

Southwest Okotoks

Area

Structure

Plan

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### 1.0 *Introduction*

#### 1.1 **Plan Purpose and Objectives**

The purpose of this Area Structure Plan is to provide a framework for subsequent land use redesignation, subdivision and development of the Plan area. The objectives of the plan are as follows:

- To ensure that future development in the Plan area conforms to the Goals and Objectives of the Town of Okotoks *Municipal Development Plan*, as approved by Town Council in September 1998.
- To describe the proposed land uses for the Plan area taking into account existing development.
- To show the general location and size of roads and other utility infrastructure required to service the Plan area.
- To identify a potential school site central to the neighborhood.
- To describe the anticipated sequence of development in the Plan area.
- To describe the density of the population proposed in the Plan area.

#### 1.2 **Background**

The Plan area was annexed into the Town of Okotoks in 2000.

The Plan area is bounded by the Westridge neighborhood to the north, Southridge Drive (Highway 2A) and the Cimarron neighborhood to the east, Highway 7 and rural farmland to the south, and an existing Town road (Westland Street) and rural farmland to the west. Lands to the south and west are outside the current and future Town limits.

Portions of the existing Westridge neighborhood developed by Prominence Realty have been constructed with road, sanitary sewer and water mains being extended to the Plan area boundary.

Main access to residential components of the Plan area will be via an all-turns intersection on Southridge Drive approximately 600m north of Highway 7. A second all-turns intersection spaced approximately 300m north of Highway 7 will provide access to the future Gateway Commercial development area.

Preliminary planning of the quarter section has been through a cooperative effort by the Town of Okotoks, Prominence Realty Ltd. (the landowner), a team from the University of Calgary Environmental Design Faculty and HC Consulting Ltd.

**1.3 Plan Area**

The lands included in the Plan area are situated in southwest Okotoks and are shown in Figure 1.

The legal descriptions, ownership and sizes of the properties within the Plan area are as follows:

Ref. #	Legal Description	Owner	Hectares	Acres
1	Pn. SE ¼ 20-20-29-W4M	Prominence Development Corporation	57.10	141.86
2	Pn. SE ¼ 20-20-29-W4M	B & M Brown	6.07	15.00
3	Pn. SE ¼ 20-20-29-W4M	TransAlta Utilities	0.06	0.14
4	West Road Allowance	Crown	~1.61	~3.98

**1.4 Interpretation**

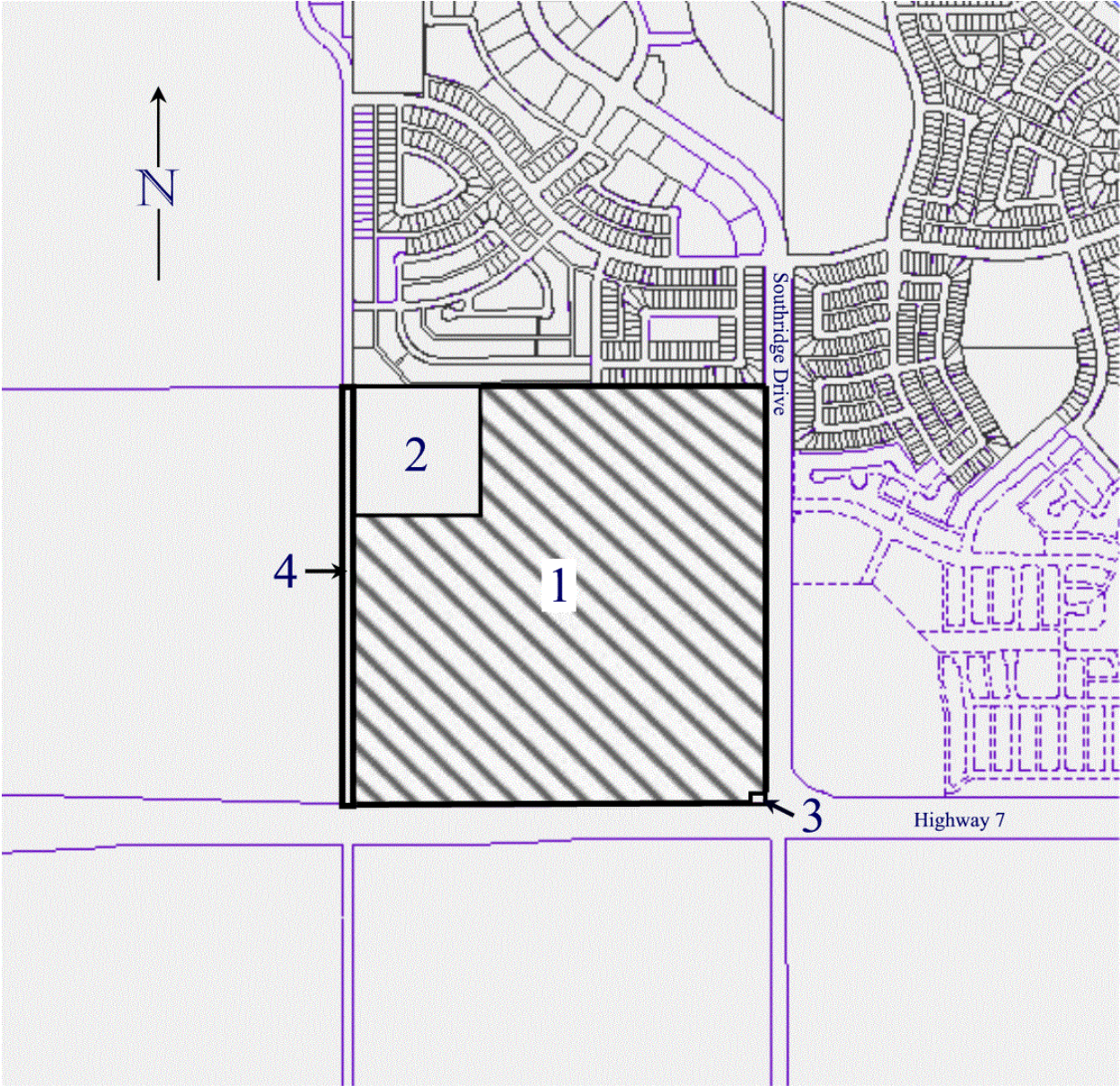
The policies contained in the Plan are written to ensure a measure of flexibility in response to changes that may occur as the Plan area is developed.

In this Plan:

1. “Council” means the Council of the Town of Okotoks.
2. “Land Use Bylaw” means the Okotoks *Land Use Bylaw No. 40-98*, adopted by Council pursuant to the *Municipal Government Act* or any succeeding Land Use Bylaw.
3. “Municipal Development Plan” or “MDP” means the Okotoks *Municipal Development Plan Bylaw No. 50-98*, adopted by Council pursuant to the *Municipal Government Act* or any succeeding Municipal Development Plan.
4. “Outline Plan” means an intermediate step between an Area Structure Plan and a Tentative Subdivision Plan (see Figure 6 – Development Concept Plan, Page 12) that encompasses a logical development cell or the entire contiguous land holding of a developer. Such a plan should provide information regarding the allocation of reserves and the mix of land uses proposed throughout the Outline Plan area with particular attention given to the proposed mix of housing types. An Outline Plan should also show the entire road system proposed within the Outline Plan including sidewalks and pathways, information regarding servicing, proposed *Land Use Bylaw* Districts and all proposed reserve parcels. Outline Plans are referred to the Okotoks Municipal Planning Commission (MPC) for consideration.
5. “Plan” means the *Southwest Okotoks Area Structure Plan*.
6. “Plan area” means the area subject to the *Southwest Okotoks Area Structure Plan* as shown in Figure 1.
7. “Subdivision Approving Authority” means the Okotoks Municipal Planning Commission.

8. “Tentative Plan” is a detailed proposal for development of a site and may form the basis for application to subdivide.
9. All other words and expressions have the meanings respectively assigned to them in the *Land Use Bylaw* or the *Municipal Government Act*.

Figure 1 - PLAN AREA



### **2.0 *Site Analysis***

#### **2.1 Topography**

Lands contained in the Plan area generally slope downward from north to south and from the west to east. The high elevation (1100m above sea level) is at the northwest corner and the low point (1060m) is at the southeast corner.

A steeply sloping hillside is located about 150m east of the west boundary of the Plan area and extends approximately 300m south from the north boundary. The portions of hillside exceeding 15% slope are unsuitable for development and shall be identified as Environmental Reserve in accordance with MDP policies. The location of the hillside and sample cross-sections are shown in Figures 2, 3 and 4. Further discussion regarding the hillside is provided in Section 4.2.

#### **2.2 Soils and Vegetation**

The majority of the Plan area is cultivated field. A row of trees lines either side of the road running eastward from Southridge Drive to an existing farm house.

Soils within the Plan area consist primarily of topsoil over silt and glacial till.

#### **2.3 Utilities**

A power line utility right of way crosses the Plan area from the southeast corner to the northwest corner. The right of way has been abandoned.

A gas line right of way runs from Highway 7 north to the existing farmhouse buildings. This service line will be decommissioned when urban development begins and neighborhood gas servicing lines are installed.



Figure 2 – HILLSIDE SLOPE ANALYSIS

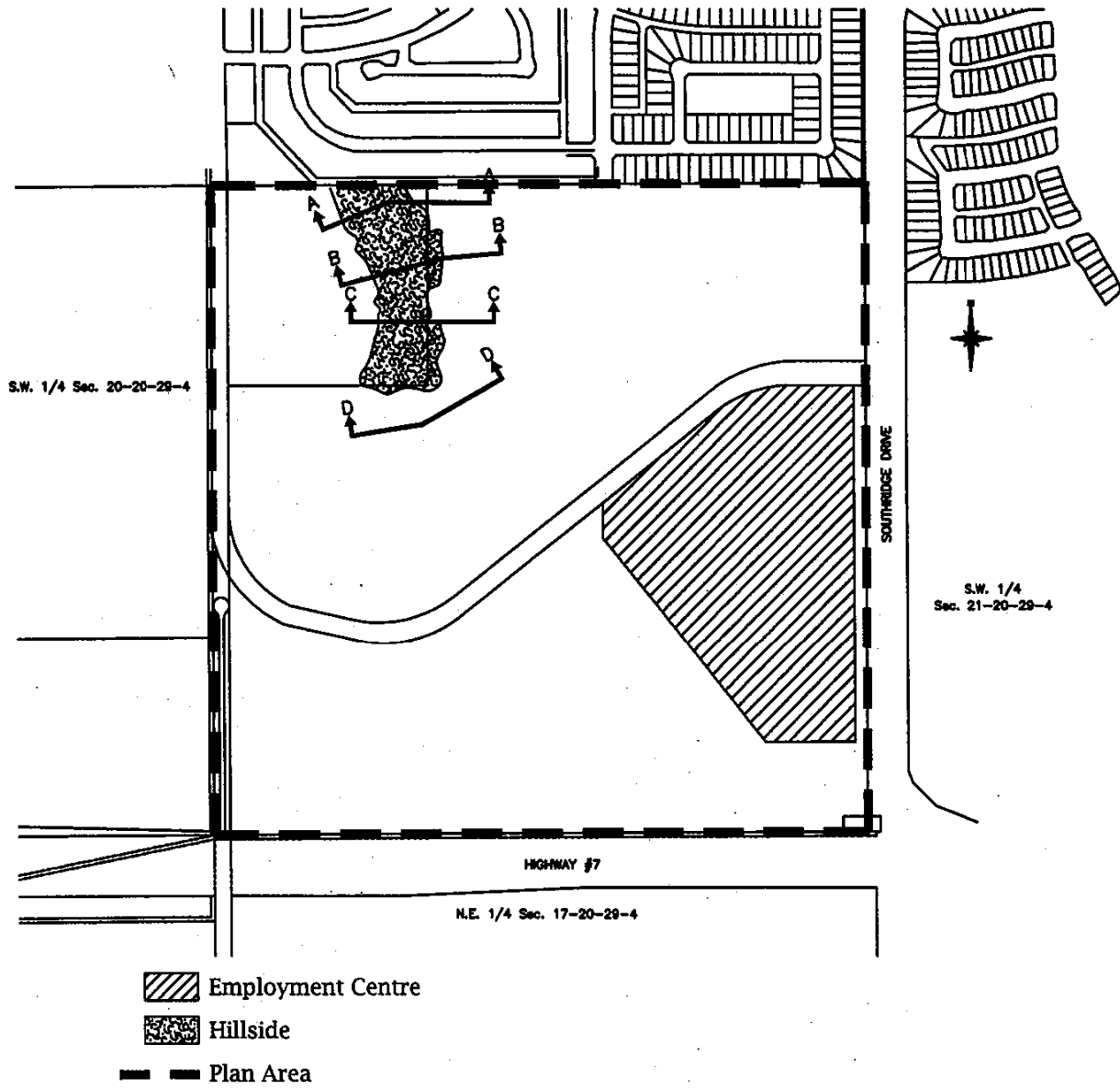
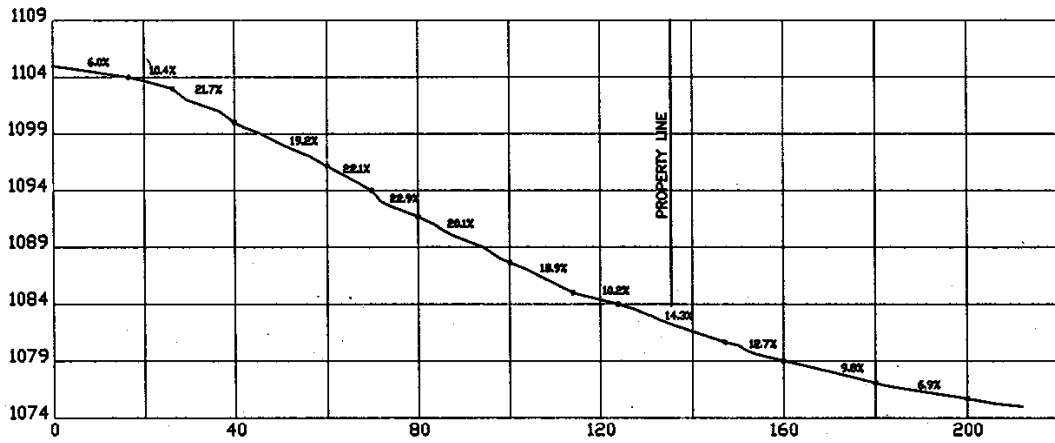
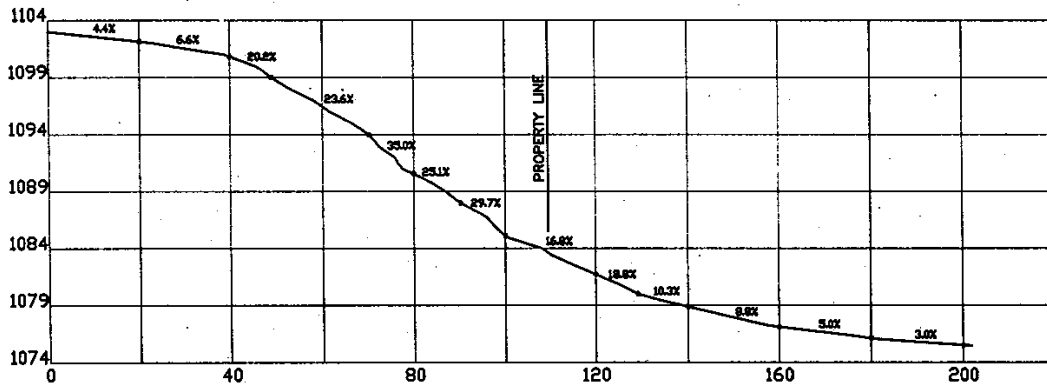


Figure 3 –CROSS-SECTIONS AA AND BB ALONG HILLSIDE

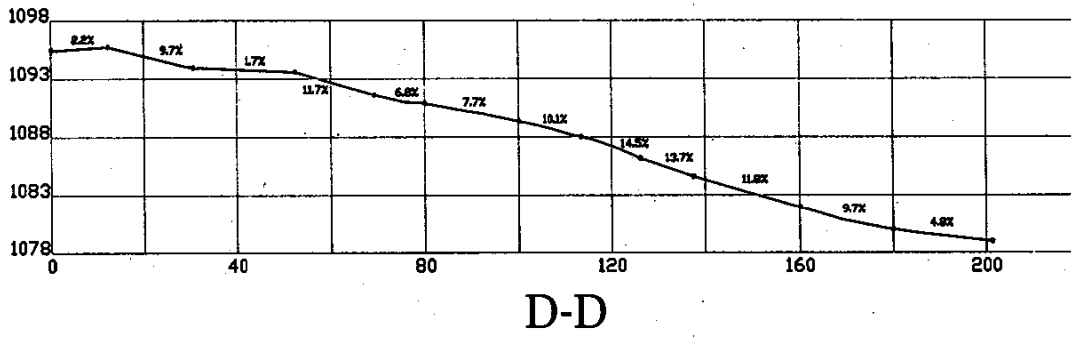
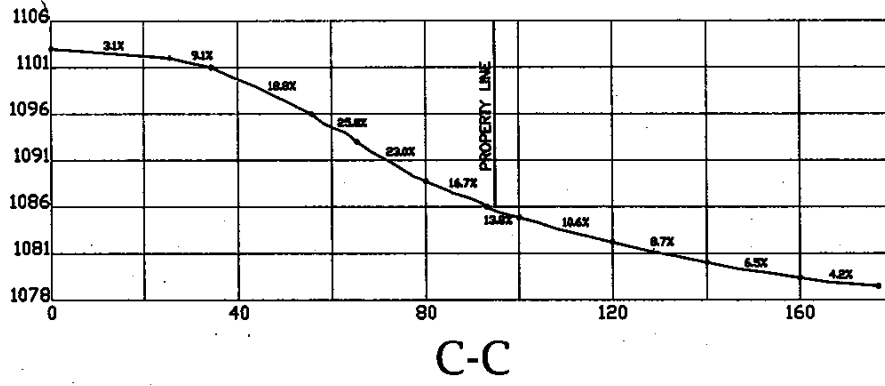


A-A



B-B

Figure 4 –CROSS-SECTIONS CC AND DD ALONG HILLSIDE



### **2.4 Existing Development**

The south half and a portion of the northeast corner of the Plan area are presently being used for agricultural production of cereal crops and pastureland. Cultivation of the Plan area will be discontinued as urban development is initiated on the quarter section.

A private residence is located on 6.07 hectares at the northwest corner of the Plan area, and this dwelling will remain until such time as redevelopment of the parcel is initiated in the future. An existing farmhouse, barn, granaries and outbuildings also are located within the northeast corner of the Plan area, and these will be removed prior to urban development commencing on the site.

### **2.5 Adjacent Development**

The Westridge neighborhood is north of the Plan area, and approximately 70% of the servicing and residential construction has been completed. The remaining portion of future residential land within the southwest corner of the Westridge neighborhood (not owned by Prominence Development Corporation) will be developed at some point in the future. Roadway connections between the Plan area and adjacent Westridge neighborhood shall be limited to existing access points at Westland Street and Westfall Drive.

The Cimarron neighborhood is to the east of the Plan area, and the statutory planning framework has been established and implemented for this development area. Cimarron falls within the South Okotoks Area Structure Plan; additionally, a comprehensive Outline Plan for undeveloped portions of Cimarron has been approved and several subdivision plans are currently in process for a large block of land south of existing homes in Cimarron Meadows and adjacent to Highways 2A and 7.

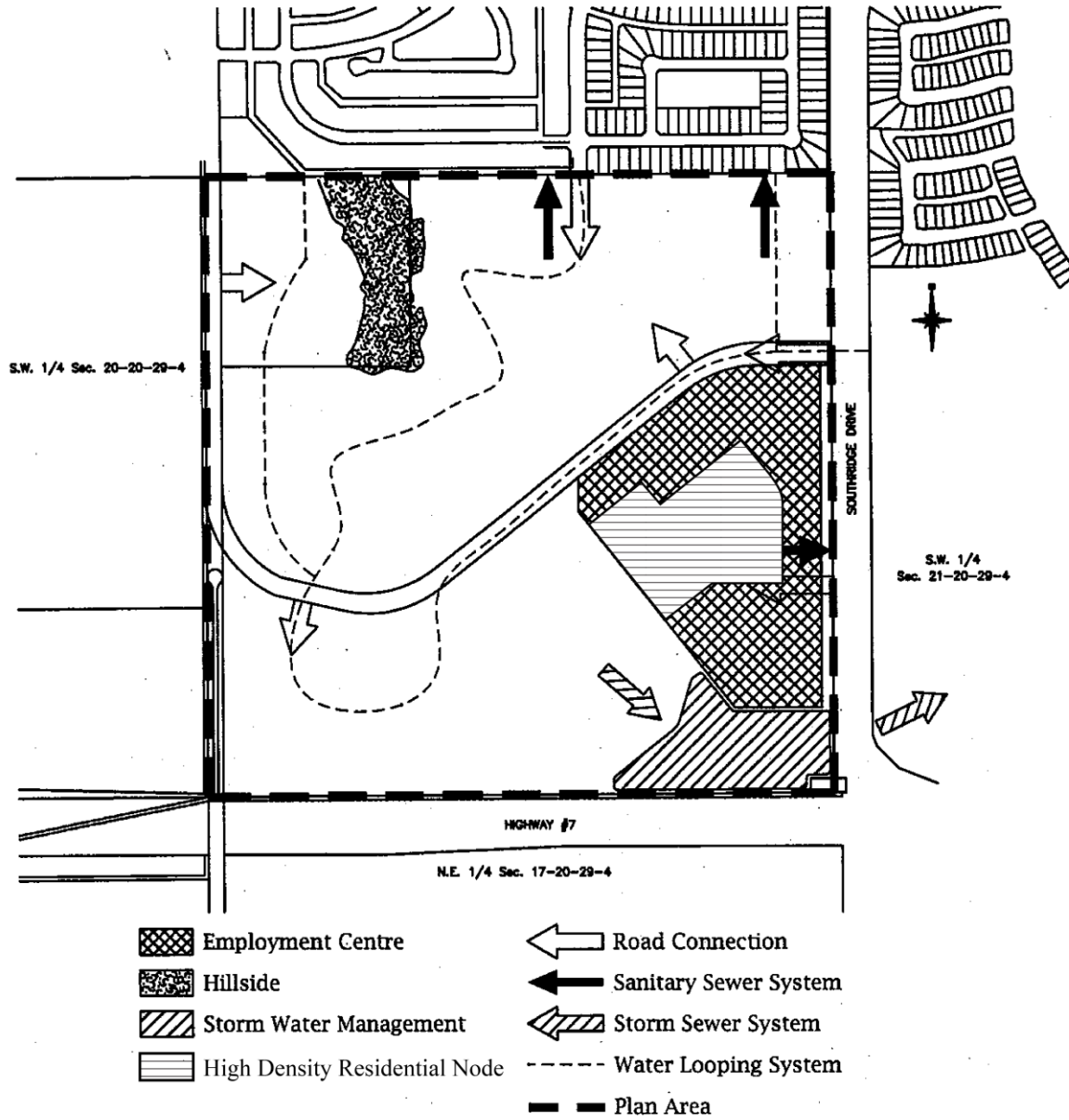
The primary access to the Plan area is from Southridge Drive. Secondary access and deep utility servicing are established on the north boundary of the Plan area through the Westridge subdivision. Sanitary sewer servicing for the southeast corner of the site will be through the Cimarron neighborhood. A water tie is to be connected to Cimarron to provide a looping system benefiting both neighborhoods.

### **2.6 Summary of Design Considerations**

- Access from Southridge Drive
- Existing road connections and proposed future roadway alignments
- Water connection to Cimarron neighborhood
- Sanitary connection to Cimarron neighborhood
- Stormwater management through overland conveyance and retention pond
- High intensity employment center

These design considerations are shown in Figure 5.

Figure 5 – DESIGN CONSIDERATIONS



**3.0 Development Plan**

**3.1 Overall Strategy**

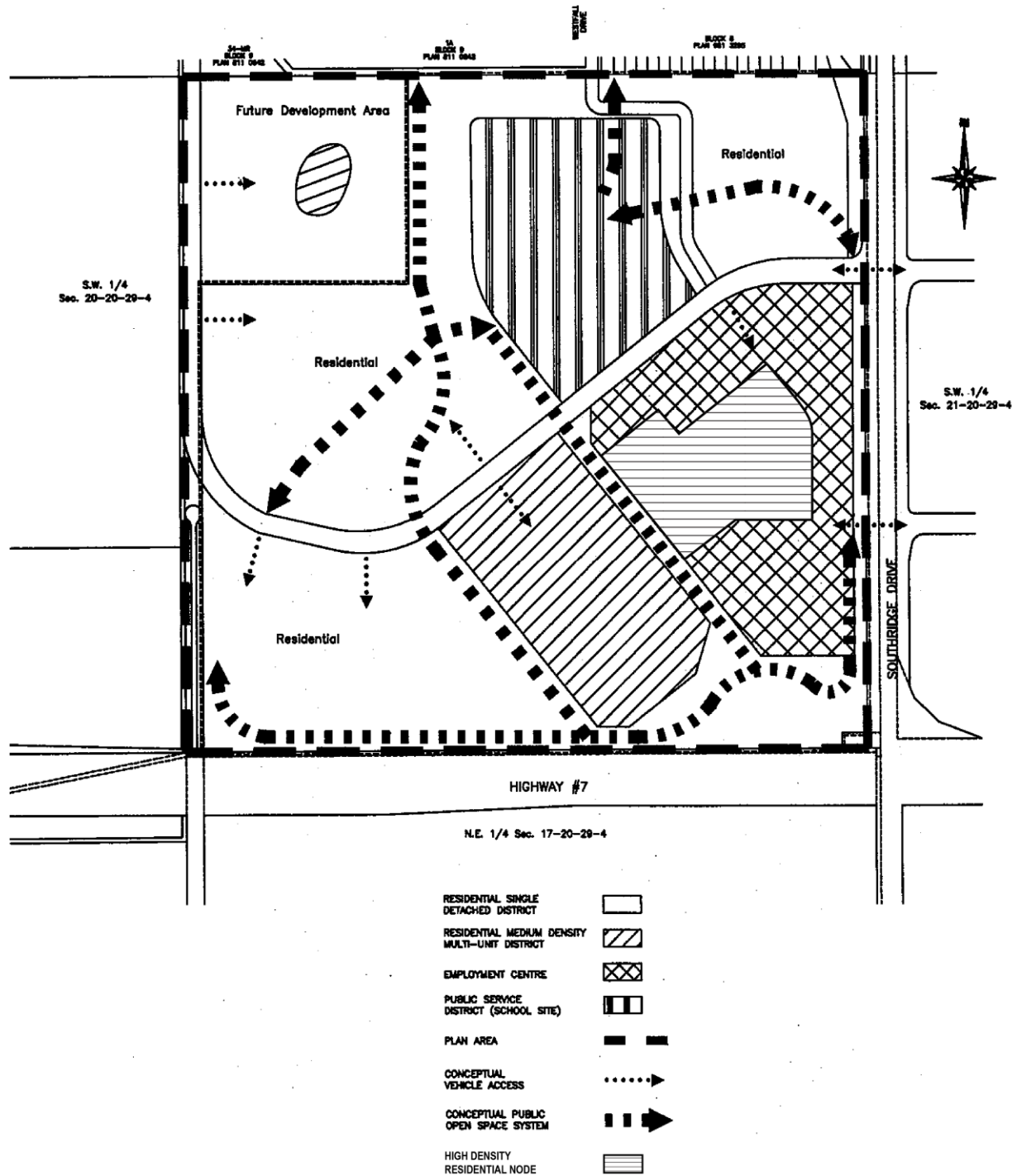
The Development Plan shown in Figure 6 is based upon the Plan area’s physical and man-made landforms and other development constraints. The Okotoks *Municipal Development Plan* has been used as a guideline. The Plan indicates generalized land uses and their approximate boundaries. Major components of the Development Plan are as follows:

- Range of land uses:

<b>Land Use</b>	<b>Approximate Area in Acres</b>	<b>%</b>
Residential single family	50.55	32.2%
Multi-unit residential including Senior Citizen Campus	24	15.28%
Commercial	17.61	11.22%
Public recreation (school and parks)	40.66	25.9%
Environmental Reserve	4.87	3.1%
Roads and lanes (not including boundary roads)	19.31	12.3%
<b>TOTAL</b>	<b>157.0</b>	<b>100.0%</b>

- Less compatible land uses shall be separated by means of buffers such as landscaping and roadways.
- An interconnected network of linear open spaces is proposed throughout the Plan area for pedestrian movement, beautification and accommodating overland stormwater drainage.
- Extensive landscaping shall be utilized along major roadways, within public open space, and on highly visible commercial and institutional sites.
- A potential school site has been centrally located within the Plan area and shall be afforded access by the primary collector road traversing the neighborhood, and also served by the off-street pedestrian walkway system.
- Storm water will be directed, via overland and piped systems, to a series of small storage areas interspersed through out the subdivision. From these small areas the water will proceed to a large retention pond located at the SE corner of the Plan area.
- Residential areas shall contain a variety of housing types catering to different lifestyles, age groups and income groups; however, they shall be contiguous with existing residential areas.

Figure 6 – DEVELOPMENT PLAN



### 4.0 *Plan Policies*

#### 4.1 **General**

The policies and objectives of this section intend that the *Southwest Okotoks Area Structure Plan* conforms with planning documents of the Town of Okotoks.

- a) All subdivision and development shall conform to the following statutory documents adopted by Council:
  - Okotoks *Land Use Bylaw*, and
  - Okotoks *Municipal Development Plan*
- b) Subdivision and Development of lands within the Plan Area should be in conformity with the following:
  - Okotoks Transportation Plan

#### 4.2 **Development Constraints**

The objectives and policies of this section are intended to ensure that subdivision and development of the Plan Area takes into account existing constraints associated with these lands.

- a) A portion of the plan area in the northwest quadrant of the quarter section has slopes exceeding 15%. As such, development adjacent to this hillside shall be set back a safe distance from the top and toe of slope. In the absence of a supporting geotechnical study, the setback from top and toe of slope is 30m in accordance with MDP policies. The setbacks can be reduced to no less than 6m with a supporting slope stability analysis prepared by a qualified geotechnical engineer. Appropriate top and toe of slope setbacks for the hillside within the Plan area shall be determined through a slope stability analysis acceptable to the Municipal Engineer and shall form part of a future development Outline Plan submission.
- b) All subdivision and development within the Plan Area shall adhere to the requirements of Alberta Culture with respect to sites of archaeological or paleontological significance.

#### 4.3 **Residential**

The policies and objectives of this section are intended to guide new residential development in the Plan Area. The Neighbourhood Concept [see MDP] has been applied to the Plan Area to assist in determining open space allocation, internal road networks, pathway systems, housing mix and other essential components of a residential area. The MDP anticipates a total of 530 dwelling units for the Plan area based on projected water consumption rates. **Of these, 391 dwelling units are to be a non-single-detached (non-traditional) housing form.**

This Plan conforms to the MDP by ensuring that the existing community character is maintained and negative social, economic and environmental impacts are minimized.

- a) The projected unit numbers and populations shall be in accordance with MDP policies, and can be slightly exceeded if reliance on Municipal water supplies can be substantially reduced. Overall unit densities and population for the Plan area shall be



- dependent on the developer(s) demonstrating sound water conservation strategies to the satisfaction of the Town.
- b) Traditional single-detached residential lots will be situated in the northeast quadrant of the Plan area. Larger estate lots may be positioned along the west boundary of the Plan area to take advantage of potential views. The anticipated net yield would be approximately 20 units/hectare (8 units/acre) with a total of about 407 single-detached dwellings taking into consideration land requirements for Environmental Reserve, public open space, commercial and institutional sites, roads and other infrastructure.
  - c) Architectural guidelines shall be established and implemented by the developer to encourage compatibility between buildings.
  - d) Pedestrian walkways and public open space areas shall be incorporated as part of the overall subdivision design.
  - e) A landscaping and tree planting program, to be specified in the Development Agreement, shall be provided to the satisfaction of the Town.
  - f) Development shall be fully serviced with municipal water, sanitary sewer and storm sewer systems.

### 4.4 Commercial

It is the intent of the Okotoks MDP to retain the downtown as the primary focal point for commerce in the community. The MDP does, however, permit nodes of commercial facilities in developing residential neighborhoods. A proposed Gateway Commercial site is located along the east boundary of the Plan area and immediately north of a stormwater retention facility (Figure 6). The parcel is directly adjacent to Southridge Drive (Highway 2A) and also would be visible from Highway 7. Access to this site would be provided via all-turns intersections located approximately 300m and 600m north of Highway 7. The commercial node would be highly accessible from the residential component of the Plan area and also from adjacent neighborhoods of Westridge and Cimarron. **A proposed High Density Commercial Node is located in the centre of the Gateway Commercial Site.**

- a) Total area of the Gateway Commercial site shall be approximately **7.06 ha (17.46 acres).**
- b) Dedicated off-street pedestrian walkways including the “Meadow Parkway” of the MDP would provide non-vehicular access to the commercial site and connect with local and regional pathways both within and outside the Plan area.
- c) A landscaped buffer shall be provided on any yard abutting a residential area.
- d) **Vehicular access and connectivity shall be provided between the Gateway Commercial site and High Density Residential Node along Westmount Rd.**
- e) **Development in the adjacent High Density Residential Node shall integrate pedestrian pathways to provide connections to Gateway Commercial amenities.**

### 4.5 Reserves and Public Open Spaces

The objectives and policies of this section are intended to ensure provision of an open space system in the Plan Area which includes a regional parkway connection to the Cimarron neighborhood to the east, tot lots, neighborhood recreation areas and a pathway system with connectors to external pathways. The intended dedication of reserves and other open space including associated pedestrian systems will be detailed in a future Outline Plan submission for the quarter section.

- a) Municipal and Environmental Reserve land shall be utilized for both public and educational needs.
- b) Environmental Reserve shall be dedicated along the hillside area and setbacks; the location is to be shown on a development Outline Plan submission in accordance with Section 4.2, and the ER boundaries shall be finalized at the Tentative Subdivision Plan stage.
- c) Municipal Reserve dedication shall be at least 10% of the gross developable area less Environmental Reserve. Overall calculations of reserve requirements for the Plan area shall be described in an Outline Plan submission and precisely determined through successive Tentative Subdivision Plans. The linear green space network within the residential components of the Plan area may be included as part of the credit reserve requirement.
- d) A potential school site containing about 3.5 hectares (8.6 acres) is shown in the north-central portion of the Plan area.
- e) Open space dedicated to conveyance of stormwater drainage, or providing a buffering function from peripheral arterial roadways (Highway 7 and/or Southridge Drive) shall not comprise part of the credit reserve.

### 4.6 Transportation

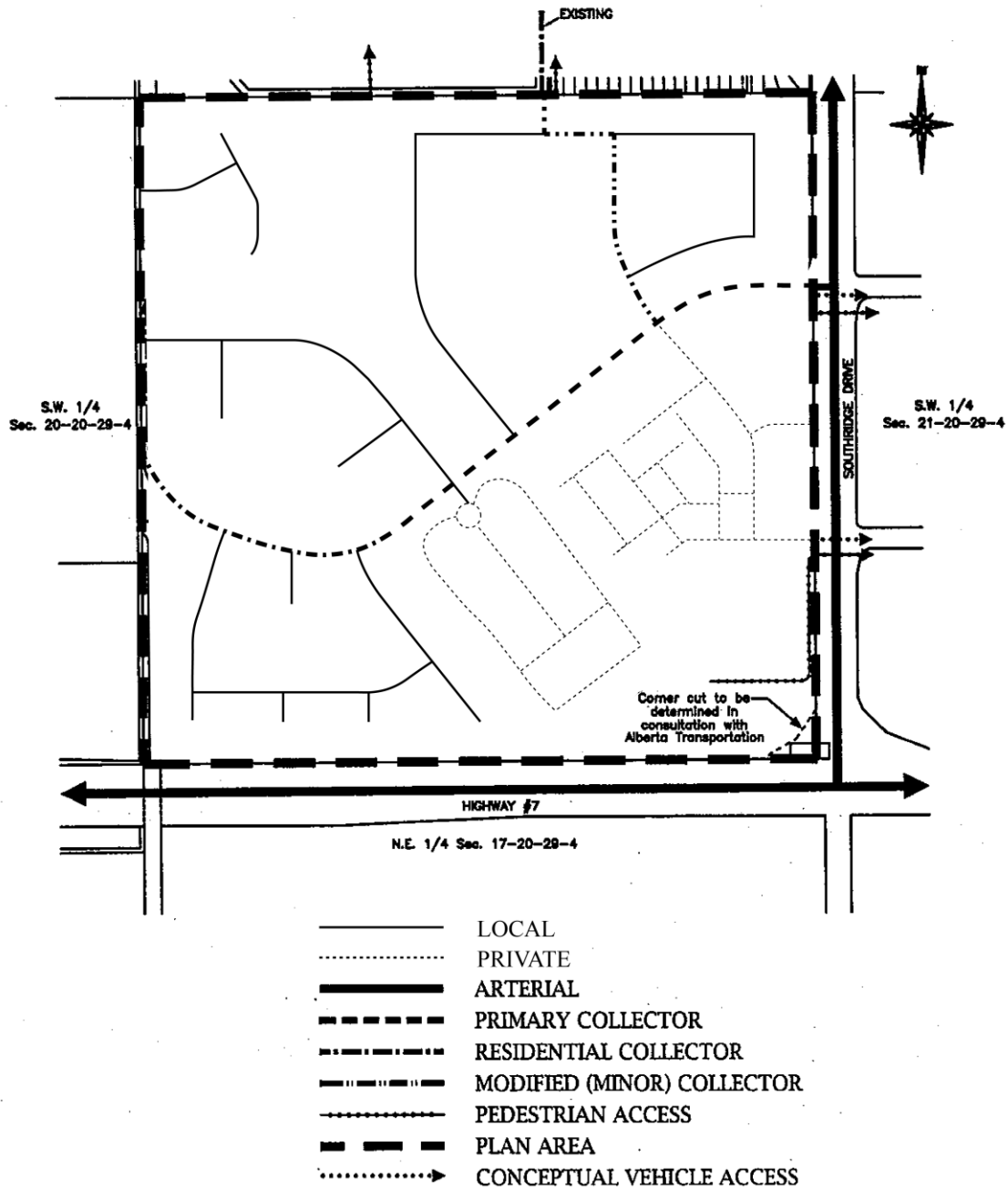
The road network within the Plan area is comprised of primary collector, residential collector, and local residential streets as shown in Figure 7. Arterial roads located outside the Plan area (including Southridge Drive) are also required to meet the transportation requirements and are to provide direct access to the Gateway Commercial site. Draft Transportation studies for the internal and external road systems have been attached as Appendices B and C.

- a) Alberta Transportation has advised that an urban road connection for existing Westland Street will not be supported in the future and, as a consequence, connection at Highway 7 will be retained only as an access to existing rural properties west of the Plan area. Westland Street will form a cul-de-sac approximately 300m north of Highway 7. Existing Westland Street to the north of the Plan area will be deflected into the quarter section and form the primary collector system to serve the neighborhood.
- b) Alternative street profiles for local and minor collector roads may be contemplated and should be included in a future Outline Plan submission for the Plan area.
- c) Noise attenuation for Highway 7 and Southridge Drive (Highway 2A) shall be addressed in accordance with Section 9.1.5 of the *Land Use Bylaw*. Residential

property lines will be established so that a minimum distance of 27m from the boundary of the road right-of-way to the nearest habitable building wall can be achieved.

- d) All collectors are designated as future bus routes.
- e) Provision for a corner cut to accommodate future intersection improvements at the Southridge Drive / Highway 7 intersection shall be made in the southeast corner of the plan area (Figure 7). The configuration of the corner cut shall be determined in consultation with Alberta Transportation and created through the subdivision approval process.
- f) A transportation impact assessment (TIA) shall be required for development occurring in the High Density Residential Node.

**Figure 7 – TRANSPORTATION SYSTEM**



#### 4.7 Utilities

The objectives and policies of this section are intended to ensure that utilities are provided at a standard acceptable to the Town. Water mains and sanitary sewer mains from the north (Westridge) and east (Cimarron) are to service the Plan area. A water connection through Cimarron is required to provide a looping system to serve both neighborhoods. A sanitary sewer connection to Cimarron also is required to service the lower (southeast) portion of the Plan area. General location and tie-in of the water

looping system and sanitary and storm sewer connections are shown in Figures 8, 9 and 10 respectively.

- a) Servicing alignments will be designed as per Town of Okotoks Design and Construction Standards.
- b) An overview of utility servicing requirements shall be provided with a future Outline Plan submission for the Plan area. Should a special utility cross-section be desired, alignments specific to that street should be prepared as part of the Outline Plan submission for the Plan area.
- c) Mains shall not be oversized to accommodate further development as the west and south boundaries of the Plan area represent the current and future Town Limits.
- d) Off-site levies to recover the costs of providing public utilities will be paid to the Town on a gross acreage basis at time of subdivision.

### **4.8 Development Phasing**

The objectives and policies of this section are intended to ensure that urban services are provided to an acceptable standard during the development of the Plan Area.

- a) Development will commence along the north boundary of the Plan area, tying to existing Westridge infrastructure, and proceed to the south and west. The size of each phase is expected to be 50 – 75 single-detached residential lots; however, this will be largely dictated by market demand.
- b) Particular attention shall be given to completing key collector road links into a developing cell as soon as possible in the phasing scheme.
- c) In no case shall a road be used to carry more than its design environmental capacity for an interim period.
- d) Temporary accesses to accommodate emergency and/or construction vehicle access shall be provided, if required.

Figure 8 – WATER SYSTEM

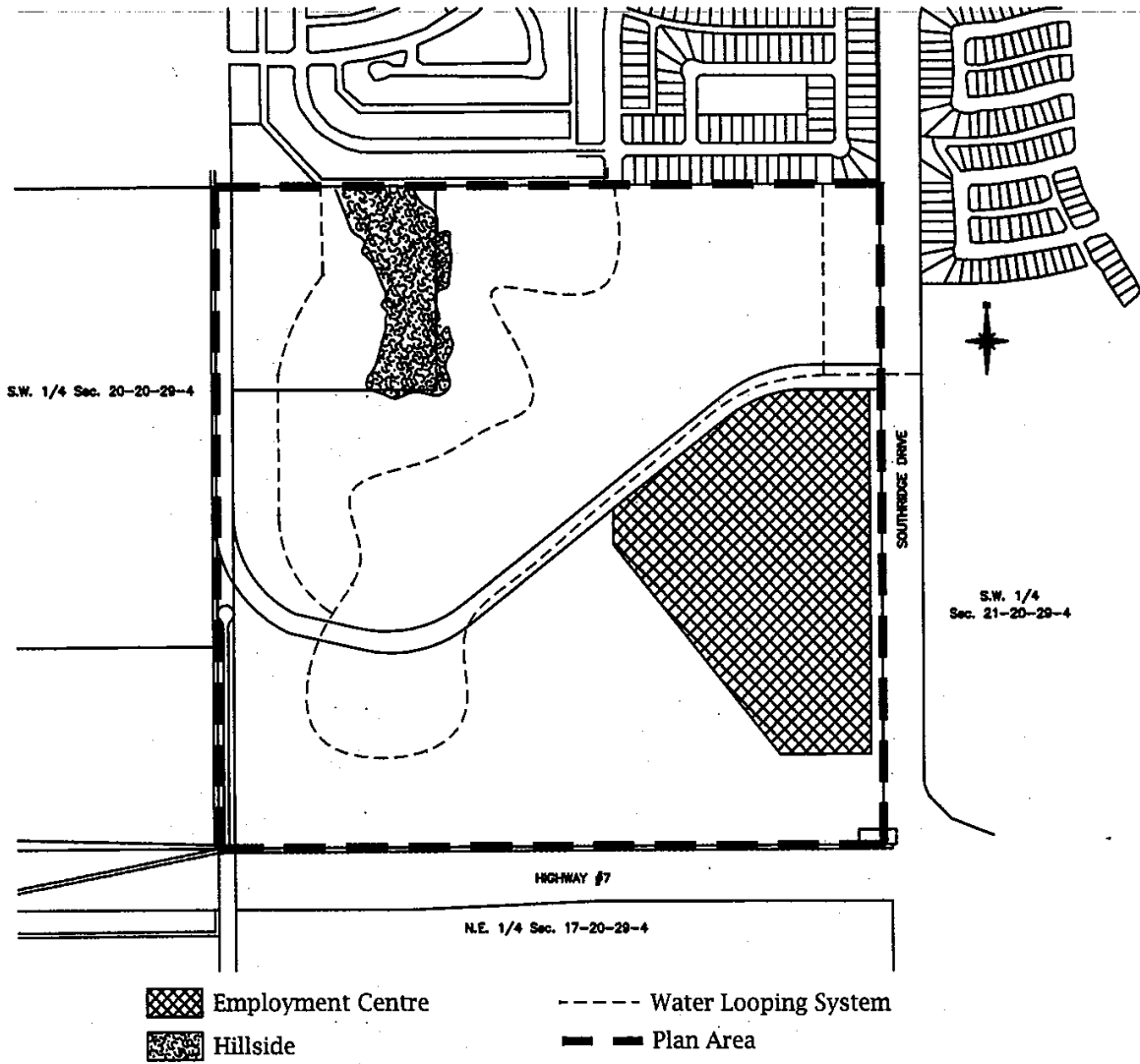


Figure 9 – SANITARY SEWER SYSTEM

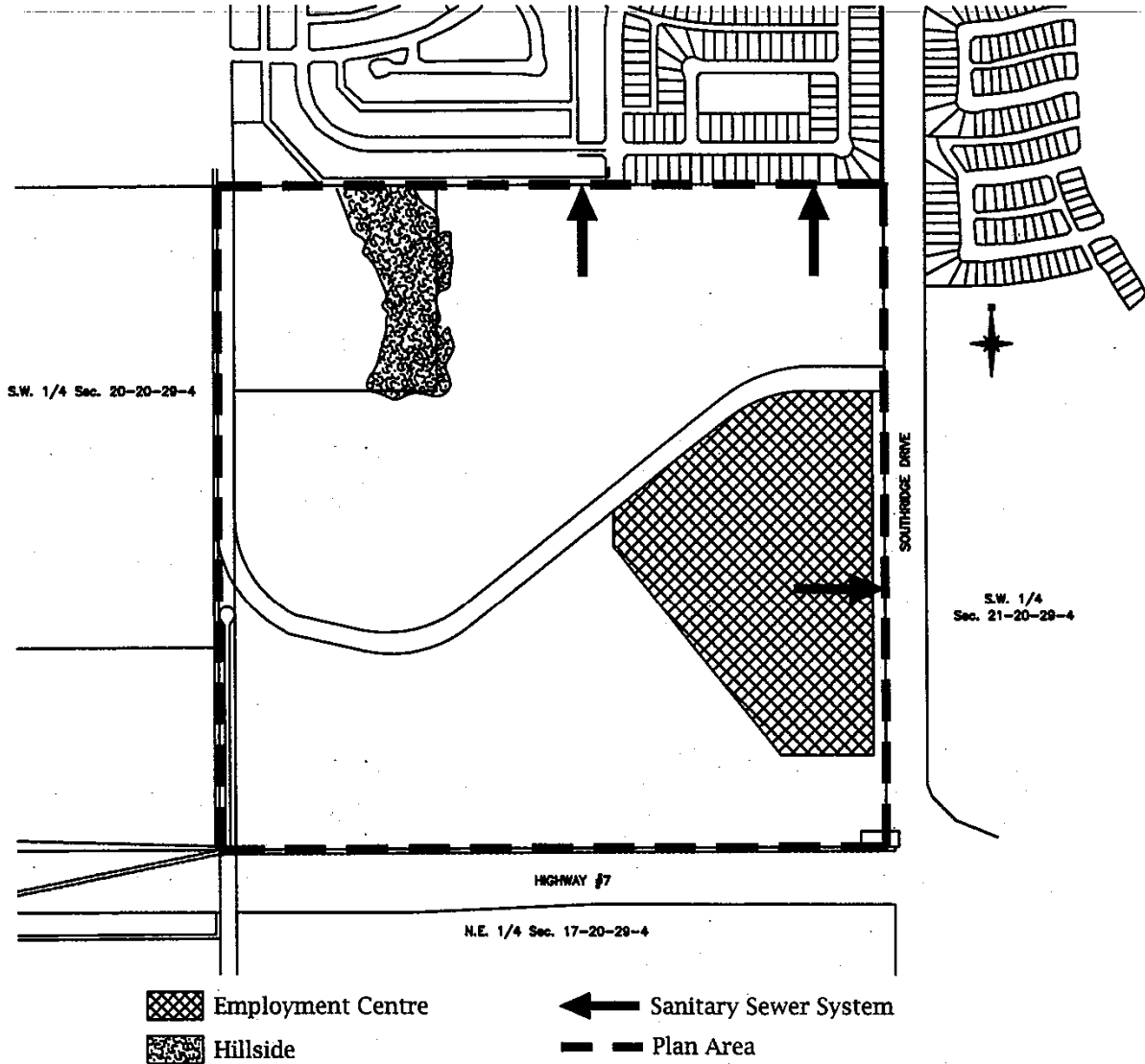
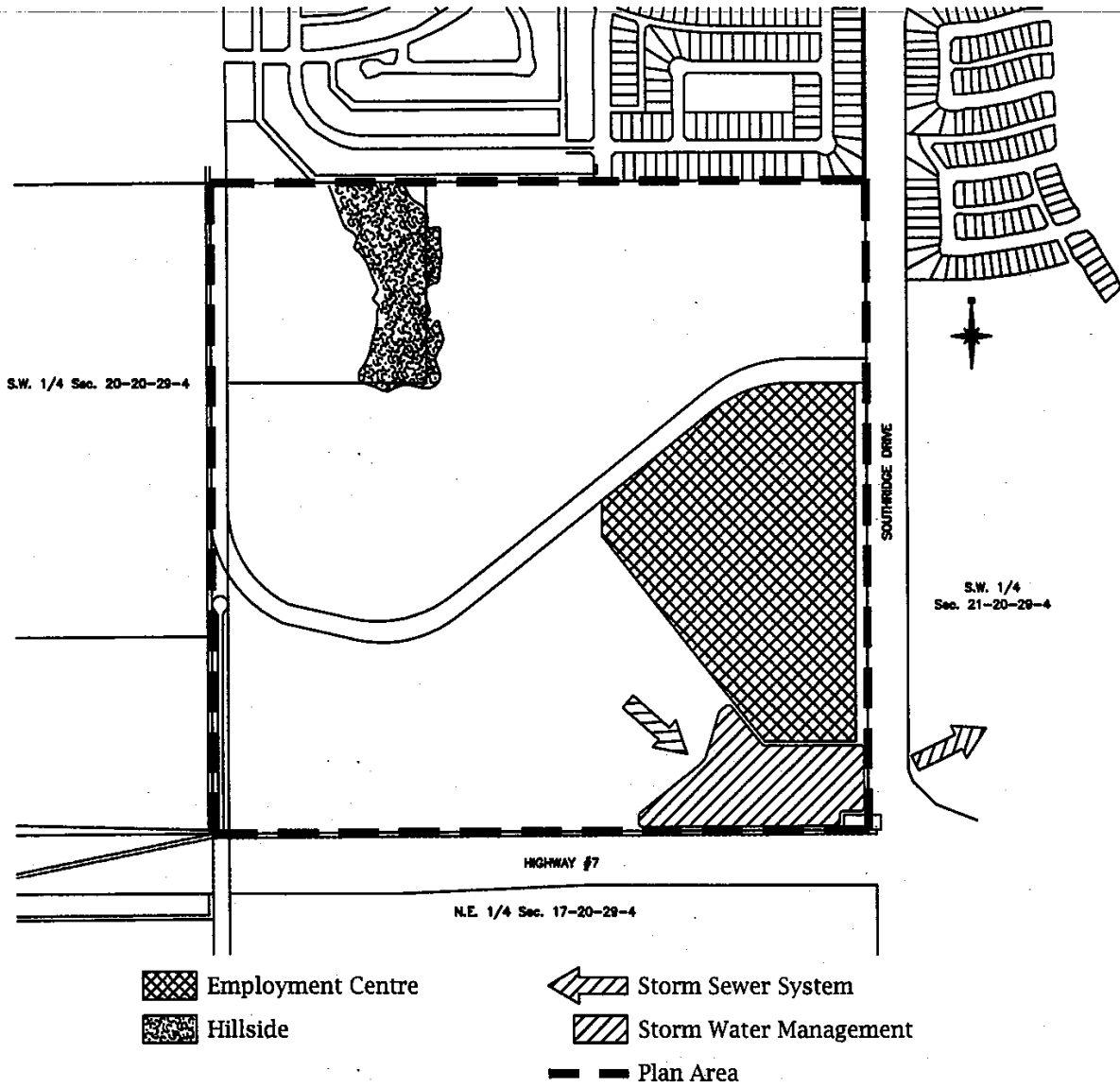


Figure 10 – STORM SEWER SYSTEM





### **5.0 Implementation**

#### **5.1 Plan Adoption**

The *Southwest Okotoks Area Structure Plan*, passed in accordance with Sections 633 and 692 of the *Municipal Government Act*, shall become a statutory document of the Town of Okotoks.

#### **5.2 Land Use Bylaw Amendments**

Amendments to the Town of Okotoks *Land Use Bylaw* required to implement this Plan are to occur after adoption of an Outline Plan for the subject lands.

#### **5.3 Plan Amendment**

While this Plan is intended to establish a long-term development pattern for the Plan Area, future conditions may require Council to make amendments to the Plan.

#### **5.4 Developers Agreement**

The Developer shall be required to enter into a Master Agreement prior to the approval of any Tentative Plan of Subdivision. The contents of this Agreement shall pertain to many of the broader development issues that are not specific to any one subdivision phase and include, but are not to be limited to, staging of development in relation to transportation infrastructure improvements outside of the Town boundaries. In addition, the Town shall require the Developer to enter into Servicing and Construction Agreements for each subdivision phase in accordance with the Master Agreement as adopted by Council.