



March 28 2017

Applicable Bylaw Amendments

Bylaw No.	Description	Third Reading Date
10-17	Bylaw to adopt the Wildflower Ranch Area Structure Plan	October 10, 2010
17-02	Amendment to move the school site to an earlier phase as requested by the Developer & school division. Road ROWs discussed and Figures 3, 7, 8, 9, 10, 11, and 12 updated	March 15, 2017



Area Structure Plan

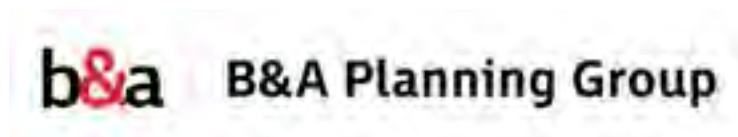


TOWN OF
Strathmore

BYLAW #10-17 Adopted October 6, 2010

Consolidated March 28, 2017

Prepared by



In association with





WILDFLOWER RANCH

Area Structure Plan

October 2010

Amended by Bylaw No.
17-02 on March 15,
2017

Consolidated March 28, 2017



TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	3
1.1 Purpose	3
1.2 Plan Area and Ownership	3
1.3 Interpretation	3
1.4 Consultation	4
2.0 VISION	5
2.1 Planning Principles	6
3.0 PLAN AREA AND SITE ANALYSIS	7
3.1 Plan Area and Ownership	7
3.2 Location	7
3.3 Natural Conditions	9
3.4 Man Made Considerations	11
4.0 POLICY CONTEXT	13
4.1 Calgary Metropolitan Plan (CMP)	13
4.2 Town of Strathmore Municipal Development Plan (MDP)	13
5.0 LAND USE POLICY	15
5.1 Overview	15
5.2 Residential Area	15
5.3 Village	18
5.4 Open Space	20
5.5 Community Theme	26
6.0 INFRASTRUCTURE POLICY	27
6.1 Transportation	27
6.2 Water Servicing	29
6.3 Sanitary Servicing	31
6.4 Stormwater Servicing	33
6.5 Shallow Utilities	33
7.0 PHASING	35
8.0 IMPLEMENTATION	35



FIGURES

1. Location Plan
2. Opportunities and Constraints
3. Land Use and Transportation Concept
4. Village Concept
5. Enhanced Wetland Complex
6. Wetland Features
7. Community Pathway Plan
8. Site Features Plan
9. Water Distribution Schematic
10. Sanitary Sewer System Schematic
11. Stormwater Master Plan Schematic
12. Phasing Plan



Area Structure Plan



EXECUTIVE SUMMARY

Wildflower Ranch will be a new and comprehensively planned community, providing a variety of housing choices, services and recreational amenities to the Town of Strathmore. The Wildflower Ranch Area Structure Plan (ASP) contains information and policies to guide the planning and development of this new community.

The Wildflower Ranch ASP is a statutory plan, adopted by Bylaw by Strathmore Town Council. It provides general policy direction regarding the land use, transportation, servicing, the provision of community facilities and requirements of Town of Strathmore for the eventual build-out of the new community.

The Wildflower Ranch ASP outlines the Vision for the new community and the Planning Principles on which the new community is based. The ASP provides the overall planning and servicing policy framework for Wildflower Ranch.

A Functional Servicing Report (FSR) has been submitted and provides guidance regarding technical servicing requirements in support of the ASP and also ensures that lands in and adjacent to the site can be developed according to the Master Servicing Study. The FSR describes the features and layout of the subdivision together with the detailed engineering that demonstrates the feasibility of the services requiring approval from the Town of Strathmore. The FSR includes supporting documents, such as environmental, historical, transportation and municipal servicing reports.

1.0 INTRODUCTION

1.1 Purpose

The Wildflower Ranch Area Structure Plan (ASP) contains a land use and servicing policy framework to guide development of a comprehensively planned community over ±271 acres of land. The lands are bound on the north and west by lands annexed by Strathmore in January 2010, and on the south and east by established and developing residential and recreational areas. The ASP supports contiguous development within the west sector of Strathmore for a new comprehensively planned community.

This ASP serves two key purposes:

- To direct the Wildflower Ranch lands in the development of a comprehensively planned community; and
- To lay the policy foundation for land use redesignation and subdivision approvals.

1.2 Municipal Government Act

In Section 633 of the Municipal Government Act municipalities are provided the right and responsibility to create ASPs. The MGA states that ASPs are developed for the following reasons.

"For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an ASP. An ASP

- (a) must describe:*
 - (i) the sequence of development proposed for the area,*
 - (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,*
 - (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and*
 - (iv) the general location of major transportation routes and public utilities,*
- (b) may contain any other matters the council considers necessary."*

Strathmore Town Council, consistent with the MGA, requires that all undeveloped lands within Strathmore be subject to an approved ASP prior to any subsequent subdivision or development activity occurring on the land.

1.3 Interpretation

The plan policies are written as 'shall' and 'should' statements. Policy statements utilizing 'shall' outline mandatory compliance. 'Should' policy statements outline policies to which compliance is encouraged and recommended. In certain circumstances the 'should' statements may not be practical and therefore the policy provides flexibility to respond to such circumstances.



1.4 Consultation

Two significant consultation events were undertaken during the preparation of the Wildflower Ranch applications.

1.1.1 Workshop

On October 14, 2009 a workshop was held in the offices of AECOM (Town of Strathmore's Engineering Consultant). In attendance were Cancorp and their consulting team as well as the Town's staff with their consultants. A variety of topics were discussed including background information, potential future land use and servicing and preliminary design concepts. The resulting comments were utilized in the planning and design for the Wildflower Ranch lands.

1.1.2 Public Open House

On December 3, 2009 Cancorp hosted a Public Open House at the Strathmore Civic Centre. Display boards were shown which illustrated the Area Structure Plan and Phase 2 Land Use Redesignation proposals. Approximately 30 people attended and no written submissions were received from the public.

2.0 VISION

Wildflower Ranch makes a positive contribution to the physical, social, cultural and economic growth and development of the Town of Strathmore. It is a complete community comprising various residential opportunities, local commercial and retail, active and passive recreation and public amenities. Community residents meet their daily retail, service and recreational needs within the community. The variety of amenities, civic and institutional uses, local commercial and retail operations and seniors' living facilities supports a mix of residents.

A key attraction for Wildflower Ranch is the enhanced natural wetland area and tree stands located in the northeast part of the community. The protection and enhancement of this natural complex creates the opportunity for the appreciation of plants and wildlife by residents. Residents use the nature trails to access the complex from adjacent development and the larger community of Strathmore. Observation points throughout the natural area describe the biophysical features of Wildflower Ranch and offer educational and interpretive walks for school children and all age groups.

Residents are keen to walk and cycle throughout the community as a series of interconnected wet ponds add to the variety of the open space experience. Strathmore residents stroll along the entire length of the eastern edge of Wildflower Ranch through a system of parks and pathways adjacent to the Western Irrigation District canal system.

The Village is the focal point of the community and contributes to the economic and social vitality of Wildflower Ranch through the mix of uses. Retail uses at ground level, with residential and office uses above, surrounded by townhouses and semi-detached dwellings and open spaces, create a village feel which defines the heart of Wildflower Ranch. The residents of Wildflower Ranch patron the Village to satisfy basic daily social and physical needs.

Wildflower Ranch attracts a range of household types - singles, couples, families, seniors and empty nesters - as all find the variety of recreational, social and commercial amenities to fulfill their unique needs. Wildflower Ranch is a vibrant community with longtime residents that move within the community to continue to call Wildflower Ranch home, through the stages of their lives.



2.1 Planning Principles

The Wildflower Ranch ASP is guided by the following Community Planning Principles.

1. Design a complete community that is sensitive to existing topography and significant natural features.
2. Provide housing options to accommodate a variety of residents and lifestyles.
3. Facilitate walkability through strong pedestrian linkages.
4. Create a mixed use area that accommodates retail, office, higher density residential, and public uses and is a focal point within the community.
5. Create a sense of place through theming and community design.

3.0 PLAN AREA AND SITE ANALYSIS

3.1 Plan Area and Ownership

The Wildflower Ranch ASP Area includes ± 271 acres of land extending along the western boundary of the Town of Strathmore, as illustrated in **Figure 1 – Plan Boundary**. Cancorp Capital Corp is the owner of all lands within the plan area. The following table provides the legal description of each parcel of land within the plan area.

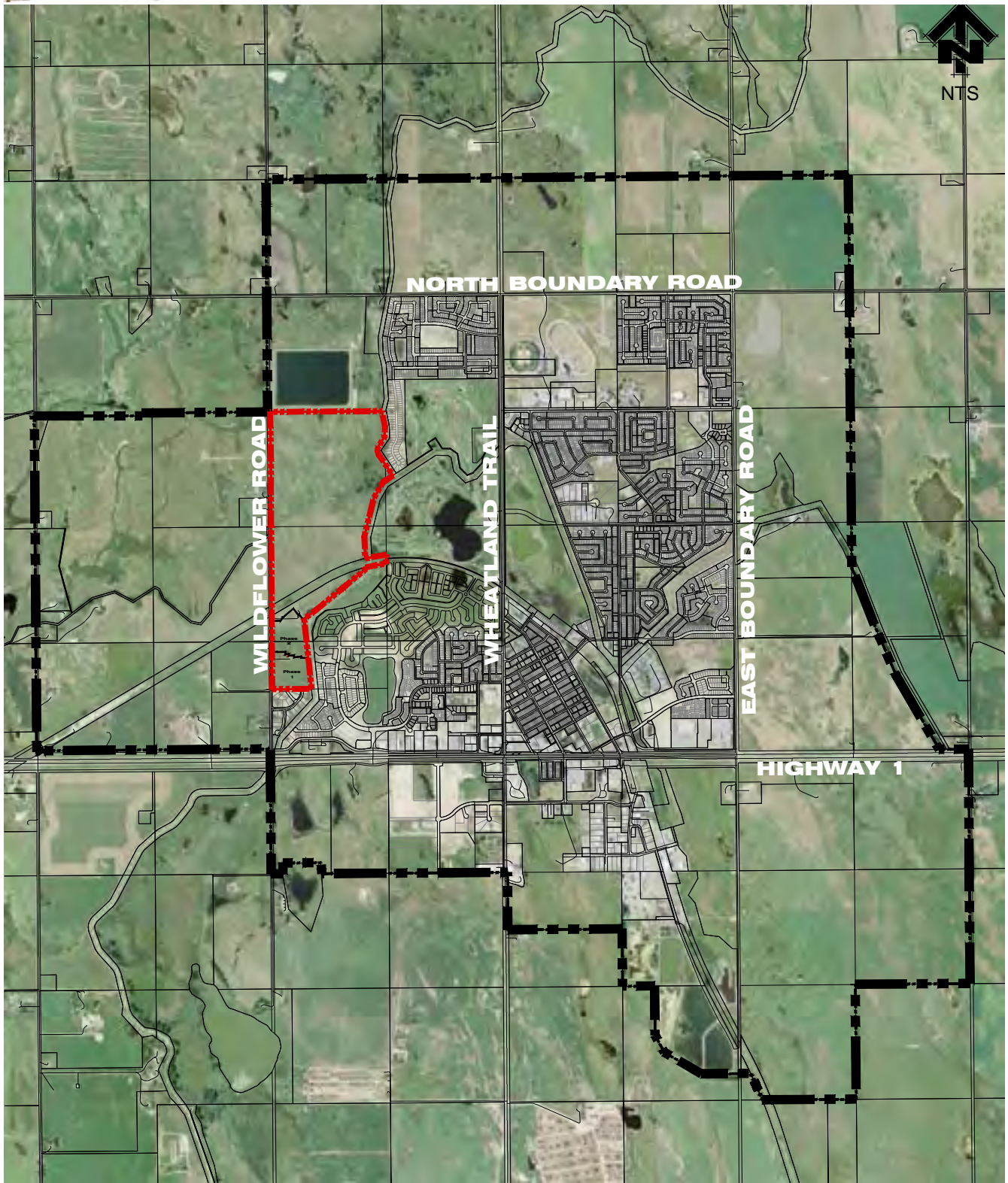
Title Number	Legal Description	Area (acres)
071 307 878 +1	Part of SW 22-24-25-W4	152.1
	Part of SE 22-24-25-W4	
071 307 878	Part of NW 15-24-25-W4	60.2
071 505 638	RY11; RLY; 24	13.34
081 277 006	8511176; Block 2	24.96
091 249 080	Part of SW 15-24-25-4	21.15

3.2 Location

The Wildflower Ranch lands are located in the west sector of the Town of Strathmore and have historically been used for agricultural purposes. To the south is the developing Phase 1 of Wildflower Ranch, the existing Wildflower Heights Community and the Trans-Canada Highway. To the east is the Western Irrigation District Canal, the existing community of Strathmore Lakes, the proposed Community of West Creek and the Strathmore Golf Club.

The lands north and west of the subject lands were annexed by Strathmore from Wheatland County in January 2010. The Town's Water Reservoir is located in the quarter section adjacent to the north and the lands to the west are agricultural.

The subject lands are located approximately 500 metres north of the Trans-Canada Highway. Range Road 253 or Wildflower Road runs north – south adjacent to the west boundary of the site. At the time of plan preparation, access from the Town of Strathmore is provided via West Ridge Road to Wildflower Road and access from the Trans-Canada Highway via Westmount Road / Westridge Road to Wildflower Road.



Legend

- - - - - ASP Boundary
- - - - - Town Boundary

Figure: 1

Location Plan

The east-west connector road is proposed to link to the West Creek development directly east of the subject lands eastern boundary, however the road has not been constructed. The WID Canal borders the subject site on the east, limiting access points to the east from the subject lands. Access to the west is highly important to this development. **Figure 2 - Opportunities and Constraints** highlights the development considerations of the plan area.

3.3 Natural Conditions

Geotechnical Evaluation

Curtis Engineering and G Tech Earth Sciences Corp. conducted geotechnical evaluations for the subject lands in 2006 and 2008. The reports indicated that there are no factors which would prohibit the development of the lands for the full range of proposed land uses. These reports will be followed and utilized during the subdivision and construction approval processes.

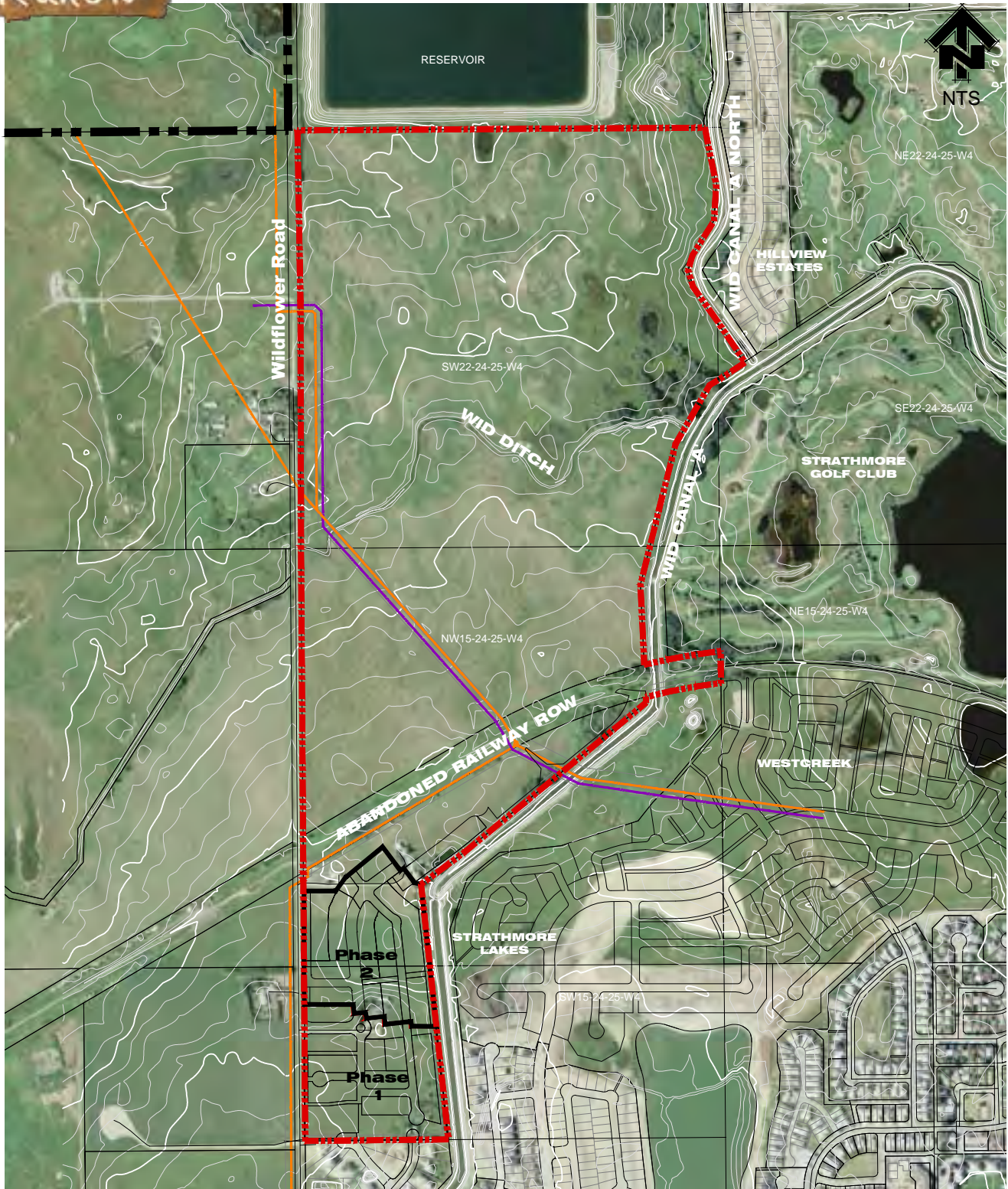
Environmental Site Assessment

Curtis Engineering and G Tech Earth Sciences conducted Phase 1 Environmental Site Assessments (ESA) for the subject lands in 2006 and 2008. A review of historical documentation revealed no evidence of actual or significant potential threat of contamination to the site, past or present. The subject property has historically been used for agricultural purposes. Site visits indicated no obvious signs of environmental impacts or significant threats of contamination to the site. The reports concluded that no further environmental studies are warranted.

Biophysical Assessment

Hab-Tech Environmental conducted a Biophysical Impact Assessment of the subject lands in 2009. The study concluded that:

- No provincially ranked Environmentally Significant Areas occur within or in the vicinity of the property.
- No wetlands on the property were identified as Environmentally Significant by the Town of Strathmore Wetland Conservation Plan.
- A significant portion of the Wildflower Ranch land base has been altered or significantly disturbed.
- The most important natural habitat, located on the northeast portion of the property, is the stand of balsam poplar and tall willow shrub – this area is to be protected and included in an enhanced wetland complex.
- No rare plant communities were recorded on the property.
- The Wildflower lands are not significant for local or regional wildlife movement.



Legend

- - - - - ASP Boundary
- - - - - Town Boundary
- Atco H.P. Gas Pipeline
- Encana I.P. Gas Pipeline

Figure: 2

Opportunities & Constraints

- POLICY 3.3.1** The stand of balsam poplar and tall willow shrub in the northeast portion of the property should be protected and included in an enhanced wetland complex.
- POLICY 3.3.2** The recommendations of the Biophysical Impact Assessment for the ASP area shall be followed as the ASP lands are developed.
- POLICY 3.3.3** Decisions regarding the protection and/or compensation for wetlands shall occur at the subdivision stage as required by Alberta Environment.

Historical Resources

Historical Resources Overviews were conducted for Wildflower Ranch during 2006 and 2007. It is noted that no known sites have been documented within or close to plan area, and the limited water sources and relatively flat terrain holds only limited potential for buried cultural materials. A Historical Resources Impact Assessment was not recommended for the plan area and historical resources clearance was provided by the Province of Alberta.

- POLICY 3.3.4** *Should any historic resources be encountered during subdivision development activities the Historical Resource Management Branch shall be contacted and such discovery disclosed.*

3.4 Man Made Considerations

Two high pressure gas lines traverse the central portion of the lands and an additional gas line branches from the southern portion of Wildflower Road across to a pressure control station near the eastern boundary of the plan area.

A formed irrigation ditch flows east-west through the site in the central portion of the lands. The function of this ditch shall be maintained in some manner in the planning and servicing of the plan area. The WID Canal 'A' comprises most of the east boundary, flowing south-north for the majority of the site before flowing east. The WID Canal 'A' North diverges off Canal 'A' and flows north for the remaining length of the site.



Area Structure Plan

- POLICY 3.4.1** The function, which is to convey water to the west boundary of Wildflower Ranch, of the formed irrigation ditch shall be maintained and accommodated in some manner in the planning and servicing of the plan area.
- POLICY 3.4.2** High pressure gas lines will be relocated to enable development where necessary or as required.

4.0 POLICY CONTEXT

4.1 Calgary Metropolitan Plan (CMP)

The Calgary Metropolitan Plan was adopted by the Calgary Regional Partnership in June of 2009. Strathmore is one of 19 municipalities comprising the Calgary Regional Partnership. The CMP provides strategic direction regarding regional development and servicing. There are four (4) main themes to the CMP which include:

- 1) *"Regional Landscape - protecting elements of our natural systems.*
- 2) *Regional Settlement - intensifying development in existing communities and new growth in compact urban nodes.*
- 3) *Regional Infrastructure - aligning settlement patterns with the provision of new infrastructure.*
- 4) *Preparing a Regional Economic Strategy for the Calgary region."*

The ASP aims to support the land and infrastructure efficiency goals of the CMP. The ASP sets a comprehensive plan for a new residential community within the Town of Strathmore. Supporting Strathmore as a compact urban node, the ASP focuses growth within Strathmore and coordinates with and leverages Strathmore's servicing infrastructure.

4.2 Town of Strathmore Municipal Development Plan (MDP)

The Town of Strathmore's Municipal Development Plan (Bylaw #98-11) provides direction regarding the preparation of land use and development plans in the Town. The Edgefield ASP reflects the goals and policies of the MDP including:

- 1) *"to facilitate growth*
- 2) *to ensure that future development is appropriate in terms of locations, type and quality*
- 3) *to build on the Town's existing strengths as a trade centre and accommodate new commercial development*
- 4) *to encourage diversified industrial development*
- 5) *to encourage restoration, redevelopment and infill development of sites in the Central Business District*
- 6) *to encourage tourism, tourist facilities and tourism opportunities*
- 7) *to accommodate residential development in Strathmore that uses land and infrastructure in an efficient manner, and*
- 8) *to maintain flexibility and adaptability and to encourage innovations and improved development forms."*



Area Structure Plan

As per the goals of the MDP, the ASP facilitates comprehensively planned residential growth in Strathmore's west sector. The future residential development is consistent and will be sensitively integrated with surrounding existing and developing residential areas. The anticipated density of the ASP of 6 – 8 units per acres is set to efficiently utilize the land and infrastructure and will be implemented through improved development forms. Consistent with the MDP's requirement for appropriate locations and types of development, local commercial activities are intended in the plan area to satisfy needs of the future local residents. The ASP introduces new types and forms of residential development . Overall, the ASP provides a framework for the development of an efficient and comprehensively planned community based on the aspirations of the MDP.

Area Structure Plan



5.0 LAND USE POLICY

5.1 Overview

The Land Use and Transportation Concept for Wildflower Ranch is illustrated in **Figure 3 - Land Use and Transportation Concept**. **Following is an overview of the generalized uses proposed for the 271± acre ASP area, and associated policies.**

5.2 Residential Area

As per ASP Planning Principle 2, the residential areas of Wildflower Ranch will offer a mix of housing types including a variety of lot sizes and forms to provide for single-detached homes, semi-detached homes, townhouses and apartments. A diversity of housing forms will encourage a broad cross-section of the population to live in the community due to the range of housing prices and lifestyles supported by the variety of residential units. A mix of housing will also enable individuals, couples and families to remain in the community throughout the various stages of their lives. Specialized housing such as seniors housing is anticipated in Wildflower Ranch.

The housing mix contributes to a higher overall residential density, and a greater demand for local services. The ASP will achieve an overall average residential density of 6 to 8 units per gross acre. A comprehensive mix of low, medium and high density housing forms will comprise the housing mix and community density. Medium density refers to townhouse residential development and high density will be made up of three-storey apartment buildings. The form and style of single and multifamily housing will be determined through the creation of Architectural Controls.

The population at full build-out is anticipated to be approximately 5,600 people.

	Gross Residential Area*	Average Density	Units	Population per Unit	Population
Wildflower Ranch ASP	244 acres (98.7 ha)	7.7 upa (19.0 uph)	1,880	3 ppu	5,600

*Excludes regional infrastructure and potential Environmental Reserve area

Bylaw No. 17-02

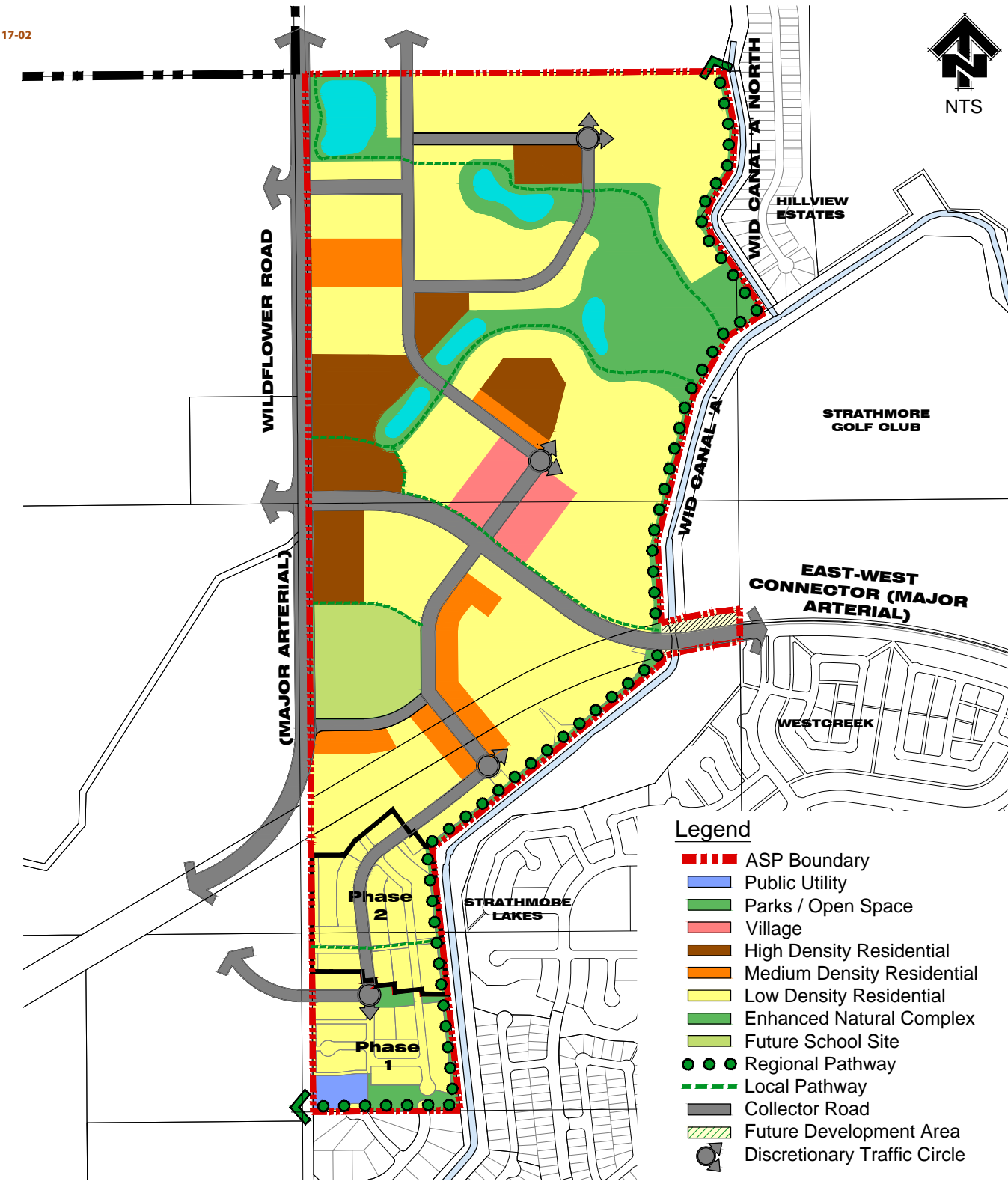


Figure: 3

Land Use & Transportation Concept

- POLICY 5.2.1** The residential area shall include a range of single family and multi family parcel sizes and dwelling types.
- POLICY 5.2.2** Single family housing shall be the predominant form of residential units.
- POLICY 5.2.3** The ASP area shall achieve an overall average residential density of 6 to 8 units per gross acre.
- POLICY 5.2.4** Multifamily development should be located strategically near community amenities and facilities, such as recreational and/or commercial uses.
- POLICY 5.2.5** Multifamily development should be located near and/or in the Village.
- POLICY 5.2.6** Residential areas shall contain open space and pedestrian connections throughout the ASP area as shown in **Figure 3**.
- POLICY 5.2.7** The Future Development Area will be studied and comprehensively planned with surrounding areas at a future date.
- POLICY 5.2.8** Innovations in residential forms and lot layouts should be explored to enhance the public realm and improve land efficiencies, such as fronting housing units onto public spaces with primary access provided from rear lanes.
- POLICY 5.2.9** Future land use redesignations will conform with **Figure 3**.
- POLICY 5.2.10** The incorporation of future transit will be taken into consideration along major collectors and arterials as well as at the future school site.

5.3 Village

The Village will be the primary focal point and activity centre for residents and visitors to Wildflower Ranch. The Village will contain a mix of uses, including retail shops, restaurants, personal services, offices and health and wellness. Multifamily residential units will be available in and surrounding the Village, providing apartments, townhouses, semi-detached dwellings, and live-work units. The Village accommodates local retail and commercial services to satisfy many basic daily needs. Pedestrian connections provide for walkability throughout the Village and to adjacent residential developments, making the Village a convenient and easily accessible destination within the community. Refer to **Figure 4 - Village Concept** for a conceptual illustration of the Village and surrounding area.

- POLICY 5.3.1** The Village should be located along the East-West Connector to provide visibility to through traffic, potential future public transit, and to ensure a central location within the community.
- POLICY 5.3.2** The Village should include a variety of commercial, residential, civic, public and recreational uses.
- POLICY 5.3.3** Mixed use development in a vertical form shall be allowed in the Village.
- POLICY 5.3.4** Multifamily development should be located within walking distance to the Village and/or in the Village area to support the Village activities with a critical mass of patrons.
- POLICY 5.3.5** The Village should include suitable public open space with street furniture and lighting to provide a public gathering space for residents and patrons.
- POLICY 5.3.6** A high quality of design and finishing materials should be encouraged in the Village through the enforcement of Architectural Control Guidelines.
- POLICY 5.3.7** The interface between the Village and adjacent residential development should be buffered with landscaping.

Area Structure Plan



Concept only, subject to change

Figure: 4

Village Concept

5.4 Open Space Concept

The open space system will comprise a system of parks and open spaces, providing quality landscaped pathway systems that loop throughout the community to facilitate walking and cycling. Pathways will provide links throughout the residential areas, and access to the Village and other public spaces. Open spaces include passive green spaces, as well as more active recreation areas such as playgrounds and sports fields.

The plan includes a large open space to accommodate preservation of an existing forest and enhancement of wetland areas. **Figure 5 - Wetland Complex** illustrates the intended design as an enhanced wetland complex and **Figure 6 - Wetland Features** demonstrates typical wetland features that are anticipated in the area. The stormwater management facilities and enhanced natural areas will be located throughout the community as a means to distribute amenities throughout the residential community while managing infrastructure requirements. These spaces promote a healthy environment, active living and social interaction.

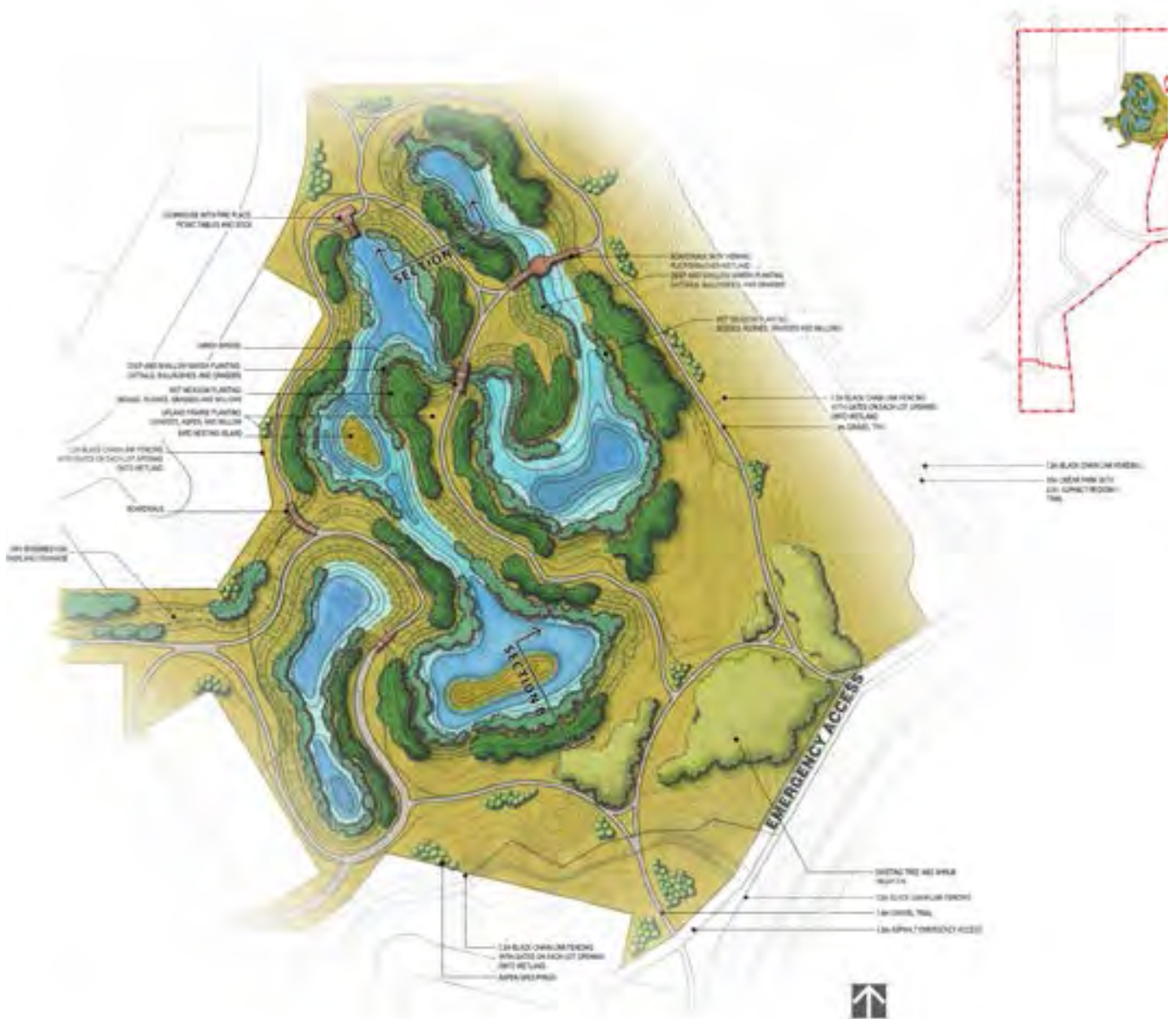
- | | |
|---------------------|--|
| POLICY 5.4.1 | A system of interconnected parks, linear open spaces, finger parks and regional and local pathways shall provide active and passive recreational spaces. |
| POLICY 5.4.2 | Residential areas shall be connected by a system of pathways, trails and sidewalks that reflects the connections indicated on Figure 7 – Community Pathway Plan . |
| POLICY 5.4.3 | The plan should preserve or enhance the natural forest and wetland complex indicated as the significant natural features area on Figure 3 and incorporate into a network of open spaces. |
| POLICY 5.4.4 | Enhanced and constructed wetland areas should be accessible by trails and pathways to provide for a range of educational and interpretive opportunities. |
| POLICY 5.4.5 | A linear open space with a regional pathway should be located along Canal 'A' and Canal 'A' North in the plan area. |

Area Structure Plan



Bylaw No. 17-02

- POLICY 5.4.6** A 4.047 hectare (10 acre) site adjacent to the west boundary of the ASP area as illustrated in Figure 3 shall be dedicated as Municipal and School Reserve at the time of subdivision for a school site and / or a combined school site and sports field.
- POLICY 5.4.7** A Municipal Reserve Analysis shall be provided at each phase of subdivision.
- POLICY 5.4.8** Landscaping of the linear open spaces should be non-irrigated and non-manicured, supporting native grasses, wildflowers, shrubs and trees.
- POLICY 5.4.9** Boulevards and medians should incorporate unique and high quality landscape design and support native grasses, wildflowers, shrubs and trees.
- POLICY 5.4.10** Detailed plans shall be provided for the open spaces at time of subdivision, indicating that open spaces are designed following the general intent of **Figure 8 - Site Features Plan.**
- POLICY 5.4.11** A pedestrian bridge shall be constructed connecting Wildflower Ranch to Hillview Estates and linked to the proposed regional pathway. The Wildflower Ranch ASP developer will be responsible for the design and construction of the bridge.



Concept only, subject to change

Figure: 5

Enhanced Wetland Complex



COOKHOUSE CONCEPT



BRIDGE CONCEPT



BOARDWALK CONCEPT

Concept only, subject to change

Figure: 6

Wetland Features

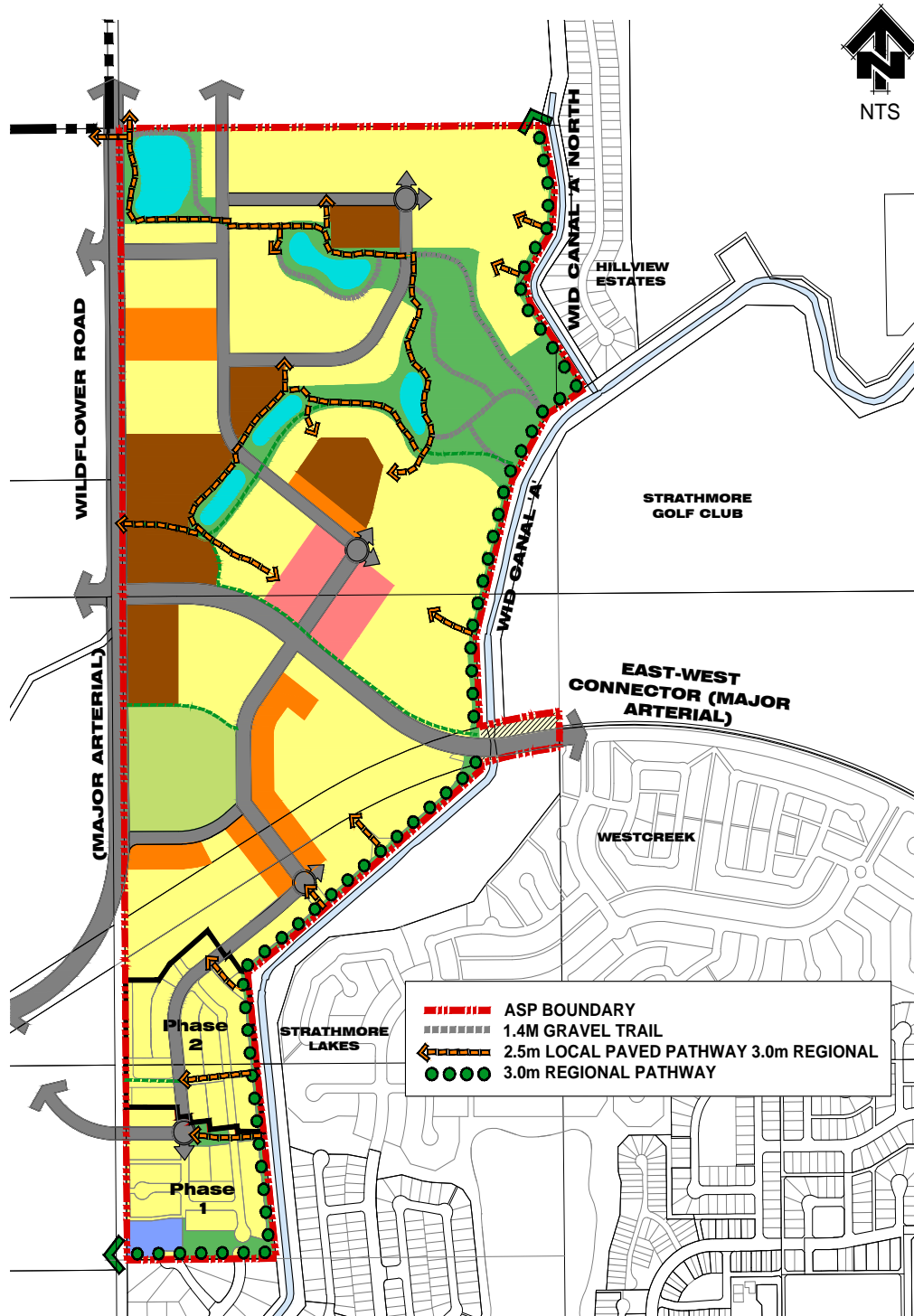


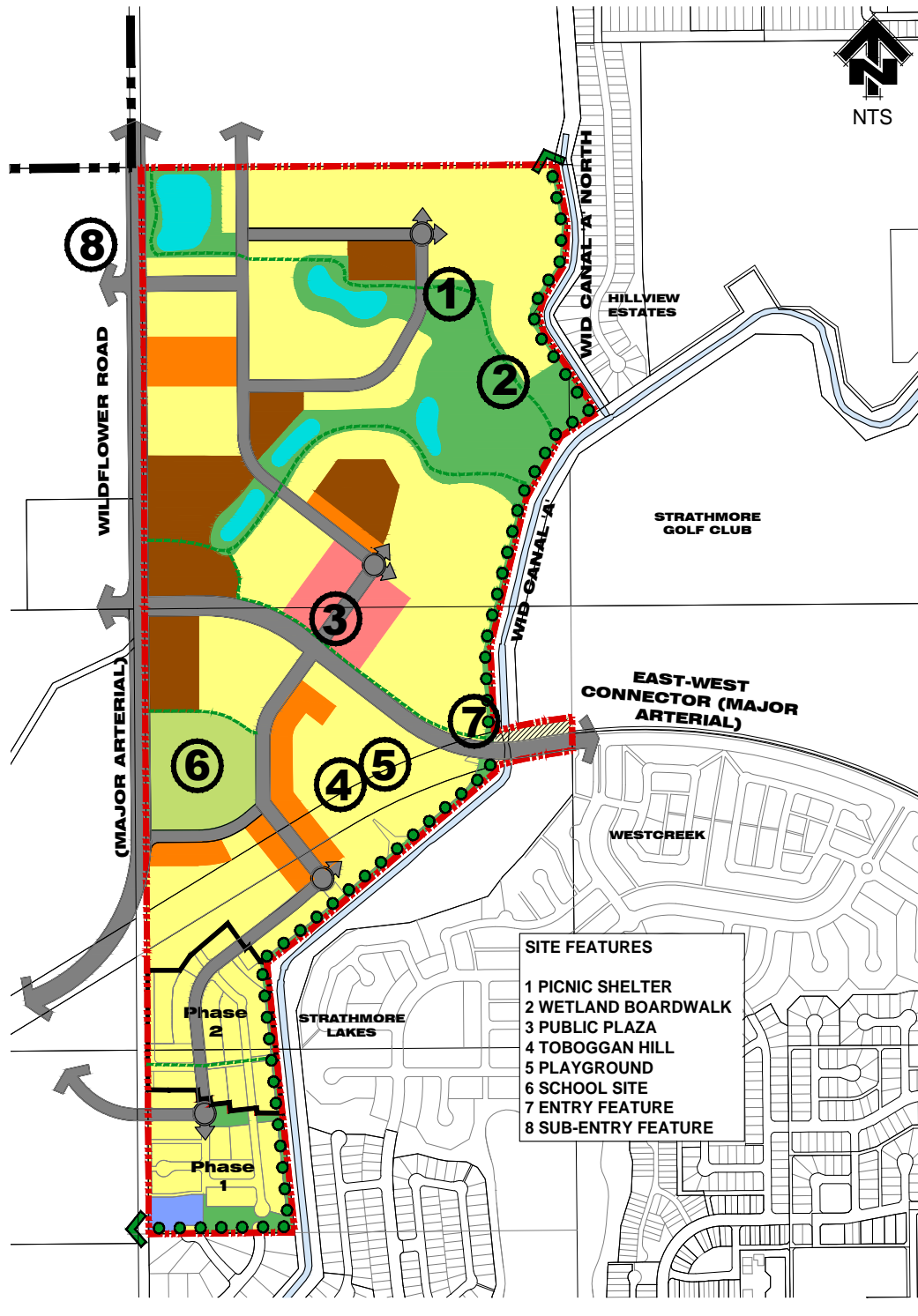
Figure: 7

Community Pathway Plan

Area Structure Plan



Bylaw No. 17-02



Concept only, subject to change

Figure: 8

Site Features Plan



5.5 Community Theme

A consistent theme evident in the design elements throughout the community will further the objective to create a sense of place in Wildflower Ranch. Unique community identity is expressed through design styles, details, features and focal points in a community. Focal points and distinct places with identifiable characteristics will provide spaces that add to the sense of place in the unique community of Wildflower Ranch.

- POLICY 5.5.1** Architectural Controls shall be developed by the developer and provided as part of the subdivision application process and implemented at the building permit stage.
- POLICY 5.5.2** Streetscapes should reflect the community theme through design and detailing of lights, signs, pavements, etc.
- POLICY 5.5.3** Open space features should be designed to enhance the theme and character of the community.

6.0 INFRASTRUCTURE POLICY

A Functional Servicing Report (FSR) has been submitted in support of this application to the Town of Strathmore. It outlines details of all on-site and off-site servicing requirements and will guide the technical servicing requirements. The FSR has been prepared in accordance with the Master Servicing Study (2006).

6.1 Transportation

As shown in **Figure 3 - Land Use and Transportation**, the Wildflower Ranch area will be accessible from the west, north and east. The lands are bisected by the East-West connector, which provides transportation access from lands to the east through to Wildflower Road on the west, and is the main gateway to the community.

- | | |
|---------------------|--|
| POLICY 6.1.1 | The road network will follow the general layout illustrated on Figure 3 . |
| POLICY 6.1.2 | Upon final decisions regarding the Provincial interchange on Highway 1 location and Wildflower Road alignment and classification the land uses and right-of-way along Wildflower Road and within the plan area will need to be clarified and potentially altered to coordinate with the design and location of the interchange and Wildflower Road. |
| POLICY 6.1.3 | At least two access points shall be provided from the Wildflower Ranch Area Structure Plan area to Wildflower Expressway using a separation spacing in the order of 600 metres. |
| POLICY 6.1.4 | An east-west vehicular connection over the WID Canal shall be provided. |
| POLICY 6.1.5 | Alternative cross-sections shall be considered in order to achieve efficient infrastructure servicing by reducing road right of ways when residential roads align adjacent to major roads on one side and residential development on the other. At Council's discretion the reduced right of way could be achieved by deleting the sidewalk along the side that is adjacent to the major road. |



Area Structure Plan

Bylaw No. 17-02	POLICY 6.1.6	The lands required for Wildflower Expressway will be determined through a Functional Transportation Study in order to incorporate this roadway within the Town boundaries.
Bylaw No. 17-02	POLICY 6.1.7	The new road network will be built according to established development thresholds in the Functional Servicing Report (FSR) and as supported or outlined in the final Transportation Impact Assessment.
Bylaw No. 17-02	POLICY 6.1.8	Wildflower Road north of the East-West Connector shall be developed as a Major Arterial roadway with a 40 meter right-of-way.
Bylaw No. 17-02	POLICY 6.1.9	Wildflower Road south of the East-West Connector will be realigned to curve to the west and south to connect to Highway 1 west of the ASP area as illustrated in Figure 3, and shall be developed as a Major Arterial roadway with a 36 meter right-of-way.
Bylaw No. 17-02	POLICY 6.1.10	Driveway access to an Expressway, Collector roadway, Major Arterial roadway, or Minor Arterial roadway must be to the satisfaction of the Approving Authority.

6.2 Water Servicing

Potable water servicing will be provided, as shown in **Figure 9 - Water Distribution Schematic**, by connecting to existing infrastructure. Potable water servicing is generally in accordance with the Master Servicing Study. Full development of the subject lands will require that the proposed 400 mm transmission line, adjacent to the west boundary of Wildflower Ranch, be constructed. A new reservoir is scheduled for 2012 and transmission lines will be extended as development proceeds.

- POLICY 6.2.1** The water distribution system shall be designed in accordance with the most recent standards and specifications of the Town of Strathmore, the City of Calgary and Alberta Environment.
- POLICY 6.2.2** All material used in the development shall be new and in compliance with the most recent standards and specifications of the Town of Strathmore, the City of Calgary and Alberta Environment.
- POLICY 6.2.3** The grid network shall be provided according to the Master Servicing Study and the City of Calgary Design Guidelines for the subdivision servicing.
- POLICY 6.2.4** Subdivision approvals will be limited to the availability of potable water and the Wildflower Reservoir coming into operation.

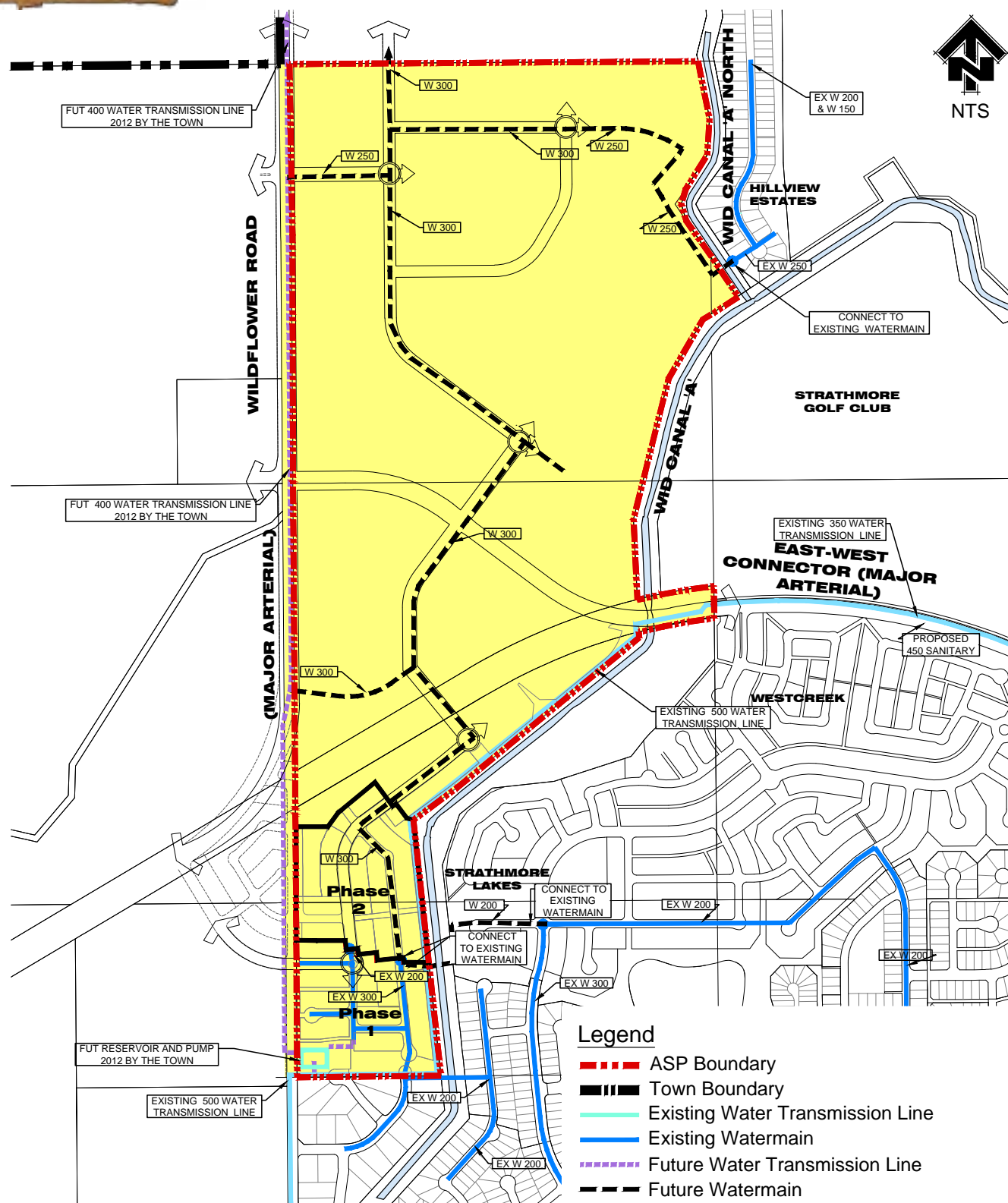


Figure: 9

Water Distribution Schematic

6.3 Sanitary Servicing

Sanitary servicing is generally in accordance with the Master Servicing Study as shown in **Figure 10 - Sanitary Sewer System Schematic**. Sanitary sewer servicing will be provided by extending a 450 mm sanitary sewer on the East-West Connector road from the existing 450 mm pipe at the intersection of the railroad right-of-way and Wheatland Trail. The lands south of the East-West Connector can generally be serviced by gravity sewer. The remaining lands will drain to a sanitary sewer lift station at the northwest corner of the development. A sanitary forcemain will be constructed from the lift station to the proposed 450 mm gravity sewer on the East-West Connector, west of the WID Canal.

- | | |
|---------------------|---|
| POLICY 6.3.1 | A temporary lift station, with the potential to become permanent, shall be allowed to service the development in advance of the construction of any permanent lift stations west of the plan area. |
| POLICY 6.3.2 | Sanitary sewer servicing will be provided by extending a 450 mm sanitary sewer in the East-West connector road from the existing 450 mm pipe near the intersection of the East-West connector road. |
| POLICY 6.3.3 | The lands south of the East-West connector road can generally be serviced by gravity sewer. |
| POLICY 6.3.4 | The lands north of the East-West connector road will drain to a sanitary sewer lift station at the northwest corner of the development. |
| POLICY 6.3.5 | A sanitary forcemain will be constructed from the lift station to the proposed 450 mm gravity sewer on the East-West connector road, west of the Western Irrigation District canal. |
| POLICY 6.3.6 | All materials used in the development shall be new and in compliance with the most recent standards and specifications of the Town of Strathmore, the City of Calgary and Alberta Environment. |

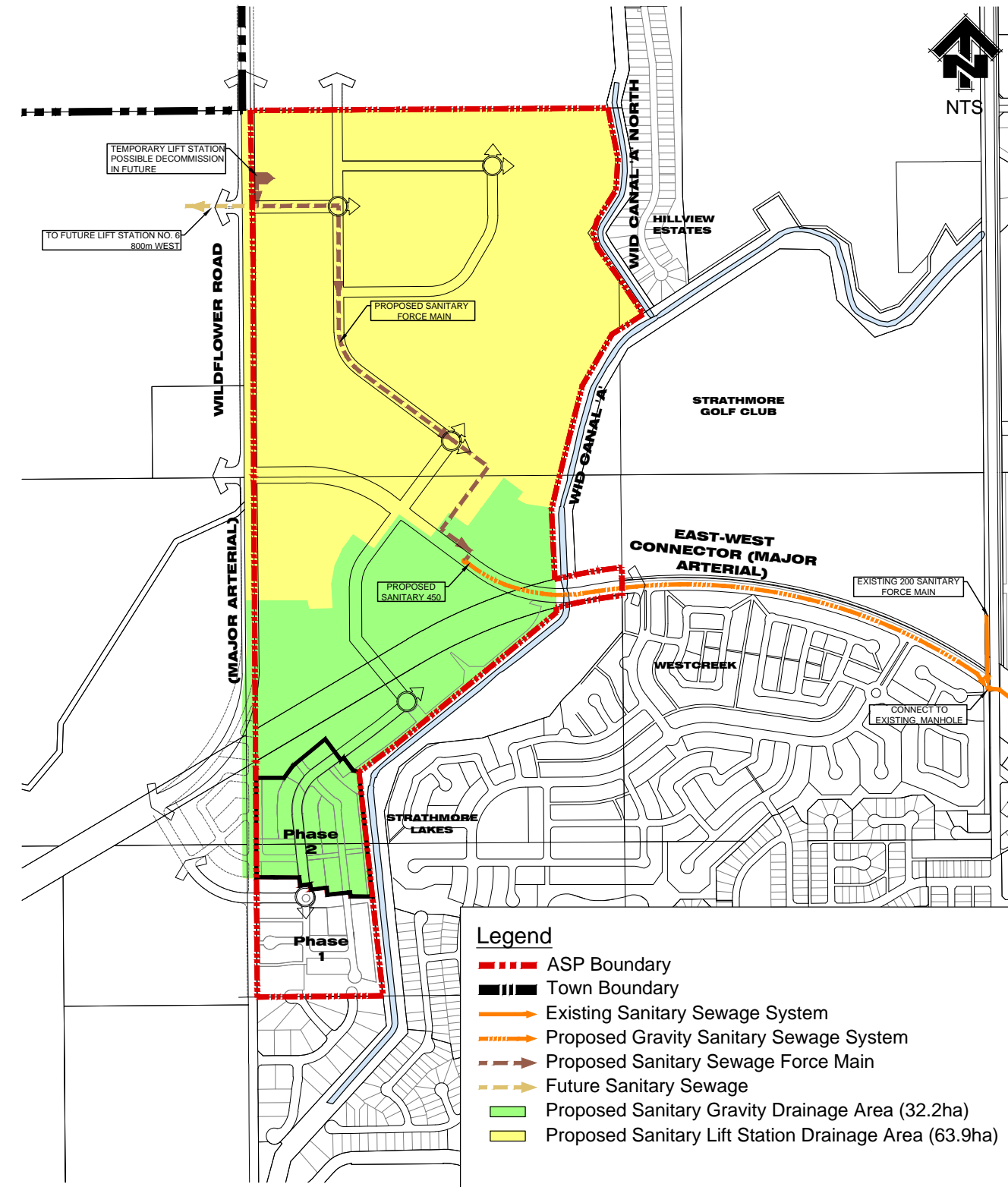


Figure: 10

Sanitary Sewer

6.4 Stormwater Servicing

All of the lands will be directed to a series of ponds which generally flow to the north and west until reaching the ultimate outfall, as per **Figure 11 - Stormwater Master Plan Schematic**. Flows leaving the site will be at pre-development flow rates (or less) and meet or exceed Alberta Environment Guidelines for water quality.

- | | |
|---------------------|--|
| POLICY 6.4.1 | Best Management Practices shall be used to reduce pollutants at the source and provide stormwater treatment and retention as necessary and where appropriate. |
| POLICY 6.4.2 | Alberta Environmental Protection Storm Water Management Guidelines and the City of Calgary Stormwater Management & Design Manual shall be followed in all cases where practical. |
| POLICY 6.4.3 | Development in Wildflower Ranch must take into consideration the final servicing solutions outlined in the Northwest Strathmore Master Drainage Plan and accepted by the Town of Strathmore, the Western Irrigation District and Alberta Environment. If additional lands are required for temporary storage, this land could come from a variety of land use types indicated in Figure 3 – Land Use and Transportation Concept, without statutory amendment to the ASP. |

6.5 Shallow Utilities

Shallow Utilities include telephone, natural gas, electrical, internet, and cable services. The developer will be responsible for the provision of these services through individual utility companies.

- | | |
|---------------------|---|
| POLICY 6.5.1 | Detailed design of the shallow utilities shall occur at the subdivision stage of development. |
|---------------------|---|

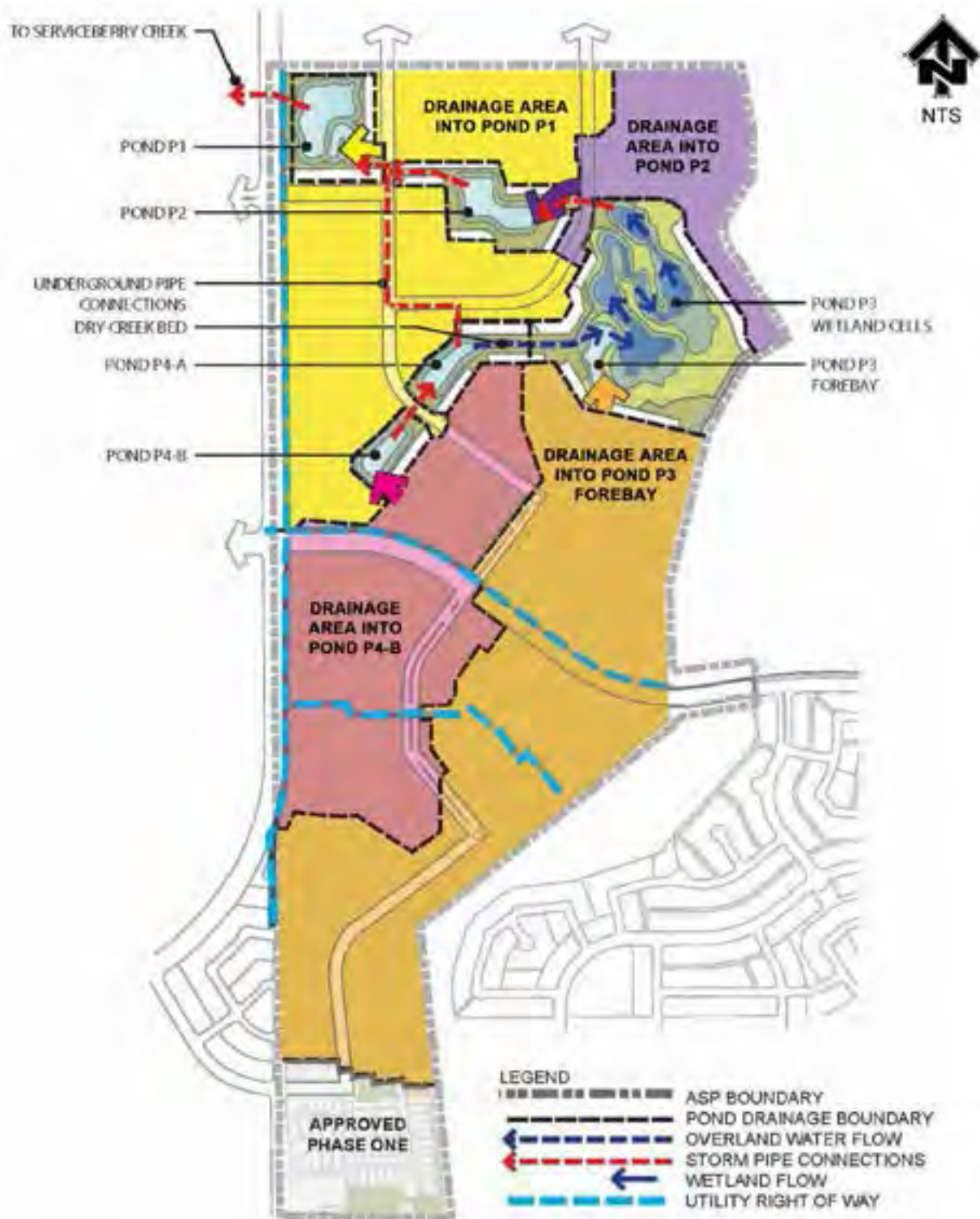


Figure: 11

Stormwater Master Plan Schematic

7.0 PHASING

Wildflower Ranch Area Structure Plan will be phased generally from south to north based on the extension of servicing northward from the previously approved Wildflower Ranch Phase 1. Phases are anticipated to vary from 5 hectares to 10 hectares in size and to contain 100 to 150 residential units. Phase 2 will be immediately north of the approved Phase 1. The first phase will be immediately north of the approved Phase 1. Phasing development order is indicated on **Figure 12 - Phasing Plan**, however the development order and size may change as dictated by the market conditions.

POLICY 7.1 Land use redesignation shall be approved by Council prior to commencement of subdivision and development of land.

POLICY 7.2 The phase boundaries and direction of development should respect servicing and site constraints.

8.0 IMPLEMENTATION

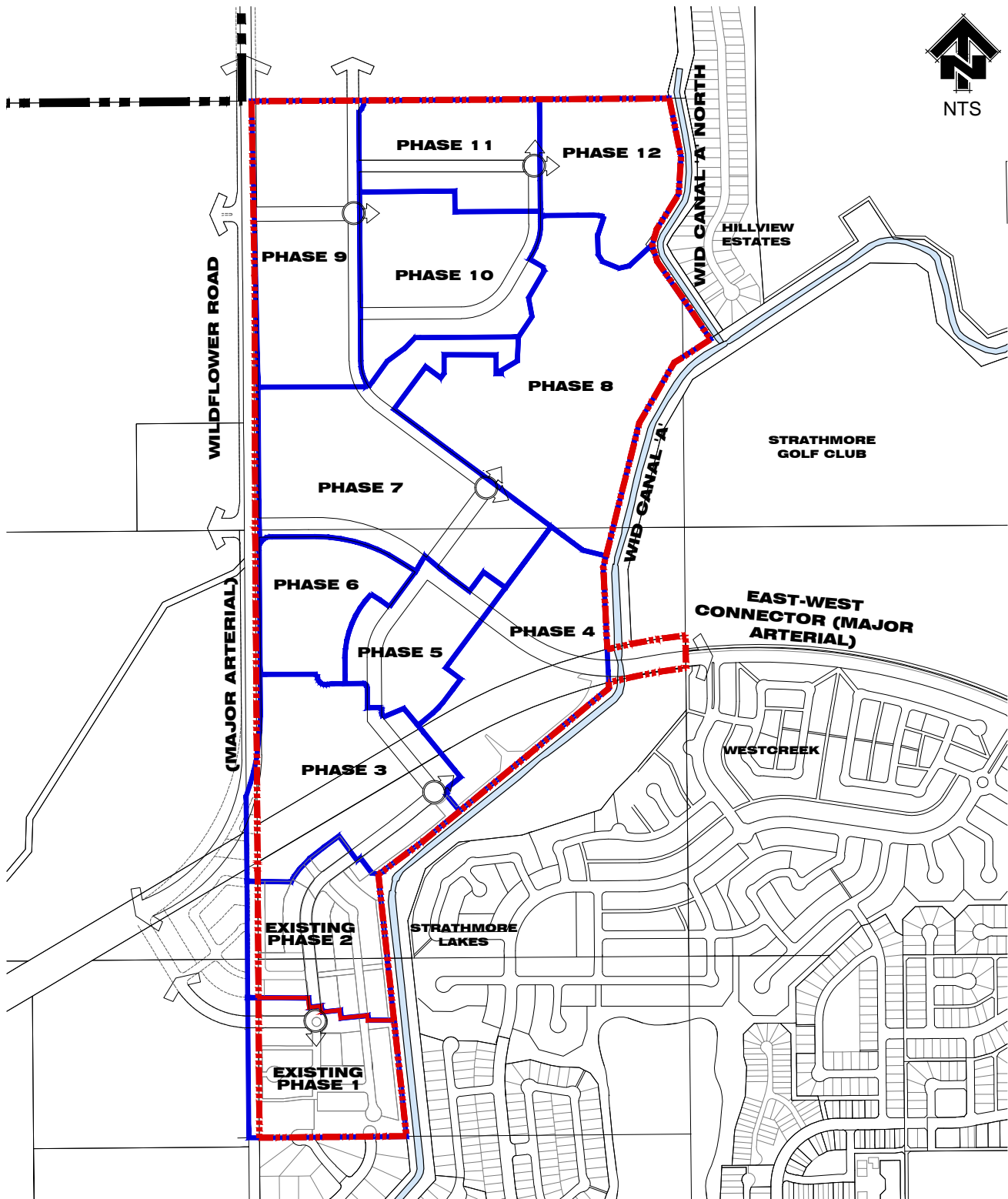
Implementation of the Wildflower Ranch ASP will occur through the land use redesignation and subdivision process. This ASP provides the vision, policy framework, and concept planning that will guide all future development approvals to achieve a phased Comprehensively Planned Community.

POLICY 8.1 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.

POLICY 8.2 Town administrative staff shall be responsible for implementing planning and policy statements contained within this Plan.

POLICY 8.3 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.



Legend

- Subject Lands
- Town Boundary

Figure: 12

Phasing Plan



Area Structure Plan



TOWN OF
Strathmore