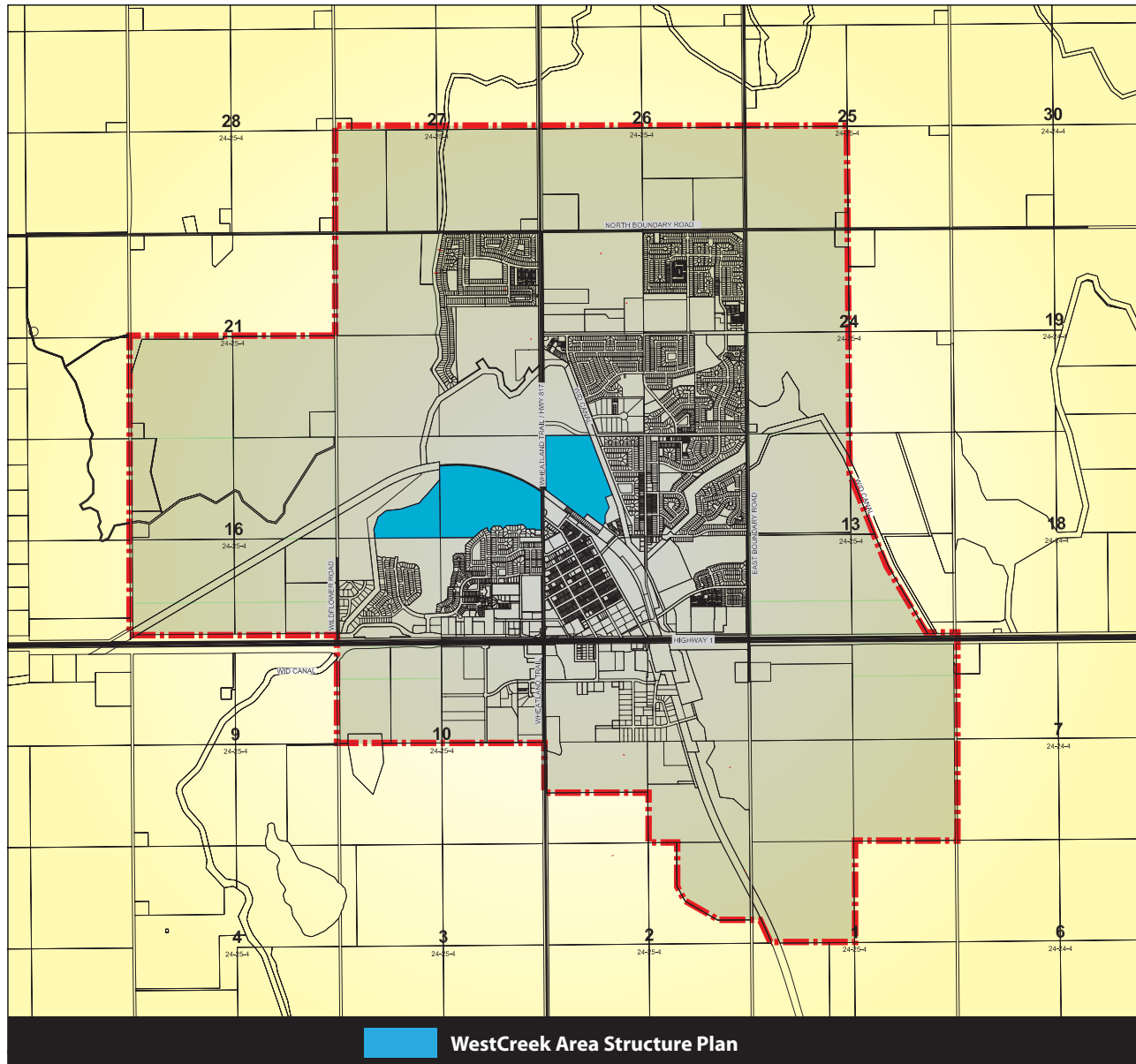




WestCreek

AREA STRUCTURE PLAN



BYLAW 08-22 Adopted August 18, 2010

TOWN OF
Strathmore

TABLE OF CONTENTS

LIST OF MAPS	ii
1.0 INTRODUCTION	1
1.1 PURPOSE.....	1
1.2 PLAN AUTHORITY	1
1.3 INTERPRETATION OF THE PLAN	3
1.4 PLAN AMENDMENTS.....	4
2.0 VISION & GOALS	4
2.1 VISION.....	4
2.2 GOALS.....	4
3.0 PLANNING AREA.....	5
3.1 LOCATION AND SIZE	5
3.2 OWNERSHIP	5
3.3 PLAN CONTEXT	8
3.4 ADJACENT LAND USES	8
4.0 SITE ANALYSIS	10
4.1 EXISTING LAND USES	10
4.2 CULTURAL AND ARCHAEOLOGICAL RESOURCES.....	12
4.3 BIOPHYSICAL RESOURCES.....	12
4.4 TOPOGRAPHY AND SOILS	17
4.5 GEOTECHNICAL EVALUATION	17
4.6 ENVIRONMENTAL SITE ASSESSMENT	17
5.0 FUTURE LAND USE CONCEPT	18
5.1 LAND USE CONCEPT MAP	18
6.0 LAND USE POLICY & REDESIGNATION	20
6.1 RESIDENTIAL AREA.....	20
6.2 FUTURE DEVELOPMENT AREA	22
6.3 RESERVE DEDICATION	23
7.0 TRANSPORTATION POLICIES.....	26
7.1 EXTERNAL ROADWAYS.....	26
7.2 INTERNAL ROAD NETWORK.....	27
7.3 TRANSIT.....	28
7.4 PEDESTRIAN AND CYCLIST ACCOMMODATION	28
8.0 SERVICING POLICIES	30

8.1	UTILITY INFRASTRUCTURE	30
8.2	WATER DISTRIBUTION SYSTEM	31
8.3	SANITARY SEWER SYSTEM.....	33
8.4	STORMWATER MANAGEMENT	35
9.0	PHASING POLICIES	38
9.1	PHASING	38
10.0	IMPLEMENTATION	40
10.1	APPROVAL PROCESS	40
11.0	PUBLIC CONSULTATION	40

LIST OF MAPS

- Map 1: Location
- Map 2: Ownership
- Map 3: Planning Area
- Map 4: Existing Land Use
- Map 5: Existing Habitats
- Map 6: Existing Wetlands
- Map 7: Future Land Use Concept
- Map 8: Reserve Dedication
- Map 9: Transportation Plan
- Map 10: Water System
- Map 11: Sanitary Sewers
- Map 12: Storm Sewer System
- Map 13: Phasing Plan

1.0 INTRODUCTION

1.1 PURPOSE

The Purpose of this Area Structure Plan is to refine and implement the Town of Strathmore's broader strategic planning objectives, as identified in the Town of Strathmore's Municipal Development Plan. The WestCreek ASP shall guide the vision, land use, and eventual subdivision of a new residential community. The plan includes policies intended to promote community development that is logical and compatible with surrounding land uses.

To accomplish this purpose, the WestCreek ASP shall establish a broad framework for future development that responds to the demands of the marketplace. Appropriate land uses and their location within the plan area shall be established, as well as the density and sequencing of residential lands. The plan incorporates sound engineering principles in the conceptual design of major roadways and utility servicing, and has accounted for potential physical and environmental constraints within the area.

1.2 PLAN AUTHORITY

1.2.1 Municipal Government Act

Strathmore Town Council has the ability to adopt the WestCreek Area Structure Plan through bylaw in accordance with Section 633 of the *Municipal Government Act*, which states that Area Structure Plans:

"(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, and*
- iii) the density of population proposed for the area either generally or with respect of specific parts of the area, and*
- iv) the general location of major transportation routes and public utilities, and*

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

1.2.2 Town of Strathmore Land Use Bylaw

In order for development to proceed on the WestCreek lands, Area Structure Plan and land use approval must be given by Town Council. The Town of Strathmore Land Use Bylaw

establishes the framework for various land uses deemed appropriate for any property, as approved by Council. Policies contained in the WestCreek ASP shall not be contrary to the rules and guidelines of the Land Use Bylaw or any other document of the Town of Strathmore.

1.2.3 Town of Strathmore Area Structure Plan Terms of Reference

Strathmore Town Council requires an Area Structure Plan for all undeveloped lands within the Town boundary that do not have a recently approved concept plan prior to any development activity. The Town has prepared an *Amended Area Structure Plan Terms of Reference* for the WestCreek plan area. This document requires the landowner to work closely with the Town and in consultation with the public to address the following items:

- (i) A future land use scenario that shall respect an overall gross density of 6.5 units per acre.
- (ii) Development phasing for full build out of the development.
- (iii) The land use scenario should provide for a range of housing types, and mid to higher density residential development should occur adjacent to collector and/or arterial roads.
- (iv) Higher density residential development should be geared to support future Transportation Oriented Development (T.O.D.). Mixed-use development within T.O.D. nodes is encouraged.
- (v) The development of local commercial is encouraged.
- (vi) Development should be planned around parks and open spaces, and should allow for local connecting trails between parks and open spaces.
- (vii) All development along the canal should be set back and lands adjacent to the canal should be dedicated as municipal reserve (MR). Lands along the canal are to be left as public space, in order to ensure that the Town's future regional trail system can be constructed.
- (viii) Lands adjacent to existing development located in the NE-15 should be dedicated as MR, in order to protect a pathway corridor, and act as a buffer between the two communities.
- (ix) All development within wetland areas must follow the Town's Wetland Policy.
- (x) Dedicated lands, including but not limited to conservation easements, public utility lots, municipal/school reserves, and if necessary environmental reserves.
- (xi) Innovation and efficient proposed access and internal road circulation recognizing municipal road standards.

- (xii) Mitigation measures such as landscaping treatment, screening, buffering, and/or berming necessary to address any on or off site visual impact, including site lines from existing or future developments. All landscaping must follow the standards set out in the new section 60 (Landscaping Standards) of the Land Use Bylaw.
- (xiii) All development surrounding the EnCana well site must meet and/or exceed AEUB setback regulations (written confirmation must be sent from the AEUB to the Town stating that the setbacks within the Plan conform to their standards). Lands within the setback area surrounding the well site shall be considered for MR. However, the land within the fenced well site, shall not be credited for MR.
- (xiv) All infrastructure or equipment within the well site must be covered/clad with material that meets the architectural controls established by the developer. Any fencing required for the site must visually screen the area and be aesthetically pleasing.
- (xv) Identification and preservation of existing site lines, views, and vistas where possible.
- (xvi) Any and all constraints to development, including man made and natural, including but not limited to, geotechnical, environmental, hydro-geological, or historical.
- (xvii) A Traffic Impact Assessment.
- (xviii) Address all servicing issues and provide illustrations to show proposed services.
- (xix) All servicing issues must follow the Town's *Master Servicing Study – Annexation 2006*.
- (xx) Results of all public open houses must be brought back to Council.

1.3 INTERPRETATION OF THE PLAN

1.3.1 Map Interpretation

Maps contained in this document are conceptual. Unless otherwise specified within the Plan, the boundaries or locations of any symbols or areas shown on a map are approximate only. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries, such as property lines or roads and utility rights-of-way. Any changes to the concept of a map will require an amendment to the Area Structure Plan. More detailed mapping, including surveyed property lines will be required at the subdivision stage.

1.3.2 Policy Interpretation

Where a purpose section accompanies a policy, it is provided for information purposes only to enhance the understanding of the policy. Should an inconsistency arise between the purpose section and a policy, the policy shall take precedence.

Where “shall” is used in a policy, the policy is considered mandatory. Where “should” is used in a policy, the intent is that the policy is strongly encouraged and can be deviated from where unique circumstances, such as an impractical or impossible situation, dictate a different course of action. However, the general intent is compliance, wherever possible.

Where a policy requires submission of studies, analysis or information, the exact requirements and timing of the studies, analysis or information shall be determined at the Land Use and Subdivision stage.

1.4 PLAN AMENDMENTS

All changes to the WestCreek Area Structure Plan will require an amendment and shall be referred to the appropriate authority, with the supporting information necessary to evaluate and justify the amendment in accordance with the *Municipal Government Act (Part 5, Div.9, Section 191)*.

Where changes to the text or maps of the Plan are necessary, an amendment to the Plan shall proceed in accordance with the *Municipal Government Act*.

Where an amendment to the Plan is requested, the applicant shall submit supporting information necessary to evaluate and justify the amendment.

2.0 VISION & GOALS

2.1 VISION

The WestCreek community shall provide a range of housing opportunities for the residents of Strathmore. An assortment of single-detached, mixed, and medium density attached homes shall invite both young and mature families to establish roots in Strathmore. Public open space has been dispersed throughout the community and residents will have the opportunity to enjoy their wetlands amenity on the east lands, which will offer exceptional recreational and educational opportunities.

2.2 GOALS

The general goals of the WestCreek ASP and Land Use Redesignation are:

1. to create a safe, attractive, and efficient community.
2. to focus development on the west lands only and to provide a broad range of housing types and lot sizes to meet the residential accommodations for future Strathmore residents.

3. to provide the opportunity for enhanced pedestrian movement throughout the community and access to recreational facilities, parks and natural amenities.
4. to provide a road network capable of supporting the traffic generated by the development.
5. to create an engineered stormwater pond on the eastern lands that incorporates a forebay to establish storm water quality and volume control for the upstream lands.
6. to develop a logical extension of the existing Town of Strathmore infrastructure, as necessary to service the lands, on an economical, and phased basis.
7. to establish appropriate interfaces between the ASP area and surrounding lands.

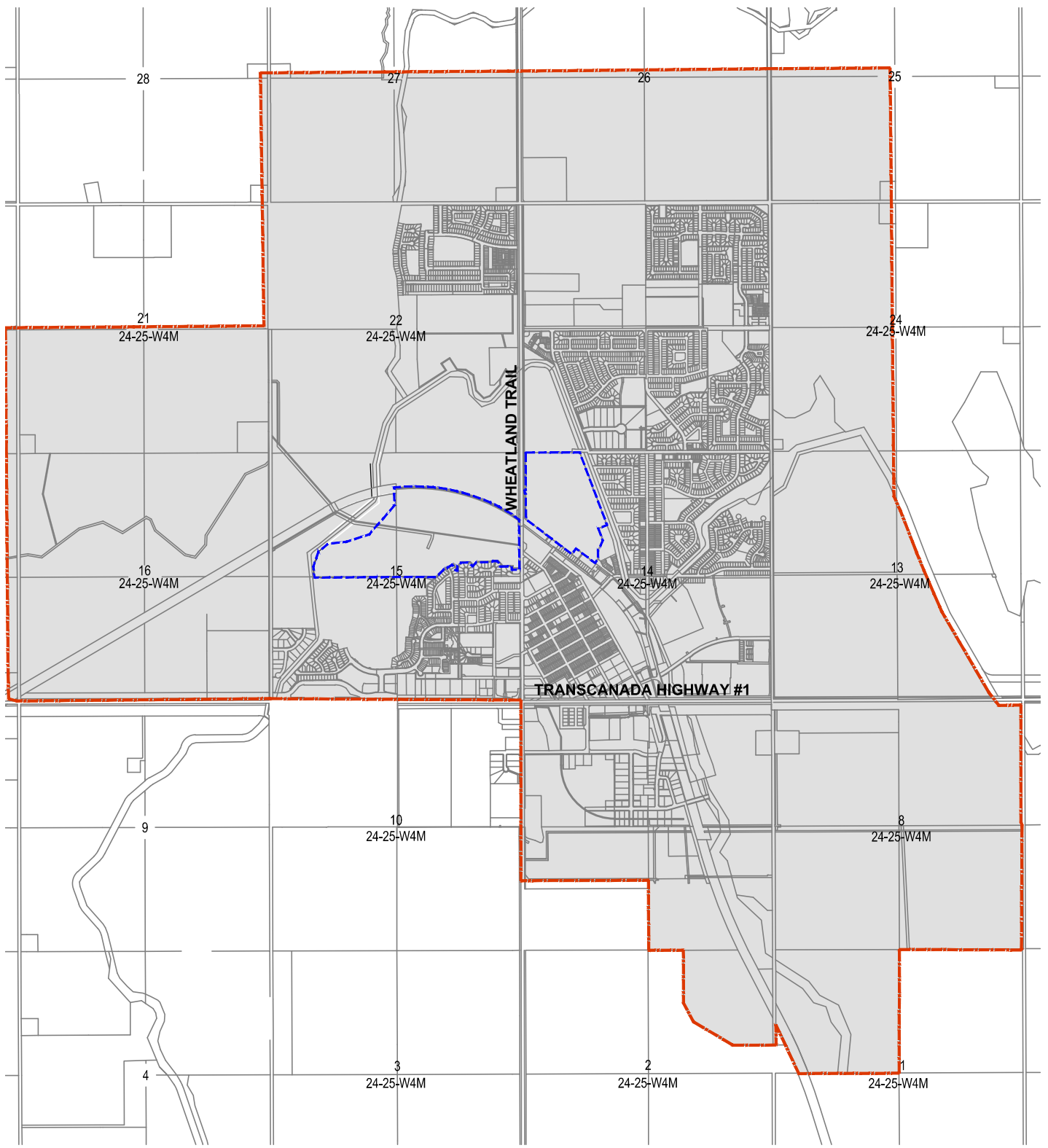
3.0 PLANNING AREA

3.1 LOCATION AND SIZE

The Area Structure Plan applies to +/- 192.99 acres (78.10 hectares) of land within the boundaries of the Town of Strathmore. The property is generally located in the northwest central area of town, north of the TransCanada Highway, as identified in Map 1. The West Lands (+/- 127 acres) are contained within a portion of NW 15-24-25-W4, and Block A, Lot 1, Plan 9410061. The East Lands (+/- 65.9 acres) area contained within Block 1, Lot 3, Plan 9211782.

3.2 OWNERSHIP

As of August 18, 2010, all lands within the boundaries of the WestCreek ASP are owned by West Strathmore Developments Ltd., as illustrated by Map 2.



LEGEND:

 ASP AREA

 TOWN of STRATHMORE BOUNDARY



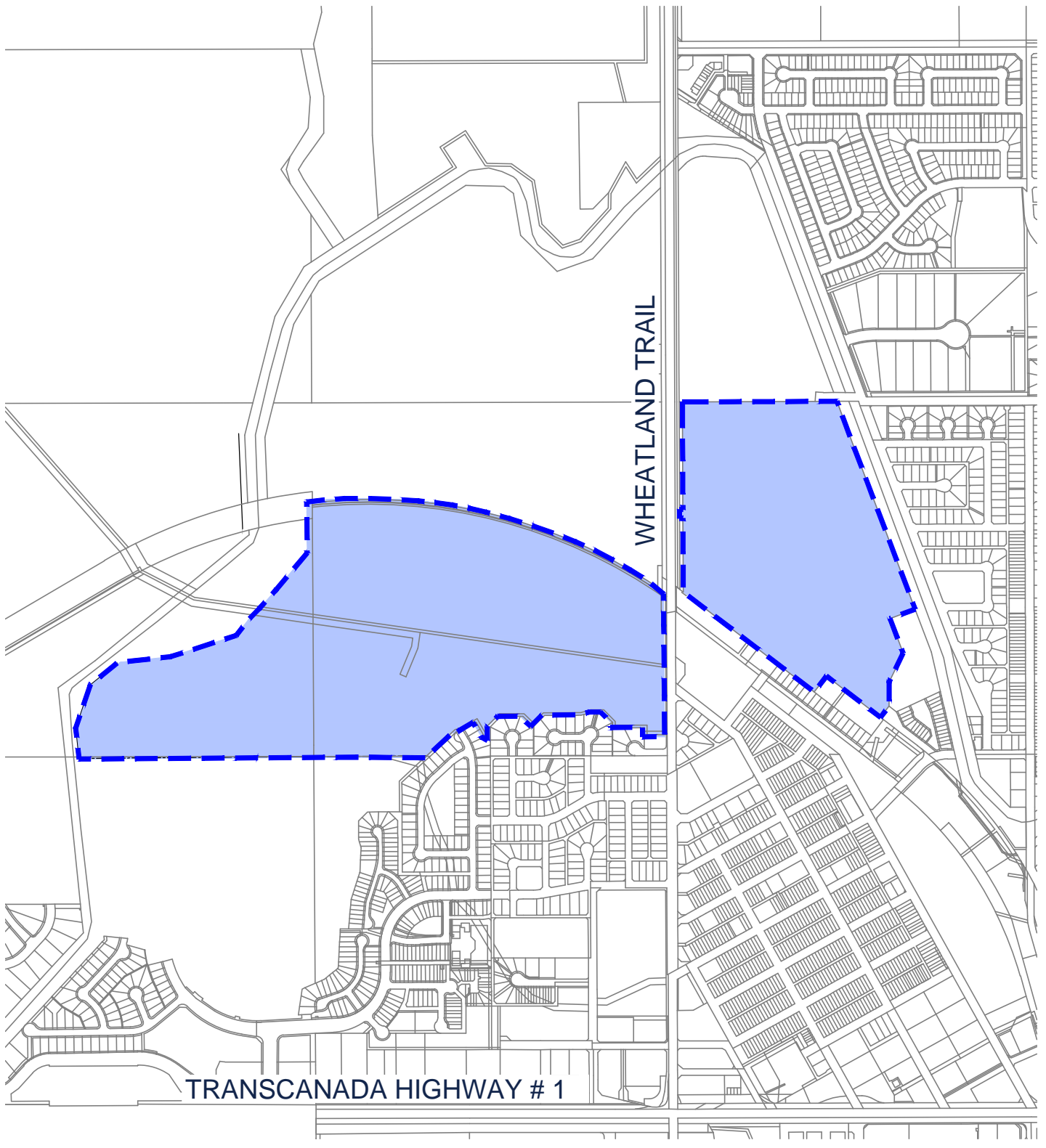
WestCreek ASP



MAP 1

LOCATION

AUGUST 2010



LEGEND:



ASP AREA



WEST STRATHMORE DEVELOPMENTS



WestCreek ASP



MAP 2

OWNERSHIP MAP

AUGUST 2010

3.3 PLAN CONTEXT

The Town of Strathmore has experienced significant growth pressures over the past decade, increasing from a population of 5,471 in 1997 to 11,102 in 2007, representing a population percentage change of approximately 51%. The Town continues to attract additional residents, with only a 50 km drive to Calgary City Centre, and with the expansion of its own community services, industry, and retail amenities. The town experienced a rate of growth of approximately 7% between 2006 and 2007. The demand for a range of housing remains very strong, while land available for residential development is in short supply.

The area of the ASP referred to as the East Lands will contain no urban development. A portion of these lands contain wetlands, accommodate stormwater from nearby lands, and are valued as an amenity for residents of Strathmore.

3.4 ADJACENT LAND USES

Existing land uses adjacent to the WestCreek ASP are illustrated in Map 3 and 4. The West Lands are bound to the north by the Strathmore Golf Club, to the northwest by future development lands, to the west by WID lands, to the southwest by the emerging community of Wildflower Heights, to the south by the Strathmore Lakes stormwater ponds and the community of Westmount (primarily R1 lots), and to the east by Wheatland Trail. The East Lands are bound by Wheatland Trail to the west, Town of Strathmore stormwater facilities to the north, Brentwood Business Park (M1 and M2 light industrial) to the northeast, the community of Thorncliff (primarily R1 lots) to the east, and Westpark Village (primarily R1 and mobile homes) to the south.



LEGEND:



ASP AREA



TOWN of STRATHMORE BOUNDARY



WestCreek ASP



MAP 3

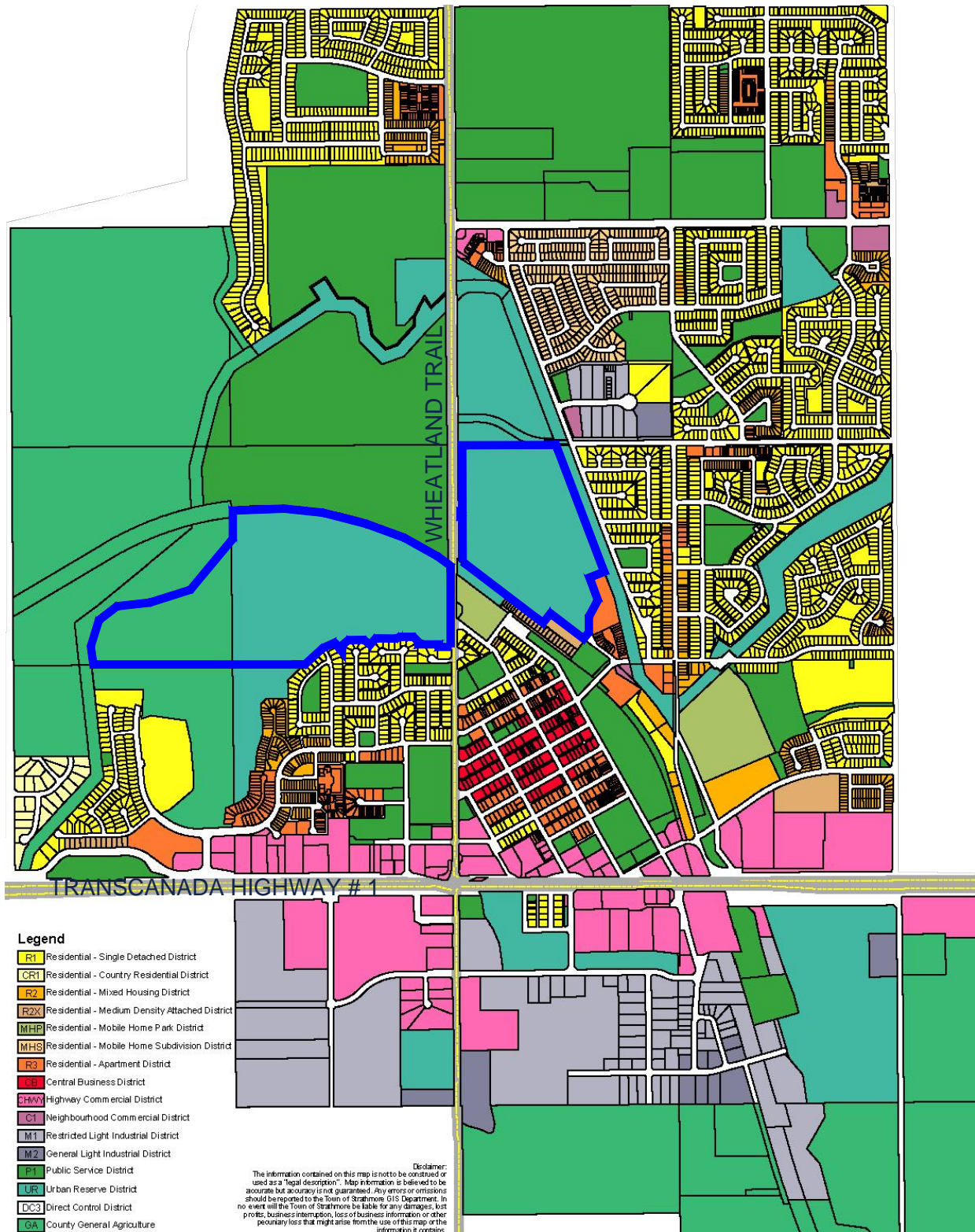
PLANNING AREA

AUGUST 2010

4.0 SITE ANALYSIS

4.1 EXISTING LAND USES

The lands contained within NW 15-24-25-W4 are currently designated County General Agriculture District (GA), while the balance of the west lands and the entire east lands are designated Urban Reserve District (UR). To accommodate the development proposed in this ASP, a land use redesignation will be required for the west lands. Existing land uses are shown in Map 4. Proposed land uses are described in Section 5.0.



WestCreek ASP



MAP 4

EXISTING LAND USE

AUGUST 2010

4.2 CULTURAL AND ARCHAEOLOGICAL RESOURCES

Aresco Ltd. was commissioned to complete a Historical Resources Impact Assessment for the WestCreek ASP lands, completed in February 2008. A total of 7 sites were discovered, all deemed to have nil to limited value. The study concludes that “of the 7 sites discovered, none were deemed to be of such value and condition as to warrant further investigation”, and that “it is thus recommended that proposed development be allowed to proceed as planned” (Historical Resources Impact Assessment, Final Report, Permit 2007-210, Page 22).

4.3 BIOPHYSICAL RESOURCES

A Biophysical Impact Assessment was prepared for the ASP area in April 2008, by Sweetgrass Consultants Ltd. This study assessed habitat significance and regional ecosystem processes, and evaluated the effect of planned development. Existing Habitat for the WestCreek lands are represented in Map 5. The study concluded that non-native habitats occupy the majority of the land base, and no federally listed species at risk were recorded. One provincially rare plant species, one provincially threatened species and several provincially sensitive species occur on the lands.

Map 6 identifies all existing wetlands by their Stewart and Kantrud Classification. While wetlands are identified on the West Lands, the wetlands on the East Lands are significantly more productive. These marsh and wet meadow areas have been influenced through one or more of the following: canal seepage, the addition of stormwater, drainage, and heavy grazing. For example, the wet meadow (Wetland 12c, Map 6) on the East Lands appears to be greatly influenced by seepage from leaks in the WID canal. If the canal were to be repaired, the extent of wetland (wet meadow) would likely be reduced. In addition, the remaining areas of wet meadow would likely be drier than what exists today. Also, two wetlands on the East Lands are part of a previous Ducks Unlimited project fed by irrigation water, which continue to receive stormwater run-off from the Town of Strathmore. Direct habitat loss associated with development on the West Lands shall involve the loss of mainly non-native habitat, and a few wide-ranging plants.

One provincially rare plant species called “pale blue-eyed grass” was found on the property, with the largest population found on the East Lands where plants were estimated in the thousands. This portion of the East Lands will be protected under an Environmental Reserve (ER) dedication (see Map 9, Reserve Dedication). A smaller population was found on the West Lands. The potential to relocate this population will be investigated. One Wildlife Species at Risk of provincial concern was recorded, the Trumpeter Swan, which is listed as “threatened” under the Wildlife Act. A number of other species were concentrated on the East Lands, and identified as “sensitive” (BIA, Sweetgrass Consulting, Page 8-9).

While some habitat on the West Lands will be directly lost due to development, the Biophysical Impact Assessment notes that “the condition of these aquatic habitats has declined significantly in recent years because of human-related activities” (BIA, Sweetgrass Consulting, Page 12). The conclusions and mitigation considerations from the Biophysical Impact Assessment are summarized below:

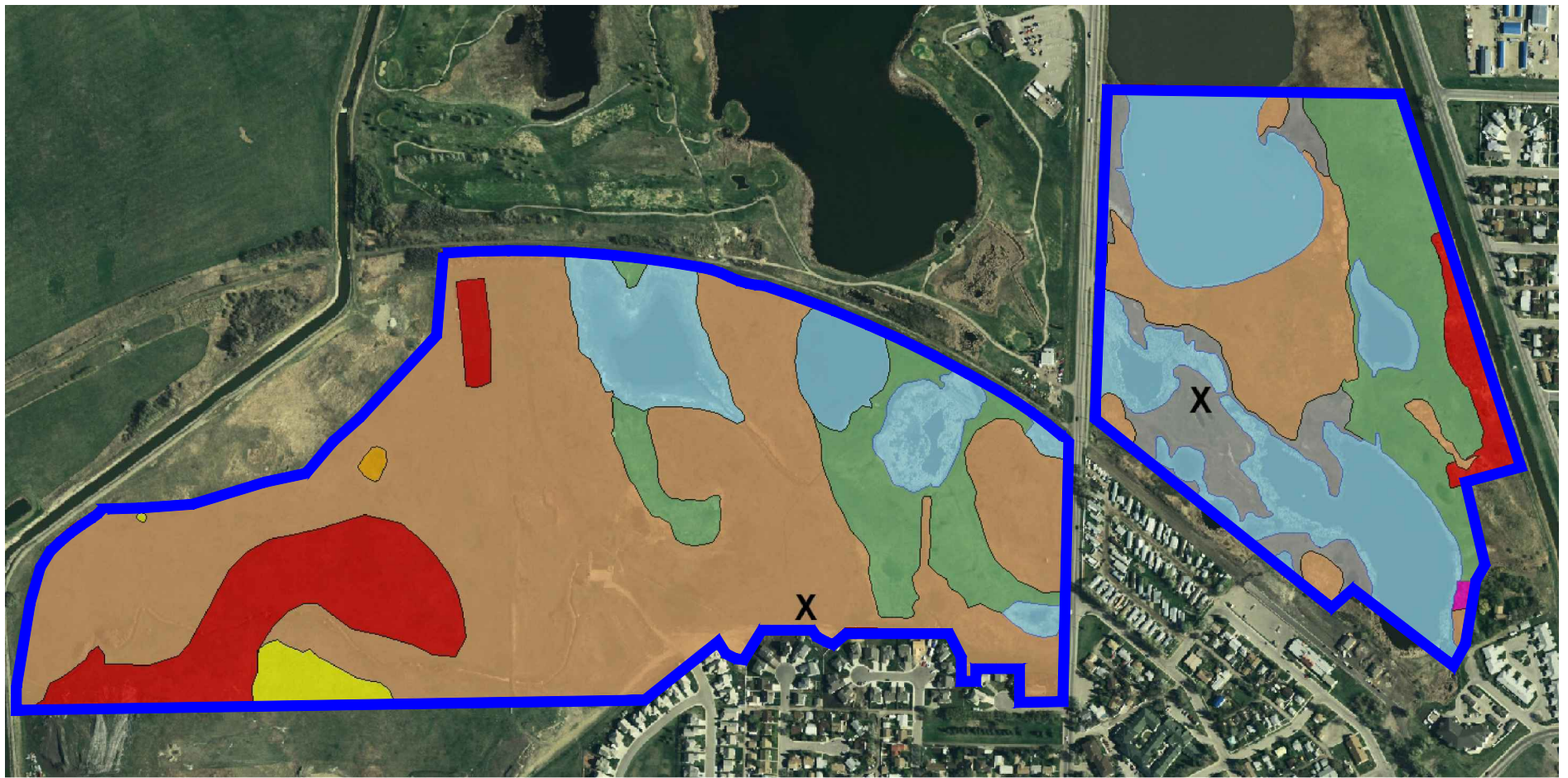
4.3.1 Biophysical Impact Assessment Conclusions and Mitigation Considerations

1. Development of the conservation – interpretation area will result in a complex of habitats that will benefit a diversity of species, including provincially sensitive wildlife. This complex of habitats will represent a larger area of connected wetland and productive upland habitat than currently exists. This project will also allow for effective public education and use while providing productive habitat for wildlife.
2. Direct habitat loss associated with the development (of the West Lands) will involve the loss of mainly non-native habitat, habitats with low productivity, a few common, wide-ranging plant species, and few, if any, wildlife species.
3. Efforts will be considered to relocate the population of rare pale blue-eyed grass on the western lands to suitable habitat on the eastern lands.
4. Contribution of the project toward cumulative regional habitat fragmentation, loss of wildlife corridor potential, and loss of regional biodiversity will be negligible or very minor.
5. Construction of the development will proceed outside of the nesting season for birds to avoid disturbance to nests and young, which complies with the Migratory Birds Convention Act.

4.3.2 Policies

1. The loss of habitats on the western lands will be compensated by development of a wetland conservation – interpretation area on the eastern lands provided by a number of parties including WestCreek Developments, Olds College, Alberta Environment, the Town of Strathmore and other interested groups that will allow for the retention and enhancement of important wetlands, an increase in wetland area, and reclamation and enhancement of non-native / disturbed upland.
2. Construction of the development will proceed outside of the nesting season for birds to avoid disturbance to nests and young, which complies with the Migratory Birds Convention Act.





3. To ensure conservation of wetland communities, including waterfowl, appropriate buffers will be provided on the eastern lands between wetlands and housing development. Planting trees and shrubbery as a screen between wildlife areas and human activity is an option to create more effective buffers. However, Olds College research and monitoring will determine what the buffers will consist of.
4. The organic materials from the three western wetlands will be relocated to the eastern lands in conjunction with approvals from Alberta Environment.





LEGEND:

 ASP AREA



 Alkali Wet Meadow
 Marsh/Open Water
 Wet Meadow
 Disturbed

 Non-native Grass
 Non-native Shrub
 Shrub/Grass

 Grassland
 Grassland - small patch

WestCreek ASP



MAP 5

WESTCREEK HABITATS

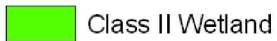
AUGUST 2010



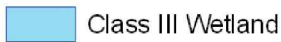
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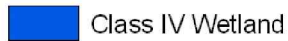
ASP AREA



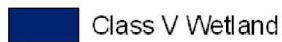
Class II Wetland



Class III Wetland



Class IV Wetland



Class V Wetland

Wetland Influences
c - canal seepage
d - degraded
s - stormwater fed



WestCreek ASP



nts

MAP 6

WESTCREEK WETLANDS

AUGUST 2010

4.4 TOPOGRAPHY AND SOILS

The topography of the WestCreek ASP lands is gently undulating to level. The Biophysical Impact Assessment prepared by Sweetgrass Consultants Ltd. identifies underlying deposits of glacial lake sediments of silt and sand, mainly east of Wheatland Trail, and glacial till west of Wheatland Trail. Soils include a significant component of imperfect to poor drained types, influenced by a relatively high water table and seepage from the nearby irrigation canal.

4.5 GEOTECHNICAL EVALUATION

A Geotechnical Evaluation of the WestCreek West Lands was conducted by McIntosh Lalani Engineering Ltd. in October 2007. This report assesses the general subsurface soil conditions of the west lands and provides geotechnical construction guidelines for the development. Development of the WestCreek lands shall proceed in accordance with the results of these geotechnical findings. These requirements will be met at the site grading and building permit stage of approvals. The study also identified locations of pond sediments and wet sands. Protocol for the appropriate handling of pond sediments and wet sands will be provided by McIntosh Lalani Engineering at the time of site grading.

4.5.1 Policy

All concrete coming into contact with soils must meet specific requirements including sulphite resistant cement in accordance with the McIntosh Lalani Engineering report (Nov. 19, 2007)

4.6 ENVIRONMENTAL SITE ASSESSMENT

A Phase II Environmental Site Assessment for the WestCreek West Lands was completed by Base Property Consultants Ltd. in May 2008. The study assessed the existing soil and groundwater conditions, which included the drilling and analysis of seven boreholes, three of which were installed with environmental groundwater monitoring wells. Testing results recorded non-detectable levels of hydrocarbon, PAHs (polyaromatic hydrocarbons), soil sterilant, VOCs (volatile organic compounds) or metal contamination (Phase II ESA, Base Property Consultants, Page 7). Groundwater was “measured at depth between 1.9 and 2.6 metres below the ground surface, indicating a southeasterly groundwater flow direction” (Phase II ESA, Page 6). The study concludes that further environmental investigation is not required.

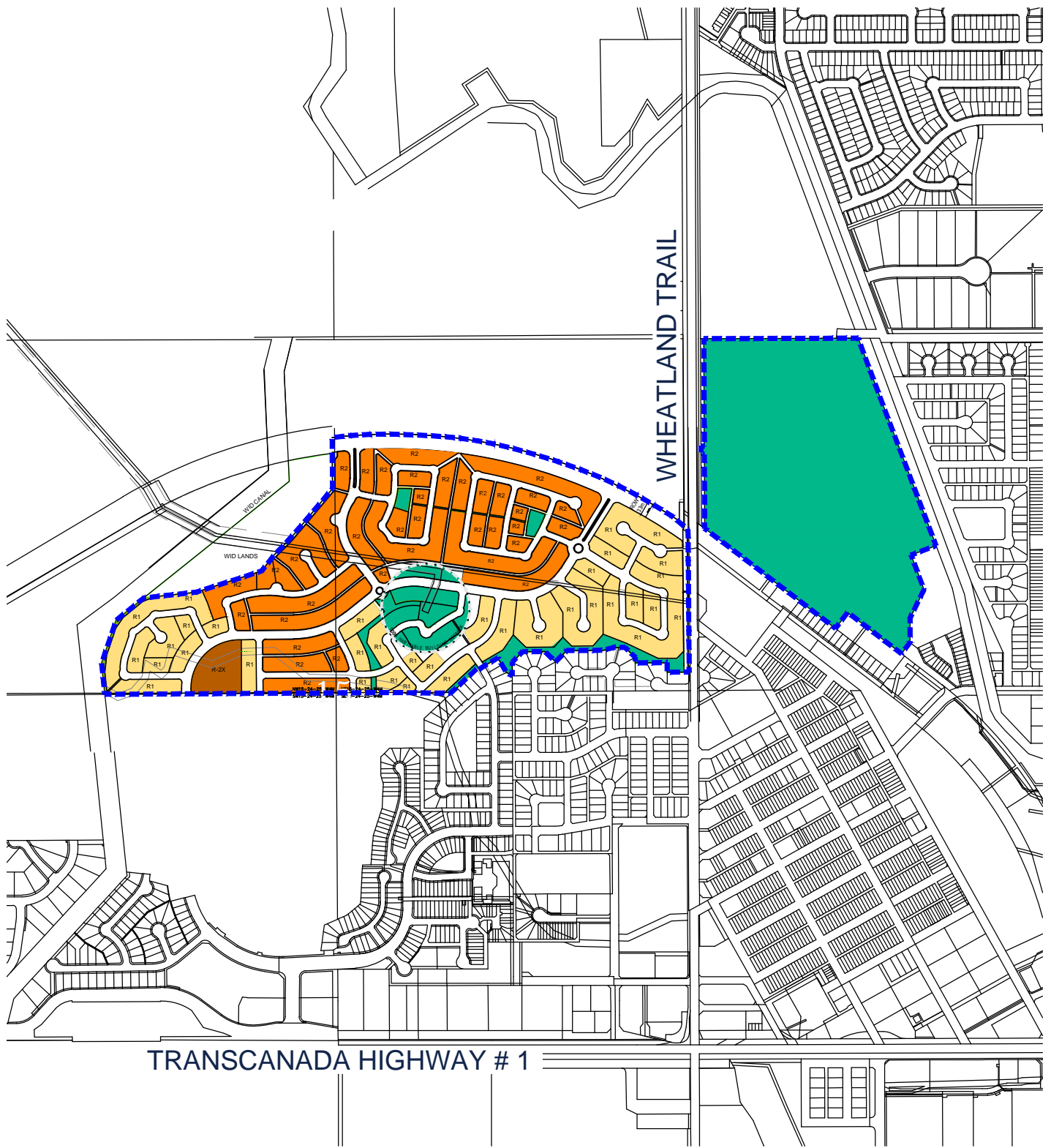
5.0 FUTURE LAND USE CONCEPT

5.1 LAND USE CONCEPT MAP

The WestCreek ASP area shall comprise of a range of residential and open space land uses. The table below provides land use statistics regarding the areas associated with each land use for the Future Land Use Concept. (Map 7).

Land Use Statistics: Future Land Use Concept (Map 7)

Land Use	Hectares (+/-)	Acres (+/-)	% of ASP Area
R-1 Single Detached Residential	15.91	39.32	20.4
R-2 Mixed Housing	17.13	42.32	21.9
R-2X Medium Density Attached Housing	1.13	2.8	1.4
Urban Reserve	28.65	70.80	36.7
Roadways	15.28	37.75	19.6
Total Ownership Area	78.10	192.99	100.0



LEGEND:

ASP BOUNDARY



- R-1 SINGLE DETACHED RESIDENTIAL
- R-2 MIXED HOUSING
- R-2X MEDIUM DENSITY ATTACHED HOUSING
- UR URBAN RESERVE

WestCreek ASP



MAP 7

FUTURE LAND USE CONCEPT

AUGUST 2010

5.2 POLICY DIRECTION

Section 6.0 of the ASP contains policies that apply to specific land use areas and symbols shown on the Future Land Use Concept.

The remaining sections of the ASP provide for transportation, servicing, phasing and implementation policies that shall be applied to the Plan area.

6.0 LAND USE POLICY & REDESIGNATION

6.1 RESIDENTIAL AREA

6.1.1 Purpose

The purpose of the Residential Area is to provide for a range of housing options, from single detached to medium density attached, in a comprehensively designed neighbourhood. Public open space will be interspersed throughout the residential area to serve the recreational needs of the residents. The Residential Area comprises the majority of lands within the West Lands, identified as R-1, R-2 and R-2X on Map 7. The design of the Residential Area should offer residents a choice of movement via multi-access roadways, pedestrian connectivity, and bicycle routes within the community. The details of the residential design shall be determined through the Subdivision process.

(1) Composition of Residential Area

(a) Subject to the policies of this Plan,

- (i) single detached and two-unit dwelling residential uses (duplexes, semi-detached dwellings, and garden suites) shall be the predominant use of land within the Residential Area;**
- (ii) to ensure a comprehensively planned community, multi-unit dwellings, where determined to be compatible and appropriate, shall be developed within the Residential Area;**
- (iii) open space shall be provided throughout the Residential Area to meet the active and passive recreational needs of residents and to contribute to the overall neighbourhood environment and identity;**

(b) The general categories of uses identified under subsection (1)(a) shall be refined through the Land Use Districts applied within the Residential Area (See subsection 6.1.1.4.

(2) Design of Residential Area

(a) The design for the Residential Area shall:

- (i) be consistent with the Future Land Use Concept, Map 7, recognizing that this plan is intended to show the general nature of subdivision and is subject to minor change at the Subdivision stage;
 - (ii) provide sidewalks, and pathways and encourage continuity of streets within the neighbourhood to facilitate access, increase connectivity and support safe pedestrian, bicycle and vehicular movement;
 - (iii) be refined through the Subdivision stage; and
 - (iv) emphasize opportunities for distinct neighbourhoods that comprise unifying elements to create a cohesive community.
- (b) The developer shall prepare and implement Design Guidelines and Architectural Controls for residential development in order to ensure an aesthetically coordinated streetscape appearance as well as an attractive appearance from all publicly accessible areas. These controls must also address the well site infrastructure and equipment cladding.

(3) Density and Population of Residential Area

- (a) In order to support the efficient provision of infrastructure, amenities and services and to use the land resource more efficiently, a residential density of approximately 6.5 units per acre should be achieved in the ASP area. This amounts to approximately 1002 dwelling units with a corresponding population of approximately 3,000, based on 3.0 persons per unit.

Density Summary

Housing Type	Number of Units	% Total Units
R-1 Single Family Detached	300	30%
R-2 Mixed Housing	660	66%
R-2X Medium Density Attached	42	4%
Total Number Units	1002	100%
Net Developable Area	154.15 acres	
Residential Density	6.5 upa	

(4) Land Use Redesignation

- (a) The redesignation of land within the WestCreek ASP shall be composed of Single Detached Residential (R-1), Mixed Housing (R-2), and Medium Density Attached Housing (R-2X), in accordance with the Future Land Use Concept, Map 7.

6.2 FUTURE DEVELOPMENT AREA

6.2.1 Purpose

An area central to the West Lands, is affected by a wellhead, and an associated 100 metre residential setback. The developer is currently working with Encana to assess the possibility of reducing this setback. Until such time as the setback is reduced, the area shall remain as Urban Reserve lands, containing no residential units. Once clearance has been received, lands within the setback area shall be developed as residential units, integrated within the layout of the community, as illustrated in Map 7.

6.2.2 Policies

- (1) Prior to subdivision within the Future Development Area, written confirmation of the reduced setback around the well must be provided from the Alberta Energy Utilities Board to the Town, and an amendment must be incorporated into this ASP.
- (2) In the interim, lands within the wellhead setback area may only be used as open space.
- (3) Access to the wellhead site must be possible at all times.
- (4) Land Use Redesignation of Future Development Area
 - (a) Upon reduction of the setback, lands within the wellhead setback area shall be designated as Single Detached Residential (R-1) and Mixed Housing (R-2), to conform with the zoning of lands surrounding the wellhead setback area, as illustrated in Map 7, Future Land Use Concept.
 - (b) Prior to reduction of the setback, lands within the wellhead setback area shall be designated as Urban Reserve (UR).
 - (c) When development of this area occurs the design should reduce the visual impact of the well.
 - (d) Safety of the wellhead will be in accordance with Alberta Energy and Utilities Board regulations.

6.3 RESERVE DEDICATION

6.3.1 Purpose

The Municipal Government Act (MGA) allows a municipality to require that a landowner/developer allocate and dedicate up to 10% of land being subdivided for purposes of providing public parks, as Municipal Reserve (MR).

Existing and Replacement Wetlands, Public Utility Lot (PUL), Surplus Lands and Municipal Reserve (MR) shall be provided generally as illustrated in Map 8. Lands labeled as Existing Wetlands (17.04 acres) are those lands identified as environmentally significant based on their wetland or habitat classification outlined in the Biophysical Impact Assessment completed for the ASP area. Replacement Wetlands (13.39 acres) refer to new wetlands that will be created to compensate for the loss of existing wetlands on the West Lands. Lands identified as PUL (21.26 acres) are lands that form part a stormwater management system to accommodate flows from surrounding lands and flows from the WestCreek development. The remaining 7.58 acres of Surplus Lands on the east property are provided as a donation to the Town of Strathmore. These lands will remain as open space and provide certainty that the East Lands will contain no urban development.

Municipal Reserve dedication on the West Lands will be in the form of community parks and linear open space, with a total of 6.15 acres. Municipal Reserve dedication on the East Lands will be in the form of open space, with a total of 6.72 acres. Total MR for the ASP area amounts to 12.87 acres, or 10.1% of net developable lands.

Policy

(1) At the time of subdivision of Phase 1, reserve dedication for the eastern lands, according to Map 8, will be implemented by the Town of Strathmore.

The following table outlines the analysis of Municipal Reserve for the WestCreek ASP area.

Municipal Reserve Analysis

	Hectares (+/-)	Acres (+/-)
Total ASP Area	78.10	192.99
Existing Wetlands (East)	6.90	17.04
Replacement Wetlands	5.41	13.39
Public Utility Lot	8.60	21.26
Surplus Lands	3.07	7.58
Municipal Reserve – Balance from West Lands	2.72	6.72
Net Developable Area	51.40	127.00 ⁽¹⁾
Total Municipal Reserve (10.1 % of Net Developable Area)	5.21	12.87⁽²⁾

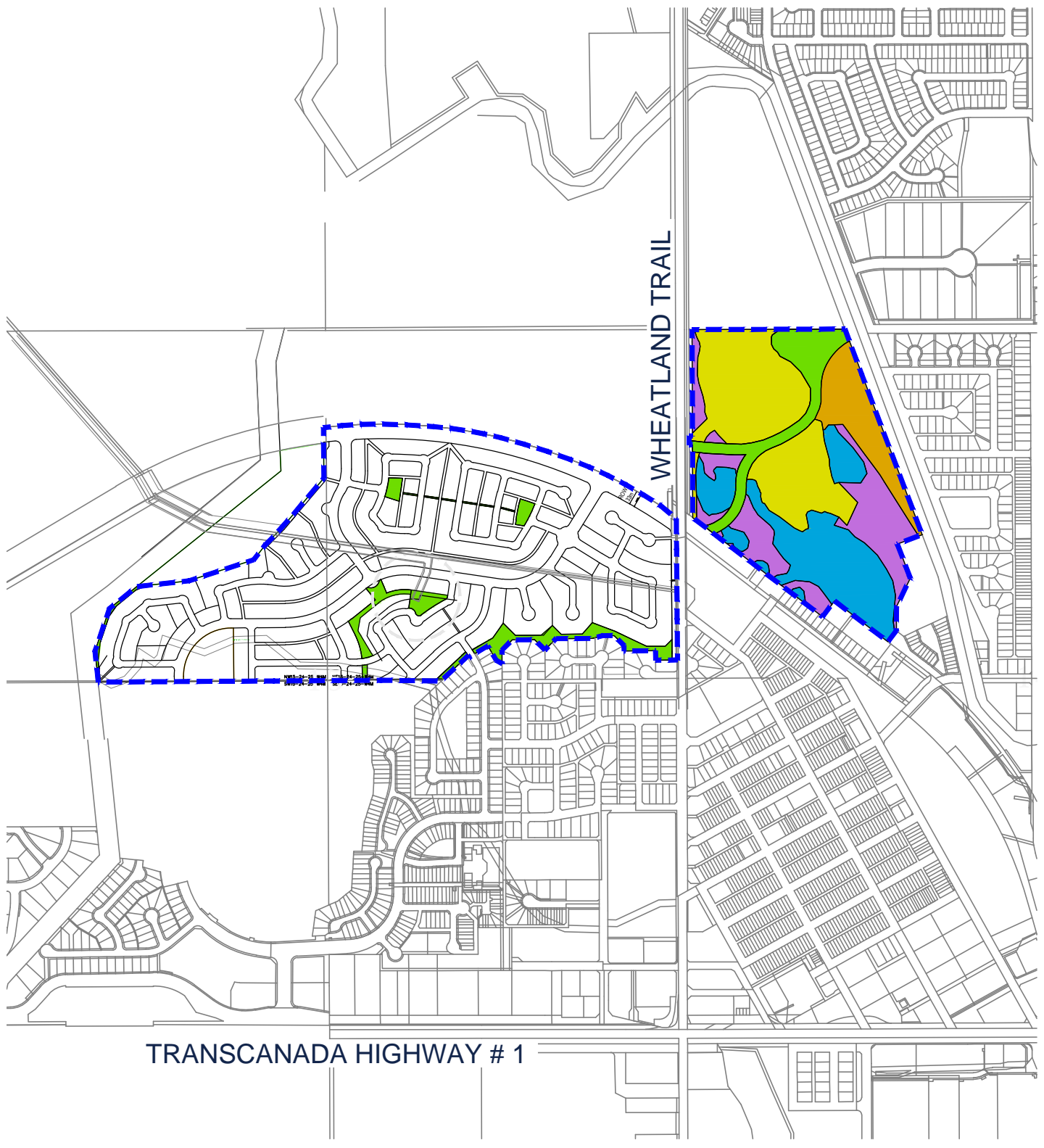
Notes:

(1) Net Developable Area is equal to the Total ASP Area minus Existing Wetlands (East), Replacement Wetlands, Public Utility Lot, Surplus Lands, and the Balance of Municipal Reserve land. (Net Developable Area is equal to the total West Lands area)

(2) Includes 6.15 acres of MR on West Lands and 6.72 acres of MR on East Lands

6.3.2 Policies

- (1) The areas for Public Utility Lots, Municipal Reserve, and Existing and Replacement Wetlands shall generally be in accordance with Map 9.
- (2) Municipal Reserve, Public Utility Lot, and Environmental Reserve shall be determined at the subdivision stage.



LEGEND:



ASP BOUNDARY



EXISTING WETLANDS



REPLACEMENT WETLANDS



PUBLIC UTILITY LOT



SURPLUS LANDS



MUNICIPAL RESERVE

WestCreek ASP



MAP 8

RESERVE DEDICATION

AUGUST 2010

7.0 TRANSPORTATION POLICIES

7.1 EXTERNAL ROADWAYS

7.1.1 Purpose

The purpose of these policies is to support the roadway network accessing the ASP area as one that is functional, safe and efficient. Ultimately, a new arterial bounding the ASP lands to the north and residential connections from the south will provide access. This new arterial shall link with Wheatland Trail to the east and with a proposed north/south road to the west. Wheatland Trail is expected to carry a large percentage of the traffic from the ASP area to the rest of the Town of Strathmore while the proposed road to the west is expected to carry a large percentage of the commuter traffic to Calgary. Map 9 illustrates the Transportation Plan for the ASP area.

7.1.2 Policies

(1) Design

- a) Access to the ASP area shall be provided in accordance with the WestCreek Subdivision Traffic Impact Assessment and the Town of Strathmore Master Servicing Study as amended from time to time.
- b) The Province of Alberta (Alberta Transportation) and the Town of Strathmore shall approve the design of any intersections that provide access to the ASP area.
- c) Transportation Impact Assessments shall be required in conjunction with Conceptual Plans/Land Use Amendments at the developer's cost and to the Town's satisfaction to ensure that the roadways are appropriately designed to accommodate the projected traffic volumes and movements associated with the development.

(2) Wheatland Trail Right-of-Way

- a) The Wheatland Trail right-of-way shown on the Future Land Use Concept may be refined at a later date, and any surplus highway lands should be incorporated into the adjacent community design whenever possible.

(3) North Boundary Road (west lands)

- a) The new North Boundary Road arterial shall be designed to: accommodate future traffic volumes based on the densities and land uses proposed for this ASP; interconnect to adjacent communities to utilize existing infrastructure; and include right-of-way requirements.

- b) The alignment of the North Boundary Road shall enable a future connection across the Western Irrigation District lands.
- c) Direct driveway access from lots adjacent to the northern arterial shall be prohibited.
- d) Pedestrian movements shall be accommodated with the provision of sidewalks on the south side of the northern arterial and a pedestrian crossing at the intersection of the arterial and Wheatland Trail.

(4) Adjacent Residential Development

- a) At the discretion of the Town of Strathmore, mitigative measures for visual screening and sound attenuation for residential development adjacent to Wheatland Trail shall be resolved prior to subdivision approval and in consultation with the Town of Strathmore and Alberta Transportation.

(5) Phasing of Development

- a) Construction of the northern arterial road to access the ASP area from Wheatland Trail should begin in conjunction with the first phase of development. The first stage should, at a minimum, be constructed to the first access point to the west of Wheatland Trail.

7.2 INTERNAL ROAD NETWORK

7.2.1 Purpose

The purpose of these policies is to guide the provision of an internal road network within the area that balances vehicular, cyclist, and pedestrian traffic in a safe, efficient and balanced manner, whilst meeting appropriate design criteria. The internal network shall integrate into the existing road network in the area.

7.2.2 Policies

(1) Road Network Design

- a) The internal road network shall be designed to:
 - (i) Provide multiple roadway access points to/from the northern arterial road while still meeting setback distance criteria.
 - (ii) Limit trips to/from the existing residential areas to the south along Strathmore Lakes Way.

- (iii) Provide a minimum of one southwest - northeast higher category roadway to collect vehicular traffic from the residential areas and transport them to the arterial.
 - (iv) Provide for a future transit route that services the community.
 - (v) Create coordinated pedestrian systems utilizing pathways in the green areas and sidewalks set back from the edge of pavement within the road right-of-ways.
- b) Rear lot access for residences fronting roadways of Average Annual Daily Traffic greater than 5,000 vehicles per day shall be provided.

7.3 TRANSIT

7.3.1 Purpose

In the long term, transit services will enhance and improve mobility for greater Strathmore. These policies shall help guide development of ASP lands to effectively accommodate transit services.

7.3.2 Policies

- (1) Designation of roadways in the ASP area shall be identified for future transit routes in consultation with the Town of Strathmore.
- (2) Designated roadways shall be designed to accommodate a transit friendly environment; bus stop locations shall be conveniently placed for accessibility and safety.

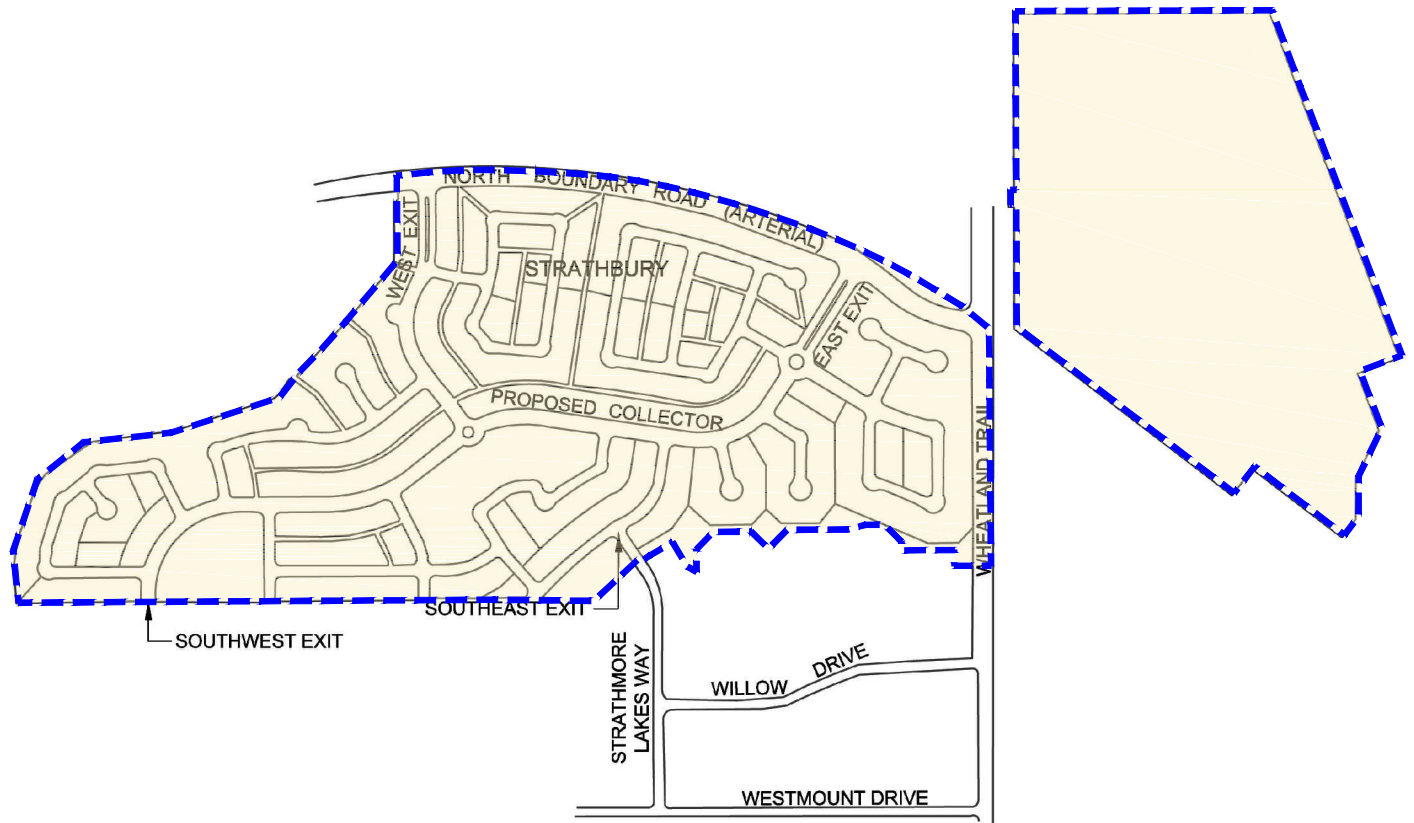
7.4 PEDESTRIAN AND CYCLIST ACCOMMODATION

7.4.1 Purpose

Appropriate transportation and community design can facilitate a physically active community and thus healthier lifestyles for its residents. These policies are designed to encourage an active community for the ASP lands.

7.4.2 Policies

- (1) Pathways should be designed to the latest geometric standards, and are to be examined within the ASP area on a detailed plan basis.
- (2) Sidewalks shall be constructed on both sides of residential local class streets.



LEGEND:



ASP AREA



WestCreek ASP



MAP 9

TRANSPORTATION

AUGUST 2010

8.0 SERVICING POLICIES

8.1 UTILITY INFRASTRUCTURE

8.1.1 Purpose

The purpose of these policies is to ensure that adequate municipal utility infrastructure is provided to serve urban development throughout the community. Utilities should be constructed prior to or in conjunction with the first phase of development and rights-of-way and easements shall be provided to accommodate the extension of utility services through the development.

8.1.2 Servicing Policies

1. The WestCreek subdivision shall provide full residential utility servicing to the community via connections and upgrades to existing Town of Strathmore facilities.
2. The servicing strategy will provide complete residential servicing which is consistent with the standards of the Town of Strathmore and within the guidelines set out by Alberta Environment. During the design process, all provisions should be made to use the existing topography and surrounding facilities to minimize cost and future maintenance. Developer costs associated with the servicing of the subject lands will be in accordance with existing Town of Strathmore development policies.

8.1.3 Municipal Utilities Policies

1. Deep utility servicing shall be accomplished through piped systems for water, sanitary and stormwater utilities. The alignments shown on the figures included in this Area Structure Plan are at a conceptual level and are subject to change throughout the approval process. However, the final layout of any utilities shall be to the standards of the Town of Strathmore and conform to the approved construction drawings.
2. The information outlined in the Town of Strathmore's Master Servicing Study – Annexation 2006 shall be taken into consideration during the design process.
3. Any required right of ways or easements for the proposed utilities will be determined in conjunction with the Town.

8.1.4 Shallow Utilities Policies

1. The WestCreek community shall be provided with all major shallow utilities including gas, electricity, and telecommunications.

2. The location of the shallow utilities shall adhere to the Town of Strathmore's required line assignments and shall be protected by any easements and/or right of ways as deemed necessary by the Town.
3. The installation of shallow utilities and services will be done in accordance with current standards and at the sole cost of the developer.
4. Design of the shallow utility network shall aim to achieve a cost effective servicing plan which ties efficiently to the existing network while at the same time accommodating future developments.

8.2 WATER DISTRIBUTION SYSTEM

8.2.1 Purpose

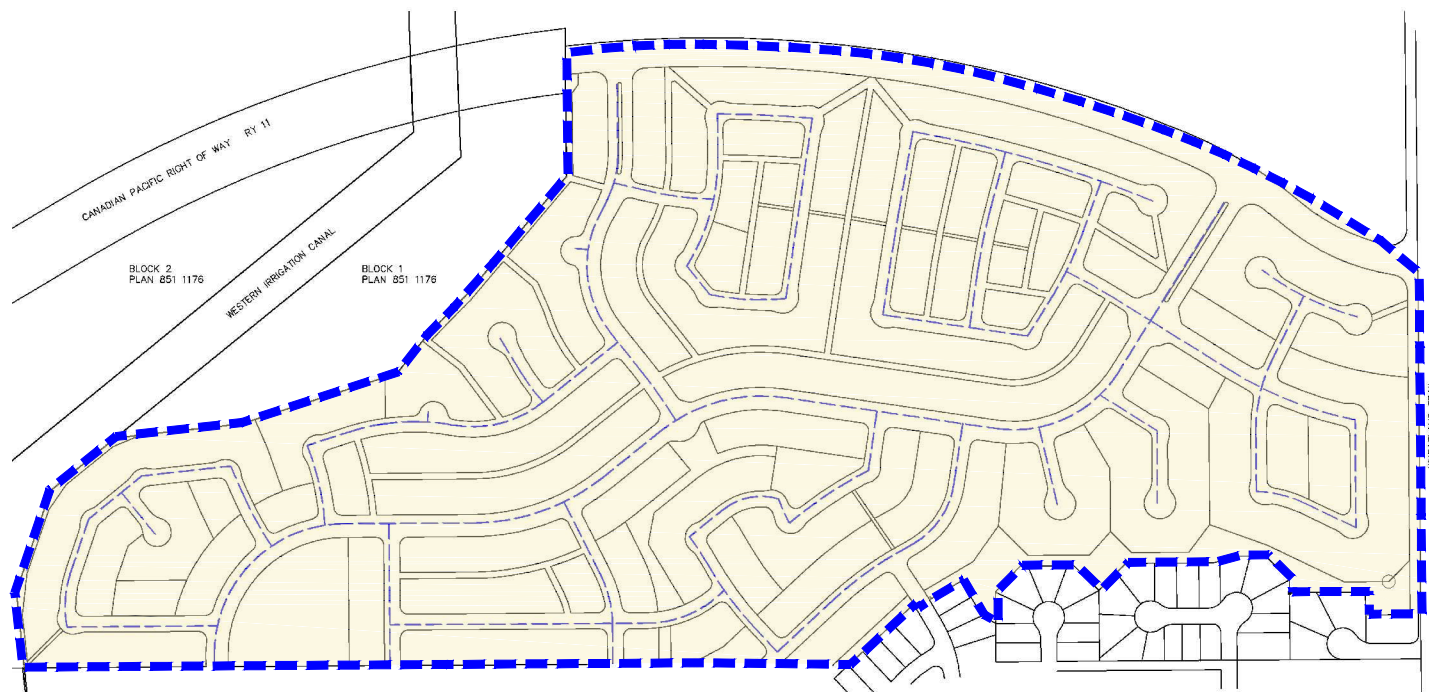
The purpose of these policies is to provide for a suitable water distribution system designed to serve the urban development needs throughout the ASP area.

8.2.2 Objective

The existing 'Strathmore Lakes' subdivision to the south of the proposed WestCreek development has taken into account the future servicing needs of the lands to the north and as such the necessary connections exist to adequately service the proposed WestCreek development. The water distribution network will be designed as a looped system and consideration will be given to the servicing of future lands by providing the necessary pipe sizing and water pressures at the future tie in points.

8.2.3 Water Distribution System Policies

1. The water distribution system for the proposed WestCreek development shall connect to the existing facilities in the area (Map10).
2. The water system shall ensure adequate service to the community for both residential requirements as well as the Town of Strathmore's fire suppression needs.
3. Any over-sizing of water mains for servicing of future lands shall be installed at the developer's expense with the proper cost recovery agreements in place.



LEGEND:

 ASP AREA



WestCreek ASP



MAP 10

WATER SYSTEM

AUGUST 2010

8.3 SANITARY SEWER SYSTEM

8.3.1 Purpose

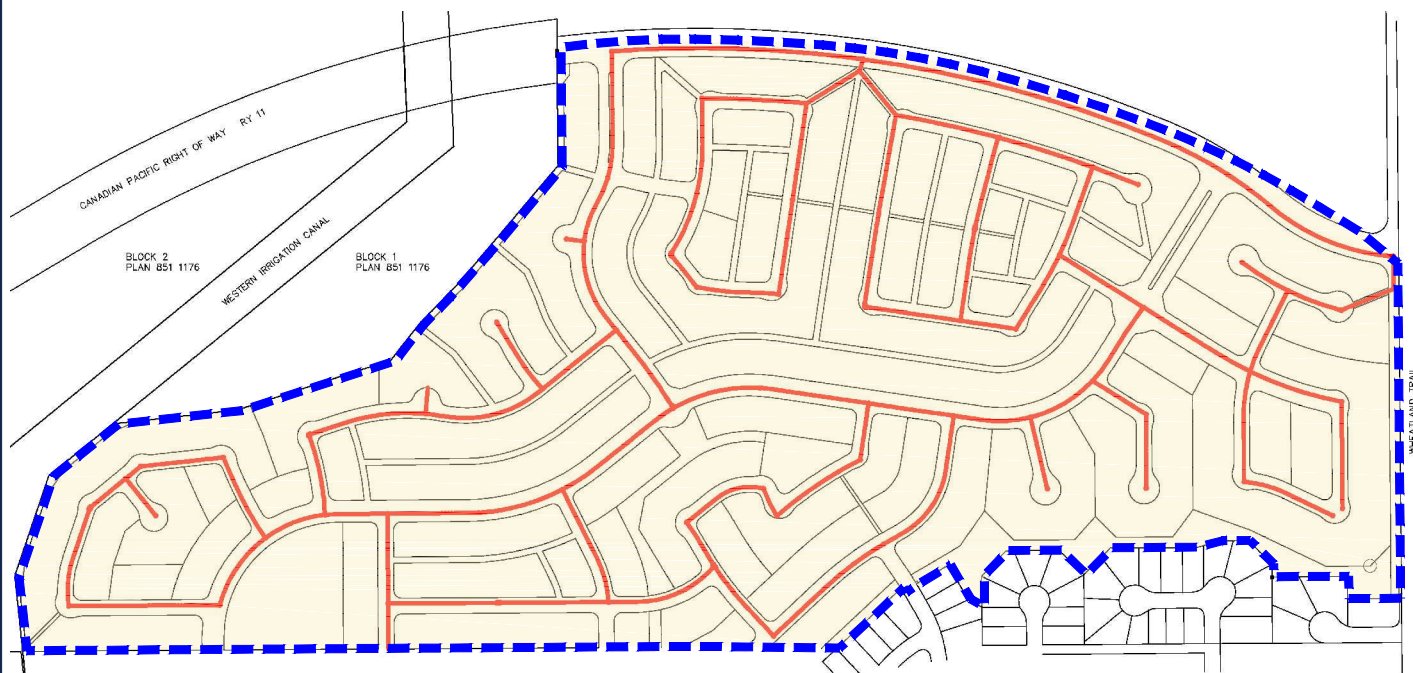
The purpose of these policies is to provide for a suitably designed sanitary sewer system to service the WestCreek development.

8.3.2 Objective

There are two existing sanitary trunks in the area surrounding the proposed development, the Orchard Trunk system and the North Downtown Trunk system. The Orchard Trunk system services most of the Westmount and Strathmore Lakes communities which are located directly south of the proposed WestCreek development. Based on the data in the Town of Strathmore's Master Servicing Study – Annexation 2006, there is very little remaining capacity to handle additional sewage flows in the Orchard Trunk system. The Downtown North Trunk system also has the capability to service the proposed WestCreek development. This trunk has considerably more capacity than the Orchard Trunk system and the objective of the proposed internal sanitary network is to design a gravity drain system which directs all sewage flows east with a tie in to the existing north-south main along the west side of Wheatland Trail (Map 11).

8.3.3 Sanitary Sewer System Policies

1. The proposed sanitary sewer network for the WestCreek development shall connect to the Town of Strathmore's existing sanitary facilities.
2. Although the piped system in the Strathmore Lakes subdivision has been adequately sized to accommodate additional flows from the proposed WestCreek development, upgrades to nearby lift station pumps will likely be required.
3. The final configuration of the wastewater collection system shall be determined during the engineering design stage.
4. Any over-sizing of sewer mains for servicing of future lands shall be installed at the developer's expense with the proper cost recovery agreements in place.



LEGEND:

 ASP AREA



WestCreek ASP



MAP 11

SANITARY SEWERS

AUGUST 2010

8.4 STORMWATER MANAGEMENT

8.4.1 Purpose

The purpose of these policies is to provide an overview of the stormwater management system that shall serve the ASP area.

8.4.2 Objective

Currently the West Lands contain wetland areas which are influenced by stormwater run-off from the surrounding lands. Due to the presence of these wetland areas and the fact that the site currently acts as a major part of the Town of Strathmore's overall storm water strategy, a comprehensive storm water management plan is required for the WestCreek development.

8.4.3 Overall Policies

1. A comprehensive stormwater management plan shall be prepared to the satisfaction of the Town of Strathmore.
2. The final configuration of the storm water collection system shall be determined during the engineering design stage and shall be consistent with the principles outlined in the Town of Strathmore's Master Servicing Study – Annexation 2006.
3. The proposed storm sewer system will be constructed according to the illustration in Map 12.

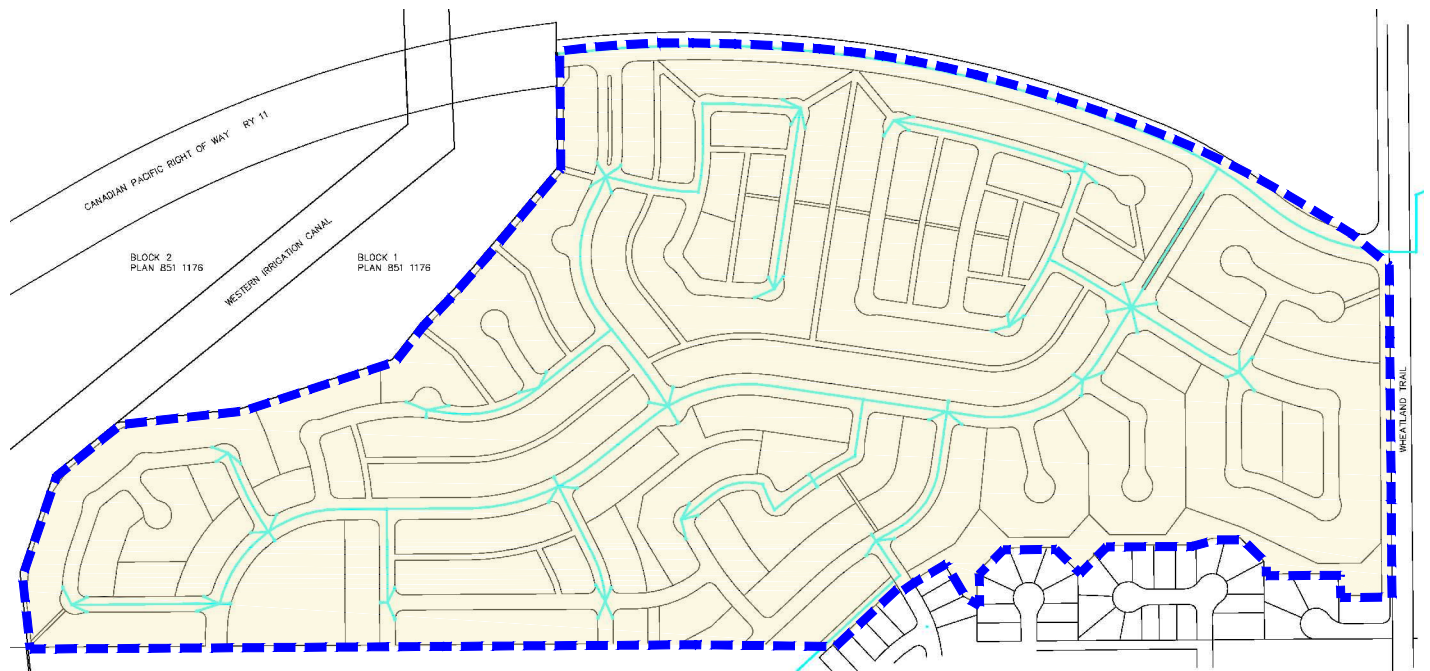
8.4.4 Policies

1. The minor storm water system for the WestCreek development shall be an internal piped network which shall direct flows to lands east of Wheatland Trail.
2. The sizing of the storm pipes will be determined based on a storm water analysis for the 1 in 5 year event.
3. In addition to the internal storm network, the WestCreek development shall also upgrade the existing Strathmore Lakes storm water facility with the installation of a new piped outlet system as the existing configuration will not adequately address the future storm water management needs of the Town.

8.4.5 Major Stormwater System Policies

1. The major system for the proposed development shall be designed to direct the flows generated during a 1:100 year storm.

2. A storm water analysis will be conducted on the proposed development site in order to determine the required storage capacities and flow rates.
3. As overland flows from major storm events will eventually be directed to lands east of Wheatland Trail, the design of the major storm system shall mitigate the deposition of sediment through the construction of forebays.
4. Best management practices will be used and proper erosion control measures shall be taken during and after construction.



LEGEND:

 ASP AREA



WestCreek ASP



MAP 12

STORM SEWER SYSTEM

AUGUST 2010

9.0 PHASING POLICIES

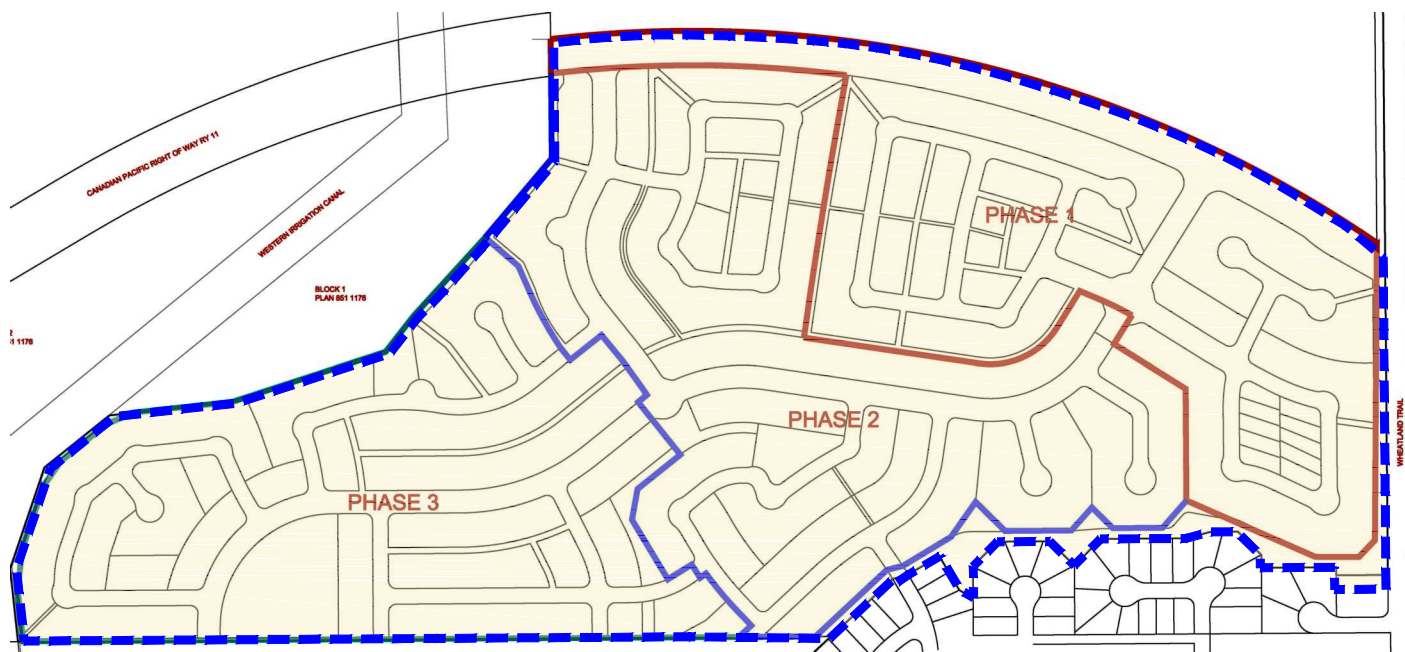
9.1 PHASING

9.1.1 Purpose

The purpose of these policies is to provide for the phasing of development in a logical manner in order to minimize infrastructure costs.

9.1.2 Phasing Policies

1. A phased approach shall be taken with regards to construction.
2. A phased development will ensure that construction takes places in a sequence which is cost effective and will also allow a gradual upgrade to the Town of Strathmore's infrastructure which in turn will minimize maintenance costs.
3. The WestCreek development shall have three proposed phases of development, as shown on Map13.
4. The timing of each phase will be dependent upon receiving approvals as well as on market conditions and demand.



LEGEND:

 ASP AREA



WestCreek ASP



MAP 13

PHASING PLAN

AUGUST 2010

10.0 IMPLEMENTATION

10.1 APPROVAL PROCESS

10.1.1 Purpose

These policies provide guidance to Town Council and Administration when making decisions upon land use and development applications within the boundary of this Area Structure Plan.

10.1.2 Roles and Responsibilities

- (1) Town Council shall:
 - (a) Adhere to the objectives and policies of the plan when making decisions on Land Use Bylaw amendments within the Plan Area; and
 - (b) Consider possible amendments to this Plan from time to time to respond appropriately to changing or unforeseen circumstances.
- (2) Town administrative staff shall be responsible for implementing planning and policy statements contained within this Plan.
- (3) The Planning and Development Department shall take the primary responsibility for the review of all land use, subdivision and development proposals and ensure the participation of relevant government agencies, private groups, businesses, and municipal departments during the review process.

10.1.3 Policies

- (1) Land Use Approval
 - (a) The Future Land Use Concept, Map 7, illustrates the specific land use districts for the ASP area, and shall direct future considerations of land use and subdivision. The timing and direction of development within the Plan area shall be determined primarily through the Subdivision Plan process, which establishes the detailed design and land use pattern for the subject site and enables subdivision and development to proceed.

11.0 PUBLIC CONSULTATION

WestCreek held two (2) Open Houses/meetings to gather input and receive feedback regarding their proposed development. The two Open Houses were held as follows:

1. April 18, 2007 – Strathmore West Landowners, Strathmore Civic Centre
2. June 23, 2008 – Public Open House, Strathmore Civic Centre