

*Alberta's Centennial City™*



# City of Brooks

## Southeast Sector Area Structure Plan

June 2013

Bylaw 13/12

Consolidated to Bylaw 24/31, December 2024



Southeast Sector Area Structure Plan No. 13/12 – Amendments

Bylaw No.	Amendment Description	Legal Description	Passed
24/31	Amend Map 4: "Residential – Multi-Family" to "Highway Commercial"	Lot 1, Block 12, Plan 0313610	2-Dec-2024



# TABLE OF CONTENTS

<b>PART I – THE SOUTHEAST SECTOR AREA STRUCTURE PLAN .....</b>		<b>1</b>
1.0.	INTRODUCTION .....	1
1.1.	PURPOSE.....	1
1.2.	SITE LOCATION AND ACCESS.....	2
1.3.	LAND OWNERSHIP .....	2
1.4.	BACKGROUND .....	2
1.5.	PROPOSED CHANGES .....	4
2.0.	THE PLANNING CONTEXT .....	5
2.1.	SITE FEATURES.....	5
2.2.	COMPLIANCE WITH PROVINCIAL AND MUNICIPAL POLICIES.....	6
2.3.	PLANNING CONSTRAINTS .....	6
2.4.	PLANNING PROCESS.....	9
3.0.	THE DEVELOPMENT CONCEPT .....	10
3.1.	VISION OF COMMUNITY .....	10
3.2.	DEVELOPMENT OBJECTIVES.....	10
3.3.	DEVELOPMENT CONCEPT.....	11
3.4.	DENSITY .....	13
3.5.	PHASING .....	13
3.6.	LAND USE POLICIES .....	15
4.0.	SERVICING THE PLAN .....	25
4.1.	MUNICIPAL INFRASTRUCTURE .....	25
4.2.	WATER DISTRIBUTION .....	25
4.3.	SANITARY SEWAGE SYSTEM .....	27
4.4.	STORMWATER MANAGEMENT.....	29
4.5.	SHALLOW UTILITIES.....	33
4.6.	TRANSPORTATION .....	33
5.0.	IMPLEMENTING THE PLAN .....	37
5.1.	PHASING OF DEVELOPMENT.....	37
5.2.	COMPREHENSIVE PLANNING.....	37
5.3.	SPECIAL LAND USE REGULATIONS .....	38
5.4.	INTERMUNICIPAL REFERRALS .....	38
5.5.	PLAN MONITORING .....	38
6.0.	SUMMARY.....	39
<b>PART II – SUPPORTING INFORMATION .....</b>		<b>40</b>
7.0.	PLAN AREA .....	40
7.1.	EXISTING USES & CONDITIONS .....	40
7.2.	TOPOGRAPHY .....	41
7.3.	ENVIRONMENTALLY SIGNIFICANT AREAS .....	41
7.4.	POLICIES & STUDIES AFFECTING THE PLAN .....	41
7.5.	MUNICIPAL AND FRANCHISE INFRASTRUCTURE.....	44
7.6.	COMMUNITY SERVICES.....	45

## **MAPS**

Map 1 - Location	3
Map 2 - Development Constraints	8
Map 3 - Land Use Concept	12
Map 4 - Development Phases	14
Map 5 - Park Sites & Linear Pathways	20
Map 6 - Proposed Water Distribution System	26
Map 7 - Proposed Sanitary Sewer System	28
Map 8 - Proposed Storm Water Management	31
Map 9 - Proposed Road Network	34

## **APPENDICES**

Appendix 1 - Land Use Statistics	48
Appendix 2 - Road Cross Sections	50

# 1.0. INTRODUCTION

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## 1.1. 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 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 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, with subsequent amendments occurring up to 1999, the most recent Town of Brooks Southeast Sector ASP was adopted by Bylaw 02/19 on July 15, 2002 and thereafter amended by Bylaws 03/07, 07/29, 08/09 and 08/12. This statutory plan, The City of Brooks Southeast Sector ASP, adopted by Bylaw 13/13 on June 25, 2013, 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. Part I of this document forms the statutory plan. Part II contains supporting information and does not form part of the statutory plan.

## **1.2. 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 7<sup>th</sup> Street East, north of the Old #1 Highway, south of the Trans-Canada Highway and Cassils Road, and west of the Horticultural Centre.

Access to the Plan Area is by 2<sup>nd</sup> Avenue East and Meadowbrook Drive. The Plan contemplates additional linkages to existing and proposed roadways.

The Plan Area comprises approximately 416.39 ha (1028.93 acres). Approximately 151 ha (373.13 acres) have been developed in the Plan Area. The City owns approximately 90 ha (223.75 acres) of land within the Plan Area.

## **1.3. 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.

## **1.4. BACKGROUND**

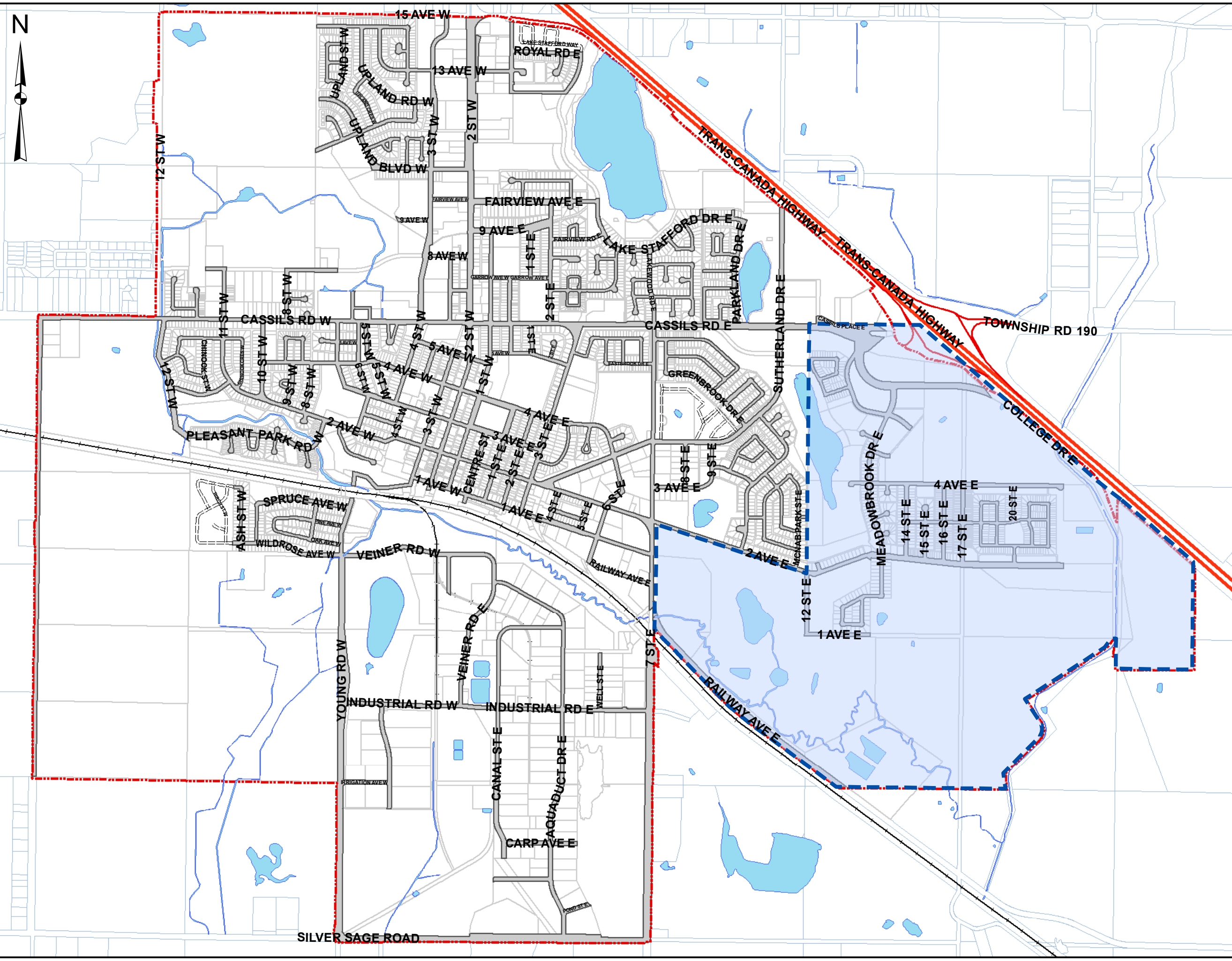
The Southeast Sector has experienced several statutory plans over the years. The 2002 Plan is the most recent ASP for the Southeast Sector. The 2002 Plan was prepared, “to provide a policy framework to support the existing development in the Southeast Sector and to ensure the orderly development of those portions of the Plan Area that are undeveloped” and further “...to ensure the effective integration of existing with future development”.<sup>1</sup>

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.

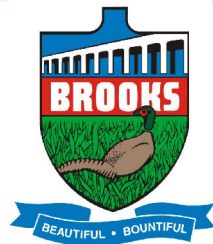
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<sup>1</sup> The 2002 Town of Brooks Southeast Sector ASP, Page 1.





Alberta's Centennial City™



# CITY OF BROOKS

## SOUTHEAST SECTOR AREA STRUCTURE PLAN

JUNE 25, 2013

## LOCATION MAP



SOUTHEAST  
SECTOR



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. Namely these changes have consisted of a greater need for single family 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.

## **1.5.           PROPOSED CHANGES**

The following summarizes the changes between the 2002 ASP and the 2013 City of Brooks Southeast Sector ASP. The updated Plan provides for:

- A baseball and softball field complex at the corner of 2<sup>nd</sup> Avenue East and 17<sup>th</sup> Street East, complemented by single family residential development around the west and south borders of the complex.
- A slight increase in the amount of land planned for single family residential development, and an equal decrease in the amount of land previously planned for multi-family residential development.
- The inclusion of linear pathway tie-in into the ball field complex and single family residential development planned adjacent to the complex.

## **2.0. THE PLANNING CONTEXT**

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### **2.1. SITE FEATURES**

#### **2.1.1. 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.

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

#### **2.1.2. Existing Development**

The Plan Area is partially developed. This includes Meadowbrook which is a residential development adjacent to 16<sup>th</sup> Street East between 2<sup>nd</sup> Avenue East and 4<sup>th</sup> Avenue East. Meadow Lake Estates is a manufactured home community in the northwest corner of the Plan Area adjacent to Meadowbrook Drive and individual homes south of 2<sup>nd</sup> Avenue East. Greystone Estates is a thirty seven lot single-family residential development located south of 2<sup>nd</sup> Avenue East. Some multi-family residential development also exists along 2<sup>nd</sup> Avenue East and 17<sup>th</sup> Street East.

The Brooks Golf Course occupies a significant portion of lands within the southwest of the Plan Area. The Old Rodeo Grounds occupy land east of 7<sup>th</sup> 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 2<sup>nd</sup> Avenue East.

At the time this Plan was prepared, the following residential developments were being planned:

- A four-field softball and baseball complex at the corner of 2<sup>nd</sup> Avenue East and 17<sup>th</sup> Street East.
- An 87 lot single family residential development adjacent to the ball field complex along 2<sup>nd</sup> Avenue East and 17<sup>th</sup> Street 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. UtiliCorp Networks Canada (Alberta) Ltd. has facilities within a utility corridor located on a northeast to southwest diagonal through the Plan Area. The City has a water line to provide service to the Horticultural Centre. 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. COMPLIANCE WITH PROVINCIAL AND MUNICIPAL POLICIES**

This Plan conforms to the spirit and intent of the statutory planning framework and aligns with the hierarchy of plans, the City of Brooks Municipal Development Plan, Land Use Bylaw and other policy documents identified in Part II – Supporting Information. Additionally, this ASP provides the linkage between the more general or broader-based planning documents and the actual outline plans and plans of subdivision that will be submitted by developers and/or landowners.

This Plan makes reference to several provincial and local municipal regulations, policies, studies and reports. At the time of 3<sup>rd</sup> reading of Bylaw 13/12, the regulations, policies, studies and reports referenced herein were current. When regulations, policies, studies and reports referenced in this Plan are amended, updated, revised, or changed in any way, the most recent version shall apply.

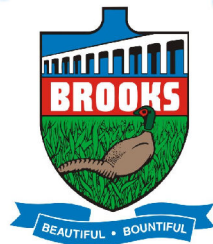
## **2.3. PLANNING CONSTRAINTS**

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 AEUB;
- access to the Trans-Canada Highway limited to approved points by the Provincial Approving Authority;
- a future storm water detention pond required south of 2<sup>nd</sup> Avenue East to service development cells in that area.





# CITY OF BROOKS










## SOUTHEAST SECTOR AREA STRUCTURE PLAN

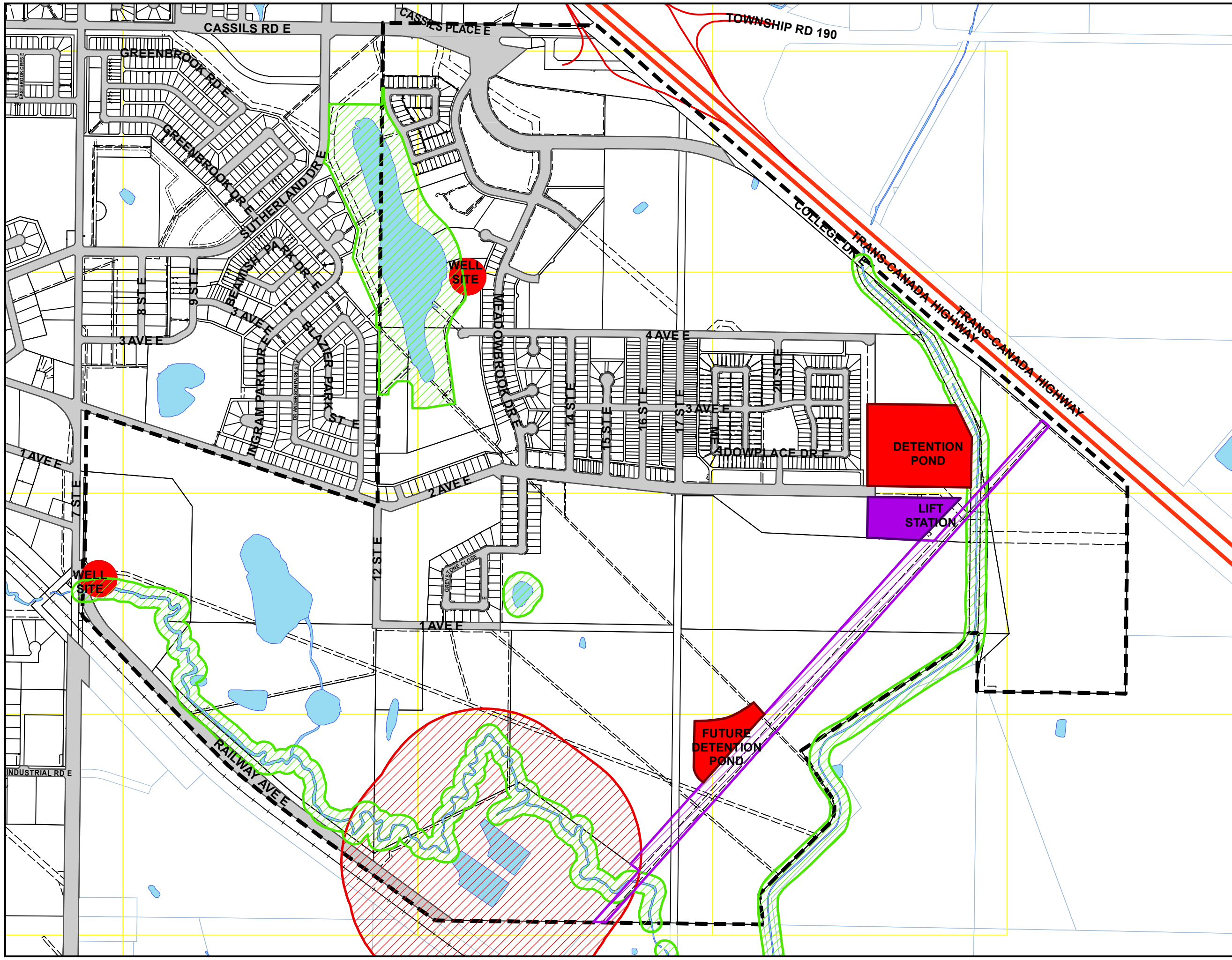
### DEVELOPMENT CONSTRAINTS

JUNE 25, 2013

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

#### Legend

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







## **2.4. PLANNING PROCESS**

### **2.4.1. Public Consultation**

Preparation of the original 1995 and subsequently the 2002 Southeast Sector ASP included consultation with area landowners, adjacent landowners and interested stakeholders, as well as referral agencies. Through 2001 and early 2002, Administration and Council met with landowners to identify preferred land uses within the Southeast Sector. Consultative efforts relating to the updated ASP occurred in May of 2013 and consisted of an open house from 4 to 8 pm on May 9<sup>th</sup>, followed by a static display that was left up at City Hall for one week after the open house. The open house was advertised using a multi-media approach, including a media release to local news agencies, posting on the City's website, and mail-outs to area landowners.

In accordance with the requirements of the Act, a public hearing was held on June 25 2013 in order to receive additional public input prior to the repealing of the 2002 ASP and all associated amendments, and the adoption of this ASP.

### **2.4.2. Plan Approval**

Direction for the preparation of this ASP was originally provided by Section 13.6(c) of the Town of Brooks Municipal Development Plan (MDP). Bylaw 13/12, meant to adopt this updated ASP, was given first reading on May 21<sup>st</sup>, 2013, followed by a public hearing on June 25<sup>th</sup>, 2013, held in accordance with the Act, and was given second reading and third and final reading on June 25, 2013. A copy of Bylaw 13/12 can be found at the front of this ASP.

## **3.0. THE DEVELOPMENT CONCEPT**

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### **3.1. VISION OF COMMUNITY**

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. DEVELOPMENT OBJECTIVES**

The overarching goal of the Plan is to provide a framework for the efficient, attractive, safe, and orderly development of land within the Southeast Sector.

Key objectives of the ASP include:

- to provide a range and variety of housing opportunities to meet current and future market conditions;
- to ensure that urban development proceeds in an orderly and efficient manner;
- to provide a safe and convenient circulation network that reflects the character of the intended development and meets the unique needs of the Plan Area;
- to provide an open space system with opportunities for trail linkages to surrounding natural areas and sports fields;
- to ensure that the transition between differing land uses is compatible;
- to identify a general location of an emergency services facility if it is necessary in this section of the community;
- to ensure that school site requirements are met;
- to provide for a sufficiently sized ball field complex to service the neighbourhood, community, and region;
- to encourage detailed Outline Plan preparation by individual landowners and developers as each development cell is developed in the future;
- to ensure integration of local transportation networks with the Trans-Canada Highway interchange, service road, and arterial roadway; and
- to ensure the protection of One Tree Creek, Meadow Lake, associated riparian areas, and other environmentally sensitive features.

### **3.3. DEVELOPMENT CONCEPT**

The Southeast Sector will continue to be a residentially-oriented community comprised predominantly of low density residential development and manufactured housing interspersed with multi-family residential situated along collector and arterial routes, as shown in the Land Use Concept (Map 3). Appendix 1 (Land Use Statistics) identifies the area of land as well as percent required for each land use.

A school site is identified close to residential development and within walking distance of the ball field 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 will be a major recreational feature for the Southeast Sector, community and region. This facility will contain three softball fields and one baseball field, a playground, and linear open space connecting the area to the larger trails system in the City.

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 2<sup>nd</sup> Avenue East. Development of additional storm water management facilities will need to be evaluated for areas south of 2<sup>nd</sup> Avenue East. A location for a storm water detention pond has been identified for the area south of 2<sup>nd</sup> Avenue East. If necessary, a Master Drainage Plan may be required for each development cell as part of the Outline 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 and the Horticultural Centre. Second Avenue East, 4<sup>th</sup> Avenue East, Meadowbrook Drive, 17<sup>th</sup> Street East and College Drive will serve as collectors. Access to other parts of the community is provided via 2<sup>nd</sup> Avenue East and Meadowbrook Drive.





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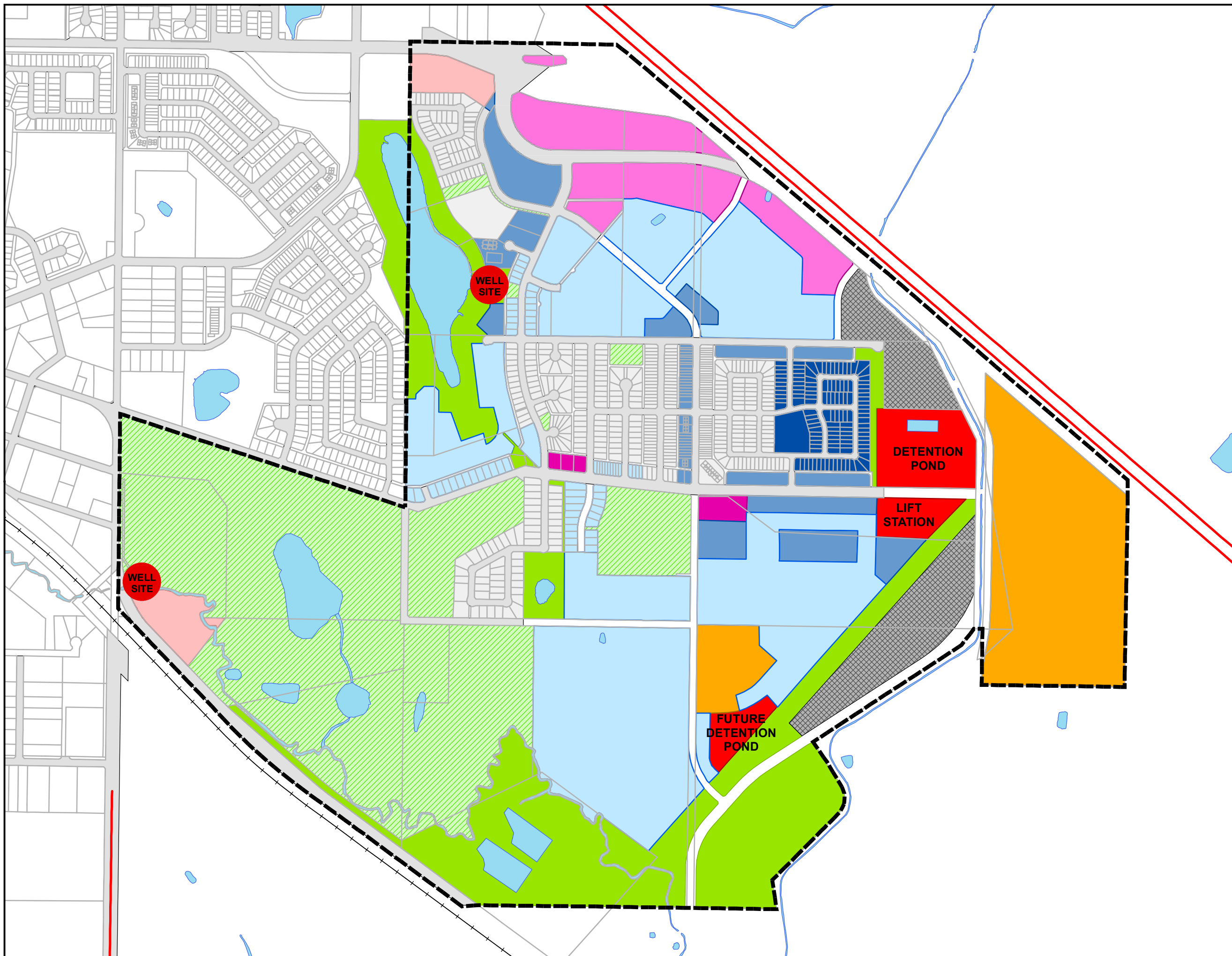
## SOUTHEAST SECTOR AREA STRUCTURE PLAN

### LAND USE CONCEPT

BYLAW 13/12  
AMMENDED TO BYLAW 24/31

#### Legend

- +—+— Railroad Tracks
- - - Area Structure Plan Boundary
- Waterbodies
- Land Use**
- Business Park
- Development Constrictions
- Single Family Residential
- Existing Development
- Highway Commercial
- Institutional
- Manufactured Home Community Residential
- Multi-Family Residential
- Neighbourhood Commercial
- Open Space
- Parks and Recreation
- Special Policy Area
- Open Roads





### **3.4. DENSITY**

Defining density at this stage of the planning process may not be as meaningful as at the Outline Plan stage because many of the development cells 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. Based on a total net developable area of 229.80 acres (93 hectares), the projected dwelling unit and population densities are anticipated to range from 2003 to 3129 dwelling units [(21.54 upnha to 33.65 upnha) or (8.72 upna to 13.62 upna)] for a population of 5410 to 8447 persons. The number of dwelling units and population will vary depending upon the type and density of multi-family residential anticipated within the Southeast Sector.

### **3.5. PHASING**

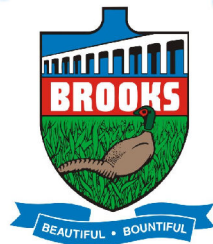
Individual development phases are shown in Map 4 (Development Phases). It is likely that the first phase of development will primarily occur on City owned lands and some private land. Development elsewhere within the first phase will be contingent upon market conditions and provision of services into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





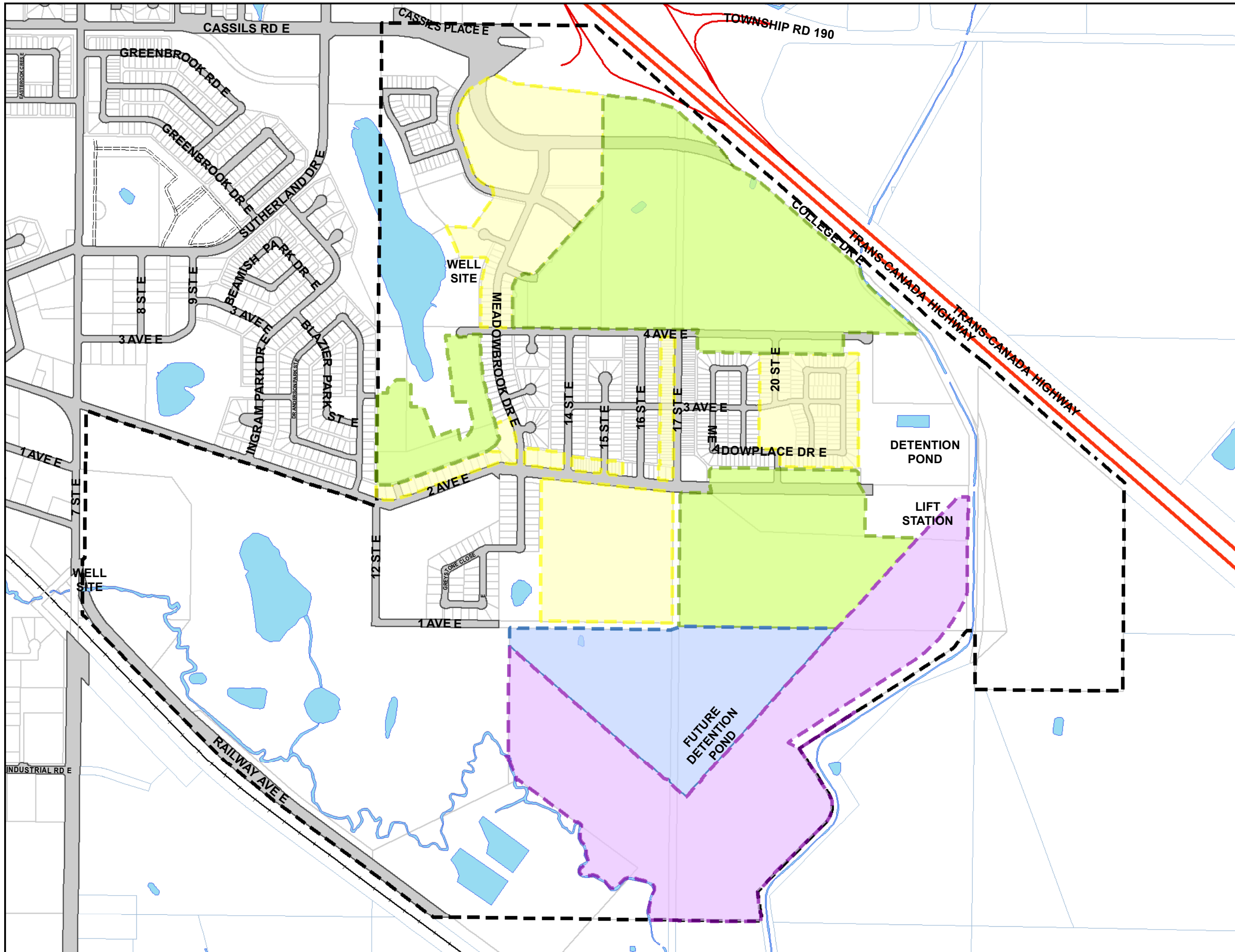


# CITY OF BROOKS









## SOUTHEAST SECTOR AREA STRUCTURE PLAN

### DEVELOPMENT PHASES

JUNE 25, 2013



### Legend

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



## **3.6. LAND USE POLICIES**

### **3.6.1. Residential Development**

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

#### **1. 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.

#### **2. Policies**

- 3.6.1.2.1. Creative site planning and design that responds to the context of the site and natural features will be encouraged.
- 3.6.1.2.2. A range of tenure options should be encouraged in residential areas including fee simple, condominium and rental housing units.
- 3.6.1.2.3. 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.
- 3.6.1.2.4. Design guidelines may be applied to all multi-family dwellings and single detached, duplex, and semi-detached dwellings. Multi-family 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 2<sup>nd</sup> Avenue East and other major 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, territoriality, individuality and identity, and access to sunlight for habitable rooms and private amenity spaces.
- 3.6.1.2.5. Development in the area designated for single-family 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.
- 3.6.1.2.6. 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.
- 3.6.1.2.7. Mixed uses that permit residential units constructed over commercial will be supported in the neighbourhood commercial sites.
- 3.6.1.2.8. Secondary suites within single-detached dwellings may be permitted provided a separate entry point is provided and the suite satisfies the Alberta Building Code, the Alberta Fire Code and provision is made within the land use bylaw, and additional parking as required by the LUB is provided.
- 3.6.1.2.9. 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.
- 3.6.1.2.10. 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.

- 3.6.1.2.11. The density of residential development in the Southeast Sector will be in a range of 22 to 34 dwelling units per net hectare (9 upna to 14 upna). However, specific sites within the area may be developed at densities above or below this range. The distribution of density for each subdivision will be established through the Outline Plan process.
- 3.6.1.2.12. Dwelling units in proximity to the well site within the Plan Area will not be permitted to encroach onto the 100 m setback requirement. The City may apply to the Provincial Authority for a relaxation provided the well operator agrees to the distance selected for the relaxation. Site design will reflect any setback requirement.

### **3.7.1. Commercial Development**

Commercial development within the Southeast Sector is contemplated to include: (1) highway commercial, (2) neighbourhood commercial, (3) business parks, and (4) commercial industrial. Each of these uses will provide goods and services to different economic sectors.

Each of these uses are positioned either adjacent to arterial or collector roadways and generally at the intersection of them. No commercial sites are designated internally within residential development cells. 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 EnCana Corporation adjacent to College Road.

#### **3.7.1.1. 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.

### **3.7.1.2. Policies**

- 3.7.1.2.1. Highway 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 Highway 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.
- 3.7.1.2.2. Mixed use development that contains residential units over commercial/retail uses will be permitted within neighbourhood commercial sites adjacent to 2<sup>nd</sup> Avenue East.
- 3.7.1.2.3. 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.
- 3.7.1.2.4. Highway 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.
- 3.7.1.2.5. Neighbourhood commercial will be limited to convenience commercial, personal services, and support offices to home based businesses.
- 3.7.1.2.6. Business park uses will be limited to such uses as business services, research and development, and communications and accessory activities or other similar businesses.
- 3.7.1.2.7. The municipality will prepare 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. (I don't think we should have a deadline for this.)

- 3.7.1.2.8. The location and size of the neighbourhood commercial facilities will be established through the Outline Plan/Land Use Amendment/Subdivision processes.

### **3.7.2. Institutional and Open Space System**

The Plan identifies existing open space land uses and future area allocations in Map 5 (Park Sites and Linear Pathways). 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.

One School site is identified within the Plan Area, located directly north of the future detention pond site on 17<sup>th</sup> Street East. The size of the school site as shown is approximately 4.2 ha, which would require the development of on-site athletic fields and recreational apparatuses other than the ball complex, which may be used by the school should the division choose to pursue a joint-use agreement with the City.

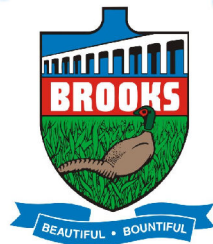
The Brooks Golf Course and Kinsmen Rodeo Grounds have been long-term land uses within the Southeast Sector. It is expected that these uses will continue within their respective locations for the life of this Plan.

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 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) District Park, and (4) linear pathways. All will be designed to provide a mosaic of interconnectivity within the Plan Area and meet the requirements of the Comprehensive Recreation, Parks and Culture Master Plan prepared in 2010 and any subsequent amendments.







# CITY OF BROOKS

## SOUTHEAST SECTOR AREA STRUCTURE PLAN

### PARK SITES AND LINEAR PATHWAYS

JUNE 25, 2013

NOTES: THIS MAP IS CONCEPTUAL  
AND SUBJECT TO CHANGE

#### MUNICIPAL RESERVE

- 1. 0.488 ha (1.21 ac)
- 2. 1.041 ha (2.57 ac)
- 3. 1.653 ha (4.08 ac)
- 4. 1.08 ha (2.67 ac)
- 5. 0.55 ha (1.36 ac)
- 6. 0.11 ha (0.27 ac)
- 7. 0.13 ha (0.32 ac)
- 8. 13.075 ha (32.3 ac)
- 9. 6.18 ha (15.27 ac)

#### SCHOOL RESERVE

- 10. 4.1 ha (10.2 ac)

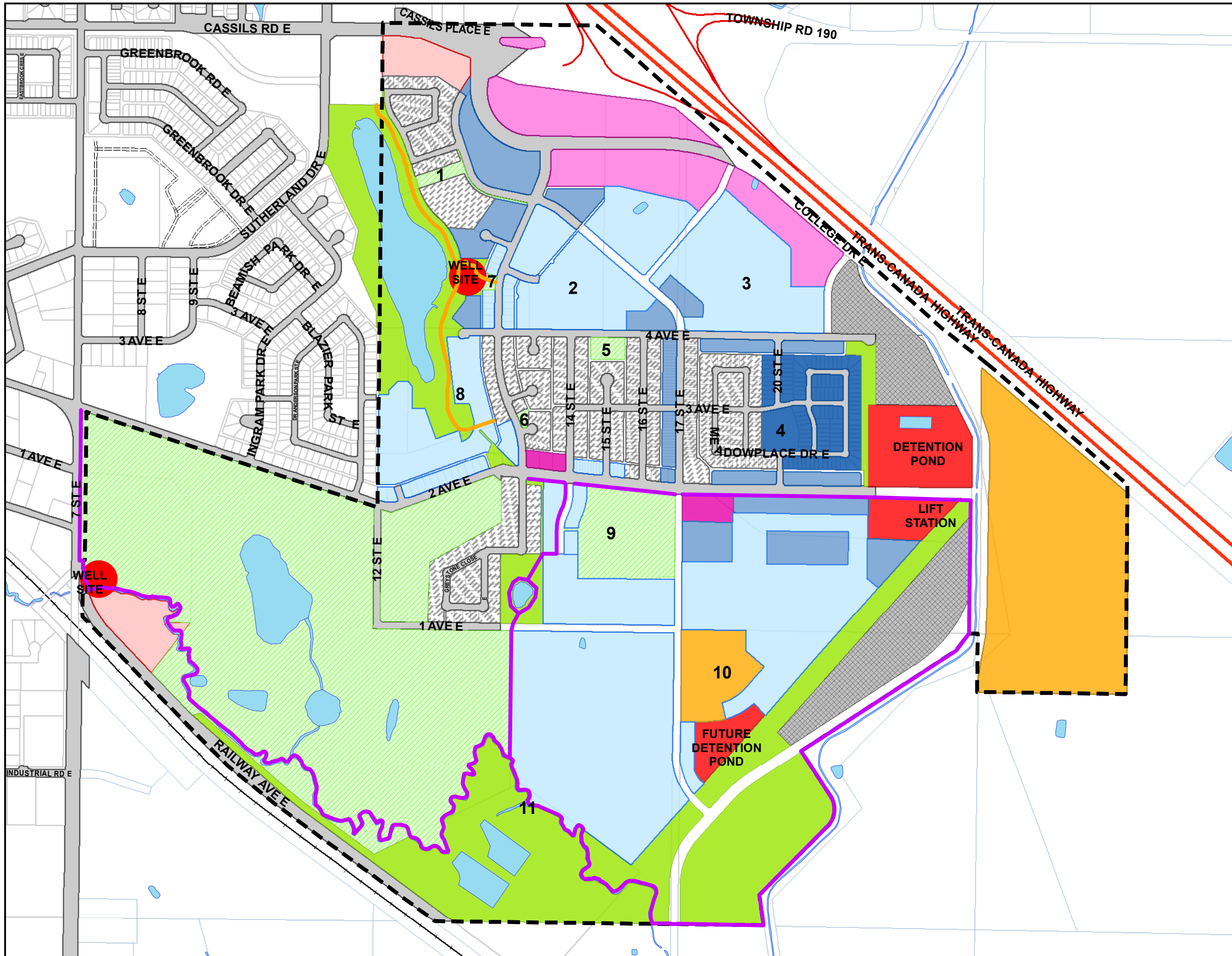
#### ENVIRONMENTAL RESERVE

- 11. 3.795 ha (9.38 ac)

#### Legend

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

**MAP 5**





### **3.7.2.1. 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.
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 is carefully planned so that this area may retain its 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 ensure that an appropriate level of public emergency services is available to the residents of the Plan Area.
7. To establish, where practicable, neighbourhood or community park spaces within a five minute walk (400 – 500 m) of each residence in the Southeast Sector.
8. 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 community.

### **3.7.2.2. Policies**

- 3.7.2.2.1. 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.
- 3.7.2.2.2. 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.
- 3.7.2.2.3. The municipality will work with adjacent landowners to cooperatively protect contiguous natural habitat.
- 3.7.2.2.4. Emergency vehicle access will be maintained within natural areas for fire fighting purposes.
- 3.7.2.2.5. Neighbourhood or community park space should be available within a five minute walk (400 - 500 m) of all residences in the Southeast Sector as per the recommendations of the 2010 Comprehensive Recreation, Parks and Culture Master Plan.

- 3.7.2.2.6. 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 Parks and Recreation Department.
- 3.7.2.2.7. 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 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 Outline Plan/Land Use Amendment/Subdivision stages.
- 3.7.2.2.8. The school site 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.
- 3.7.2.2.9. 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.
- 3.7.2.2.10. The City will work with the College to emphasize its role as an educational, social, and cultural centre for the community.
- 3.7.2.2.11. Consideration will be given to having up to a 13 m wide linear pathway along the south boundary of 2<sup>nd</sup> Avenue East where feasible. This pathway should be uninterrupted where possible. Linear pathways will be better defined at the Outline Plan/Land Use Amendment/Subdivision stages.
- 3.7.2.2.12. 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.
- 3.7.2.2.13. The Brooks Golf Course will be reinforced as the principal recreational land use within the Southeast Sector along with the quad ball diamond complex developed in the summer months of 2013.
- 3.7.2.2.14. The City will ensure that the integrity of the One Tree Creek is maintained by providing for a buffer between land uses and the creek channel and its associated riparian areas as well as appropriate land uses in proximity to this watercourse.
- 3.7.2.2.15.** Only light industrial activities that do not create nuisance odours, smoke, dust or noise will be permitted within the land legally described as Plan 5228 FD, Parcel B. Development applications for this property must demonstrate how the

buildings and related activities will be buffered from the adjacent Old Rodeo Grounds and the Brooks Golf Course to the satisfaction of the Approving Authority.

### **3.7.3. Special Policy Area**

Due to proximity to the Trans-Canada/Cassils Road interchange, property between Cassils Road and the north end of Meadow Lake Estates and from the eastern boundary of the museum to Meadowbrook Drive are deemed to be a Special Policy Area governed by policies identified in Section 3.7.3.1.

#### **3.7.3.1. Policies**

- 3.7.3.1.1. If an emergency services building is required for this site, the building will be designed to accommodate fire services, ambulance services and the 9-1-1 Service. Alternative locations may be determined for the ambulance and 9-1-1 services.
- 3.7.3.1.2. The parcel size required for the emergency services building will reflect the type of services provided at the site. If the ambulance and 9-1-1 services are not required at this site, the parcel size may be reduced.
- 3.7.3.1.3. The building will be designed to minimize potential impact on residential properties to the rear of this site. Potential mitigative measures may include building orientation, hard and soft landscaping measures or site design.
- 3.7.3.1.4. Access to Cassils Road will be designed in consultation with Alberta Transportation to ensure safe turning movements and general public safety.
- 3.7.3.1.5. If an emergency services building is not required at this location, than consideration may be given to an extension of the Meadow Lakes Estates development. Any development fronting onto Cassils Road will ensure proper landscaping treatment given that this site is a gateway approach to the community. The remaining undeveloped area may be considered as open space or as a boulevard treatment area.
- 3.7.3.1.6. If residential development is deemed not to be suitable in this area, than consideration may be given to having highway commercial at this site. Commercial development at this location will need to ensure a proper separation and treatment of the interface between the residential properties to the south of this site and any commercial development. Development proposals will require a professional landscaping plan detailing the buffering between the commercial development and the existing residential development as part of their applications. Commercial development in this area will need to be designed

in a manner that reflects its location as a gateway to the community. All access will be to the satisfaction of the Approving Authority and Alberta Transportation where applicable.

## **4.0.       SERVICING THE PLAN**

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### **4.1.       MUNICIPAL INFRASTRUCTURE**

Municipal services have been installed in part of the Southeast Sector. These services are defined within Part II – Supporting Information, Section 7.5.

### **4.2.       WATER DISTRIBUTION**

The Plan Area can be serviced with the addition of oversized (greater than 200 mm) mains along the routes defined in Map 6 (Proposed Water Distribution System):

1.       A 300 mm main from the existing 250 mm main at Cassils Road and following the proposed arterial roadway to 2<sup>nd</sup> Avenue East.
2.       A 300 mm main along 17<sup>th</sup> Street East, tying in to the existing 150 mm main to the Horticultural Centre.
3.       A 250 mm main along Meadowbrook Drive tying in at the north end to the existing 200 mm main at Meadow Lake Gate, and a proposed 200 mm main along the proposed arterial roadway.
4.       A 300 mm main along 4<sup>th</sup> Avenue from the intersection of 17<sup>th</sup> Street East connecting to the existing 200 mm main to the EnCana Corporation facility, and the proposed 300 mm main on the arterial roadway.

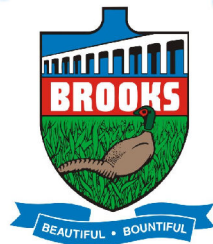
The remainder of the Plan Area can be serviced with 200 mm mains and 150 mm mains in cul-de-sacs and short runs. A network analysis should be undertaken at the Outline Plan/Land Use Amendment stage of development to confirm pipe sizes and routing within each development area.

The 1995 Southeast Infrastructure Construction Servicing Report identified that the existing water distribution system is capable of supplying adequate peak demands and fire flows for an approximate total population of 11,600 people. The report proposed that an additional treated water storage and pumping (booster) station be located in the Southeast Sector. Subsequent reports (2000 Water & Wastewater Systems Evaluation, 2002 Growth Study and 2005 Water Supply, Treatment and Distribution Master Plan) recommended additional treated water storage and pumping upgrades be constructed at the water treatment plant.

No additional storage or pumping facilities are proposed within the Southeast Sector, provided that storage and pumping capacity is increased at the water treatment plant.







# CITY OF BROOKS











## SOUTHEAST SECTOR AREA STRUCTURE PLAN

### PROPOSED WATER DISTRIBUTION SYSTEM

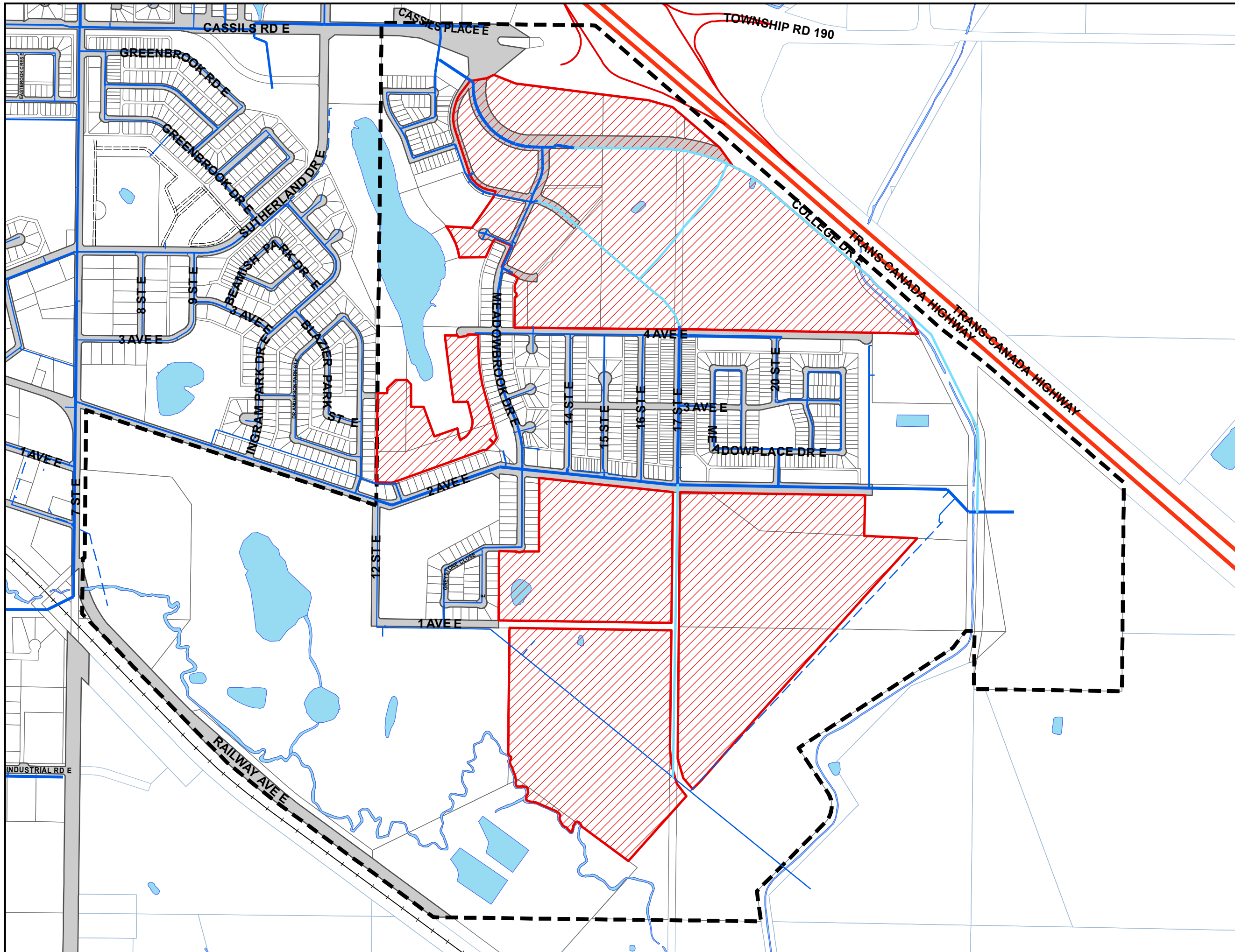
JUNE 25, 2013

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

#### Legend

-  Proposed Water Distribution
- Existing Water Distribution**
-  Other
- Pipe size**
-  150
-  200
-  250
-  300
-  450
-  550
-  Future Development Areas
-  Plan Boundary

**MAP 6**





#### **4.2.1. Policies**

- 4.2.1.1. All water mains will be designed and constructed to City standards. Minimum pipe size shall be 150 mm.
- 4.2.1.2. A distribution pipe network analysis will be conducted at the Outline Plan/Land Use Amendment stages to confirm the size, routing and adequacy of the network to deliver peak domestic and fire flows.
- 4.2.1.3. 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.
- 4.2.1.4. Water conservation practices are encouraged in the design of developments in the Southeast Sector, including the use of low flow household fixtures, retention and reuse of rainwater, and connection to a raw water irrigation system.
- 4.2.1.5. All connections to the water system will be metered as a means to provide for equitable billing, to monitor water consumption and to encourage water conservation.
- 4.2.1.6. 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.

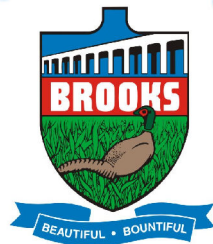
#### **4.3. SANITARY SEWAGE SYSTEM**

The area identified in Map 7 (Proposed Sanitary Sewer System) as Area 1 can be serviced by gravity to the Meadowbrook Lift Station. Proposed 250 mm trunk mains are shown on the map, although exact alignments will be determined at the Outline Plan/Land Use Amendment stage.

The Meadowbrook Lift Station will require a pumping capacity upgrade as the Southeast Sector develops. This will be required once peak flows reach the existing capacity of 44.2 l/sec. The 2003 Growth Study identified this is expected to occur within the 2006 – 2011 time horizon, while the 2008 Wastewater Systems Evaluation indicated upgrades would be needed by 2015.

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.





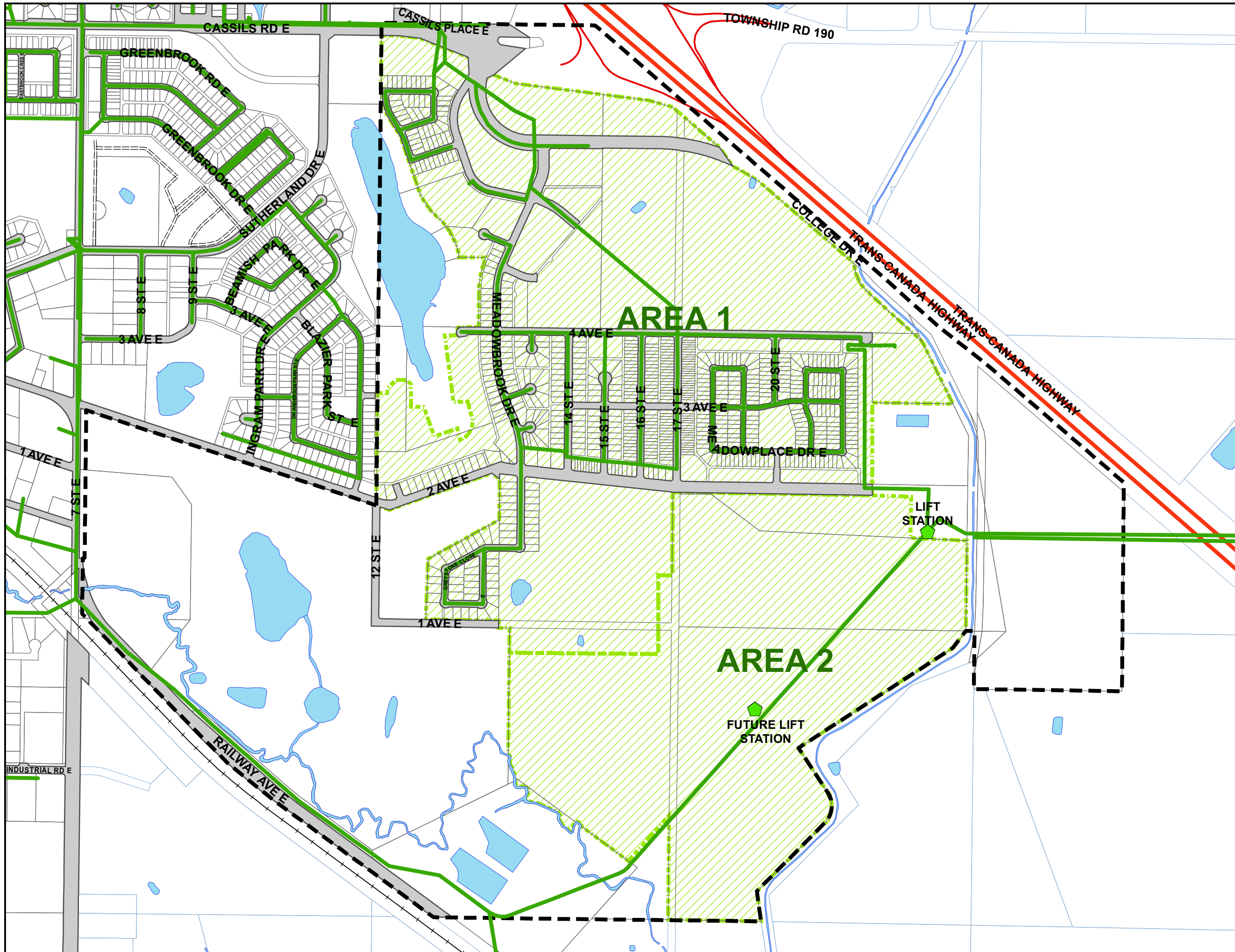
# CITY OF BROOKS

## SOUTHEAST SECTOR AREA STRUCTURE PLAN





### PROPOSED SANITARY SEWER SYSTEM

JUNE 25, 2013

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



#### Legend

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





#### **4.3.1. Policies**

4.3.1.1. All sanitary sewers and sewage facilities will be designed and constructed to City standards and minimum sanitary sewer main size shall be 200 mm.

4.3.1.2. At the Outline 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.

#### **4.4. STORM WATER MANAGEMENT**

Storm water management within the Southeast Sector has been addressed in four previous studies prepared by UMA Engineering Ltd which were prepared as follows:

- *Town of Brooks South and Southeast Area Servicing Study* – 1984
- *Town of Brooks Storm Sewer Drainage Study* – 1991
- *Southeast Infrastructure Construction Servicing Report* – 1995
- *City of Brooks Stormwater Management Study* – 2006

Five drainage catchment areas are identified as shown on Map 8 (Proposed Storm Water Management). Lands west of Meadowbrook Drive and northwest of the proposed residential area south of Meadow Lake will drain into Meadow Lake.

Area 1 – This area will collect runoff from the Cassils Road Interchange and commercial developments along the arterial roadway. A storm water management plan for this area must be prepared in conjunction with the interchange and associated road network designs.

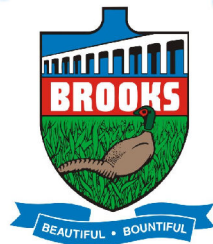
Area 2 – A gravity storm sewer will be constructed from the existing detention pond along 4<sup>th</sup> Avenue to Meadowbrook Drive. The Meadow Lake outfall line will parallel this main and discharge into One Tree Creek.

Area 3 – This area will be serviced via the existing gravity storm main along 2<sup>nd</sup> Avenue East. It is anticipated that some land south of 2<sup>nd</sup> Avenue East can be serviced by the existing main and detention pond.

Area 4 – This area south of 2<sup>nd</sup> Avenue East will require the construction of a second storm water management pond. The size and location will be determined at the Outline Plan/Land Use Amendment stage.

Area 5 – Storm water may be discharged within the area to a storm water management pond, or an alternate storm water management plan may be prepared for development in this area, with a separate discharge to the adjacent One Tree Creek.





# CITY OF BROOKS

## SOUTHEAST SECTOR AREA STRUCTURE PLAN






### PROPOSED STORM WATER MANAGEMENT

JUNE 25, 2013

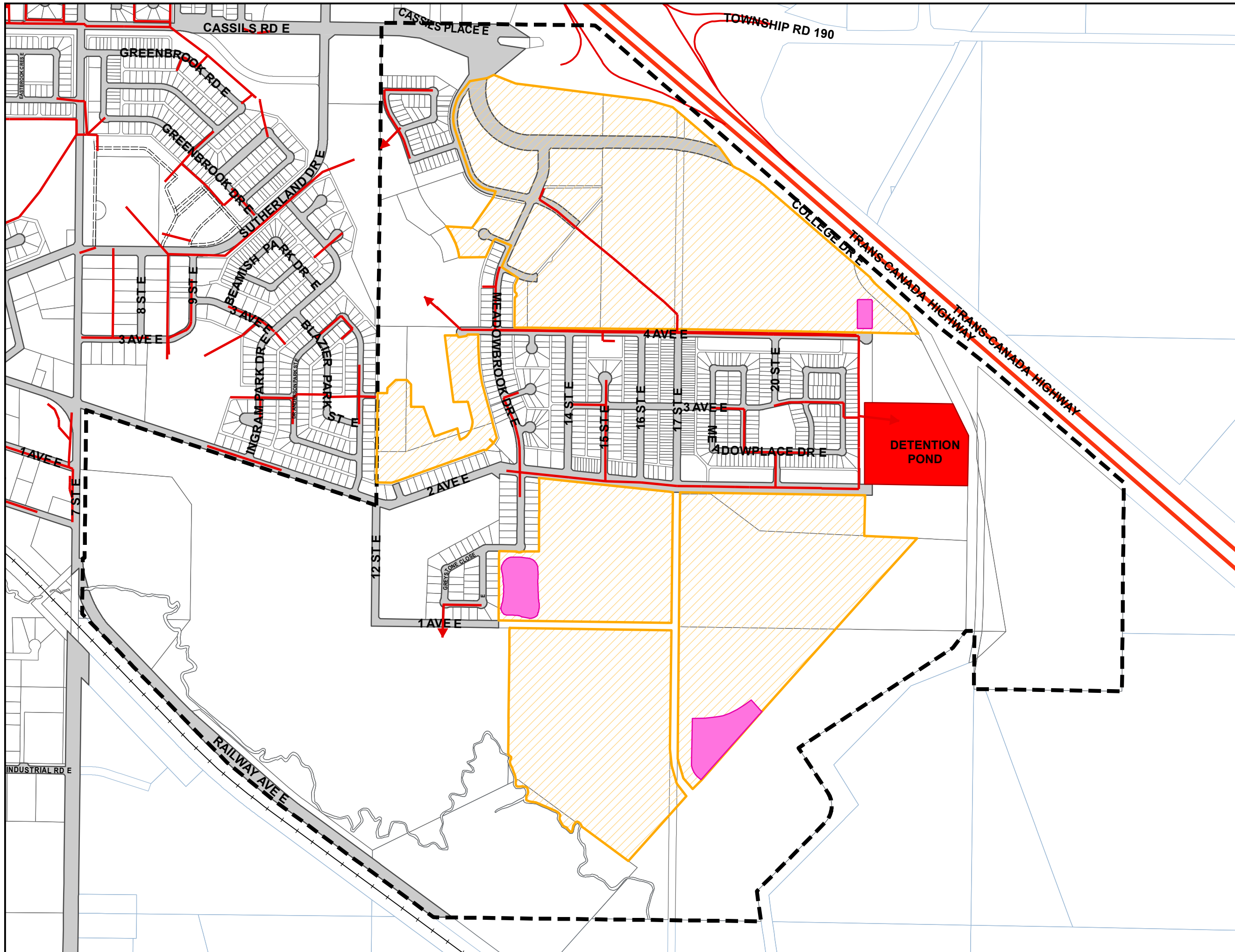
NOTES:  
STORM WATER SERVICING FOR  
FUTURE DEVELOPMENT AREAS  
WILL BE DETERMINED AT THE  
OUTLINE PLAN STAGE.

#### Legend

##### Stormwater Detention Ponds

-  Existing Pond
-  Future Pond
-  Existing Storm Sewer
-  Future Development Areas
-  Plan Boundary

**MAP 8**





#### **4.4.1. Policies**

- 4.4.1.1. All storm water management facilities will be designed and constructed to City standards.
- 4.4.1.2. At the Outline Plan/Land Use Amendment stage, the capacity of existing storm water facilities must be confirmed and conceptual design of proposed storm water management facilities must be provided.
- 4.4.1.3. A storm water management plan must be prepared for each development cell and in accordance with Policy 6.3.2. of the Municipal Development Plan and must be approved by the City. Each storm water management plan will be circulated to the County of Newell No. 4 for review and comment.
- 4.4.1.4. Post–development storm run-off rates will not exceed pre-development rates.
- 4.4.1.5. The use of Best Management Practices for storm water quality will be followed.
- 4.4.1.6. The City will prepare a storm water management plan for Areas 4 and 5 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. This plan will be circulated to the County of Newell No. 4 for review and comment.
- 4.4.1.7. The City as per Policy 4.2.1.6 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.
- 4.4.1.8. The existing storm water detention pond north of 2<sup>nd</sup> Avenue East 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.
- 4.4.1.9. 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 Outline Plan or subdivision design stage will review design and operation of these facilities.
- 4.4.1.10. 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 outline plan developed for this portion of the Plan area.

## **4.5. SHALLOW UTILITIES**

Natural gas distribution lines, power, telephone, and cable systems exist in the Southeast Sector to service existing developments. These utilities must be expanded and extended to service proposed developments.

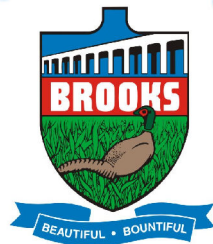
### **4.5.1. Policies**

- 4.5.1.1. All shallow utilities shall be designed and submitted to the City for review and approval prior to commencement of construction.
- 4.5.1.2. All work on shallow utilities involving excavation will require an excavation permit from the City.
- 4.5.1.3. Installation of utilities must be coordinated to ensure the sequence of construction follows installation of deep utilities and finished grades are established.

## **4.6. TRANSPORTATION**

The roadway system to serve the Southeast Sector will be comprised of collector roadways identified as 2<sup>nd</sup> Avenue East, Meadowbrook Drive, 4<sup>th</sup> Avenue East, 17<sup>th</sup> Street East and an arterial roadway. Individual cross-sections are shown for each type of roadway within Appendix 2 (Road Cross Sections). An arterial roadway is proposed to service the northern portion of the Plan area as well as being a bypass to the South Industrial Park. Individual development cells will have internal roads that will be planned at the Outline Plan/Land Use Amendment stage. Each development cell will be expected to provide suitable connections to roads identified in Map 9 (Proposed Road Network). Access to other areas within the City of Brooks will be provided via 2<sup>nd</sup> Avenue East and Meadowbrook Drive.

Access points and internal road networks will be defined at the Outline Plan/Land Use amendment stage for individual development cells affected by the final location of College Road/Meadowbrook Drive alignments.



# CITY OF BROOKS







## SOUTHEAST SECTOR AREA STRUCTURE PLAN

### PROPOSED ROAD NETWORK

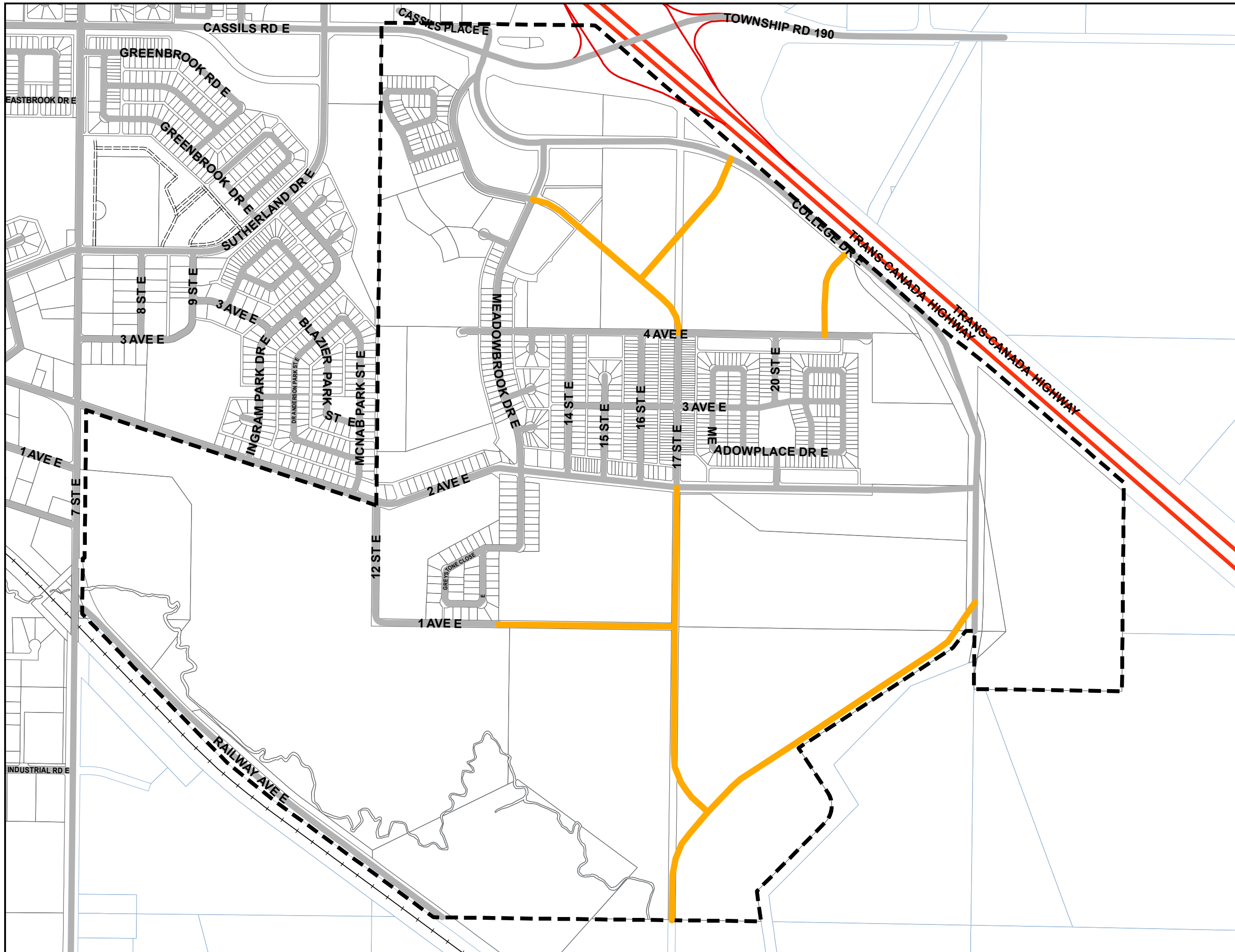
JUNE 25, 2013

NOTES:  
THIS MAP IS CONCEPTUAL ONLY  
AND SUBJECT TO CHANGE

#### Legend

-  Future Collector Roads
-  Existing Roads
-  Highway 1
-  Private Road
-  Highway Ramp
-  Plan Boundary

**MAP 9**





#### **4.6.1. Policies**

- 4.6.1.1. The road network proposed within this area structure plan is conceptual only. As individual development cells 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.
- 4.6.1.2. 2<sup>nd</sup> Avenue East will be designated as a collector and Meadowbrook Drive, 4<sup>th</sup> Avenue East, 17<sup>th</sup> Street East, will be designated as collectors.
- 4.6.1.3. The arterial roadway will be planned with Alberta Transportation, the County of Newell , and affected landowners to ensure its proper alignment. As part of the route alignment review, the City will undertake a study of One Tree Creek to ensure that water quality can be maintained before, during and after construction of a roadway within this area. Alternative route alignments for a bypass road will also be reviewed with the Alberta Transportation, County of Newell, and affected landowners. A road plan will be required to replace the existing right-of-way plan. This may be done as part of the planning for the alignment of this roadway. In the event that an alternative location is selected, the arterial roadway may terminate at the intersection with 2<sup>nd</sup> Avenue East. Access to properties south of this intersection may be from a local road.
- 4.6.1.4. The future service road will be planned with Alberta Transportation, the County of Newell No. 4, and affected landowners to ensure a proper alignment is maintained with the proposed arterial roadway, the Trans-Canada Highway and Range Road 14 Township Road 2.
- 4.6.1.5. The extension of existing major and collector standard roads into the Southeast Sector are to occur in conjunction with the phasing of development.
- 4.6.1.6. A Traffic Impact Assessment (TIA) may be required with each Outline Plan/Land Use Amendment 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.
- 4.6.1.7. The municipality and/or the developer will ensure that a boulevard beautification program is followed on Meadowbrook Drive and 2<sup>nd</sup> Avenue East as the major gateway points into the community. Appropriate selection of tree species will be determined by the Parks 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 Outline Plan/Land Use Amendment stage. Each boulevard area must have an automatic underground irrigation system installed by the developer to the satisfaction of the municipality.

- 4.6.1.8. The internal road system and subdivision design should account for the long term potential for public transit.
- 4.6.1.9. No on-street parking will be permitted along the arterial roadway. 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 north of the intersection with the arterial roadway.
- 4.6.1.10. 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 does not occur via 17<sup>th</sup> Street East.
- 4.6.1.11. 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 may have sidewalks on both sides to the satisfaction of the municipality.
- 4.6.1.12. Unless otherwise specified by this Plan or within a development agreement, the road right-of-ways will conform to the road cross sections identified in Appendix 2 of this Plan. Road specifications may be amended without the need to amend this statutory plan. When amendments to the road specifications occur, those outlined in Appendix 2 will conform to the amended specifications. The arterial roadway will have a minimum of a 30 m right-of-way from Meadowbrook Drive to the City boundary where deemed necessary by the municipality.
- 4.6.1.13. Road Plan 7413 BM will need to be closed and consolidated with the SE 33-19-14-W4M if deemed appropriate by the municipality.
- 4.6.1.14. The roadway within the proposed Highway Commercial property south of Cassils Road may need to be closed and consolidated with that parcel or Plan 9312729, Lot 1 if the municipality deems it appropriate.
- 4.6.1.15. The right-of-way of Meadowbrook Drive will be widened from the intersection with the Trans-Canada Highway interchange to Meadow Lake Gate to accommodate four-lane traffic, a turning lane, sidewalks and entrance boulevard landscaping. Meadowbrook Drive south of the proposed arterial roadway will have a 24 m wide right-of-way, where necessary, to 2<sup>nd</sup> Avenue East.
- 4.6.1.16. The right-of-way of Meadowbrook Drive south of College Drive will be a minimum of 30 m to the intersection of 17<sup>th</sup> Street East to accommodate four-lane traffic, turning lanes, sidewalks and entrance boulevard landscaping.



## **5.0. IMPLEMENTING THE PLAN**

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### **5.1. PHASING OF DEVELOPMENT**

Subject to Section 5.2, the phasing of development in the Southeast Sector, through the Outline Plan/Land Use Amendment approval process, should occur in a contiguous manner. It is possible, however, that some landowners in the Southeast Sector may be uninterested in development. This may result in leapfrog development where areas are developed that are not contiguous. Where this 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.

Where noncontiguous development occurs, this may only be permitted provided that:

- a. Roadway and utilities can be extended to the area at the cost of the developer;
- b. The development “fits” into the overall land use plan context of this Plan;
- c. The developer provides an on-site park to serve the immediate resident population if the site is greater than 400 m from an existing one.

### **5.2. COMPREHENSIVE PLANNING**

Individual development cells will require an Outline 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. An Outline Plan will show how density and housing mix requirements relate in each of the development cells.

As part of the Outline 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 cell and lands outside of the Outline Plan/Land Use Amendment area.
- (ii) Density Phasing Plan that shows the intended phasing of subdivision within the Outline 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.

### **5.3. SPECIAL LAND USE REGULATIONS**

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.

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.

### **5.4. INTERMUNICIPAL REFERRALS**

Section 2.0 of Part D of the 2009 County of Newell and City of Brooks Intermunicipal Development Plan (IMDP) indicates that only new or amended statutory plans shall be circulated to the County if the municipal expansion policies are affected.

Should any portion of this plan and/or any development result in perceived or real impact to the County, the relevant information will be referred for comment as per the policies contained in Part D, Section 2.0 of the IDP.

### **5.5. PLAN MONITORING**

Plan review will occur on a regular basis to ensure that ongoing development is effectively guided by this ASP's Policies. Amendments may be required in response to changing development trends, unanticipated external forces or changes in Council's priorities.

Council will determine the timing of a comprehensive review and update of this Plan. A comprehensive review should be considered between five to ten years after adoption, or sooner if conditions warrant. Council will ensure effective public information and consultation in support of proposed amendments to this Plan as required by the Act.

## 6.0. SUMMARY

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This area structure plan fulfills the requirements of Section 633(1) of the Act by defining the sequence of development for the Southeast Sector, major land uses within the neighbourhoods, the general density of population for the community and the general location of major transportation routes and public utilities.

The Southeast Sector ASP has been updated in response to evolving trends, market conditions, community needs and preferences. The Plan area and more specifically the Land Use Concept shown in Map 3 has been designed to meet a variety of residential uses and densities to meet the current and future housing needs of the municipality. Particular attention to areas of transition continues to ensure minimal conflict between various residential typologies.

The 2013 update to the 2002 ASP upholds the flexibility to allow innovative housing and/or subdivision design to accommodate a wide range of interests. Individual development cells may be better defined at the Outline Plan/Land Use Amendment stage along with density, internal traffic circulation patterns and servicing. Additionally, the updated ASP supports the construction of the quad ball diamond complex and associated linear open space and trail network connections, for the enjoyment of Brooks and surrounding residents and visitors into the future.

The update and revision process included community consultation that featured an open house, circulation to affected landowners and referral agencies, individual mailings and a public hearing so that as much public input could be included in this update as possible.

Community concerns and issues identified in the development of the 2002 ASP that continue to be addressed in the updated Plan include: a sensitive transition between different land uses and densities, provision for alternative affordable housing designs, provision for ample park space and a circulation network that is safe and convenient.

This ASP complies with the hierarchy of plans required to be maintained by the City as per the Act.

## **PART II – SUPPORTING INFORMATION**

Part II – Supporting information, is intended to be referenced for information purposes only, and may be amended from time to time as it does not form part of Bylaw 13/12; the City of Brooks Southeast Sector Area Structure Plan.

### **7.0. PLAN AREA**

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The Plan Area is located within the Southeast Sector of the community bounded on the east by the Medicine Hat College and the County of Newell No. 4, on the west by McNabb Street and 7<sup>th</sup> Street East, on the north by Cassils Road and the Trans-Canada Highway and on the south by the Old #1 Highway. Located in this area are the following:

- Meadowbrook
- Meadow Lake Estates
- Greystone Estates
- Meadowplace Mobile Home Park
- Brooks Golf Course
- Old Rodeo Grounds
- Medicine Hat College
- EnCana Corporation's building
- City-owned land

The Plan Area is approximately 416.39 ha (1028.93 acres).

#### **7.1. EXISTING USES & CONDITIONS**

Existing development consists of: Meadow Lake Estates (3.89 ha/9.62 acres), Medicine Hat College (25.92 ha/64.04 acres), EnCana Corporation (3.27 ha/8.08 acres), Greystone Estates (4.30 ha/10.62 ac) and private land holdings. The City of Brooks is the largest landowner (90 ha/223.75 acres). Large portions of the Plan area remain vacant as of 2013.

The Brooks Golf Course and the Old Rodeo Grounds occupy a significant area within the Southeast Sector. The City also has a lift station and other related infrastructure including a detention pond for storm water runoff. The overflow sewage lagoons are located on a parcel of

land along the southern boundary of the Plan area. There are several rights-of-ways that occupy the Plan area that are publicly and/or privately owned.

## **7.2 TOPOGRAPHY**

The Plan Area has a gentle slope from west to east with some undulation in the former. The site is generally quite level with low, wet areas in the vicinity of the overflow sewage lagoons and One Tree Creek. Several small sloughs and Meadow Lake are situated in the west half of the Plan area.

## **7.3 ENVIRONMENTALLY SIGNIFICANT 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.

Native grasslands as well as disturbed cultivated lands can be found in other locations of the Plan area. These areas are deemed to be non-environmentally sensitive. There is a cluster of mature trees located south of Meadow Lake. These are the only mature trees within the Plan area with the exception of those found within the Brooks Golf Course. The planning implications of these environmentally sensitive areas are that they can provide habitat for wildlife within the Plan area and it is important that they remain as intact as possible.

## **7.4. POLICIES, STUDIES & REPORTS AFFECTING THE PLAN**

### **7.4.1. Provincial & Municipal Policies**

Following is an overview of the legislative and policy framework that applies to the Plan.

#### **7.4.1.1. Alberta Land Stewardship Act**

The Alberta Land Stewardship Act (ALSA), SA 2009, A-26.8 sets out the requirements for individual municipalities to comply with provincially mandated regional plans, among other things. As of June 2013, the South Saskatchewan Regional Plan (SSRP), the regional plan affecting the part of the Province that the City of Brooks is situated within, has not been brought into force. However, when the SSRP is brought into force, the City will be required, as per Section 20 of the ALSA, to review and bring all statutory plans into compliance with the regional plan. This requirement would include the review of this ASP.

#### **7.4.1.2. Municipal Government Act**

The Act sets out the requirements for an Area Structure Plan in Section 633(2) as follows:

*An Area Structure Plan*

- a) *must describe*
  - (i) *the sequence of development proposed for the area,*
  - (ii) *the land uses proposed for the area, either generally or with respect to specific parts of 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 that council considers necessary.*

#### **7.4.1.3. Subdivision and Development Regulation (AR 43/2002)**

The Subdivision and Development Regulation (AR 43/2002) herein referred to as “the Regulation” governs subdivision and development that may occur within the Plan Area. In Part 2 of the Regulation, restrictions around sewage lagoons are described. The overflow sewage lagoons within the Southeast Sector are used on an emergency basis should the lift station fail. According to the Regulation, an approving authority must not approve a development or subdivision application for a school, hospital, food establishment, or residence within 300 m of the working area of an operating or non-operating wastewater treatment site. This legislation will limit these types of uses in the southeast corner of the Plan area until such time as the facility is closed and reclaimed.

The well site within the Plan area is also subject to the Regulation. No dwelling unit is permitted within 100 m of the well site. In order to be located closer than this distance, the well site operator and the Energy Resources Conservation Board (ERCB) will need to give approval.

**7.4.1.3. Land Use Policies (Order in Council 522/96)**

The Land Use Policies (LUP) adopted by the Alberta Government sets out the planning philosophy that municipalities are to follow when undertaking land use planning. Each municipality is expected to incorporate the Land Use Policies into its documents and planning practices. Section 622(3) of the Act requires that municipal statutory plans, land use bylaws, and planning decisions and actions be consistent with the LUP.

**7.4.1.4. The Municipal Development Plan (2001)**

A Municipal Development Plan (MDP) is a general statement of a municipality's broad objectives respecting the form and character of existing and proposed land use and servicing requirements. The City's MDP was adopted in 2001 and amended in 2007. In addition to guiding the general land use concept for the Southeast Sector, the MDP has provided a foundation of policy on which this ASP has been prepared.

**7.4.1.5. County of Newell & City of Brooks Intermunicipal Development Plan  
(County Bylaw No. 1656-09)/(City Bylaw No. 09/04) as amended**

The County of Newell and the City of Brooks adopted the County of Newell & City of Brooks IDP in March of 2009. The intent of the IMDP continues to be the provision of a policy framework that considers the objectives of both municipalities for development and subdivision within the urban fringe area surrounding the City. The Southeast Sector ASP is located entirely within the City's boundaries, but due to proximity to the County of Newell, the policies contained in Part D: Plan Administration & Implementation, Section 2.0 – Referrals, will apply.

**7.4.1.6. Land Use Bylaw No. 03/30**

The Land Use Bylaw (LUB) identifies that the Plan Area contains several land uses including; (1) Direct Control District (DC); (2) Special Light Industrial District (M-1); (3) Direct Control Residential District (DC-R); (4) Residential Mobile Home District (R-4); (5) Public & Quasi-Public Service District (P-1); and (6) Public Park and Open Space District (P-2).

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.

## **7.4.2. Technical Studies & Reports**

The following technical studies and reports relate directly to infrastructural requirements of development within the Plan Area, including transportation, water, wastewater and stormwater, parks, recreation and cultural facilities.

**7.4.2.1 City of Brooks Transportation Study (2009)**

**7.4.2.2 City of Brooks Stormwater Management Study (2006)**

**7.4.2.3 City of Brooks Wastewater System Evaluation (2008)**

**7.4.2.4 Town of Brooks Water Supply, Treatment and Distribution Master Plan (2005)**

**7.4.2.5 City of Brooks Comprehensive Recreation, Parks and Culture Master Plan (2010)**

## **7.5. MUNICIPAL AND FRANCHISE INFRASTRUCTURE**

### **7.5.1. Water**

A number of water distribution mains exist in the area. At the north end, Meadow Lake Estates and serviced by a 250 mm water main from Cassils Road and 200 mm mains within the subdivision. A 300 mm main runs along 2<sup>nd</sup> Avenue to the Medicine Hat College. Sixteenth Street East residential lots are serviced off the 2<sup>nd</sup> Avenue main to the south, a 150 mm water main follows the Brooks Golf Course's road and continues to the southeast to service the Horticulture Centre. This line is looped to the 300 mm main on 2<sup>nd</sup> Avenue via a 100 mm line that parallels the main gravity sewer line from Town. The EnCana Corporation's building is serviced via a 200 mm waterline connected to the 300 mm main.

### **7.5.2. Sanitary Sewer**

The major sanitary sewer infrastructure necessary for servicing most of the Southeast Sector was constructed in 1998 and 1999 and consists of the following:

1. Meadow Brook sewage Lift Station with a firm capacity of 44.2 l/sec. Sewage is pumped via force main to the main (Horticultural) Lift Station.
2. A 375 mm sanitary trunk main along 4<sup>th</sup> Avenue from 16<sup>th</sup> Street West to Meadow Brook lift station.



3. A 300 mm sanitary trunk main from Cassils Road connecting to the 375 mm main at 17<sup>th</sup> Street East. This main transports sewage from the Parkland Lift Station catchment area.

### **7.5.3. Storm Sewer**

Major storm water management infrastructure for the Southeast Sector was constructed in 1998. It consists of a storm water detention pond located south of EnCana Corporation property and north of 2<sup>nd</sup> Avenue. The pond is designed to accommodate all storm water runoff north of 2<sup>nd</sup> Avenue in the Southeast Sector. It includes a settling basin for improving water quality before being pumped at a maximum discharge rate of 150 l/sec into One Tree Creek. A 675 mm storm sewer exists along 2<sup>nd</sup> Avenue from the detention pond to Meadow Brook Drive.

### **7.5.4. Shallow Utilities**

Natural gas, electricity and telephone lines are located within the Plan Area and may be extended to service future development cells as required.

## **7.6. COMMUNITY SERVICES**

Community services will be provided as outlined below.

### **7.6.1. Schools & Playfields**

Provision has been made for school sites within the Plan Area. At the time of Plan preparation both School Districts indicated a possible need for a school site within the Southeast Sector. There was no definite time period when either school division may require a site within the Plan Area. This will be dependent on enrollment and funding allocation from individual school boards and the Provincial Government.

The location and size of parks within individual development cells will be determined at the Outline Plan/Land Use Amendment stage.

### **7.6.2. Police Services**

Police services will be provided by the existing facility at the intersection of 4<sup>th</sup> Street West and 3<sup>rd</sup> Avenue West.

**7.6.3. Fire Protection and Emergency Medical Services**

Fire protection will be provided from the existing facility at 504 Cassils Road E. Emergency medical services are provided from Brooks Health Centre until such time as this location changes.

**7.6.4. Public Health Services**

Health services are available from the Brooks Hospital as well as private clinics located elsewhere in the community.

# APPENDICES

Appendices I and II contained herein are for information purposes only and may be amended from time to time as they do not form a part of Bylaw 13/12; the City of Brooks Southeast Sector Area Structure Plan.



# **APPENDIX 1**

## **LAND USE STATISTICS**



# LAND USE & DENSITY CALCULATIONS (UPDATES IN PROCESS)

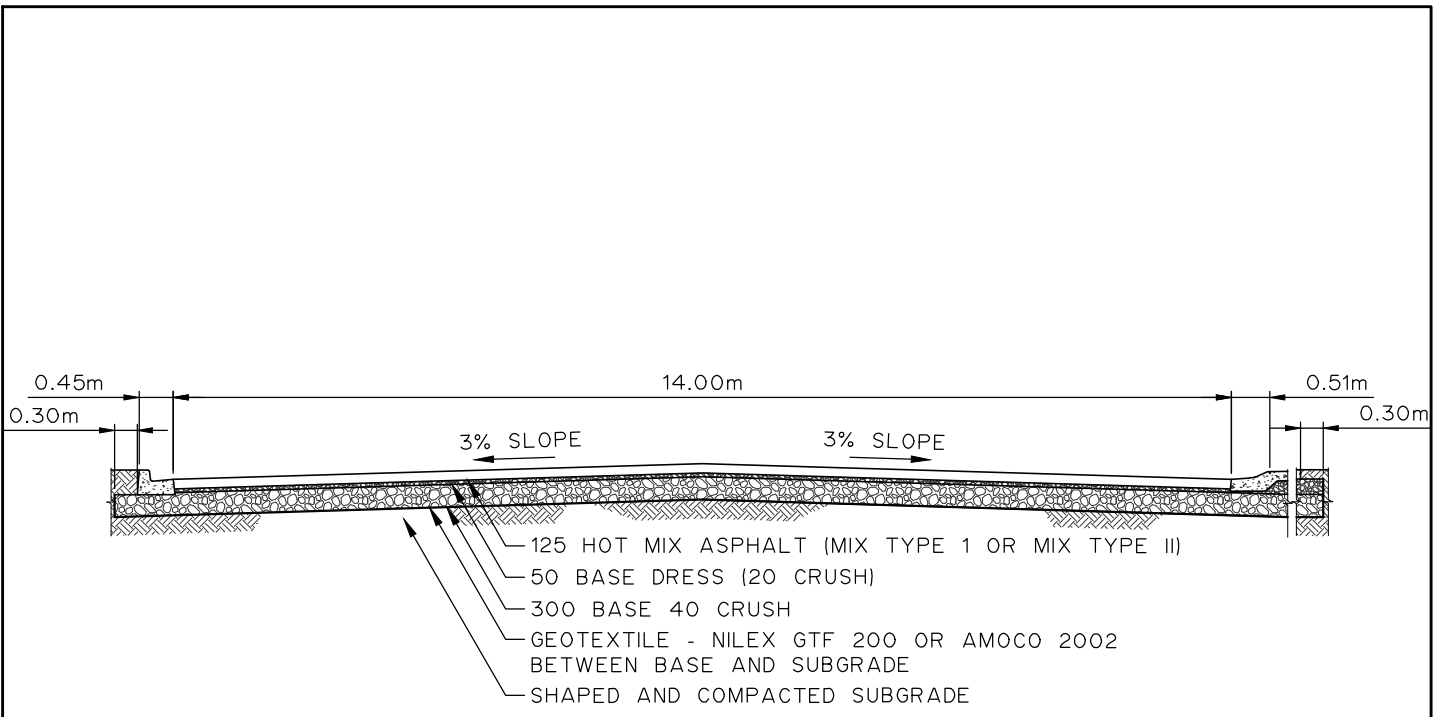




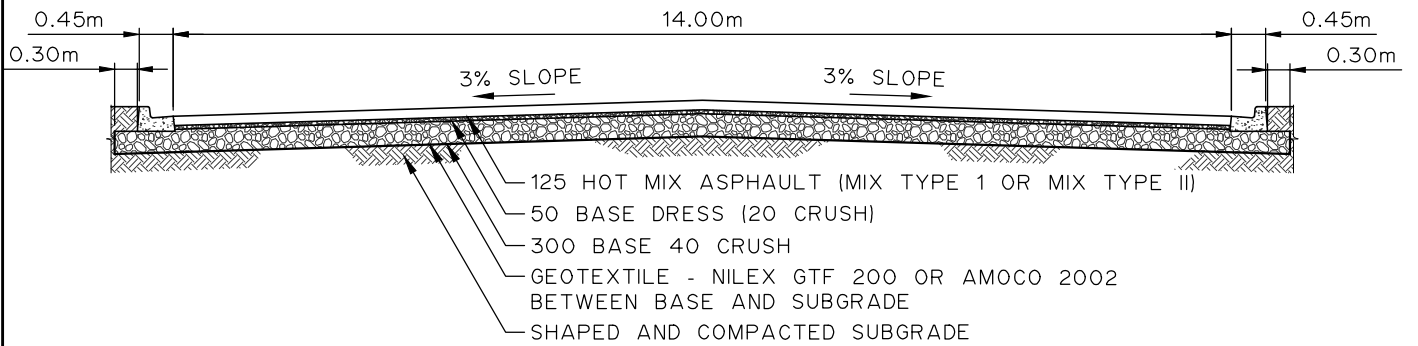
# **APPENDIX 2**

# **ROAD CROSS SECTIONS**




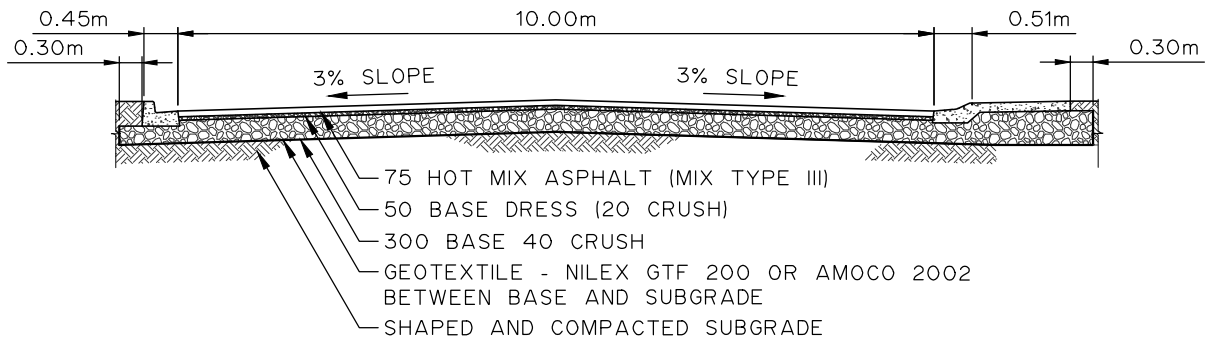


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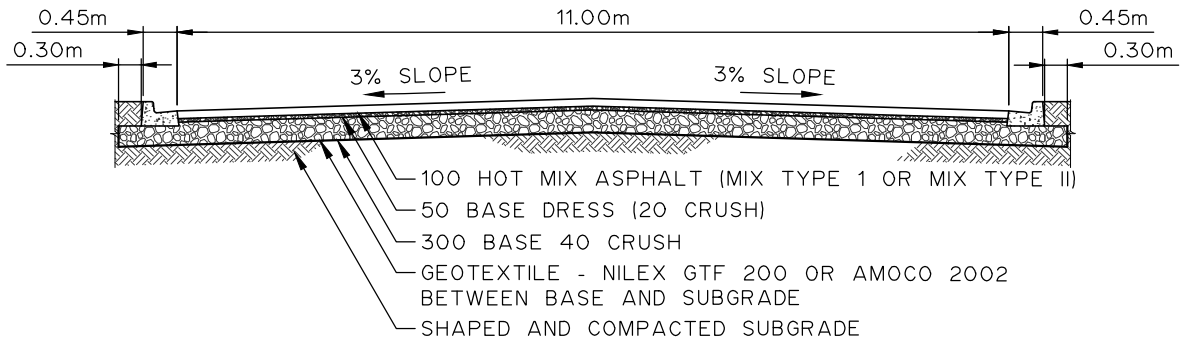


MAJOR ARTERIAL ROADS

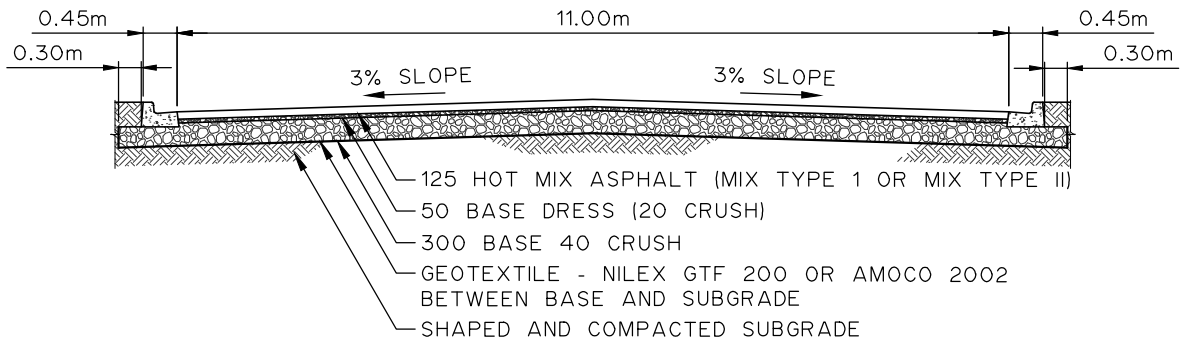
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LOCAL RESIDENTIAL ROADS

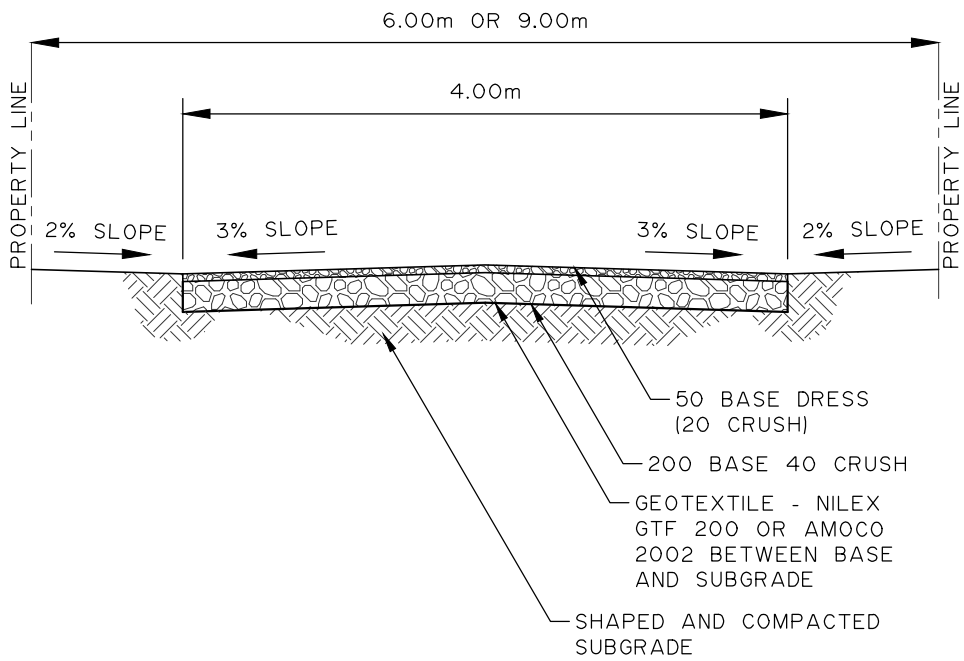


RESIDENTIAL COLLECTOR ROADS




INDUSTRIAL AND COMMERCIAL COLLECTOR ROADS

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LANES

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