

Calkins Place Area Redevelopment Plan

Prepared by
NORR Architects Planners

On behalf of
The Town of Turner Valley

August, 2010



**BYLAW 10-996
TOWN OF TURNER VALLEY**

**BEING A BYLAW OF THE TOWN OF TURNER VALLEY WHICH PROVIDES FOR THE
CALKINS PLACE AREA REDEVELOPMENT PLAN**

WHEREAS

Pursuant to the provisions of the Municipal Government Act, Chapter M-26.1, Revised Statutes of Alberta 2000, Council of the Town of Turner Valley in the Province of Alberta (hereinafter called the "Council") may designate an area of the municipality as a redevelopment area; and

WHEREAS

The Council did direct the preparation of an Area Redevelopment Plan;

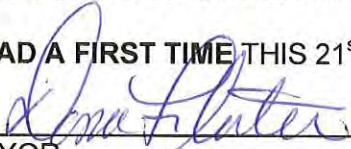
NOW THEREFORE

The Council hereby enacts as follows:

1. This Bylaw be cited as the "Calkins Place Area Redevelopment Plan".
2. The Calkins Place Area Redevelopment Plan, attached hereto as Schedule "A" is hereby adopted.
3. This Bylaw comes into full force and effect upon third and final reading.

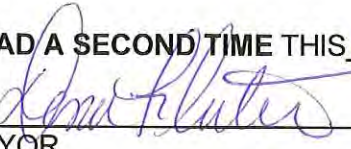
THIS BYLAW comes into effect on the date of its **THIRD** and **FINAL READING**.

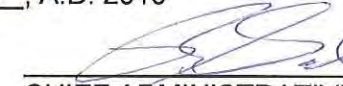
READ A FIRST TIME THIS 21st DAY OF JUNE, A.D. 2010


MAYOR

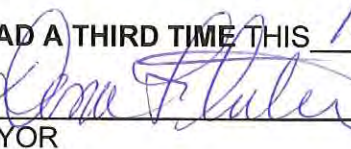

CHIEF ADMINISTRATIVE OFFICER

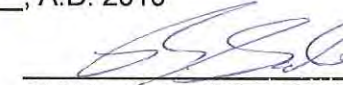
READ A SECOND TIME THIS 16th DAY OF August, A.D. 2010


MAYOR


CHIEF ADMINISTRATIVE OFFICER

READ A THIRD TIME THIS 16th DAY OF August, A.D. 2010


MAYOR


CHIEF ADMINISTRATIVE OFFICER

“Schedule A”

Calkins Place Area Redevelopment Plan

Bylaw 10-996

**Prepared by NORR Architects Planners
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August, 2010

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1.0 PREFACE

1.1 What is an Area Redevelopment Plan?

An Area Redevelopment Plan (ARP) is a long range planning document used to guide redevelopment and/or changes to an existing developed neighbourhood. An ARP supplements the *Land Use Bylaw* by providing local policy context and specific land use and development guidelines which the Development Authority can base their decisions on when considering development and subdivision applications in the community. An ARP also provides guidance for Administration in undertaking local improvement projects to address road standards, municipal servicing, environmental and other issues identified by residents.

The anticipated planning horizon for the Calkins Place ARP is ten to fifteen years. This planning period may change depending on general growth trends within the Town and specific trends within the Calkins Place area. As a result, it is important that an evaluation of the effectiveness of the ARP in meeting its objectives be undertaken as the need arises.

2.0 INTRODUCTION

2.1 History

Calkins Place is a residential community located in the Town of Turner Valley adjacent to the Sheep River. The land was part of the Municipal District of Foothills until 1979 when the Town of Turner Valley annexed the area. The community was originally known as 'Poverty Flats', a working class neighbourhood home to workers at the Turner Valley Gas Plant and oilfields. Royalite Oil Company, one of the founding companies of Alberta's oil and gas industry, owned the land until 1955 when Mr. Harold Newby purchased the property.

Mr. Newby continued to lease the land to approximately 16 households until residents came together and formed a development company called Poverty Flats Homes in an effort to purchase the property and subdivide the land. The purchase was complete in the mid 1970s and the land was subdivided among the 16 residents so they would have as close to equal shares as possible based on how their home was situated on the land.

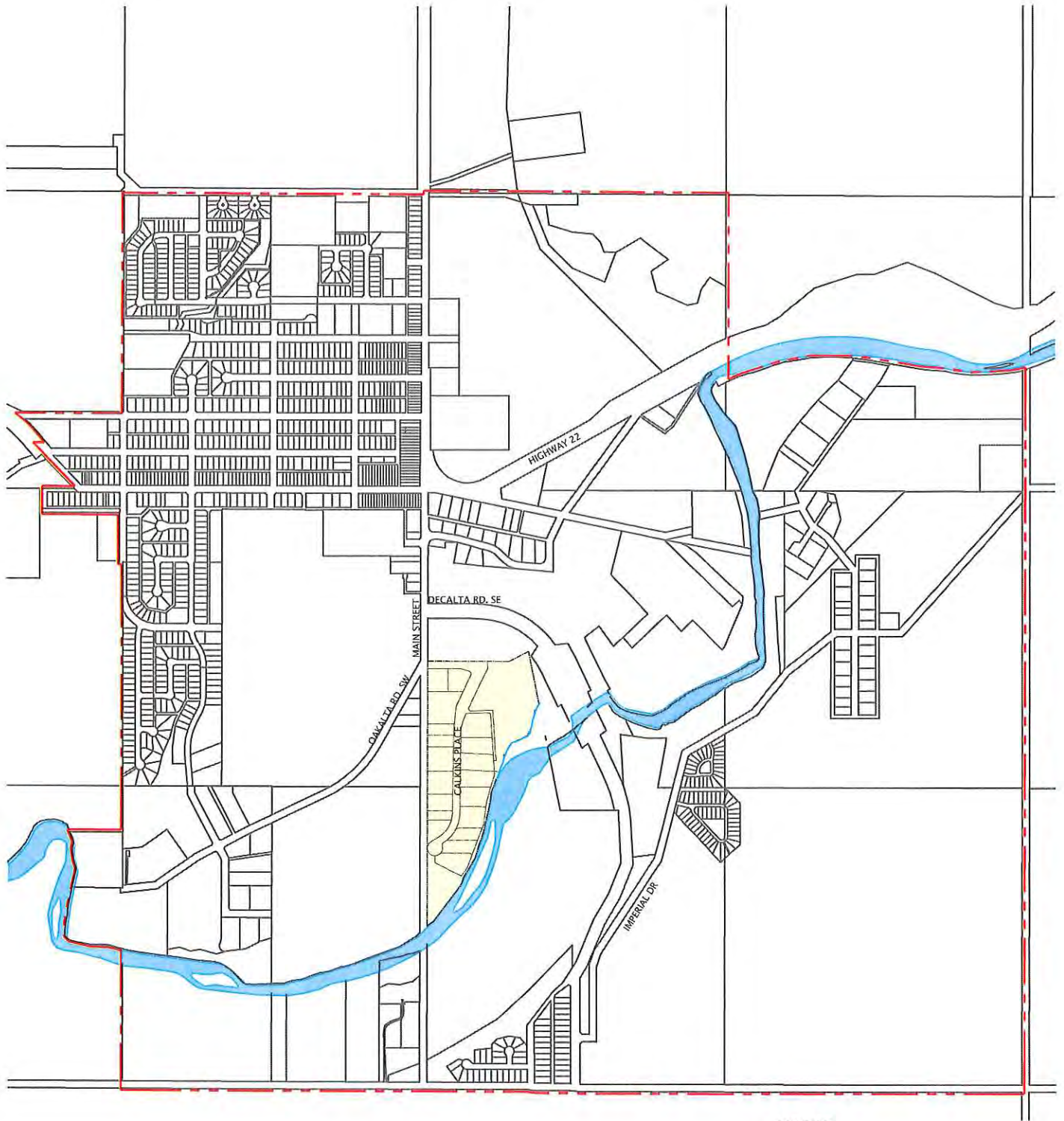
The street (Calkins Place) is named after one of the original families, Richard and Susan Calkins. Mr. Calkins was a ranch hand at the Rocking P Ranch west of High River then moved to Turner Valley to work for the Royalite Oil Company. The Calkins moved to Poverty Flats in the late 1930s and leased their land from the oil company and then Mr. Newby, until title was transferred to residents in the late 1970s.

2.2 Definition of the Plan Area

The Calkins Place ARP is located south of the town centre adjacent to the Sheep River in Turner Valley. The lands lie within the W1/2 of Section 6-20-2-W5M at the southern terminus of Main Street as illustrated in **Figure 1: Location Map**. The Plan Area consists of +/-13.2 hectares (32.5 acres) which includes all road allowances as well as publicly and privately owned lands.

The ARP boundary is illustrated in **Figure 2: Plan Area** and is defined by the following boundaries:

- North Boundary – vacant land south of Decalta Rd. at the intersection of Main St.
- West Boundary – undeveloped road allowance
- East Boundary – Sheep River and Decalta Rd. SE
- South Boundary – Sheep River



- LEGEND
- TOWN BOUNDARY
 - PLAN AREA
 - SHEEP RIVER



NORR
ARCHITECTS PLANNERS

Client/Project
TOWN OF TURNER VALLEY / CALKINS PLACE ARP

Figure No.

2

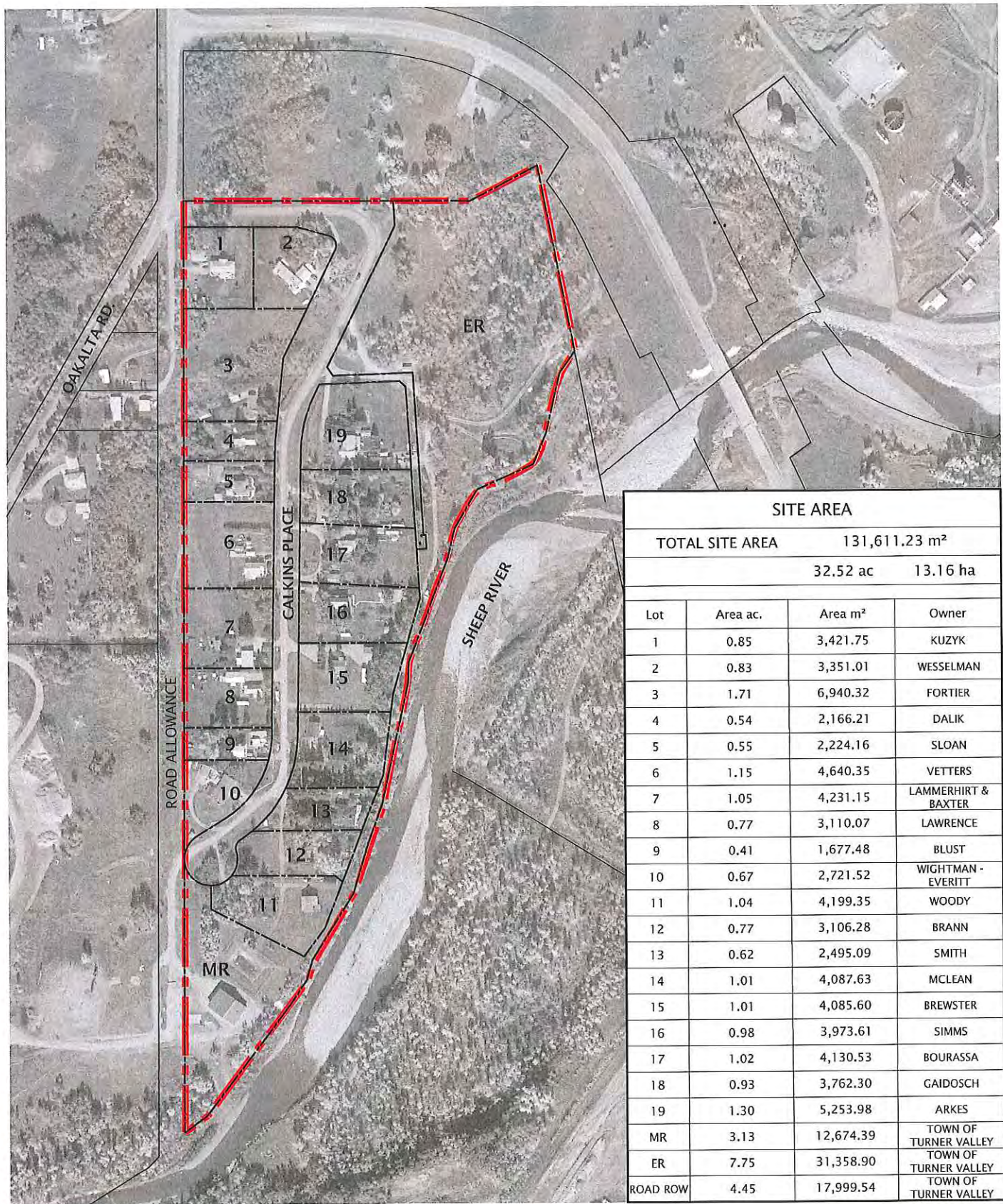
Title

Plan Area

The legal description and corresponding municipal address of the lands involved in this Plan are identified below:

Legal Description (all lots are located within the W1/2 of Sec.6-20-2-W5M)		Municipal Address	Acres (+/-)	Hectares (+/-)
Privately Owned				
	Lot 1, Block 2, Plan 801 1291 (part 1)	103 Calkins Place	0.85	0.34
	Lot 1, Block 2, Plan 801 1291 (part 2)	107 Calkins Place	0.83	0.33
	Lot 2, Block 2, Plan 801 1291	626 Calkins Place	1.71	0.69
	Lot 8, Block 2, Plan 951 1646	702 Calkins Place	0.54	0.22
	Lot 9, Block 2, Plan 951 1646	704 Calkins Place	0.55	0.22
	Lot 4, Block 2, Plan 801 1291	802 Calkins Place	1.15	0.46
	Lot 5, Block 2, Plan 801 1291	822 Calkins Place	1.05	0.42
	Lot 6, Block 2, Plan 801 1291	844 Calkins Place	0.77	0.31
	Lot 19, Block 2, Plan 891 0678	906 Calkins Place	0.41	0.17
	Lot 20, Block 2, Plan 891 0678	1010 Calkins Place	0.67	0.27
	Lot 8, Block 1, Plan 801 1291	1065 Calkins Place	1.04	0.42
	Lot 9, Block 1, Plan 801 1291	1047 Calkins Place	0.77	0.31
	Lot 10, Block 1, Plan 801 1291	1025 Calkins Place	0.62	0.25
	Lot 11, Block 1, Plan 801 1291	1003 Calkins Place	1.01	0.41
	Lot 12, Block 1, Plan 801 1291	883 Calkins Place	1.01	0.41
	Lot 13, Block 1, Plan 801 1291	865 Calkins Place	0.98	0.39
	Lot 14, Block 1, Plan 801 1291	843 Calkins Place	1.02	0.41
	Lot 15, Block 1, Plan 801 1291	725 Calkins Place	0.93	0.38
	Lot 16, Block 1, Plan 801 1291	701 Calkins Place	1.30	0.55
Subtotal			17.21	6.96
Publicly Owned Land				
	Lot 18ER, Block 1, Plan 801 1291		3.13	1.27
	Lot 17MR, Block 1, Plan 801 1291		7.75	3.13
	Road Allowance		4.45	1.80
Subtotal			15.33	6.20
TOTAL			32.54	13.16

Figure 3: Land Ownership illustrates the location, parcel area and current land ownership of the parcels identified in the table above.



SITE AREA			
TOTAL SITE AREA		131,611.23 m ²	
		32.52 ac	13.16 ha
Lot	Area ac.	Area m ²	Owner
1	0.85	3,421.75	KUZYK
2	0.83	3,351.01	WESSELMAN
3	1.71	6,940.32	FORTIER
4	0.54	2,166.21	DALIK
5	0.55	2,224.16	SLOAN
6	1.15	4,640.35	VETTERS
7	1.05	4,231.15	LAMMERHIRT & BAXTER
8	0.77	3,110.07	LAWRENCE
9	0.41	1,677.48	BLUST
10	0.67	2,721.52	WIGHTMAN - EVERITT
11	1.04	4,199.35	WOODY
12	0.77	3,106.28	BRANN
13	0.62	2,495.09	SMITH
14	1.01	4,087.63	MCLEAN
15	1.01	4,085.60	BREWSTER
16	0.98	3,973.61	SIMMS
17	1.02	4,130.53	BOURASSA
18	0.93	3,762.30	GAIDOSCH
19	1.30	5,253.98	ARKES
MR	3.13	12,674.39	TOWN OF TURNER VALLEY
ER	7.75	31,358.90	TOWN OF TURNER VALLEY
ROAD ROW	4.45	17,999.54	TOWN OF TURNER VALLEY

2.3 Plan Impetus

In 2009 a municipal sanitary sewer line was extended to Calkins Place. This line would enable residents to abandon their private collection and treatment systems and connect to municipal services thereby enhancing the opportunity for further subdivision. Several landowners have expressed an interest in subdivision and given the recent extension of sanitary services, the Town anticipates increasing development pressures in the Calkins Place area. As a result, the Town is taking a proactive approach through this ARP, in collaboration with landowners, to create a long-term vision to guide changes that are considered appropriate for the area.

2.4 Purpose of the Plan

The primary purpose of the Plan is to provide guidance and direction for the future redevelopment of Calkins Place in a manner that reflects the vision and aspirations of landowners and the Town Administration.

A secondary purpose of the ARP is to ensure the policy framework for the Calkins Place area is coordinated with the overall goals and objectives of the municipality as expressed in the MDP and implemented through the LUB.

The planning direction expressed in this Plan was derived from the area residents through consultation sessions aimed at defining how they wish to see their community redevelop over the next 10 to 15 years. These desires help create the community's identity and ensure this identity is carried on in the future. More specifically the Calkins Place ARP provides direction on:

- A land use and subdivision strategy for the orderly development of a rural residential lifestyle;
- A conservation strategy for the sensitive Sheep River riparian area;
- The effective use of infrastructure; and
- Monitoring long term effectiveness of the plan.

3.0 PLANNING CONTEXT

3.1 Enabling Legislation

The Calkins Place Area Redevelopment Plan has been prepared in accordance with the *Municipal Government Act (Revised Statutes of Alberta, 2000, Chapter M-26)*, which states:

634 A council may

- (a) designate an area of the municipality as a redevelopment area for the purpose of any or all of the following:
 - i) preserving or improving land and buildings in the area;
 - ii) rehabilitating buildings in the area;
 - iii) removing buildings from the area;
 - iv) constructing or replacing buildings in the area;
 - v) establishing, improving or relocating roads, public utilities or other services in the area;
 - vi) facilitating any other development in the area,
- (b) adopt, by bylaw, an area redevelopment plan,
- (c) in accordance with this section and Division 6, provide for the imposition and collection of a levy to be known as a "redevelopment levy", and
- (d) authorize a designated officer, with or without conditions, to perform any function with respect to the imposition and collection of that redevelopment levy.¹

635 An area redevelopment plan

- (a) must describe:
 - i) the objectives of the plan and how they are proposed to be achieved,
 - ii) the proposed land uses for the redevelopment area,
 - iii) if a redevelopment levy is to be imposed, the reasons for imposing it, and
 - iv) any proposals for the acquisition of land for any municipal use, school facilities, parks and recreation facilities or any other purposes the council considers necessary; and
- (b) may contain any other proposals that the council considers necessary.²

3.2 Municipal Development Plan

The Town of Turner Valley *Municipal Development Plan* (MDP) was adopted on September 20, 2004. The MDP is a statutory plan that guides future growth and development in the Town. It is the primary document that serves as a framework for the physical development of the

¹ *Municipal Government Act*, Statutes of Alberta, Part 17, Division 4, Section 634.

² *Ibid*, Section 635.

town, and all other statutory plans including this ARP must be consistent with the MDP and its policies.

Key directions in the MDP that apply to the Calkins Place ARP include:

Objectives:

5.2 Objectives (Growth Management):

- *To encourage, 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 explore and capitalize on funding opportunities which will maintain and enhance the community's municipal infrastructure.³*

6.2 Objectives (Development Constraints & Environmental Protection):

- *To ensure public safety is protected and development is safeguarded from areas of known hazard.*
- *To identify and protect environmentally significant and ecologically sensitive areas, which contribute to the maintenance of natural processes and the quality of urban environment, including escarpment areas, watercourses and significant views and vistas.*
- *To ensure that public access to unique areas, including lands adjacent to watercourses and escarpment areas, is retained.*
- *To recognize environmental responsibilities and to strive to achieve and maintain the highest environmental standards possible.*
- *To identify lands that have inherent natural, cultural and/or recreational value and to maintain and enhance the natural quality of such environments for human passive and/or active recreational use.*
- *To minimize potential flood damage in all areas which are subject to flooding.⁴*

³ Town of Turner Valley, *Municipal Development Plan* (adopted September 2004), Section 5.2, p. 13-14.

⁴ *Ibid.*, Section 6.2, p. 15-16.

7.2 Objectives (Residential Development):

- *To promote and provide the development of safe, attractive and functional neighbourhoods that will meet the household accommodation needs of a full range of socio-economic groups.*
- *To maintain the general character and stability of established residential areas while allowing for a limited amount of higher density infill residential development and redevelopment in selected appropriate locations.⁵*

10.2 Objectives (Open Space, Parks and Municipal/School Reserve)

- *To develop, maintain and expand a pathway system for Turner Valley.*
- *To maintain and enhance public access to the Sheep River.*
- *To provide a variety of open space opportunities ranging from formal parks to natural areas.⁶*

Policies

MDP policies applicable to the Calkins Place ARP include:

Development/Subdivision near Pipelines and Wells

- 6.3.1 *Prior to the approval of subdivision or development within the Town's corporate boundaries, the Appropriate Approval Authority shall request a comprehensive study of the proposed area and specific lands in the vicinity to ensure all pipelines and wells active or abandoned have been completely documented and analyzed. These applications shall be circulated to ERCB and any pertinent gas companies for further information. The Appropriate Approval Authority shall request specific separation distance for existing or probable development from or to a gas facility, in accordance with subdivision regulations.⁷*

Preservation of Natural Features

- 6.3.9 *Natural features (including landforms and vegetation) that contribute to the ecosystem, natural visual quality, continuity of tree cover and screening of development should be preserved.⁸*

⁵ Town of Turner Valley, *Municipal Development Plan* (adopted September 2004), Section 7.2, p. 21.

⁶ Ibid., Section 10.2, p. 27.

⁷ Ibid., Section 6.3, p. 16.

⁸ Ibid., p. 18.

Floodway and Flood Fringe Restrictions

- 6.4.1 *Development within the established flood plain, as designated by the Canada-Alberta Flood Reduction map for Turner Valley shall be restricted and limited other than as identified within the Canada Alberta Flood Reduction Program.⁹*

Access to Water Courses

- 6.4.2 *To ensure public access to watercourses is retained, a reserve dedication will be required adjacent to the watercourses at the time of subdivision. The width of reserve land will vary depending on the results of a MEIS [Municipal Environmental Impact Statement] that will determine the significance of habitat, ecology, geo-technical stability, floodplain and open space/trail system requirements. The general configuration of reserve adjacent to the watercourse will be established at the area structure plan or outline plan of a subdivision stage.*

The width of the reserve is encouraged to be at least 15 metres and be composed of municipal and environmental reserves in accordance with the Municipal Government Act.¹⁰

Enhancement Initiatives for Developed Residential Areas within the Plan Area

- 7.3.3 *The Town of Turner Valley is supportive of community based initiatives to enhance developed residential areas within the MDP Plan Area and is prepared to consider local improvement bylaws, in accordance with Town policy, to provide or improve the following:*

- Sidewalks and pedestrian pathways;*
- Street lighting;*
- Enhancements to rear lanes;*
- Enhancements to storm water management systems;*
- Enhancements to Municipal utility services to existing residential areas.¹¹*

Open Space & Pathways

- 10.3.3 *Through responsible site planning and design, the Town will maintain natural vegetation and site features throughout the open space system.*
- 10.3.4 *Provision for public access to permanent water bodies and natural drainage features will be incorporated into subdivision plans, provided it does not negatively impact sensitive natural areas.*

⁹ Town of Turner Valley, *Municipal Development Plan* (adopted September 2004), Section 6.4, p. 18.

¹⁰ *Ibid.*

¹¹ *Ibid.*, Section 7.3, p. 22.

10.4.3 Pathway/trail development should be directed away from areas that are ecologically sensitive.¹²

3.3 Land Use Bylaw

The *Turner Valley Land Use Bylaw No. 03-869* regulates and controls the development of land and buildings in the Town. While the Calkins Place ARP includes policies specific to the area, the Land Use Bylaw (LUB) will regulate the types of land uses allowed on individual properties based on the land use (or zoning) designation for the land.

The LUB divides the Town into land use districts; for example, residential, highway commercial, light industrial and direct control districts. Each district lists permitted uses which are allowed on the land and discretionary uses which are subject to the opinion of the Development Authority. Direct Control districts are used to provide for unique developments which in the opinion of Council require specific regulations that are not available in any of the standard land use districts.

The current land use designation for the Calkins Place Plan Area is shown in **Figure 4: Existing Land Use**, which corresponds to the Town's land use map at the time this ARP was prepared.

The implementation strategy for this ARP proposes an amendment to the LUB; however, it does not redesignate the land. Lands within the Plan Area may require redesignation prior to subdivision or development.

¹² Ibid., Section 10.3 and 10.4, p. 28.

4.0 PLANNING PROCESS

4.1 ARP Planning Process

The Town of Turner Valley requires the preparation of this Plan as a prerequisite to approving new infill development within the Plan Area. Consultants were retained by the Town to prepare the Plan and consult with landowners. The planning process to prepare the ARP was conducted in four phases.

The first phase involved conducting an inventory and analysis of the relevant planning information including the physical conditions of the area and a review of the Town's planning framework. The second phase involved identifying the area's opportunities and constraints based on the phase 1 analysis and initial contact with landowners. At this stage, landowners also expressed their vision for the future redevelopment of the area.

In phase 3 the objective was to develop several conceptual subdivision options and determine the preferred plan for redevelopment addressing issues such as density and housing form. A key activity in this phase was meeting with landowners to present the options and select a preferred scheme which would form the basis of the ARP.

The draft ARP was prepared during phase 4. Opportunities for direct input were provided to landowners as the plan was circulated to them through a community liaison before the draft was presented to the general public at an open house during the approval process. An opportunity for direct verbal input to the draft plan from the general public was provided at this open house along with opportunities to provide written input through the open house comment sheet and emails. Comments were considered and incorporated into the preparation of the final plan to be considered by Council at a Public Hearing. Comments received are included as **Appendix C: Consultation Summary of Open House**.

4.2 Community Involvement

Community consultation was an important aspect of the planning process. Since the Plan Area was comprised predominantly of private properties, each landowner was given the opportunity to directly participate in the planning process. A community liaison was appointed (Ann Arkes) to facilitate communications between the consultant preparing the ARP and all landowners.

During the planning process, two meetings were held with landowners and a public open house was conducted for the general public to present the draft ARP and solicit feedback prior to finalizing the ARP for Council's consideration.

Meetings with Landowners

On January 28, 2010, a meeting was held with land owners at the Municipal building to introduce the project and present preliminary background information related to development constraints. Representatives from over three-quarters of the households attended this meeting.

On March 1, 2010 a second meeting was held with landowners at the Flare and Derrick community hall to review three alternative subdivision schemes and potential land use changes to the Plan Area. Approximately 70% of landowners attended this meeting where consensus was achieved on several issues related to the future redevelopment of the area including:

- Preferred subdivision concept;
- Strategy for incorporating new development within the existing built form;
- Importance of visual and aesthetic elements; and
- Opportunities for public trail connections.

In addition to the two meetings organized by the Town and the consultant, the residents held several internal meetings and provided feedback to the consultants via the community liaison particularly with respect to preferred density, housing form and building setbacks. The vast majority of landowners attended these meetings and provided direct input through the community liaison.

Draft Plan Public Open House

A public open house was held during the approval process. Comments on this Open House are contained in **Appendix B**.

5.0 EXISTING CONDITIONS

Calkins Place is a low density residential community comprised of single detached residences on 19 large lots. The area is a unique enclave within the Town due to its proximity to the Sheep River and rural residential character. Calkins Place is characterized by its peaceful setting, mature vegetation and eclectic housing stock. This section will provide additional details on the current situation relative to land ownership, land use, topography, natural features, drainage patterns, oil and gas facilities, existing development and roads and utilities.

5.1 Land Ownership

Approximately 53% of the land in the Plan Area is privately owned, while the remaining 47% is owned by the municipality. At the time this ARP was prepared the registered owners of the land were as follows:

Lot # (Figure X)	Municipal Address	Legal Description	Registered Owner
1	103 Calkins Place	Lot 1, Block 2, Plan 801 1291 (part 1)	Kuzyk
2	107 Calkins Place	Lot 1, Block 2, Plan 801 1291 (part 2)	Wesselman
3	626 Calkins Place	Lot 2, Block 2, Plan 801 1291	Fortier
4	702 Calkins Place	Lot 8, Block 2, Plan 951 1646	Dalik
5	704 Calkins Place	Lot 9, Block 2, Plan 951 1646	Sloan
6	802 Calkins Place	Lot 4, Block 2, Plan 801 1291	Vetters
7	822 Calkins Place	Lot 5, Block 2, Plan 801 1291	Lammerhirt & Baxter
8	844 Calkins Place	Lot 6, Block 2, Plan 801 1291	Lawrence
9	906 Calkins Place	Lot 19, Block 2, Plan 891 0678	Blust
10	1010 Calkins Place	Lot 20, Block 2, Plan 891 0678	Wightman-Everitt
11	1065 Calkins Place	Lot 8, Block 1, Plan 801 1291	Woody
12	1047 Calkins Place	Lot 9, Block 1, Plan 801 1291	Brann
13	1025 Calkins Place	Lot 10, Block 1, Plan 801 1291	Smith
14	1003 Calkins Place	Lot 11, Block 1, Plan 801 1291	McLean
15	883 Calkins Place	Lot 12, Block 1, Plan 801 1291	Brewster
16	865 Calkins Place	Lot 13, Block 1, Plan 801 1291	Simms
17	843 Calkins Place	Lot 14, Block 1, Plan 801 1291	Bourassa
18	725 Calkins Place	Lot 15, Block 1, Plan 801 1291	Gaidosch
19	701 Calkins Place	Lot 16, Block 1, Plan 801 1291	Arkes
ER	-	Lot 18ER, Block 1, Plan 801 1291	Town of Turner Valley
MR	-	Lot 17MR, Block 1, Plan 801 1291	Town of Turner Valley

5.2 Land Use

The majority of the Plan Area is residential use. At the time this ASP was prepared the Calkins Place lands were designated **Residential Restricted Single Detached District (RR-1)** under the *Turner Valley Land Use Bylaw No. 03-869*. This district provides for “single detached residential neighbourhoods having a low density and high standards of development”. Some of the key requirements of the RR-1 district include:

- Minimum lot area: 0.4 ha (1 ac)
- Minimum lot width: 30 m (98.42 ft.)
- Minimum front yard: 7.5 m (24.6 ft.)
- Minimum side yards:
 - Principal building: 5 m (16.4 ft.)
 - Accessory buildings (street side or corner site): 3 m (9.84 ft.)
 - Other accessory buildings: 2.4 m (7.87 ft.)
 - All other: 1.5 m (4.92 ft.)
- Minimum rear yard (principal building): 7.5 m (24.6 ft.)
- Minimum habitable floor area (single detached dwellings): 112 m² (1,205 sq. ft.)
- Maximum coverage of site (all buildings): 40%
- Maximum height of principal dwelling: 10 m (32.81 ft.)

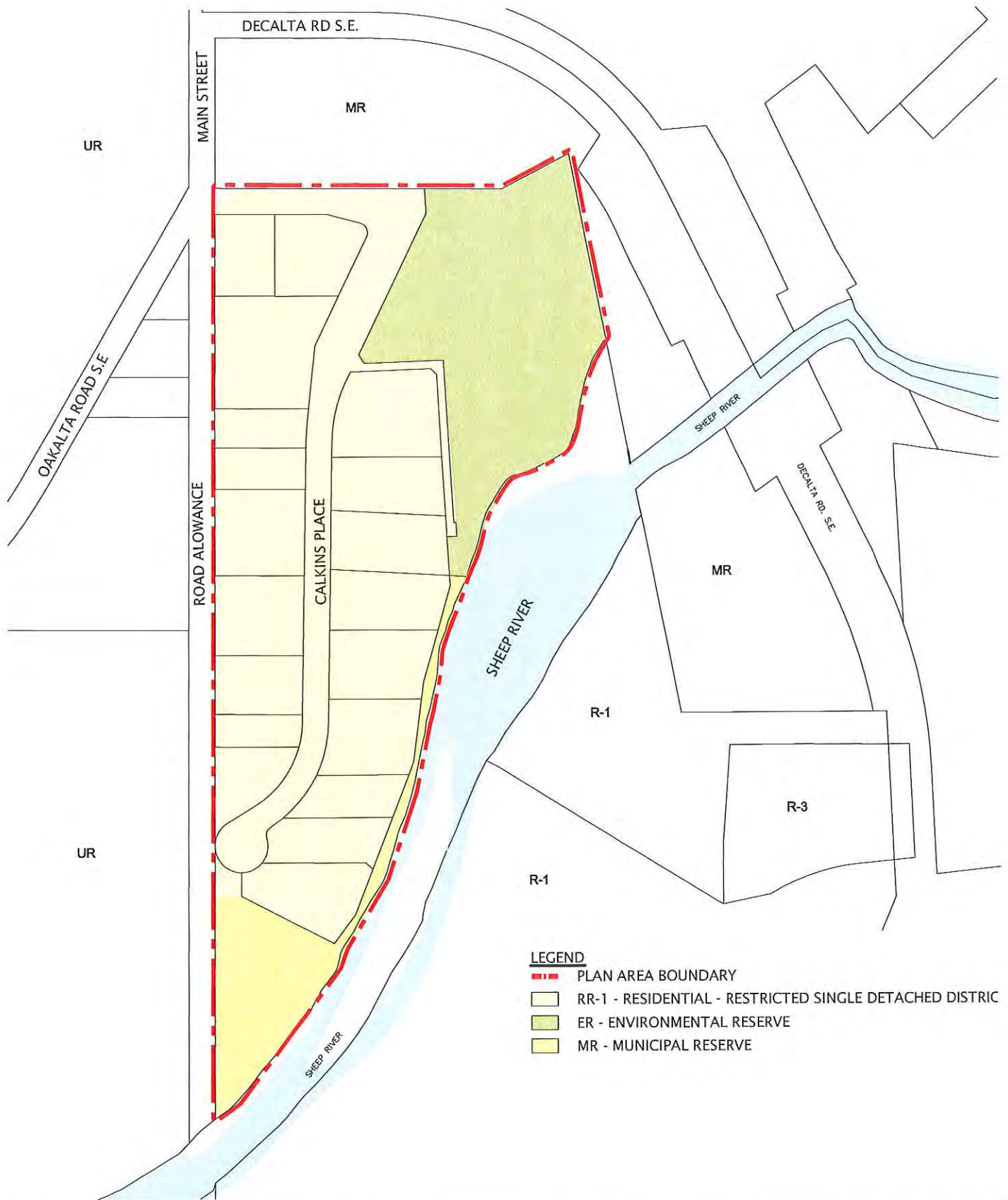
At the time this ARP was prepared 37% (7 of the 19) residential lots conformed to the minimum lot area requirements under the RR-1 guidelines. The remaining lots are less than 1 acre as required under the current RR-1 land use district. The ARP planning process presents an opportunity to review the current residential land use designation and propose a new land use designation that will accommodate existing and future development.

Nearly 25% of the Plan Area (7.8 acres) is designated as Environmental Reserve (ER). The ER is located within the north east portion of the site which serves as a drainage corridor to the Sheep River. This ER contains steep slopes and dense vegetation in some areas of the parcel. Utilities are also contained within the ER parcel including a lift station for the sanitary sewer line, municipal water lines and water wells.

Approximately 10% of the Plan Area (3.1 acres) is designated as Municipal Reserve (MR). The MR is located at the south end of the site and extends north along the banks of the Sheep River where it meets a portion of the ER. The MR at the south end of the Plan Area contains a water treatment facility and is not readily accessible to the public. This treatment facility receives water from wells and distributes treated water to the reservoir and distribution system servicing Turner Valley. Similar to the residential land use designation issue, the ARP process presents an opportunity to review the classification of the portion of ER and the MR which contain public utilities.

Adjacent lands to the north and west are designated as Urban Reserve (UR) while the land across the Sheep River to the south and east are designated Residential Single Detached (R-1).

Figure 4: Existing Land Use shows the land use designations for the Plan Area at the time this ARP was prepared.



5.3 Topography & Other Natural Features

The topography of the Calkins Place area generally slopes from the northwest to the south-east portion of the site as the land transitions into the Sheep River valley. The topography runs from the highest elevation within the Plan Area at approximately 1,211 metres (3,973 feet) near the entrance to Calkins Place to the lowest point at 1,195 metres (3,920 feet) in elevation near the river bank within the existing Environmental Reserve. **Figure 5: Natural Features** shows the original ground contours and existing vegetation within the Plan Area.

There are two main areas with slopes in excess of 15%. An escarpment crosses the northern portion of the Plan Area including portions of the ER parcel and the parcel described as Lot 2, Block 2, Plan 8011291. The other area with significant slopes forms the river bank near the south-east portion of the site. A slope analysis is provided in **Figure 6** and highlights the areas with slopes greater than 15%.

The LUB contains regulations associated with development on lands adjacent to steep slopes. In these areas, development will not be permitted within 30 metres from the top and toe of an escarpment where the slope exceeds 15%. This setback can be reduced at the discretion of the Development Authority if the area is proven to be safe through engineering studies.¹³

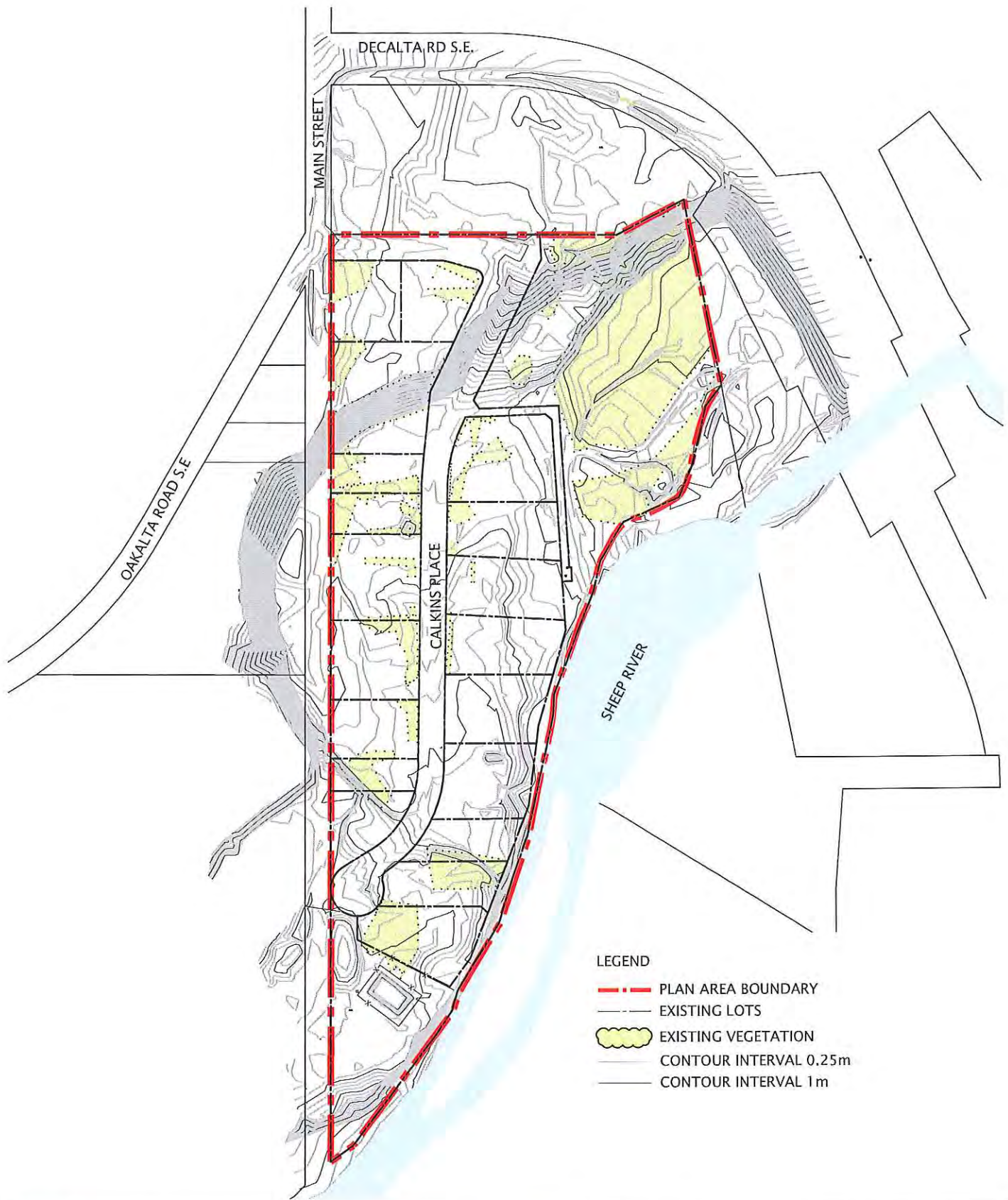
In terms of vegetation, there are a number of mature coniferous and deciduous trees and shrubs in the Plan Area that have been planted by residents over the years. The area also includes vegetation typical of the Sheep River valley including poplars, cottonwoods, native shrubs and grasses.

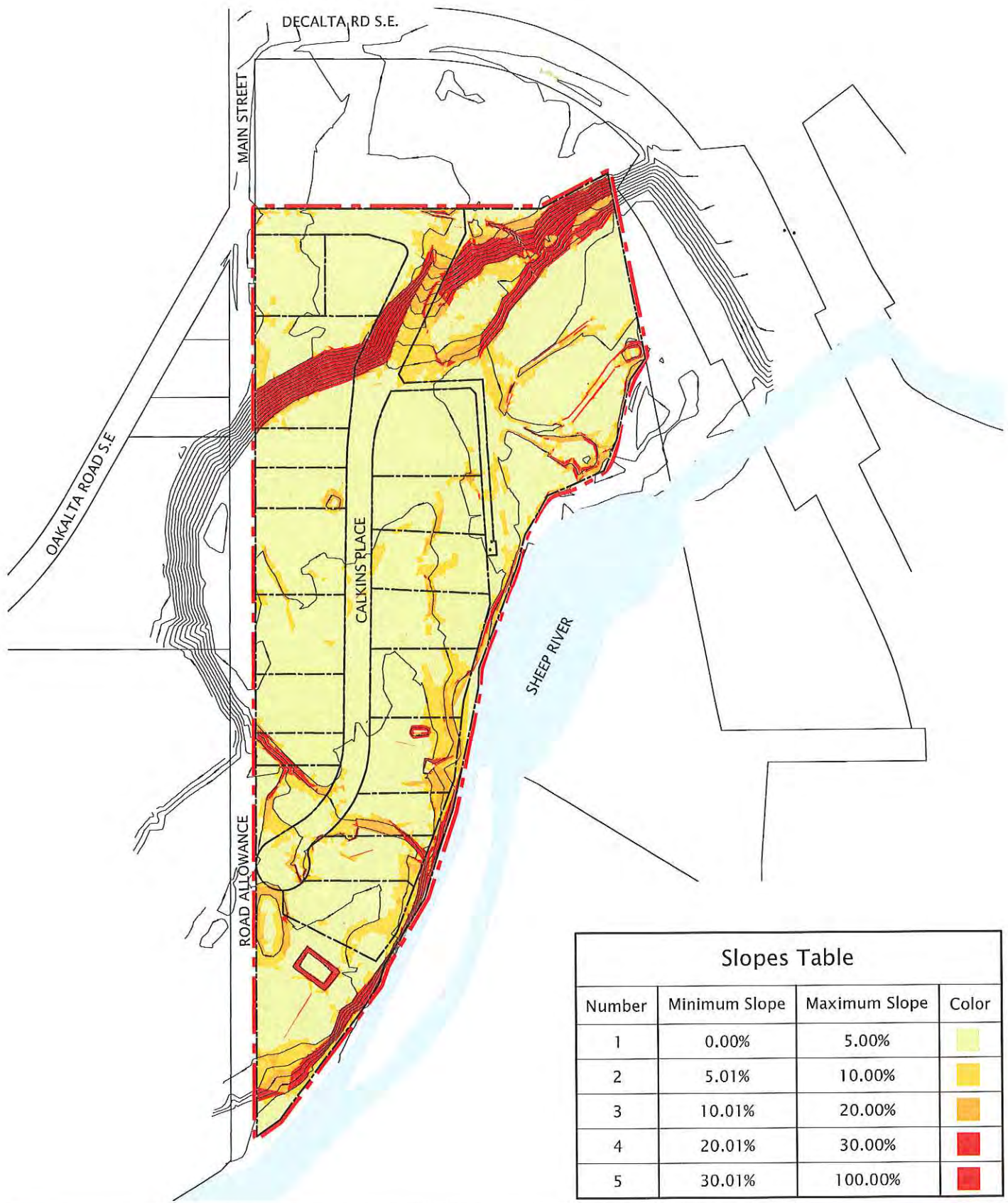
5.4 Overland Drainage

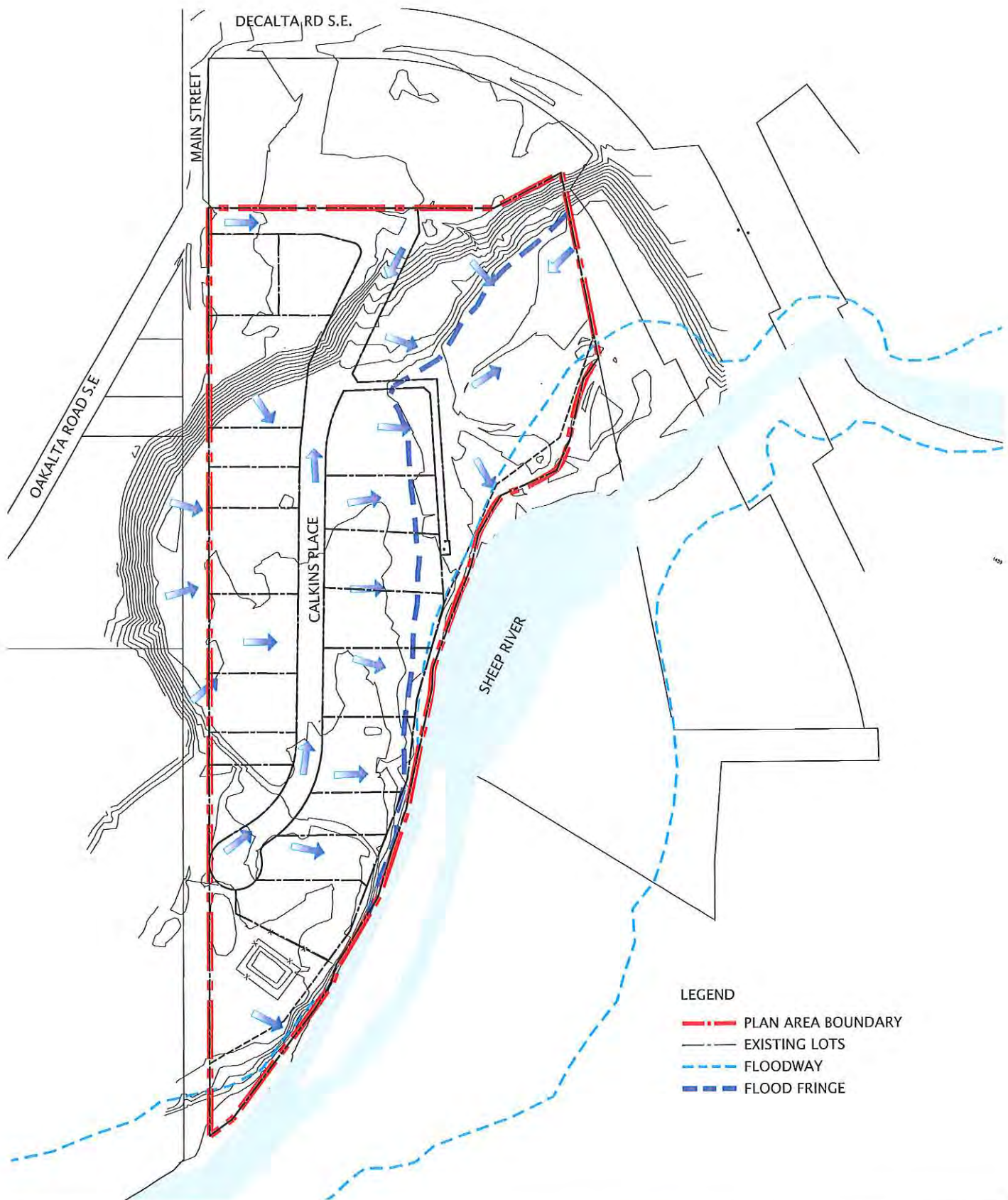
Drainage is generally uncontrolled and flows naturally eastwards towards the Sheep River. Drainage also follows the roadway from the north and the south and ponds in the ER. A major drainage course is located in the ER in the north-eastern portion of the site which receives run-off from Calkins Place and areas outside the Plan boundary. **Figure 7: Overland Drainage** illustrates the existing overland drainage flow.

As more infill development occurs within Calkins Place, there will be an increase in impervious surfaces. As a result, it will be necessary to ensure drainage is controlled and existing drainage paths and/or ditches are preserved in order to accommodate future drainage needs. The preparation of a master stormwater management and drainage plan for the area will help address the current and future drainage needs for Calkins Place. Individual property owners will be responsible for ensuring site drainage on their property is consistent with the Town's master stormwater management strategy.

¹³ Town of Turner Valley, *Land Use Bylaw No. 03-869*, Section 11.4.2, p. 46-47.







5.5 Active & Abandoned Oil & Gas Facilities

Turner Valley's history is intimately connected to Alberta's oil and gas industry. As a result, numerous active and abandoned oil and gas facilities exist within and beyond the Town boundary. These facilities can be significant development constraints; therefore, the evaluation of oil and gas facilities is critical to planning and development activities in Turner Valley. **Figure 8: Oil & Gas Facilities** illustrate the active and abandoned facilities in the area.

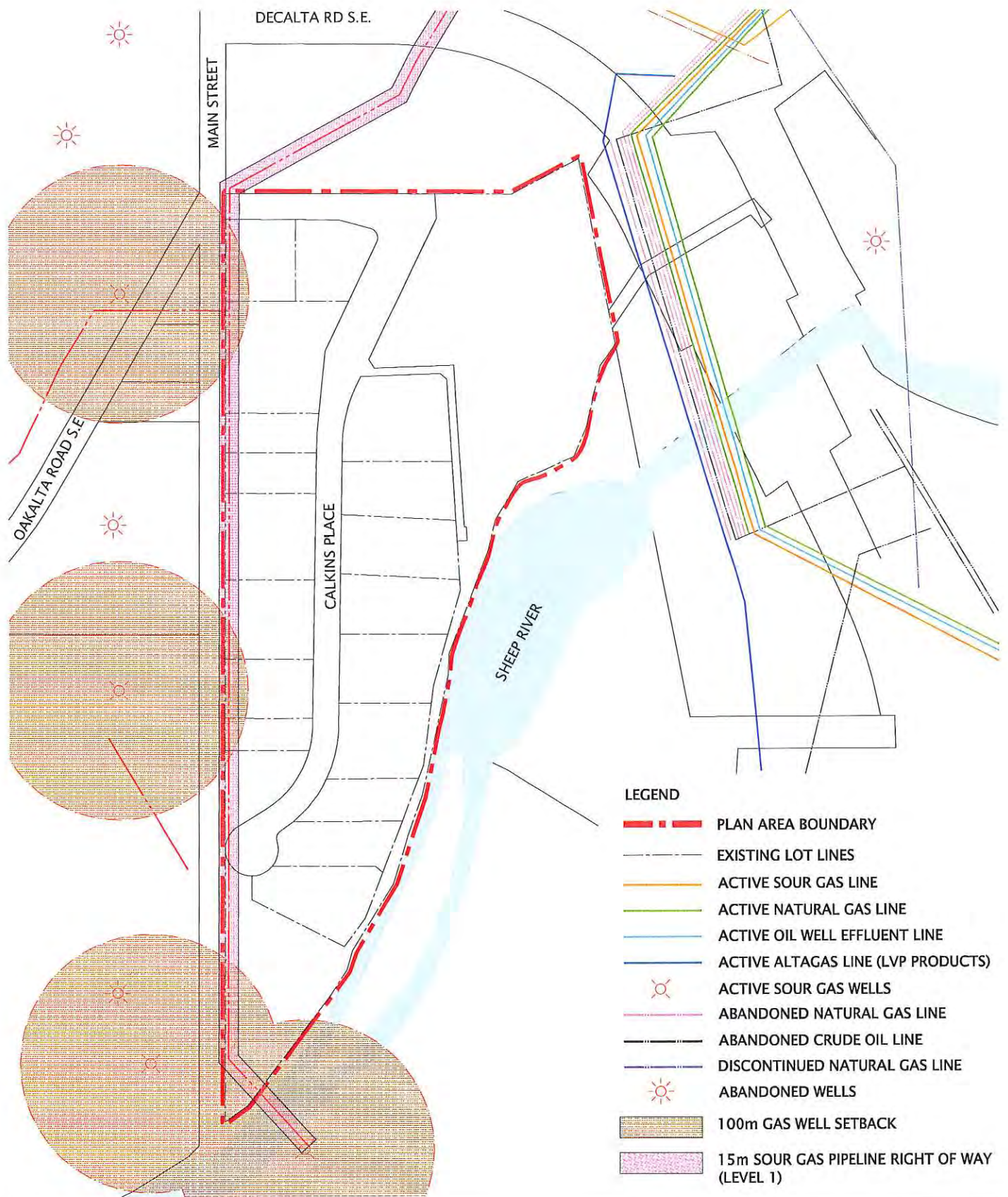
The Energy Resources Conservation Board (ERCB) has established setback requirements for sour gas pipelines which separate the gas pipeline from permanent dwellings.¹⁴ The ERCB categorizes sour gas facilities into levels ranging from level 1 to 4 in accordance with their capability to release sour gas. Level 1 facilities have the lowest potential for releasing sour gas while level 4 facilities have the highest potential for releasing sour gas. As a result, the ERCB has established corresponding setbacks for each level.

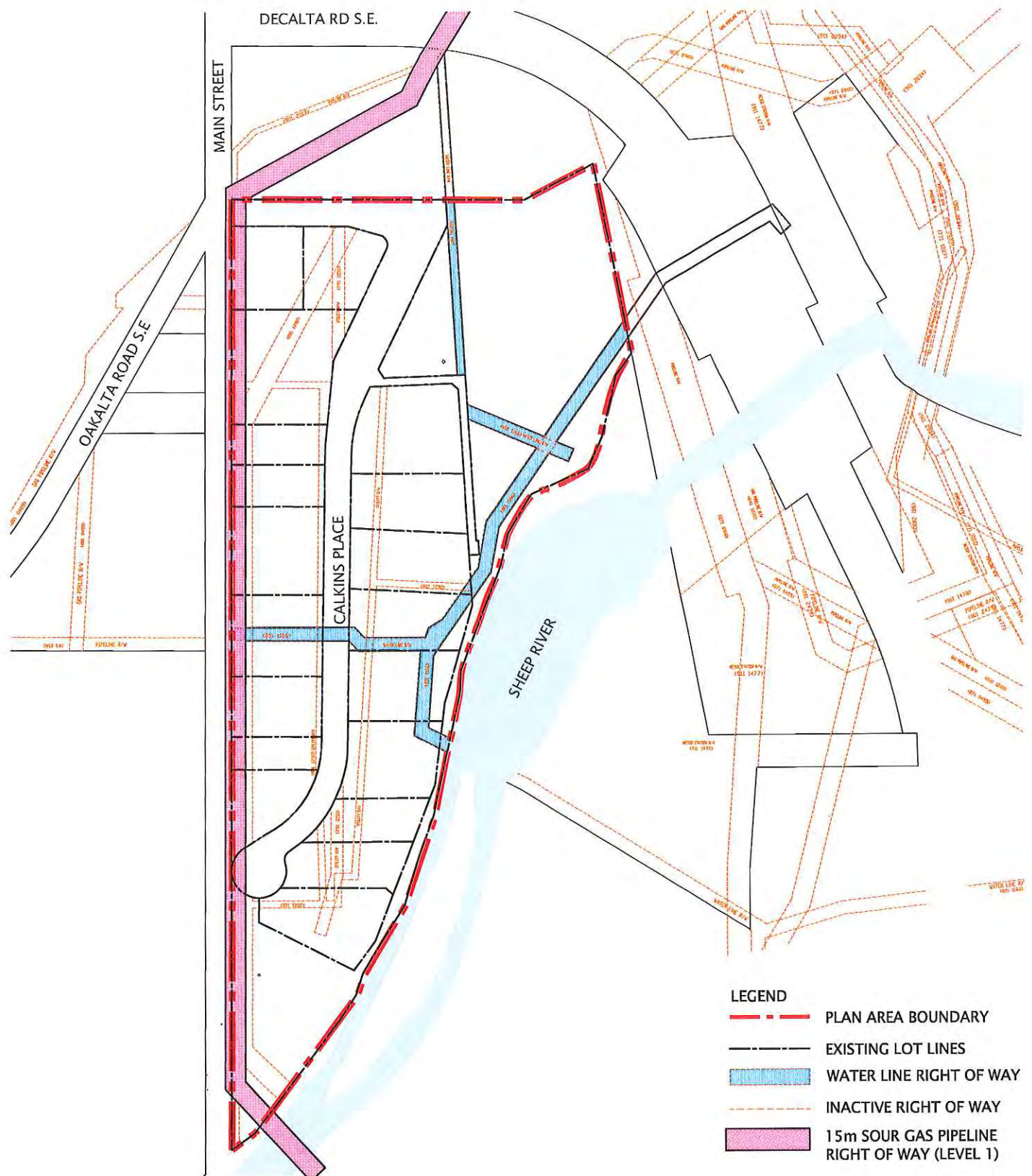
These ERCB regulations are relevant to the Plan Area as a level 1 sour gas pipeline currently operated by Legacy Oil & Gas Inc. (formerly CanEra Resources Inc.) runs the length of the western Plan Area boundary. The development setback distance for a level 1 sour gas pipeline is the edge of the pipeline right-of-way. A registered survey plan could not be located for this pipeline right-of-way; however, Legacy Oil & Gas confirmed that permanent structures should not be built within 7.5 metres on either side of the pipeline. This means that a 15 metre right-of-way should be allocated for this active sour gas pipeline which prevents the construction of permanent structures within this area. **Figure 8** illustrates this 15 metre right-of-way.

In addition to the pipeline, there are four active sour gas wells within close proximity to the Plan Area. The ERCB requires a 100 metre development setback from these wells which is illustrated in **Figures 8 & 11**.

Figure 9: Existing Right-of-Ways illustrates the "active" and "inactive" right-of-ways in the area. The purpose of this figure is to highlight the active and abandoned infrastructure in the area, and to facilitate the Development Authority and landowner's determination of a suitable building area at the time of subdivision. For the purpose of this Plan, an active right-of-way contains a live utility or oil and gas pipeline. An inactive right-of-way does not contain a live utility or oil and gas pipeline; therefore, it is assumed that utilities and/or oil and gas pipelines have been abandoned within these "inactive" right-of-ways.

¹⁴ Energy Resources Conservation Board, *ERCB Directive 056: Energy Development Applications and Schedules* (July 2008).





5.6 Existing Development

Calkins Place has evolved over time so the settlement pattern and architectural styles are inconsistent which adds to the uniqueness of the area. Some of the current housing was built in the late 1930's while other dwellings were constructed more recently. Front setbacks also vary considerably as some houses are situated closer to the street while others are setback closer to the river bank. Current lot sizes also differ with the largest lot being approximately 1.70 acres and the smallest lot being 0.4 acres.

Calkins Place contains a variety of accessory buildings which, like the primary dwellings, range in age, size and proximity to the main house. Some are very small outbuildings while others are large garage-like structures which accommodate recreational vehicles and home-based shop operations.

The inconsistent nature of the built form within the Calkins Place area is welcomed by its current residents and contributes to its sense of community. Local residents have indicated that they want to avoid future infill that will result in the "cookie-cutter" style of housing apparent in many suburbs. This desire coupled with the unique natural environment, multiple property ownership and the aspiration to maintain low density residential development within the Plan Area, will help to avoid the strict uniformity that residents fear. In addition, Administration has expressed a need to establish a new settlement pattern over time that creates some consistency in design and architectural aesthetic and is more sensitive to the natural environment, particularly in riparian areas. The ARP intends to achieve more consistency in terms of new development without sacrificing the flexibility and variety desired by landowners.

5.7 Roads & Utilities

The public road in the Plan Area is a cul-de-sac (Calkins Place) accessed from the southern terminus of Main Street. A 20 metre right-of-way has been reserved for the roadway to facilitate the installation of utilities and ensure public safety. The road is approximately 655 metres in length and therefore exceeds the current road standards. The Town standards restrict the maximum length of a cul-de-sac to 200 metres measured from the center line of the intersection to the start of the bulb. An alternative emergency vehicle access is required for cul-de-sacs that exceed 200 metres in length. As a result, Calkins Place should be upgraded to address emergency vehicle access requirements. For example, emergency vehicle access can be incorporated into the regional pathway system providing additional access through the municipal reservoir site where a connection can be made to Oakalta Road.

The existing road is currently unpaved and lacks a formal sidewalk and facilities to convey stormwater run-off (e.g. curbs, gutters and catch basins). In addition, a portion of the road is relatively steep as it turns the corner near the northern portion of the Plan Area. Safety issues associated with this portion of the road will become more pronounced with increased density in the area. As a result, it may be necessary to construct a new access to Calkins Place from Decalta Road which will be determined by Town Council and Administration as the need arises.

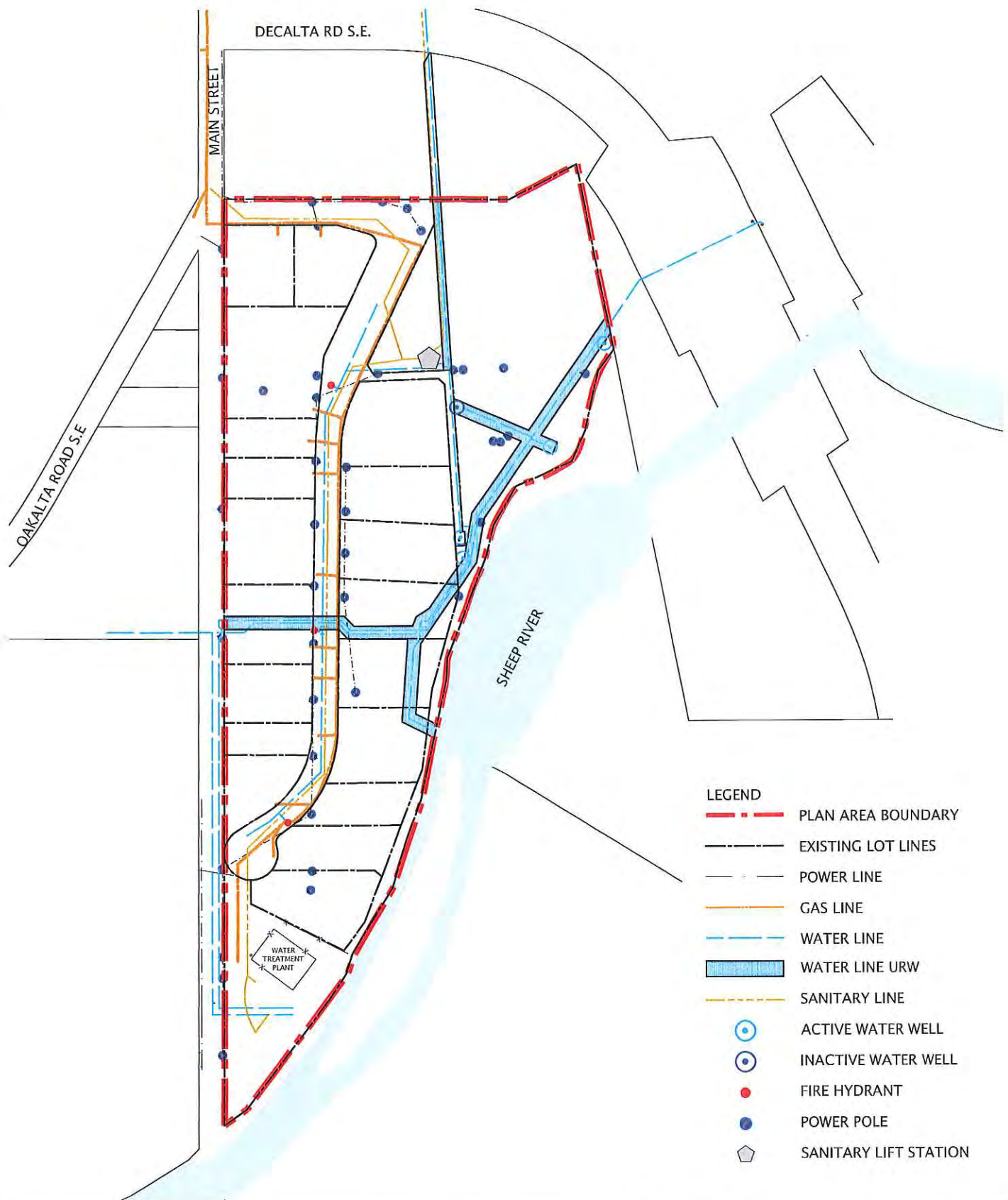
All residences are serviced by a municipal water main; however private sewage systems are in place to deal with the collection, treatment and disposal of wastewater. Septic fields are the most common disposal method in the Calkins Place area. The operation and maintenance of

this disposal method is the responsibility of the landowner. In 2009, the Town constructed a sanitary line and lift station in the Plan Area to enable landowners to connect to the municipal wastewater collection, treatment and disposal system. At the time this ARP was prepared all residences were utilizing private septic systems and therefore not connected to the municipal sanitary line.

Currently there are no storm sewers or retention facilities in the Plan Area. Stormwater is conveyed through overland drainage channels leading to the Sheep River and infiltration occurs naturally. The ER receives run-off from within and outside the Plan Area, and is a natural low point in the landscape.

The area is serviced with electrical power, natural gas and telephone.

Figure 10: Existing Site Servicing illustrates key infrastructure within the Plan Area.



6.0 DEVELOPMENT CONSTRAINTS

This section provides a description of development constraints including escarpments, flood risk areas, oil and gas facilities, utilities and the sensitive river's edge. These constraints are illustrated in **Figure 11: Development Constraints** and section 8.0 of this ARP provides policy to reinforce development restrictions based on an analysis of these factors.

Steep Slopes

Slopes in excess of 15% are considered a development constraint as slope stability issues arise and development becomes more difficult and expensive in these areas.

As mentioned in section 3.3 of this ARP, the *Land Use Bylaw* requires a 30 metre setback from the top and toe of any slope in excess of 15%. These setbacks can be reduced at the discretion of the Development Authority if the owner demonstrates, through sound engineering analysis, that slope stability is not an issue and it is possible to build in the area. The areas impacted by the steep slope setbacks are identified in **Figure 11**.

Floodway / Flood Fringe

Figure 11 also identifies the floodway and flood fringe of the Sheep River within the Plan Area.¹⁵ Together these areas comprise the flood risk area. The floodway has the greatest risk of flooding. As a result, new development in these areas is not permitted. The flood fringe presents less of a flood risk; therefore, development within the flood fringe area may be permitted if structures are adequately flood proofed.

Oil & Gas Facilities

In the first half of the 20th century it was common for gas companies in the Turner Valley area to take out blanket easements on large sections of land which would enable them to construct pipelines but not necessarily register a plan for the specific right-of-way on the land titles. These pipelines were documented inconsistently over the years, and therefore there are likely some abandoned pipelines and/or utilities within the Plan Area that are not clearly defined on the land titles, i.e. a description of the right-of-way has not been included with the easement on the land title. It will be the landowner's responsibility to determine if any abandoned pipelines or servicing utilities exist on their property at the time of subdivision.

The ERCB requires a 100 metre setback from the sour gas wells located to the west of the Plan Area. These setbacks impact a small portion of a few parcels abutting the western boundary. In addition to the well setbacks, the level 1 sour gas pipeline will prohibit building within 7.5 metres of either side of the pipeline which amounts to building restrictions within a 15 metre pipeline right-of-way illustrated in **Figures 8 and 11**.

¹⁵ The Floodway and Flood Fringe areas were determined by Flood Hazard maps obtained from Alberta Environment.

Utility Right-of-Ways

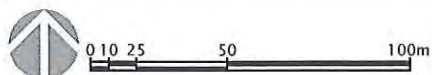
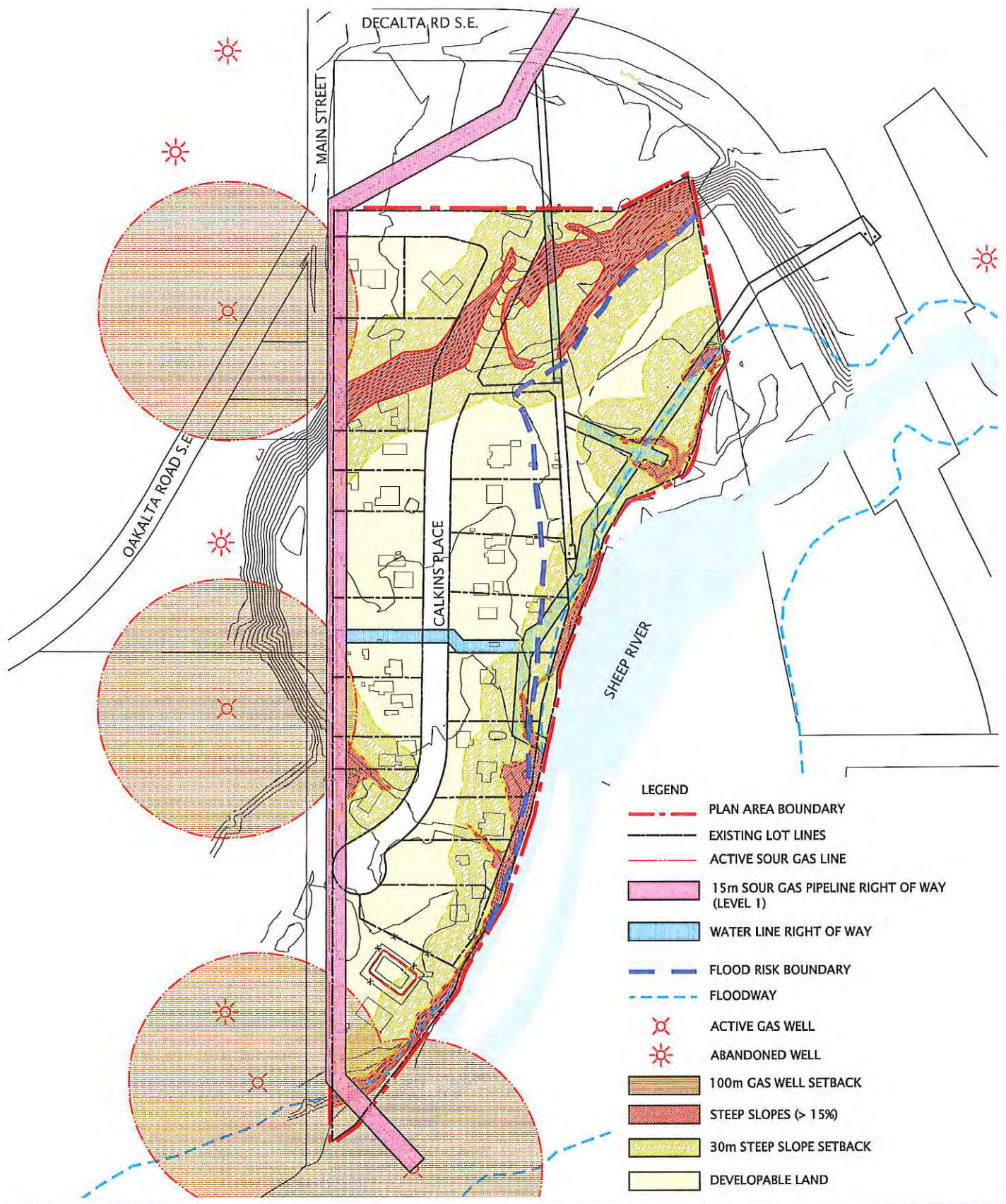
A water main is contained within the right-of-way illustrated in *Figure 9*. This right-of-way impacts four of the existing residential parcels as well as the Environmental Reserve in the north-east portion of the Plan Area. All other existing utilities are contained within the road right-of-way as shown in *Figure 10*.

Sheep River

Riparian areas or river banks are environmentally significant and sensitive. Native trees and shrubs must be able to thrive in these areas in order to preserve biodiversity and prevent erosion of the river bank.

There are policies within the MDP and LUB which help ensure a healthy interface between the river and adjacent uses. These policies are reinforced in this ARP and encourage the Development Authority and landowners to work together to determine appropriate solutions relative to individual development applications.

ER and MR has been designated adjacent to the river, however, the width of these reserves from the top of bank varies which makes riparian zone management and public access very difficult between private properties and the river bank. As a result, this ARP reinforces the Development Authority's ability to take additional ER lands at the time of subdivision should this be required. Since the Plan Area contains slopes in excess of 15% along the river bank, building setbacks provided in the LUB and this ARP can be used to help minimize disturbance near the river.



7.0 STRATEGIC PLAN DIRECTION

7.1 Vision

The long term vision for the Plan Area is:

The area is a unique rural residential community within the Town of Turner Valley where new housing is sensitively situated so it respects existing development, vegetation and the unique aspects of a river valley environment.

7.2 Objectives

The objectives of the Plan are as follows:

- To conform to the provision of the *Municipal Government Act*, RSA (2000), Chapter M-26, Section 634 and the Subdivision and Development Regulation AR 43/2002.
- To ensure orderly residential subdivision and future redevelopment of the area.
- To promote implementation of this ARP through the *Land Use Bylaw*, and the subdivision and development process.
- To ensure the rural residential character of the area is maintained after subdivision and future redevelopment.
- To conserve sensitive environments, open spaces and visual amenities associated with the Sheep River.
- To facilitate future pathway connections to recreation and open spaces beyond the Plan Area by determining a public pathway connection within the Plan Area near the Sheep River.

8.0 CONCEPTUAL SUBDIVISION SCHEME & PLAN POLICIES

A conceptual subdivision scheme was prepared during the planning process to facilitate the visualization of an ultimate build-out scenario consistent with the vision and objectives outlined above. This scheme is represented in **Figure 12: Conceptual Subdivision Scheme**.

The Subdivision Scheme is consistent with the land use policies provided in section 8.2, which is intended to accommodate new infill development that is sensitive to the natural environment and consistent with the rural character of the area. To accomplish this, residential lot sizes and frontages should be larger than those applied to typical urban residential neighbourhoods. As a result, the Subdivision Scheme is based on the following minimum criteria for new development:

- 696 m² (0.17 acres or 7,500 s.f.) parcel size
- 20 metre (65 ft.) lot width
- 7.5 metre (24.6 ft) front yard setback
- 3 metre (9.8 ft) side yard setback
- 7.5 metre (24.6 ft) rear yard setback

The Subdivision Scheme identifies roadway improvements to enhance safety and access. The roadway illustrated in the Subdivision Scheme provides sufficient turning space for vehicles at the end of the cul-de-sac; however, the roadway exceeds the standard maximum length in the absence of an alternative emergency vehicle access. To address this issue, road widening at the entrance to Calkins Place is recommended including the construction of a median to separate incoming and outgoing traffic, which may facilitate emergency vehicle access. Access to new and existing residential lots will be from the roadway identified as Calkins Place.

The parcel described as Lot 2, Block 2 on Plan 8011291 is within the 30 metre steep slope setback zone; therefore, subdivision of this lot will only be granted if the owner can demonstrate that access to the new lot can be achieved and that the new lot will have sufficient buildable area through an engineering analysis. The applicant must also demonstrate to the satisfaction of the Development Authority that access to this lot can be achieved consistent with the policies of this ARP.

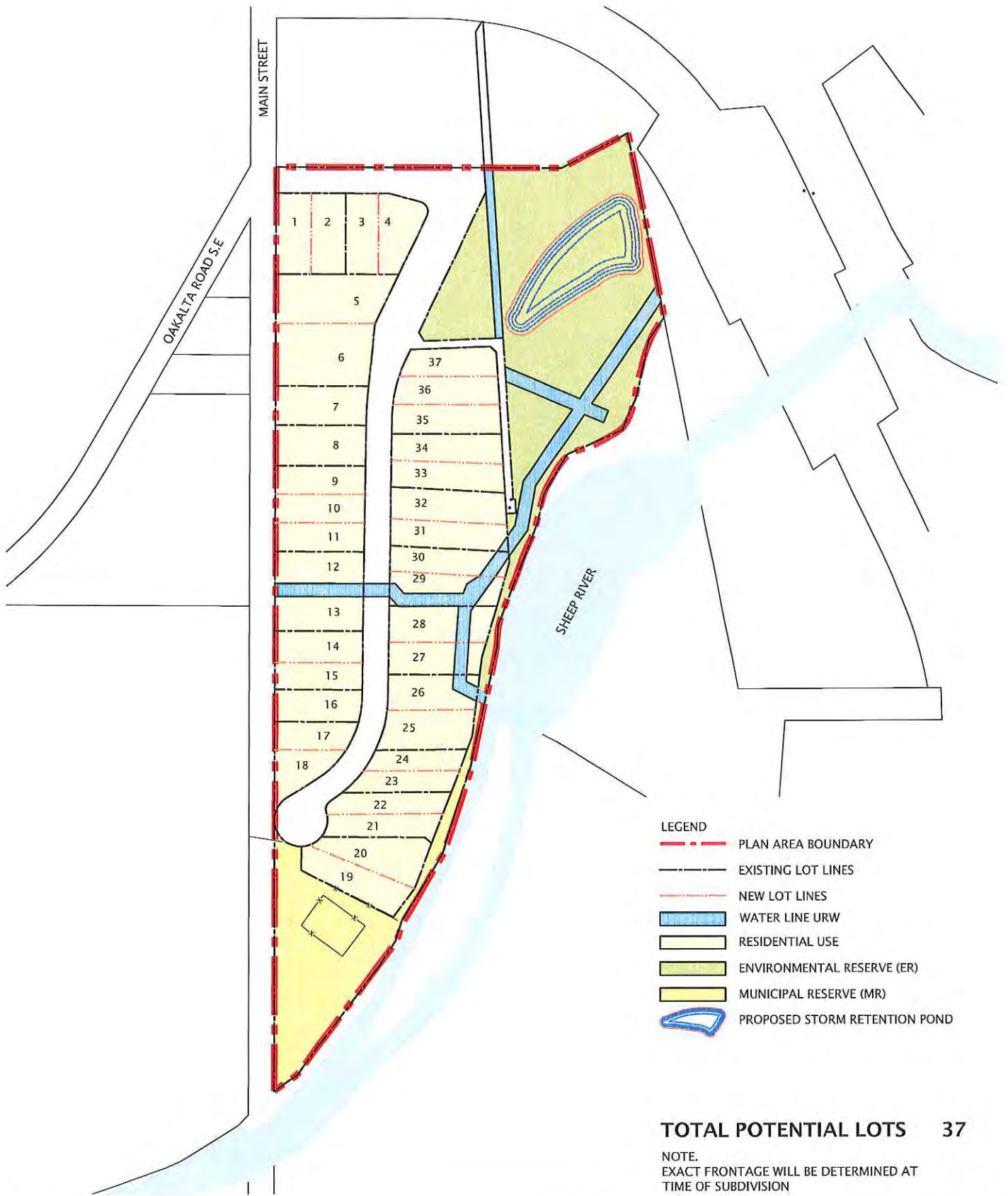
Open spaces should remain in their natural state with the exception of a portion of the ER which is required for a future stormwater retention pond. A portion of the ER is currently accommodating water servicing infrastructure and a lift station. **Figure 13: Land Use Concept** identifies a portion of the ER which may be used for a future stormwater retention facility. Since a public utility is not typically considered an appropriate use for an ER, Council may propose to change the use of all or a portion of the ER to a more suitable use that will accommodate all public utilities in the area.

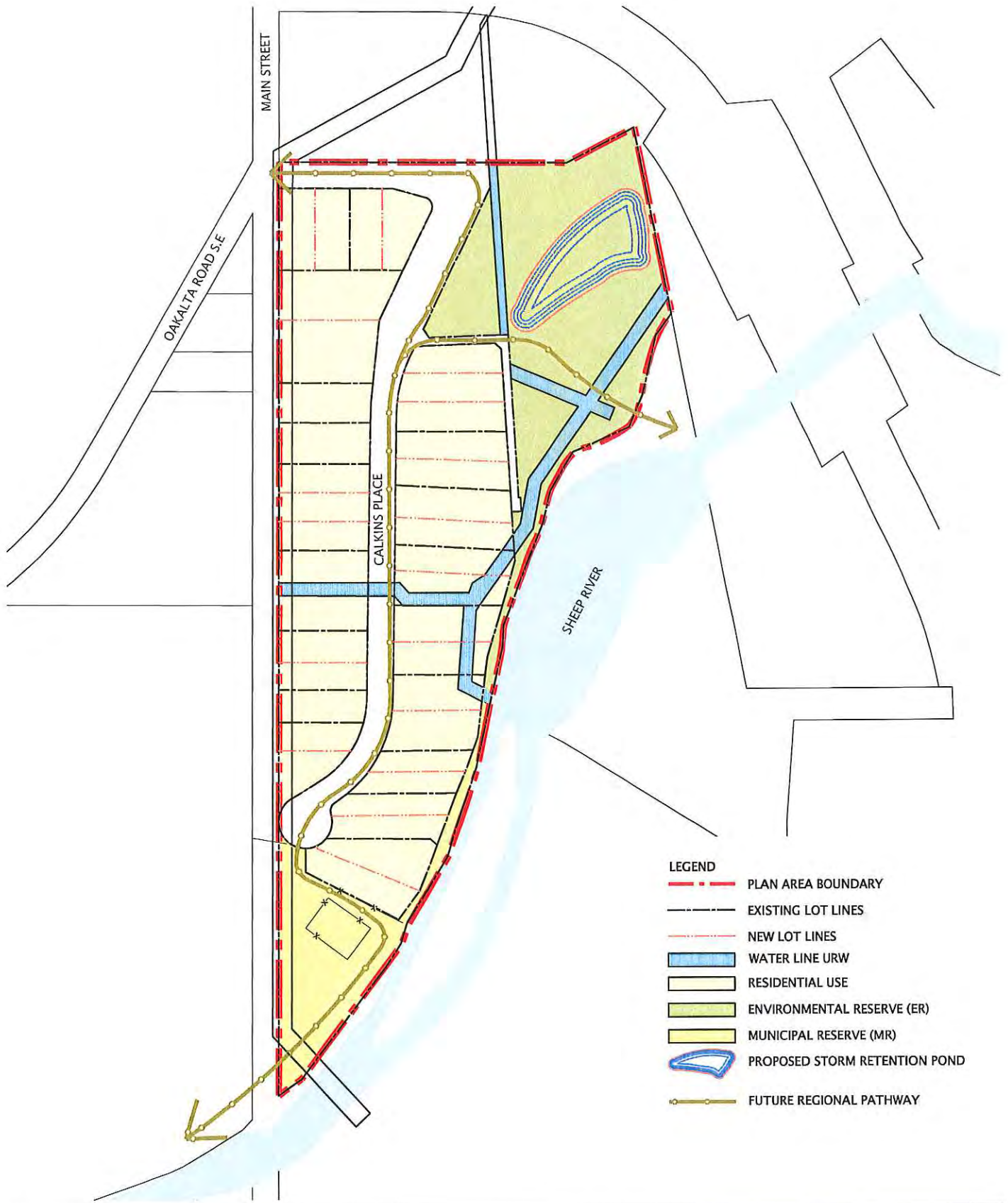
The Subdivision Scheme identifies the most appropriate area for a stormwater storage pond designed to contain all stormwater run-off up to and including the 1:100 year storm event. This facility will be required in the future as new development must not increase the amount of stormwater run-off flowing from the site or deteriorate the water quality. All run-off must be fully contained within the Plan Area and must not impact water outside the Plan Area.

Additional Municipal Reserve (MR) land is not required as Municipal Reserves were dedicated with the initial subdivision of the property. The existing MR will continue to accommodate the water treatment facility.

A future pathway connection is identified within the Plan Area as shown in *Figure 13*. This pathway should enable future connections from the south near the Sheep River, follow Calkins Place roadway and then re-connect with the river near the ER at the north-eastern portion of the Plan Area.

The following subsections contain policies that will guide future development in the Plan Area based on the Conceptual Subdivision Scheme and Land Use Scenario described above.





- LEGEND**
- PLAN AREA BOUNDARY
 - EXISTING LOT LINES
 - NEW LOT LINES
 - WATER LINE URW
 - RESIDENTIAL USE
 - ENVIRONMENTAL RESERVE (ER)
 - MUNICIPAL RESERVE (MR)
 - PROPOSED STORM RETENTION POND
 - FUTURE REGIONAL PATHWAY

8.1 General Policies

This section contains general policies or policies which require special emphasis within the general context of the ARP. This section is followed by specific policy sections addressing residential land use, open space, sensitive features and environmental protection, and finally roads and utilities.

The following general policies will apply to the Plan Area:

- 8.1.1 All development, redesignation and subdivision applications must meet all of the Town of Turner Valley's regulations and standards.
- 8.1.2 All future subdivision and development in the Calkins Place ARP area shall comply with the land use concept described in this ARP.
- 8.1.3 A new land use district may be developed and applied to the residential area in this ARP at the time of subdivision and development.
- 8.1.4 A land use redesignation application may be required prior to or submitted concurrently with a subdivision and/or development permit application.
- 8.1.5 All subdivision applications proposed in the Plan Area must include the following:
 - a) Site servicing statement indicating provisions to connect to piped services;
 - b) Demonstration of the decommissioning of private sewage facilities and connection to the municipal sanitary sewer system to the satisfaction of the Development Authority;
 - c) Demonstration of how the new development will be compatible with existing development;
 - d) A plan indicating the tree protection areas;
 - e) Landscaping and aesthetic details that will enhance the development;
 - f) Topographic plan;
 - g) Environmental Site Assessment (ESA Phase 2) to confirm if contaminated material are present;
 - h) Geotechnical Investigation.

In addition to the requirements above, the Development Authority may require the following as part of the subdivision application submission:

- a) Municipal Environmental Impact Statement (MEIS) if development is proposed near an escarpment or the Sheep River;
- b) Slope stability assessment prepared by a qualified professional if building is proposed within the steep slope setback;
- c) Hydrological evaluation if development is proposed within the flood fringe;
- d) Demonstration that new development will conform to the master stormwater management plan for the area;
- e) Identification of any abandoned utilities and demonstration that the infrastructure has been dismantled to the satisfaction of the Development Authority.

- 8.1.6 At the time of subdivision, every effort should be made by the owner/applicant to discharge any caveats that are no longer required on the land title(s).
- 8.1.7 All development plans must follow all Energy Resources Conservation Board (ERCB) requirements including any development setbacks and pipeline right-of-ways.
- 8.1.8 All applications shall be circulated to the ERCB and any pertinent oil and gas companies for further information and comment.
- 8.1.9 The Development Authority shall not approve any subdivision applications that do not conform to the ERCB's setbacks unless the ERCB gives written approval to a lesser setback distance.
- 8.1.10 If a new land use bylaw or amendment makes existing development a non-conforming use or non-conforming building then that development may continue to exist, however, the building may not be enlarged, added to, rebuilt or structurally altered [s. 643 of the MGA].
- 8.1.11 If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, then it must be repaired or rebuilt in accordance with the new land use bylaw [s. 643(6) of the MGA].
- 8.1.12 Council may implement an off-site levy or local improvement tax to finance upgrades or improvements to infrastructure within the Plan Area.

8.2 Residential Land Use

Redevelopment of the Calkins Place area envisions a community that maintains its rural residential character and larger lot sizes relative to standard urban residential development found in other parts of the Town. The residential land use policies are designed to provide a framework for the new built form.

- 8.2.1 New residential development in Calkins Place should reflect a rural design character and be sensitive to the natural character of the site and unique setting in the river valley.
- 8.2.2 All new residential development may be required to adhere to Architectural Design Guidelines prior to subdivision approval or the issuance of a development permit by the Development Authority. The Development Authority may require Architectural Controls to be registered on title as a condition of subdivision approval.
- 8.2.3 All development shall front onto a public road that is designed to a Town standard roadway.
- 8.2.4 River viewsheds should be considered in the site planning and design of new development.

- 8.2.5 Buildings or structures shall be sited a minimum distance of 30 metres from the top of bank of the Sheep River. Further setbacks may be required upon review by the Development Authority.
- 8.2.6 Permanent structures shall not be constructed within 7.5 metres of either side of the level 1 sour gas pipeline near the western boundary of the Plan Area. A 15 metre pipeline right-of-way has been identified in this Plan to illustrate the area where permanent structures must be avoided.
- 8.2.7 New residential lots shall be a minimum of 696.8 m² (7,500 ft² or 0.17 acres).
- 8.2.8 New residential development will be required to provide the following minimum setbacks from the property line to the primary building:
- a) Front yard - 7.5 metre (24.6 ft)
 - b) Side yard - 3 metre (9.8 ft)
 - c) Rear yard - 7.5 metre (24.6 ft)
- 8.2.9 The minimum parcel frontage for new and existing lots shall be 20 metres (65 ft.).
- 8.2.10 Low density single detached housing forms are the preferred housing type and shall be constructed within the Plan Area.
- 8.2.11 Panhandle lots are discouraged within the Plan Area.
- 8.2.12 Buildings should be constructed on a high point of land to ensure that water will flow away from the structure.
- 8.2.13 The rear yard building setback for lots adjacent to the Sheep River shall also consider any steep slope setback requirements outlined in the Land Use Bylaw and this ARP.
- 8.2.14 Mature tree and shrub removal is not supported unless required for the building site and driveway. At the time of subdivision the applicant must provide a tree protection plan. This plan should indicate which trees and shrubs shall be preserved and how they will be protected during construction.

8.3 Reserves & Open Space

The Town of Turner Valley aims to protect features that are environmentally sensitive and contribute to the amenity value of the area. The Sheep River is particularly important to the Town and is therefore an integral component of the reserves and open space policies contained in this Plan.

The goals of the reserves and open space policies are:

- to maintain and enhance the distinctive character of the river environment and its associated landscape;

- to ensure the stability of slopes along the river's edge and prevent further erosion of the river bank
- to conserve sensitive features and prevent inappropriate use;
- to ensure public safety; and
- to minimize flood damage.

The policies provided below encourage compliance with acceptable environmental practices. To achieve this, the Town may require additional environmental review and mitigative measures to address damage to natural areas near the river's edge at subsequent stages of the development process.

8.3.1 A Municipal Environmental Impact Statement (MEIS), prepared by a qualified environmental consultant, will be required by the Development Authority to be submitted with all development and subdivision applications adjacent to watercourses and escarpments to determine the impacts of development in potentially environmentally significant areas. The MEIS should address the following key elements:

- A description of existing environmental conditions, the proposed development and the significance of potential short and long term environmental impacts, including impacts of construction and operating activities;
- Identification of appropriate and feasible mitigative measures including land use planning, project design, construction techniques and operational practices to reduce or eliminate potentially adverse effects on the environment, including for example:
 - Fish and wildlife and associated habitat;
 - Vegetation;
 - Surface and bedrock geology;
 - Soils and terrain;
 - Surface and groundwater quantity and quality;
 - Air quality;
 - Visual resources;
 - View shed;
 - Archaeological;
 - Land and resource use;
 - Cultural and heritage resources;
 - Cumulative impacts on the above.
- Identification of residual impacts, monitoring requirements, and the need for more extensive environmental impact assessment work.

8.3.2 ER may be taken by the Town of Turner Valley at the time of subdivision. The MEIS may be used to determine whether an ER or ER easement will be required adjacent to the river bank at this time.

8.3.3 The exact boundaries of an ER or ER easement may be determined during the subdivision process.

- 8.3.4 The banks of the Sheep River and adjacent escarpments within the community should be protected, rehabilitated and re-established to support the natural landscape and ecosystem. If public utilities (such as a stormwater outfall) must be constructed in these areas, environmental damage should be minimized through appropriate mitigative measures to the satisfaction of the Development Authority. These measures should be environmentally sensitive and as aesthetically pleasing as possible in terms of construction techniques and materials.
- 8.3.5 No structure shall be permitted within the floodway area.
- 8.3.6 Development within the flood fringe area will require flood proofing to the satisfaction of the Development Authority and Alberta Environment.
- 8.3.7 In accordance with the MGA, the Town may require the dedication of an Environmental Reserve or an Environmental Reserve easement for the following:
- a) swamp, gully, ravine, coulee or natural drainage course;
 - b) land subject to flooding;
 - c) land considered unstable; and
 - d) land abutting the bed and shore of a lake, river, stream or other body of water.
- 8.3.8 Also in accordance with the MGA, the Town may require the dedication of an Environmental Reserve in order to prevent pollution or provide public access where it may be planned in the future.
- 8.3.9 The width of an ER easement along the Sheep River may be 15 metres from the top of bank. Based on the MEIS and a slope stability study prepared by a qualified engineer, the easement may be increased or decreased by the Town.
- 8.3.10 The retention of tree cover is strongly promoted within lands prone to flooding (i.e. the floodway and flood fringe) as a way to prevent soil erosion and maintain the river banks.
- 8.3.11 Approvals for subdivision and development should aim to retain the amenity values of escarpments and upper slopes by retaining vegetation along the tops of ridges and their upper slopes.
- 8.3.12 Open spaces shall remain in their natural state with the exception of a portion of the ER which may be required for a future stormwater management facility. Prior to construction of such a facility, Council may by bylaw change the use and boundaries of an ER after giving notice and holding a public hearing in accordance with the requirements of the MGA.¹⁶
- 8.3.13 Public pathway connections shall be provided within the Plan Area to facilitate the realization of the Town's plan for a Major Pathway Network.
- 8.3.14 A public pathway shall follow the public road and reconnect with the river through the ER located near the north-east portion of the site.

¹⁶ *Municipal Government Act*, Statutes of Alberta, Part 17, Division 4, Section 676(1).

8.4 Roads

The purpose of the roads policy section is to provide for convenient and safe site access and egress for residents and emergency vehicles.

- 8.4.1 Emergency vehicular access to the Plan Area must be provided to the satisfaction of the Development Authority.
- 8.4.2 Emergency vehicle access may be provided through the municipal reservoir site located to the west of the Plan Area thereby enabling a connection to Oakalta Road.
- 8.4.3 The entrance to Calkins Place shall be upgraded to a standard that will accommodate emergency vehicular access requirements. A minimum 22.5 metre right-of-way may be required at the entrance to Calkins Place from Main Street. This entrance should contain a median to separate traffic with a 6.5 metre carriageway on either side of the median. Any road widening required for upgrades to the entrance of Calkins Place should occur on municipally owned lands wherever possible. The timing of the construction of these upgrades will be determined by the Town of Turner Valley.
- 8.4.4 A 20 metre road right-of-way shall be reserved for future road and utility improvements, except at the entrance to Calkins Place as indicated in 8.4.2 above.
- 8.4.5 The roadway shall be constructed to the Town of Turner Valley standards. These standards may vary from time to time; however, the roadway standard should include a paved carriageway, a sidewalk on one side of the roadway as well as a rolled curb and gutter to facilitate the conveyance of stormwater.
- 8.4.6 Vehicular access to Calkins Place may be granted from Decalta Road near the north-eastern portion of the site in order to facilitate safe access to the Plan Area.
- 8.4.7 When new street light fixtures are installed they should be uniform in design and reflect a rural residential character, while improving visibility to ensure safety along the roadway.
- 8.4.8 Full cut-off luminaries shall be installed to minimize trespass lighting to the skies.

8.5 Utilities

The purpose of this section is to identify key engineering and servicing related policies for the Plan Area. The area is currently serviced by private sewage disposal systems which will be phased out as redevelopment occurs. The provision of facilities for the retention and treatment of stormwater will become increasingly important as more development occurs in the area.

Wastewater Treatment

- 8.5.1 Private sewer facilities shall be eliminated on a staged basis as new development occurs.
- 8.5.2 New and existing development will be required to connect to municipal sanitary sewer infrastructure if an application for subdivision is made to the Town of Turner Valley.
- 8.5.3 Prior to the approval of a subdivision application, the owner must demonstrate to the satisfaction of the Development Authority that private sewer facilities have been properly dismantled and abandoned. If the effluent field contains pipes, then these pipes must be removed prior to subdivision approval. The applicant must demonstrate that abandonment of private sewage systems has conformed to provincial codes.
- 8.5.4 No effluent or treated wastewater shall be allowed to discharge to any river or water body.

Water Supply & Distribution

- 8.5.5 Water services shall be provided via the Town's water treatment and distribution system.

Shallow Utility Services

- 8.5.6 Developers/landowners shall work with the Town to coordinate any shallow utility upgrade requirements with the various utility companies at the subdivision plan (tentative plan) preparation stage. Shallow utilities include natural gas, electrical power, cable and telephone service lines.
- 8.5.7 All new utilities shall be installed underground.
- 8.5.8 A 3.5 metre easement may be required on private property in order to upgrade shallow utilities within the Plan Area.

8.6 Stormwater Management

Policies relative to stormwater management are intended to ensure an adequate drainage system is implemented to control and properly manage stormwater run-off in terms of water quantity and quality for the ultimate build out of the Calkins Place area. A master stormwater management report was prepared for the Plan Area and has been submitted to the Town under separate cover.

- 8.6.1 Stormwater control and treatment to protect the river shall be a priority throughout the site.

- 8.6.2 Prior to subdivision plan approval, a master stormwater management plan shall be prepared by a qualified professional for the development area. This plan shall address overland flows from all areas and shall be completed to the satisfaction of Alberta Environmental Protection and the Town of Turner Valley. In principle there should be no direct discharge into the Sheep River. However, should there be a necessity to do so it must receive approval from Alberta Environmental Protection.
- 8.6.3 Existing drainage paths and/or ditches shall be preserved and used wherever possible to accommodate drainage needs.
- 8.6.4 A future stormwater management system may handle the majority of run-off via underground pipes leading to a retention facility for temporary storage and release at a controlled rate.
- 8.6.5 Filling in natural low areas is prohibited as these areas serve to collect and buffer the effects of major rainfall events.
- 8.6.6 Blocking or damming natural water paths or ditches through individual parcels is not permitted.
- 8.6.7 Stormwater run-off from the 100 year storm event must be stored within the stormwater treatment facility and released at predevelopment rates. Contaminated stormwater must be treated prior to discharge.
- 8.6.8 Site drainage is the responsibility of the individual property owner.
- 8.6.9 Prior to Development Permit approval a Site Drainage Plan is required for each lot to ensure that predevelopment run-off conditions are maintained. This site drainage plan will demonstrate that:
 - a) the on-site drainage plan adheres to the master stormwater management plan for the area; and
 - b) adjacent landowners are not adversely affected.
- 8.6.10 Roof leaders are to discharge to the front of lots and shall drain to the street.
- 8.6.11 Low Impact Development techniques are encouraged to preserve and re-create landscape features to manage stormwater run-off, and to minimize the amount of impervious surfaces in the area.

9.0 PLAN ADMINISTRATION

9.1 Plan Implementation & Amendment

The Calkins Place ARP provides policy in order to assess more detailed subdivision and land use bylaw amendments. Subdivision applications should be developed in conformity with this plan.

The Town of Turner Valley *Municipal Development Plan* (MDP) is the guiding document for all development in the municipality. The *Land Use Bylaw* (LUB) establishes the land use rules and regulations. The Calkins Place ARP presents a more detailed level of planning detail within the specific Plan Area and is required to be consistent with both the MDP and LUB. It should be noted that the Calkins Place ARP does not supersede, repeal, replace or otherwise diminish any other statutory plan in effect for the area. The ARP must therefore be considered in conjunction with other statutory plans, bylaws and policy documents that apply to any proposed development within the Plan Area.

Since the Calkins Place ARP is intended to address a long term planning horizon, periodic review and occasional amendment to the Plan may be required in accordance with the MGA. The expected life of the ARP is 10-15 years. This may vary depending on the rate of redevelopment. As a result, it may be necessary to evaluate the Plan's effectiveness in meeting its objectives as the need arises.

Finally, it should be noted that any municipal facilities and improvements proposed in this ARP (e.g. pathways, servicing infrastructure, etc.) are subject to the Town's capital budget priorities and approval process.

Policies

- 9.1.1 The Calkins Place Area Redevelopment Plan, adopted by bylaw in accordance with division 12 of the MGA shall become a statutory document of the Town of Turner Valley.
- 9.1.2 The policies contained in this ARP shall be reviewed and implemented by the Town of Turner Valley at their discretion.
- 9.1.3 The boundaries and areas contained within this Plan shall be considered as approximate only. Any minor variations, at the discretion of Council, may not require an amendment to the Plan.
- 9.1.4 Since the Calkins Place ARP is a bylaw of the municipality, a formal process as outlined in the MGA is required to amend the Plan.
- 9.1.5 Future applications to amend this Plan will be considered only after a community consultation program has been conducted.
- 9.1.6 All development, redesignation and subdivision applications must meet the regulations included in the Land Use Bylaw.

9.2 Plan Interpretation

In this Plan:

“Development Authority” means the Town of Turner Valley Municipal Planning Commission, or the Subdivision and Development Appeal Board, or the Planning/Development Officer or Council, as the context requires.

“Development” means modifications to the landscape, building modifications, changes in use or intensity of use of land or buildings defined in the Town of Turner Valley Land Use Bylaw.

“Environmentally Sensitive Land” means those lands upon which development is likely to be subjected to/ or cause one or more of the following impacts:

- a) hazardous land conditions;
- b) major cumulative impacts resultant from the occurrence or recurrence of harmful action;
- c) degradation of the environment and reduction in natural and ecological diversity;
- d) destruction or severe damage to biotic communities such as tree stands, wetlands, nesting and breeding areas.

“ER” means Environmental Reserve as defined in s. 664(1) of the *Municipal Government Act*.

“ERCB” means Energy Resources Conservation Board.

“LUB” means Turner Valley's *Land Use Bylaw*.

“MGA” means *Municipal Government Act* of Alberta.

“MR” means Municipal Reserve as defined in s. 666(1) of the *Municipal Government Act*.

“Municipality” means the Town of Turner Valley.

“Plan” means the *Calkins Place Area Redevelopment Plan*.

“Qualified Professional” means a professional engineer, geologist, biologist or other environmental specialists licensed to practice in the Province of Alberta in the relevant area of specialization.

“Subdivision” means the division of a parcel of land by an instrument pursuant to the *Municipal Government Act* (“subdivide” has a similar meaning).

“Top of Bank” means the point (line) where the general trend of the slope changes from greater than 15 percent to less than 15 percent and remains at less than 15 percent, as determined by a geo-technical study. It may (but does not necessarily) coincide with the uppermost valley break-line or the slope edge defining the most

distinct break or topographic discontinuity in the slope between the upper plateau and valley wall or coulee slope.

“Toe of Slope” means the point (line) at the base or bottom of a slope where the land contour changes to a significantly flatter grade, often determined by a geo-technical study.

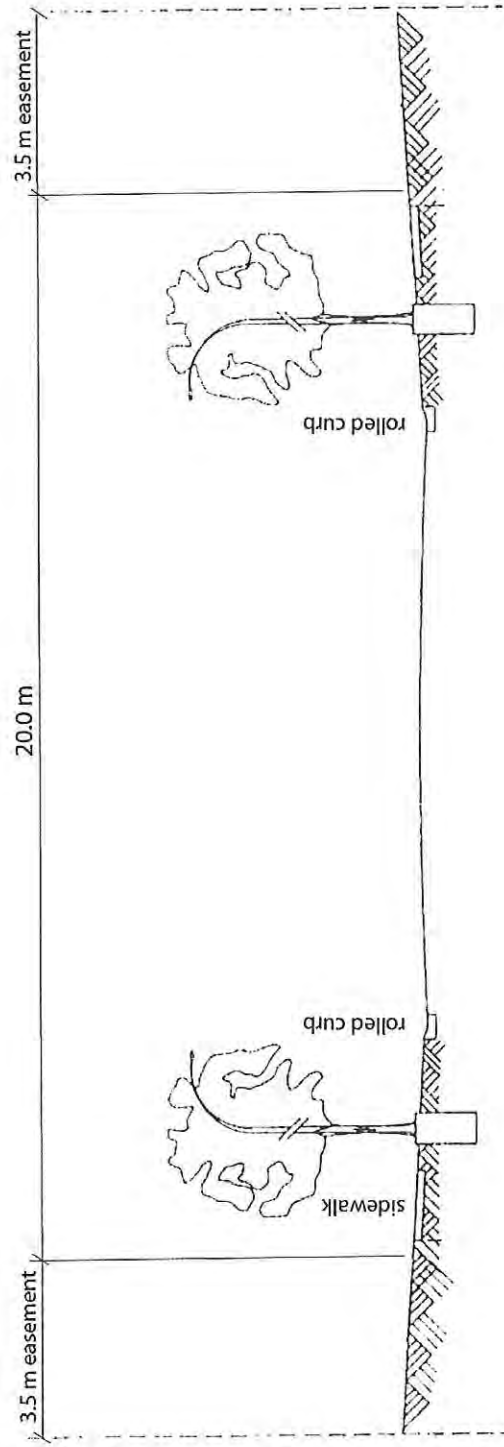
“Town” means the Town of Turner Valley.



APPENDIX A:

Sample Road Profile





SAMPLE RESIDENTIAL ROAD PROFILE

APPENDIX B:

Summary of Public Consultation

Summary of Public Consultation

In order for an Area Redevelopment Plan (ARP) to be successful, it must reflect the vision and values of the community. The planning process involved two meetings with landowners in the Plan Area and an Open House which was open to the general public.

The first two meetings with landowners were intended to present the purpose of the ARP and physical constraints associated with redevelopment, and to determine the challenges, opportunities and vision of the future from the landowners' perspective. Nearly all landowners attended both meetings and general consensus was obtained on the direction of the Plan.

The draft plan was presented to the community at an Open House held on June 29, 2010 with opportunities for the community at large to provide comments and feedback. The Community Open House was held at the Town office and approximately 10 people attended all of whom were residents of Calkins Place. Comment forms were provided, however, the Town did not receive any official feedback through these forms.

The open house consisted of a presentation to provide an overview of the draft plan and display boards to illustrate draft plan policies including the future land use and subdivision scenario of the Plan Area.

Generally, residents supported the draft plan and vision for redevelopment. However, two primary concerns were expressed by residents at the open house and throughout the planning process. First, some residents were concerned about the possibility of the Town taking additional Environmental Reserve (ER) adjacent to the Sheep River at the time of subdivision. Secondly, most residents expressed concerns with the potential levies for major infrastructure improvements such as the construction of a stormwater management facility and roadway upgrades that will require a paved carriageway, curb, gutter and a sidewalk. Policy exists in the Plan which reaffirms Council's ability to impose levies; however, residents seemed to understand that the exact mechanism for funding these infrastructure improvements and amount associated with these levies cannot be determined at the ARP stage.

Overall, the proposed future subdivision scenario was well received by residents as the Plan will facilitate redevelopment while protecting the rural residential character of the area.
