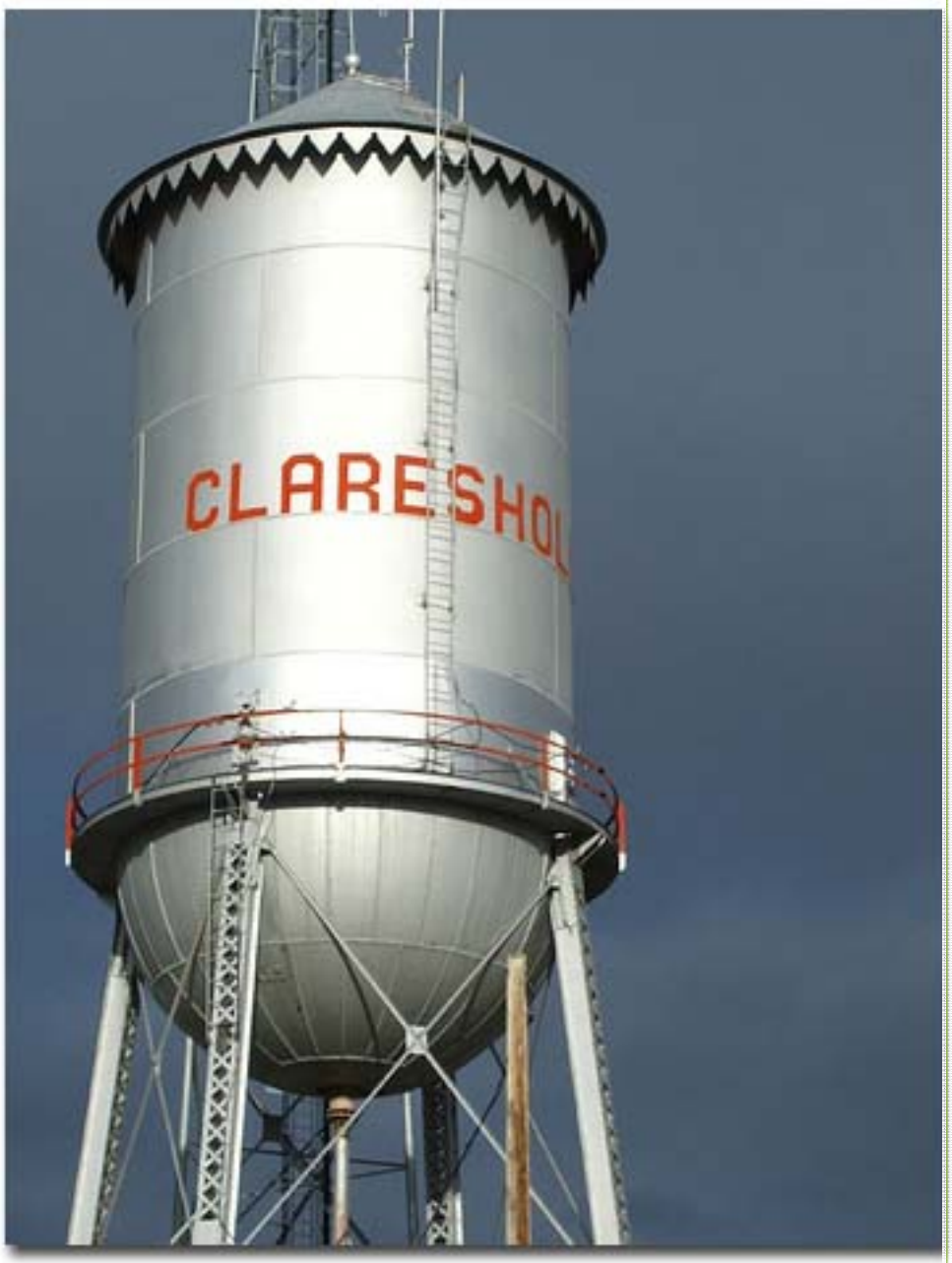
June 2011

The Town of Claresholm
Prairie Shores Area Structure Plan



BYLAW 1536
Amended and consolidated with BYLAW 1564

PLANNING PROTOCOL INC
&
SOUTHCAL DEVELOPMENTS INC

TOWN OF CLARESHOLM
PROVINCE OF ALBERTA
BYLAW #1564

A Bylaw of the Town of Claresholm to adopt an Area Structure Plan.

WHEREAS pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) may by bylaw establish a framework for subsequent subdivision and development of land; and

WHEREAS Council deems it desirable to establish an Area Structure Plan for the area formerly known as Prairie Shores;

NOW THEREFORE under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. That the Area Structure Plan attached hereto as Schedule "A" to Bylaw #1564 be adopted.

2. On the passing of this bylaw, all the following bylaws are hereby rescinded:
   Bylaw No.1536, and any amendments thereto.

3. This Bylaw shall take effect on the date of final passage.

This bylaw comes into full force and effect upon third and final reading.

Read a first time in Council this 13th day of June 2011 A.D.

Read a second time in Council this 18th day of July 2011 A.D.

Read a third time in Council and finally passed in Council this 18th day of July 2011 A.D.

David Moore, Mayor

Kris Holbeck, CAO

Form #7-3210

TABLE OF CONTENTS

1.0 INTRODUCTION....5

1.1 - Purpose....5
1.2 - Area Structure Plan Objectives....5

2.0 POLICY & LEGISLATIVE CONTEXT....6

2.1- Residential Policies from the MDP pertinent to this ASP....6
2.2- Commercial Policies from the MDP pertinent to this ASP....7
2.3- Recreation, Parks & Open Space Policies from the MDP pertinent to this ASP....7
2.4- Transportation Policies from the MDP pertinent to this ASP....8
2.5- Municipal Infrastructure Services Policies from the MDP pertinent to this ASP....8
2.6- Community Culture, Wellness & Safety Policies from the MDP pertinent to this ASP.9
2.7- Growth Strategy Policies from the MDP pertinent to this ASP....9
2.8- ASP Implementation Requirements from the MDP pertinent to this ASP....9

3.0 AREA STRUCTURE PLAN IMPLEMENTATION....10

3.1 - Area Structure Plan Process....10

4.0 PLANNING AREA....12

4. 1 - Planning Area Location....12
4. 2 - Legal Definition of Planning Area....12
4. 3 - Boundaries of Planning Area....12
4. 4 - Current Land Use....12
4. 5 - Surrounding Activity and Land Use....13

5.0 PHYSICAL SITE FEATURES....14

5.1- Topography....14
5.2- Vegetation....14
5.3- Existing Dwellings /Structures....14
5.4- Subsurface Conditions....14
5.5- Stormwater Management....15
5.6- Environmental Considerations....15

6.0 PROPOSED DEVELOPMENT....16

6.1- Single Detached Residential (R1) District....16
6.2- Duplex Residential (R2) District....17
6.3- Multiple Residential (R4) District....17
6.4- Neighbourhood Commercial (C3) District....18
6.5- Public (P) Space....18

6.6- Architectural Controls 20
6.7- Phasing 21

7.0 SERVICING 22

7.1- Transportation 22
7.2- External Access 22
7.3- Internal Roads 22
7.4- Sidewalks 23
7.5- Water Supply 23
7.6- Sanitary Sewage Disposal 24
7.7- Stormwater Management 24
7.8- Garbage Disposal 24
7.9- Light Standards 25
7.10- Potential for Environmental Initiatives and Technologies: Solar Energy 25
7.11- Private Utilities 25

8.0 EMERGENCY/DISASTER SERVICES 26

8.1- Fire 26
8.2- Police 26

9.0 DEVELOPMENT IMPLEMENTATION 27

AREA STRUCTURE PLAN FIGURES

Figure 1 – Regional Location
Figure 2 – Property Boundary
Figure 3 – Surrounding Land Uses
Figure 4 – Aerial Photo
Figure 5 – Conceptual Site Plan
Figure 6 – Green Space Scheme
Figure 7 – Proposed Phase Plan
Figure 8 – Transportation Plan
Figure 9 – Proposed Servicing Plan

SUPPORTING TECHNICAL REPORTS AND RELATED INFORMATION

APPENDIX 1 – OPEN HOUSE GUEST SIGN IN SHEET AND LOCAL RESIDENT COMMENTS

FROM OPEN HOUSE FORUM HELD AT THE CLARESHOLM COMMUNITY CENTRE (10/29/2009)

***APPENDIX 2*– GEOTECHNICAL INVESTIGATION STUDY,** (UNDER SEPARATE COVER)
SOIL & ENVIRON. CONSULTANT INC. (CALGARY, AB), NOVEMBER 2007

***APPENDIX 3* – STORM DRAINAGE AND POND REPORT,** (UNDER SEPARATE COVER)

LEE MAHER ENGINEERING ASSOCS (CALGARY, AB), JANUARY 2010

***APPENDIX 4* - PHASE-1 ENVIRONMENTAL SITE ASSESSMENT,** (UNDER SEPARATE COVER)

SOIL & ENVIRON. CONSULTANT INC. (CALGARY, AB), NOVEMBER 2007

***APPENDIX 5* –TRANSPORTATION TRAFFIC REVIEW** , (UNDER SEPARATE COVER)

ITRANS CONSULTING INC. (CALGARY, AB), MARCH 2008

DEFINITIONS & INTERPRETATIONS

The **Prairie Shores Area Structure Plan** shall adopt the following definitions:

i. "*Subject Property*" or "*Subject*" or "*Plan Area*" or "*ASP Area*" means the property defined as the combined 155.21 acres (62.81 hectares) being portions of SE 34-12-27-4 & NE 34-12-27-4.
ii. "*Council*" means the Council of the Town of Claresholm
iii. "*ASP*" stands for Area Structure Plan as defined in the Municipal Government Act of the Province of Alberta.
iv. "*MGA*" stands for Municipal Government Act of the Province of Alberta (2000).
v. "*Town*" means the Town of Claresholm
vi. "*Subdivision Approving Authority*" means the Council of the Town of Claresholm
vii. "*Municipal Reserve*" (MR) as defined by section 666(1) of the Municipal Government Act of the Province of Alberta.
viii. "*Pedestrian oriented green spaces*" refers to a park like area that provides:
    i. Hard surfaced walk/pathways
    ii. Grass, possibly combined with any of:
        - Trees, shrubs, park benches, play ground equipment, lighting
    iii. Separation from vehicular traffic sufficiently to provide feeling of safety

REFERENCED EXTERNAL MATERIALS

i. Province of Alberta Municipal Government Act
(With Amendments in Force as of May 14, 2002)
ii. Town of Claresholm Municipal Development Plan Bylaw no. 1490
(Adopted – 2007)
iii. Town of Claresholm Land Use Bylaw no. 1525
(Amended – May 2009)
iv. Town of Claresholm Servicing Standards for Municipal Improvements
(Revision -September 2007)

1.

1.0 INTRODUCTION

The **Prairie Shores Area Structure Plan** ("ASP") has been prepared pursuant to Section 633(1) of the *Province of Alberta Municipal Government Act*, the *Town of Claresholm Municipal Development Plan no. 1490* and *Land Use Bylaw no. 1525*. This ASP provides a framework for the subsequent redesignation, subdivision and development of a 75.21 acre balance (located at SE 34-12-27-4) and an 80.00 acre balance (located at NE 34-12-27-4) for a combined planning area of 155.21 acres, located within the Town of Claresholm.

1.1 - PURPOSE

The **Prairie Shores Area Structure Plan** (ASP) provides a comprehensive land use rationale for the redesignation and subdivision of the combined 155.21 acres (62.81 hectares) parcels at SE 34-12-27-4 & NE 34-12-27-4. The policies set forth in the Prairie Shores ASP are intended to guide the development of the subject land for single family/medium density residential, neighbourhood commercial, public green space, and the required infrastructure and support services.

1.2 - AREA STRUCTURE PLAN OBJECTIVES

Objective 1.2.1 - To establish a rational policy framework for the redesignation, subdivision and development of the Prairie Shores Area Structure Plan for multiple housing types (i.e. medium density multi-family & single-family dwellings), pedestrian oriented green space and the required infrastructure and support services in accordance with the *Town of Claresholm Land Use Bylaw no. 1525* & *the Town of Claresholm Municipal Development Plan no. 1490*.

Objective 1.2.2 - To provide a contextual basis to address development constraints and opportunities by describing physical characteristics within the ASP and the surrounding lands.

Objective 1.2.3 - To institute urban-like design guidelines that assist in establishing a built form that is in character with the Town of Claresholm, enhances safety, creates a sense of place and community, and minimizes conflicts between different land uses.

Objective 1.2.4 - To initiate a servicing plan that provides for the installation of utilities and infrastructure that is cost effective to service and maintain the area.

2.0 POLICY & LEGISLATIVE CONTEXT

This ASP is based on the authority and requirements outlined of the *Province of Alberta Municipal Government Act (MGA)*. Section 633(1) of the MGA states: "for the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan". The *Town of Claresholm Municipal Development Plan (MDP)* is a statutory plan that establishes the planning vision and direction for the future development of the Town. The Prairie Shores ASP must adhere to the policies within the MDP. Key MDP policies which provide direction for the ASP include the following:

2.1- RESIDENTIAL POLICIES FROM THE MDP PERTINENT TO THIS ASP

- *Future residential development shall be located in accordance with the Future Land Use map. Additional design considerations can be placed on any development upon the recommendation of the Municipal Planning Commission, Mayor and Council, Administration or the subdivision authority prior to approval.*
- *The Town will encourage residential neighbourhoods to be developed in areas that are in close proximity to schools and community faculties.*
- *The Town will encourage residential development on the west side of Highway No. 2, and in areas where vistas of the Porcupine Hills can be maximized.*
- *New residential development will be planned such that existing municipal infrastructure is utilized to the most sustainable extent possible.*
- *Multiple family dwellings and higher density developments will locate in areas:*
  - *accessible to an arterial or collector road;*
  - *where traffic, generated by the development, will not affect the use of roads in the area;*
  - *accessible to schools and community facilities;*
  - *where the appearance of an existing residential neighbourhood is not affected.*
- *New residential subdivisions, including manufactured home subdivisions, should include paved streets, curbs, gutters and sidewalks, and provide underground services that allow for future growth and are easily accessible. The design of these services should be such that during maintenance and reconstruction activities, the disruption of services is kept to a minimum.*
- *In situations where it is not possible to separate residential development from incompatible uses, a landscaped buffer, berm or some other screening will be required.*
- *The Town shall continue to depend on private interests for land development.*
- *Residential areas will be planned to accommodate a wide variety of housing types that enhance the appearance of the Town. By ensuring that residential areas are connected to the community via pedestrian walkways, shopping and educational facilities (including schools) will be located in such a manner that will provide access to all residential areas.*
- *Developers shall be encouraged to increase the use of low environmental impact materials during the construction of developments.*

- *Developers shall be encouraged to increase the use of locally reclaimed or recycled materials in the construction of roads, pavements, public spaces and parking lots.*
- *Developers shall be encouraged to increase the use of locally sourced materials in the construction process.*
- *Developers shall be encouraged to develop a sustainable water efficiency strategy at a master planning level for the whole site.*
- *Developers shall ensure that any development on site does not adversely impact upon local public or private water supply through polluting aquifers or groundwater.*
- *Developers shall reduce the impact of noise upon the development.*
- *Developers shall minimize the waste produced from the development during construction going to the landfill.*

2.2- COMMERCIAL POLICIES FROM THE MDP PERTINENT TO THIS ASP

- *Commercial development shall take place in accordance with the Future Land Use map. Additional design considerations can be placed on any development upon the recommendation of the Municipal Planning Commission, Mayor and Council, Administration or the subdivision authority prior to approval.*
- *The Town supports the continuation of the architectural standards set forth in the downtown revitalization plan, produced in cooperation with Alberta Municipal Development during the Alberta Main Streets Program in 1993.*
- *Given the high degree of public exposure, commercial developments located along the highway corridor shall be developed to a high standard, which will include:*
  - *Sufficient parking*
  - *Site landscaping*
  - *Screen outdoor storage areas*
  - *Attractive signage and building design*
  - *Integration with the highway system*
  - *Provision of services for the travelling public.*

2.3- RECREATION, PARKS & OPEN SPACE POLICIES FROM THE MDP PERTINENT TO THIS ASP

- *Council shall be responsible for coordinating the site selection and development of parks involving input from community recreation stakeholders.*
- *Council will compel developers to provide lands for neighbourhood parks as a part of residential neighbourhoods. These neighbourhood parks shall serve the local neighbourhood needs and will provide areas to accommodate several activities that may include tot lots, playgrounds and field sports.*
- *Council will maintain flexibility about park size and facilities in order to take advantage of opportunities as they arise.*
- *Council will disperse parks throughout Claresholm to make them available to the greatest number of people.*
- *Attempt to acquire land, for parks or recreational facilities, that is accessible by public transit or pedestrian and bicycle trails.*

- *Develop a network of recreational trails and bikeways throughout the community that will be accessible to all residents.*
- *Cooperate with developers to provide parks and recreation facilities, including trails, at the time that development occurs in low and high-density residential areas.*
- *Whenever possible, establish greenways to link open space areas located in close proximity to one another.*
- *Encourage the development of landscaping schemes that are attractive and appropriate to the local environment.*
- *Ensure that the specified trees and shrubs contribute to the ecological value of the site.*

2.4- TRANSPORTATION POLICIES FROM THE MDP PERTINENT TO THIS ASP

- *The Municipality should enter into a development agreement with potential developers to provide for construction or upgrading of such amenities as roads, light standards, sidewalks, and curb and gutter systems.*
- *Parking facilities will be paved when connected to a paved street.*
- *Ensure that building frontages encourage pedestrian usage of streets contributing to vitality.*
- *The Municipality shall encourage the development of a network of safe bike routes to local facilities near to, and overlooked by, roads and pavements.*
- *The Municipality shall reduce any need or requirement to travel by car to essential facilities by having them within a reasonable walking distance.*

2.5- MUNICIPAL INFRASTRUCTURE SERVICES POLICIES FROM THE MDP PERTINENT TO THIS ASP

- *Development will be required to provide a full range of municipal services and utilities, unless otherwise allowed by Town Council, at the expense of the developer and subject to a development agreement.*
- *The extension of infrastructure systems into future development areas will be planned and undertaken in a manner that is complementary to the land use plan for the area, and utilizes existing infrastructure to the extent feasible.*
- *In order to maximize the efficiency of existing infrastructure, infill development will be encouraged before the extension of services to new areas.*
- *The Town will plan and coordinate the installation of utilities with utility companies and rely on the Subdivision Approval Authority to notify developers of required easements and right-of-ways.*
- *The future design and layout of service extensions will relay on guidance from such reports as any future; Infrastructure Master Plans, an Offsite Levy Bylaw, and/or other infrastructure planning and budgeting strategies which shall be considered when deciding on future growth scenarios and extending municipal services to growth nodes.*

2.6- COMMUNITY CULTURE, WELLNESS & SAFETY POLICIES FROM THE MDP PERTINENT TO THIS ASP

- *The Municipality will ensure that proposed developments support a vibrant, diverse and inclusive community which integrates with surrounding communities.*
- *The Municipality (shall) ensure that heritage, or archaeologically important features, are conserved or preserved if present.*

2.7- GROWTH STRATEGY POLICIES FROM THE MDP PERTINENT TO THIS ASP

- *The Town's growth strategy will be based on the general land use framework as outlined in Figure 5 (Town of Claresholm Municipal Development Plan No. 1490)*
- *The Town's growth strategy will reflect Council's values for effective land use, the provision of municipal services and not encumbering the Municipality with undue financial burdens while attracting new development.*
- *All development initiatives shall undergo a process to conform to the Alberta Subdivision and Development Regulation with respect to sour gas facilities.*
- *The Town will ensure that the most sustainable sites are used for development and that the design process, layout structure and form provide a development that is appropriate to the local context and supports a sustainable community.*
- *The Town will promote the sustainable use of resources, including the reduction and re-use of wastes, related to both the construction and operation of new developments.*
- *The Town will ensure that developments contribute to the sustainable economic vitality of the local area and immediate surrounding region.*

2.8- ASP IMPLEMENTATION REQUIREMENTS FROM THE MDP PERTINENT TO THIS ASP

- *Prior to the subdivision and/or development of land within the Town of Claresholm, Town Council may require the preparation of an Area Structure Plan. The Area Structure Plan will be required to address:*
  - *Future land uses*
  - *General layout for the subdivision of the land*
  - *Population numbers and density generated by the proposed development*
  - *Infrastructure requirements*
  - *General location of major transportation routes and public utilities*
  - *Sequence of development for the area.*

This ASP also adheres to the concepts of the *Town of Claresholm Municipal Sustainability Plan* that defines a process which: "*Meets the needs of the present generation without compromising the ability of future generations to meet their needs.*"
More specific legislation/requirements will be applied to the ASP lands as they are considered for development; these include the *Town of Claresholm Land Use Bylaw no. 1525*, and Provincial Subdivision and Development Regulations and any other applicable policies/regulations.

3.0 AREA STRUCTURE PLAN IMPLEMENTATION

The **Prairie Shores Area Structure Plan**, when adopted by Bylaw in accordance with section 633 of the *Province of Alberta Municipal Government Act*, shall become a statutory document of the Town of Claresholm. Pursuant to Section 692 (1), (f) of the *Province of Alberta Municipal Government Act*, Council will hold a Public Hearing with respect to the proposed Bylaw.

This ASP does not supersede, repeal, replace, relegate or otherwise diminish any other statutory plans in effect in the planning area. No development or redevelopment shall be approved unless it conforms to this Area Structure Plan and any other applicable provisions of any other statutory plan in effect in the planning area.

3.1 - AREA STRUCTURE PLAN PROCESS

This ASP is designed to establish long-term planning strategies and guidelines for the Study Area. Over time, changing economic, social or environmental considerations may require periodic review and occasional amendment to the Area Structure Plan. Council, through monitoring of subdivision and development approvals may initiate amendments to the ASP in accordance with the current Part 17 of the MGA. In addition, the landowner or his agents may request, by application, for an amendment of the ASP in accordance with the requirements and procedures of the same Part.

The process will include the following:

- *The preparation of a baseline assessment which will provide technical background information about the environmental characteristics and infrastructural requirements of the Plan Area. This will include: a transportation study, a stormwater management study, a geotechnical assessment and a Phase 1 Environmental Site Assessment.*
- *Identifying the needs of both the town & landowner and balance those with the physical and policy constraints outlined by the technical background information & the town's current development manuals to formulate land use policy recommendations*
- *Preparing a draft ASP with the information provided from the policy recommendations*
- *Conducting a public open house to gather resident and other stakeholder input.*
  - *A Public Open House was held on October 29, 2009 at the Claresholm Community Centre. Local area residents were invited through directed mail-out letters and through an advertisement which was published for two consecutive weeks in the "Claresholm Local Press". Copies of the newspaper advertisement, the guest sign-in sheet and collected comment sheets are included as Appendix 1.*
- *Analyzing the comments received and incorporating them (if comments have merit), into the draft ASP.*

- *Review of the documents by the Town administration and then the forwarding of them to Council to initiate the public hearing process.*
- *Adoption of the ASP by Council as a statutory bylaw.*

4.0 PLANNING AREA

4. 1 - PLANNING AREA LOCATION

The Plan Area is the combined +/- 155.21 ac. (62.81 ha.) east portions of SE 34-12-27-4 & NE 34-12-27-4, contained within the existing boundaries of the Town of Claresholm. 8th Street W runs adjacent to the entire eastern boundary of the Subject Property, and the easement extending west from 59th Avenue W acts as the southern property boundary. Highway 2 is about 600 M east of the Subject Property at 59th Avenue W. **Figure 1** shows the subject property location within the Town of Claresholm.

4. 2 - LEGAL DEFINITION OF PLANNING AREA

MERIDIAN 4; RANGE 27; TOWNSHIP 12; SECTION 34;
LEGAL SUBDIVISIONS 1 AND 8
CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS
A) PLAN 0713453 SUBDIVISION 1.94 4.79
EXCEPTING THEREOUT ALL MINES AND MINERALS
ESTATE: FEE SIMPLE
MUNICIPALITY: TOWN OF CLARESHOLM

&

MERIDIAN 4; RANGE 27; TOWNSHIP 12; SECTION 34;
LEGAL SUBDIVISIONS 9 AND 16
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 32.4 HECTARES (80 ACRES) MORE OR LESS
ESTATE: FEE SIMPLE
MUNICIPALITY: TOWN OF CLARESHOLM

4. 3 - BOUNDARIES OF PLANNING AREA

The Plan Area is bounded to the:

- *North by Township Road 130, and the east portion of SE 3-13-27-4 (adjacent and north of Township Road 130) & Plan 9210775; Block 1 (also adjacent and north of Township Road 130).*
- *East by 8th Street W.*
- *South by the 59th Avenue W easement extension, and*
- *West by the 80 acre portions of SE 34-12-27-4 & NE 34-12-27-4.*

Figure 2 – shows the property boundaries.

4. 4 - CURRENT LAND USE

The Plan Area is currently being used for agricultural activities. The existing designation of the subject property is divided into two primary land districts. The 80 acre portion of NE 34-12-27-4 is designated as Agricultural (A); the 75.21 acre portion of SE 34-12-27-4

is designated as a Single-Detached Residential (R1) District as defined in the *Town of Claresholm Land Use Bylaw No. 1525*.

4. 5 - SURROUNDING ACTIVITY AND LAND USE

There are several land use districts that surround the subject property identified in the *Town of Claresholm Land Use Bylaw No. 1525*.

- *North – North of Subject Property is Township Road 130 and beyond that is SE 3-13-27-4 and Plan 9210775; Block 1. The SE 3-13-27-4 (Municipal District of Willow Creek No. 26) is used for agricultural activity. Plan 9210775; Block 1 is currently used for commercial activities (implementation dealership/service) related to the agricultural industry*
- *East – the Subject Property is flanked by 8th Street W. East of Eighth Street W, are lands zoned for Industrial (I1) use and Public (P) use. There are amenities for public use on these lands such as ball diamonds, and an Agri-Plex.*
- *South – Plan 0810193; Block 1; Lot 1; accommodates West Meadow School, a middle school from grades 4 to 8 (the school is currently being renovated to accommodate Kindergarten through to grade 6), which is zoned for Public (P) use. The rest of the land (Municipal District of Willow Creek No. 26) to the south of the school is undeveloped agricultural land.*
- *West – The land to the west is outside of the Town of Claresholm boundaries in the Municipal District of Willow Creek No. 26 and is currently undeveloped and used for agricultural and farming activity.*

The surrounding land uses in the immediate region of the study area is shown on **Figure 3**.

5.0 PHYSICAL SITE FEATURES

5.1- TOPOGRAPHY

The Plan Area is generally flat with a very slight southeast downward slope as seen on *Exhibit A and on* ***Figure 4****.*

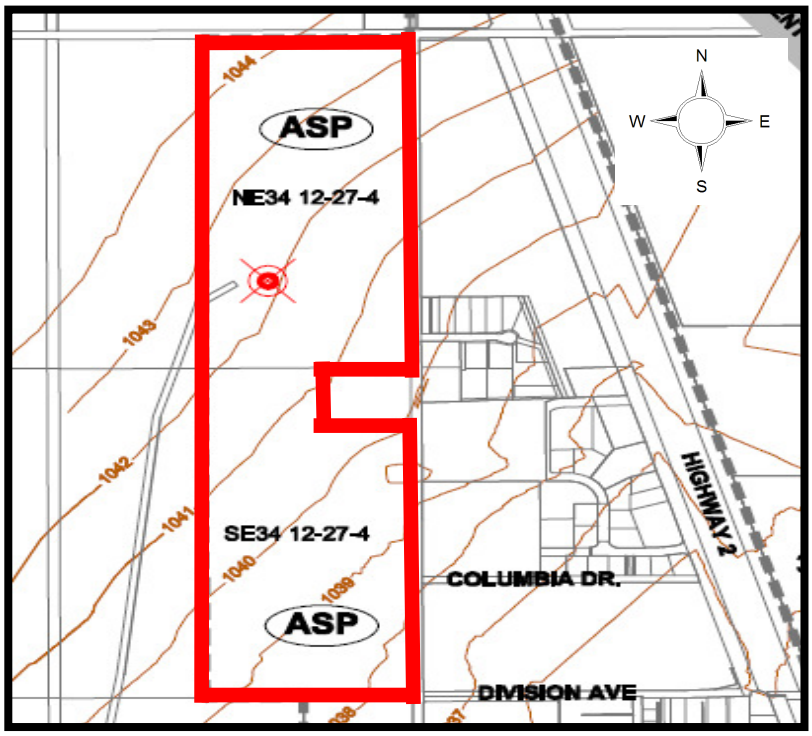


Exhibit A – Contour lines of the subject property
(From the Town of Claresholm MDP)

ASP Boundary –
Contour Interval – 1m

5.2- VEGETATION

The Plan Area is clear of any tree groups or shrubbery. The entire Plan Area is covered with native prairie grasses along the edges, with the balance covered in crop vegetation/stubble.

5.3- EXISTING DWELLINGS /STRUCTURES

There are no structures or development in the Plan Area except for a gas well that has been since drilled and cased. **Figure 4** – shows the property from an aerial perspective.

5.4- SUBSURFACE CONDITIONS

Soil & Environ. Consulting Inc. produced a *Geotechnical Investigation Report* for the Plan Area as required by the Town of Claresholm Land Use Bylaw. The investigation concludes that the in situ clay content is suitable for the combination of a retention pond/artificial lake design as well and building and infrastructure construction. The

report also comments on the recommended loads for foundation systems, and fill placement. This report has been submitted under a separate cover as *Appendix 2*.

5.5- STORMWATER MANAGEMENT

Lee Maher Engineering Consultants Ltd. was assigned to prepare a *Storm Drainage and Pond Report* as required by the Town of Claresholm. An analysis of the Hydrologic identified the catchment area, estimated surface run-off by the development and the drainage patterns to direct it to the pond & then discharge it at a pre-development flow rate in order to meet Alberta Environment Standards. All technical details are included as *Appendix 3*.

5.6- ENVIRONMENTAL CONSIDERATIONS

Soil & Environ. Consultants Inc. produced a Phase I Environmental Site Assessment of the Subject Property. The investigation included a historical land titles search, an aerial photograph interpretation, a site inspection, and interviews. It concluded that there was no indication of contamination on the property and that no further environmental investigation is required at this time. This report has been submitted under a separate cover as *Appendix 4*.

6.0 PROPOSED DEVELOPMENT

The goal of the **Prairie Shores Area Structure Plan** is to create a comprehensively planned multiple housing types within the area incorporating a dry storm pond with inter connection to adjacent lands. The ASP proposes that the subject lands be redesignated to allow R1, R2, R4 Residential Districts, a small neighbourhood commercial parcel and Municipal Reserve (for public green spaces, public utility lots and pedestrian pathways). It is anticipated that the development will be completely built out in 11 phases. A conceptual layout of land uses is shown in **Figure 5** with the areas calculated in *Table 1*.

Policies

Policy 6.0.1 - Lands within the Prairie Shores Area Structure Plan shall be subdivided as generally shown in Figure and as calculated in *Table 1*.

Table 1: Proposed Subdivision Statistics

Land Use	**Ac.**	**Ha.**	**%**	Lots	Units
Single Detached Residential (R1) District	84.5	34.2	54	617	617
Duplex (R2) District	9.6	3.9	6	57	114
Multiple Residential (R4) District	3.5	1.4	2	4	70
Neighbourhood Commercial (C3) District	1.0	0.4	1	-	-
Roads (including future accesses & lanes)	35.7	14.4	23	-	-
Public (P) Space (Municipal Reserve)	21.0	8.5	14	-	-
Total	**155.3**	**62.9**	**100**	**678**	**801**

This ASP proposes an average residential density of 5.1 UPA (12.6 UPH)

6.1- SINGLE DETACHED RESIDENTIAL (R1) DISTRICT

The low density residential component will be composed of single-family dwellings and occupy approximately 84.5 acres (34.2 hectares). Approximately 617 units are expected to be created. Corner R1 lots will have a minimum parcel area of 500 m2 (0.12 acres/0.05 hectares). Interior R1 lots will have a minimum parcel area of 464.5 m2 (0.11 acres/0.05 hectares)

Policies

Policy 6.1.1 - Single detached residential lands subdivided within the ASP boundaries shall conform to the minimum requirements for parcel size, width, and front, side, and rear setbacks of the Single Detached Residential (R1) District as defined in the *Town of Claresholm Land Use Bylaw no. 1525*.

Policy 6.1.2 - Lands designated under the Single Detached Residential (R1) District within the ASP boundaries shall conform to the permitted land uses and discretionary land uses set forth by the *Town of Claresholm Land Use Bylaw no. 1525*.

Policy 6.1.3 - To instill a sense of security while promoting an open esthetic quality, R1 type housing surrounding the pond/park areas will be suitably integrated into the public space by the use of a uniform semi-permeable fence system (either a 4 foot high chain linked or post & cable fence system).

Policy 6.1.4 - All housing and fence designs will be governed by architectural controls throughout the area.

6.2- DUPLEX RESIDENTIAL (R2) DISTRICT

Lands designated under the R2 land use designation are intended for a mix of single family and duplex residential development as dictated by the market. The Duplex Residential component will occupy approximately 9.6 acres (3.9 hectares) of the planning area. Approximately 114 units are expected to be created from 57 lots. Each R2 parcel will have a minimum area of 650.3m^2 (0.16 acres/0.07 hectares).

Policies

Policy 6.2.1 Duplex residential lands subdivided within the Prairie Shores Area Structure Plan shall conform to the minimum requirements for parcel size, width, and front, side, and rear setbacks of the Duplex Residential (R2) District as defined in the *Town of Claresholm Land Use Bylaw no. 1525*.

Policy 6.2.2 Lands designated under the Duplex Residential (R2) District within the Prairie Shores Area Structure Plan shall conform to the permitted land uses and discretionary land uses set forth by the *Town of Claresholm Land Use Bylaw no. 1525*.

Policy 6.2.3 To instill a sense of security while promoting an open esthetic quality, R2 type housing surrounding the pond/park areas will be suitably integrated into the public space by the use of a uniform semi-permeable fence system (either a 4 foot high chain linked or post & cable fence system).

Policy 6.2.4 All housing and fence designs will be governed by architectural controls throughout the area.

6.3- MULTIPLE RESIDENTIAL (R4) DISTRICT

Lands designated under the R4 land use designation are intended for medium density residential development. The multiple residential portion of the proposed subdivision will be composed of row-house dwellings, townhouses and/or multi-unit dwellings. The medium residential component will occupy approximately 3.5 acres (1.4 hectares) of the planning area. The expected yield is 70 units, based on a density of 20 units/acre.

Policies

Policy 6.3.1 Medium density residential lands subdivided within the Plan Area shall conform to the minimum requirements for parcel size, width, and front, side, and rear setbacks as defined in the Multiple

Residential (R4) District of the *Town of Claresholm Land Use Bylaw no. 1525*.

Policy 6.3.2 Rear lane access will be provided unless lots are a minimum of 58m deep.

Policy 6.3.3 Lands designated under the Multiple Residential (R4) District within the Plan Area shall conform to the permitted land uses and discretionary land uses set forth by the *Town of Claresholm Land Use Bylaw no. 1525*.

6.4- NEIGHBOURHOOD COMMERCIAL (C3) DISTRICT

The commercial component of the Subject Property will be compliant with the Permitted or Discretionary uses as defined in the Neighbourhood Commercial (C3) District in the *Town of Claresholm Land Use Bylaw No. 1525*. One neighbourhood commercial lot is to be created within the Planning Area (**Figure 5**). Which will have a minimum area of 232.3m^2 (0.06 acres/0.02 hectares).

POLICIES

Policy 6.4.1 Commercial land subdivided within the Prairie Shores Area Structure Plan shall conform to the minimum requirements for parcel size, width, and front, side, and rear setbacks of the Neighbourhood Commercial (C3) District as defined in the *Town of Claresholm Land Use Bylaw no. 1525*.

Policy 6.4.2 Lands designated under the *Neighbourhood Commercial (C3) District* within the Prairie Shores Area Structure Plan shall conform to the permitted land uses and discretionary land uses defined by the *Town of Claresholm Land Use Bylaw No. 1525*.

Policy 6.4.3 The Neighbourhood Commercial parcel will be located at the very north-east corner of the proposed development (At the intersection of Township Road 130 & 8th Street West).

Policy 6.4.4 The Development of lands designated under the Neighbourhood Commercial (C3) District within the Prairie Shores ASP will be mixed-use (neighbourhood/residential), multi-tenant buildings with uses that are either permitted and or deemed discretionary by Town Council. For example, mixed use commercial/professional office operations with residential units above ground level.

6.5- PUBLIC (P) SPACE

Several public green spaces (Municipal Reserve) are oriented around the proposed development. The public green spaces can be accessed by vehicular traffic directly access from the internal road system, or by residents using the pedestrian pathway system thereby linking every section of the Plan Area to the public green spaces. A dry pond (integral to the storm water management system) is located in the southeast portion of the study area. The pathways on the Plan Area are designed to link every section of the proposed development to the immediate area and Town.

The general layout of the public green spaces and the interlinking linear parks/pathway systems are shown on **Figure 6**.

- *Major Public (P) Spaces located in portion of NE 34-12-27-4 (refer to **Figure 6** for locations mentioned below)*
  - ***P LOT 3** is a 3.16 hectare park situated in the southwest corner. It is designed to accommodate 100m required setback from the off-site petroleum well. This open space is designed to accommodate the storm water management system dry pond, labeled Pond B (seen on Figure 2 in Appendix 3).*
  - ***P LOT 2** is a 1.34 hectare park situated centrally. This open space is designed to accommodate the storm water management system dry pond, labeled Pond A (seen on Figure 2 in Appendix 3).*
  - ***P LOT 1** is a 0.58 hectare park situated near the north-center. It is intended as a tot lot.*
  - ***PATH LOT A** is a 3m wide pathway with an approximate area of 198m^2.*
  - ***PATH LOT B** is a 3m wide pathway with an approximate area of 187.5m^2.*
  - ***PATH LOT C** is a 15.2m wide linear park with an approximate area of 542.4m^2.*
- *Major public Green Spaces located in portion of SE 34-12-27-4 (refer to **Figure 6** for locations mentioned below)*
  - ***P LOT 4** is a 0.22 hectare park situated near the southwest corner. It is intended as an open space.*
  - ***P LOT 5** is a 0.46 hectare park situated near the north property line. It is designed to accommodate a storm water management system dry pond. When dry this lot is intended as a tot lot.*
  - ***P LOT 6** is a 1.91 hectare dedication situated near the east boundary. It is designed to accommodate the storm water management system dry pond, labeled as Pond D (Seen on Figure 2 in Appendix 3). The remaining 0.88 hectares will be a public green space with a pathway surrounding the pond.*
  - ***P LOT 7** is a 0.44 hectare park situated west of centre. It is intended as an open field and playground area.*
  - ***P LOT 8** is a 0.21 hectare park situated near the southwest corner. It is intended to be a tot lot.*
  - ***PATH LOT D** is a 14.9m wide linear park with an approximate area of 491.2m^2.*
  - ***PATH LOT E** is a 3m wide pathway with an approximate area of 231.1m^2*
  - ***PATH LOT F** is a 3m wide pathway with an approximate area of 203.7m^2*
  - ***PATH LOT G** is a 3m wide pathway with an approximate area of 100.5m^2*
  - ***PATH LOT H** is a 5m wide pathway with an approximate area of 330m^2*

POLICIES

Policy 6.5.1 The Public Green Spaces (Municipal Reserve) shall be dedicated in accordance with **Figure 6** to the satisfaction of the Town, with final details to be worked out at the subdivision stage.

Policy 6.5.2 Pedestrian and bicycle pathways will be designed within the open space system to link neighborhoods, schools, parks, and natural areas within and adjacent to the ASP area. Specifics to be detailed at the subdivision approved stage.

Policy 6.5.3 Construction of the pathway/open space shall be the responsibility of the Developer, to the satisfaction of the Town of Claresholm. The maintenance of the pathway/open space will be the responsibility of the Town's Parks and Recreation Department.

6.6- ARCHITECTURAL CONTROLS

Architectural controls will be prepared and submitted prior to the finalization and registration of the subdivision. The controls will include requirements relative to minimum house size, design, exterior colors, construction materials, and landscaping. A restrictive covenant will be placed on title for each property to ensure that the architectural standards are met for each house constructed in the subdivision. The architectural controls will be implemented by an independent architectural coordinator appointed by the Developer. In turn, the residents' association will monitor and enforce architectural controls at no cost to the tax payers

POLICIES

Policy 6.6.1 Architectural controls shall be prepared and submitted prior to subdivision. The approved architectural controls shall be registered on each lot title as a restrictive covenant.

Policy 6.6.2 The architectural controls shall be implemented during the construction of the development by an independent architectural coordinator appointed by the Developer.

Policy 6.6.3 The resident's association shall be responsible for monitoring and enforcing the architectural controls after the development is complete.

Policy 6.6.4 As a component of the architectural controls, the use of appropriate environmental technologies will be encouraged to promote energy and low impact constructions practices.

Policy 6.6.5 Residential lots backing onto any of the designated public green spaces shall have a uniform semi-permeable fence system (either a chain link or post and cable fence system) with a maximum height of 4 feet which will be installed at the cost of the developer.

Policy 6.6.6 Residential lots backing onto 8th Street W will be required to install a uniform opaque 6 foot high rear fence in conformance with the

design, materials and colour as set out in the architectural controls to ensure a certain level of privacy from the travelling public.

6.7- PHASING

The Plan Area will be developed in the 11 phases as shown in **Figure 7.** Development will commence with the portion Labeled **P1**. This development sequence strategy was chosen to take advantage of the existing infrastructure and location of existing municipal and sanitary services of the Town of Claresholm. While the phasing of development within the ASP Area is matched to a logical progression of servicing and transportation, application for subdivision approval may proceed out of sequence, provided it can be demonstrated that the required infrastructure is in place and / or available to sustain the proposed out-of-phase subdivision development. No amendment to the ASP would be required for phasing out of sequence.

POLICIES

Policy 6.7.1 The ASP area shall be developed in general compliance with the Phasing Plan shown in **Figure 7**. The initial phase of development is denoted on **Figure 7** as **P1** which is located at the intersection of 8th Street W and 59th Avenue W (portion of SE 34-12-27-4). Subsequent phases will generally follow the numerical order shown on **Figure 7**, with ultimate completion at **PE**, located at the south west corner of the portion of NE 34-12-27-4.

Policy 6.7.2 Subdivision may proceed out of sequence and/or multiple phases can occur simultaneously without amendment to the ASP, provided the Applicant can demonstrate that the required infrastructure is in place and/or available to sustain the proposed subdivision plan.

Policy 6.7.3 Construction traffic will be granted permission to access the ASP area via Township Road 130, 8th Avenue W, & 59th Street W;

Policy 6.7.4 The developer will be required to submit, to the satisfaction of the Town, a Construction Management Report in support of each phase of development at time of subdivision. The Construction Management Report shall address, in detail; health, safety, traffic management and worker amenity issues relating to the construction site and adjoining community, as well as other broader obligations including recycling, waste management and environmental initiatives.

7.0 SERVICING

7.1- TRANSPORTATION

iTRANS Consulting Inc. was commissioned to prepare a Transportation Traffic Review of the Plan Area. The review recommended that a traffic monitoring program be introduced to review the operational conditions as the development progresses in order to permit a better understanding of when and what improvements will be required for the three access roads; 8th Street W, 59th Avenue W, and Township 130. This review is submitted under a separate cover and included as *Appendix 5*.

7.2- EXTERNAL ACCESS

POLICIES

Policy 7.2.1 Access to lots within the Plan Area will be provided by a combination of collector and local roads. Collector roads will provide access to 8th Avenue W, which is adjacent to the eastern property boundary. This road network is shown on **Figure 8**.

7.3- INTERNAL ROADS

The entire Plan Area will be serviced by a modified grid pattern of roads as shown in **Figure 8 -** Transportation Plan.

POLICIES

Policy 7.3.1 The internal street pattern shall conform to the roads shown in **Figure 8**, subject to minor adjustments at the subdivision stage.

Policy 7.3.2 Space shall be dedicated (as generally shown on Figure 8), at the time of subdivision, to provide for a continuous Major standard road to be constructed throughout the subdivision.

Policy 7.3.3 Development Permits shall not be issued for show homes before a development agreement has been entered into and the required road system has been constructed and received a Construction Completion Certificate.

Policy 7.3.4 To ensure the safety of the Prairie Shores ASP residents, reduced speed zones will be implemented on road sections adjacent to public green spaces and playgrounds.

Policy 7.3.5 Residential collector and local road Rights of Way shall conform to *the Town of Claresholm Servicing Standards for Municipal Improvements*.

7.4- SIDEWALKS

In order to provide a safe and comfortable pedestrian environment a system of sidewalks will be established and constructed within the development. The Developer will be responsible for the construction of any and all sidewalks throughout the ASP area.

POLICIES

Policy 7.4.1 All residential collector roads shall include sidewalks on both sides of the road

Policy 7.4.2 Local roads shall include sidewalks on only one side, whichever is considered to be safest for pedestrian traffic.

Policy 7.4.3 Sidewalk construction standards shall be implemented as per the *Town of Claresholm Servicing Standards for Municipal Improvements*.

7.5- WATER SUPPLY

Water is to be supplied to the Plan Area from the existing municipal water system. **A Professional Engineer qualified in such areas** will be assigned to develop a Detailed Servicing Plan. A Detailed Servicing Plan will be submitted under separate cover at the subdivision approval stage. The water servicing concept plan is shown in **Figure 9**.

POLICIES

Policy 7.5.1 Water will be supplied to the proposed development by the existing municipal water system. Conditions for supplying the water will be met prior to registration of each phase of subdivision.

Policy 7.5.2 The existing water supply will be sufficient enough to service the development of **P1**. Any future development will be required to demonstrate that additional water is available and sufficient meet its needs without adversely affecting the existing water supply to the Town.

Policy 7.5.3 All water lines and services shall be constructed to the satisfaction of the Municipality, in accordance with town design requirements at the time of subdivision and in accordance with *Town of Claresholm Land Use Bylaw no. 1525.*

Policy 7.5.4 Site servicing for water will be implemented as per a Detailed Service Plan, to be submitted under separate cover from a qualified professional engineer qualified in such areas at the subdivision approval stage.

7.6- SANITARY SEWAGE DISPOSAL

Sewer servicing will be supplied to the Plan Area from the existing municipal sewage collection system. **A Professional Engineer qualified in such areas** will be assigned to develop a Detailed Servicing Plan. A Detailed Servicing Plan will be submitted under separate cover at the subdivision approval stage. The water servicing plan is shown in **Figure 9**. The sanitary drainage concept plan is shown in **Figure 9**.

POLICIES

Policy 7.6.1 All sanitary drainage lines and services shall be constructed to the satisfaction of the Town, in accordance with town design requirements at the time of subdivision and in accordance with *Town of Claresholm Land Use Bylaw no. 1525.*

Policy 7.6.2 Site servicing for sewer will be implemented as per a Detailed Servicing Plan, to be submitted under separate cover at the subdivision approval stage.

7.7- STORMWATER MANAGEMENT

Lee Maher Engineering Consultants Ltd. was commissioned to prepare a *Storm Drainage and Pond Report* for the Plan Area. The calculation of the design capacity of the proposed pond system and stormwater quality control has been addressed in this report. This report has been submitted under a separate cover and included as *Appendix 3*.

POLICIES

Policy 7.7.1 All storm water infrastructures shall be constructed to Alberta Environment and the Town of Claresholm Servicing Standards for Municipal Improvements. The dry pond/PUL (shown on **Figure 5**) will be constructed and completed as part of the first phase, **P1**.

Policy 7.7.2 Site servicing for storm water management will be undertaken as per a Detailed Servicing Plan, to be submitted under separate cover at the subdivision approval stage.

7.8- GARBAGE DISPOSAL

Garbage disposal will be provided and managed by the Town for the Plan Area. The Town of Claresholm presently uses a waste management transfer site operated by the Town. This Transfer site has sufficient capacity to service the proposed development.

POLICIES

Policy 7.8.1 Garbage disposal will be curb side pickup for all lots in the Single Detached Residential (R1) & Multiple Residential (R4) District.

Policy 7.8.2 Garbage collection/disposal for the Duplex Residential (R2) District lots will be picked up from the rear lane.

7.9- LIGHT STANDARDS

Light standards will be established along all roads in order to enhance safety and security within the ASP Area. The light standards will be installed by the Developer to the satisfaction of the Town of Claresholm.

POLICIES

Policy 7.9.1 Light standards shall be installed in accordance with the Town of Claresholm current lighting standards.

7.10- POTENTIAL FOR ENVIRONMENTAL INITIATIVES AND TECHNOLOGIES: SOLAR ENERGY

POLICIES

Policy 7.10.1 Architectural controls will be established by the developer for buildings within the Plan Area to enhance solar gain, and encourage the use of additional glass.

Policy 7.10.2 Solar panels for water and electricity shall be encouraged on south facing surfaces where they can be incorporated into the structure.

7.11- PRIVATE UTILITIES

Private utilities will be provided by:

- **ATCO Gas** – Natural Gas
- **Fortis Alberta** – Power
- **Telus, Rogers Communications Inc., or Shaw Communications Inc.** – Land Telephone Service
- **Telus, Rogers Communications Inc., or Shaw Communications Inc.** – Cable television

The specifics of servicing the proposed development will be confirmed during the subdivision approval process.

POLICIES

Policy 7.11.1 Private utilities shall be provided within the appropriate easement adjacent to the rights-of-way of internal roads to the satisfaction of Public Works department of the Town of Claresholm.

8.0 EMERGENCY/DISASTER SERVICES

POLICIES

Policy 8.0.1 Each lot will be clearly marked with a distinct lot/house number sign to enable prompt recognition of individual residences by emergency services.

Policy 8.0.2 Homes within the Plan Area shall be connected to the 911 emergency services.

8.1- FIRE

The Town of Claresholm Fire Departments will provide fire protection services to the Plan Area. Hydrants will be installed on the water distribution system and sized to enable the conveyance of adequate volume and pressue for firefighting purposes as specified by the Town of Claresholm.

POLICIES

Policy 8.1.1 All fire protection services shall be constructed in conformance with the Town of Claresholm current standards and approved by the Town of Claresholm Fire Chief, at the time of subdivision.

8.2- POLICE

POLICIES

Policy 8.2.1 Police services will be provided by the Town of Claresholm special constables and/or by the local RCMP detachment.

9.0 DEVELOPMENT IMPLEMENTATION

The **Prairie Shores Area Structure Plan** has been designed to be compatible with adjacent land uses in the Town of Claresholm, and to be consistent with the community vision and development requirements of the *Town of Claresholm Land Use Bylaw No. 1525*. Subdivision and development that follows the policies of this ASP will maximize the development potential of the planning area. Subdivision of the ASP will be implemented through conditions of subdivision approval by the Town of Claresholm.

POLICIES

Policy 9.0.1 The Town of Claresholm shall implement this ASP through land use redesignation, subdivision, and development approval processes.

10.0 PRAIRIE SHORES ASP FIGURES

Figure 1 – Regional Location
Figure 2 – Property Boundary
Figure 3 – Surrounding Land Uses
Figure 4 – Aerial Photo
Figure 5 – Conceptual Site Plan
Figure 6 – Green Space Scheme
Figure 7 – Proposed Phase Plan
Figure 8 – Transportation Plan
Figure 9 – Proposed Servicing Plan

PETERSON
TOWN OF CLARESHOLM

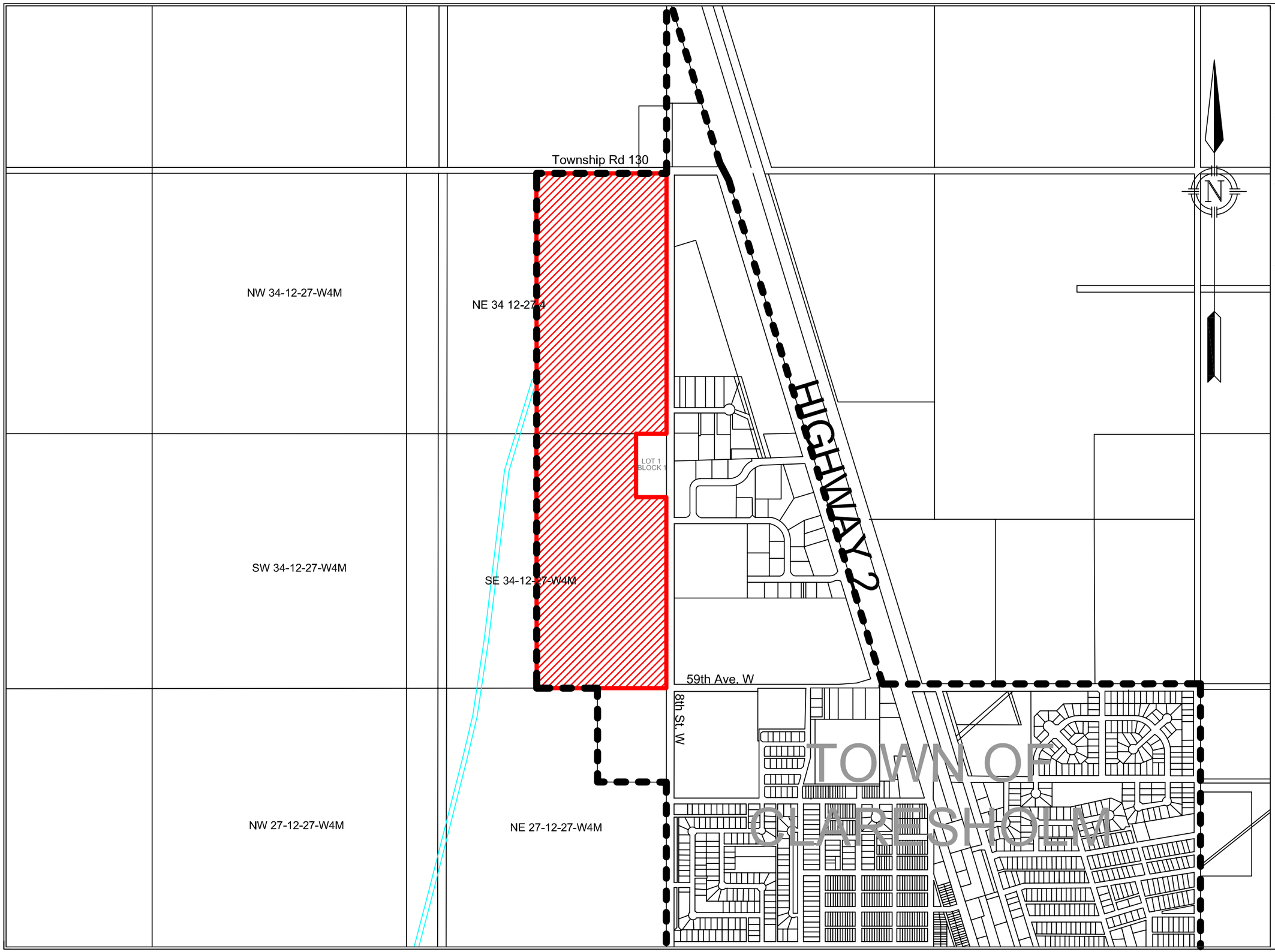
PLAN SHOWING
REGIONAL LOCATION

AFFECTING
Ptn. of SE 34-12-27-W4M
Ptn. of NE 34-12-27-W4M

SCALE: NTS

METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE



KEY MAP



LEGEND

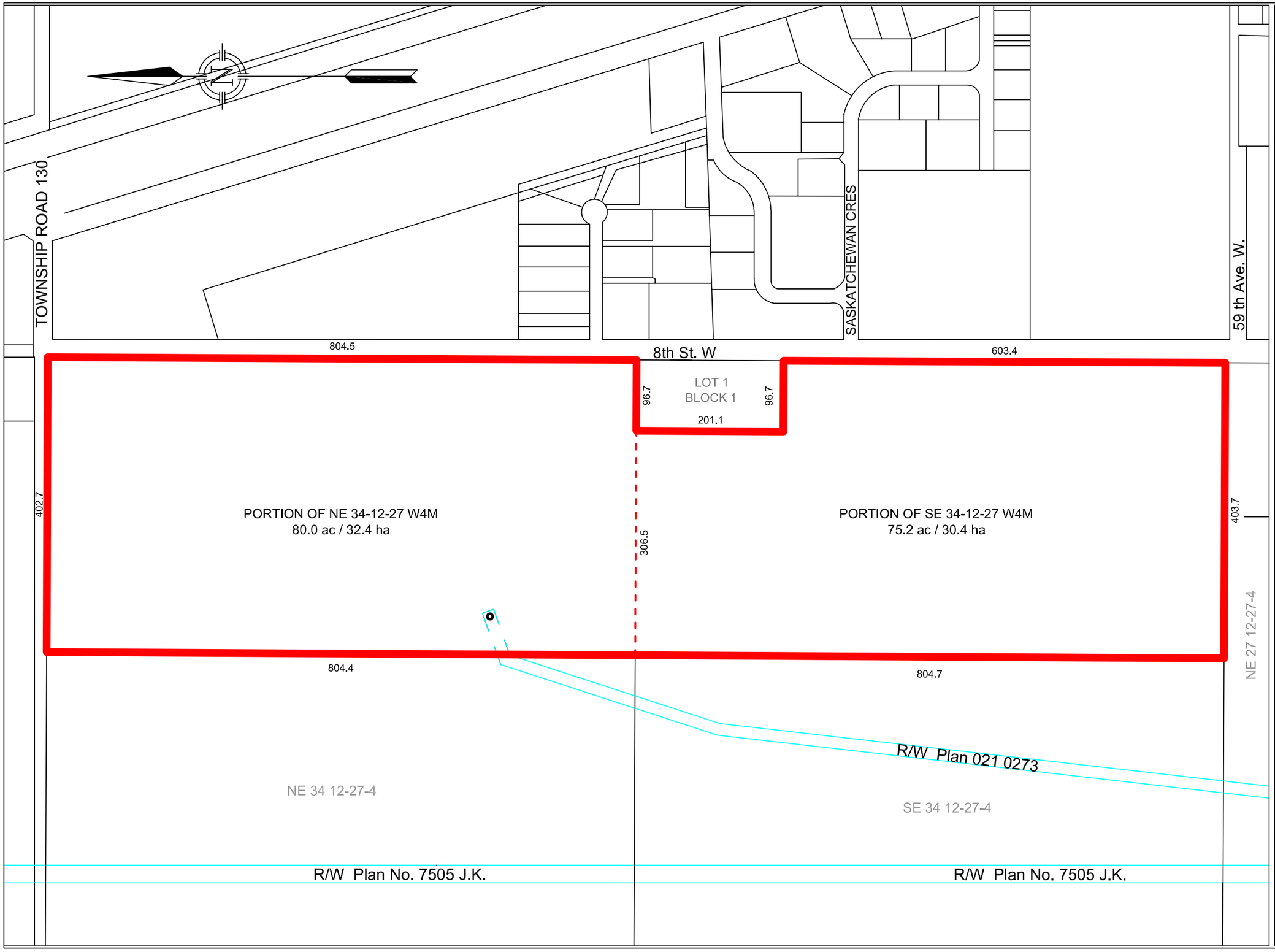
SUBJECT AREA -
TOWN BOUNDARY -
RIGHT OF WAY -

Figure 1

		DATE	FILE NO.
DRAWN BY	J. BAKER	6/1/2009	P 466-02
CHECKED BY	R. POTRIE	6/1/2009	

PLANNING PROTOCOL INC.
Suite 201, 3505 - 52 Street SE
Calgary Alberta T2B 3R3
Phone: (403) 230-5522
Fax: (403) 230-0335
Email: rod@planningprotocol.com
Url: www.planningprotocol.com

CAD FILE:46602 0308regional3.0.dwg



PETERSON

TOWN OF CLARESHOLM

PLAN SHOWING

PROPERTY BOUNDARY MAP

AFFECTING

Ptn. of SE 34-12-27-W4M

Ptn. of NE 34-12-27-W4M

SCALE: 1:5000

0 50 125 250

METRES

METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

LEGEND

SUBJECT AREA -

RIGHT OF WAY -

WELLSITE -

Figure 2

		DATE	FILE NO.
DRAWN BY	J. BAKER	5/22/2009	P 466-02
CHECKED BY	R. POTRIE	5/22/2009	

PLANNING PROTOCOL INC.
Suite 201, 3505 - 52 Street SE
Calgary Alberta T2B 3R3
Phone: (403) 230-5522
Fax: (403) 230-0335
Email: rod@planningprotocol.com
Url: www.planningprotocol.com

CAD FILE:46602 0308ASPboundary3.0.dwg

Township Rd 130

NW 34 12-27-4

NE 34 12-27-4

Ptn. of NE 34 12-27-4
80 ac / 32.4 ha

SW 34 12-27-4

SE 34 12-27-4

Ptn. of SE 34-12-27-4
75.21 ac / 30.4 ha

HIGHWAY 2

8th St. W

59th Ave. W

N

PETERSON
TOWN OF CLARESHOLM

PLAN SHOWING
SURROUNDING LAND USES

AFFECTING
Ptn. of SE 34-12-27-W4M
Ptn. of NE 34-12-27-W4M

NOT TO SCALE

METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

LEGEND

SUBJECT AREA -

SINGLE DETACHED RESIDENTIAL (R1) -

MULTI - FAMILY RESIDENTIAL (R2) -

MOBILE HOME RESIDENTIAL (R6) -

AGRICULTURAL (A) -

INDUSTRIAL (I1) -

NEIGHBORHOOD COMMERCIAL (C3) -

HIGHWAY COMMERCIAL (C-2) -

PUBLIC (P) -

MD OF WILLOWCREEK LAND USES

RURAL GENERAL (RG) -

Figure 3

		DATE	FILE NO.
DRAWN BY	J. BAKER	5/22/2009	P 466-02
CHECKED BY	R. POTRIE	5/22/2009	

PLANNING PROTOCOL INC.
Suite 201, 3505 - 52 Street SE
Calgary Alberta T2B 3R3
Phone: (403) 230-5522
Fax: (403) 230-0335
Email: rod@planningprotocol.com
Url: www.planningprotocol.com

CAD FILE:46602 0308landuse4.0.1.dwg



PETERSON
TOWN OF CLARESHOLM

PLAN SHOWING
PROPERTY AERIAL AND CONTOUR MAP

AFFECTING
Ptn. of SE 34-12-27-W4M
Ptn. of NE 34-12-27-W4M

SCALE: 1:5000

0 50 125 250
METRES

METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

LEGEND

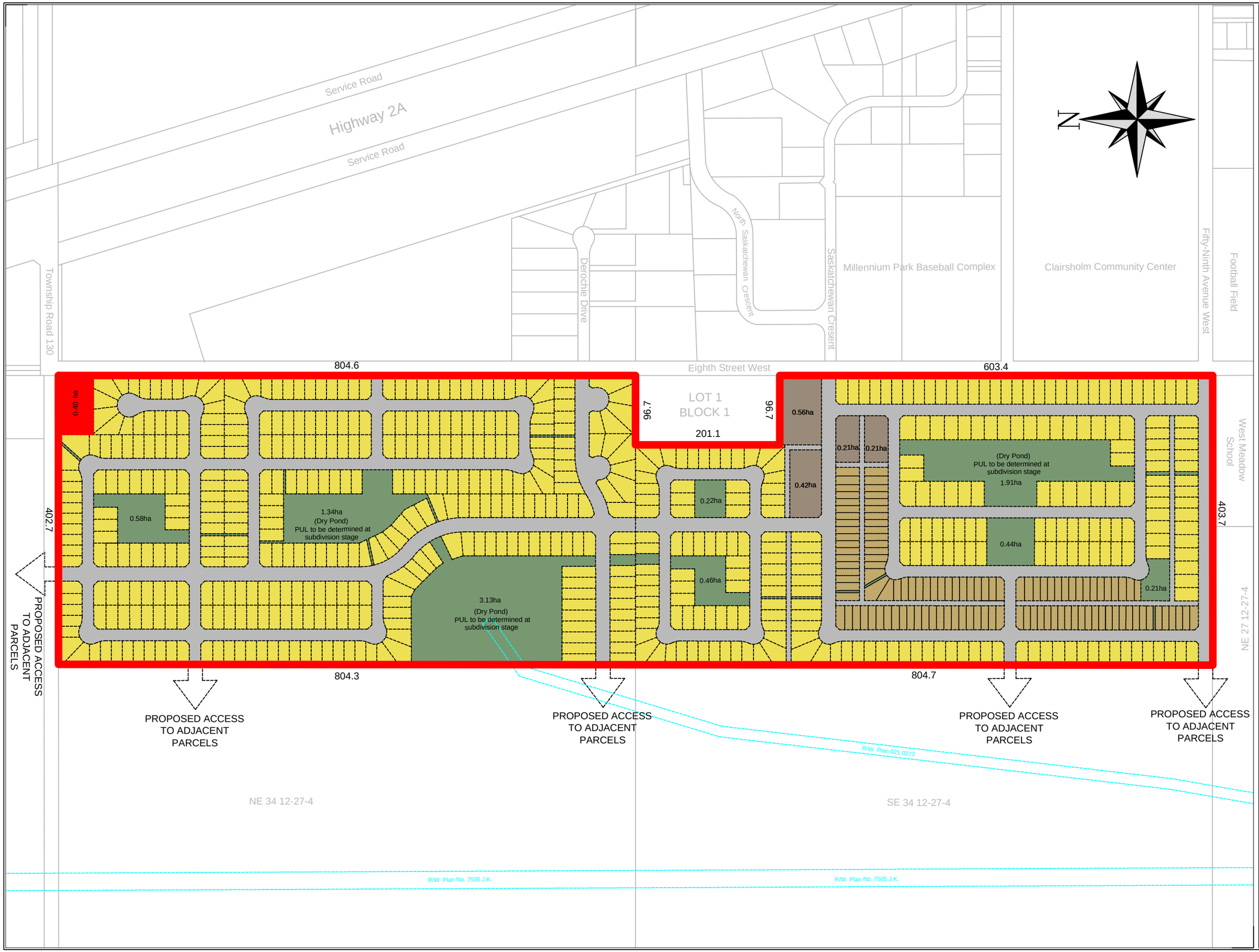
SUBJECT AREA -
RIGHT OF WAY -
WELLSITE -
CONTOUR INTERVAL - 0.5m

Figure 4

		DATE	FILE NO.
DRAWN BY	J. BAKER	6/1/2009	P 466-02
CHECKED BY	R. POTRIE	6/1/2009	

PLANNING PROTOCOL INC.
Suite 201, 3505 - 52 Street SE
Calgary Alberta T2B 3R3
Phone: (403) 230-5522
Fax: (403) 230-0335
Email: rod@planningprotocol.com
Url: www.planningprotocol.com

CAD FILE:46602 0308aerial3.0.dwg



Prairie Shores ASP
Town of Claresholm

PLAN SHOWING

Conceptual Site Plan

AFFECTING

Ptn. of SE 34-12-27-W4M

Ptn. of NE 34-12-27-W4M

SCALE:1:5000

0 20 40 80 125 250

METRES

METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

LEGEND

Subject Property -

Right of Way -

PROPOSED DEVELOPMENT STATISTICS

Land Use	Ac.	Ha.	%	Lot	Units
R1	84.5	34.2	54	617	617
R2	9.6	3.9	6	57	114
R4	3.5	1.4	2	4	70
Roads	33.4	13.5	22	-	-
Lanes	2.3	0.9	1	-	-
P	21.0	8.5	14	-	-
C3	1.0	0.4	1	1	-
Total	155.3	62.9	100	679	801

Town of Claresholm Land Use Bylaw No. 1525 Districts in ASP

R1 - Single Detached Residential District
R2 - Duplex Residential District
R4 - Multiple Residential District
P - Public
PUL - Public Open Space
C3 - Neighbourhood Commercial

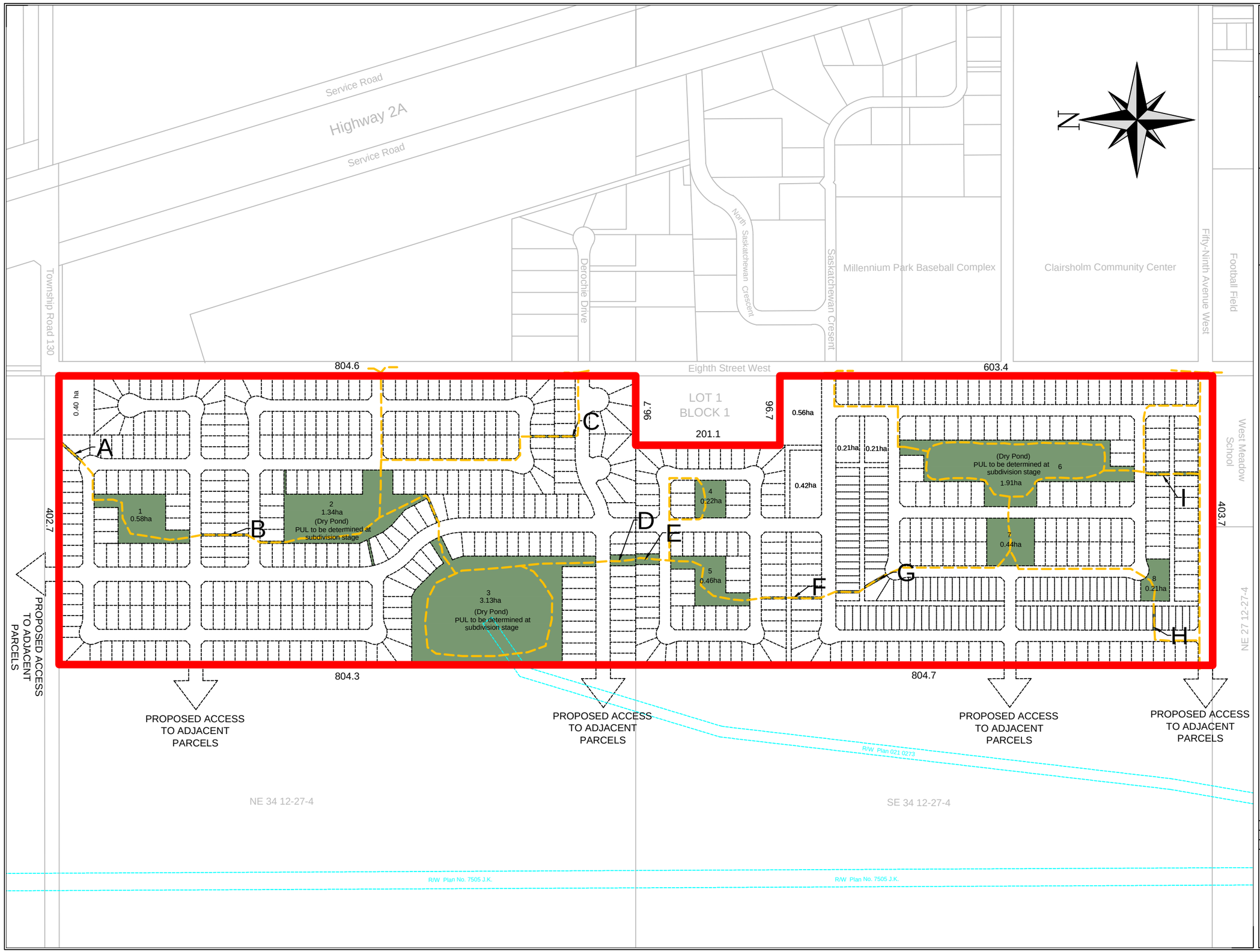
Anticipated Density Statistics	
Total Developable Area	±155.2 ac
Total UPA	5.15
Total Units	801

FIGURE 5

		DATE	FILE NO.
DRAWN BY	J. POTRIE	Jun 14/11	P 466-02
CHECKED BY	R. POTRIE	Jun 14/11	

Planning Protocol Inc.
Suite 201, 3505 - 52 Street SE
Calgary Alberta T2B 3R3
Phone: (403) 230-5522
Fax: (403) 230-0335
Email: rod@planningprotocol.com
Url: www.planningprotocol.com

CAD FILE: 466-02 Fig 2,4-9 Prairie Shores ASP (ACAD2007).dwg



Prairie Shores ASP
Town of Claresholm

PLAN SHOWING

Proposed Parks (Public Open Space Plan)

AFFECTING

Ptn. of SE 34-12-27-W4M

Ptn. of NE 34-12-27-W4M

SCALE:1:5000

0 20 40 80 125 250

METRES

METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

LEGEND

Subject Property -

Right of Way -

Pathways -

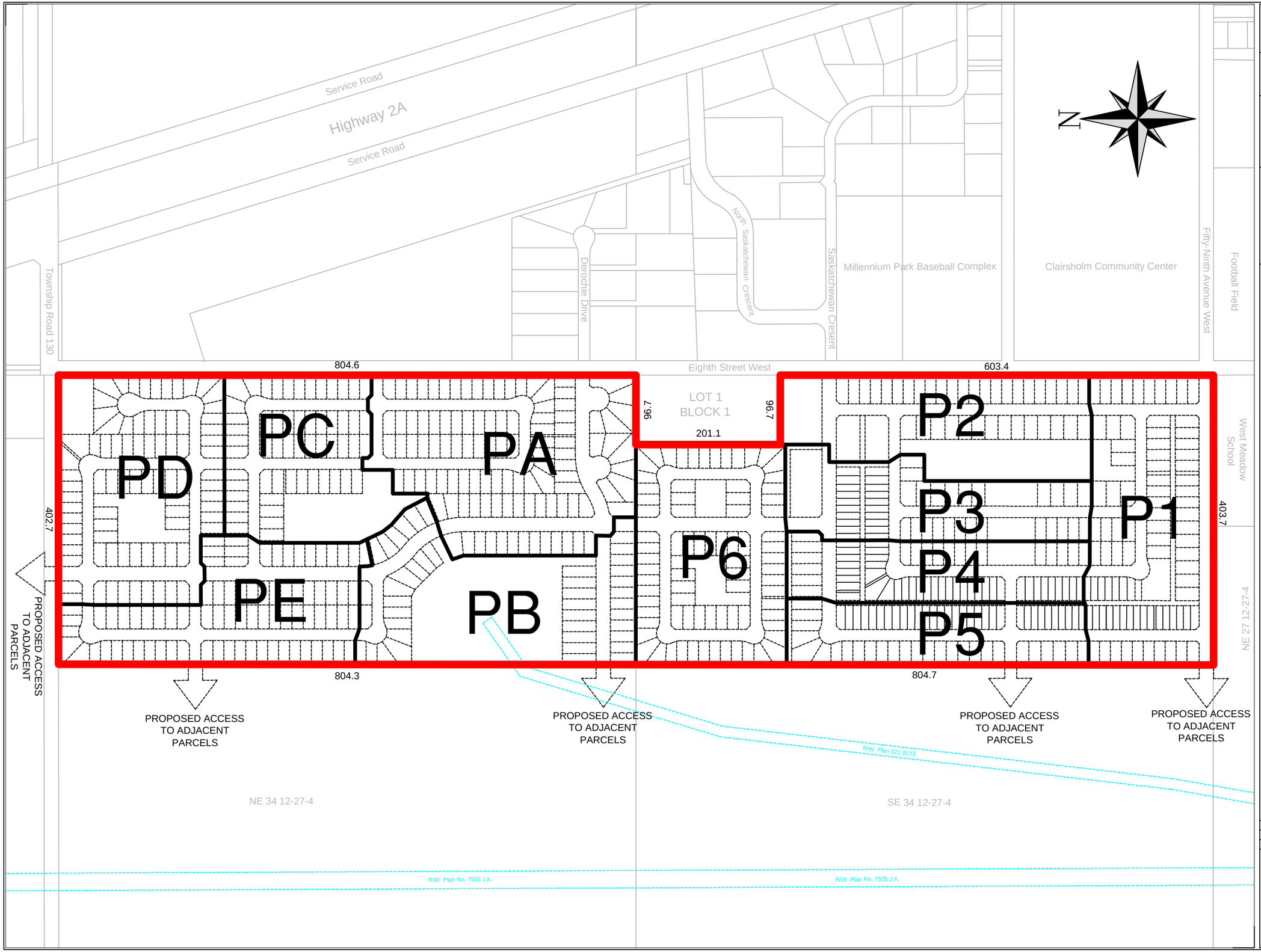
NE 34-12-27-W4M		
Green parcel	Ac.	Ha.
1	1.43	0.58
2	3.31	1.34
3	7.81	3.16
A	0.02	0.01
B	0.07	0.03
C	0.05	0.02
D	0.12	0.05
North Total	12.82	5.19
SE 34-12-27-W4M		
Green Parcel	Ac.	Ha.
4	0.57	0.23
5	1.04	0.42
6	4.82	1.95
7	1.09	0.44
8	0.52	0.21
E	0.15	0.06
F	0.07	0.03
G	0.07	0.03
H	0.05	.02
I	0.12	0.05
South Total	8.50	3.44
Total P	21.32	8.63

FIGURE 6

		DATE	FILE NO.
DRAWN BY	J. POTRIE	Jun 14/11	P 466-02
CHECKED BY	R. POTRIE	Jun 14/11	

Planning Protocol Inc.
Suite 201, 3505 - 52 Street SE
Calgary Alberta T2B 3R3
Phone: (403) 230-5522
Fax: (403) 230-0335
Email: rod@planningprotocol.com
Url: www.planningprotocol.com

CAD FILE: 466-02 Fig 2,4-9 Prairie Shores ASP (ACAD2007).dwg



Prairie Shores ASP
Town of Claresholm

PLAN SHOWING
Proposed Phase Plan

AFFECTING
Ptn. of SE 34-12-27-W4M
Ptn. of NE 34-12-27-W4M

SCALE:1:5000

0 20 40 80 125 250
METRES

METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE

LEGEND

Subject Property -
Right of Way -
Phase Areas -

Phasing for SE 34-12-27-W4M (P1-P6)

Phase	Ha.	%	P* (Ha.)	Roads (Ha.)	Lanes (Ha.)	R1 (Ha.)	R2 (Ha.)	R4 (Ha.)	C5 (Ha.)
						R1 Units	R2 Units	R4 Units	C5 Units
1	6.99	25%	0.48	1.89	0.29	3.55	0.78	-	-
						65.00	24.00	-	-
2	5.65	18%	1.42	0.89	0.05	2.50	-	0.98	-
						57.00	-	56.00	-
3	4.20	14%	0.48	0.96	0.18	1.45	0.67	0.42	-
						29.00	20.00	12.00	-
4	3.64	11.9%	0.26	0.74	0.19	1.04	1.36	-	-
						19.00	39.00	-	-
5	3.64	12%	0.00	0.80	0.18	1.55	1.11	-	-
						27.00	32.00	-	-
6	6.42	21%	0.66	1.55	-	4.21	-	-	-
						78.00	-	-	-
Total	30.52	100%	3.30	6.81.00	0.89	14.09	3.92	1.40	-
						249.00	115.00	48.00	-

Phasing for NE 34-12-27-W4M (PA-PE)

Phase	Ha.	%	P* (Ha.)	Roads (Ha.)	Lanes (Ha.)	R1 (Ha.)	R2 (Ha.)	R4 (Ha.)	C5 (Ha.)
						R1 Units	R2 Units	R4 Units	C5 Units
PB	6.69	21	3.16	0.95	-	2.58	-	-	-
						42	-	-	-
PA	8.10	25	0.01	2.04	-	5.01	-	-	-
						108	-	-	-
PE	5.47	17	0.00	1.29	-	4.18	-	-	-
						80	-	-	-
PC	5.06	16	1.25	0.86	-	2.94	-	-	-
						96	-	-	-
PD	7.09	22	0.98	1.65	-	4.44	-	-	0.40
						82	-	-	1
Total	32.41	100	5.00	6.79	-	19.15	-	-	0.40
						368	-	-	1

* P - Public Space

FIGURE 7

		DATE	FILE NO.
DRAWN BY	J. POTRIE	Jun 14/11	P 466-02
CHECKED BY	R. POTRIE	Jun 14/11	

Planning Protocol Inc.
Suite 201, 3505 - 52 Street SE
Calgary Alberta T2B 3R3
Phone: (403) 230-5522
Fax: (403) 230-0335
Email: rod@planningprotocol.com
Url: www.planningprotocol.com

CAD FILE: 466-02 Fig 2,4-9 Prairie Shores ASP (ACAD2007).dwg

Prairie Shores ASP
Town of Claresholm

PLAN SHOWING
Transportation Plan

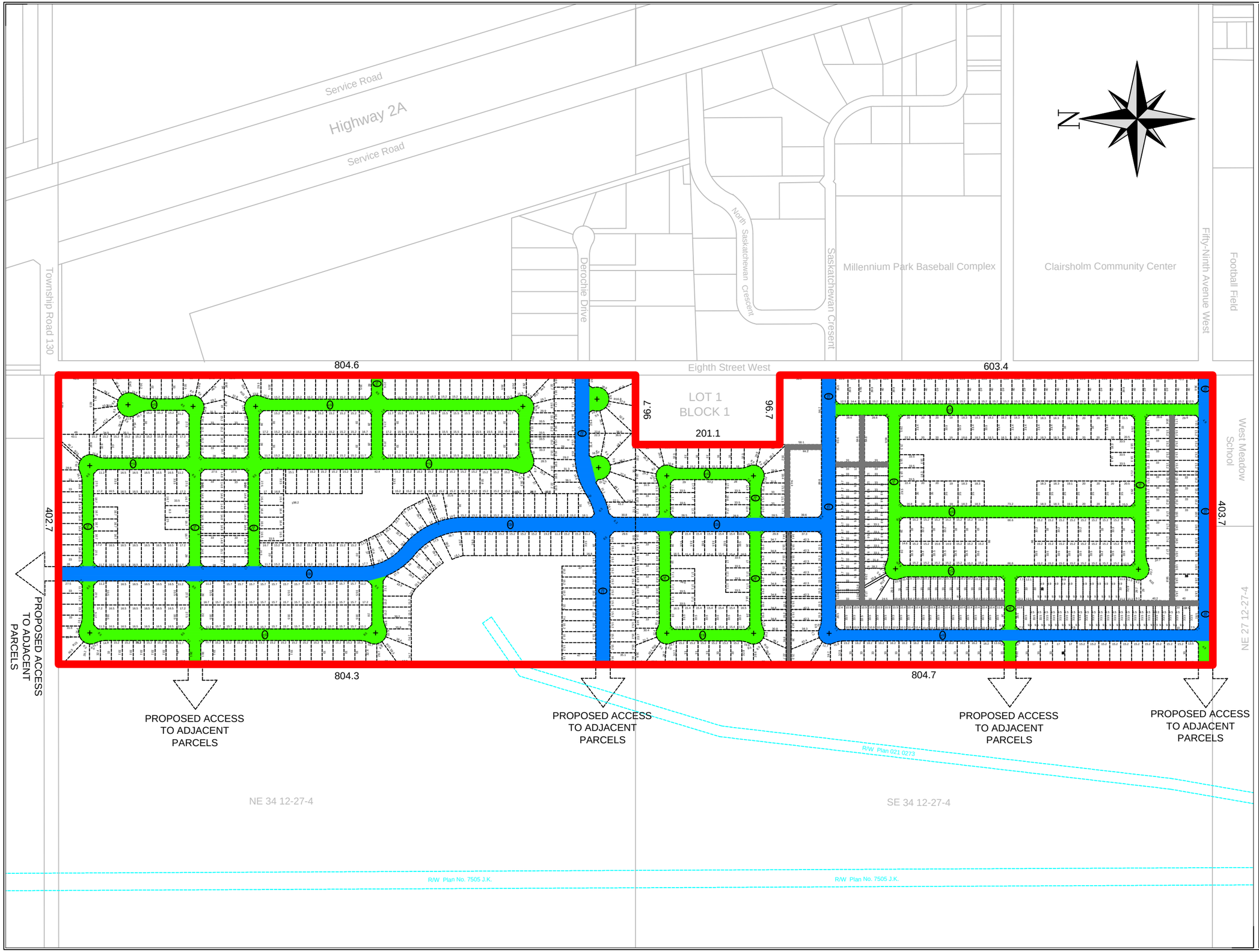
AFFECTING
Ptn. of SE 34-12-27-W4M
Ptn. of NE 34-12-27-W4M

SCALE:1:5000

0 20 40 80 125 250
METRES

METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE



LEGEND

- Subject Property -
- Right of Way -
- Residential Collector -
- Local Residential -
- Rear Laneway -

ROAD ROW STANDARDS		
TYPE	ROW	PAVED
RESIDENTIAL COLLECTOR	20m	12m
LOCAL RESIDENTIAL	16m	9.5m
REAR LANEWAY	6.1m	n/a

FIGURE 8

		DATE	FILE NO.
DRAWN BY	J. POTRIE	Jun 14/11	P 466-02
CHECKED BY	R. POTRIE	Jun 14/11	

Planning Protocol Inc.
Suite 201, 3505 - 52 Street SE
Calgary Alberta T2B 3R3
Phone: (403) 230-5522
Fax: (403) 230-0335
Email: rod@planningprotocol.com
Url: www.planningprotocol.com

CAD FILE: 466-02 Fig 2,4-9 Prairie Shores ASP (ACAD2007).dwg

Prairie Shores ASP
Town of Claresholm

PLAN SHOWING
Proposed Service Locations

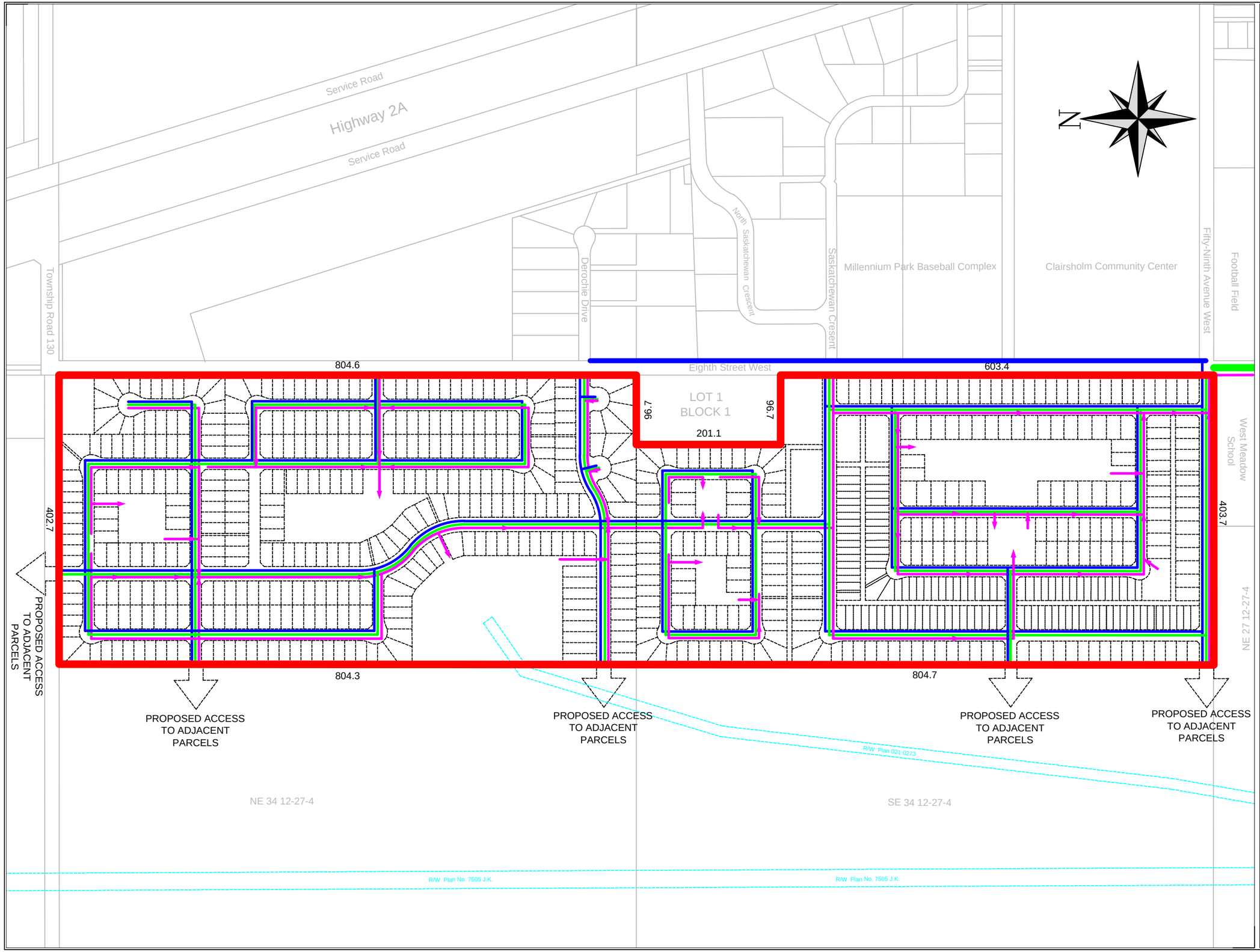
AFFECTING
Ptn. of SE 34-12-27-W4M
Ptn. of NE 34-12-27-W4M

SCALE:1:5000

0 20 40 80 125 250
METRES

METRIC

ALL DIMENSIONS SHOWN ARE IN METERS & SUBJECT TO CONFIRMATION IN THE FIELD AT THE LEGAL SURVEY STAGE



LEGEND

- Subject Property -
- Right of Way -
- Proposed Water Line -
- Proposed Storm Line -
- Proposed Sanitation Line -
- Existing Water Line -
- Existing Sanitation Line -

FIGURE 9

		DATE	FILE NO.
DRAWN BY	J. POTRIE	Jun 14/11	P 466-02
CHECKED BY	R. POTRIE	Jun 14/11	

Planning Protocol Inc.
Suite 201, 3505 - 52 Street SE
Calgary Alberta T2B 3R3
Phone: (403) 230-5522
Fax: (403) 230-0335
Email: rod@planningprotocol.com
Url: www.planningprotocol.com

CAD FILE: 466-02 Fig 2,4-9 Prairie Shores ASP (ACAD2007).dwg