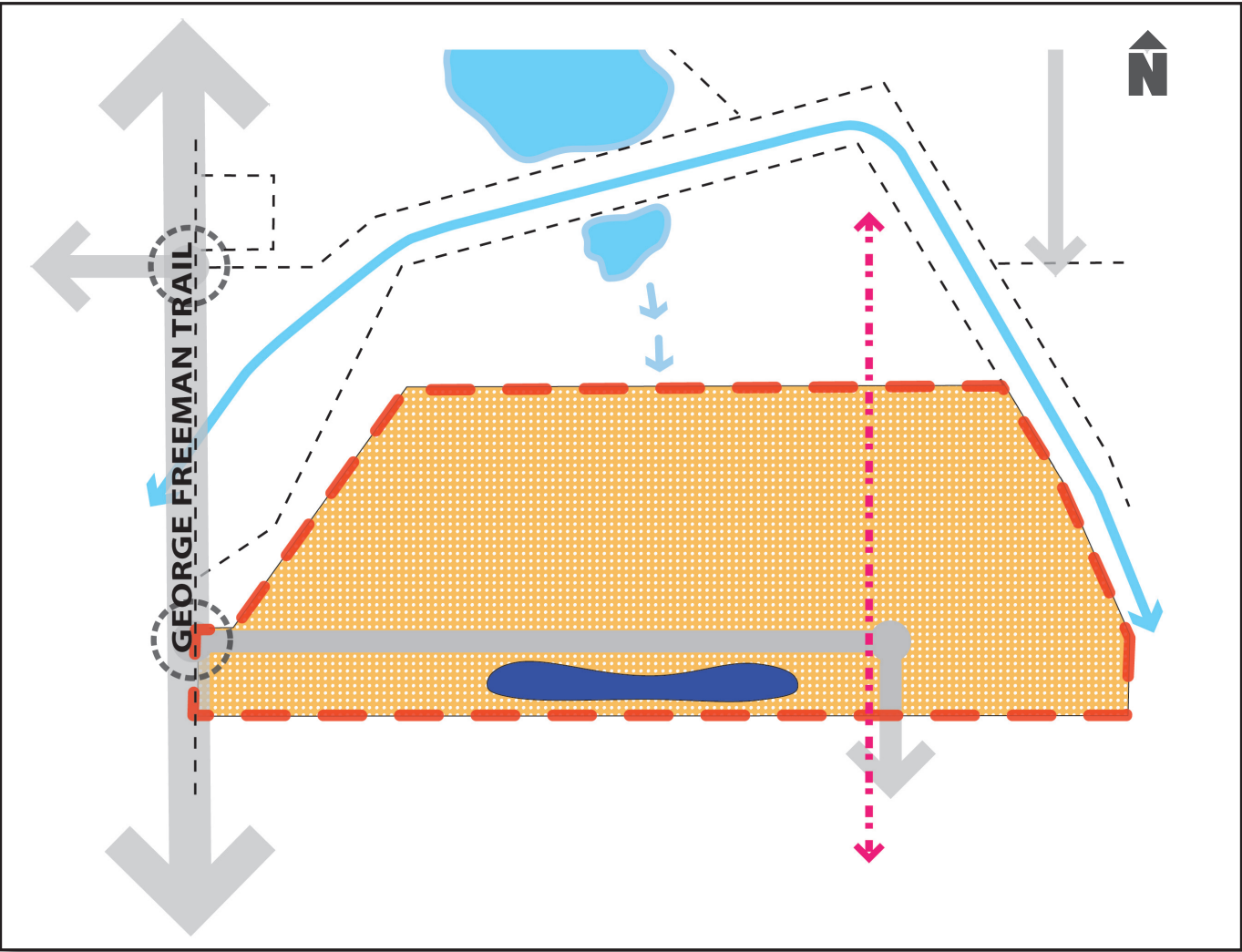
Open/Green Space Network

Stormwater Facilities/Enhanced Wetland Complex

FIGURE
(8A)

NEIGHBOURHOOD D
LAND USE STRATEGY

PRAIRIE'S VIEW



blocks, stormponds supporting biodiversity and natural features, attention to detail, and safe, curvilinear streets make these two initial communities unique and special places. **Figure 7B - Neighbourhood A Master Perspective Illustration** and **Figure 7C - Neighbourhood A Amenity Perspective Illustration** provides detailed conceptual hand-rendered illustrations of the land use strategy for Neighbourhood A (Prairies' Edge). The specific development goals for these two neighbourhoods include:

1. Creating potential business opportunities for local builders and local suppliers;
2. Complementing and supporting the existing communities, facilities, and infrastructure within the Town;
3. Creating unique and special places within each neighbourhood; and,
4. Offering regional amenities to all Town residents, not just those who are new residents.

Table 4 – Land Use Statistics (Neighbourhoods A and D)

NEIGHBOURHOOD A - Prairie's Edge	+/- ACRES	% TOTAL
Residential		
Single-Family Large Lot	41.5	26.7
Single-Family Narrow Lot	14.0	9.0
Multi-Family Low Density	18.0	11.6
Multi-Family Medium Density	12.2	7.9
Small-Scale Local Commercial Centre	1.0	0.6
Open/Green Space - Municipal Reserve (over-dedication applied to Neighbourhood D)	20.9	13.5
Open/Green Space - Encana Surface Lease Area	2.4	1.5
Public Utility incl. Stormwater Facilities and Riparian Area*	11.2	7.1
Roads Right-of-Ways (including Lanes)	31.0	20.0
Road Widening Dedication	3.2	2.1
Gross Developable Area	155.4	100

**Note: Riparian Area assumed as a 3.0 meter wide area along each edge of conveyance channels outside of the high-water mark.*

NEIGHBOURHOOD D - Prairie's View	+/- ACRES	% TOTAL
Residential		
Modular Home Land Lease Project	44.1	93.2
Roads Right-of-Ways	3.2	6.8
Gross Developable Area	47.3	100



CONCEPT ONLY - SUBJECT TO CHANGE

FIGURE
(7B)

NEIGHBOURHOOD A MASTER PERSPECTIVE ILLUSTRATION

PRAIRIE'S EDGE



CONCEPT ONLY - SUBJECT TO CHANGE

FIGURE
(7C)

NEIGHBOURHOOD A
AMENITY PERSPECTIVE ILLUSTRATION

5.2 Neighbourhood A (Prairies' Edge) Residential Land Use Policies

The Prairies' Edge (Neighbourhood A) neighbourhood will comprise the following land use characteristics in accordance with **Table 4 – Land Use Statistics (Neighbourhoods A and D)**. The general categories of uses identified on **Table 4 – Land Use Statistics (Neighbourhoods A and D)** shall be refined through the application of the Town of Strathmore Land Use Bylaw. The land use redesignation of Neighbourhood A (Prairies' Edge) shall be consistent with **Figure 7A - Neighbourhood A Land Use Strategy**. The degree of flexibility and change required to meet the objectives of the land use strategy shall be at the discretion of the Town of Strathmore.

Policy 5.2.1 The general residential land use policies (Section 3.2.2) will apply.

Policy 5.2.2 Due to the varied housing types offered in Prairies' Edge (Neighbourhood A) it is anticipated that site specific relaxations to the minimum allowable lot frontage based on housing type (below minimum 39.4' and 25' for one side of a duplex) outlined within the Land Use Bylaw will be pursued and permitted at the discretion of the Town of Strathmore.

Policy 5.2.3 The development of Neighbourhood A (Prairies' Edge) shall be consistent with the land use strategy within **Figure 7A - Neighbourhood A Land Use Strategy**, recognizing that the Plan is intended to show the general nature of land use and is subject to minor change at the subdivision stage.

Policy 5.2.4 The development of Neighbourhood A (Prairies' Edge) shall provide sidewalks and pathways and encourage the continuity of streets within the community to provide connectivity, and safe pedestrian and vehicle movements.

Policy 5.2.5 The development of Neighbourhood A (Prairies' Edge) shall be subject to Architectural Controls in order to ensure an aesthetically coordinated appearance.

5.2.1 Single-Family Large Lot

This land use allows for large lot single-family detached homes, often backing onto green space and amenity areas. This land use may reflect closely the provisions of the Town of Strathmore's current Residential - Single Detached (R-1) District. This use is envisioned as 14 metres to 15.24 metres in lot width, with a minimum of 33 meters to a maximum of 35 metres of lot depth.

5.2.2 Single-Family Narrow Lot

This land use allows for narrow lot single-family detached homes and modular homes. Modular homes are defined by the Town of Strathmore's Land Use Bylaw as factory built single-family dwelling units designed to be used by itself or to be incorporated with similar units. This land use has access to a paved rear lane which allows for rear-detached garages, secondary suites above-garage, and the potential for home-based businesses. It also affords the opportunity for innovative housing forms, such as homes fronting on to the pedestrian and public amenity areas, with rear lane access alone. This land use is envisioned as 12.19 metres to 14 metres in width lot with a minimum of 33 meters of lot depth to a maximum of 35 metres of lot depth.

5.2.3 Multi-Family Low Density

This land use allows for a mix of low density multi-family housing, including: single detached, semi-detached dwellings, attached dwellings, and modular homes. The land use area will also allow for senior-oriented extended medical treatment facilities and/or housing. This land use will typically have access to a paved rear lane. It also affords the opportunity for innovative housing forms, such as homes fronting on to the pedestrian and public amenity areas, with rear lane access alone. In addition, this land use allows for the inception of at-grade villa and retirement village semi-detached styles of housing. Density targets in this category are considered to be between 10 to 18 units per acre, within a variety of block sizes.

5.2.4 Multi-Family Medium Density

This land use allows for the development of low to medium density multi-family housing types, such as apartment style multi-storey condominium buildings with centralized amenities. This mix offers an opportunity for more affordable homes for a wide variety of individuals and family types. This land use is located in larger development cells well-integrated into the overall community design. Specifically, these uses can be found in the NW and SE corners of the Prairies' Edge (Neighbourhood A). Density targets in this category are considered to be 35 units per acre.

5.2.5 Small-Scale Local Commercial Centre

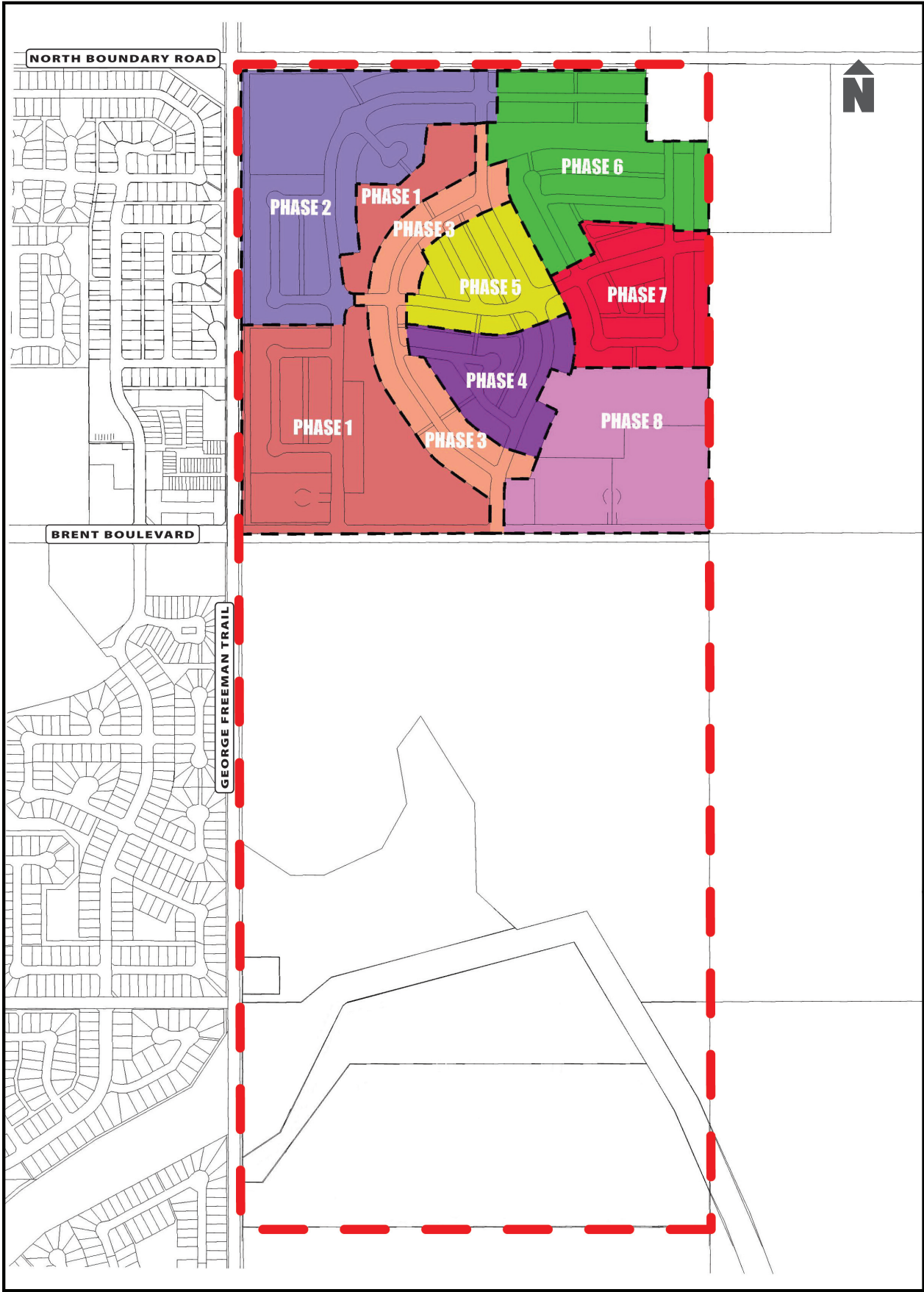
The majority of commercial services and retail opportunities in Strathmore are centred on Highway One. Prairies' Edge (Neighbourhood A) offers a small-scale local convenience area offering retail sale of convenience goods and services to the surrounding neighbourhood. The commercial site has been located along Brent Boulevard and is within walking distance to the major pathway and open space system. It is proposed that access to the site will be from the collector road only and that it will be developed with sensitivity to the surrounding residential area through the use of architectural controls. Residential above at-grade retail will be encouraged as another form of housing. This land use may reflect closely the provisions of the Town of Strathmore's current Convenience Commercial Land Use district. This site is no greater than +/-1.0 acre; it would not be seen as a major commercial centre and not compete with the existing commercial opportunities along Highway One.

5.2.6 Phasing

Figure 9 - Phasing Strategy (Neighbourhoods A) delineates a phasing strategy for Prairies' Edge (Neighbourhood A). The anticipated build out of the Prairies' Edge (Neighbourhood A) lands will take at least five (5) to seven (7) years based on the projection of an average 6.5% future growth rate requiring approximately 11 ha. (27.1 ac.) of land per year for residential construction. Additional phases will proceed over time as market conditions warrant. Phases vary in size and contain housing types of a mixed nature. It is anticipated that the phasing strategy will occur as indicated; however, the order and size of phases may vary based on market conditions. Phases could occur simultaneously without amendment to this Plan. Neighbourhood D is not to be subdivided and, therefore, no phasing strategy is outline in

FIGURE
(9)

PHASING STRATEGY (NEIGHBOURHOOD A)



this section.

Policy 5.2.6.1 The Plan Area shall be developed comprehensively in accordance with a phasing strategy. The timing of development in any phase shall be at discretion of the landowner and may include breaking phases down further or, conversely, simultaneous development of phases based on current economic conditions. This may occur without further amendment to this Plan.

Policy 5.2.6.2 Prior to any development approvals, a detailed land use and phasing strategy shall be completed for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C to the satisfaction of the Town of Strathmore.

5.3 Neighbourhood D (Prairies' View) Land Use Policies

The Prairies' View (Neighbourhood D) community will support a modular home land lease project consistent with **Figure 8A - Neighbourhood D Land Use Strategy**. This use would not invoke a subdivision (with the exception of registration of Road Plans as miscellaneous plans of subdivision for the mutual benefit of the site and neighbouring properties) and is intended to support leasehold dwelling units. The goal of the project is to allow for a quickly available and flexible entry level price point home. The modular home land lease project reduces building construction windows, reduces landfill debris and on site construction debris, and utilizes sustainable building techniques. This use is being provided within the Town of Strathmore to help stimulate the local economy, provide diversity in housing choice, and increase opportunities for people to both live and work within the Town of Strathmore at an entry level price point.

Just what is a modular home?

A modular home is any home in which 80 to 95% of it is built in a factory. The factory can be on-site (within the location of placement) or off-site (requiring transportation of modules to a location of placement). A modular home is constructed in sections or modules. These modules are transported to a building site, placed on conventional foundations and assembled, where construction is completed. Unlike stick-built or site-built homes, in modular building techniques, the on-site builder's involvement is limited to excavation, final grading, construction of a suitable foundation, interior and exterior wall finish, HVAC hookup and connection to utilities.

Modular homes are not trailer homes or mobile homes. Modular homes must conform and comply with the Alberta Building Code, not to the less stringent codes used by some mobile home companies, and they are fully warrantied by the builder. There are no axles or telltale signs to indicate that a modular home is mobile. There are no visible seams, beams or lines, modular builders use the same materials used when constructing a site-built home. Modular homes can have basements.

Photographic examples of the modular home types anticipated to be supported within Prairies' View community are shown on **Figure 8B – Neighbourhood D Built Form Examples**.

The following land use characteristics and strategy are in accordance with **Table 4 – Land Use Statistics (Neighbourhoods A and D)**. The general categories of uses identified on **Table 4 – Land**

FIGURE
(8B)

SINGLE-FAMILY DETACHED MODULAR HOMES



SEMI-DETACHED MODULAR HOMES



NEIGHBOURHOOD D
BUILT-FORM EXAMPLES

THE PRAIRIE'S VIEW

Use Statistics (Neighbourhoods A and D) shall be refined through the application of the Town of Strathmore Land Use Bylaw. The land use redesignation of Neighbourhood D (Prairies' View) shall be consistent with **Figure 8A - Neighbourhood D Land Use Strategy**. The degree of flexibility and change required to meet the objectives of the land use strategy shall be at the discretion of the Town of Strathmore.

Policy 5.3.1 The general residential land use policies (Section 3.2.2) will apply.

Policy 5.3.2 Subdivision of land is not anticipated within Prairies' View (Neighbourhood D) with the exception of miscellaneous road plans that may be filed to provide public access to the site and to neighbouring adjacent properties.

Policy 5.3.3 The development of Neighbourhood D (Prairies' View) shall be consistent with the land use strategy as outlined on **Figure 8A - Neighbourhood D Land Use Strategy**, recognizing that the Plan is intended to show the general nature of land use and is subject to minor change at the discretion of the Town of Strathmore. Density shall be in accordance with densities for uses of this type as outlined within the Town of Strathmore's Land Use Bylaw.

Policy 5.3.4 The development of Neighbourhood D (Prairies' View) shall provide sidewalks and pathways and encourage the continuity of streets within the community to provide connectivity, and safe pedestrian and vehicle movements.

Policy 5.3.5 The development of Neighbourhood D (Prairies' View) shall be subject to Architectural Controls in order to ensure an aesthetically coordinated appearance.

Policy 5.3.6 The site will be developed and serviced in accordance with the required standards of the Town of Strathmore. The ultimate right-of-way for area wide deep utility and storm water servicing in accordance with the Town of Strathmore Master Servicing Strategy shall be protected.

6.0 OPEN SPACE - WETLANDS

The stormwater management system, including wetland ponds and conveyance channels, provides an open space amenity which incorporates natural landscapes into an urban environment as part of the overall green space and linear park system. The stormwater management facilities and enhanced natural areas will be located throughout the community as a means to add amenity and retain storm flows on site. Enhanced and retained wetland areas should be accessible by trails and pathways to provide for a range of interpretive and educational opportunities.

6.1 Wetland Enhancement and Retention

The Prairies' ASP is about more than just people. It is about integration of open spaces that are vital to the community. There is a goal to revitalize the natural environment and diversify the flora and fauna within the community to the benefit of the wildlife who may inhabit the site. There is a goal to restore a wetland habitat, taking it from a stormwater attenuation feature to a naturalized and biologically diverse wetland, and preserving a second wetland that has already

been considered significant and supports an existing Ducks Unlimited Project.

6.1.1 Wetland ST-23

Within the Plan Area Wetland ST-23 (*as indentified in The Town of Strathmore Wetland Conservation Plan, August 2005*) lies within the NW 24-24-25 W5M. It comprises 16.40 ac. (6.637 ha.) of land and is considered as a Stewart & Cantrud Class III-C wetland (implies that it is semi-permanent). The Wetland Inventory and the subsequent, more detailed, Biophysical Assessment both conclude that this wetland is of low overall significance and is influenced by a large influx of urban stormwater run-off coming from the Strathaven community, under George Freeman Trail via a culvert, and into the wetland. As such this wetland is identified as having a significant value as a stormwater attenuation feature (hydrological), but does not have an identified biological or socio-economic significance.

“Wetland ST-23 has a shoreline highly impacted by intensive grazing and is of very low species diversity, but it may make a significant contribution to flood and erosion control”
(*The Town of Strathmore Wetland Conservation Plan, August 2005, P. 9*).

The upland area to the wetland is not intact and does not provide regular habitat to a large amount of water fowl.

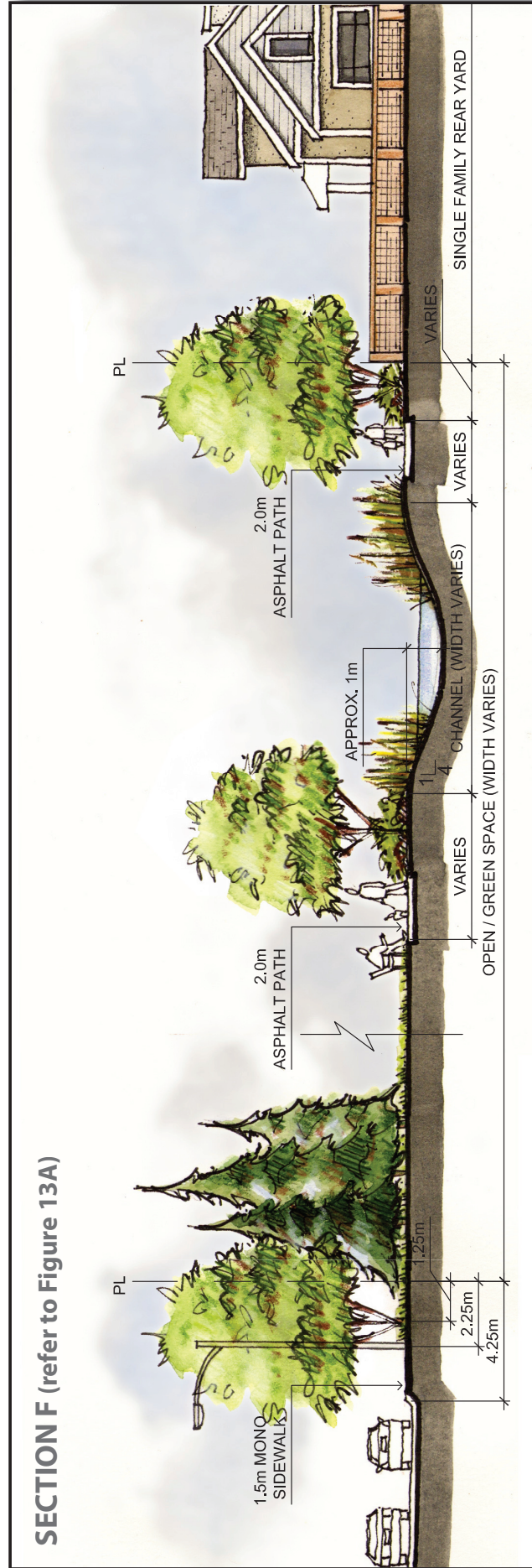
The intent of the development of Prairies' Edge (Neighbourhood A) is to re-contour and re-develop the wetland to provide more biodiversity and socio-economic benefit. The wetland will continue to receive Strathaven stormwater and will receive stormwater from the development of Prairies' Edge. The wetland will have conveyance channels and aeration to ensure water cleanliness and sustain habitat diversity in support of nesting bird populations. In addition, the revised wetland will support winter recreational opportunities (i.e., pond skating) and be a major amenity along side pathways offered in the community.

Under a mandate from Alberta Environment, the Alberta Water Council (AWC) recommends wetlands be maintained intact or restored under a “no net loss” policy. The AWC recommendations ensure Albertans will maintain a similar level of wetland benefits. There will be “no net loss” of wetlands in the development of Neighbourhood A (Prairies' Edge). The development will provide greater available habitat than is currently offered. This restored wetland area will be dedicated to the Town of Strathmore as Municipal Reserve, refer to **Figure 10 - Illustrated Cross-Section (Conveyance Channel and Pathways)**, which shows an illustrated cross-section of Prairies' Edge (Neighbourhood A) conveyance and pathway areas and reflects the intent of the redevelopment of this area.

Policy 6.1.1.1 The redevelopment of Wetland ST-23 shall be undertaken in conjunction with Alberta Environment and Ducks Unlimited to ensure that all required licenses and approvals are in place.

6.1.2 Wetland ST-24

Wetland ST-24 (*as indentified in The Town of Strathmore Wetland Conservation Plan, August*



CONCEPT ONLY - SUBJECT TO CHANGE

FIGURE
(10)

ILLUSTRATED CROSS-SECTION (CONVEYANCE CHANNEL AND PATHWAYS)

2005) lies within the SW 24-24-25 W5M. It comprises 9.89 ac. (4.002 ha) of land and is considered as a Stewart & Cantrud Class IV-B wetland (implies that it is permanent). This wetland has a high degree of species diversity and supports water fowl habitat and nesting areas. This wetland is identified as the Ducks Unlimited Canada Dewitt Project and was originally fed by irrigation water from the WID "A" Canal. The Horned Grebe was found nesting at this wetland and it is considered to be a possible species of concern on the *Statute of Alberta Wildlife* listings. It is anticipated that Wetland ST-24 will be retained in its natural state and dedicated to the Town of Strathmore as Environmental Reserve.

Policy 6.1.2.1 Detailed land use planning should occur for Neighbourhood B, inclusive of the retention of Wetland ST-24 as a previously identified Ducks Unlimited project. The land use strategy and dedication of the wetland area shall be at the discretion of the Town of Strathmore.

7.0 OPEN SPACE, RESERVE DEDICATION, AND PATHWAYS

In accordance with the Town's Municipal Development Plan and vision for The Prairies' ASP, the Plan provides pocket parks, linear parks, pathways, and passive recreational opportunities for residents. The backbone of each Prairies' ASP neighbourhood will be its interconnected and walkable design. The Plan Area offers many kilometres of multi-use trails and pathways. Park space shall be designated as Municipal Reserve (MR). The MR parcels vary in size, as do the linear pathways and storm retention areas which all contribute to the overall open space design of The Prairies' ASP. This hierarchy of open space creates a network that invites residents to walk or bike. It encourages recreational pursuits from short walking circuits to offering active lifestyle and mobility choices while linking passive to active, and structured to natural elements of the system within the community.

7.1 Municipal Reserve (MR)

The Municipal Government Act (MGA) requires that the municipality ensure landowners/developers allocate and dedicate up to 10% of land as Municipal Reserve (MR) for public parks, schools, or recreational facilities. The parks and linear parks are part of the physical land dedication and are to be credited toward overall MR dedication in the development of each of The Prairies' ASP Neighbourhoods.

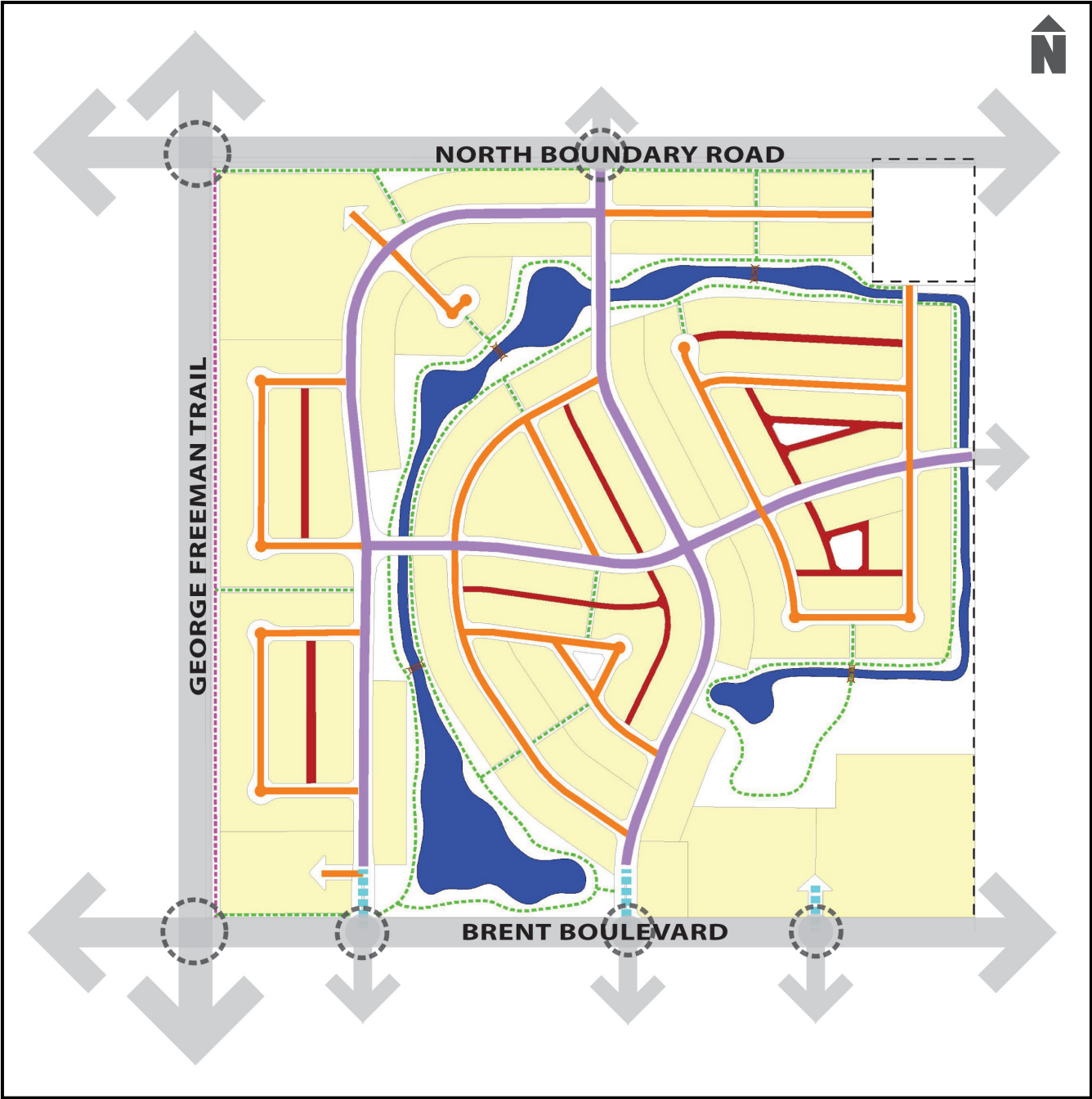
Policy 7.1.1 Municipal Reserve dedication is to be provided to the Town of Strathmore in accordance with Section 666 of the Municipal Government Act.

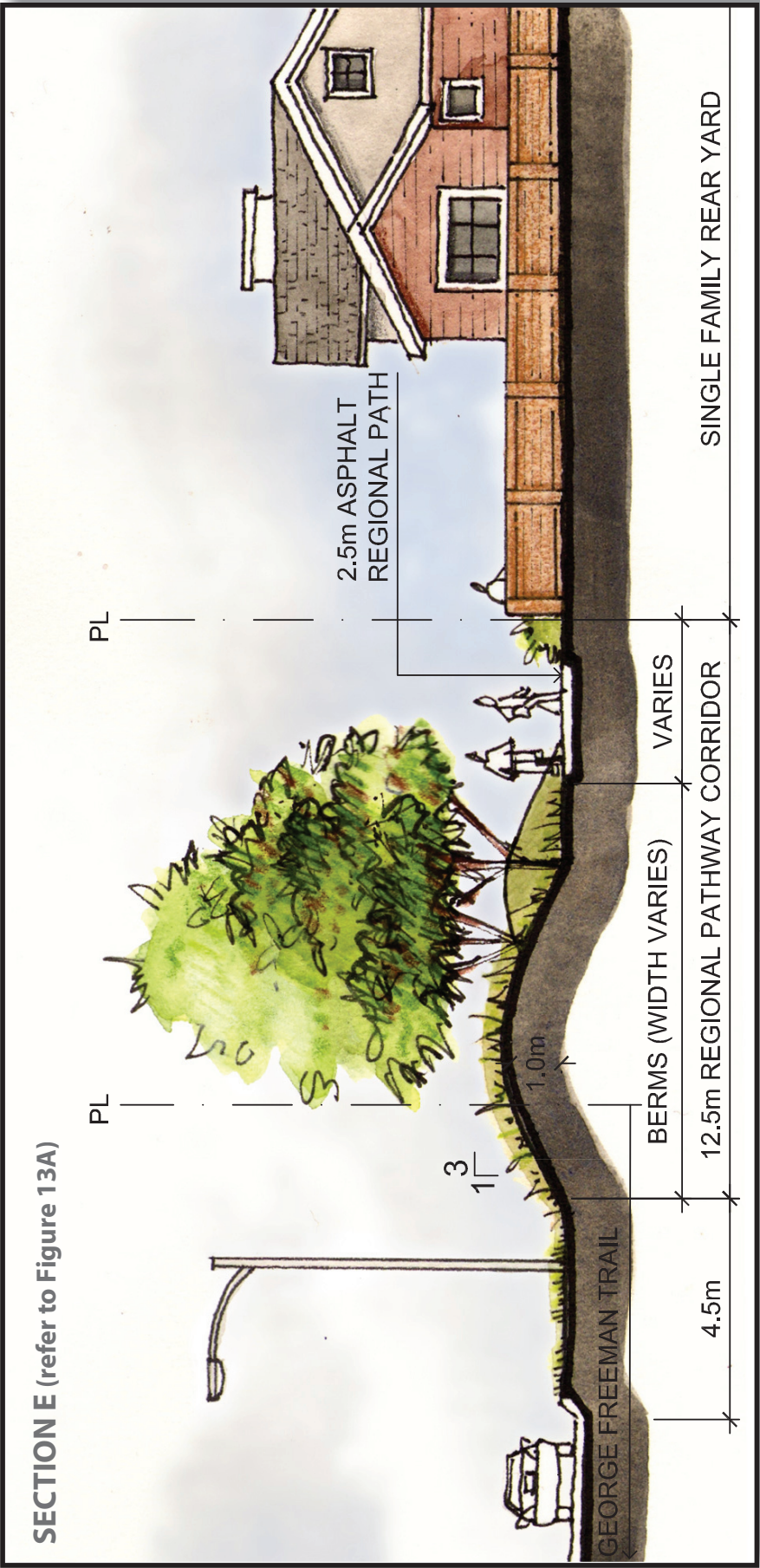
Figure 11 - Mobility Network (Neighbourhood A) outlines the integrated community pathway network for Prairies' Edge (Neighbourhood A) and delineates the regional and local pathway opportunities.

Figure 12 - Illustrated Cross-Section (Regional Pathway) is a cross-section of the regional multi-use pathway interface on the east side of Prairies' Edge (Neighbourhood A) and it outlines the

FIGURE (11)

MOBILITY NETWORK (NEIGHBOURHOOD A)





CONCEPT ONLY - SUBJECT TO CHANGE

FIGURE
(12)

ILLUSTRATED CROSS-SECTION (REGIONAL PATHWAY)

berm height, landscaping, width of pathway dedication, and conceptual location of the regional pathway.

In order to accommodate the regional pathway which runs through the community, an additional 10 metres has been added to the future road right-of-way cross section of the George Freeman Trail collector to provide a landscaped boulevard with a 2.5 metre paved asphalt pathway that can accommodate both pedestrian and bicycle traffic separated from vehicular movement.

7.2 Environmental Reserve (ER)

Environmental Reserve (ER) is land with environmental conditions that may make it unsuitable for development. These areas may include: steep slopes, swamps, gullies, ravines, natural drainage courses, flood prone areas, or land immediately adjacent to lakes, rivers, streams, or other bodies of water. There are lands within the Plan Area, particularly within Neighbourhood B and C in proximity to the WID "A" Canal that qualify for ER under the Municipal Government Act Section 664. Neighbourhoods A and D have no lands that would qualify as ER under the MGA.

Policy 7.2.1 Environmental Reserve dedication within the Plan Area and near the WID Canal (bounding Neighbourhood B and C) will be determined at the subdivision stage to the satisfaction of The Town of Strathmore.

8.0 TRANSPORTATION

The road system has been designed to create a safe and efficient movement of vehicles and pedestrian/bicycle traffic through the community - refer to **Figure 11 - Mobility Network (Neighbourhood A)**. Neighbourhood A (Prairie's Edge) is to be serviced with curvilinear roadways that form relatively short blocks providing ease of access, emergency egress/ingress, quiet streets, reduced vehicular speeds, and a sense of security.

Policy 8.0.1 Prior to any development approvals, a detailed transportation plan and Traffic Impact Assessment shall be completed for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C to the satisfaction of the Town of Strathmore.

Policy 8.0.2 External road connections to the Plan Area shall be consistent with the Town of Strathmore's Master Servicing Strategy.

8.1 Neighbourhood A - Road Network

A hierarchy of roads from arterial, collector, and residential standards has been utilized in community design and is consistent with the Town of Strathmore Master Servicing Study (2007). Collector standard roads have been used to direct traffic to existing thoroughfares along the north (North Boundary Road) and south (Brent Boulevard) boundary which both intersect with George Freeman Trail. A median divides the primary entrance collector road as an entry feature and for emergency vehicle access. Refer to **Figure 13A and 13B - Road Cross-Sections** regarding the proposed road cross sections.

FIGURE (13A)

ROAD CROSS-SECTIONS

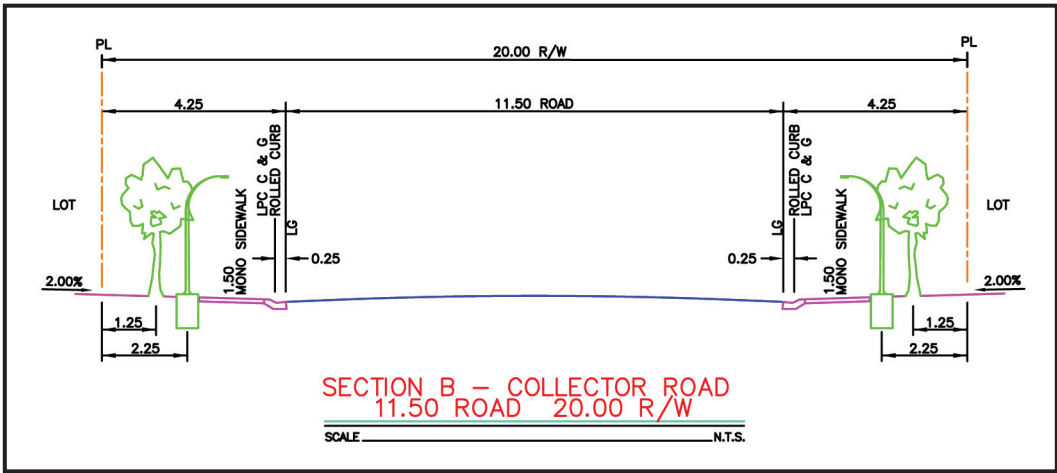
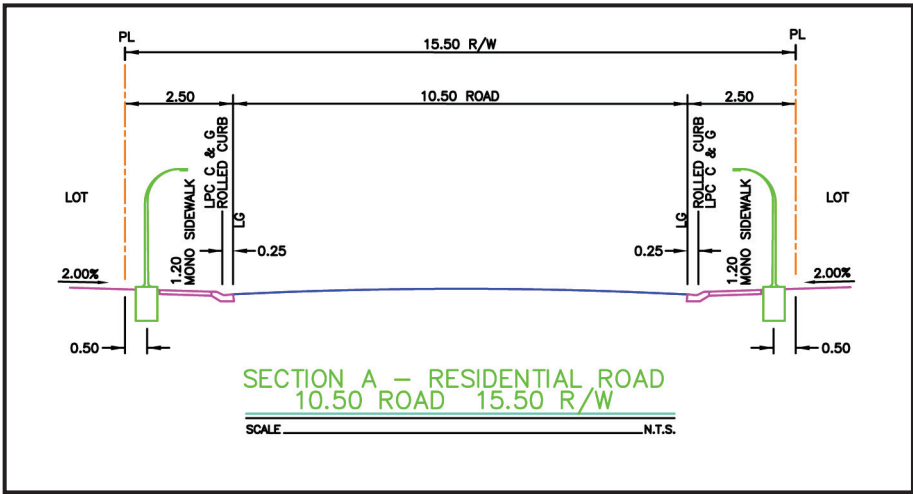
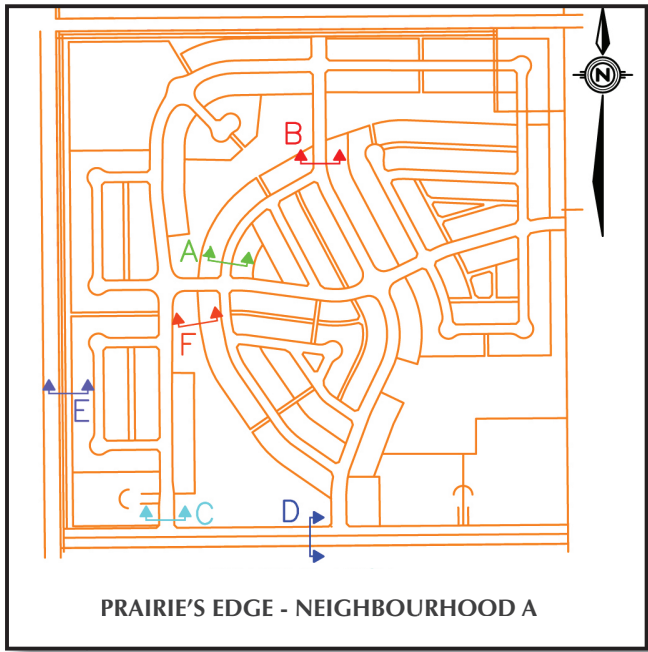
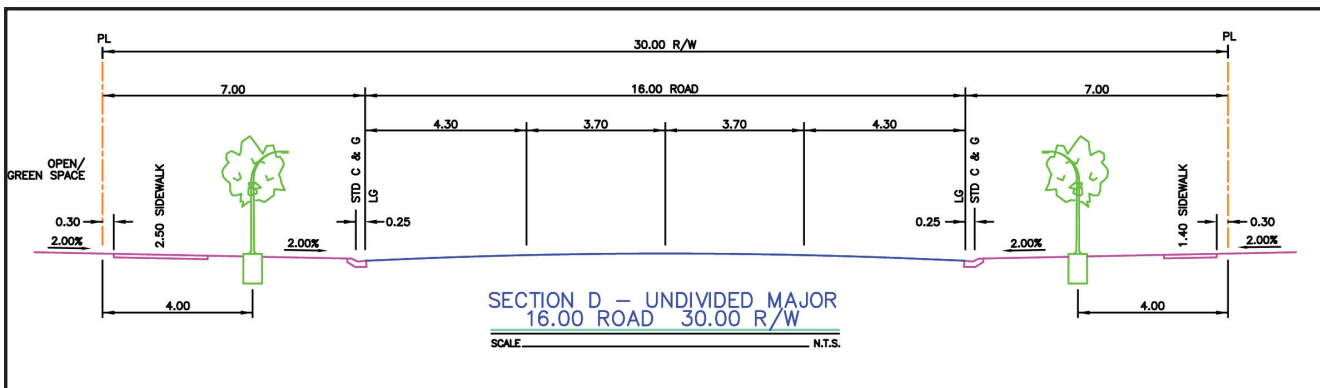
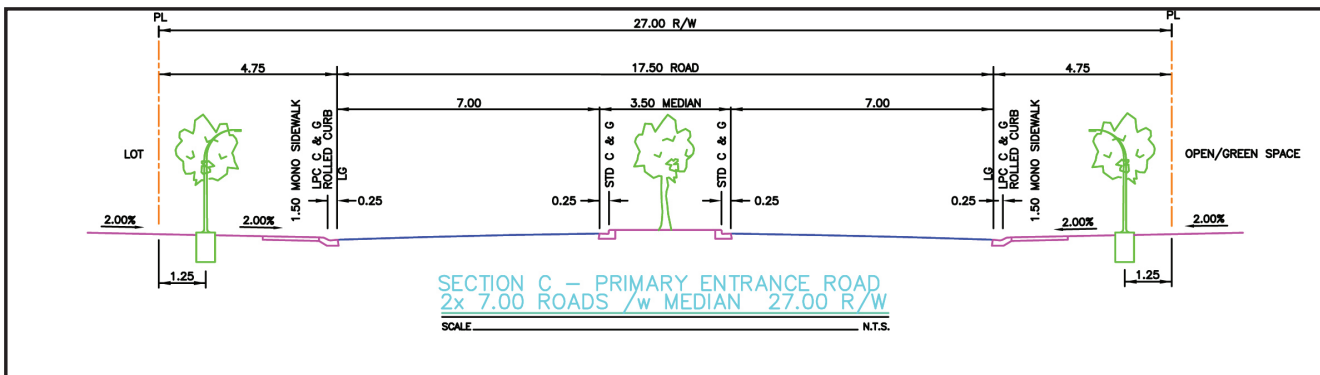
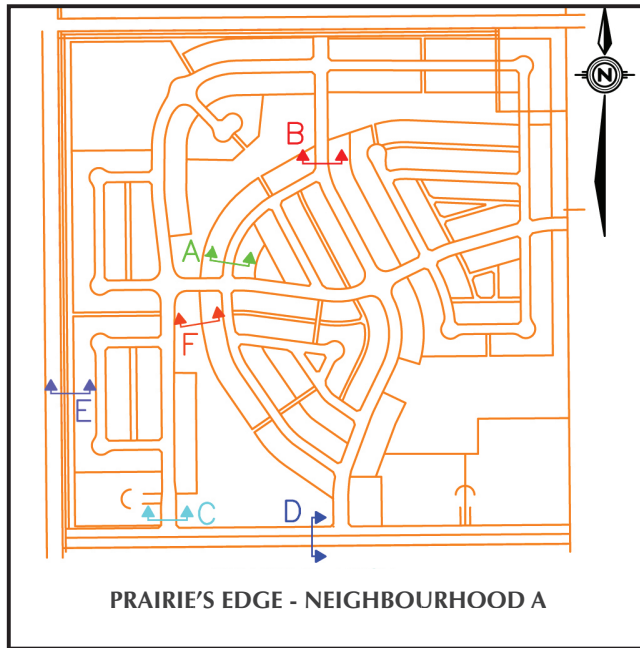


FIGURE
(13B)



ROAD CROSS-SECTIONS

A pre-development study known as a Traffic Impact Assessment (TIA) was undertaken and concluded the following with respect to the Prairies' Edge (Neighbourhood A) and Prairies' View (Neighbourhood D) development impact on the road network:

- All intersections within the Plan Area are currently functioning within acceptable capacity parameters and all roadways fall within the range of acceptable daily traffic volumes based on the current road classifications. No improvements are required at this time.

Opening Day Traffic Conditions – No Improvements

- The existing road network, with no improvements, may accommodate one to two years (120 units to 240 units of single family equivalency) of the proposed development depending on the growth in background traffic. If the growth of background traffic is as aggressive as assumed in the analysis, one year of development may occur; however if the background traffic is not as aggressive as assumed an additional year of development may be accommodated.

Full Build-Out (2037) Traffic Conditions

- The Full Build-Out traffic conditions were based on the future 2037 proposed road network from the Town of Strathmore's Master Servicing Study (MSS). Although in the MSS, George Freeman Trail and the west portion of North Boundary Road were identified six-lane major arterials, only a four-lane major arterial was required for each roadway.

Land dedication has been recognized along the west and north boundary of the Plan Area for the potential future widening and construction of George Freeman Trail and North Boundary Road. Sidewalks are provided on both sides of the collectors and on the residential standard roads (as part of the regional and local pathway systems).

Several methods of traffic calming measures are being introduced, these include divided boulevards with medians and a roundabout - refer to **Figure 14 - Traffic Calming**. Roundabouts are proposed where the length of the centrally located, east/west and north/south collector roads intersect.

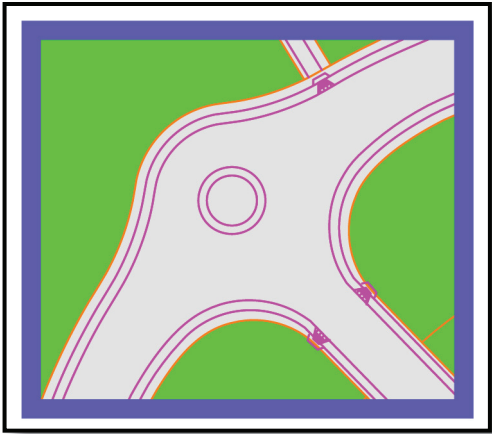
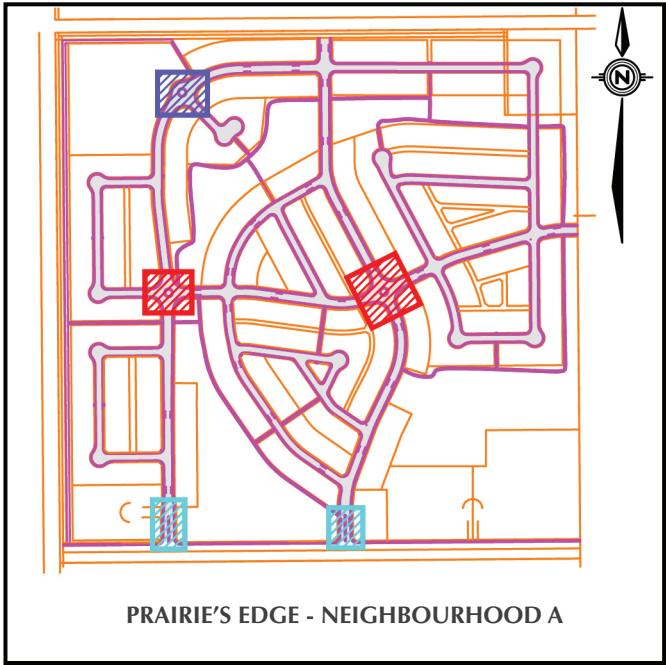
Policy 8.1.1 Access to the Plan Area shall be generally in accordance with **Figure 11 - Mobility Network (Neighbourhood A)**.

Policy 8.1.2 For Neighbourhood A and Neighbourhood D development, the TIA outlines specific triggers for road improvement based on development impact over time. An additional TIA shall be prepared in support of Neighbourhood B and Neighbourhood C at the time of development to the satisfaction of the Town of Strathmore.

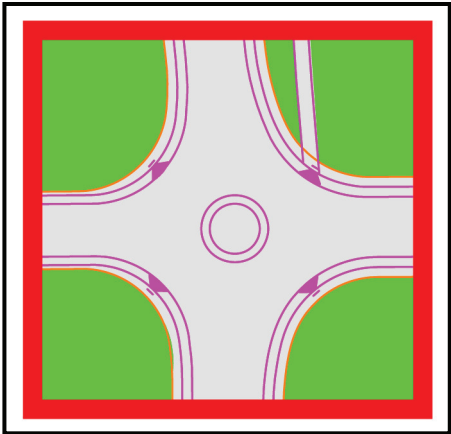
Policy 8.1.3 The Plan Area both during and after full development will provide and maintain appropriate emergency vehicle access, to the satisfaction of the Town of Strathmore.

Policy 8.1.4 Complete road systems, in accordance with established development thresholds in the Master Servicing Study and the specific Neighbourhood TIA, shall be constructed by the Developer to the satisfaction of the Town of Strathmore.

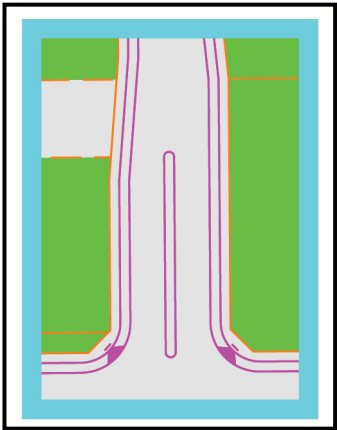
FIGURE
(14)



ROUNDAABOUT



ROUNDAABOUT



ENTRANCE MEDIAN

Policy 8.1.5 Cost sharing and/or Endeavours to Assist will be considered where oversized infrastructure is provided beyond what is required for the development, at the sole discretion of the Town of Strathmore to assign.

9.0 UTILITIES AND SERVICING

Development traditionally occurs in a sequential order – starting proximate to existing services and developing outward from its origin, which includes the installation of servicing infrastructure to accommodate any additional lands that have been deemed to fall within the servicing catchment area. Utility servicing solutions have been established to permit Neighbourhood A and Neighbourhood D to proceed with development, while Neighbourhood B and Neighbourhood C which are not proposing development at present. The utility servicing strategy includes both interim and ultimate solutions to allow Neighbourhood A and Neighbourhood D to proceed with development. Given the nature of housing and land use proposed a detailed utility servicing strategy for Neighbourhood D is required at the Land Use Redesignation stage. All utility servicing strategies shall align with the Town of Strathmore's Master Servicing Strategy.

Figure 15 - Utility Servicing Strategy (Neighbourhood A) outlines a detailed servicing strategy for Prairies' Edge (Neighbourhood A). The general layout of servicing described in this Plan facilitates development within and outside of the Plan Area. Endeavours to Assist to the Prairies' Edge (Neighbourhood A) and Prairies' View (Neighbourhood D) developer are anticipated and shall be assigned at the discretion of the Town.

Policy 9.0.1 Detailed servicing strategies for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C shall be provided prior to development to the satisfaction to the Town of Strathmore.

Policy 9.0.2 Endeavours to Assist to the Prairies' Edge (Neighbourhood A) and Prairies' View (Neighbourhood D) developer are anticipated and shall be assigned at the discretion of the Town.

Policy 9.0.3 Utilities and servicing shall be accommodated as outlined in the Town of Strathmore's Master Servicing Strategy, at the discretion of the Town.

9.1 Water Supply and Conservation

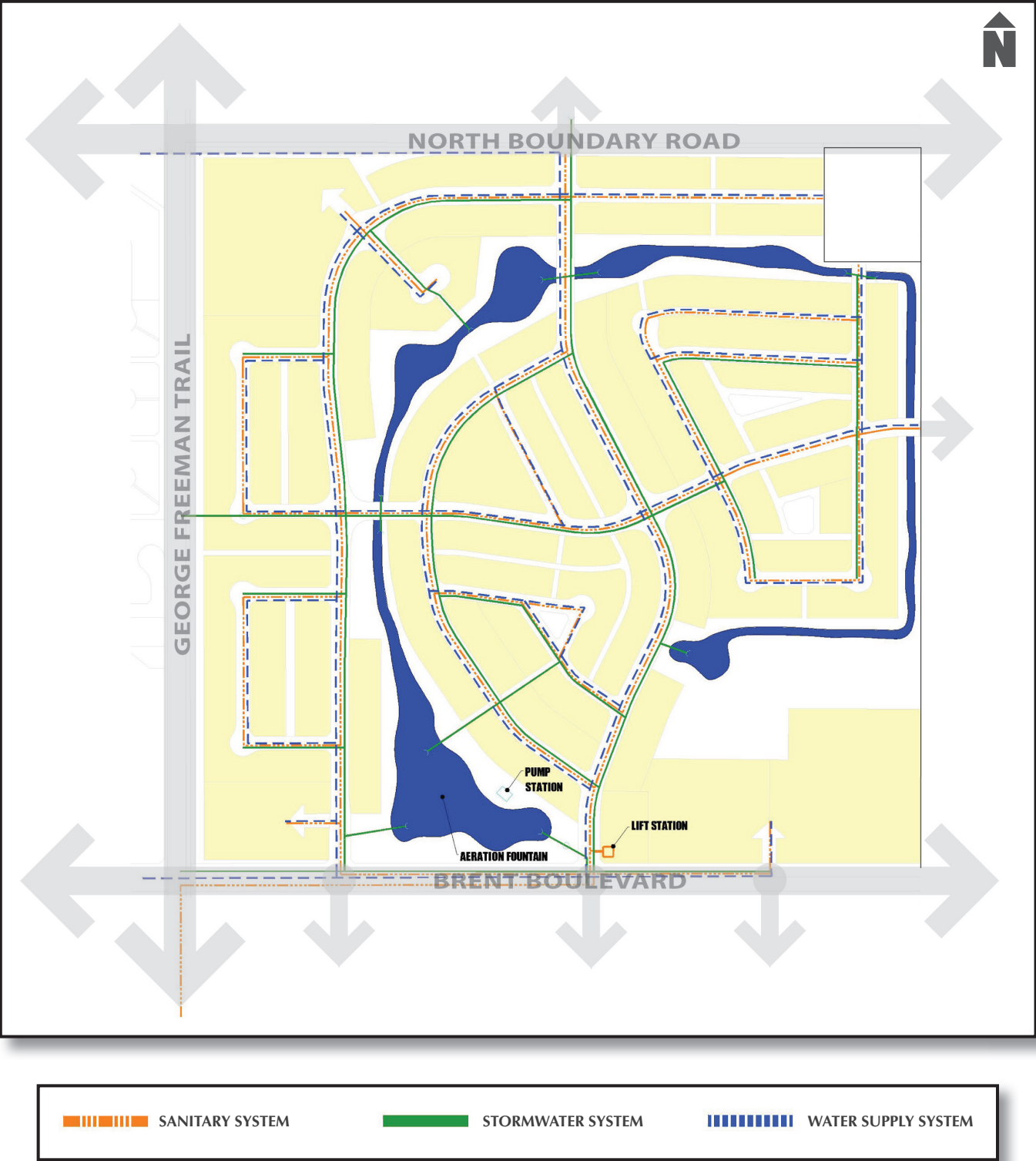
Potable water servicing for the area is provided generally in accordance with the Master Servicing Study. The Town has identified where upgrades are required and connections are available for the Plan Area based on the Master Servicing Study. It is anticipated that upgrades and infrastructure will be in place as development of the Neighbourhoods progresses.

9.1.1 Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View)

Within Neighbourhood A, connections to the offsite infrastructure will occur in stages. The

FIGURE
(15)

UTILITY SERVICING STRATEGY (NEIGHBOURHOOD A)



initial connection will be on Brent Boulevard to the existing watermain. When development progresses to the point that a secondary tie is required, it is anticipated to be located on North Boundary Road at the north-west portion of Strathaven to an existing 300 mm diameter water line (refer to **Figure 16 - Water Supply System Neighbourhood A**).

Other grid mains are being proposed in the Master Servicing Plan and will be installed on a progressive basis when required.

Within Neighbourhood D, connections to the offsite infrastructure will also occur in stages. The initial connection will be on East Lake Boulevard to the existing watermain. When development has progressed requiring a secondary tie, it is anticipated to be located in Aspen Creek on Parklane Drive to an existing 250 mm diameter water line.

Policy 9.1.1.1 The potable water distribution system shall be designed in accordance with the standards and specifications of the Town of Strathmore.

Policy 9.1.1.2 The potable water distribution system design for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C shall be designed in accordance with the standards and specifications of the Town of Strathmore.

9.2 Sanitary Wastewater

It is anticipated that sanitary sewer trunk lines will, for the most part, be accommodated within the right-of ways of major roads. Similarly, the sanitary servicing proposal will be presented to the Town as part of the overall discussions related to providing services to the Plan Area.

9.2.1 Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View)

The interim servicing strategy will evolve over two (2) stages. Both initial stages will utilize a lift station proposed to be located in the mid southern portion of Neighbourhood A (refer to **Figure 17 - Sanitary Wastewater System Neighbourhood A**). From this lift station a trunk line, sized to accommodate the lands to the north that fall within this catchment area, could be installed north through this development to capture these lands.

Stage 1 involves installing a sanitary forcemain from this lift station west to George Freeman Trail and south where the main would tie to the existing sanitary manhole located at United's Ranch Estates. A 225 lot capacity has already been allotted for this development. To increase the indicated 225 lot capacity, off peak storage and pumping will also be considered. Alternatively, a connection to the existing sanitary line in the Strathaven community may be available.

Stage 2 would involve removing the tie to the manhole and extending the forcemain further south along George Freeman Trail to the main lift station located south of Highway 1. The trigger for Stage 2 would be wholly dependent on the rate of development and available

FIGURE (16)

WATER SUPPLY SYSTEM (NEIGHBOURHOOD A)

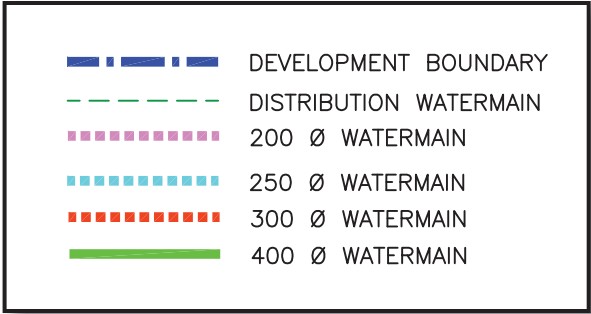
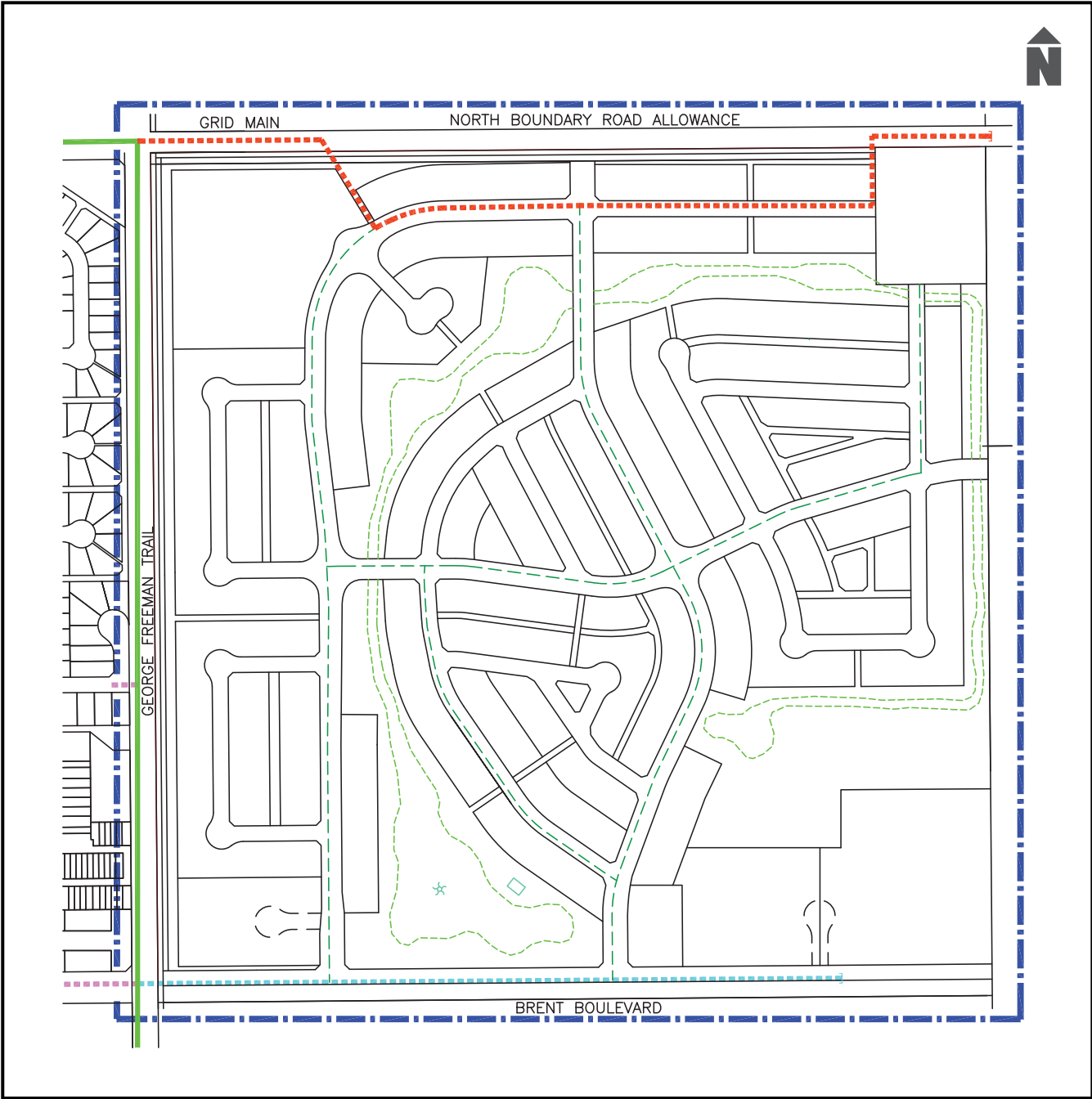
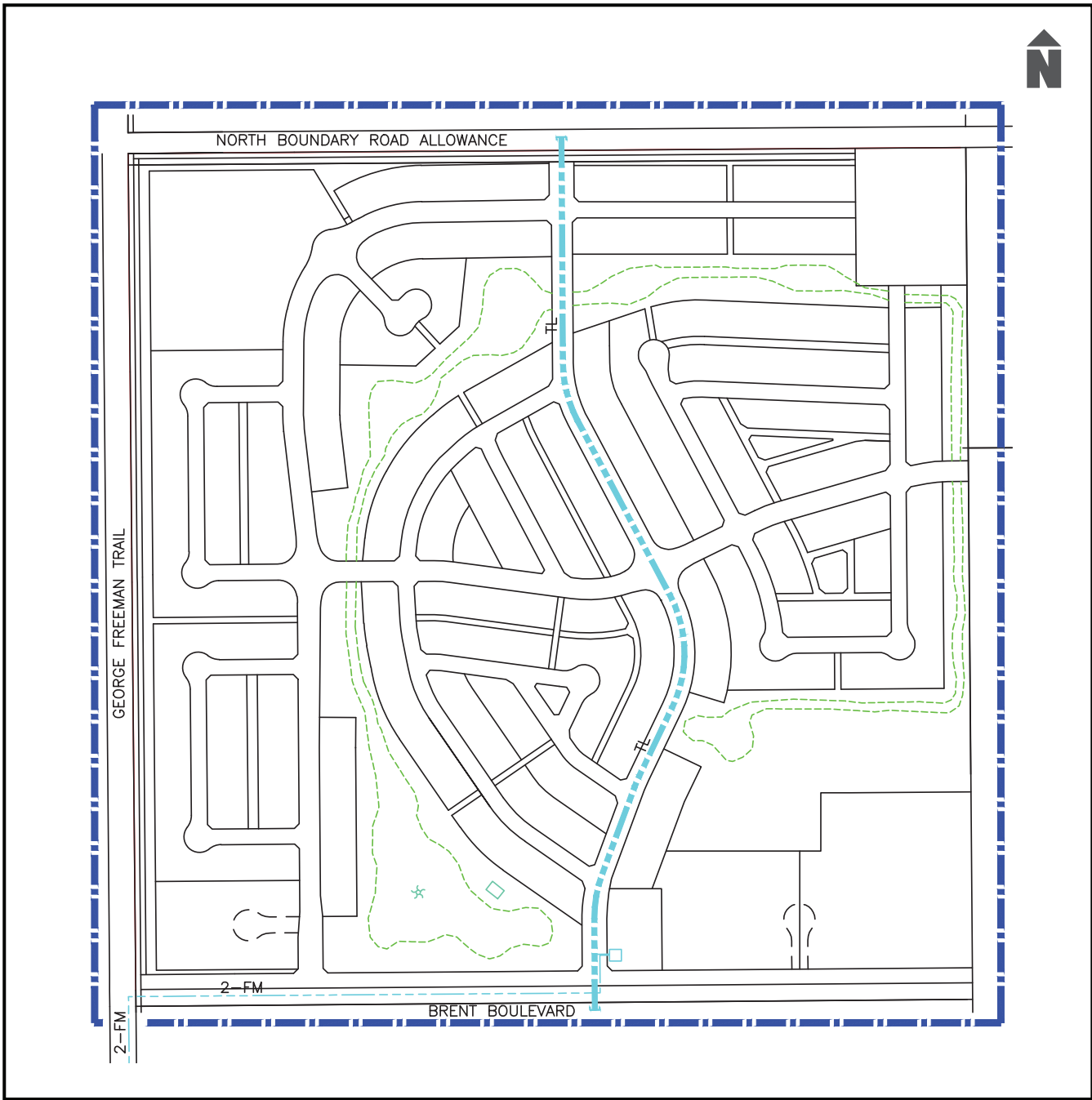


FIGURE
(17)

SANITARY WASTEWATER SYSTEM (NEIGHBOURHOOD A)



capacity of Stage 1.

For the sanitary servicing of Neighbourhood D a lift station on a much smaller scale is proposed and positioned at the location that the trunk line could connect. This will also be a temporary solution until such time as area development reaches the boundary of this Neighbourhood, consistent with the Town of Strathmore's Master Servicing Strategy and **Figure 8A - Neighbourhood D Land Use Strategy**.

To allow Neighbourhood D development to proceed, a forcemain from this lift station will connect to the forcemain on George Freeman Trail installed during Neighbourhood A development. Allowances have been made to accommodate the trunk line within Neighbourhoods A and D.

Policy 9.2.1.1 The sanitary wastewater system shall be designed in accordance with the standards and specifications of the Town of Strathmore.

Policy 9.2.1.2 The sanitary wastewater system design for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C shall be designed in accordance with the standards and specifications of the Town of Strathmore.

9.3 Stormwater Management

This section provides an overview of the stormwater management strategy in general and specifically details the stormwater management strategy for Neighbourhood A and Neighbourhood D. Overland drainage within the Plan Area generally travels from north to south until it reaches the WID "A" Canal which is an impoundment to drainage to Neighbourhood C and Neighbourhood D. No stormwater is permitted to be released into WID "A" Canal.

9.3.1 Detailed Strategy for Neighbourhood A (Prairies' Edge) and Neighbourhood D (Prairies' View)

There are three (3) mandated conditions that must be accommodated within the design of the stormwater facilities involving on-site stormwater management as identified in the Master Servicing Study:

1. The first 25 mm of runoff must be stored without release downstream. Proposed site solutions include, but are not limited to,
 - Aeration devices - which not only accelerate evaporation but will provide aeration;
 - Natural ex-filtration - which occurs at a higher than normal rate in Strathmore due to the sandy nature of the soil;
 - Recirculation - which enables the maintenance of water levels in both the channels and the ponds, producing additional surface area for evaporation; and,
 - Irrigation - which will accelerate evaporation and serve a secondary function for the sustaining of vegetation. This will also add to the infiltration component.

2. 85% of 75 micron particles must be removed in a forebay - A permanent wet pond is currently being proposed and will consist of a forebay and a permanent 2.5 metre deep section which will provide water quality control and active storage sections where run-off in excess of the pre-development is temporarily stored.
3. There is no increase in downstream discharge peak flows - This is accomplished by the use of orifices and stormwater retention within the stormwater facilities.

Within Neighbourhood A, there is currently existing drainage flowing into this area from two sources. The first source is Strathaven via a culvert under George Freeman Trail. The second source is from the SW quarter of Section 25 from the north, also via a culvert underneath North Boundary Road. These two external sources of offsite drainage will be accommodated for within the stormwater management strategy.

The stormwater facilities for Neighbourhood A will be innovative while also trying to promote water conservation and re-use and still provide multi-purpose uses through pedestrian walkways and pathways. A comprehensive stormwater management report will be prepared which will confirm the discharge point and route eventually outfalling in Eagle Lake.

Within Neighbourhood D, a stormpond / Public Utility Lot (PUL), consistent with and **Figure 8A - Neighbourhood D Land Use Strategy**. This PUL is located in an area that appears to convey pre-development flows. It is anticipated a stormpond will be constructed in this location to capture and retain post-development flows. The overall stormwater strategy for this area shall be in accordance with the Town of Strathmore's Regional Master Drainage Plan.

Policy 9.3.1.1 The stormwater management strategy for the Plan Area shall be designed in accordance with the standards and specifications of the Town of Strathmore.

Policy 9.3.1.2 The stormwater management plans for the small balance of Neighbourhood A, Neighbourhood B, and Neighbourhood C shall be designed in accordance with the standards and specifications of the Town of Strathmore.

Policy 9.1.1.3 A Regional Master Drainage Plan may be prepared by the Town of Strathmore. As a result, the on-site and off-site stormwater management strategy for the Plan Area may be revised. The Plan Area stormwater management plan shall be refined at the appropriate subdivision stage.

Policy 9.3.1.4 Stormwater released from any Neighbourhood within the ASP shall not exceed pre-development flows and shall be designed to protect downstream receiving lands and water bodies.

9.4 Shallow Utilities

Private utility companies will supply, install, and operate the following services: gas, power, telephone, and cable. These facilities will be installed pursuant to the Town of Strathmore Engineering Standards and Specifications.

Policy 9.4.1 Detailed design of the shallow utilities shall occur at the subdivision stage.

10.0 PUBLIC CONSULTATION

A public Open House in support of The Prairies' Area Structure Plan was held on November 23, 2010. A Public Open House Summary Report was submitted under a separate cover to the Town. The report summarizes comments provided during the question and answer period following the presentation, the one-on-one discussions with Project Team members, and the feedback forms received from residents.

11.0 IMPLEMENTATION, REVIEW, AND AMENDMENT

11.1 ASP Implementation

The Prairies' Area Structure Plan falls within a hierarchy of applicable plans. The Town of Strathmore's Municipal Development Plan (MDP) is the guiding document for all development within the municipality. The Land Use Bylaw (LUB) establishes the land use rules and regulations. The Prairies' ASP presents a greater level of planning detail within the specific Plan Area and is required to be consistent with both the MDP and LUB. Development in the ASP should be acceptable to community and consistent with policy contained within this document. The Prairies' Area Structure Plan does not supersede, repeal, replace or otherwise diminish any other statutory plan in effect in the Plan Area.

Policy 11.1.1 The policies contained within this document shall be reviewed and implemented by the Town of Strathmore at their discretion.

11.2 Plan Review and Amendment

As The Prairies' Area Structure Plan is adopted by bylaw of the Municipality, a formal process as outlined in the *Municipal Government Act* is required to amend the Plan.