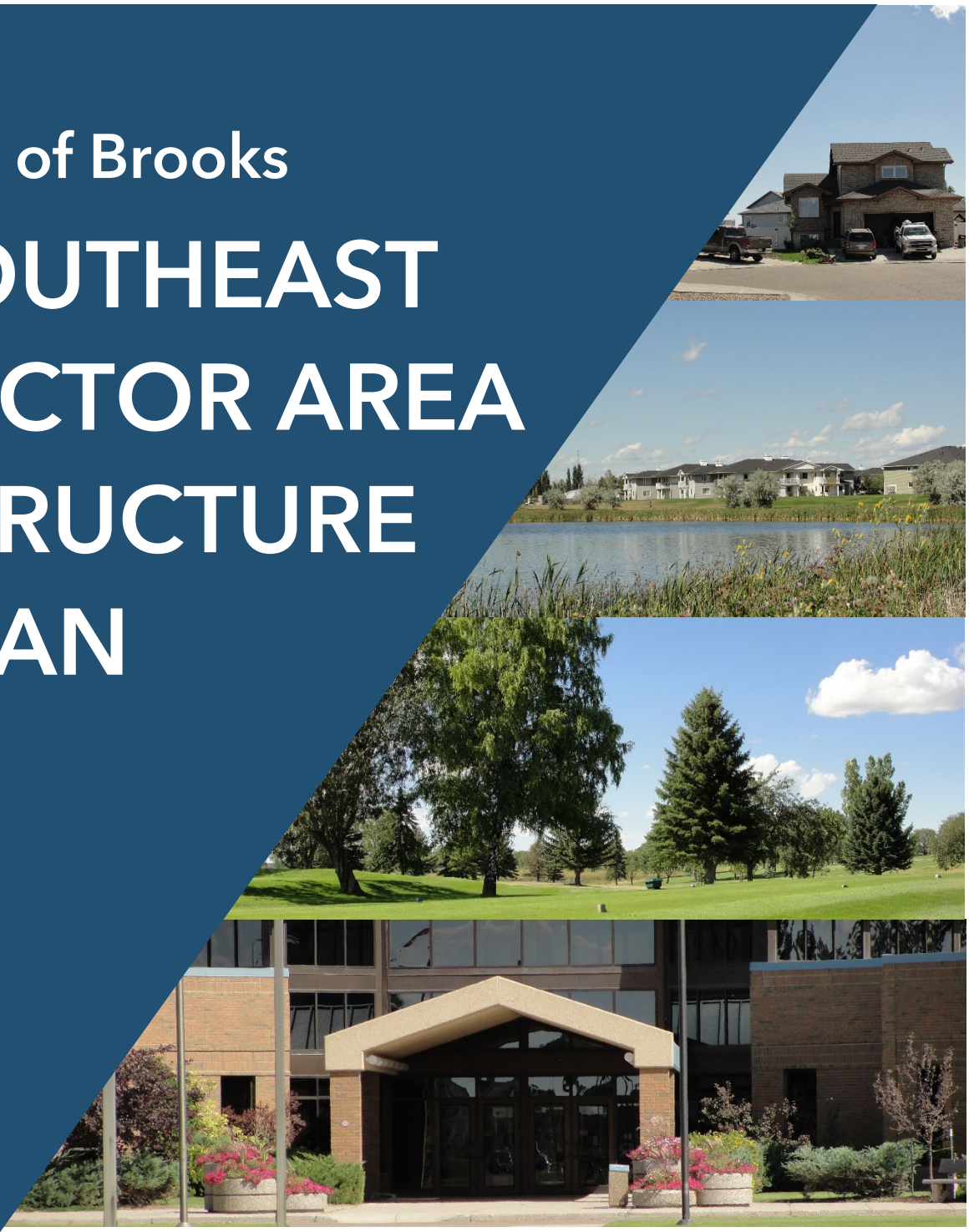
City of Brooks

SOUTHEAST SECTOR AREA STRUCTURE PLAN



Bylaw 23/25

October 2025

Consolidated to Bylaw 26/003, February 2026

City of Brooks

CITY OF BROOKS
BYLAW NO. 25/23

A BYLAW OF THE CITY OF BROOKS IN THE PROVINCE OF ALBERTA TO ADOPT THE SOUTHEAST SECTOR AREA STRUCTURE PLAN.

WHEREAS, in accordance with Section 633 of the Municipal Government Act, RSA-2000, Chapter M-26, and all amendments thereto, the Council of the City of Brooks deems it advisable to adopt an Area Structure Plan;

AND WHEREAS, the purpose of proposed Bylaw No. 25/23 is to provide a framework for subsequent subdivision and development of land within the southeast area of Brooks;

AND WHEREAS, a Public Hearing, as required by Section 692 of the Municipal Government Act, will be held prior to second reading of this Bylaw;

NOW THEREFORE BE IT RESOLVED, that the Council of the City of Brooks in the Province of Alberta enacts as follows:

1. Bylaws 13/12 and any amendments thereto are repealed.
2. That the Southeast Sector Area Structure Plan attached hereto as Schedule "A" be adopted.
3. The proper officers of the City of Brooks are hereby authorized to execute such instruments as may be necessary to effect the purpose of this Bylaw.
4. This Bylaw shall come into force and take effect on the date of final passing thereof.

Read a first time this 2nd day of September, 2025.
Read a second time this 6th day of October, 2025.
Read a third time and finally passed this 6th day of October, 2025.

Mayor

Chief Administrative Officer

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1. INTRODUCTION

1.1 PLAN PURPOSE

The purpose of the Southeast Sector Area Structure Plan (ASP) is to provide a policy framework to support the existing development in the Southeast Sector and to ensure the orderly development of those portions of the Plan Area (Map 1) that are undeveloped. The purpose is also to ensure the effective integration of existing with future development.

This ASP outlines, in general, the future pattern of subdivision by defining:

- land use types, size and location;
- the transportation network;
- the servicing requirements;
- the general location of community facilities;
- the sequencing of development; and,
- other development issues specific to the Southeast Sector.

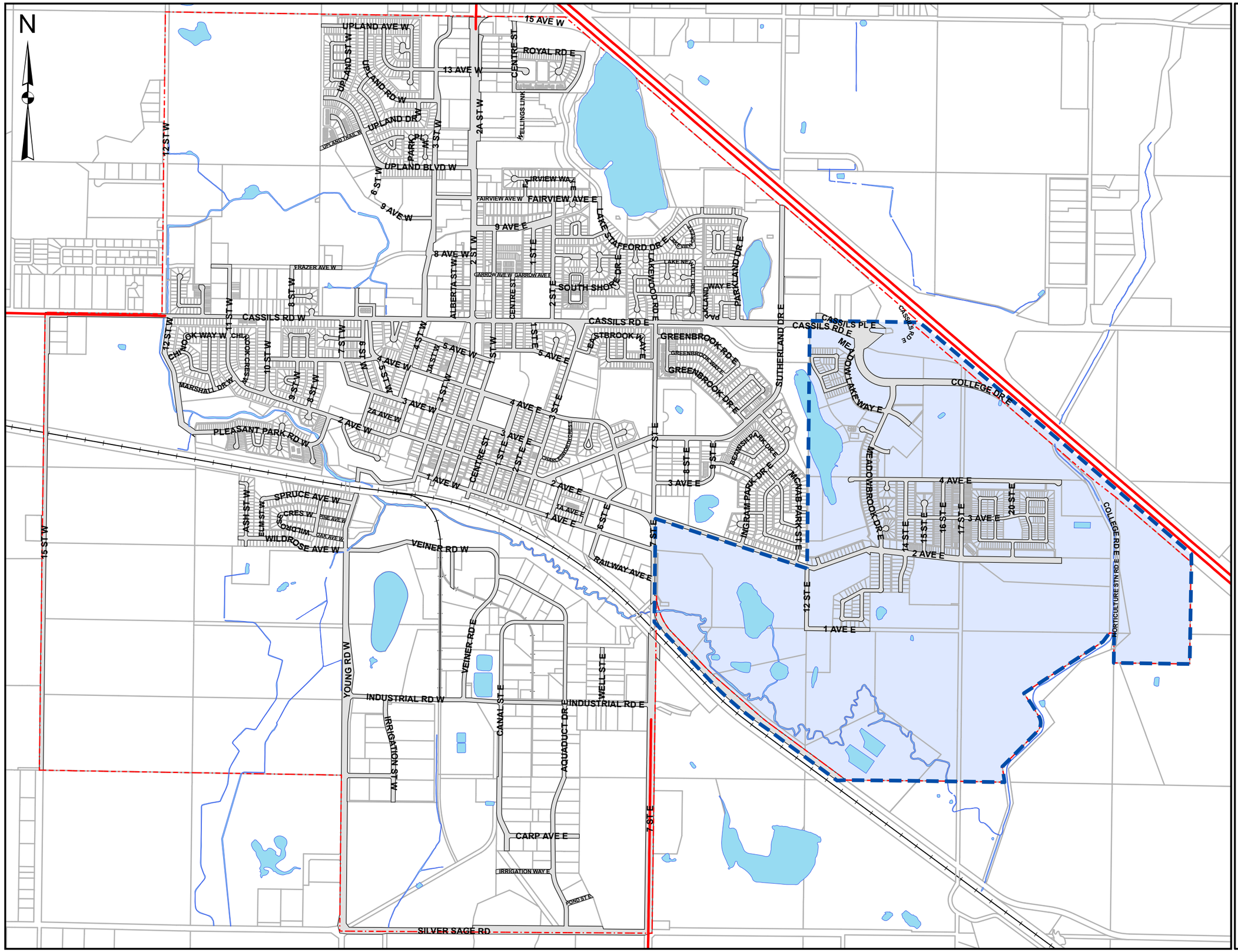
The purpose of this ASP is to establish the planning context on individual parcels in the Plan Area.

This ASP has been prepared in conformity with the Brooks Municipal Development Plan in accordance with Section 638 and Section 633 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 and any amendments hereto, herein referred to as "the Act". An ASP must achieve two things; It must be in keeping with the City of Brooks' responsibility to protect the broader public interest by promoting the design of neighbourhoods that are fiscally, socially, and environmentally sustainable in the long-term. At the same time, it must be flexible enough so that the development community can respond to prevailing market conditions and exercise creativity and innovation in design details.

While the original ASP was adopted in 1995, it was updated under Bylaw 02/19 on July 15, 2002 and updated again under 13/12 on June 25, 2013. This bylaw repeals the previous ASP and all associated amendments, providing an updated and revised Plan that considers the changing needs of the area and in a broader sense, the entire City of Brooks.

1.2 HOW TO USE THIS PLAN

This ASP is meant to be used by the following stakeholders:



City of Brooks

SOUTHEAST SECTOR AREA STRUCTURE PLAN

LOCATION MAP

OCTOBER, 2025

SOUTHEAST SECTOR

MAP 1

- Landowners, developers and business owners to see generally what land uses are allowed in a certain location and the process for development.
- Staff, Council and municipal authorities to make responsible decisions on redistricting, subdivisions and development permits that are in line with the policies in this Plan.
- Citizens to understand the future direction of growth and development in the southeast sector of Brooks.

This plan is broken into the following sections:

1. Introduction - provides background and context for understanding the Plan within the planning structures of the province and the city.
2. Planning Context – introduces the land and attributes contained therein.
3. Development Concept - provides an overview of the land uses planned for the ASP and includes policies related to park spaces and natural areas, and residential, commercial and institutional development.
4. Infrastructure - outlines the expansion of infrastructure and policies related to roads, water, sanitary and storm services.
5. Implementation - summarizes the development process and explains how the plan is to be implemented and amended if necessary.

The Land Use Bylaw (LUB) identifies that the Plan Area contains several land use districts. These districts do not always exactly equate to those depicted in Map 3 (Land Use Concept). For larger parcels, consultation with City staff on the best fit during conceptual planning, or redesignation is necessary to a developer's process.

Parcels of land that are the subject of proposed subdivisions may need to be redesignated to the appropriate land use district(s), based on the Land Use Concept contained in Map 3, and the specific needs of each subdivision application received.

Policies in Sections three, four, and five of the Plan must be referred to and followed when development is proposed within the plan area. When interpreting the policies of this plan, the words below have the corresponding meaning:

- SHALL, REQUIRE, MUST or WILL - directive terms that indicate the actions outlined are mandatory and apply to all situations.
- SHOULD - a directive term that indicates a preferred outcome or course of action, but one that is not mandatory.
- MAY - a permissive and/or discretionary term that denotes a choice in applying the policy.

1.3 BACKGROUND

Although the 2013 Plan is the most recent ASP for the Southeast Sector, the Southeast Sector has experienced several statutory plan updates over the years. The 2002 Plan was prepared, "to provide a policy framework to support the existing development in the Southeast Sector and to ensure the orderly development of those portions of the Plan Area that are undeveloped" and further "…to ensure the effective integration of existing with future development".

Several initiatives in 2001 lead to the Town revisiting the 1995 Plan to determine if it could satisfy these initiatives. In response, the Town determined that the 1995 Plan needed to be repealed in order to address emerging trends. The 2002 Plan was created as a response to the need for the 1995 Plan to be updated and revised and was directed by recommendation from the 2001 Town of Brooks MDP.

The impetus for the repealing of the 2002 ASP and adoption of an updated and revised ASP in 2013 was due to changing needs for the City of Brooks and its residents. These changes included a greater need for low density residential development and the construction of ball fields to meet the recreational needs of the community and region. In addition, with the shifting needs of the City, some plans, such as the 2002 ASP, benefit greatly from a comprehensive review and revision, to ensure they maintain relevance and applicability into the future. The 2025 version captures the decision making changes implemented by Council to accommodate various uses including recreation fields, schools and other development.

1.4 POLICY FRAMEWORK

The *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26 (*MGA*) sets out the legislative framework for planning in Alberta. Section 633 of the *MGA* gives municipalities the power to adopt an area structure plan to provide a framework for subdivision and development of an area of land. Area structure plans must comply with higher level legislation and policies and in turn the development process must comply with ASPs (see figure 1). An ASP is a statutory plan, which means there is a legal obligation on the part of the municipality and all other stakeholders to follow the plan.

Figure 1 – Hierarchy of Plans

Municipal Government Act	The provincial legislative framework for planning that municipalities and their planning documents must align with.
South Saskatchewan Regional Plan (SSRP)	A provincially mandated statutory plan that establishes a long-term vision for sustainable development of the South Saskatchewan Region.

Intermunicipal Development Plan (IDP)	A statutory plan that enables orderly and coordinated development between the City of Brooks and the County of Newell.
Municipal Development Plan (MDP)	A statutory plan required by the *MGA* to guide future land use. An MDP sets the vision for the City's growth and goals for development, infrastructure, recreation and transportation.
Area Structure Plan (ASP)	A statutory plan establishing future land uses and desired development patterns for a previously undeveloped area of the municipality.
Land Use Bylaw (LUB)	A statutory document that divides the City into land use districts, establishes rules and regulations for what can be developed within land use districts, and sets out the requirements and process for subdivision and development permits.
Subdivision	A process of dividing a parcel of land into two or more parcels, each with their own legal title in compliance with the lot sizes and regulations of the land use bylaw.
Development Permit	A permit and set of drawings or plans that specifies how development is to occur on a parcel of land based on the land use district and regulations in the land use bylaw.

The following documents were consulted in the preparation of the Southeast Sector Area Structure Plan and direction from these documents was incorporated into the policies of this Plan where appropriate:

- City of Brooks Transportation IMP 2020
- City of Brooks Stormwater IMP 2020
- City of Brooks Wastewater IMP 2018
- City of Brooks Potable Water IMP 2018
- City of Brooks Raw Water IMP 2020
- City of Brooks Recreation & Parks Comprehensive Master Plan 2021
- City of Brooks Trails Master Plan 2023

Since this ASP was last updated, the City of Brooks has adopted a new Municipal Development Plan. This MDP has informed the policies throughout this Plan. Key policies from the MDP that relate to development in the Plan area are listed below.

General and Growth Policies

4.1 Future growth and development within the boundaries of the City of Brooks should occur in a logical and resource-efficient manner, contiguous to existing development and able to make use of existing transportation, infrastructure and servicing connections that have capacity available to accommodate additional growth with the least amount of upgrading required.

4.3 Multi-lot subdivision and/or development should be phased to minimize carrying costs to developers and the municipality, and to make the most efficient use of infrastructure and servicing connections.

5.1 Growth in greenfield areas of the City should:

a. *be planned, designed and phased to ensure a compact, contiguous and well-designed urban form that uses land and infrastructure efficiently;*

Residential Development Policies

4.12 New developments should provide:

a. *an adequate supply of single detached dwellings and multi-unit dwellings;*
b. *a diversity of lot sizes;*
c. *a range of housing tenure options; and*
d. *adequate civic spaces and community needs such as parks, trails, schools and recreational opportunities.*

4.13 New developments should provide a high level of vehicular and active modes connectivity internally, and to existing built-up areas of the City, through the design and layout of streets and blocks that make use of grid and modified grid patterns.

4.14 Where appropriate residential developments should provide an area or area(s), which allow for and encourage complementary non-residential land uses.

Commercial Development Policies

4.18 Highway commercial development shall continue to be focused along major arterial roadways in the City and proximate to the TransCanada Highway.

4.20 Commercial development near residential development shall minimize potential negative impacts to the residential development by conforming to development regulations relating to development matters including, but not limited to the:

a. *design, orientation and massing of buildings, structures, and traffic elements such as access locations and parking and loading areas;*
b. *placement and orientation of lighting and signage; and*
c. *perimeter screening and site landscaping.*

4.21 Mixed use development, made up of commercial and other non-residential uses combined with residential units, should be encouraged where appropriate, with consideration for matters including, but not limited to:

a. *sufficient area for parking, with the potential for parking to be shared between daytime uses and residential needs;*
b. *adequate access to collector and/or arterial roadways;*
c. *easy access to schools, community facilities, and civic spaces; and*

d. *the minimizing of potential negative impacts to surrounding development*

Transportation Policies

6.4 New transportation rights-of-ways associated with newly developed areas, shall be funded by the developer(s).

6.5 Arterial routes in newly developed areas should give consideration to:

a. *minimize the number of driveways permitted in order that the function of such roads is not negatively impacted; and*
b. *make use of laneways to provide access to garages and off-street parking.*

6.8 Where appropriate and feasible the City will require developers of new areas to provide the land and capital expenditure to continue to expand the trails system in accordance with the 2010 Comprehensive Recreation, Parks and Culture Master Plan and any additions and amendments to the same, and/or any successor plan or other type of document approved by the City.

6.10 Where appropriate and feasible the City should enhance the walkability of the street network by adding sidewalks, improved pedestrian crossings, signalization and lighting.

6.16 Noise attenuation devices and visual screens, other land uses, special development regulations (e.g. increased lot depth), or landscaped buffer strips should be required to be installed by developers between new residential developments, highways and railways.

Natural Environment and Municipal Services and Facilities Policies

7.1 Developers shall be required to identify how subdivision and development proposals minimize potential negative impacts to the natural environment.

7.7 Stormwater catchment areas shall be required to be designed and built as naturalized wetlands, unless otherwise approved by the City.

7.13 The City will protect a full range of wetlands and riparian conditions by preventing or limiting development activity in hydrologically sensitive areas.

10.8 The design and development of storm drainage ponds should include only: a. dry ponds; b. constructed wetlands; and c. any combination of a and b, to the discretion of the City.

10.9 Proposed dry ponds and/or constructed wetlands shall be designated as Public Utility Lots (PUL), and designed for a 1:100 year storm event.

2. PLANNING CONTEXT

2.1 SITE FEATURES

2.1.1 SITE LOCATION AND ACCESS

The Southeast Sector is located in the southeast section of the community as shown in Map 1 (Location Map). It lies to the east of 7th Street East, north of the Old #1 Highway, south of the Trans-Canada Highway and Cassils Road, and west of the Crop Diversification Centre South (CDC South).

Current access to the Plan Area is by 2nd Avenue East and College/Meadowbrook Drive E. The Plan contemplates additional linkages to existing and proposed roadways.

The Plan Area comprises approximately 416.3 ha (1028.7 acres). Approximately 192.16 ha (474.83 acres) have been developed in the Plan Area. The City owns approximately 83.56 ha (206.49 acres) of land within the Plan Area.

2.1.2 LAND OWNERSHIP

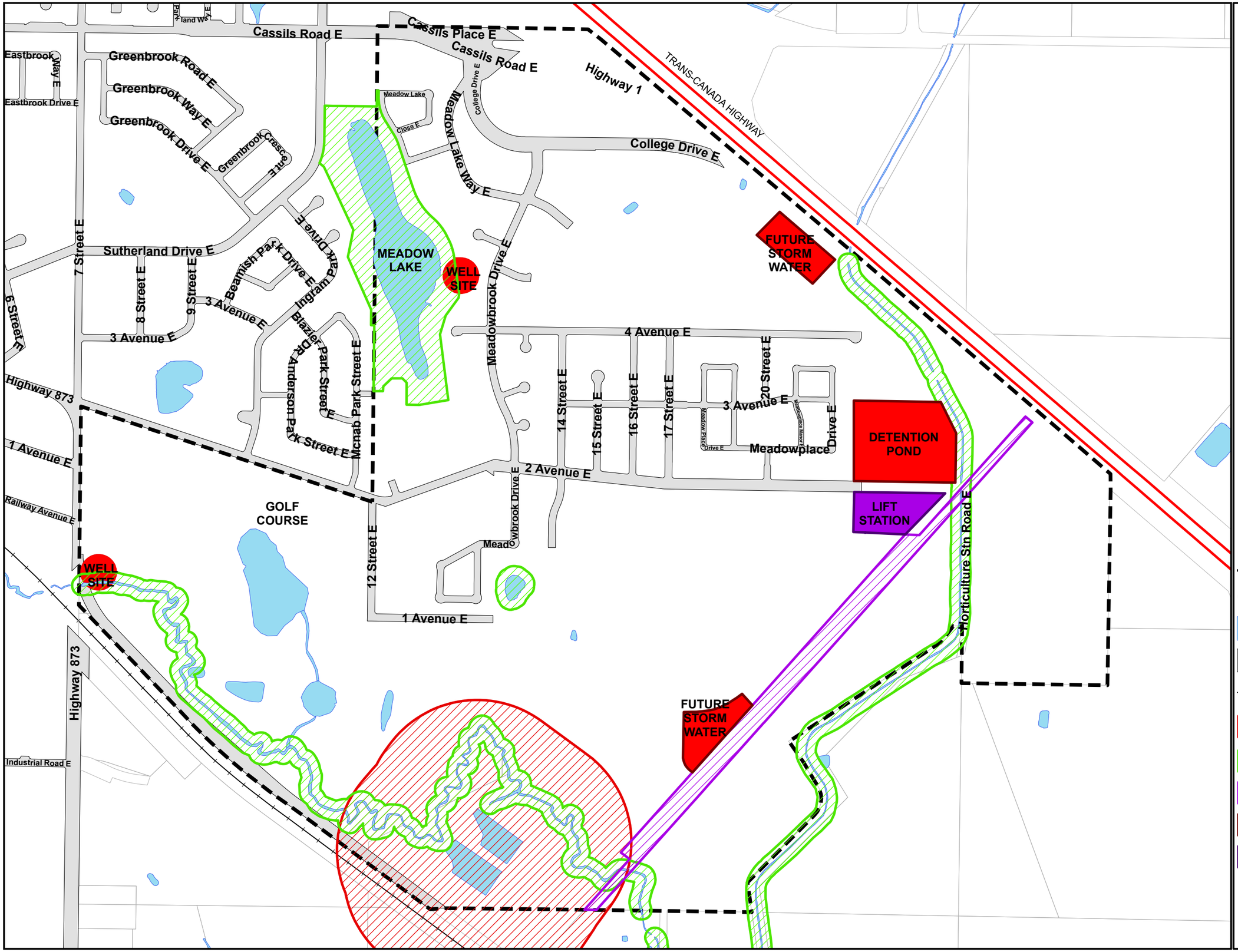
A large portion of lands within the Plan Area remain in an unsubdivided state, and are owned primarily by the City of Brooks, with Medicine Hat College, other corporations and private landowners holding different amounts of property throughout.

A utility corridor right-of-way comprising approximately 9.25 ha (22.88 acres) of land runs in a northeast to southwest direction in the eastern portion of the Plan Area, consisting of municipal and franchise facilities. See Map 2.

2.1.3 NATURAL ENVIRONMENT

The Plan Area generally consists of native grasses with some mature trees located in areas around Meadow Lake and within the Brooks Golf Course. The Plan Area has generally been heavily disturbed through past cultivation.

The slope of the land is generally from west to east with some undulation in the former. The site is level with some low, wet areas in the southeast. Several small sloughs and Meadow Lake are found within the western half of the Plan Area.



CITY OF BROOKS

SOUTHEAST SECTOR AREA STRUCTURE PLAN

DEVELOPMENT CONSTRAINTS

OCTOBER, 2025

NOTES:
DEVELOPMENT CONSTRAINTS WITHIN THIS SECTOR WERE IDENTIFIED FOR THIS PLAN. DEVELOPMENT CONSTRAINTS MAY BE IDENTIFIED AT THE CONCEPT PLAN / LAND USE BYLAW AMENDMENT STAGE FOR INDIVIDUAL DEVELOPMENT CELLS.

Legend

- Area Structure Plan Boundary
- Waterbodies
- Open Roads
- Railroad tracks
- Subdivision and Development Regulation Setbacks
- Environmentally Sensitive Lands
- Utility Corridor
- Stormwater Management
- Lift Station

MAP 2

Outstanding physical features within the Plan Area include Meadow Lake, adjacent areas around this water body, and One Tree Creek and associated riparian areas.

The Plan Area contains some environmentally significant areas. This includes the lands around Meadow Lake, the slough within the SE 33-18-14-W4M as well as the riparian areas along One Tree Creek. These areas are deemed to be environmentally sensitive for the following reasons:

- Uniqueness of the physical form of One Tree Creek surrounded on both sides by low-lying prairie lands.
- Marshland at the south end of Meadow Lake creates a riverine habitat for migrating waterfowl.
- Lands adjacent to Meadow Lake and the slough within SE 33-18-14-W4M act as a transition from a riverine environment to prairie.

2.1.4 EXISTING DEVELOPMENT

The Plan Area is partially developed. Map 10 depicts the developed and undeveloped lands as identified by the April 2024 aerial photography for the City and 2025 development records. The developed area totals 192.16ha (474.83ac) and the Undeveloped area totals 184.12(454.98ac).

The Brooks Golf Course occupies a significant portion of lands within the southwest of the Plan Area. The Old Rodeo Grounds (future Catholic High School site) and Brooks Mosque occupy land east of 7th Street East. The City's overflow sewage lagoons occupy an area in the southeast corner of the Plan Area. There is also a storm water detention pond located west of the Brooks Campus of the Medicine Hat College (also within the Plan Area) and north of the right-of-way for 2nd Avenue East.

Major transportation infrastructure includes the interchange at the junction of Cassils Road and the Trans-Canada Highway, which was completed in 2005 to provide a much needed point of access for the City.

There are several existing rights-of-ways located within the Plan Area. The City has a water line to provide service to the CDC South. ATCO Gas has facilities within a right-of-way that extends on a diagonal from the eastern boundary in a northwest direction to Meadow Lake.

A number of rights-of-ways are associated with the main sanitary sewer lift station immediately west of the college site. A water line, power line, and sewer line connect to the facility from the southwest and the force main from the lift station runs east, across the college property, continuing to the City's sewage lagoon site 2 km (1.24 miles) to the east.

The City also has a sanitary sewer right-of-way extending in a southeast direction from Cassils Road to the eastern boundary of the Plan Area.

2.2 PLANNING CONSTRAINTS

A number of constraints need to be considered in planning for the Southeast Sector. These are shown graphically in Map 2 (Development Constraints) and include:

- multiple landowners;
- high water table in portions of the Plan Area;
- environmentally sensitive areas such as One Tree Creek and Meadow Lake;
- land for commercial development in the vicinity of the Trans-Canada Highway and for neighbourhood services must be provided;
- only one access point into the Plan Area is available from Cassils Road;
- utility rights-of-ways occupy areas of the Plan Area that will constrain future development;
- topography affects the design of sewage and surface drainage facilities;
- subdivision and development regulations limit development within 300 m of the overflow sewage lagoons until they are closed and reclaimed;
- development in proximity to the well site within the Plan Area is subject to a 100 m minimum setback distance unless relaxed by the Alberta Energy Regulator;
- access to the Trans-Canada Highway limited to approved points by the Provincial Approving Authority; and
- a future storm water detention pond required south of 2nd Avenue East and along College Drive E (near the canal highway crossing) to service development nodes in the area.

3. DEVELOPMENT CONCEPT

3.1 VISION OF THE PLAN

The vision of the Southeast Sector ASP is to create neighbourhoods in which a variety of housing is available for different income levels and ages set within an oasis of open space with linkages to other parts of the community.

3.2 PLAN OBJECTIVES

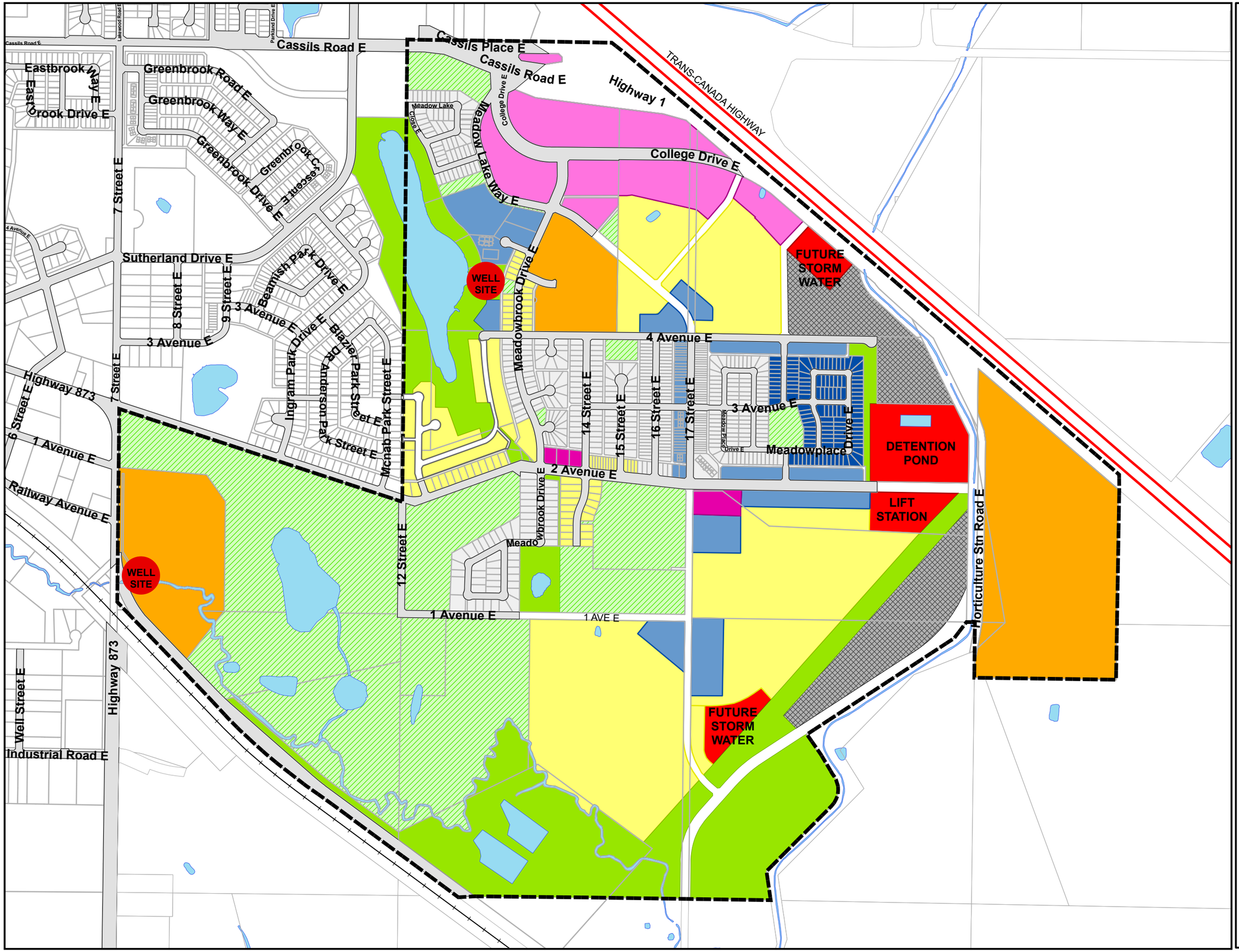
The Southeast Sector Area Structure Plan provides a site for residential and commercial growth for the City of Brooks, as well as an opportunity for the enjoyment of the natural environment. While being sensitive to the environmental features in the Plan area, the ASP will guide development to ensure that residents have the neighbourhood amenities they need to experience a high quality of life and that businesses and industries have opportunities to expand into the Plan area.

The objectives of the Southeast Sector Area Structure Plan are:

A. Provide a mix of housing to provide diverse options to residents.
B. Support continued commercial growth that meets the needs of residents in the Plan area and the surrounding community.
C. Allow for development of non-residential uses to support the economy of Brooks.
D. Ensure efficient use of land where rational infrastructure investment supports appropriate development.
E. Protect environmentally sensitive areas and where possible provide passive recreation opportunities.
F. Provide an open space system connected through a trail network to destinations within and outside of the Plan area.

3.3 LAND USE CONCEPT

The Southeast Sector will continue to be a residentially-oriented community comprised predominantly of low density residential development and manufactured housing interspersed with medium to high density residential situated along collector routes, as shown in the Land Use Concept (Map 3). The table below summarizes the land use areas within the plan.



City of Brooks

SOUTHEAST SECTOR AREA STRUCTURE PLAN

LAND USE CONCEPT

OCTOBER, 2025

Legend

- Area Structure Plan Boundary
- Waterbodies
- Open Roads
- Railroad Tracks

Land Use

- Business Park
- Development Constrictions
- Low Density Residential
- Existing Development
- Commercial
- School & Religious Assembly
- Manufactured Home Community Residential
- Medium/High Density Residential
- Neighbourhood Commercial
- Open Space
- Parks and Recreation

MAP 3

Use	Area(Ac)	Area(Ha)	Percentage
Business Park	42.79	17.32	5.0%
Public Works sites	29.24	11.83	3.4%
Commercial	42.77	17.31	5.0%
Manufactured Home Community Residential	32.10	12.99	3.7%
Medium to High Density Residential	43.11	17.44	5.0%
Neighbourhood Commercial	3.70	1.50	0.4%
Open Space	158.53	64.16	18.5%
Parks and Recreation	217.65	88.08	25.3%
Schools & Religious Assembly	116.30	47.06	13.5%
Low Density Residential	172.81	78.73	20.1%
Total Area of Parcels	859.01	356.42	100%
Remainder - Roads	169.69	59.88	
Total Plan Area	1028.7	416.3	

Figure 2 – Land Use Areas

School sites for FrancoSud School Division and a future Grasslands School Division middle school are identified close to residential development and within walking distance of the ball field/soccer complex and associated open space. The intent of locating school sites within this area of the Plan is to allow possible use of these facilities by the schools.

The quad ball diamond complex is a major recreational feature for the Southeast Sector, community and region. This facility contains three softball fields and one baseball field, a playground, and linear open space connecting the area to the larger trails system in the City. The addition of soccer complex at this site will make it a hub of activity central to the development.

Significant open space is contemplated for the Southeast Sector to reinforce its image as an "oasis within an oasis." Areas around Meadow Lake will be left in their natural state with the exception of trail installation and maintenance. A trail network is envisioned to allow access to all major natural areas within the Southeast Sector and connections to other areas within the community.

A storm water management facility was constructed in the nineties to accommodate major storm events. This facility has the capacity to accommodate surface water runoff from areas north of 2nd Avenue East. Development of additional storm water management facilities will need to be evaluated for areas south of 2nd Avenue East. A location for a storm water management pond has been identified for the area south of 2nd Avenue East. If necessary, a Master Drainage Plan may be required for each development node as part of the Concept plan process. Regulatory demands are increasing the need for such information. In addition

to their technical necessity, storm water facilities can provide a recreational amenity for the community.

A collector roadway extending eastward from Meadowbrook Drive provides access to areas in the north of the Southeast Sector as well as the Medicine Hat College – Brooks Campus and the CDC South. Second Avenue East, 4th Avenue East, Meadowbrook Drive, 17th Street East and College Drive will serve as collectors. Access to other parts of the community is provided via 2nd Avenue East and Meadowbrook Drive.

3.4 DENSITY AND PHASING

Defining density at this stage of the planning process may not be as meaningful as at the Concept plan stage because many of the development nodes remain undefined. Market demand will influence the type and style of land use and development ultimately sought and overall densities may vary from expected projections. The projected densities and populations for the area are provided in Figure 3. The number of dwelling units and population will vary depending upon the type and density of medium and high density residential anticipated within the Southeast Sector.

	Net Developable Area	Number of Dwelling Units	Population
Low Density	**172.81** Acres	**1037** Calculated based on an estimate of 6 dwelling units/acre.	**3007**
Medium to High Density	**43.11** Acres	**776/1552** Calculated based on an estimate of 18 and 36 dwelling units/acre.	**2250 /4500**
Manufactured Home Community	**32.10** Acres	**224.7** Calculation based on an estimate of 7 dwelling units/acre.	**651**
Total Estimated Population in SE Sector			**5908 /8158**

Figure 3 – Density Calculations
The table above uses Stats Canada 2021 average household size of 2.9. Net Developable Area removes 10% for Municipal Reserve and 20% for roadways.

City of Brooks

SOUTHEAST SECTOR AREA STRUCTURE PLAN

DEVELOPMENT PHASES

OCTOBER, 2025

Cassils Road E
Cassils Place E
Cassils Road E
Eastbrook Way E
Greenbrook Road E
Greenbrook Way E
Greenbrook Drive E
Greenbrook Crescent E
Sutherland Drive E
7 Street E
8 Street E
9 Street E
6 Street E
3 Avenue E
3 Avenue E
Beamish Park Drive E
Ingram Park Drive E
Blazier Park Drive E
Anderson Park Street E
Mcnab Park Street E
2A Avenue E
Highway 873
1 Avenue E
Railway Avenue E
WELL SITE
Highway 873
Industrial Road E
Highway 1
TRANS-CANADA HIGHWAY
College Drive E
Meadow Lake Way E
College Drive E
WELL SITE
Meadowbrook Drive E
FUTURE STORM WATER
4 Avenue E
14 Street E
15 Street E
16 Street E
17 Street E
20 Street E
3 Avenue E
Meadowplace Drive E
Meadowplace Manor Drive E
Meadowplace
2 Avenue E
DETENTION POND
LIFT STATION
Horticulture Stn Road E
Meadowbrook Drive E
12 Street E
1 Avenue E
FUTURE STORM WATER

Legend

- Area Structure Plan Boundary
- Waterbodies
- Open Roads
- Railroad tracks
- Phase 1
- Phase 2
- Phase 3
- Phase 4

MAP 4

Individual development phases are shown in Map 4 (Development Phases). It is likely that the first phase of development will primarily occur on City owned lands and some private land. Development elsewhere within the first phase will be contingent upon market conditions and provision of services into these areas. Subsequent phases will primarily be driven by market conditions.

The phasing of development within this Plan should be approved only where there are contiguous roads and utilities. If developers wish to develop land-requiring extensions of existing roadways and utilities, all costs of such extensions should be borne by them. The City may consider implementing endeavor to assist agreements where the development of one site benefits another.

All detailed designs and construction will be approved by the City to ensure that safe and attractive neighbourhoods are provided within the Southeast Sector.

3.5 LAND USE POLICIES

3.5.1 RESIDENTIAL DEVELOPMENT

Most of the existing residential development occurs along the Meadowbrook Drive E corridor and between 4th and 2nd Avenue E. Additionally housing development adjacent to the baseball complex rounds out the existing housing stock. The Plan area contains a wide variety of housing including condominium units, single detached, manufactured homes, 2-unit dwellings and multi-unit attached housing.

There is opportunity for the development of a variety of dwelling types within the Land Use Concept. With access to open space and adjacent commercial, this area will work well for low, medium and high density residential development. The appropriate densities will be determined at the development stage based on the capacity of the available infrastructure.

The following objectives and policies refer to residential development within the Plan Area.

Objectives

1. To provide for alternative forms of housing in order to fulfill market niches presently not satisfied in the community.
2. To provide within the community a variety of housing types and tenure to accommodate differences in age, family size, and income.
3. To ensure that new developments provide an attractive residential environment with adequate parking, landscaping, and amenities.

4. To ensure a proper interface between residential and non-residential uses through the use of building or site design.
5. To provide for pedestrian scale walkable neighborhoods with linkages to existing social, cultural, or economic facilities within the community.

RESIDENTIAL DEVELOPMENT POLICIES

3.5.1.1 Creative site planning and design that responds to the context of the site and natural features will be encouraged.

3.5.1.2 A range of tenure options should be encouraged in residential areas including fee simple, condominium and rental housing units.

3.5.1.3 The integration of lower cost housing in the form of an apartment building or other forms will be encouraged within the Southeast Sector. Any affordable housing project design should integrate well with the surrounding area.

3.5.1.4 Design guidelines may be applied to all multi-unit dwellings and single detached, duplex, and attached housing. Multi-unit housing will ensure the following:

- External design, character, and appearance of the building must ensure the architectural integrity of the site and surrounding dwellings;
- Comprehensive site planning will be encouraged in order to ensure a proper relationship with existing and proposed development in the area;
- Site design will ensure proper egress/access to major roadways.
- Buffering or screening may be required along the edge of the property for development that has the potential to create land use conflicts with existing or potential residential areas.
- Development adjacent to 2nd Avenue East and other collectors will reflect appropriate design being in highly visible locations. Design will ensure amenity space is provided for each dwelling unit and is sensitive to existing or proposed development in the area. Building orientation should be directed to the street in order to enhance the experience of the pedestrian, to enhance the safety of the community and the development, and to facilitate opportunities for social exchange.
- Each dwelling unit should be designed with consideration of privacy, individuality and identity, and access to sunlight for habitable rooms and private amenity spaces.

3.5.1.5	Development in the area designated for single-detached residences in the NE 28-18- 14 W4M within the setback requirement of the overflow sewage lagoons will not be permitted until such time as this facility is closed and reclaimed. Closure and reclamation of this facility will need to be reviewed by the municipality. However, there are currently no plans to close this facility.
3.5.1.6	Residential development adjacent to commercial land uses will ensure proper orientation and screening to minimize potential conflict within the residential-commercial interface where commercial exists before the residential development.
3.5.1.7	Mixed uses that permit residential units constructed over commercial will be supported in the neighbourhood commercial sites.
3.5.1.8	Secondary suites within single-detached dwellings and attached housing may be permitted provided a separate entry point is provided and the suite satisfies the National Building Code-Alberta Edition, the National Fire Code-Alberta Edition and provision is made within the land use bylaw, and additional parking as required by the LUB is provided.
3.5.1.9	Within the area designated as Manufactured Home Community the following guidelines apply: • Uniform fencing will be required to the satisfaction of the municipality at the time of subdivision or development approval around the perimeter of the property to be maintained by the operator/developer or others. • Boulevard landscaping may be required of the developer to the satisfaction of the municipality where a manufactured home community fronts onto a collector roadway. • An amenity area equivalent to (10%) of the development area may be required in lieu of municipal reserve to the municipality.
3.5.1.10	The approval of any residential development may require that the developer enter into a development agreement within the municipality to deal with the construction of roads, the provision of services, or any other matter that Council may require to be addressed.
3.5.1.11	Dwelling units in proximity to the well sites within the Plan Area will not be permitted to encroach onto the 100 m setback requirement. The City may apply to the AER for a relaxation provided the well operator agrees to the distance selected for the relaxation. Site design will reflect any setback requirement.

3.5.1.12	Residential development in the Plan area shall comply with the regulations in the City of Brooks Land Use Bylaw. Where redistricting is required, standard land use districts should be used. A site specific Direct Control land use district may be created in rare circumstances to deal with site constraints or to accommodate a unique development proposal.
3.5.1.13	Where vacant lots exist within areas that have been predominately built out with a majority of one type of dwelling, any decision on a proposed redistricting for higher density should be evaluated based on the suitability of the infill given the context of the neighbourhood.

3.5.2 | COMMERCIAL DEVELOPMENT

Commercial development within the Southeast Sector is contemplated to include: (1) general commercial, (2) neighbourhood commercial, and (3) business parks. . Each of these uses will provide goods and services to different economic sectors.

Each of these uses are positioned either adjacent to collector roadways and generally at the intersection of them. No commercial sites are designated internally within residential development nodes. Recent experience in other municipalities is that such facilities may become the focus of unavoidable land use and traffic conflicts. The only existing commercial use is Fortis Alberta adjacent to College Drive E.

Objectives

1. To ensure that the opportunity for local commercial land use is available within the Plan Area.
2. To guide new commercial development in the Plan Area, to suitable locations and ensure proper development of individual sites.
3. To encourage a high standard of design and minimize the impact of commercial use on adjacent residential areas.
4. To encourage a mix of residential use within commercial buildings at select locations within the Plan Area that is compatible with adjacent residential areas.

COMMERCIAL DEVELOPMENT POLICIES

3.5.2.1 General Commercial development will be promoted as an important element of the municipality's long-term supply of commercial land. Due to the indirect access from the Trans-Canada Highway, areas designated as General Commercial south of the proposed interchange may not necessarily be considered as traditional highway commercial servicing the traveling public. Instead, this area may be oriented to uses requiring large land parcels and high visibility from the Trans-Canada Highway.

3.5.2.2 Mixed use development that contains residential units over commercial/retail uses are encouraged within neighbourhood commercial sites adjacent to 2nd Avenue E as identified in Map 3.

3.5.2.3 Only those commercial uses that are compatible and appropriate adjacent to residential areas will be permitted. Commercial sites adjacent to residential areas will ensure that the quiet enjoyment of residential neighbourhoods is not affected.

3.5.2.4 All commercial buildings will be designed and sited to reinforce Brooks as a pleasant and desirable place to live and visit by:

- Increasing setbacks so that screened parking areas can be provided within the setback;
- Ensuring mechanical appurtenances are properly screened from view and designed to minimize noise transference to such areas;
- Utilizing building materials that are aesthetically pleasing and complement the character of the adjacent residential area;
- Ensuring that larger buildings are divided into smaller masses to reduce bulk and create visual variety by breaking up the building footprint, offsetting walls, shifting rooflines to vary height and articulating building elevations.
- Ensuring landscaping of boulevards and other areas visible from the Trans-Canada Highway to the satisfaction of the municipality.
- Ensuring a higher architectural design standard in both design and exterior building finishes.

3.5.2.5 The land use bylaw provides design guidelines for the business park designated within the Southeast Sector. Such guidelines will address lot configuration, access, relationship to adjacent uses, pedestrian access, landscaping and parking.

3.5.2.6	The location and size of the future neighbourhood commercial facilities will be established through the Concept plan/Land Use Amendment/Subdivision processes.
3.5.2.7	Mixed use buildings may be developed in commercial areas adjacent to residential or as neighbourhood commercial within residential areas. Mixed use development shall be compatible with adjacent development and shall comply with the City of Brooks Land Use Bylaw.

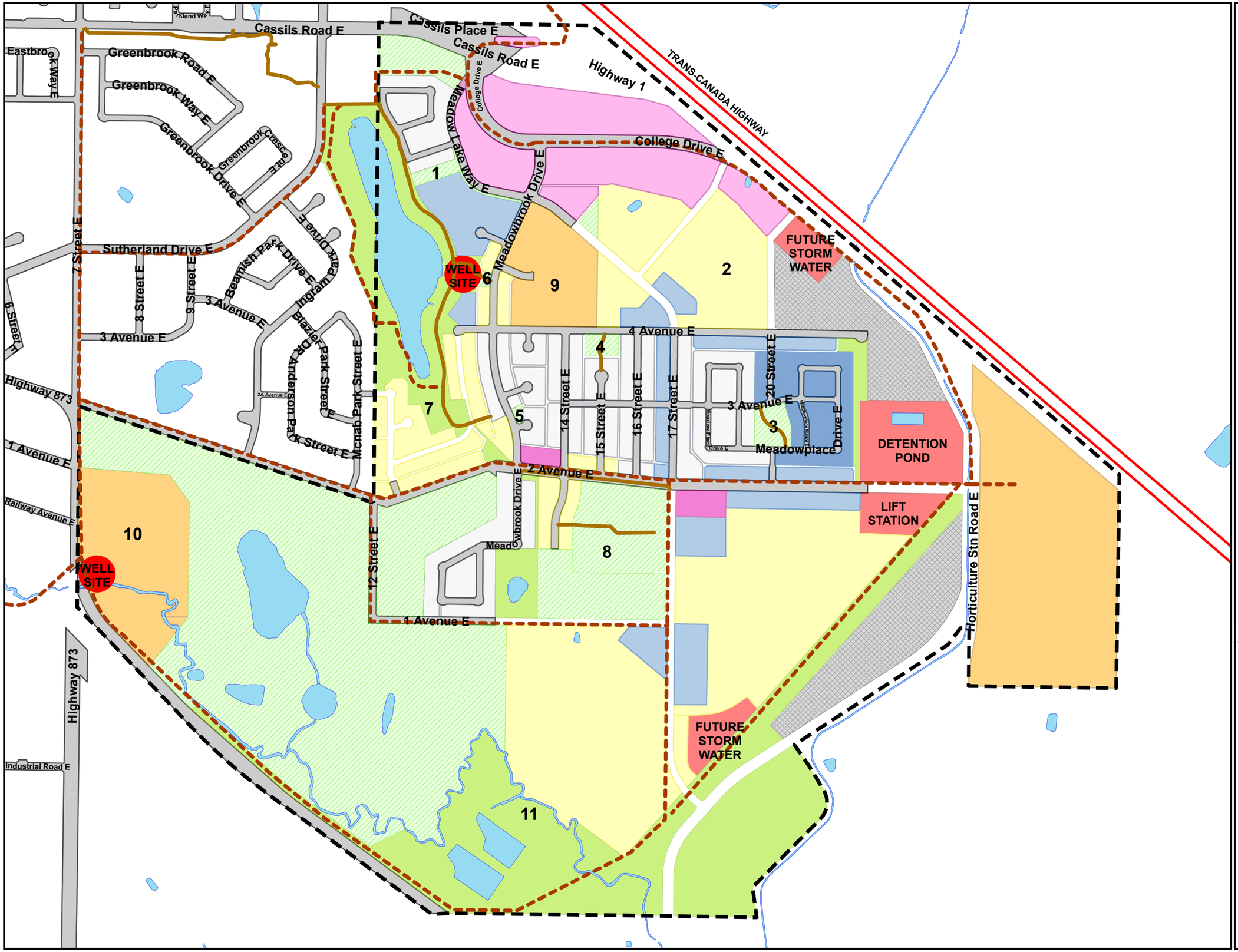
3.5.3 | INSTITUTIONAL AND OPEN SPACE SYSTEM

The Plan identifies existing open space land uses, recreational land uses, and future area allocations in Map 5 (Park Sites and Linear Pathways). This also includes Institutional uses such as public infrastructure sites, schools and religious assembly. The Brooks Campus of Medicine Hat College is the dominant institutional land use within the Plan Area. This institution should have sufficient land within its control to provide for future expansion of its physical facilities.

Three School sites are identified within the Plan Area. The francophone school on Meadowbrook Drive E has been completed and will be adjoining a Grasslands Middle School. The Catholic High School has identified a new location on the Kinsmen Rodeo Grounds site which has ample space for joint city facilities. The school districts are required to maintain a joint-use planning agreement with the City.

The Brooks Golf Course, Brooks Mosque, Kiwanis RV campground and Brooks Quad Ball Diamond Complex have been long-term land uses within the Southeast Sector. It is expected that these uses will continue within their respective locations for the life of this Plan.
Long-term development of the former overflow sewage lagoon site was originally contemplated during the preparation of this Plan. The site is isolated by the One Tree Creek from other land uses in the Plan Area. The use of this facility is expected to continue for the foreseeable future. If the lagoons are not closed and reclaimed, lands north of this facility within the setback requirement (See Map 2) will have to remain either in their existing state or be designated as open space.

The open space system comprises four major elements: (1) neighbourhood parks; (2) community parks; (3) Natural areas, and (4) linear parks. All will be designed to provide a mosaic of interconnectivity within the Plan Area and meet the requirements of the City of Brooks Comprehensive Recreation, & Parks Comprehensive and Culture Master Plan 2021 and any subsequent amendments thereto.



City of Brooks

SOUTHEAST SECTOR AREA STRUCTURE PLAN

PARK SITES AND LINEAR PATHWAYS

OCTOBER, 2025

NOTES: THIS MAP IS CONCEPTUAL AND SUBJECT TO CHANGE

MUNICIPAL RESERVE

1. 0.488 ha (1.21 ac)
2. 1.653 ha (4.08 ac)
3. 1.08 ha (2.67 ac)
4. 0.55 ha (1.36 ac)
5. 0.11 ha (0.27 ac)
6. 0.13 ha (0.32 ac)
7. 13.075 ha (32.3 ac)
8. 11.27 ha (27.84 ac)

SCHOOL RESERVE

9. 7.123 ha (17.6 ac)
10. 9.677 ha (23.91ac)

ENVIRONMENTAL RESERVE

11. 3.795 ha (9.38 ac)

Legend

- Area Structure Plan Boundary
- Waterbodies
- Open Roads
- Railroad tracks
- Proposed Paths
- Existing Paths

MAP 5

Objectives

1. To maintain and enhance the quality of existing open space and recreation facilities to meet the needs of the residents within the Plan Area and the community at large.
2. To ensure the development of linear linkages between community open spaces and improve the community parks for walking, cycling, and other forms of recreational activities.
3. To encourage joint use of facilities with school divisions to reduce capital and operating costs.
4. To ensure land use around Meadow Lake and the water body east of Greystone subdivision is carefully planned so that these areas may retain their natural state as much as possible.
5. To ensure land along One Tree Creek and associated riparian areas is carefully planned so that this waterway and associated riparian area may retain its natural state as much as possible.
6. To establish, where practicable, neighbourhood or community park spaces within a five minute walk (400 – 500 m) of each residence in the Southeast Sector.
7. To reinforce the Brooks Campus of Medicine Hat College as the major focus point for institutional facilities not only for the Plan Area but also the whole community.

INSTITUTIONAL AND OPEN SPACE SYSTEM

3.5.3.1	The municipality will encourage development of a network of open spaces within the Plan Area encompassing both cultivated and natural areas for active and passive recreational activities.
3.5.3.2	Meadow Lake and One Tree Creek will be protected in their natural state wherever possible. Any construction of a linear corridor will reflect the integrity of the natural habitat around these features.
3.5.3.3	The municipality will work with adjacent landowners to cooperatively protect contiguous natural habitat as designated in the Land Use Concept.
3.5.3.4	Emergency vehicle access will be maintained within natural areas for fire fighting purposes.
3.5.3.5	Neighbourhood or community park space should be available within a five minute walk (400 - 500 m) of all residences in the Southeast Sector.

3.5.3.6 Neighbourhood and community parks provided by developers as a result of subdivision will not require upgrades or improvements from the municipality and will be to the satisfaction of the Public Works Department.

3.5.3.7 An integrated hierarchy of active and passive parks and recreation facilities will be provided in order to meet the needs of the residents within the Plan Area. The hierarchy of parks will include municipal reserve parklands, active recreational facilities such as the quad ball diamond/soccer complex, and natural environmental reserve areas. Where possible, the system of parks will be linked to a community-wide pathway system. Map 5 identifies existing and conceptual pathways and reserve allocation. Individual park sites and requirements will be better defined at the Concept plan/Land Use Amendment/Subdivision stages.

3.5.3.8 The school sites will be developed as warranted by demand and utilization rates, and as funds become available. The school districts will need to determine the most appropriate location for facilities within the proposed site.

3.5.3.9 Should the overflow sewage lagoons be reclaimed within the lifetime of this Plan, the City will need to review appropriate uses within this area given its proximity to the One Tree Creek. It is possible that passive or active recreational uses may occur within this site once the lagoons are closed and reclaimed. Timing of the closure and reclamation will be contingent upon the need for these facilities and budget approval from Council.

3.5.3.10 The City will work with the College to emphasize its role as an educational, social, and cultural centre for the community.

3.5.3.11 Consideration will be given to having up to a 13 m wide linear pathway right of way along the south boundary of 2nd Avenue East where feasible. This pathway should be uninterrupted where possible. Linear pathways will be better defined at the Concept plan/Land Use Amendment/Subdivision stages.

3.5.3.12 Where possible, the environmental reserve adjacent to One Tree Creek in areas outside the existing Golf Course lands will be up to 13 m wide to ensure integrity of the creek's riparian area. Where possible, the linear pathway system may be incorporated within this 13 m environmental reserve.

3.5.3.13 The Brooks Golf Course will be reinforced into one of the principal recreational land use within the Southeast Sector along with the quad ball diamond complex and soccer complex.

3.5.3.14 Municipal and environmental reserve requirements will be determined at the Concept plan and subdivision stage as proposals are solidified and may be used for the purposes identified in the Act.

4. INFRASTRUCTURE

4.1 MUNICIPAL INFRASTRUCTURE

Municipal services have been installed in part of the Southeast Sector. In general, costs of infrastructure upgrades and development shall be borne by the applicants developing land in the plan area. Additionally, the plan area is subject to off-site levies and developers are encouraged to consult with City Staff on these costs.

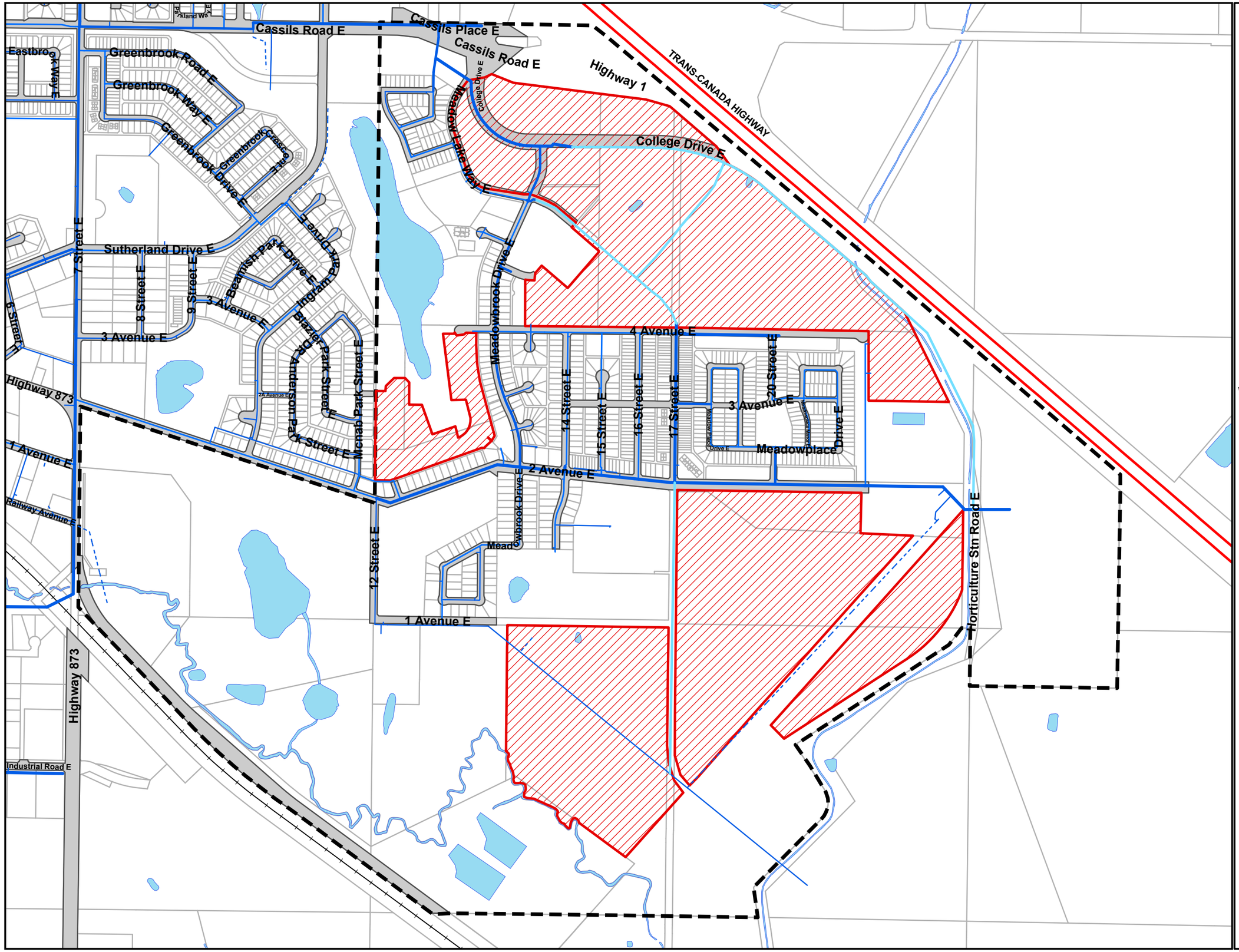
4.2 WATER DISTRIBUTION

The Plan Area is currently serviced with water mains as depicted in Map 6 (Water Distribution System). Additional water mains will need to be designed and approved through the development process to service undeveloped areas.

A network analysis should be undertaken at the Concept plan/Land Use Amendment stage of development proposal to confirm pipe sizes and routing within each development area. Developers shall consult City staff in conjunction with the City of Brooks Potable Water IMP 2018.

WATER POLICIES

4.2.1	All water mains will be designed and constructed to City Construction Specifications.
4.2.2	A distribution pipe network analysis will be conducted at the Concept plan/Land Use Amendment stages to confirm the size, routing and adequacy of the network to deliver peak domestic and fire flows.
4.2.3	Development phasing will provide looping of the water mains to existing systems to ensure that no more than 75 units are connected to a single feed on a temporary basis and no more than 40 units are on a single feed permanently.
4.2.4	Water conservation practices are encouraged in the design of developments in the Southeast Sector, including the use of efficient household fixtures, retention and reuse of rainwater, and connection to a raw water irrigation system.



City of Brooks

CITY OF BROOKS

SOUTHEAST SECTOR AREA STRUCTURE PLAN

WATER DISTRIBUTION SYSTEM

OCTOBER, 2025

NOTES:
WATER SERVICING FOR FUTURE DEVELOPMENT AREAS WILL BE DETERMINED AT THE CONCEPT PLAN STAGE.

Legend

- Plan Boundary
- Proposed Water Distribution

Existing Water Distribution

Pipe Size

- 150
- 200
- 250
- 300
- 450
- Other
- Future Development Areas

MAP 6

4.2.5	All connections to the potable water system will be metered as a means to provide for equitable billing, to monitor water consumption and to encourage water conservation.
4.2.6	Subject to the City or a developer providing a raw water irrigation pumping system and pipe network in the Southeast Sector, development should endeavor to connect to such a system for irrigation of lawn, park and boulevard spaces as a means of conserving treated water consumption.

4.3 WASTEWATER SERVICING

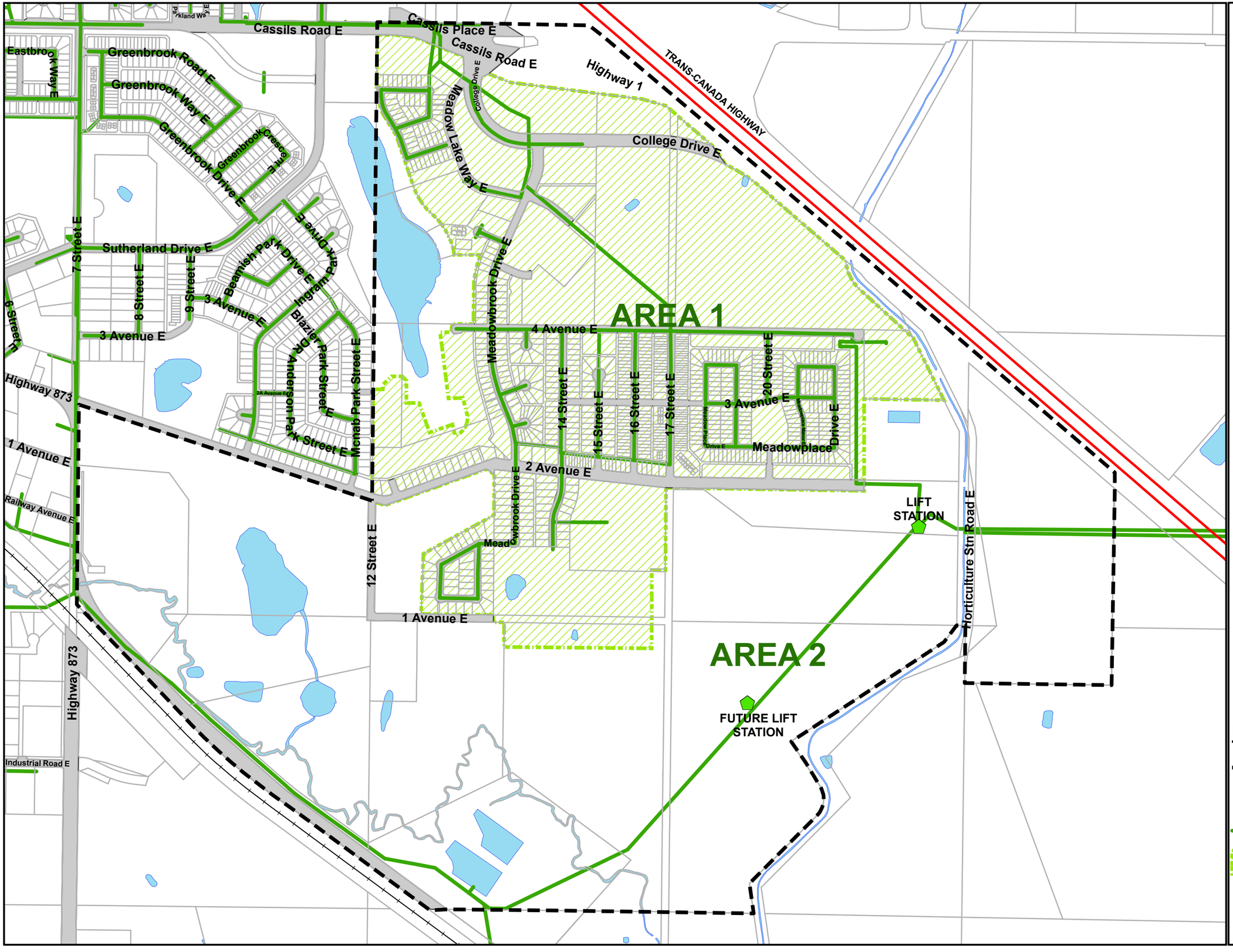
The area identified in Map 7 (Sanitary Sewer System) as Area 1 can be serviced by gravity to the Meadowbrook Lift Station. Additional mains will be determined at the Concept plan/Land Use Amendment stage and approved with final engineering plans.

The most southerly areas of the Southeast Sector (Area 2 on Map 7) cannot be serviced by gravity without the addition of another sanitary sewer lift station. The most southwesterly areas are identified as being not serviceable by gravity sewer. If the area develops, alternative sewage disposal methods such as holding tanks/pump outs or low-pressure sewage force mains must be considered. An engineering assessment of these two areas should be undertaken prior to any developments being proposed to determine the suitability of the land for development as well as the feasibility and extent of gravity service to a new lift station.

Developers shall consult City staff in conjunction with the City of Brooks Wastewater IMP 2018.

WASTEWATER POLICIES

4.3.1	All sanitary sewers and sewage facilities will be designed and constructed to City Construction Specifications.
4.3.2	At the Concept plan/Land Use Amendment stage, the sanitary sewage flows must be calculated and the sewage collection mains sized to accommodate the anticipated flows. The engineering assessment must also verify availability of capacity in the existing system including gravity mains, the Meadowbrook lift station and force main to the main lift station.



City of Brooks

SOUTHEAST SECTOR AREA STRUCTURE PLAN

SANITARY SEWER SYSTEM

OCTOBER, 2025

NOTES:
AREA 1 CAN BE SERVICED BY THE EXISTING LIFT STATION. AREA 2 MUST BE SERVICED BY A NEW LIFT STATION.

Legend

- Plan Boundary
- Lift Station
- Existing Sanitary Sewer Service
- Sanitary Sewer Catchment Area

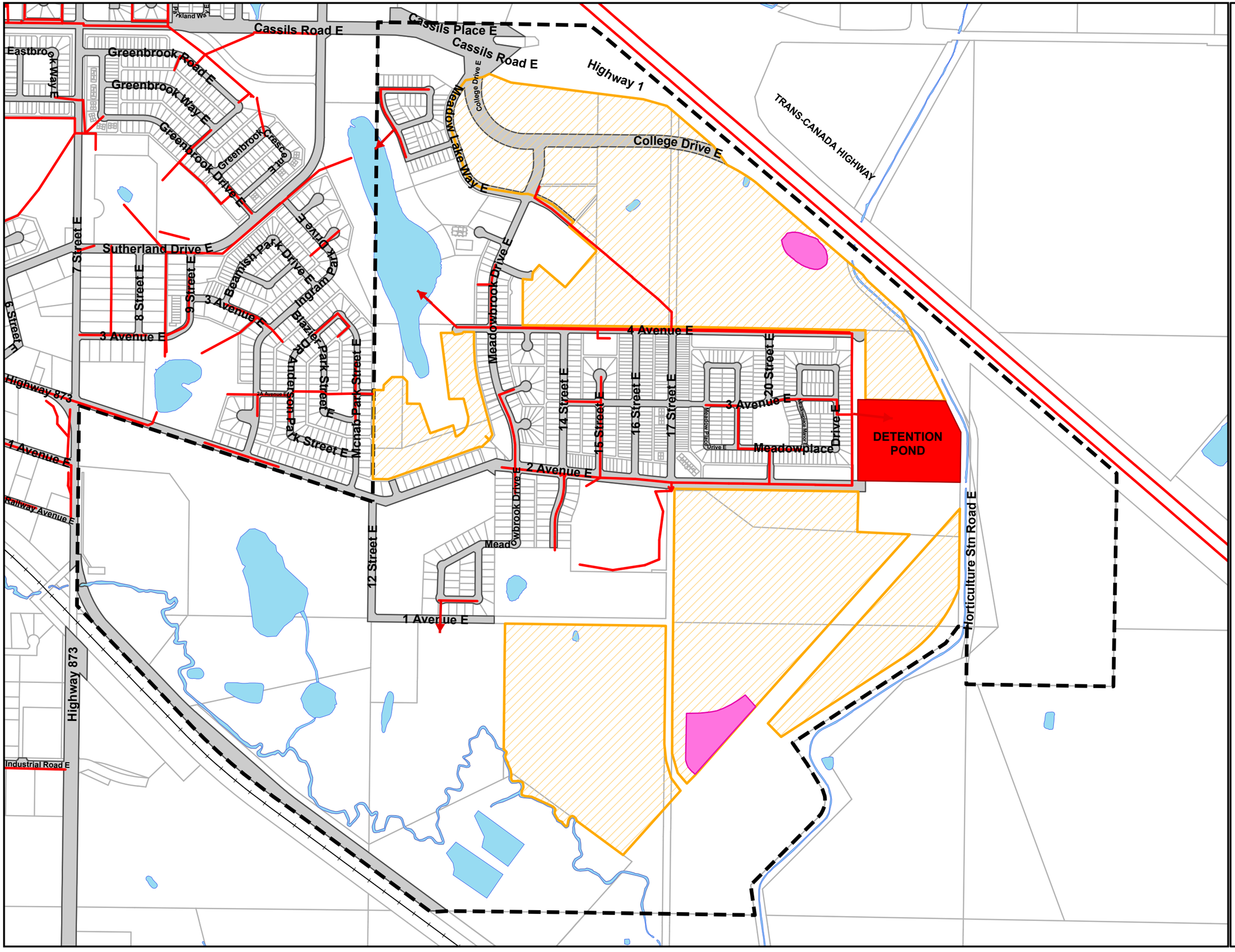
MAP 7

4.4 STORM WATER MANAGEMENT

Storm water management within the Southeast Sector has been addressed in the City of Brooks Stormwater Management Study IMP 2020. Major storm water management infrastructure for the Southeast Sector was constructed in 1998. It consists of a storm water detention pond located north of the intersection of College Drive E and 2nd Avenue E. Two additional ponds are also envisioned for the area in the Stormwater IMP and depicted on Map 8.

STORM WATER MANAGEMENT POLICIES

4.4.1	All storm water management facilities will be designed and constructed to City Construction Specifications.
4.4.2	At the Concept plan/Land Use Amendment/subdivision stage, the capacity of existing storm water facilities must be confirmed and conceptual design of proposed storm water management facilities must be provided.
4.4.3	A storm water management plan must be prepared for each development node and in accordance with Policy Section 10 of the Municipal Development Plan and must be approved by the City.
4.4.4	Post–development storm run-off rates will not exceed pre-development rates and the use of best management practices for storm water quality will be followed.
4.4.5	The City will require the preparation of a storm water management plan for undeveloped Areas south of 2nd Avenue E prior to development occurring within these areas. The plan will identify the location of any detention pond as well as any means to ensure that water quality within One Tree Creek will remain the same or better after development occurs in these areas.
4.4.6	The City as per Policy 4.2.6 will encourage the use of a raw water irrigation system. If storm water detention ponds are utilized as part of the delivery system, the City will ensure that the quality of water is maintained to an irrigation quality standard.
4.4.7	The existing storm water detention pond north of 2nd Avenue E will be reviewed by the City to determine its appropriateness as a recreational site within the dry pond portion. If it is determined that the site is suitable as a recreational site, any development will be contingent upon funding approval by Council.



City of Brooks

SOUTHEAST SECTOR AREA STRUCTURE PLAN

STORM WATER MANAGEMENT

OCTOBER, 2025

NOTES:
STORM WATER SERVICING FOR FUTURE DEVELOPMENT AREAS WILL BE DETERMINED AT THE CONCEPT PLAN STAGE.

Legend

- Plan Boundary
- Waterbodies
- Open Roads
- Railroad tracks

Stormwater Detention Ponds

- Existing Pond
- Future Pond
- Storm Lines
- Future Development Areas

MAP 8

4.4.8	Whenever a storm water pond is required, the City and developers will be encouraged to develop the pond on their respective properties so that the pond becomes an attractive feature within neighborhoods. The municipality at the Concept plan or subdivision design stage will review design and operation of these facilities.
4.4.9	A storm water detention pond may be required within a portion of the NW ¼ Sec. 34-18-14-4 in proximity to the One Tree Creek within the area identified as Business Park. This detention pond may be necessary in order to minimize the amount of fill required to develop a portion of these lands. The necessity, size and location of the detention pond will be depended upon the land owner or developer, and is, therefore, not shown in this area structure plan but will be shown in any Concept plan developed for this portion of the Plan area.

4.5 SHALLOW UTILITIES

Natural gas distribution lines, power, telephone, fibre-optic and cable systems exist in the Southeast Sector to service existing developments. These utilities must be expanded and extended to service proposed developments. The Eastern Irrigation District has facilities within the Plan Area that must be protected during development to the satisfaction of the EID.

SHALLOW UTILITIES POLICIES

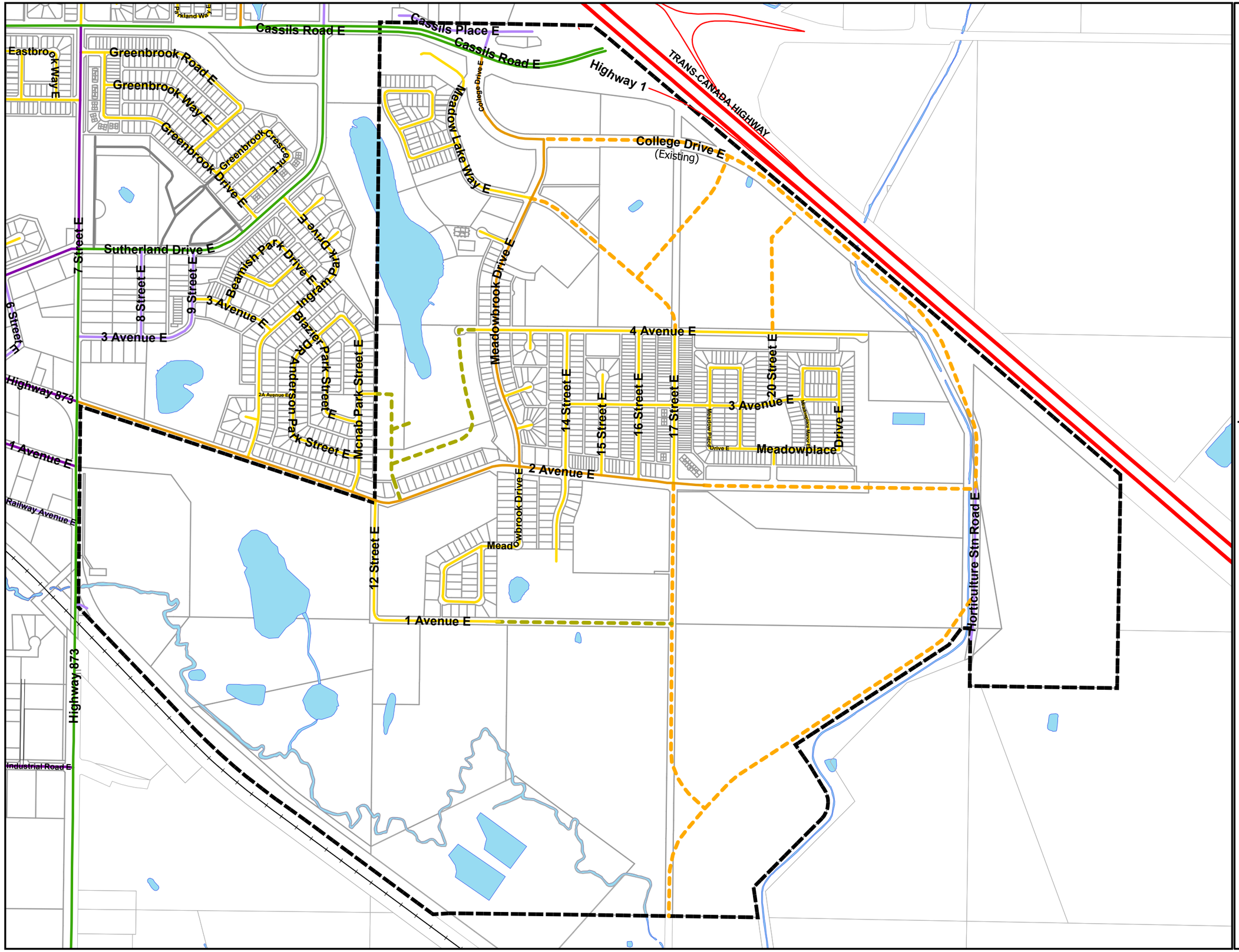
4.5.1	All shallow utilities shall be designed and submitted to the City for review and approval prior to commencement of construction**.** Installation of utilities shall be coordinated to ensure the sequence of construction follows installation of deep utilities and finished grades are established.
4.5.2	All work on shallow utilities involving excavation will require an excavation permit from the City.
4.5.3	Installation of utilities must be coordinated to ensure the sequence of construction follows installation of deep utilities and finished grades are established.
4.5.4	No development will be permitted to encroach onto the rights-of-ways of the EID, or others, in the Plan Area unless as otherwise permitted by the individual owner.

4.6 TRANSPORTATION

The roadway system to serve the Southeast Sector will be comprised of collector roadways identified as 2nd Avenue East, Meadowbrook Drive, 4th Avenue East, portions of 17th Street East, and College Drive E/Horticultural Station Road E. Individual development nodes will have internal roads that will be planned at the Concept plan/Land Use Amendment/Subdivision stage. Each development node will be expected to provide suitable connections to roads identified in Map 9 (Road Network). Access to other areas within the City of Brooks will be provided via 2nd Avenue East and College Drive E.

TRANSPORTATION POLICIES

4.6.1	The road network proposed within this area structure plan is conceptual only. As individual development nodes occur, there may be a need to alter the alignment location. This may be done without amending this ASP provided the intent of the alignment remains the same.
4.6.2	Designated collectors (existing and future) are shown on Map 9 including College Drive E/Horticultural Station Road E, 2nd Avenue East, Meadowbrook Drive, and portions of 17th Street East.
4.6.3	The extension of College Drive E/ Horticultural Station Road E southward into the County of Newell with an eventual connection to the Silver Sage truck route via old Highway 1 shall be discussed as an Intermunicipal Development Plan topic.
4.6.4	The extension of existing collector roads into the Southeast Sector are to occur in conjunction with the phasing of development.
4.4.5	A Traffic Impact Assessment (TIA) may be required with each Concept plan/Land Use Amendment/subdivision/development submission addressing the capacity and safety of the existing road network to support the proposed development. The TIA will identify the necessary roadway improvements required to support the proposed development.
4.4.6	The municipality and/or the developer will ensure that a boulevard beautification program is followed on College Drive E, Meadowbrook Drive E and 2nd Avenue E as the major gateway points into the community. Appropriate selection of tree species will be determined by the Public Works Department and a planting program established as these traffic corridors are developed. Individual segments adjacent to parcels will be the responsibility of the developer as part of development approval. Boulevard treatment will be addressed by developers at the Concept plan/Land Use Amendment stage. Each boulevard area must have



City of Brooks

SOUTHEAST SECTOR AREA STRUCTURE PLAN

ROAD NETWORK

OCTOBER, 2025

NOTES:
THIS MAP IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE

Legend

- Highway 1
- Highway Ramp
- Major Arterial
- Minor Arterial
- Collector Industrial Commercial
- Collector Residential
- Local Industrial Commercial
- Local Residential
- Private Roadways
- Future Collector
- Future Local

MAP 9

	an automatic underground irrigation system installed by the developer to the satisfaction of the municipality.
4.4.7	The internal road system and subdivision design should account for the long term potential for public transit.
4.4.8	No on-street parking will be permitted along College Drive E. Parking will be permitted on collector roadways until such time as traffic volumes warrant no parking zones. No parking will be permitted on Meadowbrook Drive E north of Meadow Lake Way E.
4.4.9	In accordance with the Traffic Bylaw, industrial truck traffic destined for the South Industrial Park will be directed to follow appropriate routes through the use of signage and enforcement in order to ensure that short-cutting through the Plan Area does not occur.
4.4.10	All local residential streets within the Plan area will be paved and include curb and gutter plus sidewalks at least on one side. Collector streets will be paved and include curb and gutter. Collector streets may have sidewalks on both sides to the satisfaction of the municipality.
4.4.11	Unless otherwise specified by this Plan or within a development agreement, the road rights-of-way will conform to the road cross sections identified in the City of Brooks Construction Specifications.

5. IMPLEMENTATION

5.1 DEVELOPMENT PROCESS

This ASP is an important part of the development process and shall guide the more detailed steps that follows as shown below.



Figure 4 – Development Process

Strategic Plans, Policies & Guidelines	Includes the Municipal Development Plan and other city-wide planning and policy documents, which may be consulted at subsequent stages of development where applicable.
Area Structure Plan	Provides guidance for development within a specific area and shall be consulted at all subsequent stages of development.
Redistricting	Required on undeveloped parcels of land (currently designated Direct Control or Future Urban Development) and may be required when redeveloping if the proposal is for a use not allowed in the current land use district.
Subdivision	Required to create new lots for development or to split existing lots to accommodate denser redevelopment. Subdivision must comply with the regulations in the LUB.
Servicing & Development Agreements	May be a condition of a subdivision or development permit and outlines the servicing requirements and responsibilities of the developer.
Development Permits	Details what a proposed development will look like, where it will be on the lot and other site specific development considerations such as signage and landscaping and must comply with the LUB.
Building Permits	Required for most construction projects and ensures buildings are safe and will work for their intended function. Must comply with the Alberta Building code.

5.2 | IMPLEMENTATION POLICIES

5.2.1 The phasing of development in the Plan Area should occur in a contiguous manner (as an extension to existing development). Where non-contiguous development occurs, and where permanent access is not reasonable in the short term, interim access may be considered until such time as permanent access can be provided. Non-contiguous development shall only be permitted if roadways and utilities can be extended to the area to City of Brooks construction specifications at the cost of the developer, and the development fits the overall development concept of the ASP.

5.2.2 Developments and uses existing prior to the adoption of this Plan are allowed to continue in their current state. Existing developments approved prior to the adoption of this plan by a subdivision approval or development permit are allowed to proceed in accordance with the approval. New proposals for development shall comply with this Plan.

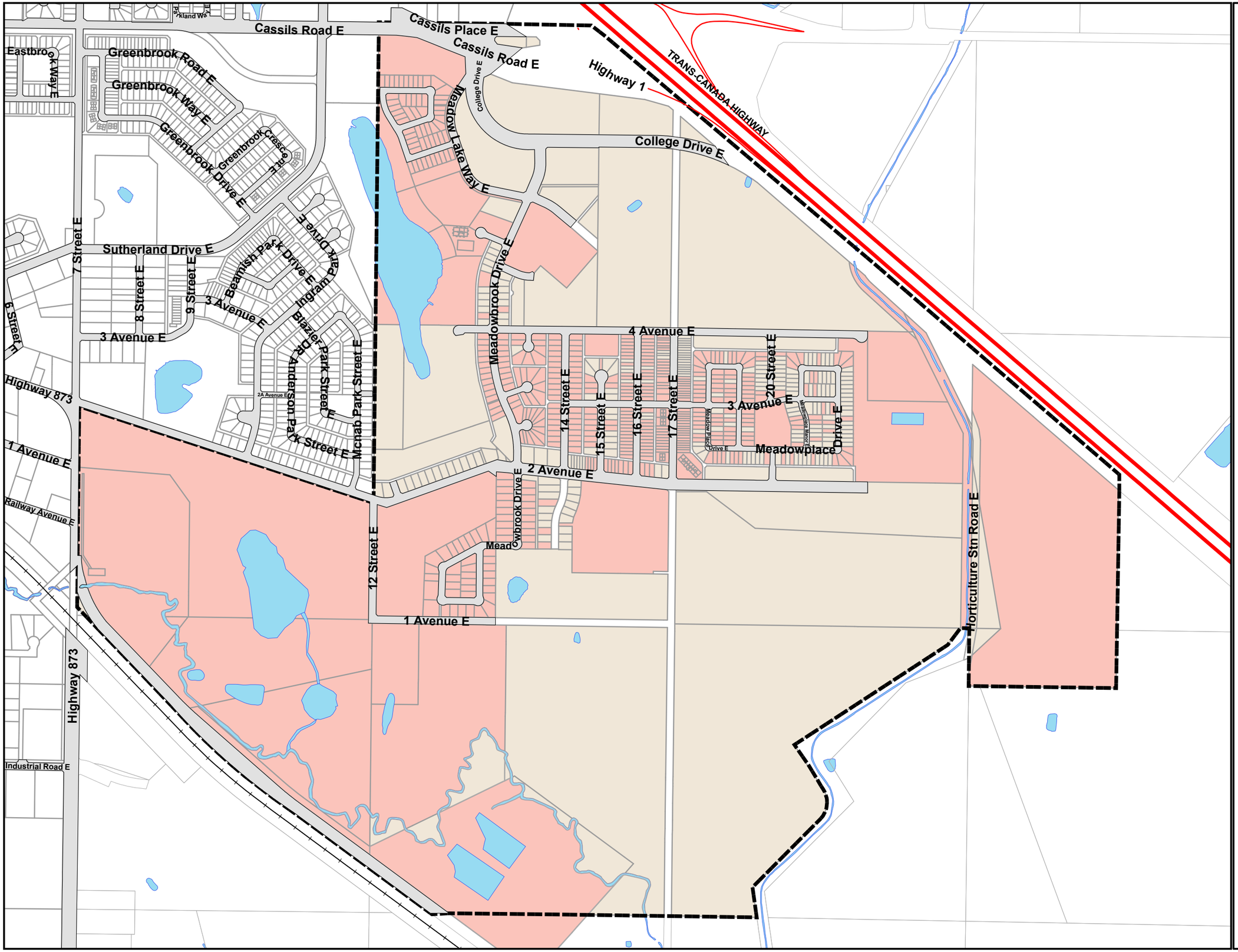
5.2.3 The application of certain policies may require interpretation, which shall be consistent with the intent and spirit of the individual policy and the broader objectives of this Plan.

5.2.4 Minor variations from the Land Use Concept and policies identified in this Plan may be allowed, at the discretion of the municipality. However, proposals to significantly change the proposed development of any part of the Plan area shall require an amendment to the ASP, with all costs to be borne by the applicant.

5.2.5 The City shall collaborate with municipalities, levels of government, local organizations and developers to implement the objectives and policies in this plan. Coordination with the County of Newell shall be guided by the Intermunicipal Development Plan, including requirements for referral of redistricting, subdivision and development permit applications.

5.2.6 If an amendment to this plan is required, the procedures outlined in the MGA respecting the review of statutory plans shall be followed. Amendments to this plan shall include circulation to affected landowners and review agencies and a public hearing.

5.2.7 Subject to future amendments to the Land Use Bylaw that will have the same effect, all or part of the Plan area not zoned at the time this Plan was adopted, may be designated as Direct Control District (DC), or some other similar zone, in order that land use requirements can be customized to the specific needs of the community.



City of Brooks

SOUTHEAST SECTOR AREA STRUCTURE PLAN

EXISTING DEVELOPMENT

OCTOBER, 2025

NOTES:
THIS MAP DEPICTS DATA BASED ON THE APRIL 2024 AERIAL PHOTOGRAPHY

Legend

- Area Structure Plan Boundary
- Waterbodies
- Open Roads
- Railroad Tracks
- Developed Lands
- Undeveloped Lands

MAP 10

5.2.8 Individual development nodes will require a Concept plan to be prepared by the developer that comprises an entire neighbourhood area. Where this is not possible, the developer may be required to demonstrate through a conceptual design of residual areas, that these areas can be developed in a logical and comprehensive manner. A Concept plan will show how density and housing mix requirements relate in each of the development nodes.

As part of the Concept plan/Land Use Amendment process, developers will be required to include the following information to the satisfaction of the Approving Authority:

(i) Context plan showing the relationship of the subject site to areas within the development node and lands outside of the Concept plan/Land Use Amendment area.

(ii) Density Phasing Plan that shows the intended phasing of subdivision within the Concept plan/Land Use Amendment area and the proposed number and type of dwelling units within each phase.

(iii) Commercial Development Plan for applicants proposing a significant change to the size or location of any of the commercial components of this plan that includes a market analysis and other information supporting the change.

(iv) Open Space Plan that demonstrate by means of a conceptual layout how specific municipal reserve parcels are to provide a diversity of recreational opportunities that meet the passive and active needs of the neighbourhood.

(v) Roadway Network Plan that describes the proposed phasing, road types and special features of the internal roadway network.

(vi) Utility and Storm Water Management Plan that describes connections to existing infrastructure and servicing requirements for each neighbourhood, impacts on existing infrastructure and addresses storm water management within the catchment area.

5.2.9 The Municipal Development Plan (MDP) may need to be amended to reflect the land uses proposed within this statutory plan and to ensure conformity with Section 638 of the Act. If an amendment is required, the City will undertake to amend the MDP within two (2) years of adoption of this Plan.

APPENDIX

1 GLOSSARY

area structure plan means a plan adopted by bylaw in accordance with the *Municipal Government Act* for the subdivision and development of an area of land which describes the sequence of development, land uses proposed, population density, location of major transportation routes and public utilities and other matters Council considers necessary.

concept plan (conceptual scheme) means a detailed site layout plan for a parcel of land which typically addresses the same requirements of an Area Structure Plan, but which is not adopted by bylaw which:

(a) shows the location of any existing or proposed buildings;

(b) describes the potential effect and/or relationship of the proposed development on the surrounding area and the municipality as a whole; and

(c) provides for access roads, water, sewer, power and other services to the satisfaction of the Development Authority or Council.

density is measured in this plan as the number of dwelling units per net acre of a given parcel of land.

development node refers to a specific area within a larger project designated for defined types of development

dwelling unit means one or more self contained rooms provided with sleeping, cooking, dining, and sanitary facilities intended to be used permanently or semi-permanently as a residence for one or more individuals as a single housekeeping unit.

environmental reserve means land that is acquired at the time of subdivision to preserve the natural features of land near water or land that is subject to flooding and other purposes pursuant to the *MGA*.

green space means an area that is left undeveloped in its natural state and offers recreational opportunities, including trails

grid can generally be described as a system of street layout where the majority of intersections are made up of streets and avenues that intersect frequently, and create a consistent pattern of squares, rectangles or some variation of the two. A modified grid generally follows this pattern, but may vary or include curves to deal with topography, connecting to established areas of the City or changes in elevation.

infill development can generally be described as development in areas of the City that are considered already established, which may be further defined as areas where the majority of lots have been subdivided, serviced and developed.

MGA means the *Municipal Government Act*, a provincial statute that provides the governance model for municipalities in Alberta. The *MGA* lays the foundation for how municipalities operate, how municipal councils function, and how citizens can work in partnership with their municipalities to create and sustain safe and viable communities.

mixed use development means a building where there is a mix of non-residential and residential uses. Typically, residential is either above or behind the non-residential development in a multi-unit building.

multi-unit residential means a building that contains two or more dwellings units, such as townhouses or apartment buildings.

municipal reserve means land that is acquired at the time of subdivision for schools, parks and other municipal purposes pursuant to the *MGA*.

single detached dwelling means a building constructed on a lot intended for occupancy containing a single dwelling unit which is not attached to any other principal dwelling by any means.

walkable means an environment designed to make travel on foot safe, convenient, attractive and comfortable for various ages and abilities. Considerations include the directness of the route, safety, amount of street activity, separation of pedestrian and auto circulation, street furniture, surface material, sidewalk width, prevailing wind direction, intersection treatment, curb cuts, ramps and landscaping.

wetland means those areas that are inundated and saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions including swamps, marshes, bogs and similar areas governed by the government of Alberta's Wetland Policy.