



LAKEWOOD MEADOWS

Area Structure Plan



Prepared for the Town of Strathmore

Consolidated February 12, 2021



A Community for All Seasons

Lakewood Meadows

Area Structure Plan

Prepared for the Town of Strathmore

And

Lakewood Meadows Inc.



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Lakewood Meadows Executive Summary

Bylaw #18-13

The Lakewood Meadows development offers a special opportunity for a partnership in values between the Town of Strathmore and a proven developer to create a unique private recreational lake community. This community will build on the growing reputation of Strathmore as an active lifestyle community and will complement the other town supported initiatives including the new sports centre and other active initiatives. This community will utilize no longer needed Town infrastructure to create a modern private recreational lake and inviting open space strategy. It combines a private homeowner association owned and operated lake and generous open space for residents who desire the fun and relaxation that a lake lifestyle has to offer with amenities that will enhance their quality of life, provide opportunities for healthy family recreation and manage the environment responsibly.



The Town of Strathmore water treatment plant and water reservoir were declared unnecessary for potable water storage when the Town connected to the East Calgary Regional Waterline in 2010, which delivers treated municipal water to the Town. The Town of Strathmore decided to sell the reservoir site to fund municipal infrastructure projects. The developer of Lakewood Meadows and the Town completed a sales agreement which requires the developer to maintain 40-acres of water (a reconfiguration of the raw water reservoir).



The benefit to the development and the Strathmore community is two separate man-made water features. The north 16.5-acre storm pond water feature will be peaceful and serene. The storm pond will provide storm water treatment and management for the development area and may also have capacity for portions of the surrounding area. The visual amenities created by the fountains in the north storm pond will add to the outdoor ambiance of the neighborhood and the enjoyment of strolling around this water feature. There will



be absolutely no swimming in the storm pond.

The south 23.5-acre recreational lake water feature can provide individuals and families with non-motorized outdoor summer recreational activities like swimming, kayaking, canoeing and paddle boarding. As well as winter activities like skating, hockey, snow-shoeing and cross-country skiing. This will make this development the place to live in Strathmore for those who desire the fun and relaxation of what a lake lifestyle has to offer. Pathways and extensions of the regional pathway system within the Town will enrich the leisure needs and quality of life for all residents.

The entire recreational lake and park facility, including the parking lot and island will be private and will be owned and operated by the Lakewood Meadows Community Association. Memberships will be mandatory in the Lakewood Meadows and Lakewood Meadows East communities. In the future, the Community Association could offer additional memberships to Strathmore residents. The lake and park are for the exclusive use of the Lakewood Meadows homeowners and their guests. Yearly fees will be collected by the Community Association to manage and operate the facility. Personal meetings will be held with all current Lakewood Meadows homeowners to ensure they are well informed and understand the process. The Homeowners Association will work closely with Alberta Health Services to ensure the water quality of the lake is meeting the Provincial standards.

One new neighbourhood park totaling just under 2 acres has been added in the southeast area of the development. The park is easily accessible and linked to the open space concept. The park is ideally located close to the future pedestrian bridge over the WID canal and will also benefit the Hillview community.

It is anticipated that the recreational lake will be constructed in 2 stages. The first stage of the recreational lake construction will commence in Phase 3. The completion of the first stage would have the lake operational to the members. A later phase of the development would see the recreational lake constructed



Lakewood Meadows could provide access to the following activities:

- Paddle boarding
- Kayaking
- Canoeing
- Snorkeling
- Swimming
- Sunbathing
- Water Aerobics
- Volleyball
- Skating
- Hockey
- Snow-shoeing
- Cross-country skiing
- Winter and Ice Sports
- Much more...



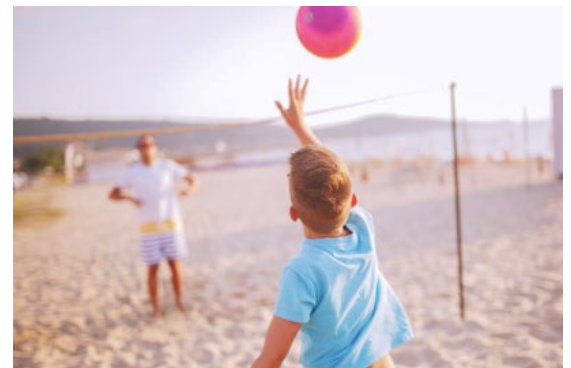
to completion.

The vision for the development is to provide a variety of housing choices and price ranges for all stages of life with access to pathways, open space and water features. Pathways and open spaces will connect Lakewood Meadows to other adjacent communities in the Town.

Lakewood Meadows will truly be a “Lake Community for all Seasons” where people of all ages can enjoy spring, summer and fall activities like walking, jogging, biking, swimming, paddle boarding, kayaking, canoeing, and barbeques, as well as winter activities like hockey, cross-country skiing, snow-shoeing and skating parties.

The approximately 5-acre private island will provide ample parking spaces for community members and guests. A large grass park area will feature picnic tables, a playground, a fire pit and a small building with washrooms and change rooms. An area for a possible future community building will be preserved. The wraparound island beach offers residents options to enjoy the outdoors while being next to the water. Whether you are on the beach watching the kids or grandkids splash around in the water, or enjoy a game of beach volleyball, build sandcastles, or simply stretch out to enjoy the warm sun, this community will offer something for everyone.

All Strathmore communities will benefit from the promotion that this recreational lake will generate. A beautiful, all-season recreational lake community in Strathmore will attract new residents and help promote the Town of Strathmore’s healthy, active lifestyle. This amenity is a perfect fit with Strathmore’s motto; “Where Quality of Life is a Way of Life”.



1. Introduction

Bylaw #18-13

Lakewood Meadows is a new residential community that will provide a variety of housing types and an open space plan that takes advantage of the facilities and features created in conjunction with a storm water treatment facility. This community provides significant opportunities for outdoor recreation. This community offers walking, biking, canoeing, paddle boats, bird watching and other passive recreation opportunities to encourage fitness, family and fun.

Figure 1 provides a map illustrating the location of the site within the Town of Strathmore.

1.1. Purpose

The purpose of preparing this Area Structure Plan is to develop a plan that complies with provincial and municipal policy and utilizes the natural and man-made features of the site and provides a framework for subdivision and development in a phased rational manner. Figure 2 illustrates the Lakewood Meadows Area Structure Plan boundaries.

1.2. Objectives

The following objectives will be met by the implementation of this Area Structure Plan:

- To develop a residential community that will benefit the Town of Strathmore.
- To re-invent a former municipal utility to a major community amenity.
- To create a new community that maximizes outdoor recreation opportunities.



1.3. Goals

The following goals have been created for this Area Structure Plan.

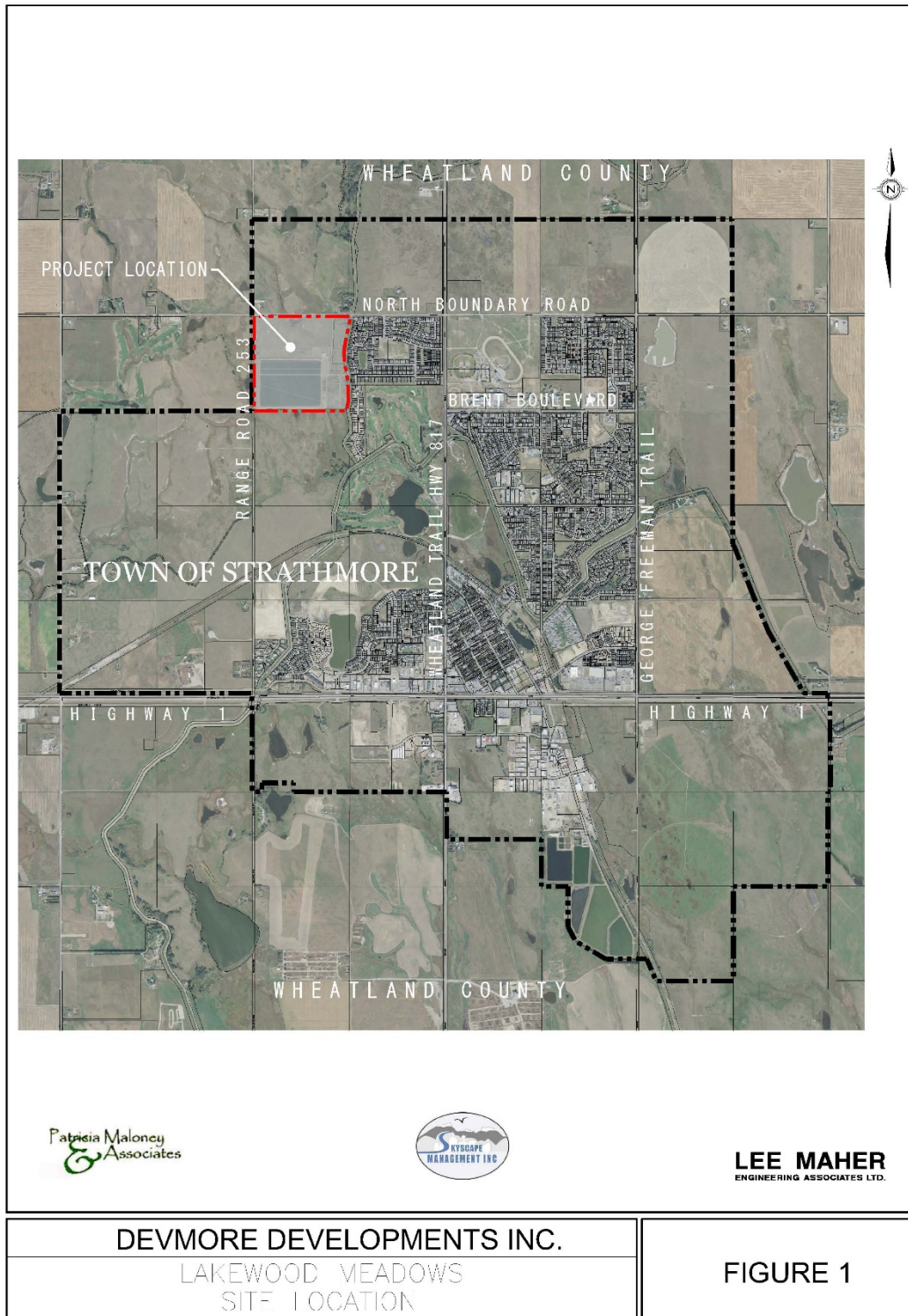
- To develop a residential community with variety in housing styles and opportunities for a variety of lifestyles.
- To design and implement a unique open space strategy that provides linkages and connectivity.
- To maximize green areas by designing most residential unit to back onto open space.

- To create a unique community that is tied to the existing community by road and pathway links, but maintains a secluded identity.

1.4. Vision

The vision for the Lakewood Meadows community is to develop a residential community that utilizes the natural and man-made features of the site to create an open space strategy that will benefit the new residential area and the Town as a whole. Most homes will back onto green space. The visual and physical amenities of the pond, fountains, paths and access give residents and visitors a unique living environment.







2. Plan Area

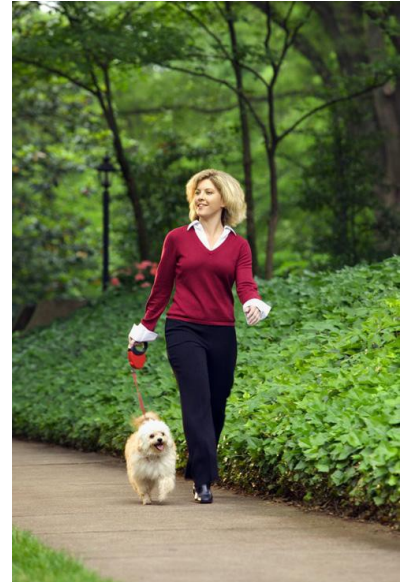
The plan area consists of approximately 156.07 acres (63.16 ha) of land that was utilized for the Town of Strathmore water treatment plant and raw water reservoir. The legal description of the land is a portion of the Northwest Quarter of Section 22, Township 24, Range 25, West of the Fourth Meridian. Figure 2 Lakewood Meadows Area Structure Plan Boundary

2.1 Legal Description and Ownership

Bylaw #18-13

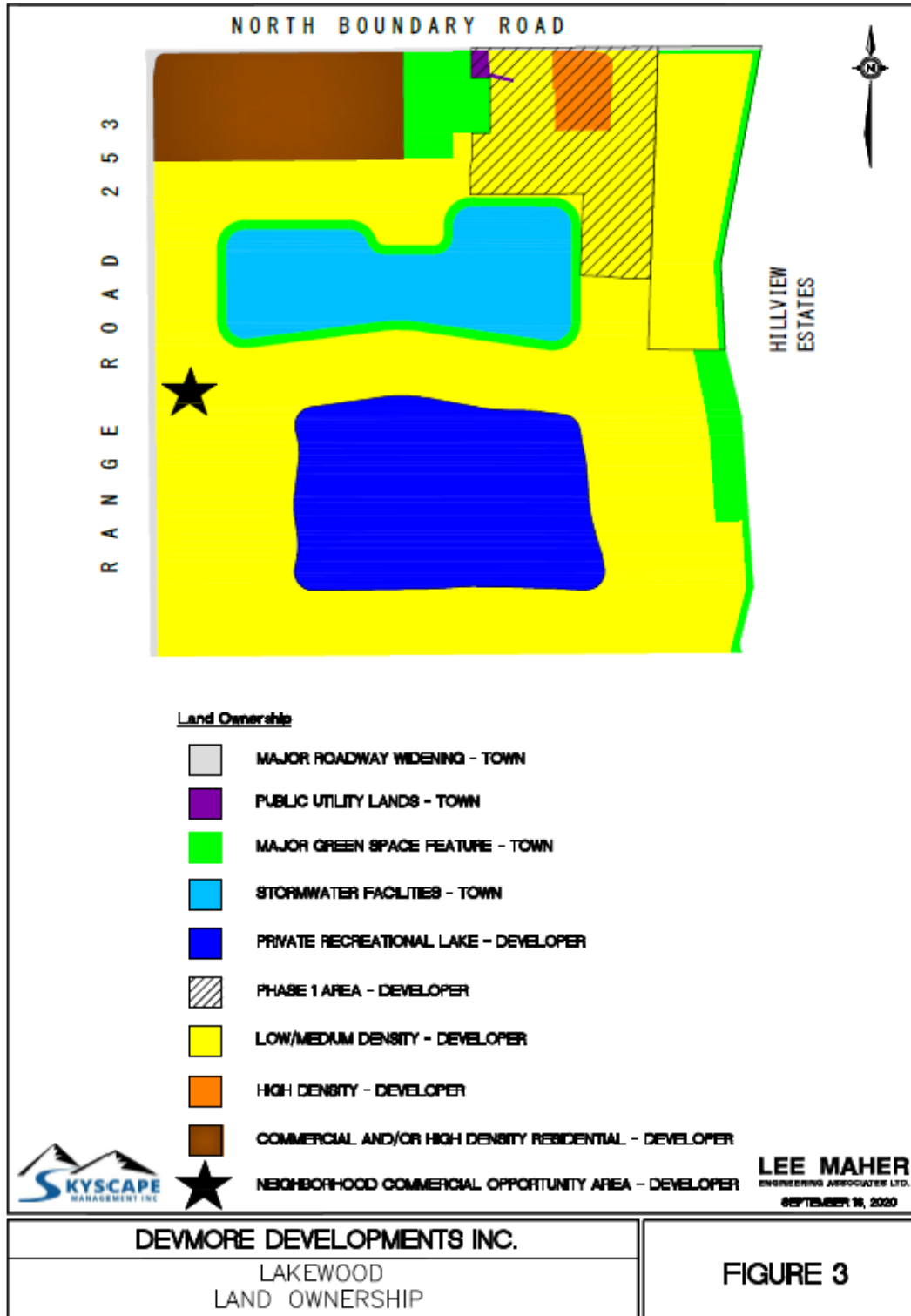
This site is owned by Devmore Developments Inc. as the General Partner for the Lakewood Meadows Limited Partnership. It was the location of the Town's raw water reservoir and water treatment plant. The Town had a water license and the water was conveyed by the Western Irrigation District through the canals and delivered to the reservoir. In 2009, the construction of the East Calgary Regional Waterline, from the City of Calgary to the Town of Strathmore was completed and City of Calgary treated water was supplied to the Town. The reservoir and water treatment plant were declared redundant and the Town sought a purchaser for the site and the facilities.

Figure 3 illustrates the land ownership and the lands to be transferred to the developer for the Lakewood Meadows project.



Bylaw #18-13

Bylaw #20-22
Replaced
Bylaw 18-13
amendment



3. Policy Context

An Area Structure Plan must conform to all of the current policy and regulations in place, including both provincial and municipal direction. This provides a summary demonstrating how the Lakewood Meadows Area Structure Plan conforms to all existing policies.

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.



3.2 Municipal Government Act

The Municipal Government Act outlines the tools available to local municipalities to regulate and control future development. All municipalities with population in excess of 3,500 must prepare and adopt a Municipal Development Plan and a Land Use Bylaw. In addition, they may use Area Structure Plans to provide land use direction. Section 633 of the Municipal Government Act states:

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 in the area, either generally or with respect to specific parts of the area,*
- (iii) The density of population proposed for the area either generally or with respect to specific parts of the area, and*

- (iv) *The general location of major transportation routes and public utilities, and*
- (b) *May contain any other matters the council considers necessary.*

The Area Structure Plan requires three readings and a public hearing to be adopted.

3.3 Calgary Metropolitan Plan

The Town of Strathmore is one of 14 member municipalities in the Calgary Regional Partnership. The purpose of the Partnership is to outline strategic direction for regional development and servicing. The Calgary Metropolitan Plan, June, 2009, 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.

Lakewood Meadows supports the goals of the Calgary Metropolitan Plan and provides for a residential community in Strathmore that protects important wetland features and provides a mixture of housing styles with excellent trail and open space opportunities, linking this community with the rest of the Town and Region.

The overall density of the development strives to achieve the density desired in the Calgary Metropolitan Plan based on the Town of Strathmore Density Calculations. The Town of Strathmore calculates the density by following the Calgary Metropolitan Plan. This includes taking the area of the parcel of land to be developed and subtracting the Non Developable Land and the Regional Land Uses (defined in the text box). The density calculation is then based on the number of residential units in the net developable area.

Non Developable Land is:

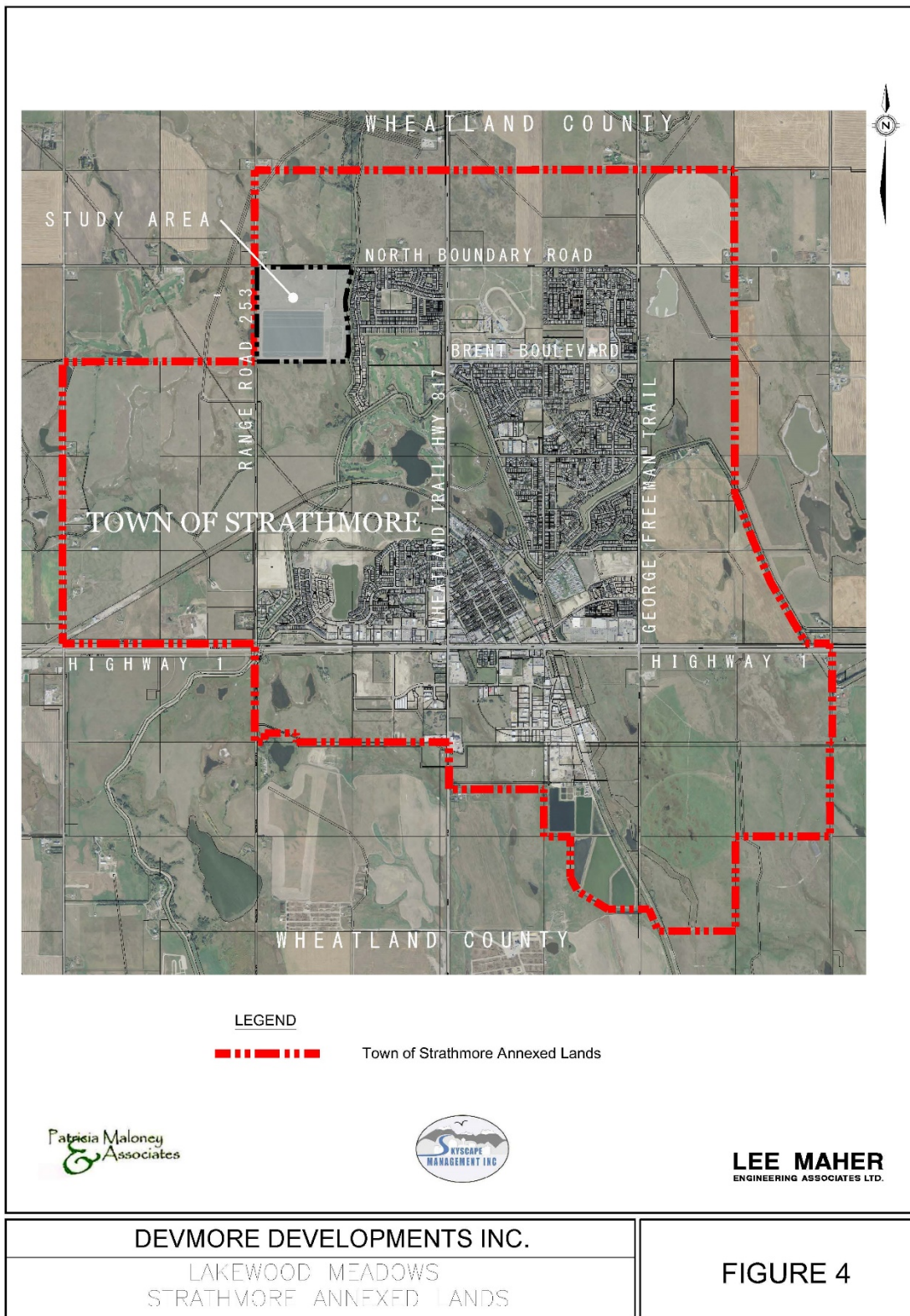
- Environmental Reserve,
- Arterial Roads and Expressways, and
- Railways.

Regional Land Uses are:

- Regional Open Space
- Major Commercial Centres
- Major Institutional Sites
- Junior and Senior High Schools
- Industrial Areas
- Lakes and Water Bodies
- Other Regional Uses

3.4 Town of Strathmore Municipal Development Plan

The Town adopted their Municipal Development Plan in August 1998. At that time, the subject land was not located within the



Town boundary. In October 2011, the Town of Strathmore adopted a Bylaw amending the Municipal Development Plan that outlines four policies that guide the development of lands that were annexed into the Town. These policies are:

H. Annexed Lands

1. To protect future long-term urban growth options, rural style development will be discouraged.
2. No subdivision(s) will be allowed in the S ½ 21-24-25 W4M and Section 16-24-25 W4M. The Town will consider a subdivision on these lands only when a developer has received approval by Bylaw from Town Council for an area structure plan that shows the long term growth plan for all six of the quarter sections.
3. The Town as a member of the Calgary Regional Partnership, will observe the density recommendations in the Calgary Metropolitan Plan when considering any proposals for residential development of these lands.
4. The Town will allow a continuation of any agricultural operations and uses in these lands; however, will not support any intensification of these operations.



Lakewood Meadows conforms to these policies by maintaining density between 8 and 10 units per acre based on the density calculation formula and does not provide any intensification of agricultural uses.

3.5 Town of Strathmore Land Use Bylaw

This land was recently annexed into the Town of Strathmore and as such is still redesignated and regulated by the Wheatland County Land Use Bylaw. Figure 4 illustrates the current boundary of the Town and what lands were annexed into the Town. The application for this Area Structure Plan is accompanied by a redesignation application for primarily residential uses under the Town of Strathmore Land Use Bylaw. Because the lands were located in Wheatland County until the annexation was official, the lands are still designated Agriculture General under the Wheatland County Land use Bylaw.

The application for redesignation of the land use will be to amend the Wheatland County Land Use Bylaw (which still regulated the recently annexed lands) to R1N and R3, UR and P1 to accommodate the single family residential and the duplex bungalow villa multi family development and the public utility uses.

3.6 Town of Strathmore Growth Plan

The Growth Plan was completed in 2008 as part of the background work for the Annexation application. As with the Municipal Development Plan, the plan focuses on the need for long term well planned growth. The Lakewood Meadows ASP lands are located within the North Growth Sector of the town, considered appropriate for residential and commercial uses. Due to the significant amount of water bodies on the property and the proposals for local and neighbourhood commercial land on adjacent parcels, (including North Hill Heights and Wildflower Ranch) Lakewood Meadows is proposed for residential development with excellent open space opportunities.

3.7 Quality of Life Master Plan

The Town of Strathmore Quality of Life Master Plan, completed in February 2010, was prepared to outline the strategies required to provide recreation and cultural facilities, trails, parks, and open spaces within the Town. Lakewood Meadows supports the Plan by conservation of a significant fen wetland, reconfiguring and protection of 40 acres of storm pond, and the provision for open space, limited water access, trails, linkages and parkland.



3.8 The Town of Strathmore Wetland Conservation Plan

In 2005, the Town prepared a Wetland Conservation Plan as part of the background work for the Annexation application. This plan identified three wetlands on, or immediately adjacent to Lakewood Meadows. These wetlands are illustrated on Figure 5.

- ST-3 – 1.347 ha of land in a Class IV-B High Species Diversity Wetland – a semi permanent pond or lake that has a deep marsh zone with shallow marsh, wet meadow and/or low prairie zones and isolated pockets of fen zones.

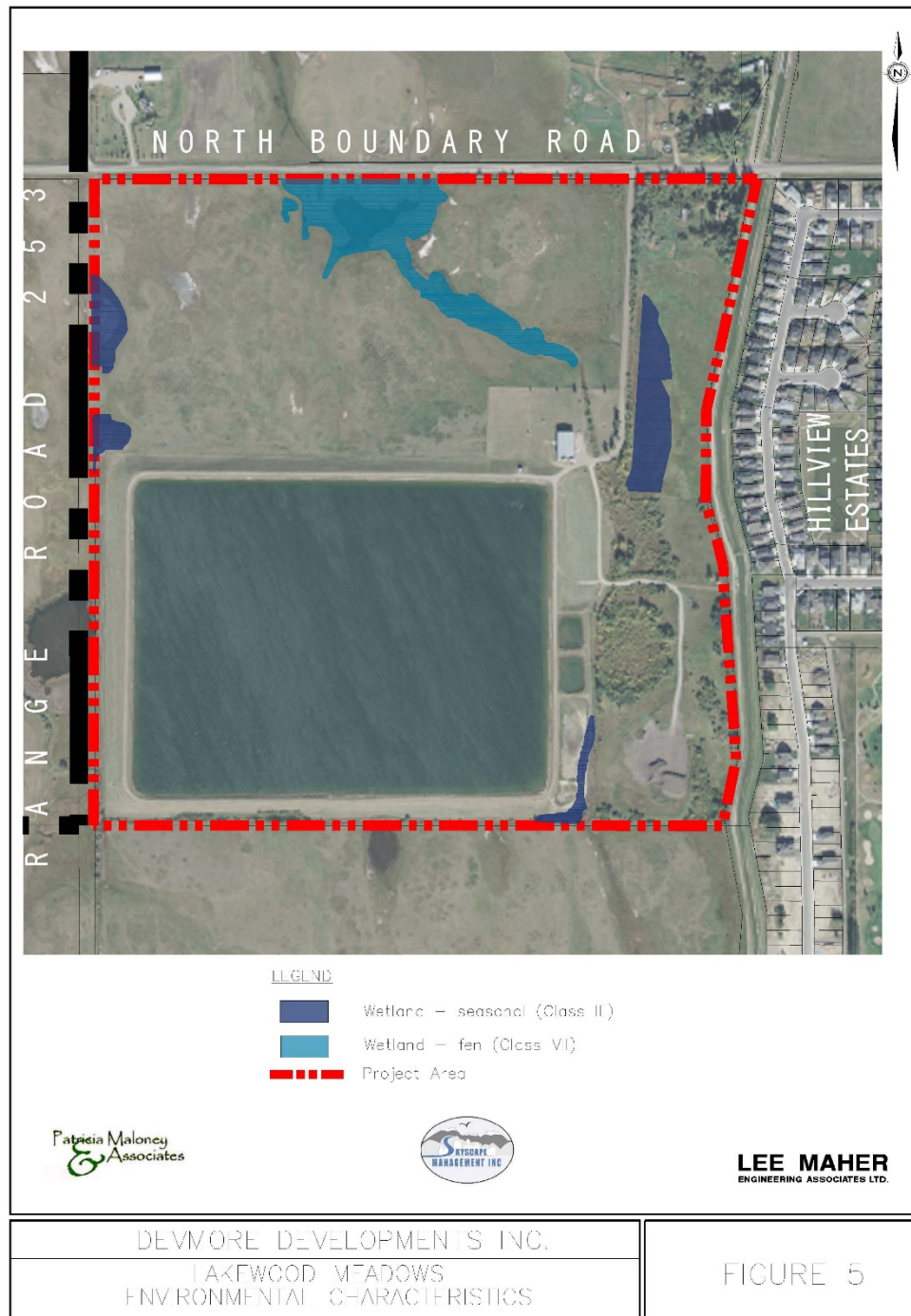
- ST-4 – 1.5 ha of land in a Class IV-B High Species Diversity Wetland – characteristics of ST-3 without the fen zone.
- ST-5 – 19.052 ha of land in a Class V-B Town Water Supply Reservoir – a permanent (manmade) open water zone

In April 2007, the Town adopted the Strathmore Wetland Conservation Policy. Some of the key components of this policy are:

1.1.2.4 ensure no net loss of wetlands by avoiding impacts to wetlands and wetland areas minimizing impacts to wetlands and wetland areas and requiring applicable compensation, and compensating for impacts to wetlands, and wetland areas that cannot be avoided or minimized.

1.1.4 utilize development setbacks from wetlands. To ensure that wetlands are protected from the impacts of development, the following development setbacks will be utilized:

1.1.4.1 no development shall be permitted within 30 metres of the “legal bank” of a permanent and naturally occurring wetland (Class IV-VII: Stewart and Kantrud) or such greater distance determined necessary by a qualified wetland aquatic environment specialist;



3.9 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. Lakewood Meadows supports the Town's vision for the future by providing:

- Natural Environment – protecting, conserving and mitigating impacts on significant wetland areas, and providing public access to these areas for passive recreational enjoyment;
- Built Environment – introduction of low impact development and the integrated pathway network connecting Lakewood Meadows with neighbouring communities, creating a large lake and protection of wetlands; and,
- Economic – Lakewood Meadows development contributes to the vision for the newly annexed lands by supporting the Town's sustainability goals. The ASP creates a variety of residential opportunities as well as utilizing Town owned land in an economically satisfactory manner to both the Town and the developer. This creates enhanced recreational opportunities for Town residents.

3.10 Town of Strathmore Area Structure Plan Process

Development proposals that encompass large parcels of land require the preparation and adoption of an Area Structure Plan. The process the Town of Strathmore follows includes:

- Pre application meeting and plan review
- Holding of an Open House (by the developer)
- First Reading of the Bylaw by Council
- Advertisement and Public Hearing
- Second and Third Reading of the Bylaw

The Specific Requirements for an Area Structure Plan are:

- Inclusion of a clear and precise purpose
- Compliance with the MGA and any Town documents
- Concise statement of the lands relationship to adjacent lands



- Policies addressing environmental protection, wetlands, tree covers, water bodies or other environmentally sensitive areas
- Land use, population and development densities
- Transportation plans including general transit, pedestrian and bicycle routes
- Utility servicing
- Proposed development phasing
- Legal composite map with ownership pattern
- Public information program (outlined in Section 8 of this Area Structure Plan)
- Any additional information deemed necessary by Town Administration
- All mapping in digital format



4 Lakewood Meadows Site Analysis

In preparation of this Area Structure Plan, a series of background studies were completed to ensure that the design and the development were suited to the Town, that the policies and regulations were met and that the appropriate information was available to assist the developer in completing the project safely and to assist the Council in making well informed decisions.

The background studies that were completed for this development were: transportation impact assessment, contour survey, geotechnical assessment, Phase I environmental assessment, biophysical assessment and a historical/archaeological assessment. This section provides summaries of the findings of these reports.

4.1 Physical Site Features

Bylaw #18-13

A Phase I Environmental Site Assessment and a Biophysical Assessment were completed for this project. In addition, setbacks from natural and man-made features were investigated. Figure 5 provides a summary of the Site Conditions. All wetlands have been monetarily compensated for with Ducks Unlimited / Alberta Environment and have been completely removed from the subject property. The reservoir will be re-graded and maintained as a private recreational lake.

The Lakewood Meadows Project Biophysical Impact Assessment Report was completed in September 2011 by Management and Solutions in Environmental Science (MSES). The report concludes that:

Vegetation clearing will likely have a low to moderate effect on native vegetation and low effect on loss of wildlife habitat because most of the terrestrial vegetation has been exposed to previous disturbance...Mitigation measures are expected to minimize dust accumulation, introduction of non-native and invasive species into newly disturbed areas adjacent to the Project Area...Physical barrier effects and sensory disturbance effect from the disturbances in adjacent properties likely already effect some wildlife movement through the landscape. However, project designs indicate that the majority of the Class VII fen pond will be retained to a certain degree with residential development, which could facilitate continued use of the



wetland habitat by wildlife. Overall, the project is predicted to have low impacts on vegetation and wildlife....¹

4.2 Topography and Drainage

This site has been used as a municipal facility and as such there are few natural features except the fen wetland. Figure 6 illustrates the current contours of the site. The site will be re-graded to create more shoreline and maintain 40 acres of water surface as required by the Town of Strathmore in the sales agreement. The pond will be terraced by the creation of a weir and shoreline will be enhanced.

The balance of the site will be re-graded to accommodate the residential development.

A full storm water management plan will be completed for subdivision. The storm pond configuration will be such that there will be at least two levels, divided by weirs, flowing from south to north. The purpose of the different levels is not only for grade, but it enhances the quality of the water and enables the pond construction to be phased. This will allow the developer to retain water in the pond without flushing it at time of constructing the next phases of the pond and will allow transferring of water from one phase to the other.

Treatment of the large water body will be addressed at detailed design phase, as well as edge treatment. One of the design details is how to protect the shoreline from wind erosion and subsequent wave action.

Release rates for storm water have been pre-determined for this area by the Town and will be adhered to in addressing active storage volumes as well as allowable discharge rates at subdivision. Final catchment areas for these ponds will be determined with future adjacent developments.

At the time of writing this Area Structure Plan, the Town and the Western Irrigation District are in negotiations for a storm water agreement.



¹ Page v, Lakewood Meadows Project, Biophysical Impact Assessment Report, September 2011, Management and Solutions in Environmental Science.

4.3 Transportation Impact Assessment

Bunt and Associates Transportation Planners and Engineers prepared a Transportation Review – Lakewood Meadows / North Hill Heights, Strathmore, dated November 27, 2011.

Per discussions with the Town of Strathmore, the need for this report was to provide a high-level transportation overview for the two sites that would give the Town enough information to conduct the ASP process. This exercise compared the level of proposed development on the two subject sites with the development assumed for these areas within the Town of Strathmore's Master Servicing Study (MSS) and then reviewed how the traffic generated by the two sites might affect North Boundary Road and associated intersections between Range Road 253 and Highway 817.

While this level of detail is deemed adequate by the Town for the ASP approval process, a more extensive and detailed Transportation Impact Assessment (TIA) may be required as the development in the Lakewood Meadows area progresses.

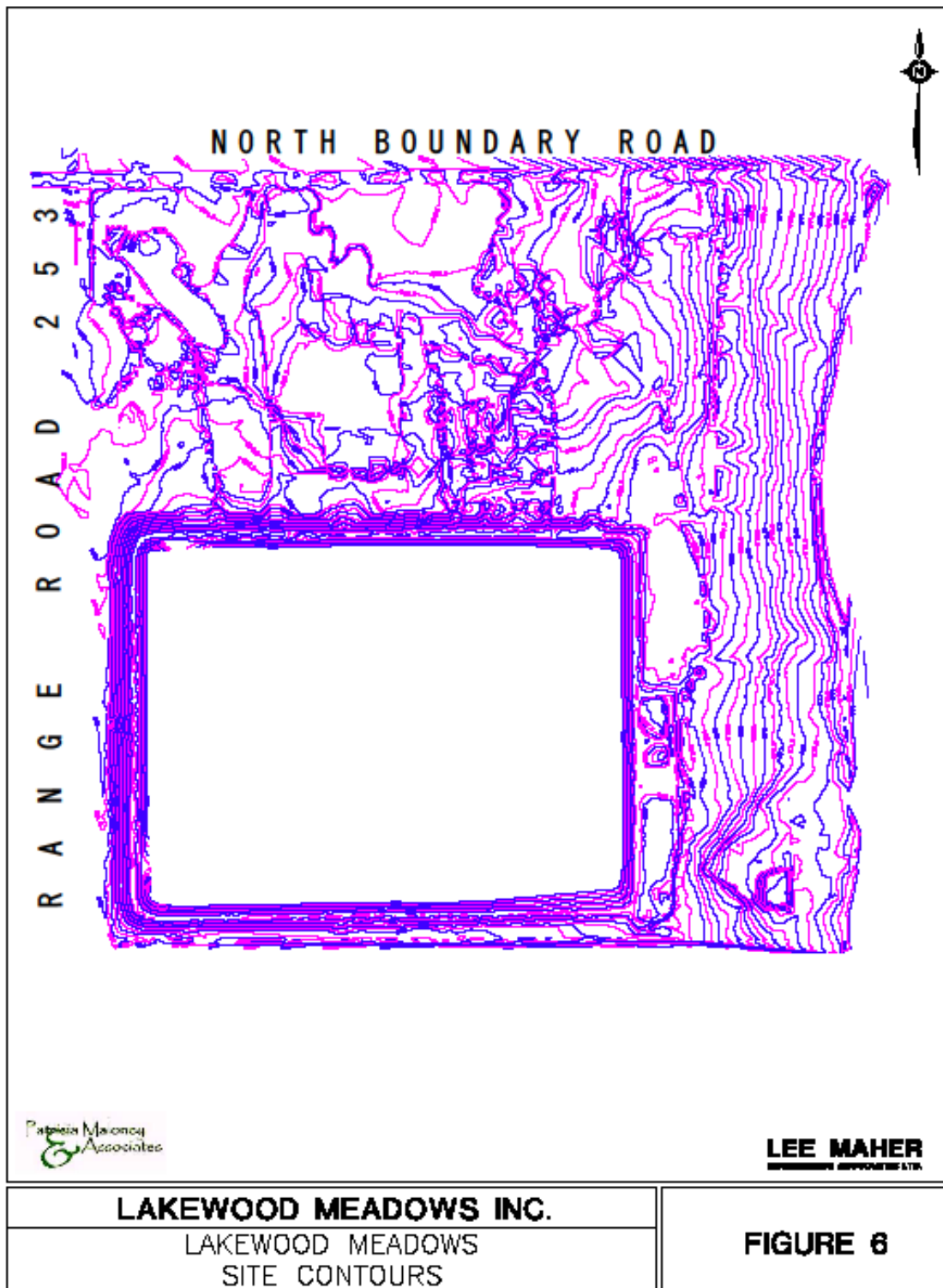
Based on the high level traffic analysis outlined in this letter, Bunt & Associated has concluded the following regarding the proposed Lakewood Meadows development:

- The Lakewood site will include up to 464 residential dwelling units. These units, when adjusted to account for factors outlined in the MSS, can be expected to generate approximately 4190 vehicle trips per day. This is 6% less volume than was forecast in the MSS and as such, this site is well represented within the MSS forecasts.
- All of the roadways currently proposed are adequate for the expected build out site traffic volumes.
- Development of the site will require that North Boundary Road be constructed with two lanes. Although the ultimate configuration of North Boundary Road will be that of a four lanes divided arterial roadway, only two of these lanes need to be provided at this time to accommodate both Lakewood Meadows and North Hill Heights, if full development is contemplated in addition to existing traffic volumes.
- Development would require the widening of North Boundary Road and Highway 817 at the Highway 817/North Boundary Road intersection to



accommodate separate left turn lanes on all four approaches. As well, signalization of this intersection will be required.





5 Land Use Strategy

The general land use concept for Lakewood Meadows is illustrated on Figure 7. The lot lines and exact areas for the various land uses will be determined at time of subdivision.

4.3 Residential Policies

5.1.1 The development in the Lakewood Meadows Area Structure Plan will generally follow the land use concept illustrated in Figure 7 of this document.

Bylaw #20-22

5.1.2

Deleted

5.1.3

Single Family housing will be the dominant form of residential development.

5.1.4

Single Family housing will be designated R1N (Residential Narrow Lot Single Detached District) which allows single detached dwellings as a permitted use and a minimum of 12 m (39.4 ft) widths.

Bylaw #18-13

Bylaw #20-22

Chart 1 **Land Use Area Calculations** **Deleted**

5.1.5

Multi Family housing will be designated R3 to allow attached duplex bungalow villa developments.

5.1.6

Lot widths shall vary to accommodate distinct designs, price ranges and frontage treatment.

Bylaw #20-22

5.1.7

Multi-family residential development is supported throughout the plan area.

5.1.8

The residential development will relate to the open spaces to create a pedestrian environment with linkages to other areas of the Town, in accordance with the Regional Pathway System.

Bylaw #20-22

5.1.9

Full spectrum housing should be considered throughout the development and implemented where market conditions permit including but not limited to single family, duplex, row housing, high density, seniors' facilities, etc.



5.2 Population Projections and Densities

Bylaw #18-13

The proposed development is broken into eight phases. This

allows for the market and the infrastructure to lead the development of the community. Figure 8 illustrates the units and population by phase.

The density has been calculated by using the total gross area of 156.07 ac (63.16 ha), deducting the public utility lots (0.11 ha), arterial road widening (1.20 ha), municipal reserve (6.35 ha), private recreational lake (9.51 ha), storm pond (6.69 ha) and the private recreational lake facilities (2.00 ha). With the proposed 735 units, this provides a density of 7.96 units per new acre.

Population figures have been based on 2.6 people per residential unit based on CMHC and StatsCanada figures for the Calgary Region.

It is understood that this density for this community is below the normal density required, however, with the commitment to maintain 40 acres of surface water, significant road widening requirements, 10% municipal reserve, and internal road requirements, there is very little developable land in this quarter section. This community will be slightly lower in density, while the overall Town goal will remain at 8 to 10 units per acre.

Bylaw #18-13

Bylaw #20-22

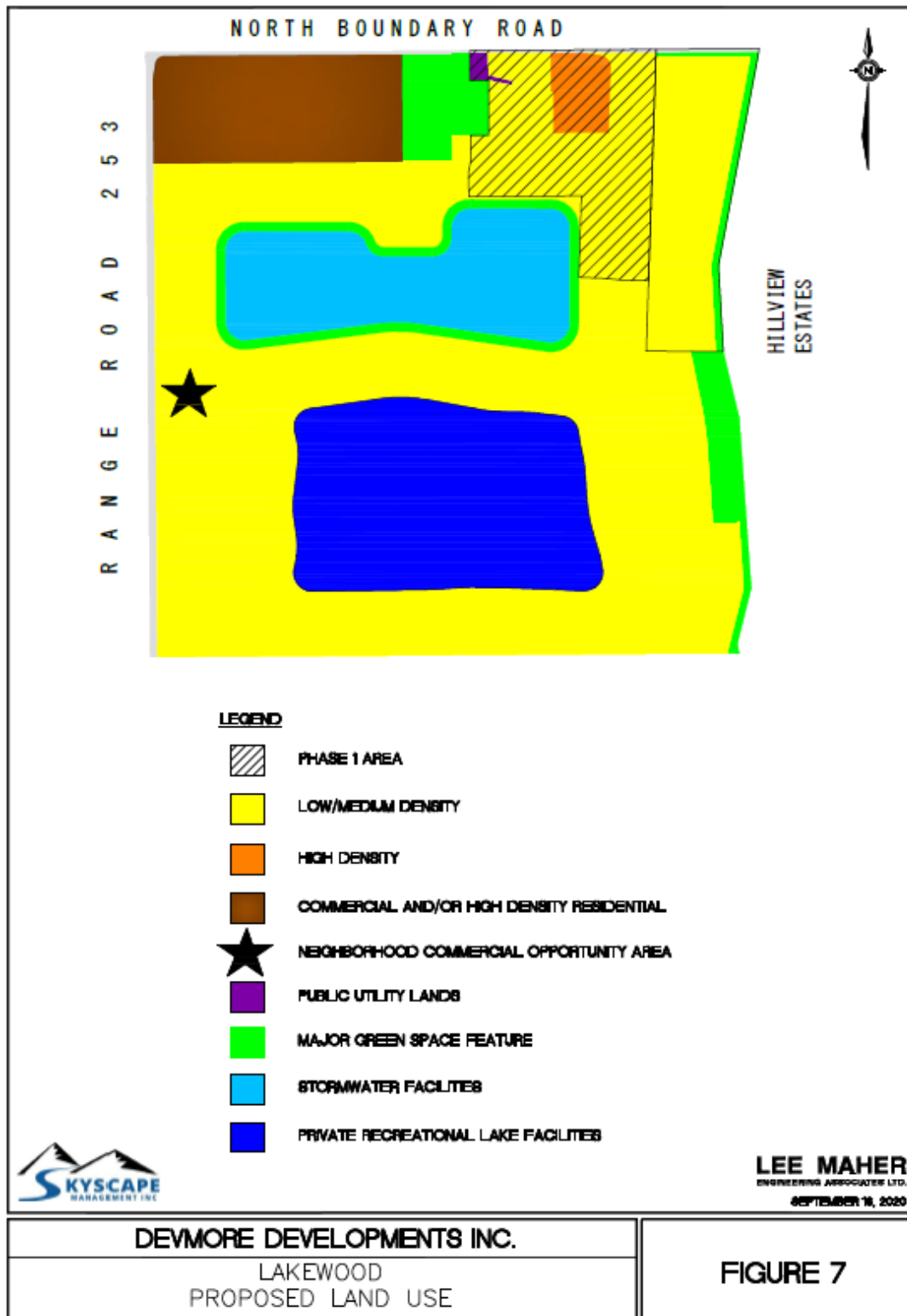


Figure 8 Population Projections

Figure 8 Population Projections

Bylaw #18-13

Phase	Number of Units	Population
1	77 Low Density Units 1.94 ac Medium Density Units @ 12 upa = 24 units	200 62 262
2	69 Low Density Units	179
East Phase	9.6 acres x 12 units per acre = 116 units	302
3	74 Low Density Units	192
4	77 Low Density Units	200
5	77 Low Density Units	200
6	86 Low Density Units	224
7	78 Low Density Units	203
8	59 Low Density Units	153
	621 Residential Units - Lakewood	1,614
	116 Residential Units – Lakewood East	302
	735 TOTAL UNITS	1,916

5.3 Development Standards

5.3.1 Appropriate land use designation must apply to the lands prior to subdivision and development of the residential uses.

5.3.1 Parking will meet Town of Strathmore standards.

5.4 Architectural Controls

5.4.1 The development shall adopt a set of Architectural Controls that will be registered on title.

5.4.2 The Lakewood Meadows Architectural Controls will create and include materials, landscaping, colours and architectural detailing to create unique streetscapes in accordance with the vision and the open space strategy.

5.4.3 Architectural Controls will be administered and implemented by the developer and subsequently the lot owners and is not the responsibility of the Town of Strathmore.

³ Population calculations are based on 2.6 people per residential unit based on the CMHC and StatsCanada figures for the Calgary region.

Bylaw #20-22

5.5 Commercial Policies

- 5.5.1 Lakewood will provide areas for commercial development consideration and these areas are anticipated to be located near major roadways where access points to the site are provided. Figure 7 of this document shows areas where commercial development should be considered.
- 5.5.2 The commercial development areas shown on figure 7 are conceptual and will be confirmed at time of land use and subdivision.
- 5.5.3 The potential commercial site in the northwest corner of the project is considered to be a high visibility area of the development. Commercial development of this location may require 2 access points on to North Boundary Road and 1 access point to Wildflower Road.
- 5.5.4 Any commercial site will be required to obtain land use and subdivision approval at the time of its development.
- 5.5.5 Commercial sites should promote diversity of uses where possible.
- 5.5.6 All forms of vehicular and pedestrian transportation connectivity to and throughout commercial sites should be considered at the design stage and implemented where possible.

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5.6 Outline Plan and Development Approvals

- 5.6.1 An overall Outline Plan will be prepared prior to approval of land use and subdivision. Each subdivision phase will be required to obtain approval that is consistent with the Outline Plan. In the event that a proposed subdivision phase significantly deviates from the development intent of the approved Outline Plan, the Outline Plan will be required to be amended and re-approved in conjunction with the subdivision phase proceeding.

6. Open Space Strategy

Bylaw #18-13

Lakewood Meadows has the unique opportunity of utilizing the existing raw water reservoir and making it an amenity for the development. The reservoir will be converted and re-graded to create two separate portions of the “lake” enhancing both the amenity and the water quality. The perimeter of the water body will be re-graded to create interest and to maximize shoreline to improve upon the more austere and functional shoreline of the stormwater feature. Fountains will be installed to create both a visual amenity with the added benefit of aerating the water and improving water quality.



The following policies outline how the open space will be managed and Figure 8 illustrates the open space strategy, the linkages and amenities and how these will partner with the natural wetland to create a full open space plan.

6.1 General Open Space

- 6.1.1 All portions of the site not covered with structures, parking or roads shall be landscaped according to the Town of Strathmore policies.
- 6.1.2 Existing significant vegetation will be protected from development or will be replaced after subdivision conditions have been met.
- 6.1.3 Significant vegetation will be determined at time of subdivision.
- 6.1.4 The development incorporates significant open spaces, links to the lake, opportunity for boat launch (non motorized only) and community activities.
- 6.1.5 Lakewood Meadows provides connectivity to the Town’s regional pathway system and as such links this development with the town for pedestrian and bicycling opportunities.
- 6.1.6 The future use of the pump house will be determined in negotiation with the developer, the community and the Town of Strathmore, along with any future structures including boat launch.

Bylaw #18-13

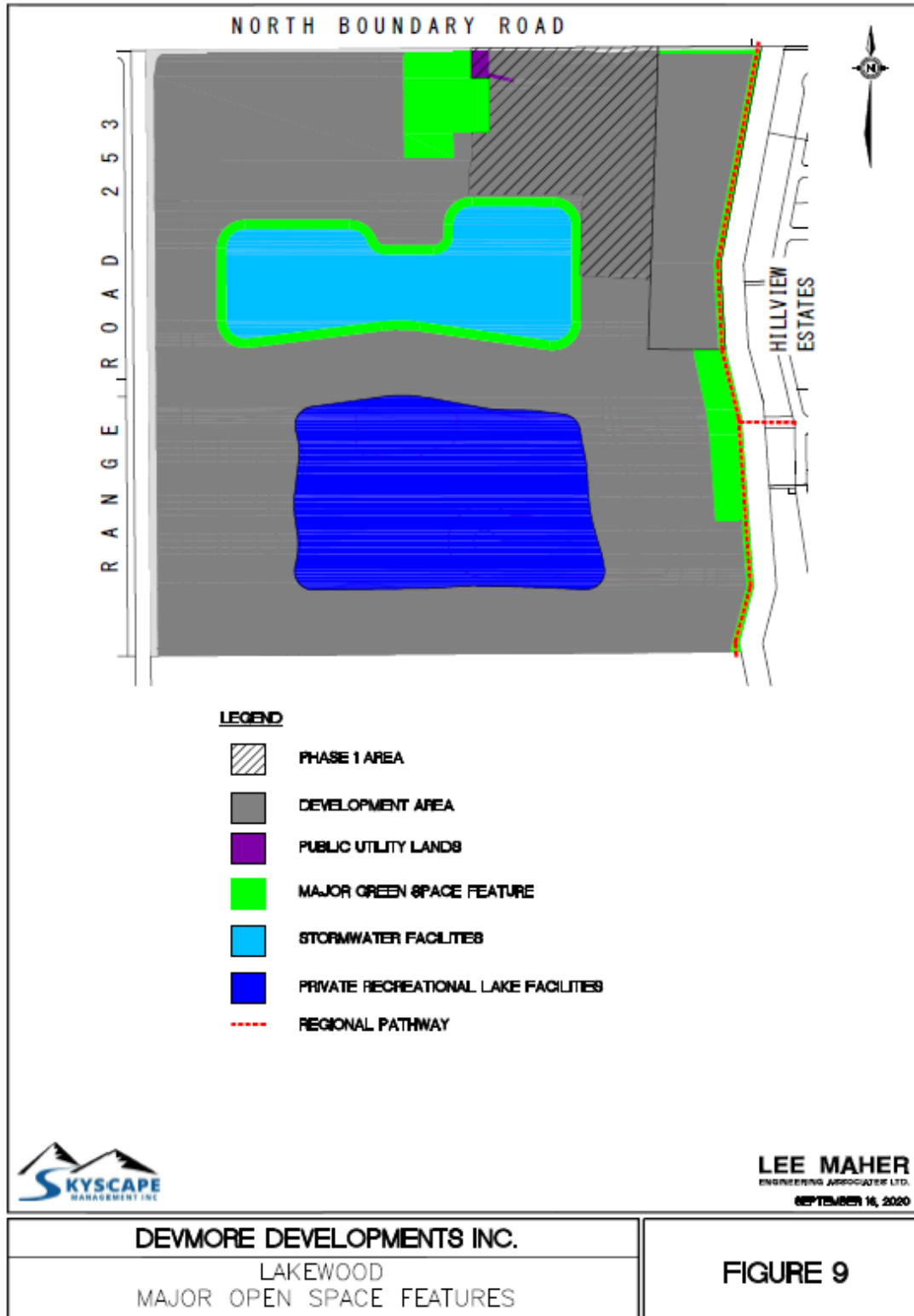
6.2 Wetlands

All wetlands have been monetarily compensated for with Ducks Unlimited / Alberta Environment and have been completely removed from the subject property.



Bylaw #18-13

Bylaw #20-22



6.3 Municipal Reserves

Bylaw #18-13

The land for development has been purchased from the town. The original use of the land was for public utility. All open space and wetlands areas will remain in the ownership of the Town of Strathmore. These lands will be designated municipal reserve, environmental reserve and public utility as deemed appropriate by the Town. A total of 10.1% of the Lakewood Meadows site is proposed for dedication for Municipal Reserve including the Regional Pathway. This accommodates a variety of recreational activities. In addition, the private recreational lake area covers 15% of the site, allowing for other recreational activities such as boating and skating⁴. As such, the following policies apply to reserves.

The developer is providing significant benefit to the Town by the development and improvement of the open spaces and amenities and the development of the stormwater facility that will be utilized by this development, North Hill Heights to the north and Wildflower Ranch to the south and possibly have capacity for other developments.

Developers are required to provide a maximum of 10 percent of the eligible lands for Municipal and/or Municipal and School Reserve, under the Municipal Government Act.



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6.3.1 This development will provide the minimum 10% municipal reserve requirement through land dedication and/or cash-in-lieu. Each future development phase will have the option to defer municipal reserve to future phases in accordance with the municipal reserve strategy of the outline plan. With each subdivision phase, the Town of Strathmore is granted the ability to register a municipal reserve caveat on the title of the remaining development lands to ensure that future subdivision phases are adhering to the municipal reserve strategy at the time of their development.

6.3.3 School reserves will not be required within the plan area.

6.6.4 An open space connection has been provided to match the Regional trail/path coming from the Hillview development. With Western Irrigation District approval, access across the Canal will be provided to link the communities of Lakewood Meadows and Hillview and connect the regional pathway system.

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6.3.4 *Deleted*

⁴ Boating will include non motorized boats such as canoes and paddle boats,

7 Infrastructure Policy

The following policies guide the servicing of the Lakewood Meadows community. The Servicing Strategy is illustrated on Figure 10. It is noted that the Master Servicing Study of the Town of Strathmore, accounted for the development of these lands and the development proposed in this Area Structure Plan is within 6% of the predicted traffic.



7.1 Transportation and Access

- 7.1.1 The road layout and intersection treatments will follow the recommendations of the Bunt Engineering Report (November 27, 2011).
- 7.1.2 The road system and standards will conform to the Master Servicing Study of the Town of Strathmore.
- 7.1.3 Intersections with Town roads at North Boundary Road and Range Road 253, will be upgraded as required.
- 7.1.4 Internal roads will be constructed to Town of Strathmore standards with special attention to sidewalks and boulevard treatment to create a walkable community.
- 7.1.5 Two road dedications will be provided at time of subdivision. One road right of way will connect to the 11 acre parcel to the east, and one will connect south to Wildflower Ranch. These road connections will be constructed by the benefiting development at the appropriate time and when the deep services have been designed and approved by the Town.
- 7.1.6 Emergency access will be provided for the first two phases of the development onto North Boundary Road at the lift station location.
- 7.1.7 An access point will be provided for the 11 acre parcel in the northeastern corner of the adopted Area Structure Plan that will connect to the Phase 1 subdivision to the west (illustrated on Figure 10). This access will be provided and constructed by the owner of the 11 acre parcel, when required. An additional secondary access for the 11 acre parcel for emergency purposes will also be required to the satisfaction of the Town.
- 7.1.8 A 10 metre road widening right of way has been dedicated on Range Road 253 by the Lakewood Meadows project. Should road widening be obtained from the development to the east (the Oxbow development currently located in Wheatland County), then the road dedication from Lakewood Meadows may be reduced and the surplus land will be returned to Lakewood Meadows for inclusion in the lots in Phases 6 and 7, or returned as Municipal Reserve land.
- 7.1.9 An access point has been allowed on the south boundary to connect to Wildflower Ranch in the future (illustrated on Figure 10), if it is deemed by the Town to be required. This road dedication will be taken at time of subdivision (Phase 5 of Lakewood Meadows), and will be

constructed when required.

- 7.1.10 Primary access into Lakewood Meadows will be via North Boundary Road and Range Road 253 (Wildflower Road).
253. If a portion of the land is not required for the roadway, will be transferred as Municipal Reserve or kept as Road Right of Way, to provide open space and buffering for the residential development in the northwest corner of Lakewood Meadows.
- 7.1.11 Prior to any development beyond Phase 2, the Transportation Impact Assessment will be updated.
- 7.1.12 A 5 meter road widening is required along the South side of North Boundary Road at such time as the 11 acre parcel is subdivided or developed.

7.2 Water Supply

- 7.2.1 All development within the adopted Area Structure Plan area will tie into the potable water distribution system which shall be designed in accordance with the Standards and Specifications of the Town of Strathmore, in conformance with the Master Servicing Study.
- 7.2.2 The system will be designed as a looped system, as per town policy and will be looped at the appropriate time.
- 7.2.3 Water will be connected through the two connections through the Hillview community (as illustrated on Figure 10) to allow for future looping of the Hillview system.
- 7.2.4 The development will tie into the transmission main in the area when it is available.
- 7.2.5 Detailed engineering drawings will be prepared at time of Subdivision.
- 7.2.6 All development will be encouraged to incorporate water conservation and low flow fixtures in all residential development.

7.3 Sanitary Wastewater

- 7.3.1 Development will be phased to coordinate with the capacity and capability of the Town of Strathmore sanitary wastewater system.
- 7.3.2 The development will construct onsite and any required offsite sanitary infrastructure as per the Town's Master Servicing Study – 2017 Update.
- 7.3.3
- 7.3.4 Lakewood Meadows will incorporate the construction of a sanitary lift station and forcemain along North Boundary Road as part of the north boundary sewer trunk main, servicing this land and the quarter section to the north, as well as future lands.
- 7.3.5
- 7.3.6 Sanitary waste water collection system shall be designed in accordance with the Standards and Specifications of the Town of Strathmore.
- 7.3.7 Future Sanitary Sewer trunk lines will be accommodated within rights of way of major roads.

7.4 Storm Water Management

- 7.4.1 Storm water will be managed in conformity with the Town of Strathmore Master Servicing Study.
- 7.4.2 The reservoir/storm pond will maintain a maximum depth of 15 feet at all times, unless weather conditions dictate otherwise (such as a significant drought year).
- 7.4.3 The storm water facility in Lakewood Meadows could have capacity to accept storm water from adjacent developments. Should adjacent communities direct storm water to the Lakewood Meadows storm facility, cost recoveries will apply.
- 7.4.4
- 7.4.5 The reservoir/lake will provide the storm water retention pond function.
- 7.4.6 *Deleted*
- 7.4.7 Fountains will be installed in the storm water pond for both aesthetic and functional purposes to create aeration to assist with treating the storm water.

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- 7.4.8 All stormwater management will be to the Town of Strathmore standards.⁶
- 7.4.9 Both North Hill Heights and Wildflower Ranch will drain storm water onto the Lakewood Meadows property and as such facilities must be designed to accommodate this runoff.
- 7.4.10 An Endeavour to Assist agreement will be prepared by the Town, for the Lakewood Meadows developer, to ensure that all lands draining storm water into the Lakewood Meadows pond will contribute to the over-sizing and development of the Lakewood Meadows storm water facilities.
- 7.4.11 The Town of Strathmore Master Servicing Study requires aeration, natural filtration, recirculation and the consideration of irrigation of storm water.
- 7.4.12 Storm water will be available for the irrigation of the open spaces.
- 7.4.13 The storm water ponds will have capacity for the 1:100 year storm or greater and there will be no release or downstream discharge of storm water at peak flows greater than pre development rates.

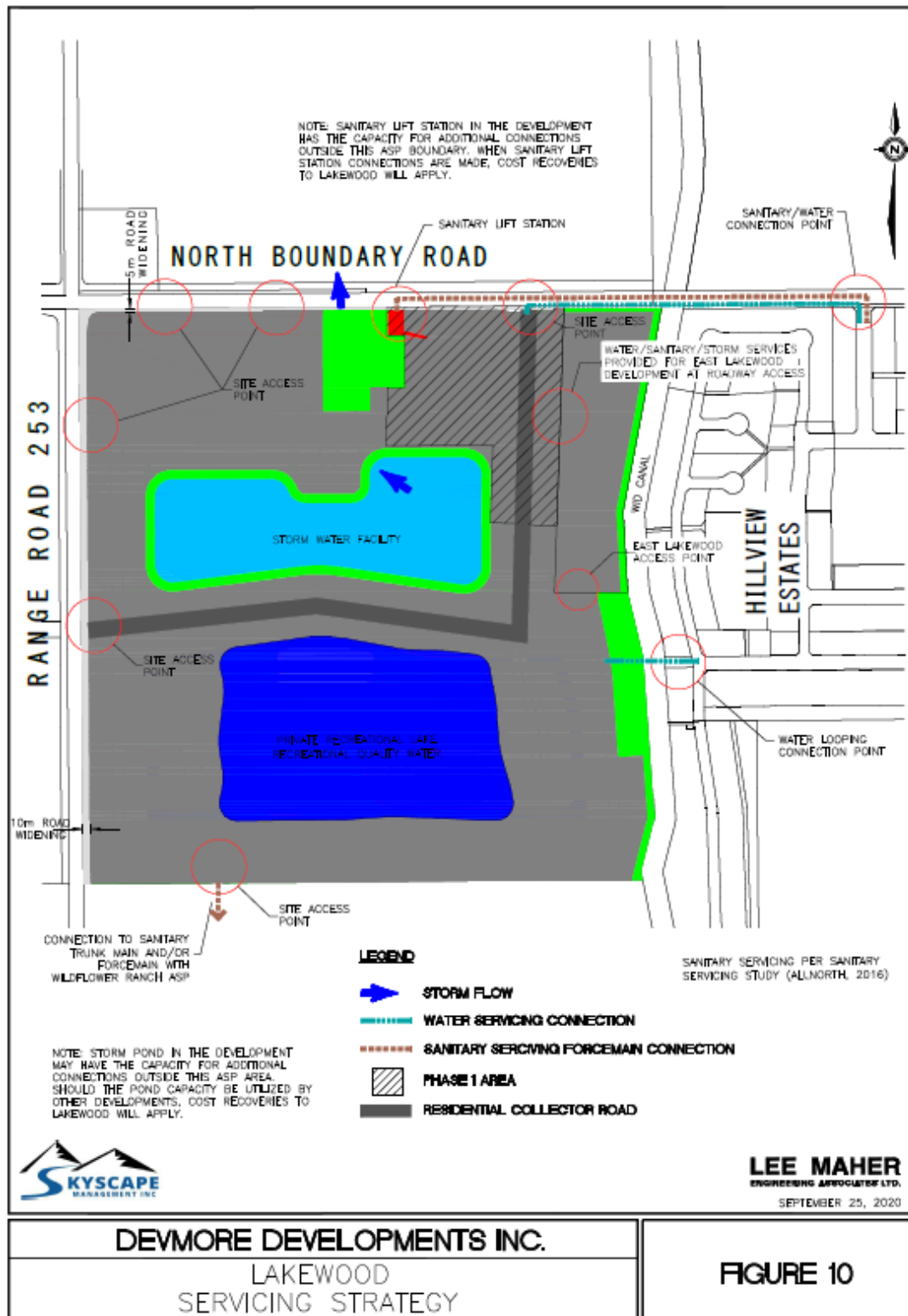
7.5 Shallow Utilities

- 7.5.1 Detailed design of the shallow utilities shall occur at the subdivision stage.
- 7.5.2 Shallow utilities (including natural gas, electricity, cable, and telephone) will be connected to the existing systems.

⁶ It is understood that the Town of Strathmore follows the Alberta Environmental Protection Stormwater Management Guidelines and is negotiating a storm water agreement with the Western Irrigation District.

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8. Public Consultation

As a statutory document, public consultation is a requirement for any Area Structure Plan process. Council will hold a public hearing prior to adoption of the bylaw, and all residents or interested parties may speak for or against the proposed development. However, it is critical to provide additional public consultation to enable the public to fully understand the project, the background materials, the impacts and benefits of the development and have their questions answered by the proponent.

For the purpose of the Lakewood Meadows ASP, the developer held an open house at The Days Inn in Strathmore on Monday December 12th, 2011 between the hours of 6 and 8 pm.

The Open House was advertised in the Strathmore Standard on November 30 and December 7, 2011. In addition, 30 notices were mailed to adjacent land owners (list of addresses provided by the Town of Strathmore Planning Department).

Approximately 15 people, along with staff from the Town of Strathmore, attended and reviewed the materials and spoke to the professional engineers and planners in attendance. A summary of the comment sheets, copy of the newspaper ad and copies of the display boards is included in the supplementary Background Reports document provided to the Town in support of this Area Structure Plan.

The comments from the people who attended were generally positive towards the development. No written comment sheets were returned but the following summarizes the discussion:

- Ensure public access to the “reservoir” pond,
- Ensure pathway connection between communities,
- Some concern regarding views of Hillview residents,
- Request for road access to the 11 acre parcel in the north east portion of the quarter section, and
- Interest in the concept of the fountains and year round use of the pond for skating etc.



9 Phasing and Implementation

The following policies guide the adoption, implementation and phasing of the Lakewood Meadows Area Structure Plan.

9.1 ASP Phasing

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- 9.1.1 The study area is divided into 7 phases for progressive, comprehensive development.
- 9.1.2 The phasing generally follows the logical progression of the installation of the deep services. Should timing of the service installation change due to adjacent lands being developed, the Lakewood Meadows development may progress out of sequence with the phasing numbers without any amendment to this plan.
- 9.1.3 Should development proceed out of numerical order of the phases, this will be completed in consultation with the Town Staff and approved by the Town.
- 9.1.4 Stripping and grading permits may be issued by the Town prior to the adoption of the ASP and the entire site may be stripped and graded during the first Phase of development to ensure the entire storm water pond is completed.

9.2 Implementation

- 9.2.1 The Lakewood Meadows Area Structure Plan will be adopted by bylaw.
- 9.2.2 Any applications for redesignation, subdivision and development should comply with the adopted Area Structure Plan bylaw.
- 9.2.3 All Development Permits will be issued by the town and comply with town policy and this Area Structure Plan.

9.3 Plan Review and Amendment

- 9.3.1 Policies contained in this document shall be periodically reviewed and implemented by the Town of Strathmore.
- 9.3.2 Amendments to this Area Structure Plan will be required for any significant change in the land use or design.
- 9.3.3 Amendments to land use or design shall require a public process.

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