PRAIRIE VIEW

CONCEPTUAL SCHEME

A Place for Everyone ...

to live, work, play, and learn.

Synergy Planning Inc.
PO Box 94059 Elbow River RPO • Calgary, Alberta T2S 0S4 • www.synplainc.com
Publishing Information:

Title: Prairie View Conceptual Scheme
Author: Synergy Planning Inc.
Status: Approved February 2, 2009
Printing Date: April 23, 2009
Additional Copies: Town of Irricana
260 - 1 Avenue, PO Box 100
Irricana, AB T0M 1B0
(403) 935-4672
# Table of Contents

**Vision**

Preface

1.0 Introduction

1.1 Purpose of the Prairie View Conceptual Scheme (CS)

1.2 Statutory Requirements Affecting the Prairie View Area

1.2.1 Municipal Government Act

1.2.2 The Irricana’s Municipal Development Plan (Bylaw 9:2002)

1.2.3 The Irricana Land Use Bylaw (Bylaw 10:2002)

1.3 Terms of Reference

1.4 Prairie View Conceptual Scheme (CS) Objectives

2.0 Public Consultation

2.1 Site Visits

2.2 Public Meeting # 1 - Meeting of the Minds Dinner

2.3 Public Meeting # 2 - Public Meeting and Workshop

2.4 Public Input following Public Meeting # 2

2.5 Public Meeting # 3 - Follow-up Public Meeting

2.6 Public Meeting # 4 - Meeting with Council and Administration
3.0 Prairie View CS Area

3.1 Location

3.2 Ownership (Legal Description, Areas, & Ownership)

3.3 Existing Land Uses

3.4 Surrounding Land Uses

4.0 Site Characteristics

4.1 Topography and Elevations

4.2 Preliminary Slope Analysis

4.3 Soils Analysis

4.4 Preliminary Vegetation and Wildlife Analysis

4.5 Existing Road Network

4.6 Existing Structures

4.7 Pipelines & Facilities

4.8 Environmental Reserve

4.9 Environmental Site Assessment

4.10 Geotechnical Analysis

4.11 Historical Resource Impact Assessment
# 5.0 Prairie View Development Concept

- 5.1 Development Concept .................................................................................................................................................. 34
- 5.2 Proposed Land Use (Bylaw 7:2008) .................................................................................................................................................. 36
- 5.2 Proposed Development Concept Statistics ................................................................................................................................. 38
- 5.3 Low Density Residential .................................................................................................................................................. 40
- 5.4 Brownstones ......................................................................................................................................................................... 46
- 5.5 Multi-Family Residential .................................................................................................................................................. 49
- 5.6 Seniors Living ......................................................................................................................................................................... 51
- 5.7 Commercial Main Street - Mixed Use .................................................................................................................................................. 53
- 5.8 Architectural and Site Development Standards .................................................................................................................................................. 57
- 5.9 Open Spaces, Parks, and Pathways .................................................................................................................................................. 59
- 5.10 Local and Regional Pathways .................................................................................................................................................. 63
- 5.11 Crime Prevention Through Environmental Design (CPTED) ................................................................................................................................. 65
- 5.12 Conservation Initiatives .................................................................................................................................................. 67

# 6.0 Transportation, Utility Services, & Shallow Utilities

- 6.1 Transportation ......................................................................................................................................................................... 69
- 6.2 Utility Services ......................................................................................................................................................................... 73
- 6.3 Water .......................................................................................................................................................................................... 73
- 6.4 Sanitary .......................................................................................................................................................................................... 75
- 6.5 Stormwater Management .................................................................................................................................................. 76
6.6 Shallow Utilities ........................................................................................................................................................................... 77
6.7 Solid Waste Management ............................................................................................................................................................................. 77
6.8 Fire Protection .......................................................................................................................................................................................... 78
6.9 Off-Site Levies and Recoveries ................................................................................................................................................................. 78

7.0 Phasing ............................................................................................................................................................................................. 79

8.0 Development Rationale ........................................................................................................................................................................... 81

9.0 Implementation ..................................................................................................................................................................................... 82
  9.1 Implementation .......................................................................................................................................................................................... 82
  9.2 Municipal Development Plan (Bylaw 9:2002) Amendments ........................................................................................................... 82
  9.3 Land Use Bylaw (Bylaw 10:2002) Amendments ............................................................................................................................... 82

10.0 Policy Summary ................................................................................................................................................................................... 83

References ................................................................................................................................................................................................. 94

Appendix - Bylaw #7:2008 & Bylaw #9:2008 ............................................................................................................................................... 95
Vision

A Place for Everyone ....

The Prairie View Conceptual Scheme (Prairie View CS) is a declaration of intent. It serves as an advisory function to help guide decision-making on matters affecting the community’s future and to allow for the establishment of policies that will govern Prairie View's land use, subdivision, and development. Prairie View is envisioned as a new neighbourhood that has been designed to maintain and balance the highest possible levels of social equity, live-ability, ecological health, and economic prosperity. This Conceptual Scheme also endorses a vision of the community in the future and a statement of objectives and polices to support that vision. Overall, the Prairie View CS provides the policy framework that will facilitate and guide future development decisions in order to achieve a desirable and sustainable integration of future development for the east side of the Town of Irricana.

Prairie View is a new neighbourhood in the Town of Irricana that will be more compact consuming less land than traditional suburban developments. This new neighbourhood is designed with a greater variety of land uses, which promotes less reliance on commuting to other neighbouring municipalities for work, school, and services. The purpose of the Conceptual Scheme is to guide the development of a self-sustaining and complementary neighbourhood within the Town of Irricana that enhances the community.

The Prairie View Conceptual Scheme promotes a conscious approach to community building that is inclusive and embraces diversity by integrating a range of housing options throughout the plan area. A mixture of housing types, sizes, price ranges, and tenure options are being proposed to meet the needs of the rich diversity of community members, which spans the spectrum in terms of age and income and encompasses various types of families and households. Prairie View will be a desirable place to live, raise a family and retire in, a community dedicated to excellence in housing, parks, pathways, community infrastructure, and facilities.

Prairie View's interconnected open spaces and pathways, together with vibrant neighbourhood parks and tot lots, are sprinkled throughout the community to ensure all residents can enjoy open spaces close to their homes. Man-made storm ponds and other planned recreational areas will be linked by pedestrian-friendly sidewalks, tree-lined streets, and greenbelt pathways, creating abundant and accessible recreational areas throughout the community.
Preface

The Prairie View Conceptual Scheme (Prairie View CS) applies to approximately 32.871 hectares (81.23 acres) of lands located on the east side of the Town of Irricana. The area is bounded by 2nd Street to the north, single-detached dwellings and the future school site to the west, agriculture to the south and Highway 9 (Range Road 263) to the east. Prairie View is envisioned as a community in which people live, work, play, and learn in a neighbourhood that has been designed to sustain a balance of social equity, live-ability, ecological health, and economic prosperity.

As directed by Administration, the preparation process for the Prairie View CS commenced in January 2007. This Conceptual Scheme (CS) was guided by the preparation of environmental, historical, land use, engineering, and transportation studies; meetings with surrounding landowners; and input from the representatives of the business communities, the Province and other interested parties. Public input took the form of several public meetings, workshops, and information sessions. A formal Public Hearing was held on February 2, 2009 in accordance with the provisions of the Irricana Municipal Development Plan (Bylaw 9: 2002). The result of this planning process is a Conceptual Scheme that will provide a “blueprint” to guide the subsequent development of Prairie View.

The Prairie View CS includes a concept plan, which identifies a future land use and road pattern for the plan area, together with related policies, which provide a framework to guide land development. Some of the more significant policy components within the CS address: vision, residential density, mixed use commercial density, open spaces, development phasing, and design guidelines.

The foundation of the Prairie View CS is embodied in the following principles established for the area:

- Provide for a visually-attractive entranceway to the Town of Irricana through effective Urban Design measures introduced along the primary eastern entrance to the community and extension of the Central Business District.
- Provide a Range of Housing opportunities and choices to respond to demographics and economics.
- Create Pedestrian-Friendly environments to ensure walkable access to commercial, public services, and amenities.
- Foster distinctive and purposeful nodes, as destinations, with a Strong Sense of Place to encourage identity and interest for both residents and visitors.
- Encourage high quality Open Space that integrates a variety of recreational uses, functions, and purposes that respond to community and ecological needs.
- Provide for a Mix of Land Uses within close proximity to encourage local employment and service opportunities.
- Encourage Green Infrastructure and Green Buildings to reduce the human impact on the environment.
1.0 Introduction

1.1 Purpose of the Prairie View Conceptual Scheme (CS)

The Canadian Institute of Planners offers a definition that: "[Land use] planning means the scientific, aesthetic, and orderly disposition of land, resources, facilities and services with a view to securing the physical, economic and social efficiency, health and well-being of urban and rural communities." The planning process is complex involving many different levels of decision-making, with a conceptual scheme being the most immediate planning document applied to the process in urban and rural areas.

A Conceptual Scheme is a document approved by Council that provides a framework for land to be subdivided and developed. In simple terms, a Conceptual Scheme sets out how an area will grow and develop over time. Land uses, the sequence of development, densities, populations, locations of major transportation routes, utilities, and other public infrastructure are all described in a Conceptual Scheme.

The purpose of the Prairie View CS is to refine and implement the Town of Irricana’s broader planning objectives as contained in its strategic planning documents (i.e., Irricana Municipal Development Plan (Bylaw 9:2002) and the Land Use Bylaw (Bylaw 10:2002)) by promoting development that is logical, complementary, and sustainable. This planning document will guide and direct specific land use, subdivision, and development decisions that collectively determine the form that the plan area will take.

To accomplish this purpose, the Prairie View CS establishes a broad framework for future development consisting of a vision, a land use concept, policy statements, and implementation actions that work together to ensure that the plan is achieved. The framework was constructed to be concise, yet flexible. It provides clear direction on a variety of land use planning issues for both the public and private sectors. At the same time, the framework will accommodate creativity and innovation and be responsive to the ever-changing demands of the marketplace. In summary, the Prairie View CS is formulated with the understanding that planning requires a visionary, balanced, and dynamic approach if it is to be successful.
1.2 Statutory Requirements Affecting the Prairie View Area

1.2.1 Municipal Government Act

The Prairie View CS, if approved by Council will be adopted through a bylaw in accordance with the Municipal Government Act. Section 653 of the Municipal Government Act, provides a definition for “conceptual scheme” as follows:

(b) “conceptual scheme” means a conceptual scheme adopted by the municipality that
    (i) relates a subdivision application to the future subdivision and development of adjacent areas, and
    (ii) has been referred to the persons to whom the subdivision authority must send a copy of the complete application for subdivision pursuant to the subdivision and development regulations;

1.2.2 The Irricana’s Municipal Development Plan (Bylaw 9:2002)

Council adopted the current Municipal Development Plan (Bylaw 9:2002) in November 2002. It provides a strategic framework to which all other plans and policies must adhere. The Municipal Development Plan (MDP) is the principal statutory plan that is broad in scope and addresses land use, development, transportation, and matters related to the health of the environment, the vitality of the economy and the social well being of the community. The following are relevant objectives from the MDP that pertain to the proposed land uses and development of the subject lands:

- To continue, enhance and maintain the community’s small town quality of life and its safe living environment.
- To encourage residential development, ensuring that it occurs in a manner, which is consistent with a responsible and sustainable growth strategy.
- To expand the range of goods and services which are offered within Town of Irricana.
- To continue economic development initiatives which strengthen the community’s economic and employment base through the encouragement of new industrial and commercial development within the Town of Irricana.
- To provide and maintain a range of community recreational opportunities based on a system of open space and recreational facilities.
- To explore and capitalize on funding opportunities which will maintain and enhance the community’s municipal infrastructure.
1.2.3 The Irricana Land Use Bylaw (Bylaw 10:2002)

The Land Use Bylaw regulates and controls the use and development of land and buildings within the municipality and to achieve orderly, efficient, and economic development of land. The proposed land uses were reviewed within the context of current Land Use Bylaw (Bylaw 10:2002) to ensure the appropriate land use designations were applied.

1.3 Terms of Reference

After the pre-application meeting on January 25, 2007, the Town of Irricana’s Administration instructed DMB2 Land Group Ltd. and their consultant Synergy Planning Inc. to prepare a Conceptual Scheme document. The purpose of the Conceptual Scheme is to outline the vision of the Applicant to the Town of Irricana by providing the rationale and support for implementing land uses and subdivision changes within the new neighbourhood of Prairie View.

Below are the Terms of Reference upon which the Prairie View CS document was structured:

Conceptual Schemes - MDP

6.2.6 When considering the appropriateness of land uses within the MDP Plan Area, the Municipality may require proponents of redesignation and/or subdivision proposal to prepare a Conceptual Scheme in support of the proposal.

6.2.7 Conceptual Schemes contemplated by this Plan shall contain:

a) A description of all lands contained within the Conceptual Scheme Area;

b) The proposed use of lands within the Conceptual Scheme Area;

c) Proposed parcel size and density for the Conceptual Scheme Area;

d) The proposed internal street pattern;

e) An open space scheme identifying pedestrian pathways, linkages to the greater community open space network, the location and distribution of municipal, school and environmental reserve;

f) A servicing proposal including, but not limited to, public and private utilities for the Conceptual Scheme Area;
g) A stormwater management scheme identifying key elements of the scheme, the distribution of these elements within the Conceptual Scheme Area and (where proposed or considered necessary by the Municipality) their integration with other stormwater management systems operating within Irricana;

h) An architectural and massing scheme for the residential development within the Conceptual Scheme Area;

i) Any special policies that may be required to give guidance to the preparation of tentative plans of subdivision including, but not limited to, geotechnical, hydrological, hazard and/or environmental conditions with the Conceptual Scheme Area;

j) A Crime Prevention Through Environmental Design (CPTED) strategy that anticipates problematic places and situations where crime can occur within the Conceptual Scheme and establishes design guidelines for the evaluation and mitigation of this potential.

Planning and design factors that can enhance safety and security and should be addressed in the CPTED strategy include:

- Awareness of the Environment;
- Visibility by Others; and
- Community Context and Finding Help.

k) Shall evaluate and address any off-site development issues, which may result from development within the Conceptual Scheme Area;

l) Ensure that the transition between adjacent land uses and proposed land use in the Conceptual Scheme Area are compatible or anticipated conflicts are mitigated;

m) Any other matters deemed appropriate by the Municipality.

6.2.8 In addition to the requirements of Policy 6.2.7, the Municipality may require the proponent of a Conceptual Scheme to provide verification of the suitability of the Conceptual Scheme Area for the uses proposed including the following:

a) An evaluation of any on-site hazard(s) and appropriate mitigation or avoidance measures;

b) An evaluation of on-site geotechnical features;

c) An evaluation of on-site environmental conditions;

d) An environmental audit of lands within the Conceptual Scheme Area;

e) An evaluation of any on-site hydrological conditions;
f) An evaluation of the servicing proposal with respect to the provision or upgrading of off-site distribution, treatment or disposal facilities;

   g) A Traffic Impact Analysis (TIA);

   h) An archaeological impact overview and/or assessment;

   i) Any other matter deemed necessary by the Municipality.

6.2.9 Where the Municipality deems it appropriate, a Conceptual Scheme prepared in and the provisions of this Plan may be considered for adoption by bylaw as an area structure plan or an area redevelopment plan. Where a Conceptual Scheme is considered for adoption by bylaw as an area structure plan or an area redevelopment plan, the plan and its preparation shall be in accordance with the provisions of the Municipal Government Act.

1.4 Prairie View Conceptual Scheme (CS) Objectives

1. To provide a comprehensive land use, subdivision, and development framework for Prairie View CS in accordance with the Town of Irricana’s terms of reference received on February 27, 2007;

2. To identify the physical characteristics of the lands contained within the Prairie View CS Area;

3. To establish the appropriateness of the Plan Area for the redesignation, subdivision and development of mixed residential, commercial, and recreational land uses;

4. To use a mixture of residential, commercial, and recreational land uses to help enhance the diverse and socially cohesive community in the Town of Irricana;

5. To provide for an appropriate range of residential development types that will respond to future demographic trends, market conditions, community preferences, and the need for more affordable housing;

6. To provide and facilitate opportunities for community interactions and recreational activities both active and passive within Prairie View’s open spaces, parks, and pathway systems;

7. To provide for the access and mobility needs of residents and visitors in Prairie View, in such a way as to promote neighbourhood live-ability, convenience, safety for vehicles, pedestrians, and cyclists; and

8. To provide policies and direction that result in the logical and orderly development of the Prairie View CS Area.
2.0 Public Consultation

Working together with the community is the best way to guide growth and assure quality development for future generations of Irricana residents; the Prairie View CS demonstrates just this kind of collaboration and teamwork.

The Synergy Planning Inc. team conducted an open planning process in September 2006 to identify the ideas, needs, and concerns of the community. Participants helped to create the foundation for the Prairie View CS through several public meetings and an intensive design workshop. Over the course of three public meetings, the community and the team of design professionals worked to design the vision and generate a list of possible names for the new neighbourhood within the Town of Irricana. Over 70 interested residents and stakeholders participated in the public consultation process, which included property owners, neighbours, business people, developers, builders, real estate agents, elected officials, municipal staff, and community leaders.

Prior to the 1st public meeting, efforts were focused on gathering base information and studying the existing physical conditions of the area. This included learning about local history, reviewing previous plans and studies, examining municipal policy documents, conducting site visits, and analyzing the physical, social, and economic characteristics of the Town of Irricana. A more detailed overview of the project team’s review of background information can be found throughout this document.

Members of the planning team visited the Town of Irricana and met with municipal staff, property owners, business owners, elected officials, and other local stakeholders in preparation for the public meetings and workshop. The meetings and interviews helped the team to better understand the dynamics of the Town of Irricana and gain full appreciation for the physical, social, and economic characteristics of the Town. Team members also met with municipal staff to further understand previous planning efforts and met with elected officials to better gauge the leadership’s vision and ideas for the future of the Town of Irricana.

A key element in preparing for the public meetings and workshop was generating public awareness. Municipal staff assisted greatly in spreading the word about public consultation process by including ads in the local newspaper, posting public notices and by placing a large sign directing participants to the public meetings and workshop.
2.1 Site Visits
To further understand the planning context of the Town of Irricana, the planning team conducted several site visits, prior to the 1st public meeting to allow time to study and tour the subject site and its surroundings. The study tours identified Irricana’s important places within the Town, which facilitated the team’s understanding of current issues, concerns, development and redevelopment opportunities. The team examined the subject lands and surrounding properties on foot and by car, noting area characteristics and traits. With base maps in hand, the planners walked and photographed the subject lands and surrounding context, noting building form, building placement, architectural character, and street design. Particular attention was devoted to analyzing the existing conditions of the future Prairie View site to prepare for the creation of development scenarios for the subject lands. On base maps of the existing conditions, team members highlighted potential areas for development, street improvements, and unique conditions and characteristics of the subject lands and surrounding context.
2.2 Public Meeting # 1 - Meeting of the Minds Dinner

On Thursday, September 20, 2006, a kick-off presentation marked the start of the public meetings. Residents, business leaders, and local stakeholders gathered at the Town of Irricana Community Centre for an evening presentation through the “Meeting of the Minds Dinner.” An introduction was provided by a member of the Economic Development and Tourism Committee as he welcomed the planning team and emphasized the importance of Irricana citizens to participate in the public consultation process. The Landowner and his Planners shared background site information on the subject lands and answered questions regarding the public consultation process they were planning to undertake. The Planners stressed the importance of citizen involvement throughout the process to ensure the creation of a plan truly representative of community ideals. The planning consultant emphasized that the plan for the subject lands would be created with the community, for the community and extended an invitation to all the citizens of Irricana to participate in designing and naming of the new community. At the end of the presentation attendees were able to ask the consultant team questions about the process and project. Approximately 30 citizens attended the “Meeting of the Minds Dinner,” eager to work together to create a plan for the subject lands and name the new neighbourhood within the Town of Irricana.
2.3 Public Meeting # 2 - Public Meeting and Workshop

On Saturday, September 23, 2006, over 20 community members gathered at the Town of Irricana Community Centre for the “Hands-on Design Workshop.” During the morning session the planning team presented the preliminary information and land review of the subject lands and answered questions regarding the planning process. A wonderful lunch and refreshments was provided by the Irricana Ladies Club between the morning and afternoon sessions. The afternoon session featured the “Hands-on Workshop” to facilitate residents in developing a vision for Irricana and to assist in planning for the subject lands.

The event began with a short introduction and briefing by the planning consultant to further explain the opportunity for the participants to help plan for the new neighbourhood, orient participants to base maps, and set goals for the afternoon design workshop. Working in small groups of approximately six (6) people per table, participants gathered around tables to draw and share their varied ideas for the future of the subject lands.

Each table was equipped with base maps, markers, rulers, and an aerial photo of the study area.

During the first part of the “Design Workshop,” community members identified the important issues associated with the overall future of the Town of Irricana. Participants actively drew on base maps to illustrate how they might like to see the subject lands evolve in the future by describing the uses, open spaces, building design, landscaping, street design, transportation, parking, and services for study area.
During the second part of the workshop participants focused on specific development cells within the subject lands. At the end of the workshop, a spokesperson from each table reported their table’s ideas for the overall plan for the subject lands, as well as the detailed development plan, to the entire assembly.

Of the many ideas heard, some of the most widely shared ideas included:

- Create an attractive entry/gateway to Irricana.
- Provide a scenic escarpment/green space along Highway 9.
- Provide a mix of uses and a mix of housing types.
- Provide multi-family housing.
- Combine residential and commercial.
- Provide an interconnected street and pathway network.
- Design for pedestrian and bicyclist.

The goal of the “Hands-on Workshop” was to foster an initial consensus and develop an overall community vision for the new neighbourhood. In addition to the group presentations, each participant filled out an exit survey at the end of the design workshop and offered possible names for the new community. Information gathered from question periods, comment sheets, and the workshop were distilled into three concept sketches that were presented at the next open house.
2.4 Public Input following Public Meeting # 2

Additional submissions and concepts were provided within the completed questionnaires provided at the Public Meeting # 2. The following are some examples of additional submissions received and considered for contributing to the overall design.
2.5 Public Meeting # 3 - Follow-up Public Meeting

On Friday, October 5, 2007, over 25 citizens gathered at the Town of Irricana Community Centre for the presentation, eager to hear and see how the planners were able to synthesize the community's ideas into three concept visions for the future of the subject lands. The table drawings and plans from the second public meeting and workshop were placed around the room for easy review. Citizens and local leaders were encouraged to provide further input, and to make sure the design team was on the right track. At the end of the presentation, a survey was distributed to gauge the community's opinions on each of the three concept plans and requested to select a possible name(s) for the new community.

Following the three public meetings, Synergy Planning Inc. was tasked with synthesizing the many ideas heard from the community throughout the public meetings and workshop into a single comprehensive concept plan. Synergy Planning Inc.'s design team also met with specific stakeholders and experts in technical meetings. These technical meetings were used to answer design and engineering questions, discuss the draft plan, and further gain input in regards to details associated with the development of the subject lands. The technical meetings included sessions with BSEI Municipal Consulting Engineers, Bunt & Associates, Municipal Staff, Elected Officials, and the Property Owners. The technical meetings helped to further shape the detailed elements of the plan and to ensure that the ideas being processed were balanced by awareness of many viewpoints.
2.6 Public Meeting # 4 - Meeting with Council and Administration

On August 25, 2008, Council and Administration were given an informal presentation and overview of the Prairie View CS. The purpose of this meeting was to recap the planning process undertaken, present the final Concept, and illustrate the Vision of the new neighbourhood called Prairie View. Council and Administration were provided the opportunity to ask questions and provide further recommendations on improving the Prairie View Concept prior to finalizing the Land Uses and Prairie View CS document in support of the proposed 1st Reading of the Bylaw Amendment #7:2008.
2.7 Public Meeting # 5 - Municipal Public Meeting (1st Reading) - Amendments to the Land Use Bylaw
A public meeting was held on September 2, 2008 where Council gave 1st Reading of the Bylaw #7:2008 and withheld 2nd and 3rd Readings until the Prairie View Conceptual Scheme was completed, circulated for comments, reviewed by Administration, and a Public Hearing held.

2.8 Public Meeting # 6 - Municipal Public Meeting (1st Reading) - Amendments to the Municipal Development Plan
A public meeting was held on December 1, 2008 where Council gave 1st Reading of the Bylaw #9:2008 and withheld 2nd and 3rd Readings until the Prairie View Conceptual Scheme was completed, circulated for comments, reviewed by Administration, and a Public Hearing held.

2.9 Public Meeting # 7 - Municipal Public Hearing (2nd and 3rd Readings) - Amendments to the Land Use Bylaw and Municipal Development Plan
A Public Hearing was held on Monday, February 2, 2009 where Council gave 2nd and 3rd Readings of the Bylaws #7:2008 and #9:2008 and approved the Prairie View Conceptual Scheme. Please see Appendix for copies of Bylaw #7:2008 and Bylaw #9:2008.
3.0 Prairie View CS Area

3.1 Location

Prairie View CS area is located within the Town of Irricana located +/- 40 kilometres (+/- 28 miles) northeast of the City of Calgary and +/- 29 kilometres (+/- 18 miles) east of the City of Airdrie, as shown in Figure 1 - Location Map.

The Town of Irricana is accessible via the Provincial Highway network using Highway #567 and Highway #9. See Figure 2 – Surrounding Context and Figure 10 - Road Network.

3.1.1 Location Policies

Policy 3.1.1 Policies contained within the Prairie View CS Area shall apply to all lands identified in Figure 2 – Surrounding Context and Figure 3 – Subject Lands.

Policy 3.1.2 Future land use and subdivision shall generally be in accordance with the approved Prairie View CS. Minor variations as a result of detailed survey and engineering shall be allowed without a need for an amendment to the Prairie View CS.
Figure 2 – Surrounding Context
Figure 3 – Subject Lands
3.2 Ownership (Legal Description, Areas, & Ownership)

The Prairie View CS applies to all lands within that portion of the SE 1/4 Section 21-27-26-W4M, Lot 2 Block 22 as identified in Figure 4 – Legal Base Mapping. The plan area is approximately 32.871 hectares (81.23 acres) in size according to the certificate of title.

The legal description, area, and ownership of the parcel of land within the Prairie View Plan Area are as follows:

Certificate of Title Number 061 315 327 (Abstract)

LEGAL DESCRIPTION

PLAN 8710296, BLOCK 22, LOT 2
CONTAINING 46.6 HECTARES (115.1 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

<table>
<thead>
<tr>
<th>PLAN NUMBER</th>
<th>HECTARES</th>
<th>(ACRES) MORE OR LESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>9312038</td>
<td>3.457</td>
<td>8.54</td>
</tr>
<tr>
<td>9712491</td>
<td>0.311</td>
<td>0.77</td>
</tr>
<tr>
<td>9811544</td>
<td>2.91</td>
<td>7.19</td>
</tr>
<tr>
<td>9813255</td>
<td>2.06</td>
<td>5.09</td>
</tr>
<tr>
<td>9912607</td>
<td>4.971</td>
<td>12.28</td>
</tr>
</tbody>
</table>

EXCEPTING THEREOUT ALL MINES AND MINERALS
ATS REFERENCE: 4;26;27;21;SE

OWNERS

DMB2 LAND GROUP LTD.
OF SUITE A, 220 - 42 AVENUE S.E.
CALGARY, ALBERTA T2G 1Y4
Figure 4 – Legal Base Mapping
3.3 Existing Land Uses

The Prairie View CS includes approximately 32.871 hectares (81.23 acres) of undeveloped agricultural lands designated Urban Reserve District (UR) under the Irricana Land Use (Bylaw 10:2002) including amending bylaws, which were adopted on April 5, 2005, as identified in Figure 5 – Existing Land Use Map.

3.4 Surrounding Land Uses

A variety of land uses surround the plan area as identified in Figure 5 – Existing Land Use Map.

The surrounding land uses are as follows:

- North – Urban Reserve;
- East – Highway 9 (Range Road 263);
- South – Ranch and Farm District (MD of Rocky View); and
- West – Single Detached Dwellings and Future school site.

Legend

- R-1 - Residential-Single Family District
- R-G - Residential-General District
- MHR - Mobile Home Residential District
- R1-R2X - Residential-Single Family-Residential Two Family Restricted District
- CBD - Central Business District
- B-2 - Service Business District
- M-2 - General Industrial District
- UR - Urban Reserve District
- PSR - Public Park, School & Recreation District
- DC - Direct Control District
- Town Boundary
4.0 Site Characteristics

4.1 Topography and Elevations

Bison Historical Services Ltd. states that the Prairie View CS Area “occurs in the Fescue Grass ecoregion, on relatively flat land roughly 1 km east of Crossfield Creek. Given this location back from the creek bank, the potential for sedimentation is low” (April 12, 2007: 3).

According to Troy Environmental Consulting aerial photograph interpretation, the subject property is relatively gentle with a regional slope towards East for the northern portion and Southeast for the southern portion. A drainage ditch is constructed along the eastern perimeter and northern perimeter of the property where a secondary highway and roadway are constructed.

*Figure 6 – Contour Analysis* presents the major topographic features with contours at 0.5 metre intervals.
Figure 7: Elevation Analysis presents the major topographic features with contours at 0.5 metre intervals. The highest point is in the centre of the plan area and then it slopes outward to each corner with the lowest point being in the northeast corner.

Legend

- 1.3% of the plan (+/- 1.1 ac or +/- 0.4 ha) is between 927.0 m - 928.0 m;
- 8.2% of the plan (+/- 6.7 ac or +/- 2.7 ha) is between 928.0 m – 930.0 m;
- 4.2% of the plan (+/- 3.4 ac or +/- 1.4 ha) is between 930.0 m – 931.0 m;
- 10.9% of the plan (+/- 8.8 ac or +/- 3.6 ha) is between 931.0 m – 933.0 m;
- 11.8% of the plan (+/- 9.6 ac or +/- 3.9 ha) is between 933.0 m – 934.0 m;
- 33.1% of the plan (+/- 26.9 ac or +/- 10.9 ha) is between 934.0 m – 936.0 m;
- 22.6% of the plan (+/- 18.4 ac or +/- 7.4 ha) is between 936.0 m – 937.0 m;
- 5.6% of the plan (+/- 4.6 ac or +/- 1.9 ha) is between 937.0 m – 939.0 m;
- 1.2% of the plan (+/- 1.0 ac or +/- 0.4 ha) is between 939.0 m – 940.0 m; and
- 1.0% of the plan (+/- 0.8 ac or +/- 0.3 ha) is between 940.0 m – 942.0 m.
4.2 Preliminary Slope Analysis

The site inspection confirmed that the plan area has no significant slopes 15% or greater, no slopes greater than 2 meters in vertical height, no evidence of on-site of slope instability, and no terrain hazards that could impair its subdivision, residential, commercial, and recreational development. *Figure 8 – Slope Analysis* shows the slope intervals by colour and their percentages. The slopes within the plan area are broken down as follows:

**Legend**

- 59.7% are within the 0.00% to 2.50% slope range;
- 36.0% are within the 2.50% to 5.00% slope range;
- 1.7% are within the 5.00% to 7.50% slope range;
- 0.7% are within the 7.50% to 10.0% slope range;
- 0.3% are within the 10.0% to 12.5% slope range;
- 0.3% are within the 12.5% to 15.0% slope range;
- 0.4% are within the 15.0% to 20.0% slope range;
- 0.4% are within the 20.0% to 25.0% slope range;
- 0.1% are within the 25.0% to 30.0% slope range; and
- 0.4% are within the 30.0% to 100.0% slope range.
4.3 Soils Analysis

The Agricultural Region of Alberta Soil Inventory Database (AGRASID) indicates that the Prairie View CS Area consist of two (2) soil types as shown in Figure 9 – Soil Analysis.

**Legend**

- **ARMD1/U1h = 6.5%**
  
  Orthic Black Chernozem on very coarse textured sediments deposited by wind or water.

  Class 1 - Soils in this class have no significant limitations in use for crop

- **DERK1/IUI = 93.5%**
  
  Orthic Black Chernozem on medium textured till.

  Class 2 - Soils in this class have moderate limitations that restrict the range of crops or require special conservation practices.

  Subclass M - Moisture limitations

4.4 Preliminary Vegetation and Wildlife Analysis

Prairie View CS Area “occurs within cultivated lands in the Foothills Fescue Subregion of Alberta” (Troy Environmental Consulting, May 7, 2007: 7). Aerial photographs indicate that these lands have been largely disturbed by past agricultural activities and as a result there are no mature trees within the plan area.

On May 4, 2007, during a site visit Troy Environmental Consulting identified:

“Aside from vegetation mainly being dominated by agriculture, two plant communities were observed within the site. A brome / wheatgrass composition mainly occurs along the perimeter of the site. Both species appear to be non-native and most likely were introduced by farm cultivating equipment and flourished due to their aggressive nature. Habitat diversity appears to be low due to agricultural disturbance and all plant community types observed are good indicator species for disturbed areas. No rare plant species were observed on site” (May 7, 2007: 8).

“Wildlife utilization of the subject property is low, which can be directly attributed to existing habitat quality being in poor condition. Due to the site being dominated by agriculture, native habitat is relatively non-existent which can provide severe limitations to wildlife” (May 7, 2007: 8).

It appears the plan area does not contain any environmentally significant plant or animal communities that require avoidance or mitigation measures prior to the development of residential land uses.

Policy 4.4.1 Future subdivision and development of the Plan Area will utilize native vegetation where possible.
4.5 Existing Road Network

The road network serving Prairie View CS Area as shown on Figure 10 – Existing Road Network provides the area with access to all parts of the municipal district.

Bunt & Associates prepared a Traffic Impact Assessment (TIA) of the Plan Area, as required by Section 6.2.8 (g) of the Municipal Development Plan. This TIA reviewed the potential impact that the proposed uses may have on the existing road network and projected anticipated traffic volumes, turning movements, hours of usage, and internal roads analysis. The TIA has been submitted under separate cover.
4.6 Existing Structures

On May 4, 2007, during a site visit Troy Environmental Consulting identified that, “the property consists of farmland with a top soil stockpile at the western perimeter. There is no permanent or temporary building structure on site. No hazardous building/construction material is suspected on site (May 7, 2007: 7).

4.7 Pipelines & Facilities

An EGIS Search was completed on the subject lands to determine if there were any pipelines and facilities that would require a setback in addition to the established right-of-ways. Figure 11 – EGIS identified the pipelines and facilities located within the subject lands and the surrounding area. The search revealed one (1) natural gas pipelines owned by Atco Gas and Pipelines Ltd. and two (2) low pressure pipeline locations within the boundaries of the plan area.

Atco Gas and Pipelines Ltd. operates the existing natural gas pipelines located in easements along the northern and southern boundary of the plan area. The Energy Resources Conservation Board (ERCB) has identified that these pipelines do not contain H₂S concentration. The Energy Resources Conservation Board (ERCB) has stated that the existing right-of-ways contain the necessary setback from the pipelines and no additional development setback is required from these right-of-ways. Therefore, the pipelines and existing easement will be respected and will not present any significant constraints to future development.

Policy 4.7.1 Subdivision and development of the plan area should accommodate and respect the existing right-of-ways.
4.8 Environmental Reserve

There are no lands within the Prairie View CS Area that are known to qualify as Environmental Reserve (ER) under the Municipal Government Act.

4.9 Environmental Site Assessment

On May 7, 2007, Troy Environmental Consulting prepared a Phase 1 Environmental Site Assessment of the plan area owned by DMB2 Land Group Ltd. Troy Environmental Consulting concluded that the “phase I environmental site assessment did not reveal any abnormal historical land use or site negligence activity at the subject property. No further environmental investigation is recommended” (May 7, 2007: 9). The Phase 1 Environmental Site Assessment of the subject lands is available under separate cover.

4.10 Geotechnical Analysis

AMEC Earth & Environmental Limited (AMEC) was hired to conduct a geotechnical site assessment for the plan area to assess the subsoil and groundwater conditions at the site, and to provide preliminary geotechnical engineering recommendations. The assessment focuses on the subsurface conditions with regard to providing recommendations for the design and installation of: underground services, residential housing foundations, foundation concrete, and site grading. A total of twelve boreholes were advanced on the site between March 16, 2002 and March 17, 2002 at the approximate locations shown on the site plan, included in Appendix A of AMEC’s geotechnical report. The geotechnical report is available under separate cover.

Policy 4.10.1 Subdivision and development shall proceed in accordance with the recommendations of a geotechnical report prepared by a qualified professional engineer in support of a proposal for subdivision and/or development to the satisfaction and approval of the Town of Irricana.

4.11 Historical Resource Impact Assessment

A Historical Resources Overview was prepared for the plan area by Bison Historical Services Ltd. on April 12, 2007. Analysis of the plan area revealed “given the location of the proposed project above the east bank of Crossfield Creek and approximately 1 km east of the creek itself, the potential for sedimentation in the project area is low. In addition, this land has been disturbed by cultivation; as such, the potential for encountering intact historical resources is low. As no known archaeological or historic sites will be affected, an Historical Resource Impact Assessment (HRIA) is not recommended for the plan area in SE 1/4 Sec. 21-27-26-W4M.” (Bison Historical Services Ltd., April 2007: 4). The Historical Resources Overview is available under separate cover.

Policy 4.11.1 Pursuant to Section 31 of the Historical Resource Act, should historic resources be discovered during construction, Alberta Community Development is to be contacted immediately.
5.0 Prairie View Development Concept

Figure 12 – Development Concept

1 - Gateway Park
2 - Green Belt
3 - Main Street Commercial
4 - Central Park
5 - Tree Lined Boulevard
6 - Seniors Living Site
7 - Multi-Family Site
5.1 Development Concept

In response to the goals and objectives identified through the public consultation process, the Prairie View CS proposes a compact and efficient form of development that provides for a variety of new housing types, mixed uses, and an integrated system of roads, parks, and pathways.

Prairie View CS Development Concept, as shown in Figure 12 - Development Concept, transitions from a suburban style street pattern into a modified grid pattern (with rear lanes) that is more characteristic of the grid street pattern of earlier development within the Town of Irricana. Cul-de-sac street pattern is discouraged in order to improve connectivity and linkages throughout the Development Concept. Connectivity with existing development and future development is provided through extensive streets, sidewalks, and pathways.

Prairie View CS is designed as a Pedestrian-Friendly environment to ensure walkable access to residential, commercial, public services, and amenities. In order to ensure safety and accessibility, sidewalks will be provided on both sides of the streets, bump-outs and clearly marked crosswalk areas will be provided at intersections and mid-block crossings. Sidewalks within road right-of-ways and pathways within dedicated Open Space will be connected to provide a continuous pedestrian network.

Prairie View CS fosters distinctive and purposeful nodes, as destinations, with a Strong Sense of Place to encourage identity and interest for both the residents and visitors. These destinations are strategic places and spaces that are interconnected by a modified grid street pattern. The unique places and spaces highlighted within Prairie View CS are as follows:

1. A Gateway Park will be located at the northwest corner of the Concept Plan. The park is sited and designed to signify the gateway entrance into the Town of Irricana and to mark the terminus of the regional pathway that meanders within the Green Belt along the west side of Highway 9.

2. The Green Belt consists of a linear park and integrated stormwater management system with man-made ponds and streams. Vegetation and berms are provided within the Green Belt for visual screening and to aid in sound attenuation from noise generated by the highway traffic. The ponds and streams have been sensitively integrated into the landscape.

3. Along 2nd Street storefronts are pushed towards the tree lined street and retail is provided on the first level, while offices and residential uses are options for the second and third storeys. The mixed use commercial area takes on a Main Street feel, while balancing the needs of the pedestrian and automobile. Sidewalk crossings are minimized by providing on-street parallel parking along 2nd Street and additional parking is provided off the rear lane as well as parking lots provided between buildings connected from the street and rear lane.

4. The heart of Prairie View is the Central Park area, which is located south of all-turns access from 2nd Street and at the end of the east extension of Henricks Drive. From either direction, you will discover the Central Park defined by a one-way road and surrounded by three (3) storey brownstones fronting onto the park.

5. At the center of Prairie View a treed lined boulevard runs east-west providing a critical linkage between the existing neighbourhood to the west and the proposed regional pathway system to the east. Brownstones line both sides of the street to provide symmetry and are pushed closer to the road to define the edge of the street.
Prairie View CS encourages high quality Open Space that integrates a variety of uses, functions, and purposes that respond to community and ecological needs. Above the surface, the Open Space is used for park space, pathway connection, community garden/food production, area to host community sponsored events like Art in the Park, Theatre in the Park, skating rink in the winter, Gazebo for hosting wedding pictures, and place to have a picnic, relax, people watch, or read a book. Below the surface, the Open Space has the potential for storage and retention of water for potable and non-potable purposes, conveyance for stormwater, utilities, and geothermal energy fields.

Prairie View accommodates a number of residential typologies from low density residential type housing to high density residential type housing. The housing types (typologies) encouraged within Prairie View include, single-family detached, narrow lot detached, semi-detached, carriage house with and without secondary suites, brownstones, multi-family, seniors living, and residential dwelling units above commercial uses along 2nd Street SW.

Prairie View CS provides for a greater Mix of Land Uses within close proximity to encourage local employment and service opportunities within the Town of Irricana. For those individuals that remain in the community, a greater Mix of Land Uses is intended to provide more local opportunities for employment and enable individuals to walk, bike, or drive to work instead of the large commute outside the community.

Prairie View CS will include Green Infrastructure and Green Buildings to reduce community and environmental impacts. Within Prairie View CS the stormwater management system is integrated into the open space system, as part of the Green Infrastructure. Green Building practices and standards are encouraged within Prairie View CS in order to minimize or reduce the impact on the environment.

*Figure 12 - Development Concept* illustrates a subdivision design that conforms with Town of Irricana Municipal Development Plan Exhibit 3 - Future Land Use Scenario, whereby the predominant Land Use is Future Residential and a strip of mixed use commercial development intended along 2nd Street. In addition, because the Prairie View lands are located within Development Priority Area 2 of the Town of Irricana Municipal Development Plan Exhibit 9 - Preferred Development Sequence, they represent the next logical sequence of development.

### 5.1.1 Development Concept Policies

**Policy 5.1.1.1** The land uses within the Prairie View CS shall generally comply with the areas outlined in Exhibit 3: Future Land Use Scenario of the Irricana Municipal Development Plan (Bylaw 9:2002).

**Policy 5.1.1.2** Proposals for subdivision of land within the Planning Area shall be generally in accordance with the Development Concept as shown in *Figure 12 - Development Concept*.

**Policy 5.1.1.3** The final size, configuration and design of individual parcels as shown in *Figure 12 - Development Concept* shall be determined at the tentative subdivision plan approval stage and to the satisfaction of the Town of Irricana.

**Policy 5.1.1.4** Rear lane access to residential lots is strongly encouraged and shall be generally in accordance with the Development Concept as shown in *Figure 12 - Development Concept*. 
5.2 Proposed Land Use (Bylaw 7:2008)

An application to amend Land Use Bylaw (Bylaw 10:2002) is proposed to change the land use designation of the entire Prairie View CS planning area, as shown in Figure 13 - Proposed Land Use:

- 16.704 ha± (41.27 ac±) of Urban Reserve (UR) district to Direct Control 5 (DC-5 Residential) District,
- 2.900 ha± (7.17ac±) of Urban Reserve (UR) to Direct Control 6 (DC-6 Commercial) District, and
- 4.119 ha± (10.18 ac±) of Urban Reserve (UR) to Public Park, School and Recreation District (PSR).

The purpose of Direct Control 5 (DC-5 Residential) District is to provide for a residential neighbourhood in which a variety of residential densities may be permitted only within the Prairie View CS area.

The purpose of Direct Control 6 (DC 6 Residential) District is to provide for business and retail developments serving the Town of Irricana and the surrounding rural areas, which require no outside storage. And create opportunities for commercial uses on the ground floor of buildings and residential and office uses on upper floors.

The purpose of Public Park, School and Recreation District (PSR) is to provide for high quality open space that integrates a variety of uses, functions, and purposes that respond to community and ecological needs.
The proposed uses are illustrated in Figure 14 - Proposed Development Concept Uses and summarized in Table 5.2 Proposed Development Concept Uses Statistics.
5.2 Proposed Development Concept Statistics

Table 5.2 Proposed Development Concept Uses Statistics summarizes the proposed uses found within the Development Concept.

<table>
<thead>
<tr>
<th>Proposed Development Concept Uses</th>
<th>Area (in hectares)</th>
<th>Area (in acres)</th>
<th>Number of Residential Units</th>
<th>Area (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Low Density Residential:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>8.591</td>
<td>21.23</td>
<td>210</td>
<td>26.1</td>
</tr>
<tr>
<td>Narrow Lot</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Semi-Detached</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carriage House (with or without a Secondary Suite)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Medium Density Residential:</strong></td>
<td>5.42</td>
<td>13.39</td>
<td>225</td>
<td>16.5</td>
</tr>
<tr>
<td>Brownstones</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>High Density Residential:</strong></td>
<td>2.693</td>
<td>6.65</td>
<td>89</td>
<td>8.2</td>
</tr>
<tr>
<td>Multi-Family</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seniors Living</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Commercial - Mixed Use</strong></td>
<td>2.693</td>
<td>7.17</td>
<td>44</td>
<td>8.8</td>
</tr>
<tr>
<td><strong>Open Spaces, Parks, and Pathways</strong></td>
<td>4.119</td>
<td>10.18</td>
<td>N/A</td>
<td>12.6</td>
</tr>
<tr>
<td>Open Space/Parks</td>
<td>2.845</td>
<td>7.03</td>
<td></td>
<td>8.7</td>
</tr>
<tr>
<td>Public Utility Lots (PUL)</td>
<td>0.746</td>
<td>1.84</td>
<td></td>
<td>2.3</td>
</tr>
<tr>
<td>Wet Ponds</td>
<td>0.528</td>
<td>1.31</td>
<td></td>
<td>1.6</td>
</tr>
<tr>
<td><strong>Roads</strong></td>
<td>9.148</td>
<td>22.61</td>
<td>N/A</td>
<td>27.8</td>
</tr>
<tr>
<td>Internal Roads and Lanes</td>
<td>8.359</td>
<td>20.66</td>
<td></td>
<td>25.4</td>
</tr>
<tr>
<td>Road Widening - Highway 9</td>
<td>0.789</td>
<td>1.95</td>
<td></td>
<td>2.4</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>32.871</td>
<td>81.23</td>
<td>568</td>
<td>100</td>
</tr>
</tbody>
</table>

Note: All areas subject to change and will be determined at Subdivision Application Stage.
5.2.1 Residential Units, Population, and Density

The Prairie View CS will accommodate 568± residential housing units as shown in Table 5.2.1: Land Use Statistics. Assuming an average of 2.8 persons per dwelling unit (based on Table 5.2.1: 2006 Census Data) the projected residential population for Prairie View CS area is approximately to 1,590 persons. In terms of overall residential density, the Prairie View CS will accommodate approximately 17.3 housing units per gross hectare (7.0 housing units per gross acre) within the planning area of approximately 32.871 hectares (81.23 acres), which is consistent with the Town of Irricana Growth Management Plan 2008.

Table 5.2.1: 2006 Census Data

<table>
<thead>
<tr>
<th>Population and Dwelling Counts</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population in 2001</td>
<td>1043</td>
</tr>
<tr>
<td>Population in 2006</td>
<td>1243</td>
</tr>
<tr>
<td>Net Population Increase from 2001 to 2006</td>
<td>200</td>
</tr>
<tr>
<td>2001 to 2006 Population Change (%)</td>
<td>19.2</td>
</tr>
<tr>
<td>Total Number of Dwellings Units</td>
<td>443</td>
</tr>
</tbody>
</table>

5.2.2 Land Use Statistics Policies

Policy 5.2.2.1 The overall density for the entire Prairie View CS planning area shall be based on market conditions and servicing requirements and capacity.

Policy 5.2.2.2 Form, density, and development policies may vary for different sites located throughout the Plan area.

Policy 5.2.2.3 The maximum number of dwelling units permitted within the Prairie View CS planning area shall be based on market conditions servicing requirements, and capacity.
5.3 Low Density Residential

Within the Prairie View CS planning area the typologies permitted within Low Density Residential include: Single Family Detached, Narrow Lot, Semi-Detached, and Carriage Homes (without secondary suite). Carriage Homes (with secondary suite) would be considered a discretionary typology requiring a site specific development permit applications, subject to approval from the Town of Irricana. The various typologies provide a Range of Housing opportunities and choices that respond to demographics and economics. Furthermore, it is recognized that the ultimate composition of Low Density Residential units will be largely market driven.

5.3.1 Single Family Residential Lots

Within the Prairie View CS, Single Family residences with rear lanes are encouraged adjacent to existing residential development on the west side of the planning area. Rear lane access is encouraged. Shared driveways are permitted and encouraged where no rear lane exists in order to minimize the sidewalk crossings in the front yard. More "eyes on the street" approach is achieved by encouraging porches and reducing the front yard setbacks for Single Family residences. In addition, moving the houses closer to the street also increases the amount of space in the rear yard to accommodate the rear garage and private amenity space between the principal residence and rear garage.
### 5.3.1.1 Minimum Requirements

- **Lot Area:** 400 square metres (4,305.57 square feet)
- **Width of Site:** 13.0 metres (42.65 feet)
- **Front Yard Setback for Principal Building:** 3 metres (9.84 feet) internal to Prairie View; exception of 6 metres (19.68 feet) along Pioneer Drive
- **Front Yard Setback of Garage (attached or detached):** 6 metres (19.68 feet)

### 5.3.1.2 Maximum Limits:

- **Height of Principal Buildings:** A maximum of 3 storeys not exceeding 10 metres (32.81 feet) at any eave line.
- **Height of Accessory Buildings:** 5 metres (16.40 feet)
5.3.2 Narrow Residential Lots

Within the Prairie View CS, Narrow Residential Lots are considered parcels having lot widths not less than 7.5 metres and not greater than 10.0 metres. Narrow Residential Lots will only be permitted in areas that have rear lane access. No front-drive garages will be permitted for Narrow Lots. Similar to the Single Family Residential Lots, the houses are pushed closer to the street creating a larger private amenity space in the rear yard between the principal building and rear garage. Narrow Residential Lots are intended for young families with children that require entry level housing.

5.3.2.1 Minimum Requirements

Lot Area: 233 square metres (2,508.07 square feet)

Width of Site: 7.5 metres (24.61 feet) and 9 metres (29.53 feet) when a side yard is abutting a street.

Front Yard: 3 metres (9.84 feet)

5.3.2.2 Maximum Limits:

Width of Site: 10.0 metres (32.81 feet)

Height of Principal Buildings: A maximum of 3 storeys not exceeding 10 metres (32.81 feet) at any eave line.

Height of Accessory Buildings: 5 metres (16.40 feet)
5.3.3 Semi-Detached Residential Lots

Within the Prairie View CS, Semi-Detached Residential Lots are parcels with lot widths not less than 7.5 metres per unit or 15.0 meters. Semi-Detached Residential Lots will only be permitted in areas that have rear lane access and will not be permitted to have a front-drive garage. Similar to the Single Family Residential Lots, the houses are pushed closer to the street creating a larger private amenity space in the rear yard between the principal building and rear garage. Semi-Detached Residential Lots are intended for young families with children requiring entry level housing and empty nesters who want to remain in the neighbourhood.

5.3.3.1 Minimum Requirements

Lot Area per Unit: 233 square metres (2,508.07 square feet)

Width of Site per Unit: 7.5 metres (24.61 feet) and 9 metres (29.53 feet) when a side yard is abutting a street.

Front Yard: 3 metres (9.84 feet)

5.3.3.2 Maximum Limits:

Height of Principal Buildings: A maximum of 3 storeys not exceeding 10 metres (32.81 feet) at any eave line.

Height of Accessory Buildings: 5 metres (16.40 feet)
5.3.4 Carriage Homes

Within the Prairie View CS, Carriage Homes are only permitted in areas where there is a rear lane. The purpose of the Carriage Home typology is to encourage the development of a secondary suite or living unit above the attached or detached rear garage. Carriage Homes with a secondary suite will require a separate development permit for approval and compliance with municipal and provincial building regulations. The primary intent of a secondary suite is to provide a separate and independent living area for members of the family or to supplement income as a rental suite. In any case, the secondary suite cannot be subdivided from the principal building and sold as a standalone parcel or dwelling unit within a condominium. The secondary suite could also function as a home based business, provided parking is available and the operations do not negatively impact the surrounding neighbours. Carriage Homes are intended for those interested in housing family members in need, supplementing their income through a rental suite, or running a home based business.
5.3.4.1 Minimum Requirements

Lot Area: 233 square metres (2,508.07 square feet)
Lot Area with Secondary Suite: 363 square meters (3,907.42 square feet)
Width of Site: 7.5 metres (24.61 feet) and 9 metres (29.53 feet) when a side yard is abutting a street.
Width of Site with Secondary Suite: 11 metres (36.09 feet)
Front Yard: 3 metres (9.84 feet)

5.3.4.2 Maximum Limits:

Height of Principal Buildings: A maximum of 3 storeys not exceeding 10 metres (32.81 feet) at any eaveline.
Height of Accessory Buildings: 5 metres (16.40 feet)
Height of Accessory Buildings with Secondary Suite: 10 metres (32.81 feet)

5.3.5 Low Density Residential Policies

Policy 5.3.5.1 A range of lot widths is encouraged throughout the residential area and be predicated on market conditions at the time of subdivision.

Policy 5.3.5.2 Notwithstanding Policy 4.3.5.2, where new residential areas are developed in proximity to developed residential areas, there shall be a transition between the two areas through appropriate building form similar in height, massing and architectural design.

Policy 5.3.5.3 The minimum front yard setback shall be 3.0 metres for laned areas and 6.0 metres for laneless areas.
5.4 Brownstones

Within the Prairie View CS, Brownstones are encouraged along the Highway 9 Corridor, Central Treed Boulevard, and Gateway Entrances. The Brownstones will have rear detached garages where a rear lane exists and front attached garages (integrated into the front facade) in situations where there are no rear lanes. A development permit approval is required for all Brownstones. An Exterior Maintenance Program will be established by the Condominium Corporation or Homeowner’s Association depending upon the type of ownership.

The maximum height of Brownstones will be 3 storeys and the maximum number of units per Brownstone building will be 10 independent units. Brownstones will be encouraged to be located along the gateway entrances into Prairie View, backing onto Highway 9, and fronting onto Park Space. Brownstones are intended for individuals, couples, and families that are seeking a maintenance free lifestyle.
5.4.1 Minimum Requirements

Lot Area: 186 square metres (2,002.15 square feet) for each internal dwelling unit in a building; 233 square metres (2,508.07 square feet) for each end dwelling unit in a building; and 279 square metres (3,003.22 square feet) for each dwelling unit with aside yard abutting a street.

Width of Site: 6 metres (19.69 feet) for each internal dwelling unit in a building; 7.5 metres (24.61 feet) for each end dwelling unit in a building; and 9 metres (29.53 feet) for each dwelling unit with a side yard abutting a street.

Front Yard: 3 metres (9.84 feet)

5.4.2 Maximum Limits:

Height of Principal Buildings: A maximum of 3 storeys not exceeding 10 metres (32.81 feet) at any eaveline.

Height of Accessory Buildings: 5 metres (16.40 feet)

5.4.3 Brownstones Policies

Policy 5.4.3.1 Maximum number of storeys is three (3).

Policy 5.4.3.2 The minimum front yard setback shall be 3.0 metres for laned areas and 6.0 metres for laneless areas.

Policy 5.4.3.3 Direct access to grade should be provided from all dwelling units and buildings should be oriented and designed to promote security and “eyes on the street”.

Policy 5.4.3.4 Brownstones along the Highway 9 Corridor shall be constructed with additional sound attenuation capability in order to mitigate noise generated by traffic.
5.5 Multi-Family Residential

Within the Prairie View CS, a Multi-Family Living site is located near the south end of the planning area near the proposed school site expansion. Building(s) within the Multi-Family Living site will be limited to four (4) storeys; unless the market and the Town of Irricana require more storeys. Additional unit bonus provision will be provided if residential parking is provided below grade and other environmental/green enhancements are incorporated into the building design and layout that can demonstrate energy conservation measures. Multi-Family Residential is intended for individuals, couples, and families that are seeking to enter the market place and or seeking a maintenance free lifestyle.

5.5.1 Minimum Requirements

- Lot Area: 929 square metres (10,000 square feet)
- Width of Site: 30 metres (98.43 feet)
- Front Yard: 3 metres (9.84 feet)

5.5.2 Maximum Limits:

- A maximum height of 4 storeys not exceeding 13.5 metres (44.29 feet) at any eave line

5.5.3 Multi-Family Residential Policies

Policy 5.5.3.1 Multi-Family Residential shall be generally located as shown in Figure 12 - Development Concept of the Prairie View CS.

Policy 5.5.3.2 Multi-Family Residential area may include semi-detached dwellings or attached townhouses clustered in groupings of less than ten dwelling units and provided that the design is integrated into the overall fabric of the Prairie View CS planning area.

Policy 5.5.3.3 The Multi-Family Residential site is encouraged to be accommodated under condominium ownership to ensure continued maintenance and up keep of the facility. The condominium ownership should be at least 70% owner occupied. Units not owner occupied are required to be part of a Rental Pool managed by the Condominium Board at a fee, separate and independent of regular condominium fees.

Policy 5.5.3.4 The Multi-Family Residential site is required to provide access for all emergency vehicles and shall not be gated to restrict public access.

Policy 5.5.3.5 Landscaping shall be safe and secure for the residents and clearly defines the transition from private outdoor living areas with public open space.

Policy 5.5.3.6 Maximum number of storeys is four (4) provided fire protection is available and/or requires Town of Irricana Fire Department Approval.
5.6 Seniors Living

The Seniors Living site supports aging in place with dignity and may offer up to three levels of living for Seniors; Independent Living, Supportive Living, and Secure Living.

- Independent Living provides support when needed and also includes access to services such as bathing, in-house physician, housekeeping, laundry, meals, medication administration, and social programs.
- Supportive Living includes everything that is provided with Independent Living with additional nursing care.
- Secure Living is a secure area for early dementia clients.

The Seniors Living site will be integrated within the planning area close to the commercial strip along 2nd Street. Although the site will be integrated it will also provide the following amenities on-site for clients:

- Visiting foot care services
- Chaplain
- Physiotherapist
- Kinesiologists
- On-Site Medical Director
- Visiting and on-site pets
- Chapel
- Resident Library
- Craft / Activity Room
- Tuck Shop
- Lounges and Activity Areas
- Landscaped Grounds
- Close proximity to Main Street Retail.
5.6.1 Minimum Requirements

Lot Area: 929 square metres (10,000 square feet)

Width of Site: 30 metres (98.43 feet)

Front Yard: 3 metres (9.84 feet)

5.6.2 Maximum Limits:

A maximum height of 4 storeys not exceeding 13.5 metres (44.29 feet) at any eaveline

5.6.3 Seniors Living Policies

Policy 5.6.3.1 The design of the Seniors Living building complex should be visually integrated within the proposed design patterns found within the Prairie View CS area and maintain common design elements within the neighbourhood.

Policy 5.6.3.2 Maximum number of storeys is four (4).

Policy 5.6.3.3 Seniors Living site shall be a discretionary use requiring a development permit within the residential area as shown in Figure 12 - Development Concept of the Prairie View CS. Development Permit details including but not limited to: density, building form, materials and colours, parking, and lighting, shall be required and approved by the Town of Irricana Council.

Policy 5.6.3.4 If the market cannot support the Seniors Living then the subject site could be developed in the interim as a multi-family site subject to the policies contained within Section 5.5 Multi-Family Residential of this CS and subject to Town of Irricana approval.
5.7 Commercial Main Street - Mixed Use

Through the public consultation process there has been considerable interest in providing commercial development along 2nd Street, with the potential for office and residential space above the first floor. Exhibit 3: Future Land Use Scenario and Section 6.3.2 of the MDP, identify and recommend 2nd Street to be a Village Entrance / Business Area.

Permitted Uses include: Arts or Crafts Studios, Bakeries, Banks, Barber Shops, Beauty Parlours, Book Stores, Boutiques, Coffee Shops, Delicatessens, Drug Stores, Fitness Centre, Florists, Ice Cream Parlours, Laundromats, Libraries, Liquor Stores, Offices (Administrative, Business, and Professional), Medical and Dental Clinics, Municipal Reserve Parcels less than 15 metres (49.21 feet) in width when used as buffer strips, Museum, Photography Studios, Pet Shop, Post Offices, Printers, Protective and Emergency Services, Restaurants, Retail Stores, Shoe Repair, Signs (advertising, directional, identification), Speciality Food Store, Tailor Shops, Take Out Food Service, Temporary Residential Sales Centre, and Travel Agencies.


In response, the Commercial - Mixed Use area within the Prairie View CS is being provided along 2nd Street. The purpose of this area is to provide for a mix of commercial, office, and residential uses within the same building; with commercial uses at grade with office and residential units on the second storey and above. The vision is to create a main street and gateway entrance into the Town of Irricana, with tree lined boulevards and ample on-street and off-street parking for both residents and visitors.
Prairie View Conceptual Scheme
Within the Commercial - Mixed Use area street front oriented buildings are envisioned. In order to serve these buildings and the potential uses, integrated off-street public parking areas are proposed, when required. These public parking areas are shared between buildings and will be a minimum of 18.0 metres (parking surface area) wide to provide two (2) parking stall depths and an aisle. The parking surface area will be setback 3.0 metres from the edge of the street sidewalk and 3.0 metres from the edge of the rear lane in order to accommodate a landscaped setback. The landscaped setback will serve multiple
purposes such as visual softening, shade, and on-site storage capacity for precipitation (water and snow removal generated from the hard surface of the parking area). Adjacent to the 18.0 metre parking surface area, sidewalks are encouraged at the ends of the stalls to encourage safe pedestrian movements from the parking stall to the street and adjacent buildings. Between this internal sidewalk and the adjacent building a three (3.0) metre strip of landscaped setback is encouraged to accommodate, the previous reasons as well as benches are bicycle racks located near entrances to buildings, within the three (3.0) metre strip of landscaped setback described.

Parking requirements and parking separation for different uses could be provided at grade and below grade depending upon site coverage. Buildings within this area shall be oriented towards the street with parking provided between and behind the buildings in order to screen parking areas from the street. Both off-street and on-street parking is encouraged to deal with peak demand periods. No parking will be permitted within the rear lane right-of-way, however the rear lane will provide access to parking areas.

A landscaped area between the building and sidewalks is encouraged to accommodate vegetation, on-site storage for precipitation such as rain and snow, fixtures, patios, benches, and bicycle racks. In situations where the sidewalk along a street edge is widened or extended to the edge of a building, then this area will need to be distinct from the public sidewalk. This distinction could be a change in color or texture of the hard surface, use of different materials such as pavers or paving stones. Within this area, patios, outdoor shopping, park benches and bicycle racks are encouraged. Permeable surfaces are preferred in order to reduce the amount of stormwater generated by the hard surface area. Hard or semi-permeable plazas are discretionary uses within the Commercial - Mixed Use area depending upon the civic or ecological value. Maintenance and liability of these types of uses will be the responsibility of the landowner.

Pedestrian connections will be provided between the Commercial - Mixed Use area and the adjacent residential and open space areas in order to encourage a friendly-pedestrian environment.

5.7.1 Commercial - Mixed Use Policies

Policy 5.7.1.1 The Commercial - Mixed Use land use shall be generally located as shown in Figure 12 - Development Concept of the Prairie View CS.

Policy 5.7.1.2 Within the Commercial - Mixed Use land use, office units and residential dwelling units shall be located above the non-residential use and the maximum height the building shall be limited to three (3) storeys.

Policy 5.7.1.3 All non-residential servicing areas such as loading / garbage areas and service entrances shall be at the rear and screened from adjacent residential areas.

Policy 5.7.1.4 Lighting shall not adversely affect adjacent residential areas.

Policy 5.7.1.5 Landscaped areas should have the potential to accommodate pedestrian movements and meeting places.

Policy 5.7.1.6 Both On-Street Parking and Off-Street Parking areas should be designed in a manner that complement the non-residential development, provide clear and easy access to the street system and discourage overspill parking into adjacent residential areas.

Policy 5.7.1.7 Signage should be compatible with the architecture of the proposed development with respect to scale, materials, finishes, and colours.
5.8 Architectural and Site Development Standards

Individual buildings affect the overall fabric of a neighbourhood and the closer the buildings, the greater impact factors such as colours, materials, scale, style have on aesthetic quality of the built environment. The developer will implement a design approval process, which encourages that each building is built with fine quality and craftsmanship that will stand the test of time. This specialized set of building rules should pay careful attention to building sites, proportions, materials, and craftsmanship. It should also encourage residents and builders to construct classically-inspired houses.

Themes may vary throughout the development of Prairie View CS planning area as market trends may suggest. Therefore, the guidelines may be revised from time to time to reflect market changes.

5.8.1 Architectural and Site Development Standards Policies

Policy 5.8.1.1 Architectural and Site Development Standards shall be prepared by the developer to ensure a design approval process, which encourages that each building is built with fine quality and craftsmanship that will stand the test of time.

Policy 5.8.1.2 Architectural and Site Development Standards are encouraged for all forms of development within the Prairie View planning area.

Policy 5.8.1.3 Architectural design elements depicting Irricana's history should be incorporated into the building design.
Policy 5.8.1.4 Prior to issuance of building permits, the developer shall confirm to the approving authority that the building permit plans meet the requirements of the established Architectural and Site Development Standards.

Policy 5.8.1.5 A variety of housing types including bungalows, two-storeys, three-storeys, semi-detacheds, carriages, townhouses, and apartments shall be encouraged throughout the residential area.

Policy 5.8.1.6 Houses may vary in size, shape, color, and vary architecturally from their neighbours.

Policy 5.8.1.7 Houses shall be setback a minimum of 3.0 metres within laned areas and 6.0 metres within laneless areas.

Policy 5.8.1.8 Porches are encouraged for aesthetic appeal and to provide the best vantage point for eyes on the street, sidewalk, and park.

Policy 5.8.1.9 White-washed picket fences and a solid hedgerow are encouraged as enclosures to define outdoor space.

Policy 5.8.1.10 Modern building materials and building techniques that are durable and low-maintenance are encouraged to achieve good design principles and architectural styles that are timeless.

Policy 5.8.1.11 Building entries shall be oriented towards the public street.

Policy 5.8.1.12 Yards adjacent to public streets, open spaces, and pathways should be designed and landscaped to reinforce the pedestrian environment.

Policy 5.8.1.13 Site grading shall not artificially raise house elevations. A final grading plan shall be approved at the tentative plan stage to the satisfaction of the Municipality.
5.9 Open Spaces, Parks, and Pathways

Figure 15 - Open Spaces, Parks, and Pathways illustrates an interconnected and continuous system of open spaces throughout Prairie View, as follows:

1. The Gateway Entrance (0.36 acres) located on the northwest corner of the Concept Plan provides a visual entrance feature to welcome residents and visitors to the Town of Irricana.

2. The Linear Park (3.8 acres) along Highway 9 connects the planning area north and south with a pathway. Earth berms and vegetation are envisioned to mitigate the visual and audible impacts generated by the flow of traffic on Highway 9. A constructed stream (intermittent) is envisioned within the Linear Park to convey stormwater from the southeast corner to the northeast corner of the Prairie View CS planning area. If feasible, the stream may also include the opportunity to re-circulate excess stormwater back to the southeast corner so that it can drain by gravity back to the Wet Pond located near the northeast corner of the planning area.

3. The heart of Prairie View is the Central Park (1.78 acres) area, which is located south of all-turns access from 2nd Street and at the end of the east extension of Henricks Drive. From either direction, you will discover a central park defined by a one-way road and surrounded by three (3) storey brownstones fronting onto the park. Within the park, park benches will be placed along an internal pathway system that divides the park into 4 quadrants. In the center of the 4 quadrants and connected by the internal pathway system there could be a gazebo. Each quadrant of the Central Park could be developed for different uses. The first quadrant could include children’s play equipment. The second quadrant could be an open play area. The other two (2) quadrants could be developed through a public private partnership when demanded.

4. A Central Treed Boulevard that bisects the Prairie View CS planning area is proposed within the road right-of-way. Sidewalks will be provided on either side of the street and trees will be planted along the sidewalks and within the road median to create a visual and physical east-west connection. The roads will be limited to one-way traffic with one parking lane on each side of the treed median.

5. The Islands of Parks (1.53 acres) is located in the southwest side of the Prairie View CS planning area. This area is encumbered by an existing gas pipeline that will not be moved and provides a diagonal connection to the existing park bounded by Pioneer Drive, Madison Drive, and Henricks Drive. An entry feature is proposed at this location to define the entrance to Prairie View and to notify motorists. A traffic button is provided beyond the entry feature for the purpose of calming traffic. The Islands of Parks area will include a pathway, play equipment, benches, and open space.

6. On the most westerly boundary of Prairie View CS, open space (0.75 acres) is provided to expand the existing School Site. In the event that the School board wishes to acquire additional land from the developer at this location, then the area can be purchased through a real estate transaction at an agreed upon price since the municipal reserves have previously been satisfied the existing development within the quarter section.

7. A Green Link at the southern boundary of Prairie View CS is not contemplated given the Prairie View CS and existing developed area within the subject quarter section has an over dedication of municipal reserves. The Green Link at the southern boundary of Prairie View CS is recommended to be provided by the future development to the south.

8. Community Gardens (on a small scale) are encouraged and provide opportunity for residents to participate in growing fresh sustainable food locally.
Figure 15 - Open Spaces, Parks, and Pathways

1 - Gateway Entrance
2 - Linear Park
3 - Central Park
4 - Central Treed Boulevard
5 - Islands of Parks
6 - Lands Available for Potential Future School Site
7 - Green Link
8 - Community Gardens

Highway 9
2nd Street
5.9.1 Municipal Reserves

The Municipal Government Act and the Municipal Development Plan require that up to 10% of the site be dedicated as municipal reserve and/or municipal school reserve. The Certificate of Title for the Prairie View planning area indicates that the total area prior to previous subdivisions was 115.1 acres. Assuming no environmental reserves, then the net developable area would be 115.1 acres. Applying the 10% municipal reserve requirement, then the total area required to satisfy this requirement would be 11.51 acres. Based on previous historical subdivisions, a total of 14.5 acres of municipal reserves were previously provided, therefore no additional municipal reserves are required within the Prairie View planning area. Unfortunately, the distribution and location of these previously dedicated municipal reserves parcels are outside of the current Prairie View planning area.

In order to provide adequate local open space, parks, and pathways the Prairie View proposes 7.03 acres of land be dedicated as municipal reserve, which represents 8.7% of Prairie View and is shown in Figure 15 - Open Spaces, Parks, and Pathways.
5.9.2 Public Utility Lot / Wet Ponds

Public Utility Lot (1.84 acres) and Wet Ponds (1.31 acres) are linked by man made drainage courses and water recirculation system. The Public Utility Lot portion is that area immediately adjacent to the Wet Ponds where the back sloping provides for a gradual slope to the water’s edge that can accommodate rising water levels during storm events, and also provides for suitable setback area from the active Wet Pond area. The Wet Ponds could be designed to store water for irrigation, fire protection, and recreation/ecological purposes (no swimming or human contact). One pond could include constructed habitat and wetland areas where people can observe wildlife from a distance, a second pond could include an area to launch remote controlled boats, and the third pond could be used for storing water for irrigation and fire protection.

5.9.3 Open Space, Park, and Municipal / School Reserves Policies

Policy 5.9.3.1 The Open Space, Park, and Municipal / School Reserves land use shall be generally located as shown in Figure 15 - Open Spaces, Parks, and Pathways of the Prairie View CS.

Policy 5.9.3.2 Municipal Reserve (MR) and Municipal School Reserve (MSR) were previously provided in accordance with provisions of the Municipal Government Act and the Municipal Development Plan and no additional reserves are required.

Policy 5.9.3.3 Proposed Municipal Reserve (MR) lands shall be designed to accommodate utilities, overland drainage, stormwater conveyance, and network of pathways.

Policy 5.9.3.4 A system of linear parks and walkways shall be developed generally as shown in Figure 15 - Open Spaces, Parks, and Pathways.

Policy 5.9.3.5 Pedestrian linkages through an extensive system of sidewalks and park pathways should be encouraged throughout the Prairie View CS planning area.
5.10 Local and Regional Pathways

Local and Regional Pathways provide for safe, comfortable, and convenient pedestrian and bicycle circulation within Prairie View CS. A Regional Pathway is proposed within the Linear Park that parallels Highway 9. The Regional Pathway is designed as a north-south pathway to be constructed for walking, biking, and jogging.

Local pathways will provide internal east-west connections within the Prairie View area linking the residential areas to the Regional Pathway. Local pathways will be comprised of both pathways within Open Space areas and sidewalks within the road right-of-way.

5.10.1 Local and Regional Pathways Policies

Policy 5.10.1.1 The network of local and regional pathways shall be generally located as shown in Figure 12 - Development Concept of the Prairie View CS.

Policy 5.10.1.2 The network of local and regional pathways should be constructed in a manner that minimizes long-term maintenance of the infrastructure.

Policy 5.10.1.3 Local sidewalks, walkways, and pathways, should be designed to accommodate short, convenient, and direct pedestrian connections to areas of interest within the Prairie View CS planning area and connect to the regional pathway system.

Policy 5.10.1.4 The regional pathway should be integrated within the linear park and be connected to local sidewalks, walkways, and pathways.

Policy 5.10.1.5 All public streets should provide for a sidewalk on both sides and be designed to accommodate pedestrians.

Policy 5.10.1.6 Intersections should be designed to slow traffic, and reduce pedestrian-crossing distance, wherever possible.

Policy 5.10.1.7 On-street parking is encouraged on all streets in order to provide a buffer between moving cars and the sidewalk, slow the flow of through traffic, and create a desirable walking environment.
5.11 Crime Prevention Through Environmental Design (CPTED)

Crime Prevention Through Environmental Design (CPTED) is supported and encouraged within the Prairie View CS planning area. CPTED is applied crime prevention principles that eliminates or reduces criminal behavior through four (4) strategies: Natural Surveillance, Territorial Reinforcement, Natural Access Control, and Target Hardening.

Prairie View CS promotes Natural Surveillance through design layout and orientation to allow for improved visibility of people, streets, parks, parking areas, and building entrances. Doors and windows look out on to parks, streets, and parking areas; Pedestrian-Friendly sidewalks and streets; houses with front porches; and adequate night-time lighting all contribute to improved Natural Surveillance. Landscaped plantings, pavement designs, gateway treatments, and fences are encouraged in Prairie View in order to develop a sense of territorial control to define property lines and distinguish private spaces from public spaces. This Territorial Reinforcement is intended to create or extend a sphere of influence to warrant off potential offenders. Natural Access Control is achieved in Prairie View through the modified-grid street pattern that discourages cut-through traffic and gateway entrances that clearly indicate public
Within the Prairie View CS planning area, Target Hardening is accomplished by encouraging builders to provide security options for new houses and businesses to manage or prohibit unwelcome entry or access.

**5.11.1 Crime Prevention Through Environmental Design (CPTED) Policies**

Policy 5.11.1.1  The design of the physical environment should apply Crime Prevention Through Environmental Design (CPTED) concepts and principles with the objective of promoting safe living and working environments.

Policy 5.11.1.2  The public street environment should be maintained at a level that enhances the public perception of safety.

Policy 5.11.1.3  Buildings, landscaping and site designs, will be designed to enhance personal safety onsite and on adjacent streets.

Policy 5.11.1.4  Public spaces and places shall be designed to have good natural surveillance; where people can see what others are doing and can easily interact with others.

Policy 5.11.1.5  Public spaces and places shall be designed to minimize the opportunities for crime and increase the effort required to commit crime by controlling access through physical and symbolic barriers to restrict the movement of people.

Policy 5.11.1.6  Public spaces and places shall be designed to encourage community ownership and space management to ensure area is appropriately utilized and well maintained.

Policy 5.11.1.7  Builders are recommended to provide CPTED Information and offer Security Packages on all new residential and commercial construction.
5.12 Conservation Initiatives

Conservation Initiatives are divided into two (2) categories, Energy and Water. Energy is based on new technologies that are currently available to Enmax customers. These opportunities impact the exteriors and interiors of our homes, it is important to note that some of these technologies require additional space, orientation, infrastructure that impact performance and esthetics.

Within the Prairie View CS, conservation initiatives are promoted, however the integration of these initiatives need to be sensitive to the public and surrounding area. Also as new conservation initiatives become available they may need to be reviewed in the context of neighbourhood design and esthetics to ensure appropriate integration.

Similarly with Water Conservation Initiatives, these initiatives and future initiatives also need to be reviewed in the context of neighbourhood design and esthetics to ensure appropriate integration. Simply not maintaining your property is not considered a conservation initiative under the Prairie View CS.

In any case, all conservation initiatives shall comply with Provincial and Municipal policies, standards, and regulations.

5.12.1 Energy Conservation Opportunities

Within Prairie View CS planning area, the following energy conservation opportunities are encouraged:

- Solar Thermal Technology
- Geothermal
- Combined Heat & Power Unit
- Photovoltaic Panels

5.12.2 Water Conservation Opportunities

Water is the most valuable natural resource that sustains all living things. However, recent water shortages and water bans across Alberta have served to remind individuals and water purveyors that water efficiency and reuse is important for ensuring reliable and efficient services to customers. When water demand is inflated by wasteful water use and water loss, water systems and their customers spend more than necessary in capital and operating costs.
In order to encourage water conservation the following initiatives are encouraged within the Prairie View CS planning area:

- Residential water metering to reduce wasteful water consumption.
- Water-Efficient Fixtures and Appliances
- Rainwater Harvesting and Rain Gardens
- Water Efficient Plants and Grasses - Xeriscaping

5.12.3 Conservation Initiatives Policies

Policy 5.12.3.1 Builders and homeowners are encouraged to integrate the energy conservation systems such as solar thermal technology, geothermal, combined heat & power units, photovoltaic panels, and consider other technologies when they become available.

Policy 5.12.3.2 All energy and water conservation initiatives that are visible from the public realm shall be reviewed in the context of neighbourhood design and esthetics to ensure appropriate integration. Subject to approval to the satisfaction of the Town of Irricana.

Policy 5.12.3.3 Developers, builders, and homeowners are required by By-Law to install water meters and water-efficient devices and appliances in residential units to conserve water.

Policy 5.12.3.4 Where applicable builders and homeowners are encouraged to design, locate, construct buildings with the objective of reducing resource consumption through solar orientation, xeriscaping, and landscaping for sun/shade exposure.

Policy 5.12.3.5 Builders and homeowners are encouraged to integrate the collection and harvesting of rainwater from rooftops to satisfy non-potable household, agricultural, and landscape water needs.

Policy 5.12.3.6 Although not currently permitted in the Province of Alberta, multi-family residential buildings and commercial buildings are encouraged to develop on-site gray water recycling programs when regulatory barriers and health issues are satisfied.

Policy 5.12.3.7 All conservation initiatives proposed shall comply with Provincial and Municipal policies, standards, and regulations at the time of approval and prior to construction.
6.0 Transportation, Utility Services, & Shallow Utilities

Future provision of infrastructure and servicing will be an important part of the Prairie View CS Area. The transportation network and strategic servicing plan were examined through the planning process and in collaboration with the Town’s Engineer, BSEI Municipal Consulting Engineers (BSEI), so that future development of Prairie View can be accommodated in accordance with the Town of Irricana’s policies and standards.

6.1 Transportation

6.1.1 Road Network

The purpose of these policies is to address the function and design of the road network within the Prairie View CS Area. The road network surrounding Prairie View CS Area has been examined through a comprehensive Traffic Impact Assessment (TIA) undertaken by Bunt & Associates, as required by Section 6.2.8 (g) of the Municipal Development Plan. This TIA reviewed the potential impact that the proposed uses may have on the existing road network and projected anticipated traffic volumes, turning movements, hours of usage, and internal roads analysis. The TIA has been submitted under separate cover.

The road network consists of perimeter and internal roads and the general alignment of these roads is shown on the Figure 16 - Road Network. A well-connected transportation system includes roads, sidewalks, pathways, bicycle paths that enable people to get from one place to another without having to go long distances out of their way. The internal road network sets forth the functional characteristics and desired levels of service of the circulation system, and specifically gives guidance for addressing the interaction and the integration of multiple transportation modes (i.e., vehicular, bicycle, and pedestrian). Streets can be among the liveliest and most memorable public spaces within the community. Streets should be designed to not only accommodate motor vehicles but also have consideration for other activities and modes of transportation.

Legend:
- Residential - 15.0m Right-of-Way
- Collector - 22.0m Right-of-Way
- Residential (Entrance Street) - 20.0m Right-of-Way

Figure 16 - Road Network
The policies and design guidelines aim to balance the need for motor vehicle movement and parking with the need for using streets to create a sense of community.

6.1.2 Road Network Policies

Policy 6.1.2.1  The Internal Roads within the Prairie View CS Area should be aligned as shown on the Figure 16 - Road Network.

Policy 6.1.2.2  The Road Standards within the Plan area should provide for:

(i) sidewalks on both sides of the street
(ii) treed boulevards on both sides of the street, and
(iii) pedestrian-scale lighting.

Policy 6.1.2.3  Where determined appropriate, 2nd Street should be specially designed to achieve community integration across this road through the incorporation of such measures as:

- sidewalks/pathways on both sides of the road and trees/shrubs within the boulevard and the median, and
- design elements such as entrance signage/features at intersections and complementary landscaping treatment.

6.1.3 Pedestrian and Bicycle Circulation

The purpose of these policies is to provide for direct and convenient pedestrian and bicycle circulation within the Prairie View CS Area, to adjacent residential and commercial areas, by means of regional, local pathways, and sidewalks. Regional and local pathways, sidewalks and walkways, should combine to form an interconnected system throughout the area that is pedestrian and bicycle supportive.

The plan area’s topography leads itself to providing street and pathway gradients that encourage walking and/or cycling; 2% - 5% are considered the most comfortable gradients for walking, cycling, and wheelchair use. Prairie View CS Area will include a formal pathway system that creates a loop around the plan area and ties in unique features and amenities that will be incorporated into the development. The general alignment of the pathway system shall be as shown on Figure 15 - Open Spaces, Parks, and Pathways.

A regional pathway and linear open space corridor will be located adjacent to Highway 9 (Range Road 263) along the eastern boundary of the plan area. This will provide a linear buffer along the major roadway, an opportunity to connect the external pathway system through Prairie View CS Area into the central open space and provide linkage to the internal pathway system. Prairie View CS Area will contain a pathway system that is expected to provide recreational opportunities and pedestrian access throughout the plan area. The proposed pathway system will also be designed to provide for connections from within the Prairie View CS Area to future open spaces and pathway systems on adjacent lands.
The Pathway System within the plan area is facilitated in two forms as shown on Figure 15 - Open Spaces, Parks, and Pathways:

1. A Regional Pathway is contained within the Municipal Reserve strip adjacent to the east boundary of the plan area. The purpose of this external pathway system is to accommodate the continuation of the regional pathway system within the Town of Irricana.

2. Local Pathways are contained on lots within the plan area. The purpose of this internal pathway system is to provide internal pedestrian linkage to the Municipal Reserve parcels, the developing regional pathway system, and other pathways planned for adjacent lands.

### 6.1.4 Pedestrian and Bicycle Circulation Policies

**Policy 6.1.4.1 Regional Pathways**

(a) The regional pathway should:

   (i) generally be aligned as shown on Figure 15 - Open Spaces, Parks, and Pathways,
   (ii) wherever possible, be located and integrated with open spaces,
   (iii) promote walking, cycling, and other non-motorized activities throughout the Prairie View CS Area, and
   (iv) be located to the satisfaction of the Town of Irricana.

(b) Where the regional pathway cannot be located within municipal reserve land, it may locate within a road right-of-way in the form of a pathway constructed in place of a sidewalk.

(c) Safe and convenient regional pathway crossings should be provided across 2nd Street to link future development to the north.

**Policy 6.1.4.2 Sidewalks and Walkways**

The regional pathway connection on the east side of the plan area should be constructed as soon as the stormwater ponds are constructed and completed.

(a) Sidewalks and walkways should be located to

   (i) accommodate short, convenient, and direct pedestrian connections to open spaces, the regional pathway system and adjacent neighbourhoods,
   (ii) promote walking and cycling, and
   (iii) create direct and efficient pedestrian routes to mixed residential, commercial, office and other higher intensity development areas.
<table>
<thead>
<tr>
<th>Policy 6.1.4.3</th>
<th>Sites should be situated and designed to provide direct pedestrian and bicycle connections to building entrances from regional pathways, and walkways.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 6.1.4.4</td>
<td>The open spaces and pathway systems shall be dedicated as municipal reserve in accordance with <em>Figure 15 - Open Spaces, Parks, and Pathways</em> system at the time of subdivision.</td>
</tr>
<tr>
<td>Policy 6.1.4.5</td>
<td>As a condition of subdivision, a Landscape Plan will be prepared by a qualified professional with respect to all lands that will be dedicated as municipal reserve.</td>
</tr>
<tr>
<td>Policy 6.1.4.6</td>
<td>Pathways shall be constructed to municipal standards and to the satisfaction of the Town of Irricana.</td>
</tr>
<tr>
<td>Policy 6.1.4.7</td>
<td>External Pathways to accommodate the developing regional pathway system should be developed within the plan area in accordance with <em>Figure 15 - Open Spaces, Parks, and Pathways</em>.</td>
</tr>
<tr>
<td>Policy 6.1.4.8</td>
<td>Internal Pathways should be developed within the plan area to provide pedestrian linkages to the Municipal Reserve parcel, the regional pathway system and pathway systems planned on adjacent lands area in accordance with <em>Figure 15 - Open Spaces, Parks, and Pathways</em>.</td>
</tr>
</tbody>
</table>
6.2 Utility Services

The purpose of these policies is to ensure that adequate utility infrastructure is provided to serve urban development throughout the Prairie View CS Area. Any development within the area will need to be fully-serviced with piped municipal utilities (water, sanitary sewer, and stormwater) as well as shallow utilities (gas, electrical, telecommunications). Utilities will need to be constructed in sequence as development proceeds, and rights-of-way and easements will need to be acquired to accommodate the extension of utility services throughout the site. The Utility Servicing Maps prepared by BSEI, identifies the general location of the waterworks, sanitary sewer and stormwater utility systems within the Prairie View CS Area.

6.2.1 Utility Services Policies

Policy 6.2.1.1  Development within the Prairie View CS Area shall be serviced with municipally piped water, sanitary sewer and stormwater utilities.

Policy 6.2.1.2  The alignment and capacity of water distribution mains, sanitary sewer force mains, and storm sewer mains should be to the satisfaction of the Town of Irricana's Engineer.

Policy 6.2.1.3  Utility rights-of-way and easements shall be required to accommodate municipal utilities within a site as determined necessary.

Policy 6.2.1.4  Utility rights-of-way and easements, public utility lots and road rights-of-way may be required to be pre-dedicated or registered across undeveloped land as determined necessary to facilitate orderly and sequential development.

6.3 Water

Based on the BSEI's 2007 Infrastructure Study, the Town of Irricana is a member of the Kneehill Regional Water Services Commission which was formed to supply treated water from the City of Drumheller to private and municipal users. The maximum daily quantity currently allocated to the Town is 1,278.7 m$^3$ (281,314 gallons) based on a 10 year growth projection with a promised allocation increase to 2,056.3 m$^3$ (452,386 gallons) based on a 25 year growth projection. The maximum rate of supply is 1.8 megalitres per day (275 gpm).

The water is piped to an existing reservoir located in the south area of Irricana. Chlorine is added, as necessary, to maintain an adequate residual in the distribution system. The existing water distribution system consists of water mains ranging in size from 150 mm (6-inch) to 250 mm (10-inch) located within the road rights-of-way.

6.3.1 Water Policies

Policy 6.3.1.1  Figure 17 - Proposed Water System identifies the proposed water lines and services system within the Plan Area.

Policy 6.3.1.2  All water lines and services shall be constructed in conformance with the Town of Irricana's current Servicing Standards.

Policy 6.3.1.3  Developers and builders should be encouraged to install water-saving fixtures in all residential and commercial units in order to conserve water.
<table>
<thead>
<tr>
<th>Policy 6.3.1.4</th>
<th>Promote drought resistant and low-water landscaping (xeriscaping) practices by developers and property owners.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 6.3.1.5</td>
<td>Promote stormwater irrigation, or similar options, to conserve potable water sources.</td>
</tr>
</tbody>
</table>

![Figure 17 - Proposed Water System](image-url)
6.4 Sanitary

The purpose of these policies is to provide for a suitable sanitary sewer trunk system designed to serve the development requirements throughout Prairie View. The Town of Irricana is serviced by a conventional gravity flow wastewater collection system consisting of 200 mm (8-inch) and 250 mm (10-inch) mains. The collected wastewater flows to the existing lagoon via an outfall consisting of 250 mm and 375 mm (15-inch) mains. Figure 18 - Proposed Sanitary Services shows the location of the major collection mains and the boundaries of the two collection areas.

Wastewater treatment for Irricana is provided by a conventional wastewater lagoon. The system which was placed in operation in July, 1997 consists of two anaerobic cells, one aerobic treatment (facultative) cell and a storage cell. Treated effluent is discharged to Crossfield Creek once per year between April 1 and November 30. The discharge must be completed within three weeks.

The existing system was designed for a service population of 1,300 with an average daily per capita wastewater volume of 72 gallons (327 litres) which approximated the average daily per capita water consumption. An expansion of the system is planned to allow an additional 1,700 population.

It is recommended that consideration be given to implementation of a water conservation policy applicable to new development areas. This would involve adoption of a bylaw requiring as a minimum that new houses be equipped with low flush toilets and water conserving fixtures such as low flow shower heads.

6.4.1 Sanitary Policies

Policy 6.4.1.1 Figure 18 – Proposed Sanitary System identifies the proposed sanitary sewage system within the Plan Area.

Policy 6.4.1.2 The location of a connection from the Plan Area to the municipal sanitary sewer system will be determined by the municipality in accordance with their servicing guidelines and standards.

Policy 6.4.1.3 All sanitary sewer lines and services shall be constructed in conformance with the Town of Irricana’s current servicing standards.
6.5 Stormwater Management

Storm drainage for the existing developed areas in Irricana is handled by a combination of surface runoff and a conventional storm sewer system. The extent of the existing storm sewer system is shown on Plate 6.1 of the Infrastructure Study 2007 Update prepared by BSEI (Brisbin & Sentis Engineering Inc.). The drainage of the subject and surrounding lands has been analysed through a comprehensive Stormwater Master Drainage Plan undertaken by WorleyParsons, as required by Section 6.2.7 (g) of the Municipal Development Plan. The Stormwater Master Drainage Plan has been submitted under separate cover.

6.5.1 Stormwater Management Policies

Policy 6.5.1.1  Figure 19 – Proposed Stormwater Management System identifies the stormwater system and facilities within the Plan Area.

Policy 6.5.1.2  At the time of subdivision, lands required for wet ponds should be located on Public Utility Lots.

Policy 6.5.1.3  Curb and gutter roadway standards are encouraged for all new development within the Plan Area, unless other standards are deemed more appropriate for environmental, safety, or design reasons (e.g., to promote for transition between uses or clustering of development).

Policy 6.5.1.4  All curb and gutter drainage systems shall include integration with storm sewers and catch basins.

Policy 6.5.1.5  The use of rain gardens, open ditches or swales, and pervious driveways and parking areas in site design to maximize infiltration of stormwater and minimize runoff into environmentally critical areas should be encouraged.

Policy 6.5.1.6  The inclusion of passive rainwater collection systems in site and architectural design for non-potable water (grey-water) should be encouraged; subject to Alberta Environment and Health Region regulations.

Policy 6.5.1.7  Development within the Plan Area should control surface runoff by using best management practices, both during construction as well as in the long term.
6.6 Shallow Utilities

Shallow utility services including electric power, natural gas, telephone, cable and high speed internet services will be provided by local utility companies at the sole expense of the developer. These shallow utility services will be placed underground within the road rights-of-way and/or easements as required to serve all new mixed use residential and commercial lots.

6.6.1 Shallow Utilities Policies

Policy 6.6.1.1 Shallow utilities shall be provided within the Prairie View CS Area at the sole expense of the developer at the subdivision stage.

Policy 6.6.1.2 Shallow utilities (electric power, natural gas, telephone cable and high speed internet services) shall be provided by the appropriate utility companies providing services to the Prairie View CS Area.

Policy 6.6.1.3 The location of shallow utilities and the provision of related line assignments, easements and rights-of-way, should be addressed to the mutual satisfaction of Town of Irricana, the landowner and the utility companies with the recommendation for four (4) party joint use servicing with 3.0 metre front easements.

Policy 6.6.1.4 Utility rights-of-way and easements shall be provided to accommodate shallow utilities within the site as determined necessary.

Policy 6.6.1.5 A developer may be required to provide, or enter into an agreement to provide, the utility right-of-way or easement necessary to accommodate the extension of shallow utilities through an adjacent site in advance of development, in order to allow for the servicing of a site.

Policy 6.6.1.6 An underground electrical distribution system shall be required in all residential and commercial areas.

Policy 6.6.1.7 Street lighting shall be required in all new areas.

6.7 Solid Waste Management

Solid Waste is the responsibility of the Owner/Developer and at the subdivision stage shall be addressed to the satisfaction of the Municipality. Recycling opportunities throughout the community will also be encouraged.

6.7.1 Solid Waste Management Policies

Policy 6.7.1.1 For Multi-family and commercial sites a “Solid Waste Management Plan” shall be prepared by each Owner at the first phase of subdivision approval for each development cell within the Plan Area to the satisfaction of the Municipality. Implementation of the Solid Waste Management Plan shall be the responsibility of the Owner.
Policy 6.7.1.2  All development proponents shall be responsible for the management and disposal of all solid waste generated on the site during construction activities. Recycling and reclamation of construction wastes is encouraged.

Policy 6.7.1.3  Garbage and recycling bins on multi-family and commercial sites will be provided and screened within a dedicated structure. This policy will be a condition of development permit where a Development Site Servicing Plan is required.

### 6.8 Fire Protection

Fire hydrants will be installed along the water distribution system. The hydrants will be sized appropriately to allow for an adequate supply of water for firefighting purposes as specified by the Town of Irricana. The Town of Irricana has a volunteer fire department that responds to emergencies within the Town and surrounding area.

#### 6.8.1 Fire Protection Policies

Policy 6.8.1.1  All fire hydrants and services shall be constructed in conformance with the Town of Irricana’s current standards and as approved by the Town of Irricana’s Fire Chief.

### 6.9 Off-Site Levies and Recoveries

Improvements made to the municipal services will be provided on a per acre basis.

#### 6.9.1 Off-Site Levies and Recoveries Policies

Policy 6.9.1.1  The developer shall be required to pay any off-site levies generated by the project as a condition of subdivision approval.

Policy 6.9.1.2  The developer shall be eligible for the recovery of an appropriate portion of the costs associated with the over sizing of utilities and upgrading of off-site roadways.
7.0 Phasing

Prairie View CS will be developed in 6 phases, as generally shown in Figure 20 - Phasing.

Prairie View CS planning area is approximately 32.871 ha± (81.23 ac±) and is anticipated to add 1,509 ± individuals to the Town of Irricana. Based on current population, this would effectively double the Town's population. The population change from 2001 to 2006 was approximately 20%. This population change represents an estimated change of 4% per year, which equates to approximately 21 dwelling units per year assuming 2.8 persons per dwelling unit, then it could take approximately 25 years for full build-out.

Assuming, pent-up demand for housing and future demand for housing generated from development occurring in Balzac and other surrounding municipalities, the build-out of Prairie View could be 6 years.

Phase 1: This phase includes low density residential adjacent to existing development on the west side, a multi-family site at the south end of the site, and open space. Servicing this area is immediate and requires no substantial upgrades or development of infrastructure.

Phase 2: This phase includes medium density residential, open space, public utility (stormwater pond) and lift station, located south of the commercial mixed use strip along 2nd Street.

Phase 3: This phase includes low density residential, medium density residential, open space, and public utility (stormwater pond), located south of phase 2.

Phase 4: This phase includes low density residential, medium density residential, open space, and public utility (stormwater pond), located south of phase 3.

Phase 5: This phase includes low density residential and a seniors living site (high density residential), located west of phase 2.

Phase 6: This phase includes mixed use commercial along 2nd Street and a gateway open space area at the intersection of Highway 9 and 2nd Street.
Based on the proposed Phasing schedule, Table 7.0: Phasing Statistics is detailed by Year assuming a construction start in Spring 2009. It is important to note that exact number of dwellings, sequence of phase construction, and opportunity to amend the phase boundaries will be determined at the time of subdivision for each and every phase. Proposed phase boundaries could also be further divided in A, B, and C components of a specific phase in order to ensure efficiency and sustainable construction.

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of Dwellings</th>
<th>Estimated Population Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>1</td>
<td>274.4</td>
</tr>
<tr>
<td>2010</td>
<td>2</td>
<td>274.4</td>
</tr>
<tr>
<td>2011</td>
<td>3</td>
<td>308.0</td>
</tr>
<tr>
<td>2012</td>
<td>4</td>
<td>389.2</td>
</tr>
<tr>
<td>2013</td>
<td>5</td>
<td>221.2</td>
</tr>
<tr>
<td>2014</td>
<td>6</td>
<td>123.2</td>
</tr>
<tr>
<td>Total</td>
<td>568</td>
<td>1,590.4</td>
</tr>
</tbody>
</table>

### 7.1 Phasing Policies

- **Policy 7.1.1** Phasing shall be determined at tentative plan stage and shall generally be in accordance with Figure 20 - Phasing.
- **Policy 7.1.2** Phases may be consolidated at the discretion of the developer.
- **Policy 7.1.3** Notwithstanding Policy 7.1.1, applications for subdivision approval and development may proceed outside the sequence of development shown in Figure 20 - Phasing, provided the required infrastructure is in place and/or available to sustain the proposed subdivision and development to the satisfaction of the Town of Irricana.
- **Policy 7.1.4** Phases will be developed as the market demands.
8.0 Development Rationale

Prior to DMB2 Land Group Ltd. proposal, there were several unsuccessful attempts by others to develop the subject lands. Through an extensive public consultation process, Prairie View was designed to responsibly accommodate a share of the Calgary Region*, Airdrie, and Balzac’s expected population growth during the next 6 years. Prairie View is a compact, mixed-use, mixed income neighbourhood development that respects the goals and objectives of the public consultation process.

Prairie View is supported by the Irricana Municipal Development Plan (Bylaw 9:2002), Irricana Land Use Bylaw (Bylaw 10:2002), and Town of Irricana Growth Management Study. Existing utility and transportation infrastructures are readily available with capacity to service the development envisioned within Prairie View.

Through the extensive public consultation process, residents participated in designing Prairie View and as a result, it reflects the desires and wishes of the community. Overall, Prairie View is a more compact and sustainable neighbourhood that consumes less land while providing a greater diversity of land uses so that people can work, live, play, and learn without commuting to other neighbouring municipalities. Prairie View Conceptual Scheme also provides the policy framework that will facilitate and guide future development decisions in order to achieve a desirable and sustainable integration of future development for the east side of the Town of Irricana based on Key Principles identified through the public consultation process.

The Key Guiding Principles for the Prairie View Conceptual Scheme are as follows:

- Provide for a visually-attractive entranceway to the Town of Irricana through effective Urban Design measures introduced along the primary eastern entrance to the community and extension of the Central Business District.
- Provide a Range of Housing opportunities and choices to respond to demographics and economics.
- Create Pedestrian-Friendly environments to ensure walkable access to commercial, public services, and amenities.
- Foster distinctive and purposeful nodes, as destinations, with a Strong Sense of Place to encourage identity and interest for both residents and visitors.
- Encourage high quality Open Space that integrates a variety of recreational uses, functions, and purposes that respond to community and ecological needs.
- Provide for a Mix of Land Uses within close proximity to encourage local employment and service opportunities.
- Encourage Green Infrastructure and Green Buildings to reduce the human impact on the environment.

At full “build-out,” Prairie View is expected to house approximately 1,509 residents, providing a wide Range of Housing choices for individuals, couples, families, and seniors. School enrollment is anticipated to reach the threshold for the Town to support its own school. Prairie View will also include open space, pathways, and sidewalks integrating and interconnecting the east side of the Town of Irricana, as well as support a diverse range of ecological and economic amenities to stimulate the Town’s growing economic sustainability.
9.0 Implementation

The Prairie View CS Development Concept has been designed to be compatible with adjacent land uses in the Town of Irricana and in accordance with the provisions of the Town of Irricana Municipal Development Plan and Town of Irricana Land Use Bylaw with the provisions outlined below.

9.1 Implementation

It is anticipated that future subdivision and development of the planning area, in accordance with the provisions of the Prairie View CS will create a desirable and sustainable neighbourhood that is integrated within the Town of Irricana.

Policy 9.1.1 The Town of Irricana shall implement the provisions of the Prairie View CS through the redesignation, subdivision and development approval processes.

9.2 Municipal Development Plan (Bylaw 9:2002) Amendments

The following policy amendments are required to the Irricana Municipal Development Plan (Bylaw 9:2002) in order for the proposed Prairie View CS to conform with the said Municipal Development Plan:

Policy 9.2.1 The Town of Irricana will amend Policy 6.2.28 of the Municipal Development Plan to all new residential neighbourhoods to maintain an overall density of 7.0 dwelling units per gross acre or higher.

Policy 9.2.2 The Town of Irricana amend Policy 6.2.30.e of the Municipal Development Plan to allow for clustered groups of less than 12 dwellings units.

Policy 9.2.3 The Town of Irricana will amend Policy 6.6.1.3 of the Municipal Development Plan based on the recommendations in the Transportation Impact Assessment prepared by Bunt and Associates, allowing an all-turns intersection into the Prairie View CS planning area from 2nd Street to be located within 220 metres from Highway 9.

Policy 9.2.4 The Town of Irricana will amend Policies 6.6.1.7, 6.6.1.8 and 6.6.1.9 regarding Noise Attenuation, Setbacks, and Landscaping requirements from Highway 9, provided new studies or solutions can be clearly demonstrated through studies.

9.3 Land Use Bylaw (Bylaw 10:2002) Amendments

The following land use bylaw amendment will be required to provide a detailed control of the development prior to approval of a subdivision plan.

Policy 9.3.1 Residential setbacks, size, use, height, etc. will be governed by a land use amendment to an existing land use district within the Irricana Land Use Bylaw (Bylaw 10:2002) or to a Direct Control Land Use District.
10.0 Policy Summary

The following is a Summary listing of all the policies referenced within the Prairie View CS.

3.1.1 Location Policies

Policy 3.1.1  Policies contained within the Prairie View CS Area shall apply to all lands identified in Figure 2 - Surrounding Context and Figure 3 – Subject Lands.

Policy 3.1.2  Future land use and subdivision shall generally be in accordance with the approved Prairie View CS. Minor variations as a result of detailed survey and engineering shall be allowed without a need for an amendment to the Prairie View CS.

4.4 Preliminary Vegetation and Wildlife Analysis Policies

Policy 4.4.1  Future subdivision and development of the Plan Area will utilize native vegetation where possible.

4.7 Pipelines & Facilities Policies

Policy 4.7.1  Subdivision and development of the plan area should accommodate and respect the existing right-of-ways.

4.10 Geotechnical Analysis Policies

Policy 4.10.1  Subdivision and development shall proceed in accordance with the recommendations of a geotechnical report prepared by a qualified professional engineer in support of a proposal for subdivision and/or development to the satisfaction and approval of the Town of Irricana.

4.11 Historical Resources Impact Assessment Policies

Policy 4.11.1  Pursuant to Section 31 of the Historical Resource Act, should historic resources be discovered during construction, Alberta Community Development is to be contacted immediately.

5.1.1 Development Concept Policies

Policy 5.1.1.1  The land uses within the Prairie View CS shall generally comply with the areas outlined in Exhibit 3: Future Land Use Scenario of the Irricana Municipal Development Plan (Bylaw 9:2002).

Policy 5.1.1.2  Proposals for subdivision of land within the Planning Area shall be generally in accordance with the Development Concept as shown in Figure 12 - Development Concept.
Policy 5.1.1.3  The final size, configuration and design of individual parcels as shown in Figure 12 - Development Concept shall be determined at the tentative subdivision plan approval stage and to the satisfaction of the Town of Irricana.

Policy 5.1.1.4  Rear lane access to residential lots is strongly encouraged and shall be generally in accordance with the Development Concept as shown in Figure 12 - Development Concept.

5.2.2 Land Use Statistics Policies

Policy 5.2.2.1  The overall density for the entire Prairie View CS planning area shall be based on market conditions and servicing requirements and capacity.

Policy 5.2.2.2  Form, density, and development policies may vary for different sites located throughout the Plan area.

Policy 5.2.2.3  The maximum number of dwelling units permitted within the Prairie View CS planning area shall be based on market conditions servicing requirements, and capacity.

5.3.5 Low Density Residential Policies

Policy 5.3.5.1  A range of lot widths should be encouraged throughout the residential area and be predicated on market conditions at the time of subdivision.

Policy 5.3.5.2  Notwithstanding Policy 4.3.5.2, where new residential areas are developed in proximity to developed residential areas, there shall be an acceptable transition between the two areas through appropriate building form similar in height, massing and architectural design.

Policy 5.3.5.3  The minimum front yard setback shall be 3.0 metres for laned areas and 6.0 metres for laneless areas.

5.4.3 Brownstones Policies

Policy 5.4.3.1  Maximum number of storeys is three (3).

Policy 5.4.3.2  The minimum front yard setback shall be 3.0 metres for laned areas and 6.0 metres for laneless areas.

Policy 5.4.3.3  Direct access to grade should be provided from all dwelling units and buildings should be oriented to promote security and “eyes on the street”.

Policy 5.4.3.4  Brownstones along the Highway 9 Corridor shall be constructed with additional sound attenuation capability in order to mitigate noise generated by traffic.
5.5.3 Multi-Family Residential Policies

Policy 5.5.3.1 Multi-Family Residential shall be generally located as shown in Figure 12 - Development Concept of the Prairie View CS.

Policy 5.5.3.2 Multi-Family Residential area may include semi-detached dwellings or attached townhouses clustered in groupings of less than ten dwelling units and provided that the design is integrated into the overall fabric of the Prairie View CS planning area.

Policy 5.5.3.3 The Multi-Family Residential site is encouraged to be accommodated under condominium ownership to ensure continued maintenance and up keep the facility. The condominium ownership should be at least 70% owner occupied. Units not owner occupied are required to be part of a Rental pool Managed by the Condominium Board at a fee, separate and independent of regular condominium fees.

Policy 5.5.3.4 The Multi-Family Residential site is required to provide access for all emergency vehicles and shall not be gated to restrict public access.

Policy 5.5.3.5 Landscaping shall be safe and secure for the residents and clearly defines the transition from private outdoor living areas with public open space.

Policy 5.5.3.6 Maximum number of storeys is four (4) provided fire protection is available and/or requires Town of Irricana Fire Department Approval.

5.6.3 Seniors Living Policies

Policy 5.6.3.1 The design of the Seniors Living building complex should be visually integrated within the proposed design patterns found within the Prairie View CS area and maintain common design elements within the neighbourhood.

Policy 5.6.3.2 Maximum number of storeys is four (4).

Policy 5.6.3.3 Seniors Living site shall be a discretionary use requiring a development permit within the residential area as shown in Figure 12 - Development Concept of the Prairie View CS. Development Permit details including but not limited to: density, building form, materials and colours, parking, and lighting, shall be required and approved by the Town of Irricana Council.

Policy 5.6.3.4 If the market cannot support the Seniors Living then the subject site could be developed in the interim as a multi-family site subject to the policies contained within Section 5.5 Multi-Family Residential of this CS and subject to Town of Irricana approval.

5.7.1 Commercial - Mixed Use Policies

Policy 5.7.1.1 The Commercial - Mixed Use land use shall be generally located as shown in Figure 12 - Development Concept of the Prairie View CS.

Policy 5.7.1.2 Within the Commercial - Mixed Use land use office units and residential dwelling units shall be located above the non-residential use and the maximum height the building shall be limited to three (3) storeys.

Policy 5.7.1.3 All non-residential servicing areas such as loading / garbage areas and service entrances shall be screened from adjacent residential areas.
Policy 5.7.1.4 Lighting shall not adversely affect adjacent residential areas.

Policy 5.7.1.5 Landscaped areas should have the potential to accommodate pedestrian movements and meeting places.

Policy 5.7.1.6 Both On-Street Parking and Off-Street Parking areas should be designed in a manner that complement the non-residential development, provide clear and easy access to the street system and discourage overspill parking into adjacent residential areas.

Policy 5.7.1.7 Signage should be compatible with the architecture of the proposed development with respect to scale, materials, finishes, and colours.

5.8.1 Architectural and Site Development Standards Policies

Policy 5.8.1.1 Architectural and Site Development Standards shall be prepared by the developer to ensure a design approval process, which encourages that each building is built with fine quality and craftsmanship that will stand the test of time.

Policy 5.8.1.2 Architectural and Site Development Standards are encouraged for all forms of development within the Prairie View planning area.

Policy 5.8.1.3 Architectural design elements depicting Irricana’s history should be incorporated into the building design.

Policy 5.8.1.4 Prior to issuance of building permits, the developer shall confirm to the approving authority that the building permit plans meet the requirements of the established Architectural and Site Development Standards.

Policy 5.8.1.5 A variety of housing types including bungalows, two-storeys, three-storeys, semi-detacheds, carriages, townhouses, and apartments shall be encouraged throughout the residential area.

Policy 5.8.1.6 Houses may vary in size, shape, color, and vary architecturally from their neighbours.

Policy 5.8.1.7 Houses shall be setback a minimum of 3.0 metres within laned areas and 6.0 metres within laneless areas.

Policy 5.8.1.8 Porches are encouraged for aesthetic appeal and to provide the best vantage point for eyes on the street, sidewalk, and park.

Policy 5.8.1.9 White-washed picket fences and a solid hedgerow are encouraged enclosures to define outdoor space.

Policy 5.8.1.10 Modern building materials and building techniques that are durable and low-maintenance are encouraged to achieve good design principles and systems that are timeless.

Policy 5.8.1.11 Building entries shall be oriented towards the public street.

Policy 5.8.1.12 Yards adjacent to public streets, open spaces, and pathways should be designed and landscaped to reinforce the pedestrian environment.

Policy 5.8.1.13 Site grading shall not artificially raise house elevations. A final grading plan shall be approved at the tentative plan stage to the satisfaction of the Municipality.
5.9.3 Open Space, Park, and Municipal / School Reserves Policies

Policy 5.9.3.1 The Open Space, Park, and Municipal / School Reserves land use shall be generally located as shown in Figure 15 - Open Spaces, Parks, and Pathways of the Prairie View CS.

Policy 5.9.3.2 Municipal Reserve (MR) and Municipal School Reserve (MSR) were previously provided in accordance with provisions of the Municipal Government Act and the Municipal Development Plan and no additional reserves are required.

Policy 5.9.3.3 Proposed Municipal Reserve (MR) lands shall be designed to accommodate utilities, overland drainage, stormwater conveyance, and network of pathways.

Policy 5.9.3.4 A system of linear parks and walkways shall be developed generally as shown in Figure 15 - Open Spaces, Parks, and Pathways.

Policy 5.9.3.5 Pedestrian linkages through an extensive system of sidewalks and park pathways should be encouraged throughout the Prairie View CS planning area.

5.10.1 Local and Regional Pathways Policies

Policy 5.10.1.1 The network of local and regional pathways shall be generally located as shown in Figure 12 - Development Concept of the Prairie View CS.

Policy 5.10.1.2 The network of local and regional pathways should be constructed in a manner that minimizes long-term maintenance of the infrastructure.

Policy 5.10.1.3 Local sidewalks, walkways, and pathways, should be designed to accommodate short, convenient, and direct pedestrian connections to areas of interest within the Prairie View CS planning area and connect to the regional pathway system.

Policy 5.10.1.4 The regional pathway should integrated within the linear park and be connected to local sidewalks, walkways, and pathways.

Policy 5.10.1.5 All public streets should provide for a sidewalk on both sides and be designed to accommodate pedestrians.

Policy 5.10.1.6 Intersections should be designed to slow traffic, and reduce pedestrian-crossing distance, wherever possible.

Policy 5.10.1.7 On-street parking is encouraged on all streets in order to provide a buffer between moving cars and the sidewalk, slow the flow of through traffic, and create a desirable walking environment.

5.11.1 Crime Prevention Through Environmental Design (CPTED) Policies

Policy 5.11.1.1 The design of the physical environment should apply Crime Prevention Through Environmental Design (CPTED) concepts and principles with the objective of promoting safe living and working environments.

Policy 5.11.1.2 The public street environment should be maintained at a level that enhances the public perception of safety.
Policy 5.11.1.3 Buildings, landscaping and site designs, will be designed to enhance personal safety onsite and on adjacent streets.

Policy 5.11.1.4 Public spaces and places shall be designed to have good natural surveillance; where people can see what others are doing and can easily interact with others.

Policy 5.11.1.5 Public spaces and places shall be designed to minimize the opportunities for crime and increase the effort required to commit crime by controlling access through physical and symbolic barriers to restrict the movement of people.

Policy 5.11.1.6 Public spaces and places shall be designed to encourage community ownership and space management to ensure area is appropriately utilized and well maintained.

Policy 5.11.1.7 Builders are recommended to provide CPTED Information and offer Security Packages on all new residential and commercial construction.

5.12.3 Conservation Initiatives Policies

Policy 5.12.3.1 Builders and homeowners are encouraged to integrate the energy conservation systems such as solar thermal technology, geothermal, combined heat & power units, photovoltaic panels, and consider other technologies when they become available.

Policy 5.12.3.2 All energy and water conservation initiatives that are visible from the public realm shall be reviewed in the context of neighbourhood design and esthetics to ensure appropriate integration. Subject to approval to the satisfaction of the Town of Irricana.

Policy 5.12.3.3 Developers, builders, and homeowners are encouraged to install water meters and water-efficient devices and appliances in residential units to conserve water.

Policy 5.12.3.4 Where applicable builders and homeowners are encouraged to design, locate, construct buildings with the objective of reducing resource consumption through solar orientation, xeriscaping, and landscaping for sun/shade exposure.

Policy 5.12.3.5 Builders and homeowners are encouraged to integrate the collection and harvesting of rainwater from rooftops to satisfy non-potable household, agricultural, and landscape water needs.

Policy 5.12.3.6 Although not currently permitted in the Province of Alberta, multi-family residential buildings and commercial buildings are encouraged to develop on-site gray water recycling programs when regulatory barriers and health issues are satisfied.

Policy 5.12.3.7 All conservation initiative proposed shall comply with Provincial and Municipal policies, standards, and regulations at the time of approval and prior to construction.
6.1.2 Road Network Policies

Policy 6.1.2.1 The Internal Roads within the Prairie View CS Area should be aligned as shown on the Figure 16 - Road Network.

Policy 6.1.2.2 The Road Standards within the Plan area should provide for:

(i) sidewalks on both sides of the street
(ii) treed boulevards on both sides of the street, and
(iii) pedestrian-scale lighting.

Policy 6.1.2.3 Where determined appropriate, 2nd Street should be specially designed to achieve community integration across this road through the incorporation of such measures as:

• sidewalks/pathways on both sides of the road and trees/shrubs within the boulevard and the median, and
• design elements such as entrance signage/features at intersections and complementary landscaping treatment.

6.1.4 Pedestrian and Bicycle Circulation Policies

Policy 6.1.4.1 Regional Pathways

(a) The regional pathway should:

(i) generally be aligned as shown on Figure 15 - Open Spaces, Parks, and Pathways,
(ii) wherever possible, be located and integrated with open spaces,
(iii) promote walking, cycling, and other non-motorized activities throughout the Prairie View CS Area, and
(iv) be located to the satisfaction of the Town of Irricana.

(b) Where the regional pathway cannot be located within municipal reserve land, it may locate within a road right-of-way in the form of a pathway constructed in place of a sidewalk.

(c) Safe and convenient regional pathway crossings should be provided across 2nd Street to link future development to the north.

Policy 6.1.4.2 Sidewalks and Walkways

The regional pathway connection on the east side of the plan area should be constructed as soon as the stormwater ponds are constructed and completed.

(a) Sidewalks and walkways should be located to
(i) accommodate short, convenient, and direct pedestrian connections to open spaces, the regional pathway system and adjacent neighbourhoods,

(ii) promote walking and cycling, and

(iii) create direct and efficient pedestrian routes to mixed residential, commercial, office and other higher intensity development areas.

Policy 6.1.4.3 Sites should be situated and designed to provide direct pedestrian and bicycle connections to building entrances from regional pathways, and walkways.

Policy 6.1.4.4 The open spaces and pathway systems shall be dedicated as municipal reserve in accordance with as shown on Figure 15 - Open Spaces, Parks, and Pathways system at the time of subdivision.

Policy 6.1.4.5 As a condition of subdivision, a Landscape Plan will be prepared by a qualified professional with respect to all lands that will be dedicated as municipal reserve.

Policy 6.1.4.6 Pathways shall be constructed to municipal standards and to the satisfaction of the Town of Irricana.

Policy 6.1.4.7 External Pathways to accommodate the developing regional pathway system should be developed within the plan area in accordance with as shown on Figure 15 - Open Spaces, Parks, and Pathways.

Policy 6.1.4.8 Internal Pathways should be developed within the plan area to provide pedestrian linkages to the Municipal Reserve parcel, the regional pathway system and pathway systems planned on adjacent lands area in accordance with as shown on Figure 15 - Open Spaces, Parks, and Pathways.

6.2.1 Utility Services Policies

Policy 6.2.1.1 Development within the Prairie View CS Area shall be serviced with municipally piped water, sanitary sewer and stormwater utilities.

Policy 6.2.1.2 The alignment and capacity of water distribution mains, sanitary sewer force mains, and storm sewer mains should be to the satisfaction of the Town of Irricana's Engineer.

Policy 6.2.1.3 Utility rights-of-way and easements shall be required to accommodate municipal utilities within a site as determined necessary.

Policy 6.2.1.4 Utility rights-of-way and easements, public utility lots and road rights-of-way may be required to be pre-dedicated or registered across undeveloped land as determined necessary to facilitate orderly and sequential development.
6.3.1 Water Policies

Policy 6.3.1.1 *Figure 17 - Proposed Water System* identifies the proposed water lines and services system within the Plan Area.

Policy 6.3.1.2 All water lines and services shall be constructed in conformance with the Town of Irricana’s current Servicing Standards.

Policy 6.3.1.3 Developers and builders should be encouraged to install water-saving fixtures in all residential and commercial units in order to conserve water.

6.4.1 Sanitary Policies

Policy 6.4.1.1 *Figure 18 – Proposed Sanitary System* identifies the proposed sanitary sewage system within the Plan Area.

Policy 6.4.1.2 The location of a connection from the Plan Area to the municipal sanitary sewer system will be determined by the municipality in accordance with their servicing guidelines and standards.

Policy 6.4.1.3 All sanitary sewer lines and services shall be constructed in conformance with the Town of Irricana’s current servicing standards.

6.5.1 Stormwater Management Policies

Policy 6.5.1.1 *Figure 19 – Proposed Stormwater Management System* identifies the stormwater system and facilities within the Plan Area.

Policy 6.5.1.2 At the time of subdivision, lands required for wet ponds should be located on Public Utility Lots.

Policy 6.5.1.3 Curb and gutter roadway standards are encouraged for all new development within the Plan Area, unless other standards are deemed more appropriate for environmental, safety, or design reasons (e.g., to promote for transition between uses or clustering of development).

Policy 6.5.1.4 All curb and gutter drainage systems shall include integration with storm sewers and catch basins.

Policy 6.5.1.5 The use of rain gardens, open ditches or swales, and pervious driveways and parking areas in site design to maximize infiltration of stormwater and minimize runoff into environmentally critical areas should be encouraged.

Policy 6.5.1.6 The inclusion of passive rainwater collection systems in site and architectural design for non-potable water (grey-water) should be encouraged; subject to Alberta Environment and Health Region regulations.

Policy 6.5.1.7 Development within the Plan Area should control surface runoff using best management practices, both during construction as well as long term.

6.6.1 Shallow Utilities Policies

Policy 6.6.1.1 Shallow utilities shall be provided within the Prairie View CS Area at the sole expense of the developer at the subdivision stage.
Policy 6.6.1.2  Shallow utilities (electric power, natural gas, telephone cable and high speed internet services) shall be provided by the appropriate utility companies providing services to the Prairie View CS Area.

Policy 6.6.1.3  The location of shallow utilities and the provision of related line assignments, easements and rights-of-way, should be addressed to the mutual satisfaction of Town of Irricana, the landowner and the utility companies with the recommendation for four (4) party joint use servicing with 3.0 meter front easements.

Policy 6.6.1.4  Utility rights-of-way and easements shall be provided to accommodate shallow utilities within the site as determined necessary.

Policy 6.6.1.5  A developer may be required to provide, or enter into an agreement to provide, the utility right-of-way or easement necessary to accommodate the extension of shallow utilities through an adjacent site in advance of development, in order to allow for the servicing of a site.

Policy 6.6.1.6  An underground electrical distribution system shall be required in all residential and commercial areas.

Policy 6.6.1.7  Street lighting shall be required in all new areas.

6.7.1 Solid Waste Management Policies

Policy 6.7.1.1  For Multi-family and commercial sites a “Solid Waste Management Plan” shall be prepared by each Owner at the first phase of subdivision approval for each development cell within the Plan Area to the satisfaction of the Municipality. Implementation of the Solid Waste Management Plan shall be the responsibility of the Owner.

Policy 6.7.1.2  All development proponents shall be responsible for the management and disposal of all solid waste generated on the site during construction activities. Recycling and reclamation of construction wastes is encourage.

Policy 6.7.1.3  Garbage and recycling bins on multi-family and commercial sites will be provided and screened within a dedicated structure. This policy will be a condition of development permit where a Development Site Servicing Plan is required.

6.8.1 Fire Protection Policies

Policy 6.8.1.1  All fire hydrants and services shall be constructed in conformance with the Town of Irricana’s current standards and as approved by the Town of Irricana’s Fire Chief.

6.9.1 Off-Site Levies and Recoveries Policies

Policy 6.9.1.1  The developer shall be required to pay any off-site levies generated by the project as a condition of subdivision approval.

Policy 6.9.1.2  The developer shall be eligible for the recovery of an appropriate portion of the costs associated with the over sizing of utilities and upgrading of off-site roadways.
7.1 Phasing Policies

Policy 7.1.1  Phasing shall be determined at tentative plan stage and shall generally be in accordance with Figure 20 - Phasing.

Policy 7.1.2  Phases may be consolidated at the discretion of the developer.

Policy 7.1.3  Notwithstanding Policy 7.1.1, applications for subdivision approval and development may proceed outside the sequence of development shown in Figure 20 - Phasing, provided the required infrastructure is in place and/or available to sustain the proposed subdivision and development to the satisfaction of the Town of Irricana.

Policy 7.1.4  Phases will developed as the market demands.

9.1 Implementation Policies

Policy 9.1.1  The Town of Irricana shall implement the provisions of the Prairie View CS through the redesignation, subdivision and development approval processes.


Policy 9.2.1  The Town of Irricana will amend Policy 6.2.28 of the Municipal Development Plan to all new residential neighbourhoods to maintain an overall density of 7.0 dwelling units per gross acre or higher.

Policy 9.2.2  The Town of Irricana amend Policy 6.2.30.e of the Municipal Development Plan to allow for clustered groups of less than 12 dwellings units.

Policy 9.2.3  The Town of Irricana will amend Policy 6.6.1.3 of the Municipal Development Plan based on the recommendations in the Transportation Impact Assessment prepared by Bunt and Associates, allowing an all-turns intersection into the Prairie View CS planning area from 2nd Street to be located within 220 metres from Highway 9.

Policy 9.2.4  The Town of Irricana will amend Policies 6.6.1.7, 6.6.1.8 and 6.6.1.9 regarding Noise Attenuation, Setbacks, and Landscaping requirements from Highway 9, provided new studies or solutions can be clearly demonstrated through studies.

9.3 Land Use Bylaw (Bylaw 10:2002) Amendments Policies

Policy 9.3.1  Residential setbacks, size, use, height, etc. will be governed by a land use amendment to an existing land use district within The Village of Irricana Land Use Bylaw (Bylaw 10:2002) or to a Direct Control Land Use District.
References


Appendix - Bylaw #7:2008 & Bylaw #9:2008
TOWN OF IRRICANA
BYLAW # 7:2008
BEING A BYLAW AMENDING LAND USE BYLAW 10:2002
OF THE TOWN OF IRRICANA IN THE PROVINCE OF ALBERTA

WHEREAS pursuant to the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Town of Irricana (hereinafter called Council) has adopted Land Use Bylaw #10:2002 and;

WHEREAS Council deems it desirable to amend the said Bylaw; and

WHEREAS pursuant to the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, Section 64(1) authorizes the Council to establish Direct Control districts if it has adopted a Municipal Development Plan; and

WHEREAS Council has adopted Municipal Development Plan Bylaw #9:2002 for the purposes of; creating a planning strategy to articulate the Town of Irricana’s vision of the community; the provision of a foundation for the planning principles that will be applied as current planning matters arise; the provision of the necessary tools to navigate a course toward a preferred future.

WHEREAS Council has received an application to amend Land Use Bylaw 10:2002 to change the land use designation of:

a) approximately 16.704ha (41.27 ac.) of Urban Reserve (UR) district to Direct Control 5 (DC-5 Residential) District;
b) approximately 2.900ha (7.17 ac.) of Urban Reserve (UR) to Direct Control 6 (DC-6 Commercial) District, and
c) approximately 4.119ha (10.18 ac.) of Urban Reserve (UR) to Public Park, School and Recreation District (PSR)

with respect to the Lands detailed below and shown in the following map; and

WHEREAS Council deems it desirable to amend the said Bylaw with respect to these lands to Direct Control to: allow for increased density to avoid urban sprawl and ensure a portion of these lands are for recreational use.

NOW THEREFORE the Council hereby enacts that Land Use Bylaw #10:2002 be amended as follows:

1. Part 14 Direct Control Districts Land Use Rules, is amended by the addition of:

   14.1.4. c) Plan 8710296. Block 22. Lot 2. containing 46.6 hectares (115.1 acres) more or less, excepting thereout:

<table>
<thead>
<tr>
<th>Plan</th>
<th>Number</th>
<th>Hectares</th>
<th>Acres (more or less)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision 9312038</td>
<td>3.457</td>
<td>8.54</td>
<td></td>
</tr>
<tr>
<td>Subdivision 9712491</td>
<td>0.311</td>
<td>0.77</td>
<td></td>
</tr>
<tr>
<td>Subdivision 9811544</td>
<td>2.91</td>
<td>7.19</td>
<td></td>
</tr>
<tr>
<td>Subdivision 9813255</td>
<td>2.06</td>
<td>5.09</td>
<td></td>
</tr>
<tr>
<td>Subdivision 9912607</td>
<td>4.971</td>
<td>12.28</td>
<td></td>
</tr>
</tbody>
</table>

   Excepting thereout all mines and minerals, (the “Lands”);

   A portion of approximately 16.704ha (41.27 ac.) are designated Direct Control 5 (DC-5 Residential) with the special requirement and conditions as noted below:

   i) DIRECT CONTROL 5 (DC-5 RESIDENTIAL) DISTRICT

   5.1 Purpose

   The purpose of this District is to provide for residential neighbourhoods in which a variety of residential densities may be permitted.

   5.2 List of Permitted Uses

   Dwellings, Single-Detached
   Municipal Reserve parcels less than 14 metres (45.93 feet) in width when used as buffer strips
TOWN OF IRRICANA
BYLAW # 7:2008

5.3 List of Discretionary Uses (Development Officer)

Accessory Buildings
Bed and Breakfast Accommodation
Duplexes
Dwellings, Semi-Detached
Dwellings, Single-Detached with Secondary Suite
Home Occupations
Modular Homes

5.4 List of Discretionary Uses (Municipal Planning Commission)

Apartments
Attached Houses
Churches
Day Care Centres
Dwelling Groups
Group Homes
Public and Quasi-Public Buildings, Installations and Facilities
Senior Citizens Homes
Signs (Identification, directional)
Swimming Pools, Private

5.5 General Requirements

In addition to the General land Use provisions contained in Part 9 of the Town of Irricana Land Use
Bylaw 10:2002, the following provisions as contained within this section shall apply to every
development in this District.

5.6 Minimum Requirements

a) Lot Area:
   i) Apartments and Dwelling Groups: 929 square metres (10,000 square feet);
   ii) Attached Houses:
     a) 186 square metres (2,002.15 square feet) for each internal dwelling unit in a
        building;
     b) 233 square metres (2,508.07 square feet) for each end dwelling unit in a building;
     c) 279 square metres (3,003.22 square feet) for each dwelling unit with side yard
        abutting a street;
   iii) Semi-Detached Dwellings:
     a) except as in (b) below, 233 square metres (2,508.07 square feet) for each dwelling
        unit;
     b) 279 square metres (3,003.22 square feet) for each dwelling unit with a side yard
        abutting a street;
   iv) Single-Detached Dwellings: 233 square metres (2,508.07 square feet)
   v) Single-Detached Dwellings with Secondary Suite: 363 square meters (3,907.42 square feet)

b) Width of Site:
   i) Apartments and Dwelling Groups: 30 metres (98.43 feet)
   ii) Attached Houses
     a) 6 metres (19.69 feet) for each internal dwelling unit in a building;
     b) 7.5 metres (24.61 feet) for each end dwelling unit in a building;
     c) 9 metres (29.53 feet) for each dwelling unit with a side yard abutting a street.
   iii) Semi-Detached Dwellings:
TOWN OF IRRICANA
BYLAW # 7:2008

a) except as in (2) below, 7.5 metres (24.61 feet) for each dwelling unit;
b) 9 metres (29.53 feet) for each dwelling unit with a side yard abutting a street.

iv) Single-Detached Dwellings: 7.5 metres (24.61 feet)
v) Single-Detached Dwellings with Secondary Suite 11 metres (36.09 feet)
vi) Duplexes: 12 metres (39.37 feet)

c) Front Yard:
   i) Front yards shall be a minimum of 3 metres (9.84 feet)
   ii) In a new subdivision, the front yard setbacks of principal buildings shall be uniform within the street block.

d) Side Yards: laned sites
   i) Principal Buildings:
      a) street side of a corner site: 3 metres (9.84 feet)
      b) all other sites: 1.5 metres (4.92 feet)
   ii) Accessory Buildings:
      a) street side of a corner site: 3 metres (9.84 feet)
      b) all other sites: 1.5 metres (4.92 feet) except no side yard is required as per Subsection 9.6.6 of the Town of Irricana Land Use Bylaw 10:2002

c) Side Yards: laneless sites
   i) Principal Buildings:
      a) with attached garages: 1.5 metres (4.92 feet)
      b) without attached garages: one unobstructed side yard 3 metres (9.84 feet), the other 3 metres (9.84 feet)
      c) street side of a corner site: 3 metres (9.84 feet)
   ii) Accessory Buildings:
      a) street side of a corner site: 3 metres (9.84 feet)
      b) all other sites: 1.5 metres (4.92 feet) except no side yard is required as per Subsection 9.6.6 of the Town of Irricana Land Use Bylaw 10:2002.

f) Rear Yards:
   i) Principal Buildings: 8 metres (26.25 feet);
   ii) Accessory Buildings:
      a) private garages: 1.5 metres (4.92 feet)
      b) all other accessory buildings: 1 metre (3.29 feet) except no rear yard is required as per Subsection 9.6.7 of the Town of Irricana Land Use Bylaw 10:2002.

g) Habitable Floor Area per Unit:
   i) Attached Housing: 74 square metres (796.56 square feet)
   ii) Apartments: 46 square metres (495.16 square feet)
   iii) Duplexes: 65 square metres (699.68 square feet)
   iv) Secondary Suite/Secondary Dwelling Unit: 54 square metres (581.08 square feet)

h) Habitable Ground Floor Area:
   i) Semi-Detached Dwellings: 74 square metres (796.56 square feet)
   ii) Single-Detached Dwellings: 93 square metres (1,001.08 square feet)
5.7 Maximum Limits

a) Height of Buildings:
   i) Principal Buildings: A maximum of 3 storeys not exceeding 10 metres (32.81 feet) at any eave line.
   ii) Multi-Family and Seniors Living Buildings: A maximum height of 4 storeys not exceeding 13.5 metres (44.29 feet) at any eave line.
   iii) Accessory Buildings: 5 metres (16.40 feet)
   iv) Accessory Buildings with Secondary Suite: 10 metres (32.81 feet)

b) Coverage of Site:
   i) All buildings including accessory buildings: 45 per cent (%) of the site.
   ii) All accessory buildings: 15 per cent (%) of the site.

c) Density:
   i) Single-Detached Dwelling Units: one (1) per site;
   ii) Single-Detached Dwelling Units with Secondary Suite, Semi-Detached, and Duplex Dwelling Units: two (2) units per site.
   iii) All other Dwelling Units: forty (40) units per gross hectare.

5.8 Special Requirements

a) Dwelling Groups:
   i) Dwelling units must be separated by 9 metres (29.53 feet) where windows facing one another relate to living rooms, dining rooms, and bedrooms;
   ii) The principal entry for every dwelling unit must be separate and be directly accessible to ground level;
   iii) The arrangement of the buildings in a dwelling group is subject to the approval of the Development Officer or the Municipal Planning Commission;
   iv) Notwithstanding Section 9.11.2 of the Town of Irricana Land Use Bylaw 10:2002, more than one (1) residential building may be erected on a lot, provided that all residential buildings, when erected on the site, form a dwelling group.

5.9 Special Requirements for Apartment Building and Attached Housing Complexes

a) When the development of an apartment building is proposed, there shall be provided on the site areas for recreational and landscaping purposes, in addition to those areas needed for buildings, driveways, walkways and parking spaces.

b) The area of site required for recreational and landscaping purposes will vary according to the number and the size of the dwelling units constructed or to be constructed thereon and the areas of balconies and recreational facilities within the building including patios, swimming pools, and communal lounges for the free use of the tenants may be used in the calculation of total requirements for recreational landscaping areas.

c) The minimum recreational and landscaping area required per dwelling unit in an apartment building or for an attached housing complex shall be provided in accordance with the provisions of the following table:

<table>
<thead>
<tr>
<th>Size of Unit</th>
<th>Area Required for Recreational and Landscaping</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Square Metres</td>
</tr>
<tr>
<td>Bachelor Unit</td>
<td>14</td>
</tr>
<tr>
<td>1 Dwelling Unit</td>
<td>19</td>
</tr>
<tr>
<td>2 Dwelling Units</td>
<td>54</td>
</tr>
<tr>
<td>3 Dwelling Units</td>
<td>89</td>
</tr>
<tr>
<td>4 Dwelling Units and Over</td>
<td>123</td>
</tr>
</tbody>
</table>

d) The location on the site of recreation and landscaped areas is subject to the approval of the Development Officer.
5.10 Special Requirements for Secondary Suites

a) Definition:

For the purposes of this Bylaw, “studio suite” means a secondary dwelling unit with a separate direct access to a grade-served property above the first floor of a private garage.

b) Lot Mix:

A studio suite above a private garage may be allowed on a garage lot provided no part of the garage may be used as part of a studio suite.

c) Location:

A building capable of accommodating a studio suite and private garage shall be a maximum of 10 metres (32.81 feet) from the front property line, 1.5 metres (5 feet) from the rear property line, and 1.5 metres (5 feet) from the side property line.

d) Building Height:

A building capable of accommodating a studio suite and private garage shall have a maximum of 10 metres (32.81 feet) as an outdoor amenity space.

e) Separation from Rear Property Line:

A building capable of accommodating a studio suite and private garage shall have a minimum separation of 1.5 metres.

f) Separation from Rear Property Line:

A building capable of accommodating a studio suite and private garage shall have a minimum rear separation of 1.5 metres.

g) Floor Area:

The gross floor area of a studio suite shall not exceed 54 square metres (581.08 square feet) plus a loft.

h) Separation from Principal Building:

A building capable of accommodating a studio suite and private garage shall be located a minimum of 5 metres (16.40 feet) from the principal building.

i) Outdoor Amenities Space:

Outdoor Amenities Space for a studio suite shall be a minimum area of 25 square metres (269.10 square feet) and shall be provided between the rear of the principal building and the garage.

A portion of approximately 2.90ha (7.17 ac.) are designated Direct Control 6 (DC-6 Commercial) with the special requirements and conditions as noted below.

6.1 Purpose

The purpose of this district is to provide for business and retail developments serving the Town of Irricana and the surrounding rural areas, which require no outside storage, and create opportunities for commercial uses on the ground floor of buildings and residential and office uses on upper floors.

6.2 List of Permitted Uses

- Arts or Craft Studios
- Bike/Recycle Shops
- Coffee Shops
- Book Stores
- Boutiques
TOWN OF IRRICANA
BYLAW # 7:2008

Delicatessens
Drug Stores
Fitness Centres
Florists
Ice Cream Parlours
Laundromats
Libraries
Liquor Stores
Offices (Administrative, Business, and Professional)
Medical and Dental Clinics
Municipal Reserve Parcels less than 15 metres (49.21 feet) in width when used as buffer strips
Museums
Photography Studios
Pet Shops
Post Offices
Printers
Protective and Emergency Services
Restaurants
Retail Stores
Shoe Repair
Signs (advertising, directional, identification)
Speciality Food Store
Tailor Shops
Take Out Food Service
Temporary Residential Sales Centre
Travel Agencies

6.3 List of Discretionary Uses (Development Officer)

Dry Cleaning Establishments

6.4 List of Discretionary Uses (Municipal Planning Commission)

Accessory Buildings

Billiard Halls and Pool Rooms
Bowling Alleys
Bus Terminals
Catalogue Sales
Child Care Services
Churches
Cocktail Lounges
Dwelling Accommodation
Furniture Stores
Grocery Stores
Hardware Stores
Hotels
Motels
Outdoor Cafes
Parking Lots
Private Clubs, Recreational Centres, Lodges and Fraternal Orders
Public and Quasi-Public Buildings, Installations and Facilities
Taverns
Theatres

6.5 General Requirements

In addition to the General Land Use provisions contained in Part 9 of the Town of Irricana Land Use Bylaw 10:2002, the following provisions as contained within this section shall apply to every development in this district.

6.6 Minimum Requirements

a) Lot Area:
   i) Hotels: 1,115 square metres (12,002.15 square feet)
TOWN OF IRRICONA
BYLAW # 7:2008

b) Width of Site:
   i) Hotels: 31 metres (101.71 feet)
   ii) Other Uses: 7.5 metres (24.61 feet)

c) Front Yard: none required.

d) Rear Yard: none required.

e) Side Yards:
   i) Side adjacent to a residential district: 3 metres (9.84 feet)
   ii) All other locations: none required but if a yard is provided, it shall be a minimum of 1 metre (3.28 feet)

6.7 Maximum Limits

a) Height of Buildings: A maximum of 3 storeys not exceeding 11 metres (36.08 feet) at any elevation.

b) Building Setback: The maximum building setback from a property line from the street is 3.0 metres (9.84 feet).

6.8 Special Requirements

a) Screening:
   i) All sites abutting a residential district shall be screened from the view of a residential district to the satisfaction of the Municipal Planning Commission.

b) Landscaping:
   i) A minimum of 5 per cent (%) of the site area must be landscaped according to a landscape plan considered appropriate by the Municipal Planning Commission or Development Officer. The Municipal Planning Commission or Development Officer as part of the 5 per cent (%) landscaping requirement may consider fixtures to buildings, internal atriums or other attractive features. All landscaping shall conform to the requirements of Section 9.7 of the Town of Irricona Land Use Bylaw 10:2002, excepting Subsection 9.7.1 of the Town of Irricona Land Use Bylaw 10:2002.

c) Dwelling Accommodation shall:
   i) not be located below the second storey of a building;
   ii) have direct access to the outside street level;
   iii) not be located on the same floor as a non-residential use.

d) Appearance:
   i) All developments in this district must be designed to maximize the development potential and design in accordance with the Municipal Development Plan.

f) Vehicle Access
   i) All vehicle access to the parcel must be from the lane or parking lot internal to the block.
iii) All applications for development or subdivision of lands within this District shall be accompanied by the following information:

a) Conceptual Scheme which contains the following information:
   i) A description of all lands contained within the Conceptual Scheme area.
   ii) The proposed use of lands within the conceptual scheme area.
   iii) Proposed parcel size and density for the conceptual scheme area.
   iv) The proposed internal street pattern.
   v) An open space scheme identifying pedestrian pathways, linkages to the greater community open space network, the location and distribution of municipal and environmental reserve.
   vi) A servicing proposal including, but not limited to, public and private utilities for the conceptual scheme area.
   vii) A storm water management scheme identifying key elements of the scheme, the distribution of these elements within the conceptual scheme area and (where proposed or considered necessary by the Municipality) their integration with other storm water systems operating within the Town of Irricana.
   viii) An architectural and massing scheme for the residential development within the conceptual scheme area.
   ix) A Crime Prevention through Environmental Design (CPED) strategy that anticipates problematic places and situations where crime can occur within the Conceptual Scheme and establishes design guidelines for the evaluation and mitigation of this potential.
   x) Shall evaluate and address any off-site development issues, which may result from development within the Conceptual Scheme Area.
   xi) Ensure that the transition between adjacent land uses and proposed land use in the Conceptual Scheme Area are compatible or anticipated conflicts are mitigated;
   xii) Any other matters deemed appropriate by Council.
   xiii) All drawings submitted to meet the above requirements shall be drawn to scale and accurately dimensioned.

b) Evaluation of any onsite hazards and appropriate mitigation or avoidance measures, including but not limited to the railroad tracks and fire protection.

c) An evaluation of on-site geotechnical features, the scope of which shall be determined by the Town of Irricana’s engineer.

d) An evaluation of on-site environmental conditions, including but not limited to requirements on the dedication of Environmental Reserve for the floodplain and coulee.

e) An environmental audit.

f) An evaluation of any on-site hydrological conditions;

g) An evaluation of the servicing proposal with respect to the provision or upgrading of off-site distribution, treatment or disposal facilities.

h) A traffic Impact Analysis, the scope of which shall be determined by the Town of Irricana’s engineer.

i) An archaeological impact overview and assessment.

j) Such other information deemed necessary by Council.

iv) Notwithstanding Land Use Bylaw 10.2002 Part 14.1.3 Procedure and in accordance with the Municipal Government Act RSA 2000, Chapter M-26 Division 5, Section 641(3):

for DC-5 and DC-6 Districts:
TOWN OF IRRICANA
BYLAW # 7:2008

a) The Development Officer shall consider and decide on applications for Development Permits for those uses which are listed as Permitted Uses and Discretionary Uses (Development Officer) in accordance with Part 3.5 of the Land Use Bylaw 10:2002.

b) The Municipal Planning and Subdivision Committee (Subdivision Approving Authority) shall consider and decide on applications for Development Permits for those uses which are listed as Discretionary Uses (MPC) in accordance with Part 3.7 of the Land Use Bylaw 10:2002.

c) The Municipal Planning Commission shall receive, consider and decide on applications for subdivision approval in accordance with Part 3.7 of the Land Use Bylaw 10:2002.

d) The Subdivision Officer shall be authorized to act on behalf of the municipality on matters delegated in Part 3.6 of the Land Use Bylaw 10:2002.

2. Section 8.3, the Land Use District Map, is amended so that Plan 8710296, Block 22, Lot 2, containing 46.6 hectares (115.1 acres) more or less, excepting thereout

<table>
<thead>
<tr>
<th>Plan</th>
<th>Number</th>
<th>Hectares</th>
<th>Acres (more or less)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision</td>
<td>9312038</td>
<td>3.457</td>
<td>8.54</td>
</tr>
<tr>
<td>Subdivision</td>
<td>9712491</td>
<td>0.311</td>
<td>0.77</td>
</tr>
<tr>
<td>Subdivision</td>
<td>9811544</td>
<td>2.91</td>
<td>7.19</td>
</tr>
<tr>
<td>Subdivision</td>
<td>9813255</td>
<td>2.06</td>
<td>5.09</td>
</tr>
<tr>
<td>Subdivision</td>
<td>9912607</td>
<td>4.971</td>
<td>12.28</td>
</tr>
</tbody>
</table>

Are redesignated from Urban Reserve (UR) District to:

a) A portion of approximately 16.704ha (41.27 ac) are designated Direct Control 5 (DC-5 Residential),

b) A portion of approximately 2.990ha (7.17ac) are designated Direct Control 6 (DC-6 Commercial),

c) A portion of approximately 4.119ha (10.18ac) are designated Public Park, School and Recreation District, as illustrated in the following Map:
TOWN OF IRRICANA
BYLAW # 7:2008

In accordance with the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, Section 230 and Section 606, this bylaw was advertised in the Rocky View Weekly January 20, 2009 and January 27, 2009 editions. Public Hearing held February 2, 2009.

READ a second time this 2nd day of February, 2009.

READ a third time this 2nd day of February, 2009.

(MAYOR)

(CHEF ADMINISTRATIVE OFFICER)
TOWN OF IRRICANA
BYLAW # 9:2008

BEING A BYLAW AMENDING MUNICIPAL DEVELOPMENT PLAN 9:2002
OF THE TOWN OF IRRICANA IN THE PROVINCE OF ALBERTA

WHEREAS pursuant to the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Town of Irricana (hereinafter called Council) has adopted Municipal Development Plan Bylaw #9:2002 and;

WHEREAS the Council wishes to recognize that higher density development should be incorporated into the Municipal Development Plan as recommended in the Town of Irricana Thirty-Year Growth Study which was accepted by Council for information in July, 2008, and;

WHEREAS the Council deems it desirable that Municipal Development Plan Bylaw #9:2002 be amended;

NOW THEREFORE the Council hereby enacts that Municipal Development Plan Bylaw #9:2002 be amended as follows:

1. Section 6.0 Municipal Development Plan Policies: Medium Density Residential Requirements,

6.2.30 All medium density residential land use proposed for the MDP Plan Area shall conform to the following requirements:

a) Medium density residential shall comprise no greater than 17% of the overall new residential area proposed for development.

and

e) Medium density residential land use shall be clustered in groupings of less than 12 dwelling units and shall be integrated into the overall land use structure of the neighbourhood.

2. Section 6.6 Street System. Primary Highway Policies. Access,

6.6.1.3.1 Notwithstanding 6.6.1.3, a variance can be allowed if permission has been obtained from Alberta Transportation.

3. The Bylaw comes into full force and effect upon third and final reading.

READ a first time this 1st day of December, 2008.

Mayor

Chief Administrative Officer

In accordance with the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, Section 230 and Section 606, this bylaw was advertised in the Rocky View Weekly January 20th, 2009 and January 27th, 2009 editions. Public Hearing held February 2nd, 2009.

READ a second time this 2nd day of February, 2009.

READ a third time this 2nd day of February, 2009.

Mayor

Chief Administrative Officer