

BYLAW NO 1778-11

**OF THE
CITY OF WETASKIWIN
IN THE PROVINCE OF ALBERTA**

A BYLAW TO ADOPT THE "WALKER FARM" AREA STRUCTURE PLAN

WHEREAS pursuant to the Municipal Government Act, Chapter M-26, R.S.A. 2000, as amended, the Council of the City of Wetaskiwin may by bylaw adopt an Area Structure Plan.

AND WHEREAS, pursuant to the Municipal Government Act, Chapter M-26, R.S.A. 2000, as amended, Council has deemed it expedient and proper to adopt an Area Structure Plan to provide framework for subsequent subdivision and development as shown in Appendix A and to ensure it is carried out in an orderly fashion.

NOW THEREFORE, the Municipal Council of the City of Wetaskiwin duly assembled hereby enacts as follows:

1. That this bylaw be cited as the Walker Farm Area Structure Plan Bylaw.
2. That the "Walker Farm Area Structure Plan" of the City of Wetaskiwin attached hereto as "Appendix A" form part of this Bylaw.
3. That this Bylaw may be amended from time to time following the same procedures outlined in the Land Use Bylaw for Land Use Bylaw amendments.
4. This Bylaw shall come into full force and effect on the date of the final passing thereof.

READ a first time this 11th day of April, 2011.

READ a second time this 11th day of April, 2011.

READ a third time and duly passed this 11th day of April, 2011.

ORIGINAL SIGNED

MAYOR

ORIGINAL SIGNED

CHIEF ADMINISTRATIVE OFFICER



Walker Farm Area Structure Plan

City of Wetaskiwin

NJQ Partnership

February 2011



Prepared by: Stantec
Consulting, Ltd 600-
4808 Ross Street Red
Deer, Alberta

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1.0 INTRODUCTION

1.1 PURPOSE

The purpose of the Walker Farm Area Structure Plan (ASP) is to describe the land use framework and development objectives for lands located in NE 1/4 Section 22-46-24 W4M and SE 1/4 Section 22-46-24 W4M, which is located in northwest Wetaskiwin. The Walker Farm development encompasses an area of approximately 90.9 hectares (224.8 acres). The lands within the Plan Area are currently located within the County of Wetaskiwin and the City of Wetaskiwin; the municipality boundaries are shown on Figure 1.0 – Location Plan. NE 1/4 Section 22-46-24 W4M is identified by the County of Wetaskiwin Intermunicipal Development Plan (IDP) as Serviced Residential while SE 1/4 Section 22-46-24 W4M is identified by the City of Wetaskiwin Municipal Development Plan (MDP) as Urban Reserve.

The City of Wetaskiwin is currently experiencing a period of growth as an attractive developing regional center in Central Alberta. While this growth is desirable and has produced many benefits for the City, careful consideration must be addressed to ensure responsible future growth. The unique location of the proposed Walker Farm development will be within close proximity to Wetaskiwin's City Centre, institutions, schools, recreational facilities, golf course, and amenities. This development represents an excellent opportunity to achieve this goal of responsible future growth.

NJQ Partnership's intent through the Walker Farm ASP is to develop a balanced community of residential, commercial and recreational opportunities with complimentary land uses. In order to achieve this, the developer intends to integrate the Plan with open space linkages and provide high-quality residential development opportunities. Together, these aspects will provide the City and County of

Wetaskiwin with a unique area for community development.

This document will describe the land use patterns and development objectives for Walker Farms. The ASP will implement the land use framework and development objectives by identifying the following:

- size and location for various land uses;
- alignment of roadways;
- open park system and trail linkages;
- proposed development density;
- concepts for deep utility servicing; and
- the development staging sequence.

The detailed design of each phase (redesignation and plans of subdivision) will refine the concept presented by the Walker Farm ASP.

1.2 DEFINITION OF PLAN AREA

Figure 1.0 – Location Plan shows that the subject lands are located in northwest Wetaskiwin. The ASP is defined by the following boundaries:

North Boundary Wetaskiwin Golf Club.

East Boundary 56th Street (Highway 2A) and existing residential development.

West Boundary Wetaskiwin Golf Club and By the Lake Park.

South Boundary 56th Avenue and Highway Commercial.

The property is legally described as the NE 1/4 Section 22-46-24 W4M and SE 1/4 Section 22-46-24 W4M.

Table 1.0—ASP Ownership Reference.

Reference #	Ownership	Legal Description	Acres
1	Robert J. Hankinson	NE 1/4 Section 22-46-24- W4M	77.1
2	Robert J. Hankinson	SE 1/4 Section 22-46-24- W4M	140.8
3	McLean's Meats LTD	342NY	1.48
4	Trevor Adam	062 590 307	1.25
5	1011017 Alberta LTD	3032KS	4.21

1.3 LAND OWNERSHIP

The Walker Farm ASP Plan Area consists of five titles as shown in Table 1.0 - ASP Ownership Reference and Figure 2.0 – Site Context and Ownership Plan.

1.4 THE APPROVAL PROCESS

In conformance with the City and County of Wetaskiwin application, review, and approval process, the Walker Farm ASP was submitted to the City and County of Wetaskiwin administrations for review, circulation, and comments. Upon receipt of the City and County of Wetaskiwin comments, revisions to the document were made and resubmitted, allowing it to be forwarded for review and recommendation for approval.

The Walker Farm ASP went to Council for 1st reading on Month XX, XXXX and passed onward to Public Hearing. Following the required advertisement schedules, the ASP was presented by the City of Wetaskiwin staff at a Public Hearing, followed by 2nd and 3rd readings. The ASP was then adopted via Bylaw by the City of Wetaskiwin. While the City of Wetaskiwin approved this document as an ASP, the County of Wetaskiwin approved this document as a proposal for development within the joint City and County Intermunicipal Development Plan.

1.5 INTERMUNICIPAL DEVELOPMENT PLAN

The north portion of the Plan Area is currently located in the County of Wetaskiwin and immediately adjacent to the City of Wetaskiwin boundary as established in 1998.

The Walker Farm ASP was developed as per the City and County of Wetaskiwin Intermunicipal Development Plan (IDP). The guidelines detailed within the IDP are intended to ease the transition from current land uses to urban land uses. In accordance with the IDP, the Plan Area has been identified as Serviced Residential requiring municipal water and sewer services. All proposed servicing infrastructure will meet or exceed the City of Wetaskiwin standards.

The proposal to develop the Walker Farm lands will respect all development constraints noted in the IDP. These include, but are not limited to: required setbacks from conflicting land uses, highways and future road upgrades, and existing pipelines and utility lines. Upon development, where municipal legislation permits, any cost recovery for necessary upgrades to County roads will be recovered from benefitting Landowners. Approval of the ASP will consider the benefit of both the City and County, protect public investment for existing roads and utilities, and any potential conflict with adjacent landowners and land uses.

In an effort to ensure development of the Plan Area is consistent with provincial land use policies and the IDP, application and approval will be a public and open process. The City will notify the County of the proposed development application, and, provided it

is compatible with the IDP, the County shall offer no objection. Potential annexation of the land identified on Appendix A; Map 1 of the IDP may only commence once the owner has been granted subdivision approval.

1.6 AUTHORITY

This Plan is prepared pursuant to provincial legislation outlined in s.633 of the *Municipal Government Act (MGA) (Revised Statutes of Alberta, 2000, Chapter M-26)* which authorizes a Council to adopt an ASP as follows:

633(1) 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.

- (2) 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, and
 - (b) may contain any other matters the council considers necessary.

The Walker Farm ASP has been prepared as a Statutory Plan; it adheres to Section 633 of the Municipal Government Act of Alberta and follows the guidelines and policies set forth by the City of Wetaskiwin for the development of new areas.

1.7 POLICIES AND RELEVANT PLANNING DOCUMENTS

The following relevant documents have been reviewed and referenced in preparation of this ASP report.

- the City of Wetaskiwin Municipal Development Plan (MDP)
- the City of Wetaskiwin Land Use Bylaw (LUB)
- the City and County of Wetaskiwin Intermunicipal Development Plan (IDP)
- the City of Wetaskiwin Development Guidelines and Construction Standards
- the City of Wetaskiwin Stormwater Management Master Plan

The Walker Farm ASP constitutes a logical planning unit with respect to identifiable plan boundaries, and servicing considerations; it is consistent with the goals and principles of these statutory plans and bylaws.

1.8 INTERPRETATIONS

Maps, Plan and Figures: Unless specifically identified within this Plan Area, all boundaries and location of any land use district boundaries and/or symbols shown are approximate and shall be interpreted as such. Unless identified as absolute locations, the enclosed maps and figures are not intended to define exact locations.



FIGURE 1.0 – LOCATION PLAN

Prepared by: Stantec Consulting, Ltd. Red Deer

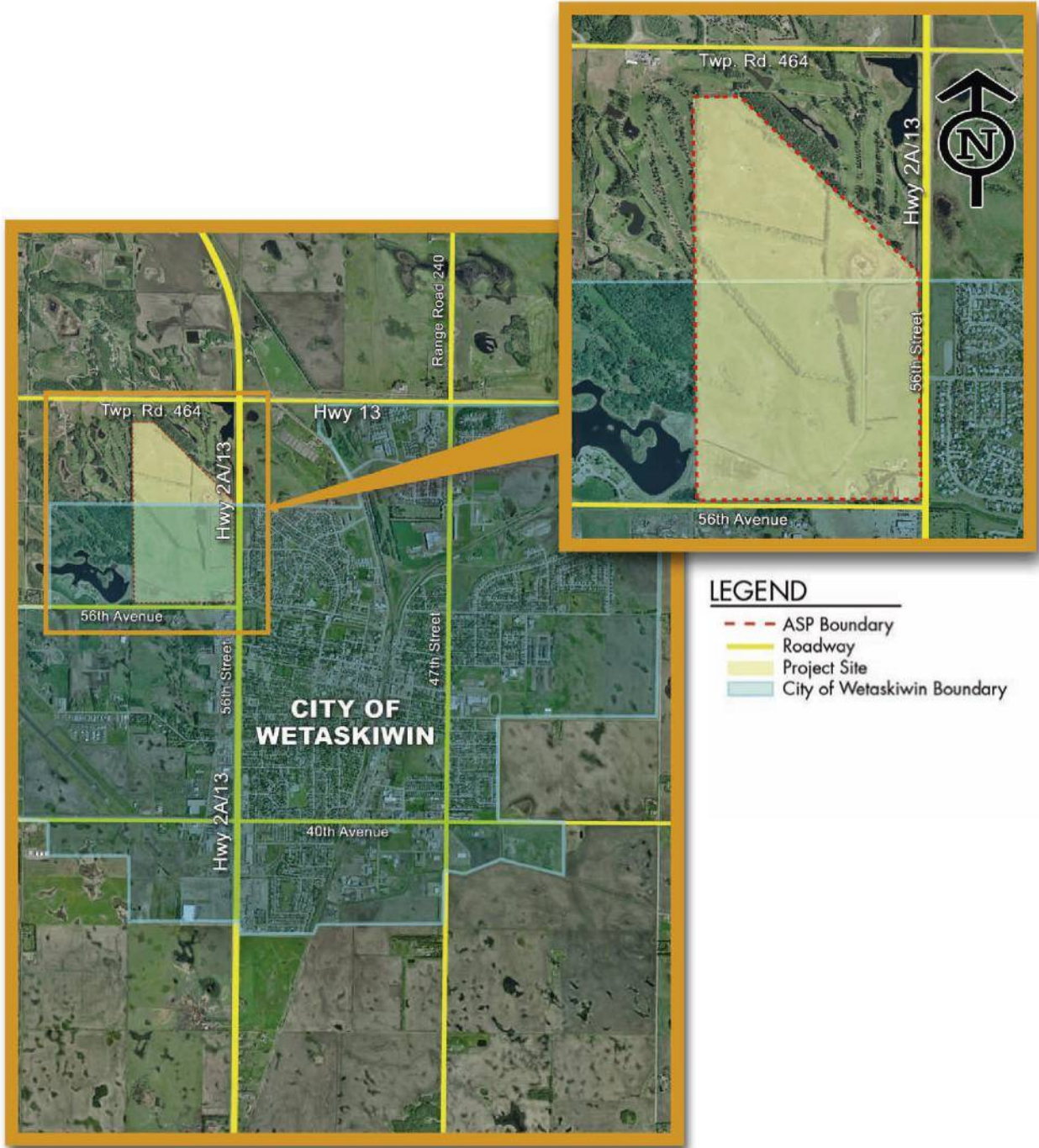


FIGURE 2.0 – SITE CONTEXT AND OWNERSHIP PLAN



LEGEND

- - - ASP Boundary
- Roadway
- Parcel 1
- Parcel 2
- Parcel 3
- Parcel 4
- Parcel 5

2.0

SITE CONTEXT & DEVELOPMENT CONSIDERATIONS

2.1 TOPOGRAPHY, SOILS & VEGETATION

As shown on Figure 3.0 – Existing Conditions, the site topography is gently sloping from north to south with the exception of rolling hills in the south; ground surface elevation ranges from 759.5m to 772.5m for a total difference of approximately 13.0m.

Stands of vegetation are located in the centre and northern portions of the Plan Area; comprised primarily of trees and bushes. These areas run in a diagonal north, south, west and east manner. The Walker Farm Concept Plan has been designed to maintain and take advantage of these natural treed areas.

There are existing structures located in the south east corner of the Plan Area which may be removed at the time of development.

A complete geotechnical evaluation of the site will be completed during the preliminary design phase of development. The soils in this area are expected to consist of a thin layer of topsoil, which overlay high to low plastic silty clay or sandy clay. These soils conditions are acceptable for residential development.

2.2 HISTORICAL LAND USE

NE 1/4 Section 22-46-24 W4M and SE 1/4 Section 22-46-24 W4M is identified in "A Listing of Significant Historical Sites and Areas" from the Alberta Historical Resources Foundation. The lands currently have a Historical Resource Sensitivity (HRV) value of 5 which is labeled as High Potential Lands and categorizes the type 'A' archaeological resources.

An application for Historical Resources Act (HRA) Clearance was completed for the Plan Area. Information and recommendations from the study will be used to determine the impact, extent of salvage, preservation and protective measures which may be required prior to the development of Walker Farm. A copy of the Historical Resources Impact Assessment will be submitted under separate cover.

The Historical Resources Overview has identified areas in the vicinity of dune ridges, near wetlands, and low-lying areas as having high archaeological resource potential. Shovel testing should be completed with deeper testing to be done with a backhoe. The results of the HRA study will determine if historical resource clearances, additional investigations, or site avoidance is warranted. No further study is recommended in relation to paleontological resources.

2.3 ADJACENT LANDS AND SURROUNDING DEVELOPMENT

The lands located to the south of Walker Farm, across 56th Avenue, are currently small industrial and highway commercial style businesses. These properties are identified in the City of Wetaskiwin MDP as future industrial and highway commercial developments which may require suitability testing.

Directly east, across 56th Street (Highway 2A/ Highway 13), is the residential community of Centennial. The land adjacent to the northeast has been identified within the MDP as Serviced Residential for future development within the City of Wetaskiwin.

To the north of the Plan Area is agricultural land, a small portion of which is identified in the County of Wetaskiwin Intermunicipal Development Plan (IDP) as potential Highway Commercial land for future development.

The land directly to the west of the Plan Area is the Montgomery Glenn Golf and Country Club, By-the-Lake Park, and Peace Hill Park.

2.4 TRANSPORTATION

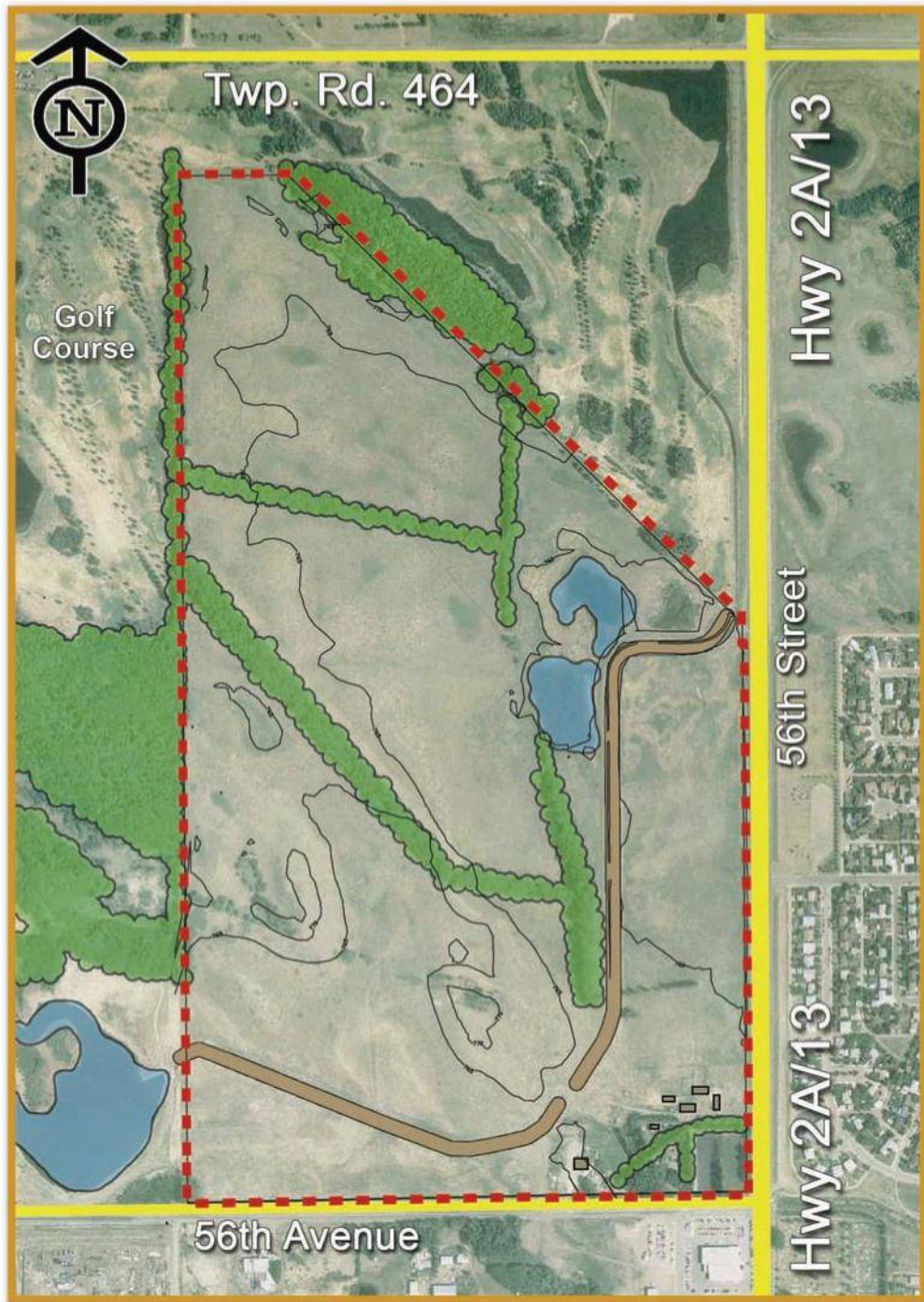
Currently, 56th Street is been classified as an arterial roadway; 56th Avenue, along the south of the Plan Area, was developed to rural standard.

2.5 EXISTING SERVICING

Parallel to the east boundary of the site is a drainage ROW. There are no existing utilities, deep or shallow, that extend through this property.



FIGURE 3.0 – EXISTING CONDITION



LEGEND

- - - ASP Boundary
- Roadway
- Existing Contours
- Existing Trees
- Existing Wetland
- Existing Buildings
- Drainage ROW

3.0 & PRINCIPLES DEVELOPMENT OBJECTIVES

3.1 DEVELOPMENT OBJECTIVES

The Walker Farm ASP has been prepared as a comprehensively planned residential neighborhood, taking advantage of the close proximity to trail connections, schools, recreation and amenities, and the City Center. The main objectives of Walker Farm are:

- Develop a Plan consistent with the general intent and purpose of the City of Wetaskiwin Municipal Development Plan (MDP) and City and County of Wetaskiwin Intermunicipal Development Plan (IDP);
- Accommodate current and anticipated future growth pressures in the City of Wetaskiwin by providing suitable residential uses and densities;
- Create a sustainable neighborhood by efficiently utilizing available land adjacent to the City of Wetaskiwin and providing convenient pedestrian and alternative transportation access and trail connections;
- Provide a framework delivery of high quality, comprehensively planned residential areas by defining the general pattern and composition of land uses, linkages, servicing designs and development staging; and
- Ensure the implementation of the plan takes place on an orderly, phased basis.

The existing boundaries, as described in Section 2.0 create a logical planning unit and the basis for the design as shown on Figure 4.0 – Development Concept. The land use statistics and densities are represented in Table 2.0 – Land Use Statistics and Table 3.0 – Residential Units and Population.

The land use designations addressed in this ASP adhere to the City's LUB while the remnant lands in the County illustrate a comprehensive Plan. Future amendments will be made once this portion of land has been annexed into the City.

3.2 ECOLOGICAL STEWARDSHIP

- Develop land in an efficient manner and encourage intensive urban development.
- Employ parallel land uses where possible by incorporating open spaces within the stormwater management facilities and the utility corridors to optimize the use of these areas.

- Encourage naturalized landscaping on public and private lands to the extent acceptable to the City of Wetaskiwin to minimize environmental and economic costs associated with maintenance.
- Promote the development of open spaces and walkway linkages for pedestrian, bicycle and other multi-use travel for integration to the surrounding areas.
- Support directives to mandate energy efficient construction and additional innovative building and infrastructure techniques.

3.3 RESIDENTIAL

The Walker Farm neighbourhood concept is based upon a response to current and anticipated market trends within the City of Wetaskiwin and the surrounding region. An analysis of these trends and an assessment of their implications assist in shaping the type, shape, size, and locations of various land uses.

The land use statistics and number of residential units are represented in Table 2.0 – Land Use Statistics and Table 3.0 – Residential Units and Population.

All land within the Walker Farm development is intended for residential development complemented with recreational open spaces and commercial sites. A mix of low and medium density residential dwelling units is described and will be implemented based on market conditions and consumer preferences at the time of development. It is anticipated that the residential portion of the project will:

- Provide Wetaskiwin and surroundings; affordable housing to the City of

- Encourage a variety of housing types including single detached housing, semi-detached housing, row housing, and apartments. All housing forms and options will recognize consumer preferences and current market demands. Proposed land uses will be in conformance with municipal standards and policies set forth by the City of Wetaskiwin;
- Emphasize pedestrian friendly streetscapes and building siting;
- Locate residential development to take advantage of features such as Stormwater Management Facilities, amenities, and parks; and
- Orient larger parcels of medium density residential development adjacent to the collector and/or arterial road system to provide easy access.

3.3.1 SINGLE DWELLING RESIDENTIAL (R1)

The majority of lots proposed in Walker Farm will be conventional detached dwellings with a Single Dwelling Residential (R1) designation. These lots are spread throughout the Plan Area and within close proximity to the many amenities offered throughout the development including parks, small parkettes, and linear linkages between these amenities.

Within the Single Dwelling Residential (R1) areas identified in the Plan, the housing forms will consist of single detached housing catering to a variety of lot and home sizes. Shallower and deeper lots will be located around expanded bulbs. It is anticipated that larger lots will be concentrated around the open space areas.

3.3.2 NARROW LOT SINGLE FAMILY RESIDENTIAL (R1N)

To accommodate the continuing demand for more affordable homes, Narrow Lot Single Family Residential lots have been identified as a necessary housing type within the Walker Farm ASP.

All Narrow Lot Single Family Residential lots will have rear lane access as front garages are not permitted.

Narrow lots are proposed along collector roadways and are situated in close proximity to open space, playground structures, and linear parks that can be used to access the remainder of the development by foot or bicycle.

3.3.3 LOW DENSITY RESIDENTIAL DISTRICT (R2)

To accommodate the continuing demand for some semi-detached homes within developments, clusters of Low Density Residential (R2) lots have been located throughout Walker Farm.

3.3.4 HIGHER DENSITY RESIDENTIAL (R4/R5)

Two multi-family sites are proposed for this neighborhood and will be located along collector roadways near the entrances to Walker Farm. Both sites are within close proximity to 56th Street, the collector roads, and commercial areas. The higher density residential sites (R4/R5) are ideally situated to benefit from the direct roadway access to and from the development with little traffic disruption to the remainder of the neighborhood.

It is anticipated that the R4 site may be developed as a single high density residential building; whereas, the R5 site may be developed as comprehensively planned developments with row housing, duplex homes, triplexes, four-plexes, or several multi-story apartment buildings.

3.4 OPEN SPACE/MUNICIPAL RESERVES

The objectives for the open space/municipal reserve areas within Walker Farm are to:

- Provide open space linkages for convenient access to parks and recreation sites for Walker Farm residents as well as existing and future residents of the larger Wetaskiwin area;



- Create a centrally located, attractive neighborhood park to provide passive and active recreation for the northwest Wetaskiwin residents;
- Where possible, utilize stormwater management facilities to serve as a joint use site by incorporating recreational opportunities for the neighborhood; and
- Create an inviting entrance to the neighborhood by creating separate boulevards which are complemented by enhanced landscaping and a pedestrian pathway.

3.4.1 OPEN SPACE

The requirement for municipal reserve (MR) area for the development is shown in Figure 5.0 – Parks and Trails Plan. The concept proposes that a significant portion of the MR area be provided within the east and south. The developers of Walker Farm have identified the need for all residents in the Plan Area to be within close proximity to open space areas and have therefore provided further MR dedication through the creation of two additional smaller parks.

The trails and parks plan for the development is shown in Figure 5.0 – Parks and Trails Plan. As part of the open space system, three main park sites are planned in the north, central and south of the Plan Area. These park sites are intended to serve the recreational needs of future residents and accommodate stormwater management requirements.

Each parks will comprise of large open space for passive recreation, playground structures for public use, and multi-purpose trails closely integrated with the broader pedestrian circulation system. It is intended that the proposed park development will meet the recreational needs of Walker Farm, but also contribute to the greater City of Wetaskiwin Parks system. The park will be developed in consultation with the City of Wetaskiwin and address the standards set forth by the City.

The central community park has been identified has a gather space for the whole community. The south open space will include sports fields which will provide active recreation amenities while creating large open space for passive activities.



3.4.2 TRAIL & LINEAR PARK SYSTEM

The City of Wetaskiwin Developing Trail System is a combination of existing multi-purpose walkways, urban sidewalk connections, plans for potential future walkways, and an integrated trail network. Trails and linear parks within the proposed development are intended to provide a convenient and accessible pedestrian circulation system. Through the use of linear parks, utility lots, and urban sidewalks, this system will provide connections to the proposed amenities within the Plan Area and those offered in adjacent developments.

The standard right-of-way for the main collector roadway has been expanded to accommodate separate sidewalks on the both sides, thus allowing for enhancement with landscape planting. These pedestrian connections provide access between the central park sites and the pocket parks, complete with children's play structures (tot-lots), that are located in the central and north regions of the Plan Area.

3.4.3 STORMWATER MANAGEMENT FACILITIES

Two stormwater management facilities (SWMFs) have been located in the central east and southwest portion of the Plan Area. These facilities have been placed within close proximity to the lowest elevations and will provide recreational opportunities and views from residential enclaves as well as from the linear open space linkages and the roadway network. These facilities may be developed as dry stormwater detention ponds or possibly as constructed wetland-style facilities. If developed as dry detention ponds, the SWMFs will only receive water during extreme rainfall events, the remainder of the time they will be utilized for passive or active recreational activities.

3.5 COMMERCIAL

The objectives for the commercial areas of Walker Farm include the following:

- Provide local retail services to meet the needs of the community and surrounding areas;
- Provide employment opportunities for the City of Wetaskiwin; and
- Allow for the development of additional business opportunities within the Plan Area and for its residents.

3.5.1 COMMERCIAL (C3)

The Plan Area incorporates two Highway Commercial (C3) sites in the east along 56th Street (Highway 2A). These commercial sites are intended to provide convenient services for local residents and the motoring public. These sites will be sufficient to support retail, business, medical, and professional offices for the community, City, and County.

Table 2.0—Land Use Statistics.

	Area (ha)	% of NDA
Gross Area	93.42 ha	
Out Parcels	2.44 ha	
Net Developable Area	90.99 ha	100.0%
Single Dwelling Residential (R1)	26.75 ha	29.4%
Narrow Lot Single Family Residential (R1N)	8.83 ha	9.7%
Low Density Residential (R2)	4.79 ha	5.3%
High Density Residential (R4)	1.78 ha	2.0%
Condominium Residential (R5)	1.70 ha	2.0%
Commercial (C3)	11.79 ha	13.0%
Municipal Reserve (MR)	13.40 ha	14.7%
Public Utility Line (PUL)	4.56 ha	5.0%
Roads and Lanes	17.40 ha	19.1%

Table 3.0—Residential Units and Population.

Land Use	Area (ha)	Density (units/ha)	Units	Density (persons/unit)	Population
Single Family Residential					
- R1	26.75	18.5	495	2.5	1,237
- R1N	8.83	24.5	216	2.5	541
Low Density Residential - R2	4.79	30.0	144	2.0	287
Higher Density Residential					
- R4	1.78	40	71	2.0	142
- R5	1.70	40	68	2.0	136
Potential Population					2,343
Potential # of Units			994		
Gross Density based on Net-Developable Area		10.92 units/ha			

FIGURE 4.0 – CONCEPT PLAN

Prepared by: Stantec Consulting, Ltd.

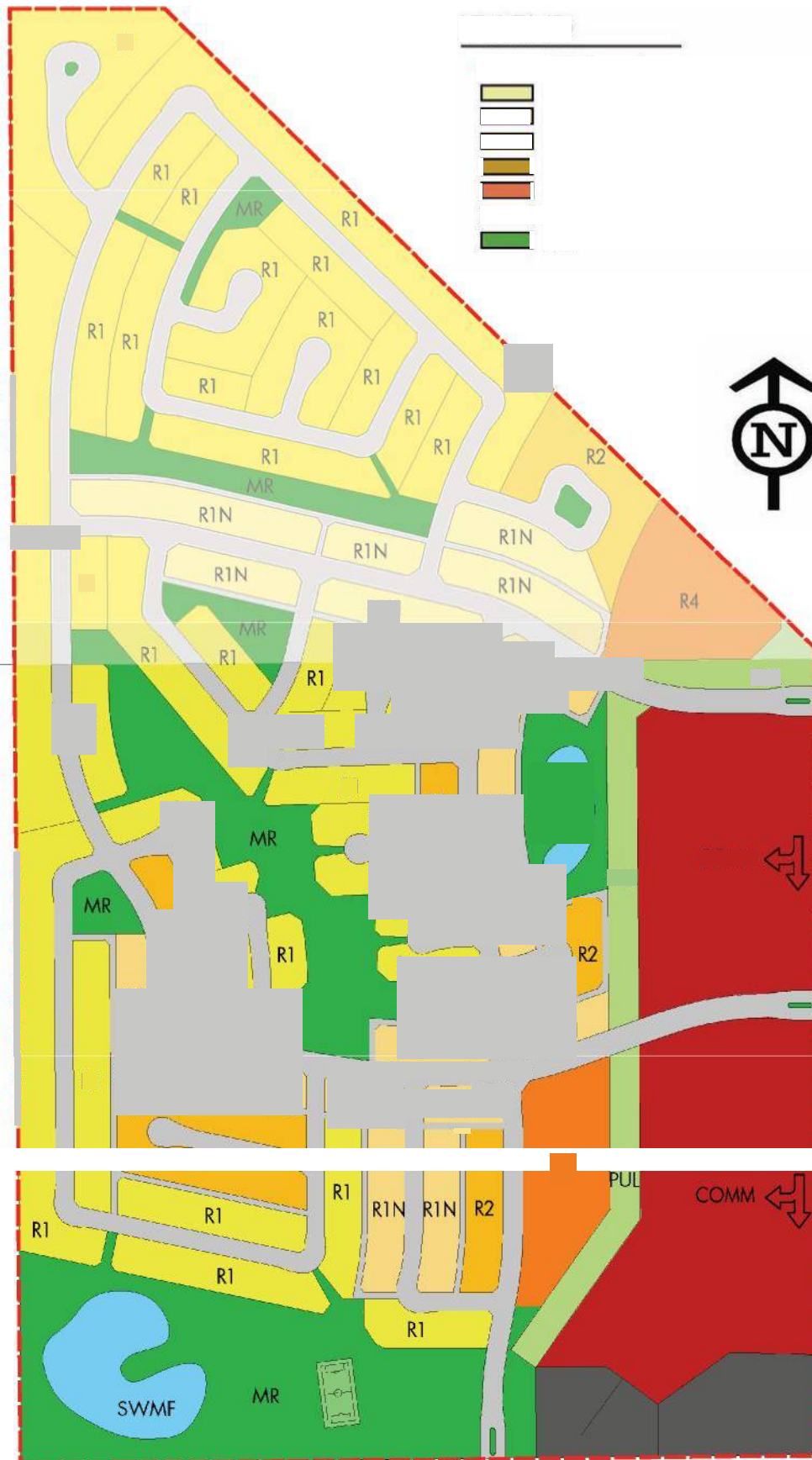


FIGURE 5.0 – PARKS AND TRAILS



4.0 TRANSPORTATION

4.1 TRANSPORTATION

The roadway network proposed within Walker Farm provides its residents and the surrounding traveling public with safe and efficient access throughout the Plan Area and to the rest of Wetaskiwin, as shown on Figure 6.0 – Transportation Network. The objectives for the system of roads proposed are:

- Provide a logical, safe, and efficient transportation system within the Plan Area to address the vehicular transportation needs of residents moving to, from, and within the Walker Farm neighborhood;
- Provide non-vehicular circulation options throughout the northern parts of the City of Wetaskiwin with special attention to linkages to the recreational park sites;
- Minimize walking distances by creating an interconnected street network and providing walkways where roadway connections are not feasible; and
- Provide lanes where appropriate to accommodate alternate access to properties as necessary.

4.2 EXISTING TRANSPORTATION NETWORK

The Plan Area is currently serviced by 56th Street (Highway 2A) to the east and 56th Avenue in the south. 56th Street will serve as the main access to and from Walker Farm. Additional access off 56th Street into the commercial areas may be designed as right-in/right-out intersections in order to increase transportation efficiency.

A traffic analysis and access study for 56th Street will be completed during the detail design stage.

4.3 COLLECTOR ROADS

A main collector roadway will extend in a north south manner from the main entrances along 56th Street. The main collector road will have a carriage width of 14.0m within a 24.0m ROW. The collector roadway will be designed pursuant to the City of Wetaskiwin’s Design Guideline and include a separated sidewalk on one side with boulevard tree planting.

Minor collectors will have an 11.0m carriage way and a 20.0m ROW also with a separate sidewalk on one side and boulevard tree planting as shown on Figure 7.0 – Roadway Details.

4.4 LOCAL ROADS

The system of local residential roads has been planned to provide access to individual development cells while discouraging outside traffic from shortcutting through local roads. Local roads will have a 10.0m wide carriage way and an 18.0m wide ROW. All local roads will have monolithic curb and gutter sidewalks on both sides of the roadway.

4.5 LANEWAYS

The Walker Farm development concept has limited the use of lanes to meet the requirements for R1N land uses only. Rear lanes adjacent to MR parcels will have bollards or other methods of control in order to prevent shortcutting. The rear lanes along these lots will provide rear parking and opportunities for detached garages. As per City guidelines, lanes will have a 6.0m ROW.

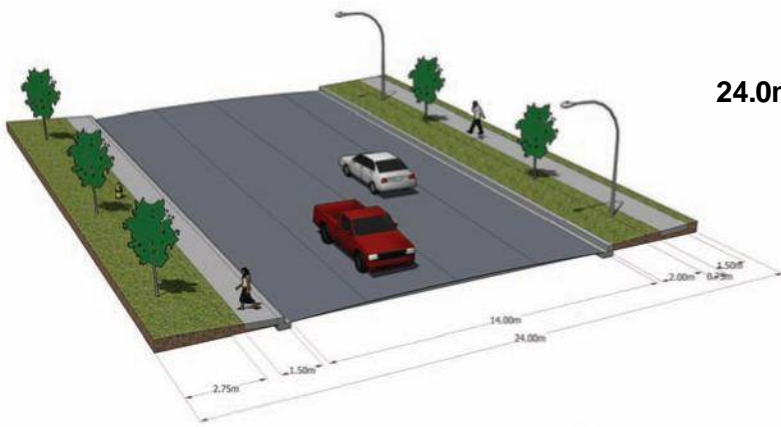
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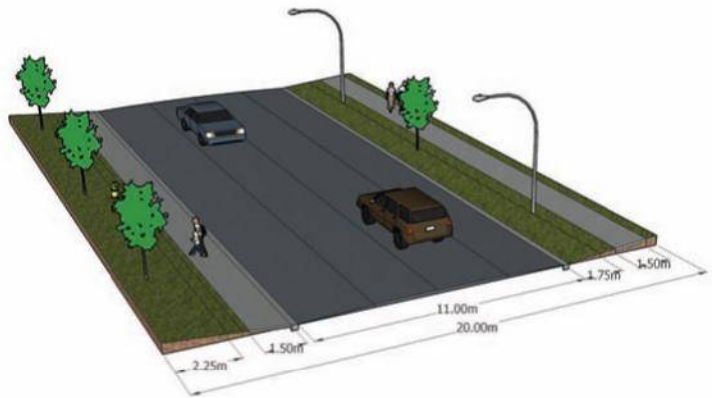
FIGURE 6.0 – TRANSPORTATION NETWORK



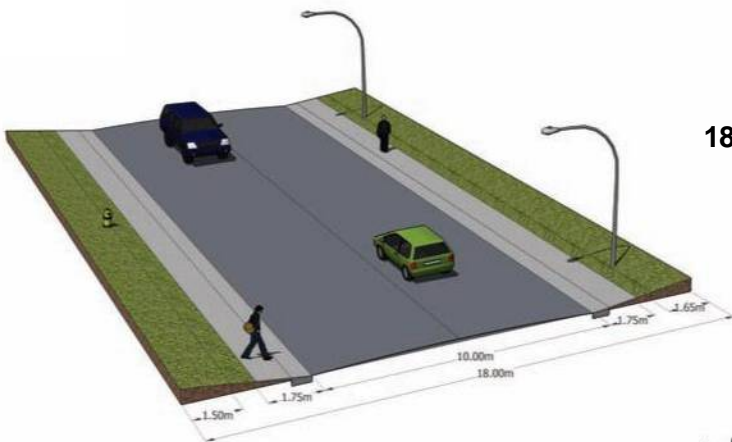
FIGURE 7.0 – ROADWAY DETAILS



24.0m Collector Roadway

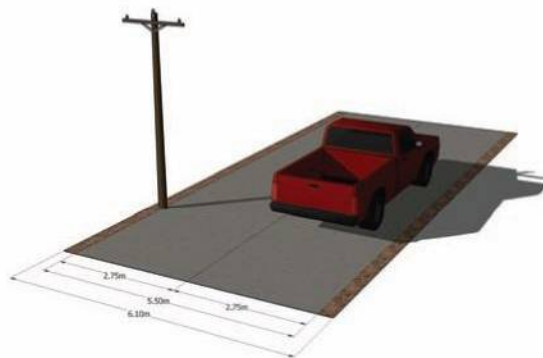


20.0m Collector Roadway



18.0m Local Roadway

6.0m Laneway



5.0 DEVELOPMENT & MUNICIPAL SERVICING

5.1 SITE GRADING

Upon approval and commencement of development, the site will be graded as required by each phase of development. Generally, the phase area and some additional land as required will be stripped of topsoil, which may be temporarily stockpiled onsite or removed prior to grading. Whereas the development concept and servicing requirements have been designed to suit the existing grades, the overall grading requirements is considered normal in comparison to typical developments. Regardless of this, attention will be given to minimize the impact of site grading.

5.2 STORMWATER MANAGEMENT

The stormwater management plan for the development is shown in Figure 8.0 – Stormwater Management Plan. Two stormwater management facilities (SWMF) are proposed for Walker Farm to manage and control major stormwater events. These facilities will be designed with active and passive recreation opportunities and will manage stormwater from both the underground minor storm drainage system and the major overland stormwater flows for the majority of this development. These SWMFs will be sized to accommodate stormwater detention for a 1:100 year storm event.

The storm ponds will be constructed during the initial phases of development providing phased storage in proportion to the developed area of each phase. A detailed stormwater management plan will be completed in the preliminary design phase of the development. The major overland storm drainage for the initial phases will be routed to the center of the site and ultimately along 56th Avenue.

All storm sewers within the development will be sized to accommodate a 1 in 5 year stormwater event with stormwater being conveyed on the streets to the stormwater management facilities during larger stormwater events. All stormwater from the Walker Farm development will discharge into the existing storm trunk located in the 56th Avenue roadway.

It is anticipated that storm pipes in this development will vary between 300mm and 600mm pipe diameters. Foundation drainage services will be provided for every lot and tied into the proposed stormwater drainage system. All stormwater facilities and storm sewers will be designed in accordance with the City of Wetaskiwin Design Guidelines and Alberta Environment Standards.

5.3 SANITARY SERVICING

The proposed development will be serviced from the existing sanitary trunk that currently exists at the southeast within the 56th Avenue roadway. The sanitary lines will follow the existing grade, which currently drains from north to south. The overall conceptual sanitary sewer system is shown on Figure 9.0 – Sanitary Plan.

It is anticipated that all the sanitary pipes will be 200mm in diameter to service this development; the proposed alignment for these pipes will follow the roadway alignments. All sanitary sewer facilities will be designed in accordance to the City of Wetaskiwin Design Guidelines and Alberta Environment Standards.

5.4 WATER DISTRIBUTION

The overall water distribution system needed to service the Walker Farm development is shown on Figure 10.0 – Proposed Water Plan. In order to ultimately service these lands, a 450mm trunk main from the southeast will be extended into the Plan Area. The main will serve as the feeder line into this development. In order to provide interim looped connections, further connections for the proposed development are proposed from Centennial Dr. to the east.

It is anticipated that the water distribution system for Walker Farm will be accommodated with 150mm to 200mm diameter mains. All water main facilities will be designed in accordance with the City of Wetaskiwin Design Guidelines and Alberta Environment.

5.5 SHALLOW UTILITIES

Shallow utility services will be provided by the following companies:

- ATCO Gas (Natural Gas)
- Fortis Alberta (Electricity and Streetlights)
- Telus Communications (Telephone)
- Persona Communications (Cable Television)

The design of these facilities will be completed in consultation with these companies at the detailed design of each phase of development.

There are no major servicing concerns regarding shallow utilities (gas, power, telephone, super-net, and cable). All shallow utilities will be extensions of those already in place in adjacent developments to the east and southeast.

Shallow utility servicing in the form of electricity, gas, cable, conduit for super-net, and telephone will follow typical City of Wetaskiwin standards including shallow burying within easements paralleling the road rights-of-way.

FIGURE 8.0 – STORMWATER MANAGEMENT PLAN



FIGURE 9.0 – SANITARY SYSTEM PLAN

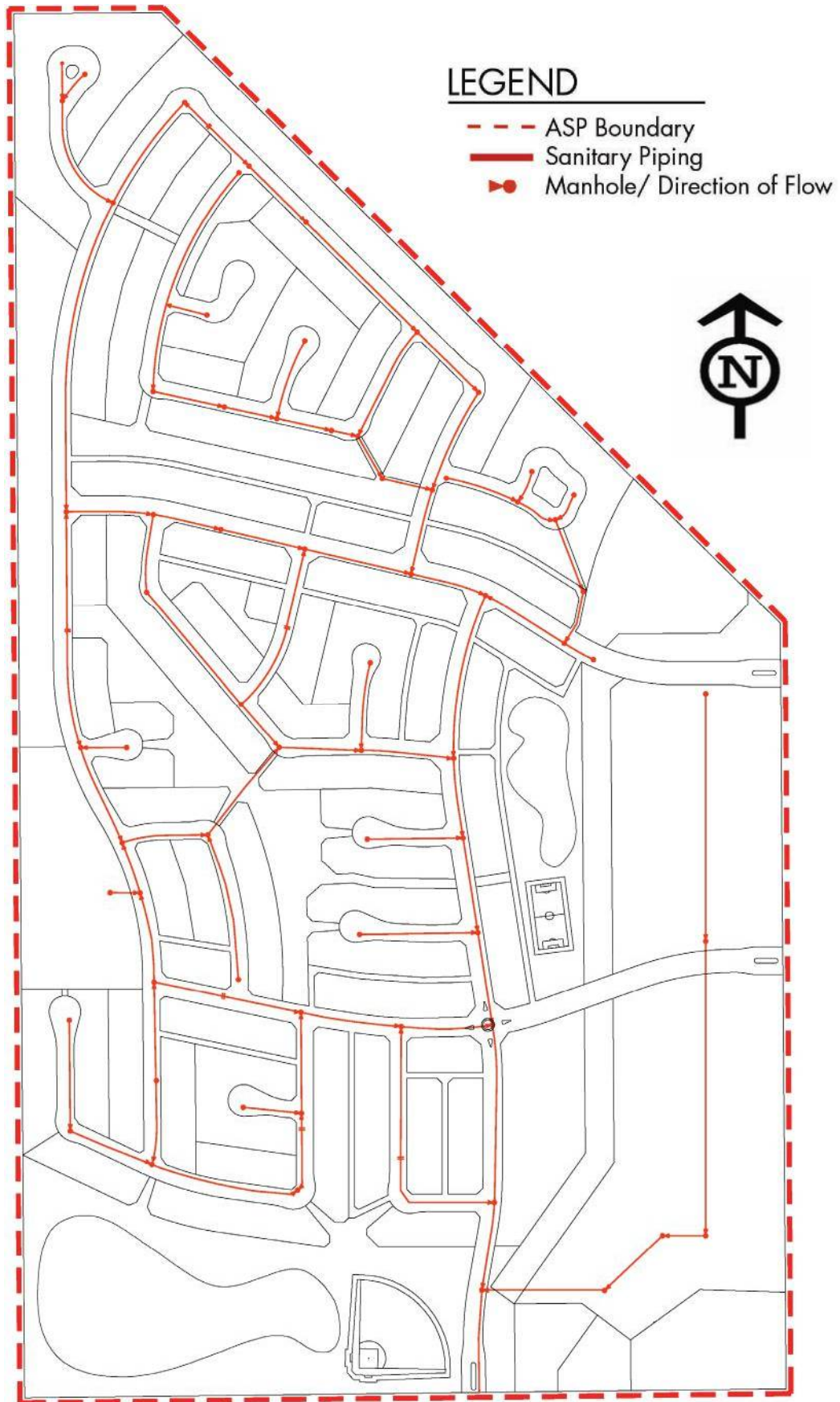
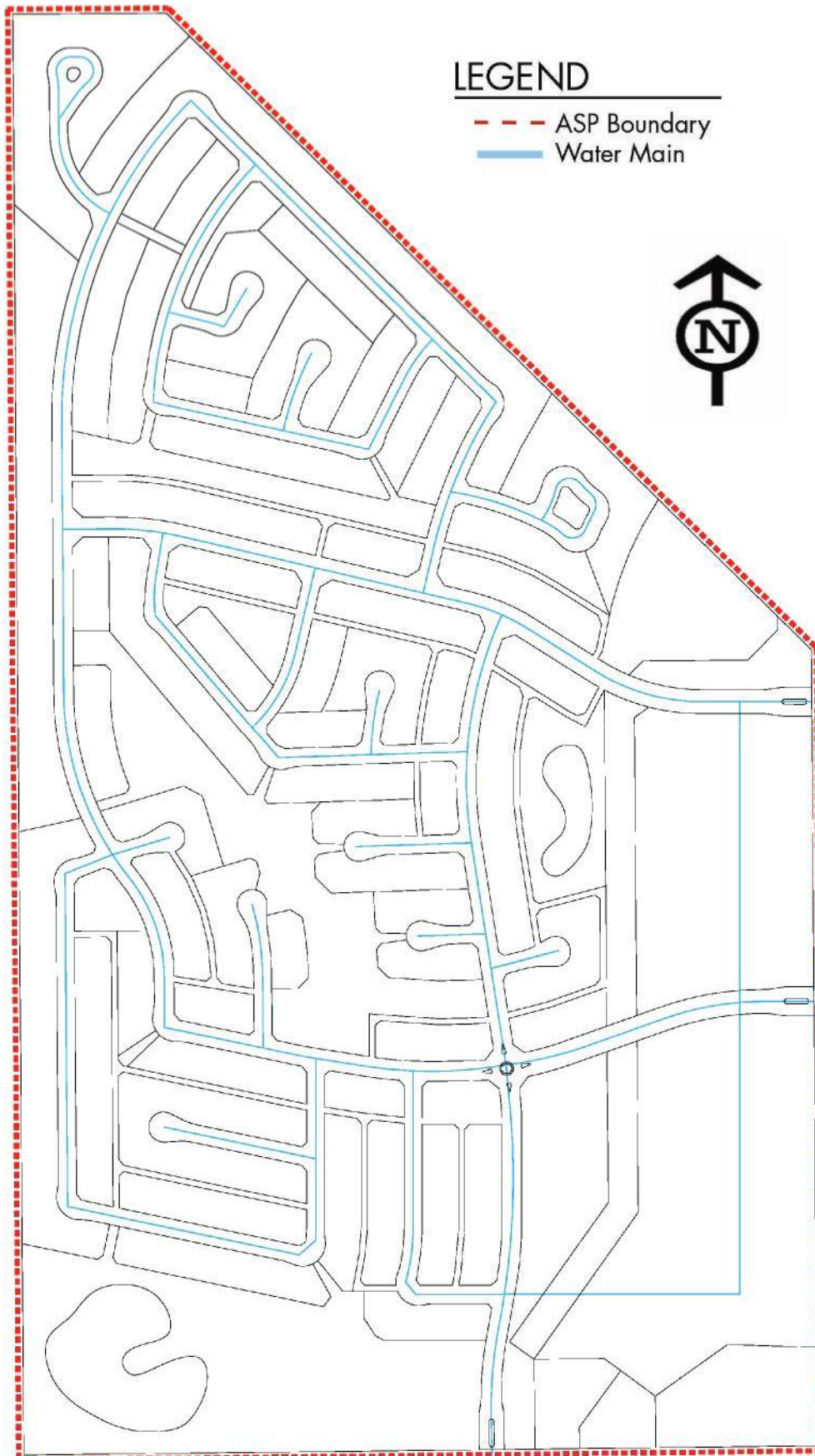


FIGURE 10.0 – WATER DISTRIBUTION PLAN



6.0 PLAN IMPLEMENTATION

6.1 DEVELOPMENT STAGING

Infrastructure to service Walker Farm will be extended into this development from the existing sanitary and storm trunks located in the south and southeast. Each successive stage will be developed with the logical and economical extension of these municipal services with the intent of meeting the needs of the regional and local housing market.

As shown on Figure 11.0 – Phasing Plan, the phasing is generally expected to begin in the south and expand in a north direction. The phasing boundaries are shown conceptually and may vary when redistricting and subdivision applications are made. Portions of separate phases may be developed concurrently pending sufficient demand and/or if the municipal servicing is made more efficiently as a result.

6.2 REDISTRICTING AND SUBDIVISION

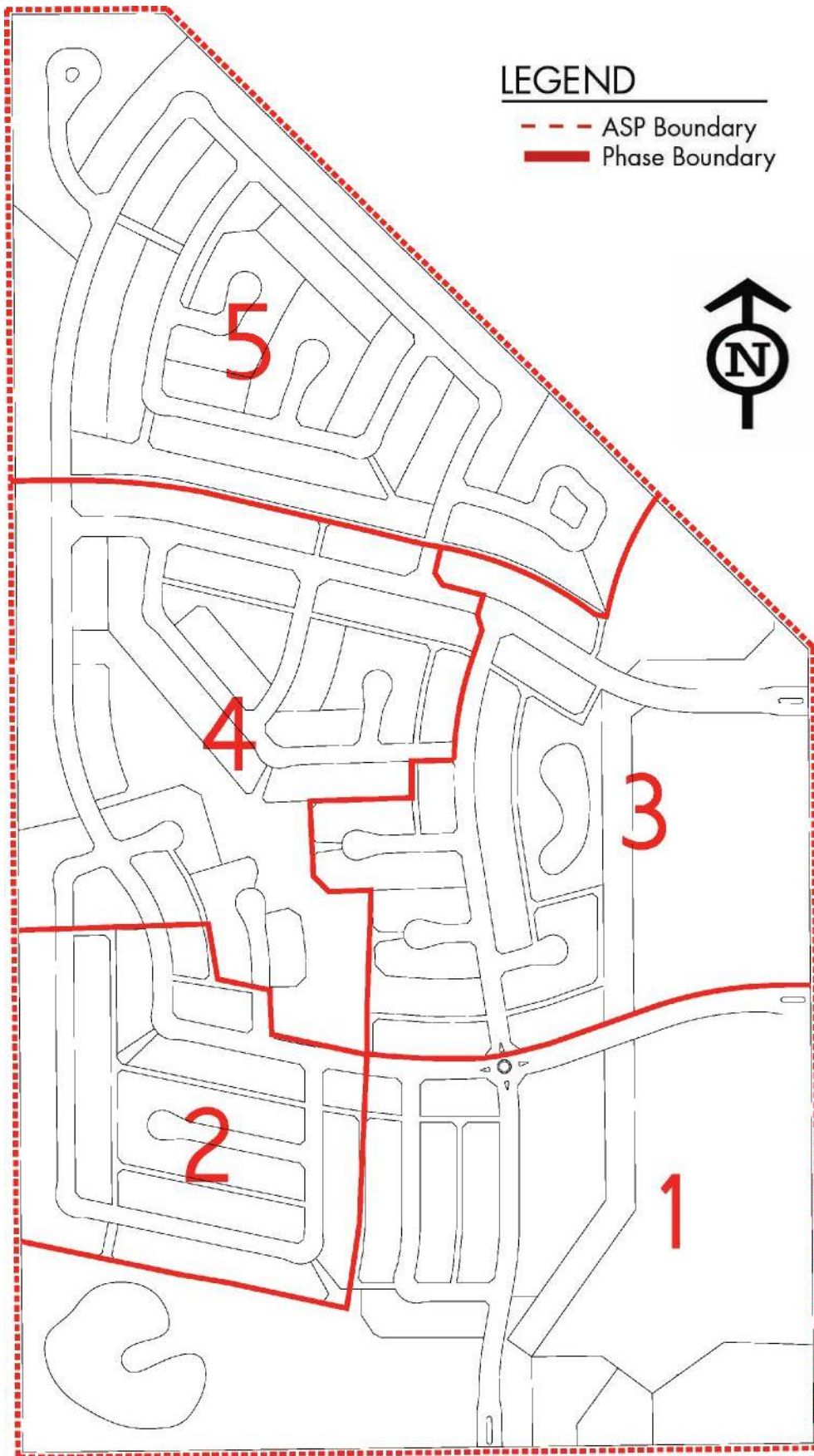
Redistricting and subdivision applications, to conform to the land use designations described in the ASP, will be undertaken as necessary. Guided by the City and County of Wetaskiwin MDPs, redistricting and subdivisions will be required to adhere to the City and County of Wetaskiwin Land Use Bylaw and the informational requirements necessary for each application.

6.3 ARCHITECTURAL GUIDELINES

An architectural theme will be developed for this neighborhood and architectural controls will be developed to ensure that all home construction complies and conforms to the overall vision and theme for the Walker Farm neighborhood.

FIGURE 11.0 – PHASING PLAN

Prepared by: Stantec Consulting, Ltd. Red Deer



APPENDIX A: