

Miller Meadows Area Structure Plan

Town of Olds, Alberta



Reference: 112847057

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1.0 INTRODUCTION

1.1 PURPOSE

The purpose of the Miller Meadows Area Structure Plan (ASP) is to describe the land use framework and development objectives of the subject lands as identified within this report. The subject land of this ASP is located south central in the Town of Olds. As shown on Figure 1.0 – Location Plan, the Plan Area includes 41.7 Hectares (103 Acres) and is identified by the Town of Olds Municipal Development Plan (MDP) as residential and commercial development, as shown on Appendix A.

Meridian Development's intent through the Miller Meadows ASP is to develop a balanced community of affordable residential, recreational and commercial development opportunities. In order to achieve this, Meridian Development intends to integrate these land uses with interconnected parks and open space linkages. These integrated elements will provide the Town of Olds with a unique area for community development.

The purpose of this document is to describe the land use pattern and development objectives for the Meridian Development. The Miller Meadows ASP will implement the land use framework and development objectives by identifying the following:

- The size and location of the plan area;
- The alignment of roadways, multi-use trail system and lanes;
- The open space and linear park system;
- The proposed development density;
- Servicing concepts for deep utility serving; and
- The development staging sequence.

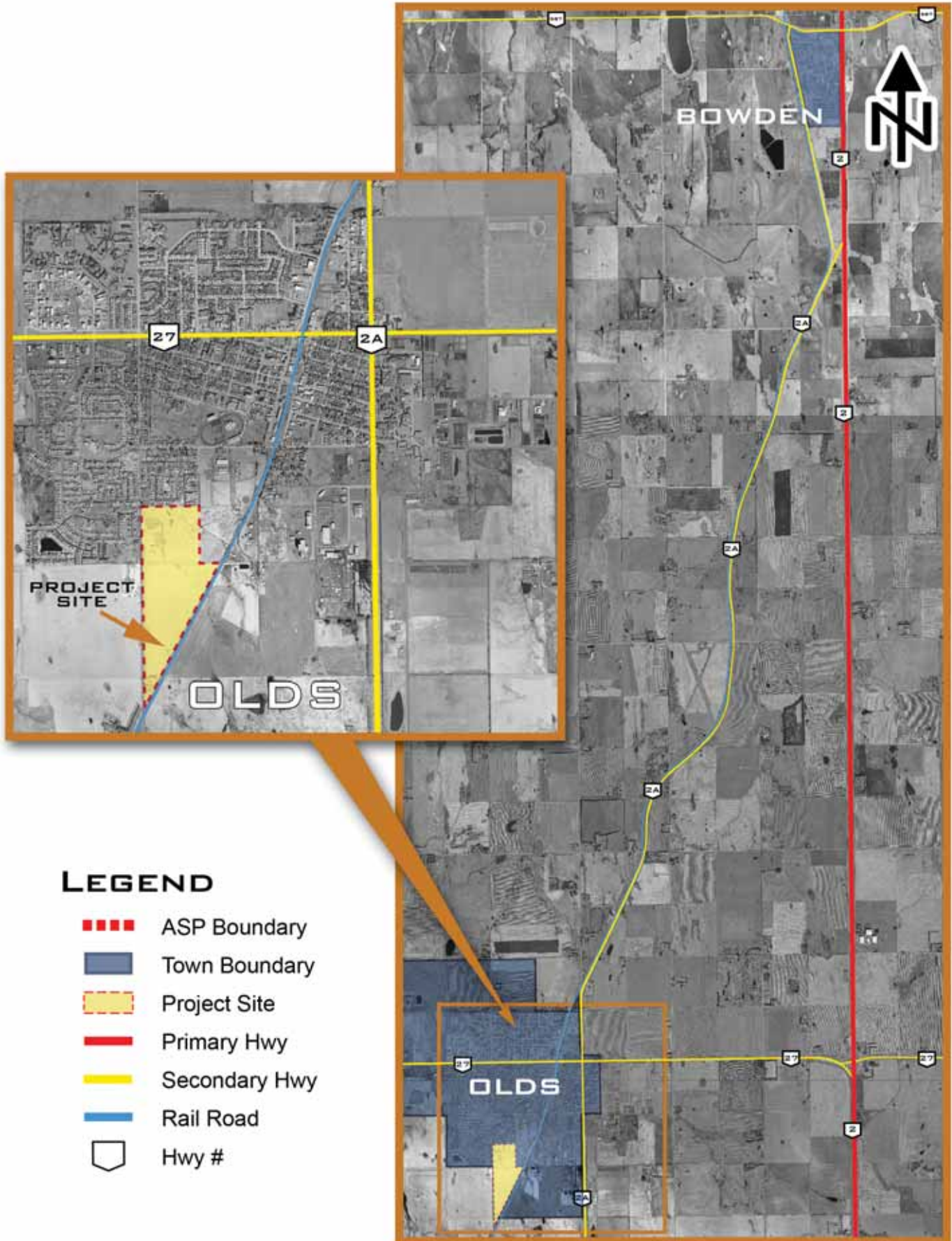
The detailed designs of each phase (redistricting and plans of subdivision) will refine the concept presented by the Area Structure Plan for the development.

1.2 DEFINITION OF PLAN AREA

The Miller Meadows ASP consists of land located within SW ¼ SEC 32-32-1-5 and NW ¼ SEC 29-32-1-5, and includes an area of approximately 103 Acres. As shown in Figure 2.0 – Site Context and Ownership Plan, the Miller Meadows ASP is defined by the following boundaries, within the Town of Olds.

- **North Boundary** – 58th Street

FIGURE 1.0



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- **West Boundary** – 57th Avenue
- **East Boundary** – Canadian Pacific Railway
- **South Boundary** – SW 29-32-1-5

The Miller Meadows ASP constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations and is located entirely within the Town of Olds.

1.3 LANDOWNERSHIP

The Miller Meadows ASP subject lands consist of two titles as shown in Table 1.0 - ASP Ownership Reference and Figure 2.0 – Site Context and Ownership Plan.

Table 1.0.

ASP Ownership Reference

Reference #	Ownership	Legal Description	Acres (ac)
1	Mary Miller & Sandra Carnegi	SW1/4 SEC 32-32-1-5	40
2	Mary Miller & Sandra Carnegi	NW1/4 SEC 29-32-1-5	63

1.4 THE APPROVAL PROCESS

In conformance with the Town of Olds application, review and approval process, the Miller Meadows ASP was submitted to the Town of Olds administration for review, circulation and comments. Upon receipt of the Town of Olds comments and after the developer facilitated open house, revisions to the document were made and resubmitted to the town allowing the plan to be forwarded to staff and council for their review.

A public open house was facilitated by the developer to inform the public of the project and to gather public comments and opinions. The summary of comments and opinions from the Open House are included, refer to Appendix B. The ASP was formally submitted to the town for approval after the revisions had been made based upon the public comments and opinions from the open house.

The ASP went to council for 1st reading. Following the required advertisement schedules, the ASP was presented by the Town of Olds staff at a public hearing with council in attendance with the 2nd and 3rd readings following the public hearing. The ASP was then adopted via bylaw by the Town of Olds.

1.5 AUTHORITY

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

633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.

(2) An area structure plan

(a) must describe

- (i) the sequence of development proposed for the area,
- (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,
- (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and
- (iv) the general location of major transportation routes and public utilities, and

(b) may contain any other matters the council considers necessary.

The Miller Meadows Area Structure Plan has been prepared as a Statutory Plan. It adheres to Section 633 of the Municipal Government Act of Alberta and follows the guidelines and policies set forth by the Town of Olds for the development of new areas.

1.6 POLICIES AND RELEVANT PLANNING DOCUMENTS

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

- Town of Olds Servicing Record Drawings;
- Town of Olds Municipal Development Plan (MDP);
- Town of Olds Southeast Industrial Area Structure Plan;
- Town of Olds Minimum Design Standards for Development; and
- Town of Olds Land Use Bylaw

This plan conforms to all the above listed documents with the exception of the Southeast Industrial Area Structure Plan which will require amendments. The Town of Olds has agreed to identify and prepare the necessary amendments to the Southeast Industrial Area Structure Plan as required for the two documents to conform to one another.

1.7 INTERPRETATIONS

Policies: Introductions, goals, objectives and other text not specifically identified as a policy statement are provided for information and clarification only, but may be referenced by a reviewing municipality in response to a development proposal. Should any inconsistency be interpreted between policy statements and other text within this document, the policy will take precedence. Should any policy statement require further information or compliance at another level of planning (i.e. Outline Plan), final determination/approval of that policy statement shall be deferred to the identified level of approval authority.

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

Appendices: The appendices attached do not form part of the ASP and are included for informational purposes only. Content of the appendices is subject to change.

2.0 SITE CONTEXT AND DEVELOPMENT CONSIDERATIONS

2.1 TOPOGRAPHY, SOILS AND VEGETATION

As shown in Figure 3.0 - Existing Conditions, the topography of the Miller Meadows land is characterized by low rolling terrain with the ground surface elevation ranging from 1034.0 m to 1040.0 m. The land gently slopes from the south to the north east with an elevation differential of 6 m allowing for storm water drainage to be handled with a combination of overland and directed drainage. There are no topographic limitations to the land.

These sections of land are identified as residential and commercial according to the Town of Olds MDP as shown in Appendix A. The Miller Meadows lands are currently smaller homesteads, open agricultural fields and smaller stands of vegetation of limited significance.

2.2 LAND RESOURCES

There are no historical resources for this land identified in the current March 2007 publication of "A Listing of Significant Historical Sites and Areas" from the Alberta Historical Resources Foundation.

2.3 EXISTING LAND USE AND FEATURES

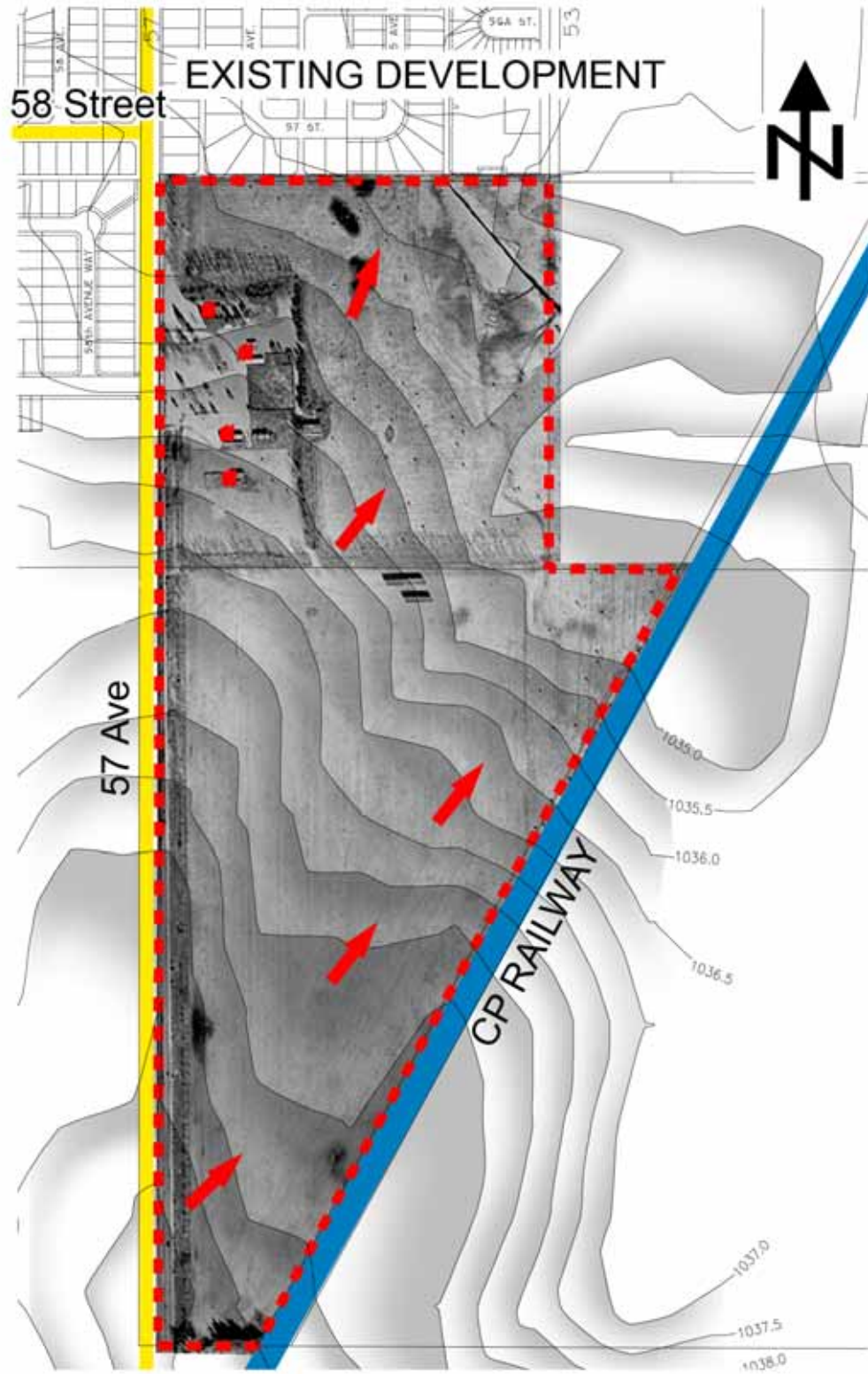
There are currently a few existing houses and farm structures located on the north west portion which will be removed for the development of the lands. The Canadian Pacific Railway is located on the east and runs continuously throughout the Town of Olds in a north-south manner. This property is currently allocated for residential and commercial development as part of the Town of Olds Municipal Development Plan Land Use Concept, Appendix A and currently zoned Urban Reserve by the Town of Olds.

2.4 ADJACENT LANDS AND SURROUNDING DEVELOPMENT

The surrounding land to the west and north west is the community of Deer Ridge Estates, other subdivision developments and agricultural lands to the west. One residential community is situated north of 58th Street.

As identified in the Town of Olds Municipal Development Plan, the land to the west has been classified as residential and commercial. The lands in the north east and the east is identified as open space. All lands east of the Canadian Pacific Railway have been identified as industrial.

FIGURE 3.0



LEGEND

- ASP Boundary
- ➔ Direction of Drainage
- 🏠 Existing Structures

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2.5 EXISTING SERVICING

No existing utilities are located on the Miller Meadows lands property besides the existing power and gas lines that service the existing building sites. These existing service lines will be abandoned or relocated as development proceeds in the area. There are no major utility pipelines, oil/gas wells or other related facilities located in the area. According to the Alberta Energy and Utilities Board, there are no sour gas wells indicated within 1.6 km of the site. There are also no natural resources within the plan area.

2.6 CONSTRAINTS TO DEVELOPMENT

There are no apparent natural constraints that would interfere with development of the land area. The Canadian Pacific Railway located to the east has been taken into consideration during the design process. In order to provide sufficient clearance, a berm, complete with a fence and planting will be used to provide visual and sound attenuation from the railway line.

The low rolling terrain with no steep areas, no historical resources, and minimal existing servicing allow the Meridian Development lands to be well situated for urban style development to occur to the standards required by the Town of Olds.

3.0 DEVELOPMENT OBJECTIVES AND PRINCIPLES

3.1 DEVELOPMENT OBJECTIVES

The Miller Meadows ASP has been prepared as a comprehensively planned residential neighborhood, taking advantage of the existing natural features and topography. The main objectives of the Miller Meadows ASP are:

- To develop a plan consistent with the general intent and purpose of the Town of Olds Municipal Development Plan;
- Provision of a framework to deliver an affordable, comprehensively planned residential development by defining the general pattern and composition of land uses, linkages, servicing designs and development staging.

Development of the various land uses within the Miller Meadows ASP is defined through the following general principles:

3.2 RESIDENTIAL

- Provide affordable housing to the Town of Olds and Central Alberta.
- Encourage a variety of housing types; including single detached dwellings, duplex housing and possibly multi-storey apartment buildings. All housing forms and options will recognize consumer preferences and be in conformance with municipal standards and policies set forth by the Town of Olds.
- Emphasize pedestrian friendly streetscapes and building siting.
- Provide direct and safe pedestrian linkages to community nodes such as the open space areas.
- Locate multi-family and commercial sites adjacent to the collector and / or major collector road system to enhance access.

3.3 COMMERCIAL

- Provide local retail services to meet the needs of the community and surrounding areas.
- Provide employment opportunities for the Town of Olds.
- Allow for the development of additional business opportunities for the area and its citizens.

3.4 MUNICIPAL RESERVES

- Provide large usable park spaces with integrated trail linkages and greenways between various community amenities.
- Allow for the provision of dispersed park space within the neighborhood to provide open space and recreation opportunities for residents through the dedication of Municipal Reserves.
- Provide park space to service the active and passive recreational needs for this community as well as for adjacent neighborhoods.

3.5 TRANSPORTATION

- Provide a logical, safe and efficient transportation system within the plan area to address pedestrian, bicycle and other modes of transportation, and the transit / vehicular transportation needs of residents moving to, from and within south Olds as well as to adjacent areas.
- Provide non-vehicular circulation options throughout the southern parts of the Town of Olds with special attention to linkages to the recreational park sites.
- Minimize walking distances by creating an interconnected street network and providing walkways where roadway connections are not feasible.

3.6 ECOLOGICAL STEWARDSHIP

- Develop land in an efficient manner and encourage intensive urban development.
- Employ parallel land uses where possible by incorporating open spaces with the stormwater management facilities and the utility corridors to optimize the use of these areas.
- Encourage naturalized landscaping on public and private lands to the extent acceptable to the Town of Olds to minimize environmental and economic costs associated with their maintenance.
- Promote the development of open spaces and walkway linkages for pedestrian, bicycle and other non-motorized travel, and connect them to the surrounding areas.
- Support directives to mandate energy efficient construction and other innovative building and infrastructure techniques.

4.0 DEVELOPMENT STRATEGY

4.1 PURPOSE

The development concept for the Miller Meadows ASP has been prepared in response to current and anticipated residential market trends within the Town of Olds and the Central Alberta region. An analysis of these trends and an assessment of their implications have assisted in shaping the plan with respect to the type, size and location of various land uses.

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

4.2 RESIDENTIAL

The majority of land within the Miller Meadows ASP is intended for residential development. Mixes of residential densities are proposed and will be implemented based on market conditions and consumer preferences at the time of development.

4.2.1 General Residential District (R2)

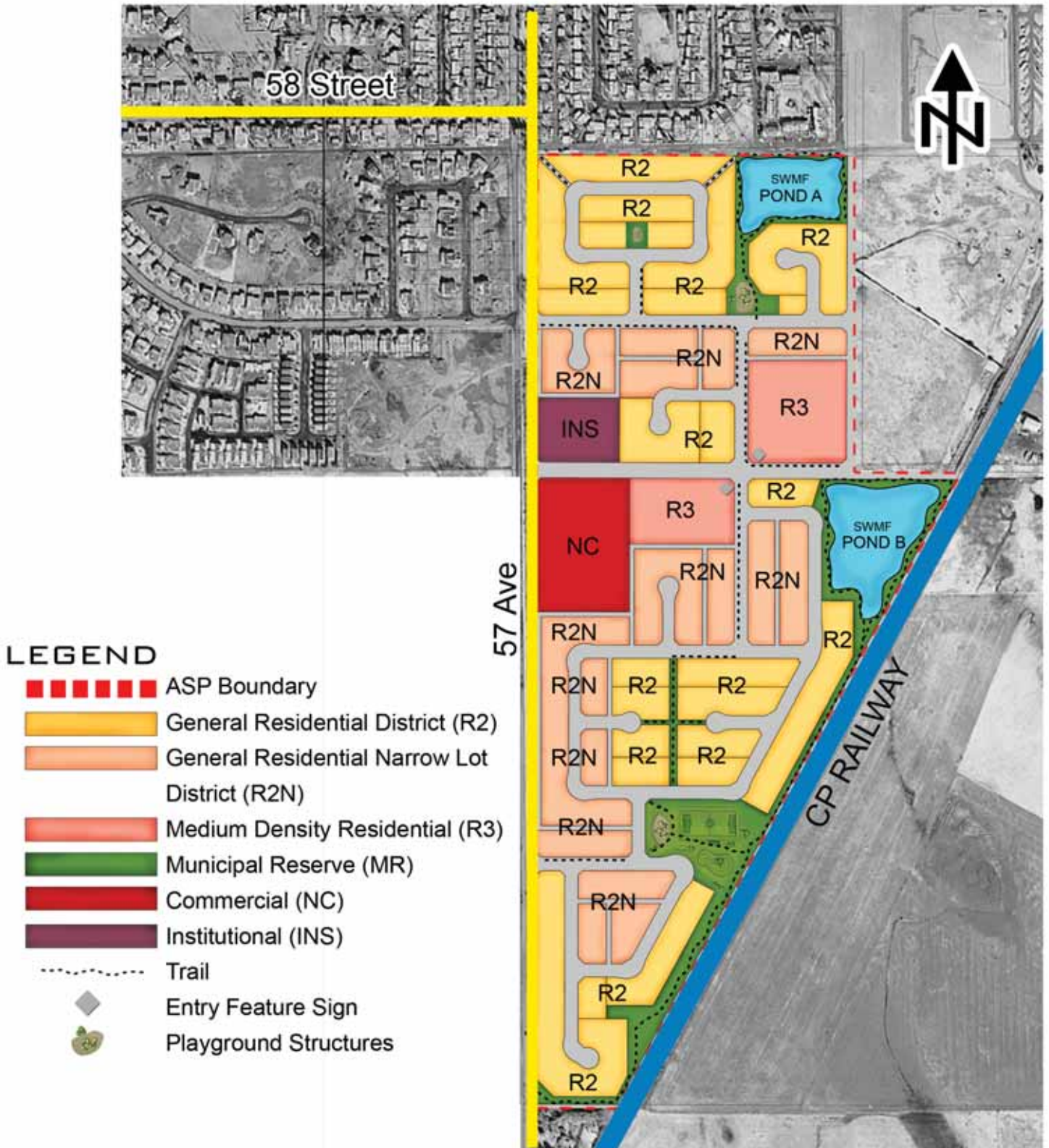
With the continued demand and need for lots and housing options, this plan has made provision for detached and semi-detached lots which fall under the R2 land use designation; refer to Appendix C. Combinations of both single-family and duplex dwellings are planned for these areas. These lots will range in width from 11 m (36 ft) to 14 m (46 ft) and will range in area from 375 m² (4037 ft²) to 420 m² (4521 ft²) respectively.

The majority of the residential dwelling medium lot development occurs in the middle of the site and also to the north and south east. Trails interconnect these areas with other portions of the development.

4.2.2 New Land Use District – General Residential Narrow Lot (R2N)

To accommodate the continuing demand for more affordable homes within a development, narrow dwelling lots have been identified as a needed housing type within the Miller Meadows ASP. In reviewing the existing Town of Olds Land Use Bylaw, there is currently no designation that can be used for this proposed product type. As such, a new General Residential Narrow Lot District (R2N) is proposed for this project; refer to Appendix D. Discussions have occurred with the Town of Olds in regards to a Land Use Bylaw amendment to create a General Residential Narrow Lot District (R2N). Staff from the Town of Olds along with town Administration has indicated a willingness to bring forward a Land Use Bylaw amendment which would create a district to accommodate this type of residential development.

FIGURE 4.0



LEGEND

- ASP Boundary
- General Residential District (R2)
- General Residential Narrow Lot District (R2N)
- Medium Density Residential (R3)
- Municipal Reserve (MR)
- Commercial (NC)
- Institutional (INS)
- Trail
- Entry Feature Sign
- Playground Structures

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The proposed general Residential Narrow Lot District (R2N) widths will be larger than 7.4 m (24 ft) and minimum parcel area will range from 250 m² (2691 ft²) to 320 m² (3444 ft²). A majority of the housing product type for this area is envisioned to be single family detached dwellings and duplex homes. Further information on the R2N District is included in Appendix D and E. Lots specified for duplex development may have a minimum width of 7.4 m (24 ft) per dwelling side for a total minimum width of 14.8 meters (49 ft) if both units are on a single ownership title.

In the Miller Meadows plan, these small lots are proposed in the north central, south west and central areas of the plan. These residential clusters are situated in close proximity to commercial, public utility areas, medium density residential, and some multi family development.

4.2.3 Medium Density Residential District (R3)

Meridian Development will provide two areas to be developed as multi-family. These two sites are located conveniently near the entrances and on the main collector, both sited near the stormwater management facilities and commercial sections of the land. It is anticipated that these sites may be developed to include four-plexes and potentially multi-units and multi-storied structures. Other possibilities for the Multi-family Residential (R3) area are social and senior facilities; refer to Appendix F.

4.3 NEIGHBORHOOD COMMERCIAL (CN)

In reviewing the existing Town of Olds Land Use Bylaw, there is currently no designation that can be used for this proposed product type. As such, a new Neighborhood Commercial District (CN) is proposed for this project; refer to Appendix G. Staff from the Town of Olds have indicated a willingness to bring forward a Land Use Bylaw amendment which would create a district to accommodate this type of commercial development.

Two parcels within the Miller Meadows lands have been designated on the plan for potential commercial development. These sites will act as an important focal point for the neighborhood and surrounding communities. The sites are located in the central west area and will be of sufficient size to support a local convenience centre, accommodating a range of retail, business, medical and professional office uses.

4.3.1 Institutional Uses

Meridian Development will market the north west commercial site for institutional uses for a minimum of 3 years. In the event that there is no interest to develop this site for institutional uses, the development of this site as neighborhood commercial will be pursued.

4.4 PARKS AND OPEN SPACE

4.4.1 Recreational Park Sites

There are 2 recreational park sites in this plan area. These local parks will include play structures, tot lots, sport fields, toboggan hills, etc. The north recreational park site is approximately 4 acres in size and joined to the storm water management facility through paved paths. Through conversations with the Town of Olds planners, Meridian Development has been informed that the Town of Olds would like to see sports fields. Park 'C' has the ability to house such a facility. The south park will also be connected to the north storm water management facility via paved path. The 2 recreational park sites in this plan area have a total of 8 acres of MR dedication.

Along with the various paths and trails, total MR dedication on this plan area is approximately 14 acres, with approximately 2 acres designated as Public Utility Line (PUL). The PUL is calculated from the 7:1 slopes of the SWMF.

4.4.2 Walkways and Multi-Use Trails

The Miller Meadows ASP concept is designed with an extensive neighborhood pathway system to connect pedestrian and bike traffic throughout the neighborhood through a combination of sidewalks, paved and unpaved pathways. The pathway systems will also be used to link the neighborhood to adjacent roadways, developments and park sites. As shown on Figure 5.0 - Parks and Trails, the proposed path system will be accommodated by means of 2.5 m wide paved asphalt trails and sidewalk connections where necessary.

4.5 STORMWATER MANAGEMENT FACILITY

The two stormwater management facilities have been located in the north east pond 'A' and central east pond 'B' sectors of the land. The facilities also provide for recreational opportunities and have been configured to provide views from residential enclaves as well as from the linear open space linkages and the roadway network. These facilities may be developed as dry stormwater detention ponds or possibly as constructed wetland style facilities.

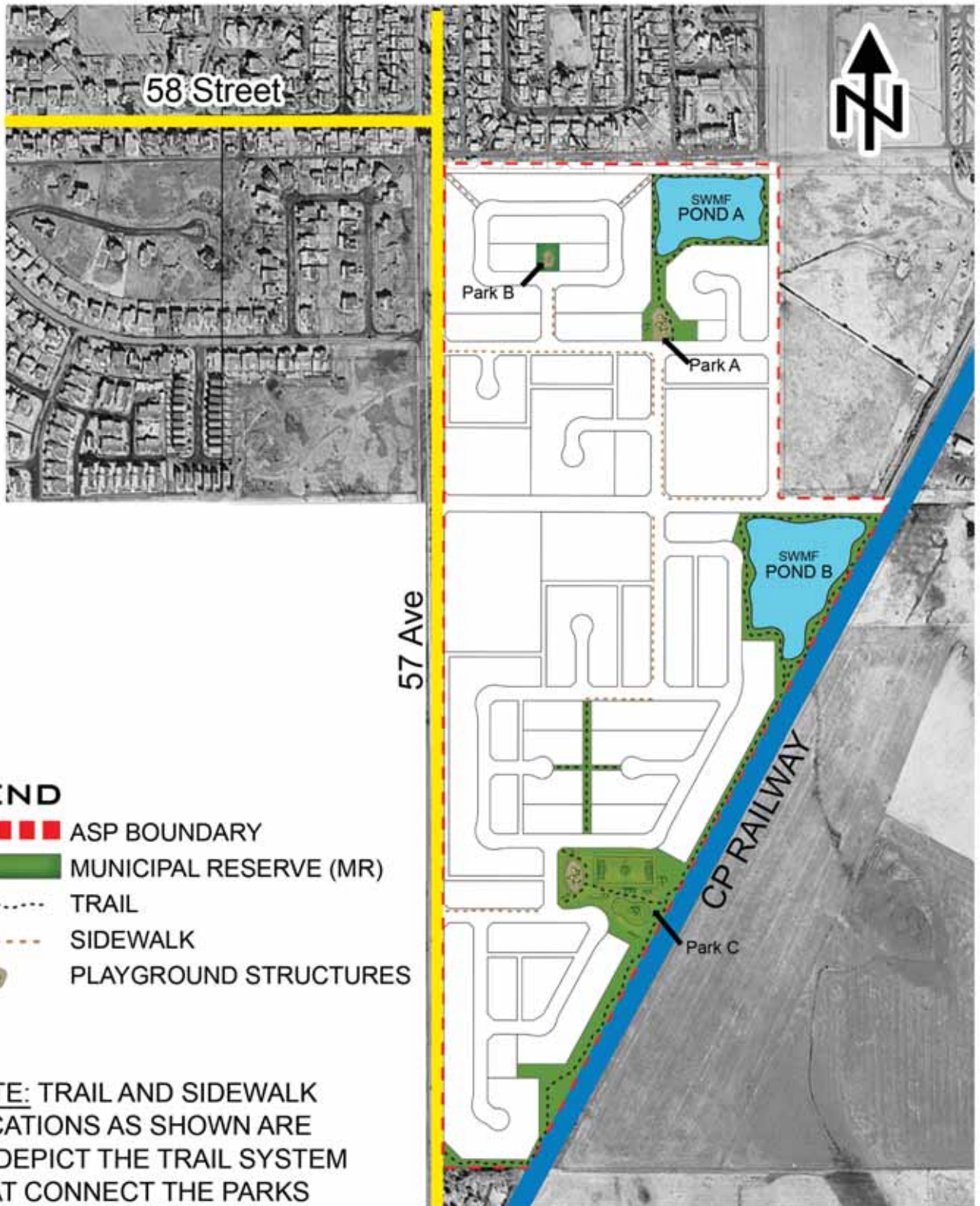


Table 2.0**Land Use Statistics**

	Area (ac)	% of GDA
Gross Area (including existing acreage)	103 ac	100%
Net Developable Area	103 ac	100%
General Residential District (R2)	32.3 ac	31%
General Residential Narrow Lot District (R2N)	19.7 ac	19%
Medium Density Residential District (R3)	6.7 ac	6%
Neighborhood Commercial District (CN)	5 ac	5%
Open Space - Municipal Reserve (MR)	14.2 ac	14%
Institutional	2 ac	2%
Public Utility Line (PUL)	1.7 ac	2%
Roads and Lanes	21.4 ac	21%
Total	103 ac	100%

Table 3.0**Residential Units and Population**

Land Use	Area (ac)	Density units/Ac	Units	Density persons/unit	Population
R2 – General Residential	32.3	9.29	300	2.5	750
R3 – Medium Density	6.7	20	134	2.5	335
R2N – Narrow Lot	19.8	11.80	233	2.5	583
Potential Population					1668 Persons
Potential # of Units			667 Units		
Average Density		13.7 units per ac			

5.0 TRANSPORTATION CONCEPT

5.1 TRANSPORTATION

The system of roads proposed for the Miller Meadows neighborhood provides its residents and the surrounding traveling public with safe and efficient access from this area.

5.1.1 Existing Transportation Network

The subject lands are currently serviced by 57th Avenue and 60th Street which serves the west boundary. 53rd Avenue has the capability to serve the northern portions of the site. 57th Avenue and 53rd Avenue can be used to access Highway 2A via 54th Street to the north of the subject lands.

5.1.2 Collector Roads

The plan area has made provisions for a roadway to go between the two parcels of land as identified in the Town of Olds MDP. However, it is in our understanding that the specifications for the design and layout of the road have not yet been finalized. As such, this plan shows a Right of Way for a roadway but the exact size and location of the road will have to be confirmed at a later date. The final layout and width of the Right of Way will need to be determined.

All collector roads are envisioned to be constructed to the standards set forth by the Town of Olds and shown prior to acceptance of a subdivision plan. Minor adjustments to the concept plan may occur at the subdivision plan stage due to changes in the Right of Way requirements. Should the Right of Way allowance need to be increased, Figure 6.0 – Right of Way Comparison shows the potential impact on the concept plan.

5.1.3 Local Roads

The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through local roads. Local roads will be constructed to the standards as set forth by the Town of Olds.

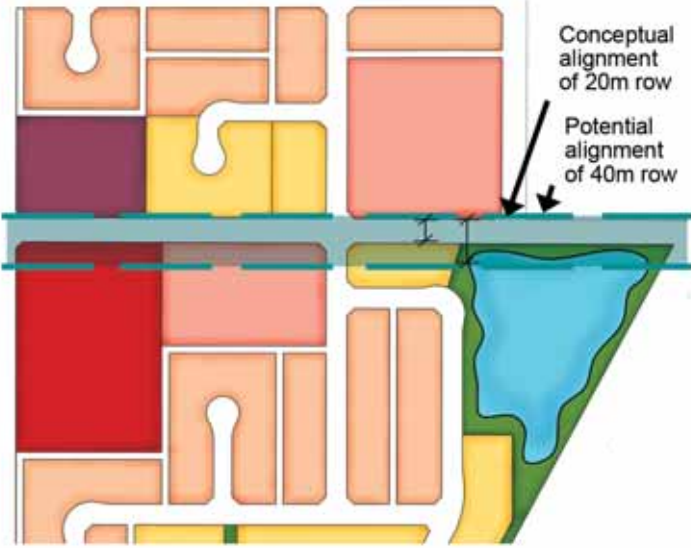
5.1.4 Laneways

The Miller Meadows ASP has been designed with all R2N lots backing on to laneways. Rear laneways adjacent to MR parcels will have bollards or other methods of control in order to prevent shortcutting.

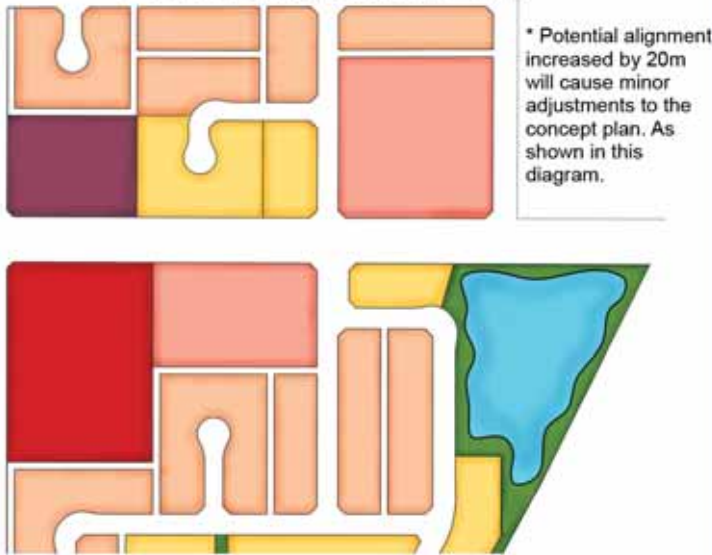
Rear lanes along these lots will provide for rear parking and opportunities for detached garages. As per town guidelines, lanes will be 6.0 meters (19.6 ft) wide and paved.

FIGURE 6.0

EXISTING ROW PLAN

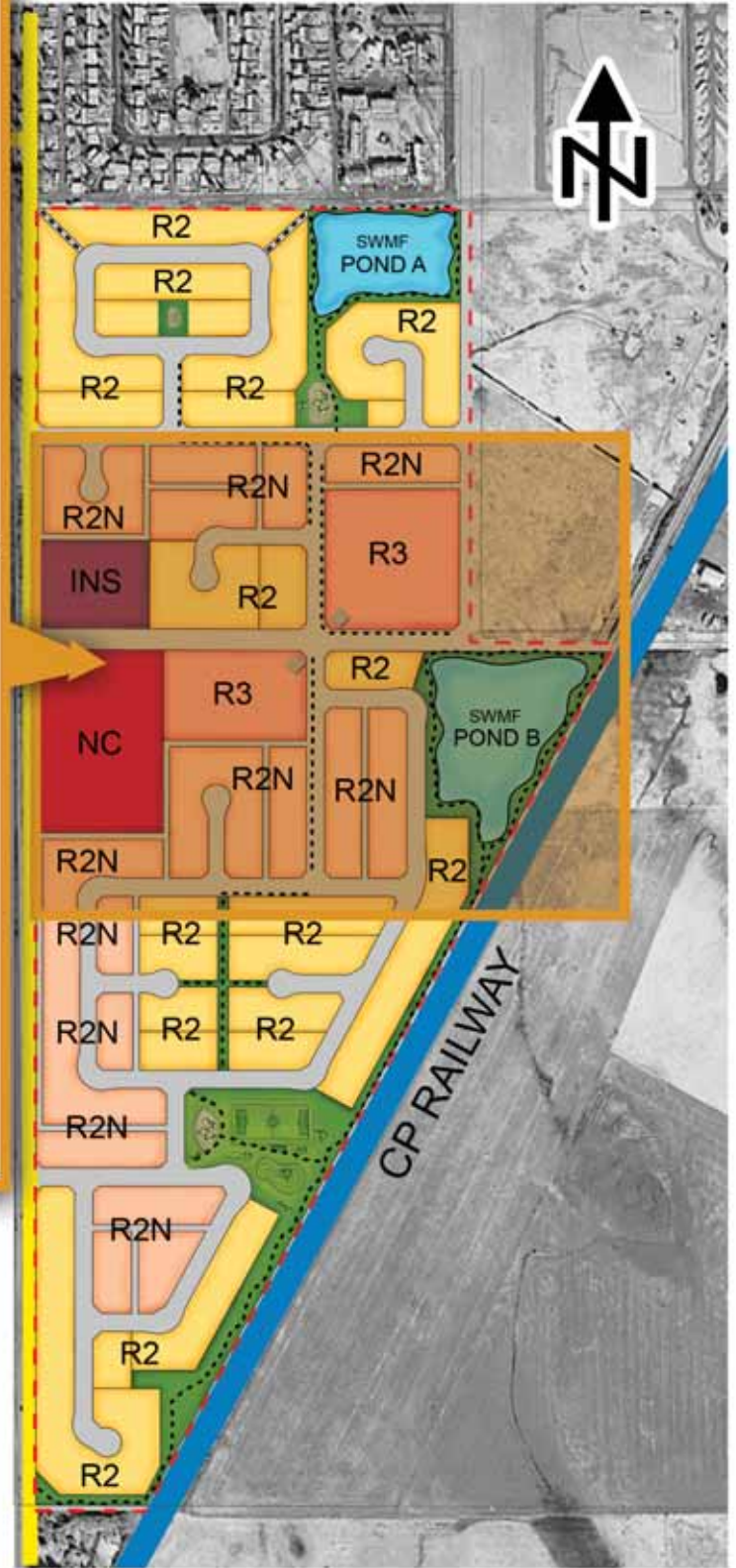


POTENTIAL ROW PLAN



LEGEND

- ASP Boundary
- General Residential District (R2)
- General Residential Narrow Lot District (R2N)
- Medium Density Residential (R3)
- Municipal Reserve (MR)
- Commercial (NC)
- Institutional (INS)
- Trail
- Entry Feature Sign
- Playground Structures



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6.0 MUNICIPAL SERVICING

6.1 STORMWATER DRAINAGE

Two stormwater management facilities (SWMF) are proposed for the Miller Meadows lands to manage and control major stormwater events.

SWMF 'A' will be located in the north east corner of the Miller Meadows development and will discharge into the existing Town of Olds storm pipe system to the north. SWMF 'A' will be sized to accommodate storm water detention that exceeds the 1:100 year storm events.

The second and larger of these facilities, SWMF 'B' will be located in the central east part of the development. SWMF 'B' will manage stormwater from the southern half of the development. This SWMF will be a stormwater retention pond which will be sized to accommodate stormwater detention for 1:100 year storm events. SWMF 'B' is proposed to discharge into a proposed future ditch to be constructed on adjacent lands.

All storm sewers within the development will be sized to accommodate a 1 in 5 year stormwater event with stormwater being conveyed from the streets to the stormwater management facilities during large stormwater events. All stormwater from the SWMF 'B' will discharge into the proposed ditch to the west and all stormwater from the SWMF 'A' will discharge into the existing storm main to the north.

All stormwater facilities and storm sewers will be designed in accordance with the Town of Olds Standards and will eventually become the responsibility of the Town of Olds to maintain.

The major drainage and overall storm system are shown on Figure 7.0 – Stormwater Management Plan. This plan also illustrates that the storm trunk that services this development will be extended to the west boundary of the development to service future residential development on lands to the east.

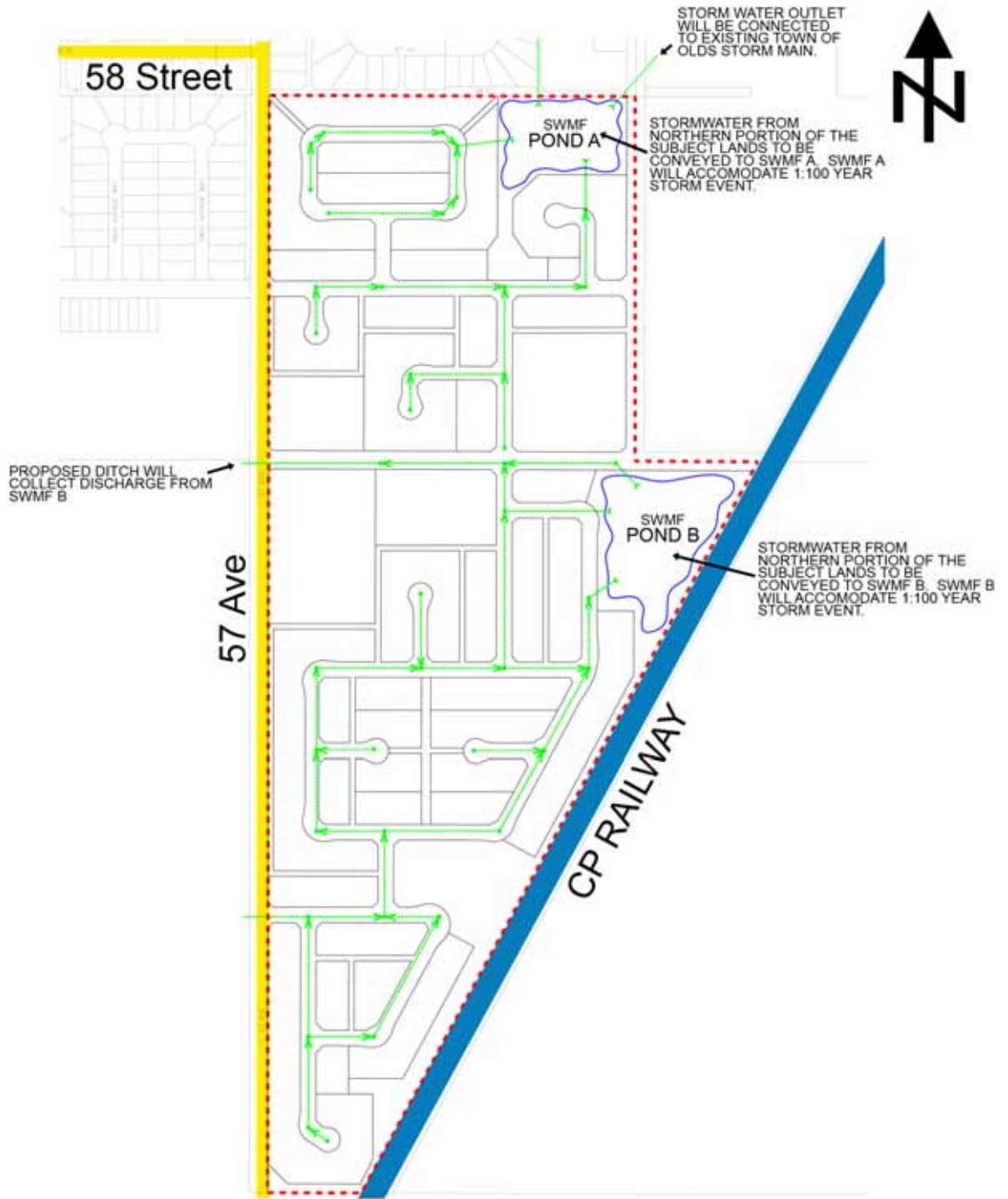
6.2 SANITARY SERVICING

The north half of the proposed development, north of the quarter section line, will be serviced off the existing sanitary system to the north of 57th Avenue. The south half of the development will eventually connect to a new trunk line to be extended through lands to the west as shown on Figure 8.0 – Sanitary Plan.

All sanitary mains will be located in the roadway and are anticipated to be 200mm in diameter.

All sanitary servicing will be designed in accordance with the Town of Olds Standards and will eventually become the responsibility of the Town of Olds to maintain.

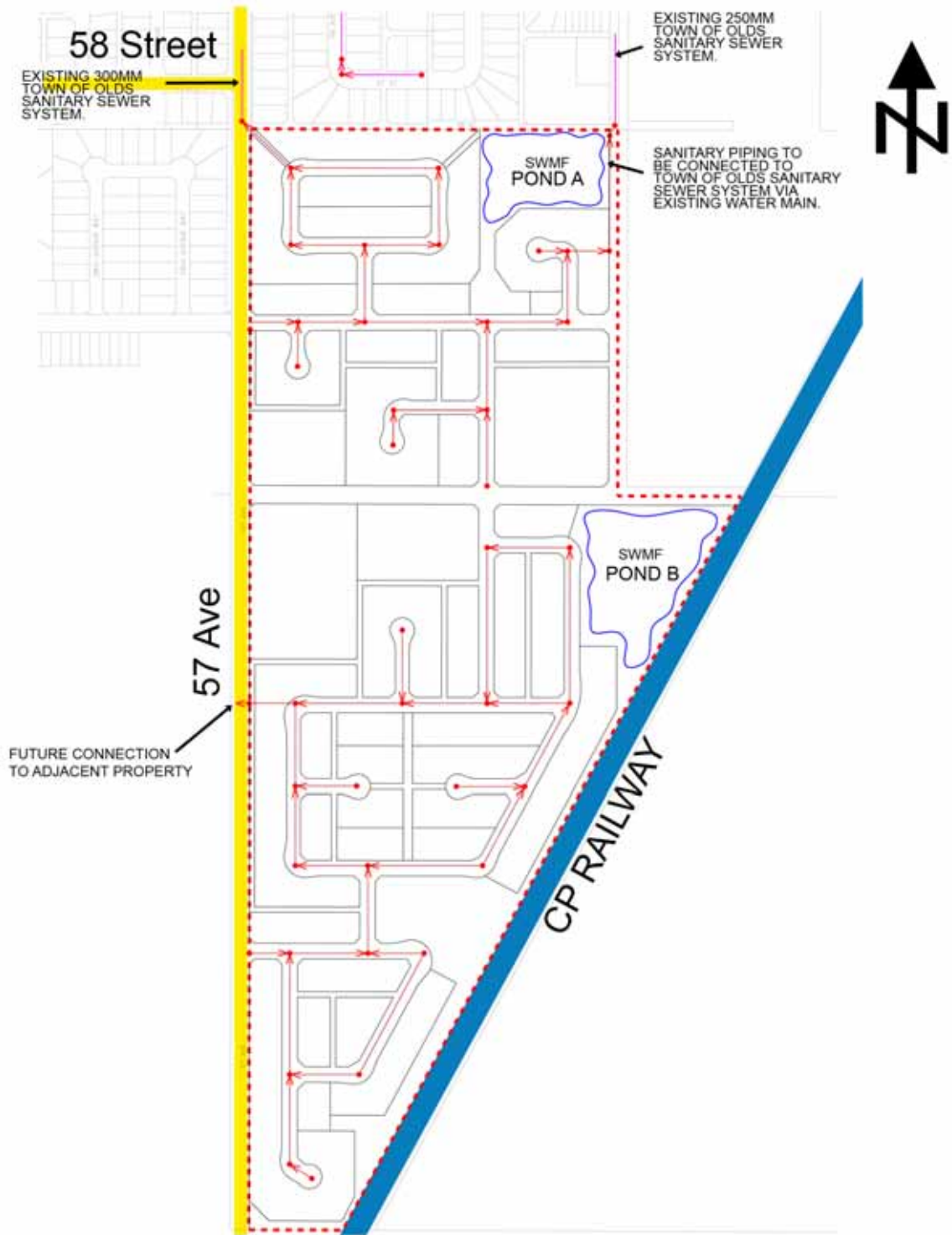
EXISTING DEVELOPMENT






LEGEND

- ASP Boundary
- Storm Main
- ⤵ Manhole and Flow Direction

FIGURE 8.0



LEGEND

-  ASP Boundary
-  Proposed Sanitary Piping
-  Manhole and Flow Direction

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6.3 WATER DISTRIBUTION

This development will be serviced from the extension of existing water main connectors from the developments to the north.

The overall water distribution system needed to service the Miller Meadows Lands is shown on Fig 9.0 – Proposed Water Plan.

All water main facilities will be designed in accordance with the Town of Olds Standards and will eventually become the responsibility of the Town of Olds to maintain.

6.4 SHALLOW UTILITIES

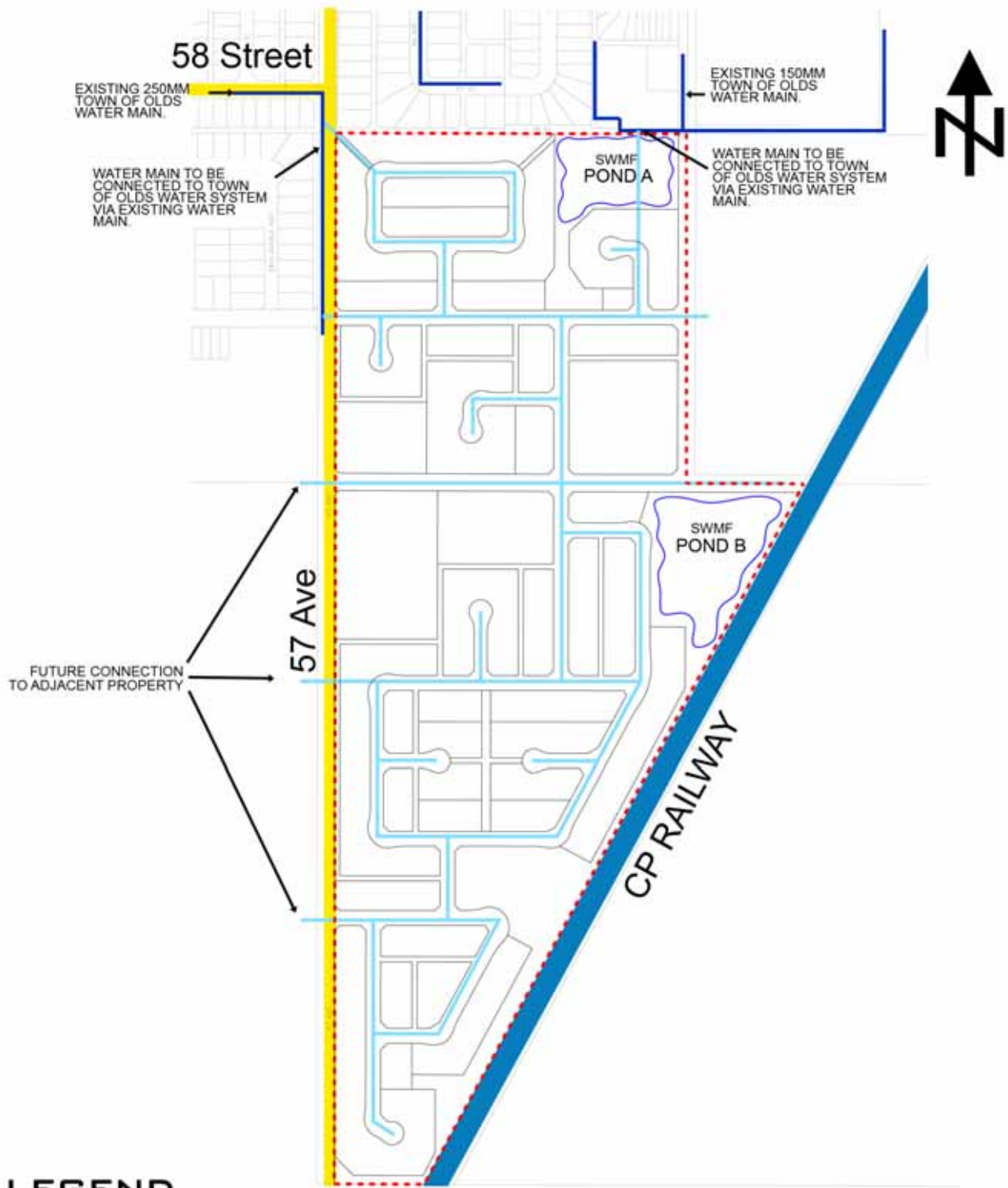
Shallow utility services will be provided by the following companies:

- ATCO Gas (Natural Gas)
- Fortis, Alberta (Electricity, Street Lights)
- Telus Communication (Telephone)
- Shaw Cable (Cable Television)




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

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

FIGURE 9.0



LEGEND

-  ASP Boundary
-  Water Main
-  Existing Water Main

JANUARY 2008

7.0 IMPLEMENTATION

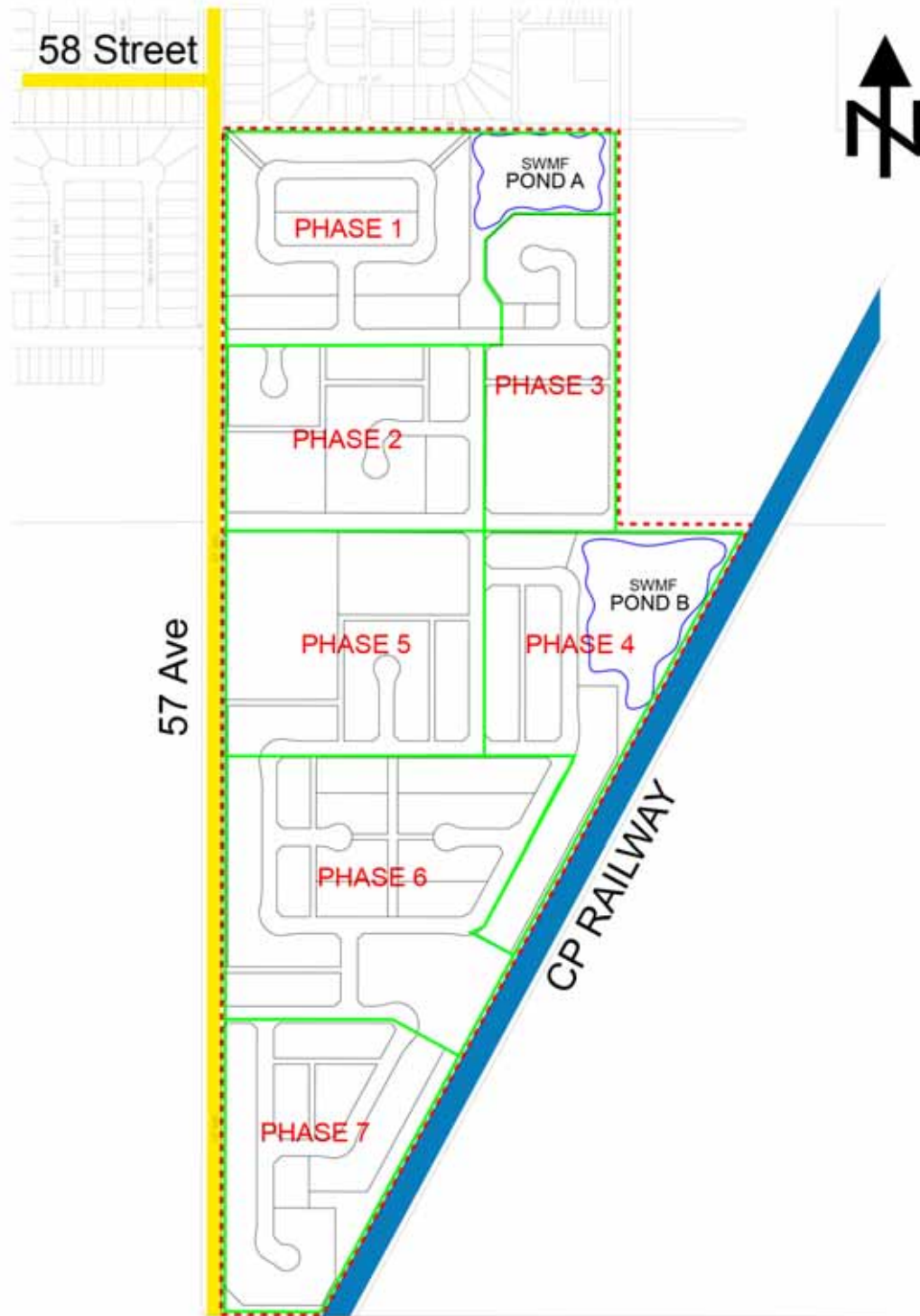
This Area Structure Plan for the Miller Meadows area will be implemented in accordance with the Town of Olds redistricting and subdivision approval processes.

7.1 DEVELOPMENT STAGING

Figure 10.0 – Phasing Plan provides a proposed staging for this area. Both parcels have been included in an overall staging plan. The Phasing Plan is conceptual in nature and is subject to change based on market conditions and other factors.

7.2 REDISTRICTING AND SUBDIVISION

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



LEGEND

- ASP Boundary
- Phase Boundary

Phasing plan as shown is conceptual in nature and may vary at the time of development from what is shown in this plan

JANUARY 2008

APPENDIX A – TOWN OF OLDS MUNICIPAL
DEVELOPMENT PLAN MAP

TOWN OF OLDS MUNICIPAL DEVELOPMENT PLAN

LAND USE CONCEPT

- TOWN BOUNDARY
- COLLEGE OWNED LANDS
- MAJOR COLLECTOR ROAD
- HIGHWAYS & ARTERIAL ROADS
- FUTURE AREA REDEVELOPMENT PLAN
- C** CEMETERY
- H** HOSPITAL
- S** EXISTING & POTENTIAL SCHOOL SITE

TOWN LAND USE ALLOCATION

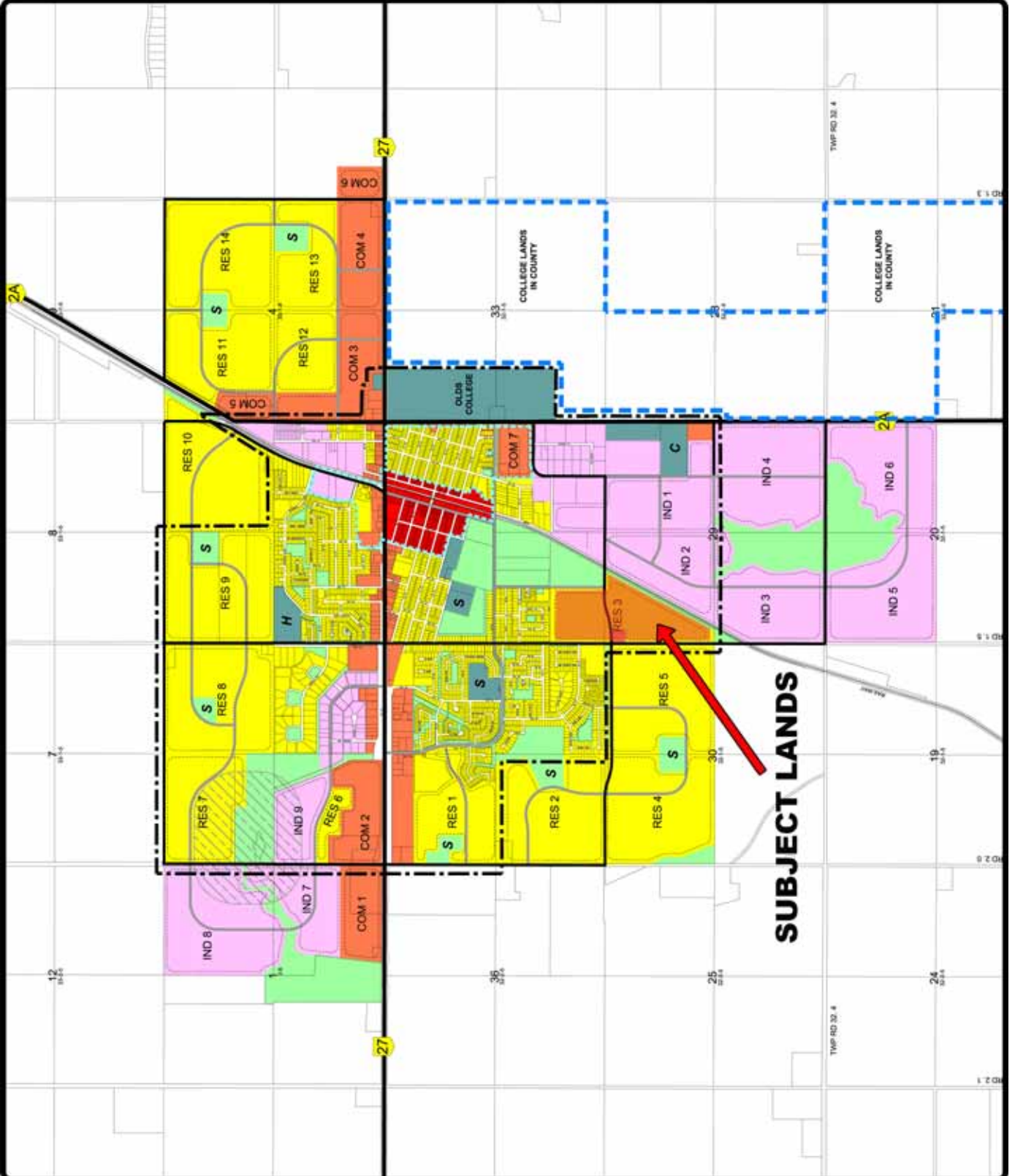
- DOWNTOWN COMMERCIAL / MIXED USE
- HIGHWAY & LOCAL COMMERCIAL
- INDUSTRIAL
- MAJOR OPEN SPACE & UNDEVELOPED AREAS
- PUBLIC / INSTITUTIONAL
- RESIDENTIAL
- DEVELOPMENT SETBACK

MAP 2

1. This map shows generalized indications of land use and is not intended for scaling or detailed design.
2. The land use patterns must be interpreted with the text of this plan. Detailed land use and boundaries will be identified through area structure plans.
3. Town boundary has been shifted for visual purposes.
4. The land uses shown beyond the town boundary are intended as information only. The policies of this plan do not apply to lands outside the town boundary.



PARKLAND COMMUNITY PLANNING SERVICES
JUNE 2007



SUBJECT LANDS

APPENDIX B – OPEN HOUSE SUMMARY

SUMMARY

On January 17, 2008, Stantec Consulting Ltd. held an Open House at the Olds, Alberta Legion to discuss plans for the proposed Miller's Meadow Development. Attendance was estimated at forty-plus (40+) interested persons from the community with twenty-one (21) actually signing the attendance sheet. In effort to obtain more detailed information regarding how the proposed development is being perceived by the community, at the end of the Open House, all attendees were invited to complete a Feedback Form and return it to Stantec Consulting Ltd.

Within one week's time, a total of eleven (11) completed Feedback Forms were returned. Of the 11 responses received, seven (7) were in support of the proposed Miller's Meadow Development, one (1) was in opposition, and three (3) were undecided or neutral. The questions and concerns noted on the Feedback Forms focused on the areas of lifestyle/density and transportation.

The following document delineates the comments/concerns that were expressed in the Open House Feedback Forms, as well as responses to the concerns by the Developer.

LIFESTYLE/ DENSITY

COMMENTS/CONCERNS:

Note: *Italicized quotes were taken directly from Feedback Forms.*

Don't necessarily like the idea of an affordable neighborhood. Affordable housing is positive but a healthy mix of housing types and lot sizes allows for a more cohesive neighborhood. Do not want to see this neighborhood looked upon as being less desirable.

Too many people for a small area!! Need more information!

I support the narrow lot concept. Hopefully narrow lots will determine the "affordability" concept.

RESPONSE TO COMMENTS/CONCERNS (by the Developer):

The concept of affordability within this development is based upon decreasing the initial cost of lot purchase price and providing innovative construction techniques when building the residences.

The concept of affordability is not directly linked to any government programs or the inclusion of subsidized housing.

TRANSPORTATION

COMMENTS/QUESTIONS/CONCERNS:

Note: Italicized quotes were taken directly from Feedback Forms.

By-pass road. It runs in our back yard. Very unhappy about this!

Access on 57 Ave. Increased traffic flow. Road upgrade!!!

Need for a trail N-S along 57 Ave.

Need for a collector trail along tracks – then feeders can connect to both trails.

Ensure egress for pedestrians from closes.

Need to ensure there is a trail along 57 Ave and that the trail connects to trails on the west side of 57 and to the north.

Make sure there is a discussion with Ag Society and there is an adequate buffer on the land and the Ag Society land to ensure the Ag Society events do not affect the enjoyment of their home and yard.

Trail System – walking access to downtown.

RESPONSE TO COMMENTS/CONCERNS (by the Developer):

The Town of Olds may require the developer to perform an analysis on the impact to the surrounding infrastructure system created through the development of this project. Within this analysis, mitigated measures should be recommended and will be considered by the Town of Olds should improvements be required.

A comprehensive trail system will be used within this development for pedestrian use and will connect to linkages off site.

APPENDIX C – TOWN OF OLDS GENERAL RESIDENTIAL
DISTRICT (R2) BYLAW

GENERAL RESIDENTIAL DISTRICT (R2)

General Purpose: To provide an area for a variety of dwelling types and other uses, herein listed, which are compatible with a residential area, all of which are connected to the municipal sewer and water systems.

Permitted Uses: Accessory residential buildings
Detached dwellings
Duplexes

Discretionary Uses: All discretionary uses in the R1 District
Accessory suites, in detached dwellings only
Adult care residence
Bed and breakfast establishments
Boarding and rooming houses
Day care facilities
Neighbourhood convenience stores
Social care residences
Any use that is similar, in the opinion of the development authority, to the permitted or discretionary uses described above.

The following regulations apply to detached dwellings, manufactured homes and duplexes:

Minimum Parcel Area: Detached dwellings and manufactured homes:
Interior parcels 375 m² (4,036.60 sq. ft.)
Corner parcels 420 m² (4,521.00 sq. ft.)
Duplexes:
Interior parcels 275 m² (2,960.17 sq. ft.) per unit
Corner parcels 325 m² (3,498.39 sq. ft.) per unit

Maximum Parcel Coverage: 55%

Minimum Front Yard: 6.0 m (19.69 ft.)

Minimum Side Yard: 1.5 m (4.92 ft.), except where it abuts a road – 3.0 m (9.84 ft.), or as required in the Alberta Building Code, whichever is greater.

Minimum Rear Yard: 6.0 m (19.68 ft.)

Maximum Building Height: 8.5 m (27.89 ft.)

Minimum Floor Area: 85 m² (914.96 sq. ft.) per dwelling

Landscaped Area: In the case of applications for development permits for uses other than detached dwellings, manufactured homes and duplexes, refer to Schedule B.

Utilities: All utility services and all utility wires and conduits shall be installed underground.

Manufactured Home Design: The external appearance of manufactured homes must be acceptable to the development authority having regard to compatibility with other buildings in the vicinity and must have:

1. A minimum roof pitch of 4:12
2. a roof surface of wood or asphalt shingles, clay or concrete tiles, slates or wood shakes
3. A minimum roof overhang or eaves of 0.45 m (1.48 ft.) from each external wall
4. A maximum length to width ratio of 3:1
5. A minimum width of 6.7 m (22.0 ft.)
6. A permanent foundation

Adult Care Residences and Social Care Residences: All regulations regarding height, front, side and rear yard, parcel area and parcel coverage shall be determined by the Municipal Planning Commission having regard to the design of the building and adjacent uses and buildings.

Supplementary Regulations: All uses must also comply with the regulations in Schedule B.

The regulations for all other uses shall be as established in Schedule B.

APPENDIX D – GENERAL RESIDENTIAL NARROW LOT
DISTRICT (R2N)

GENERAL RESIDENTIAL NARROW LOT DISTRICT (R2N)

General Purpose:	To provide an area for single detached and duplex dwellings and other appropriate land uses connected to the municipal sewer and water systems on narrow lots.
Permitted Uses:	Accessory residential buildings Detached dwellings Duplexes
Discretionary Uses:	All discretionary uses in the R1 District Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.
Minimum Parcel Area:	Detached Dwellings: Interior parcels 285 m ² (2691 sq. ft.) per dwelling unit Corner parcels 320 m ² (3444 sq. ft.) per dwelling unit Duplexes: Interior parcels 250 m ² (2691 sq. ft.) per dwelling unit Corner parcels 280 m ² (3014 sq. ft.) per dwelling unit
Minimum Frontage:	Detached Dwellings: 8.5 m Duplexes: 7.4 m (24.28 ft.) per dwelling unit, interior parcel 8.6 m (28.22 ft.) per dwelling unit, corner parcel
Minimum Parcel Depth:	32.5 m (106.63 ft.)
Minimum Front Yard:	4.0 m (13.12 ft.)
Minimum Rear Yard:	10.0 m (32.81 ft.)
Minimum Side Yard:	1.2 m (3.93 ft.) interior parcel; 2.4 m (7.87 ft.) where the parcel abuts a road or lane; or As required by the Alberta Building Code, whichever is greater.
Maximum Building Height:	Two storeys above grade with a maximum of 10.0 m (32.8 ft.)
Minimum Floor Area:	58 m ² (624 sq. ft.) excluding basements per dwelling unit
Building Design:	The external design shall be to the satisfaction of the Development Authority. The following requirements shall be met: <ol style="list-style-type: none">1. variation of building and roof lines,2. natural facing materials, such as wood and brick, which harmonize with mature townscape,3. durability in appearance,

Note: This is not an approved bylaw but a suggestion on how the bylaw may be written.

4. sloping roofs,
5. a scale sensitive to the adjacent buildings, and
6. retention of mature trees in the minimum front and rear yards.

**Driveways, Garages
And Parking**

All driveways, garages and/or vehicle parking shall be sited in the rear yard and be accessed from the lane. No driveways, garages and/or vehicle parking shall be located in or accessed from the front yard.

A two vehicle parking pad shall be constructed in the rear of the parcel to at least a gravel standard.

No fencing shall be permitted which prevents access to the two vehicle parking pad from the rear lane.

Accessory Buildings

Accessory structures shall be constructed in accordance with Section 1.1(1) of Schedule B except that where the parcel abuts a road or lane, the structure shall not be closer than 2.4 m (7.87 ft.) from the side parcel boundary.

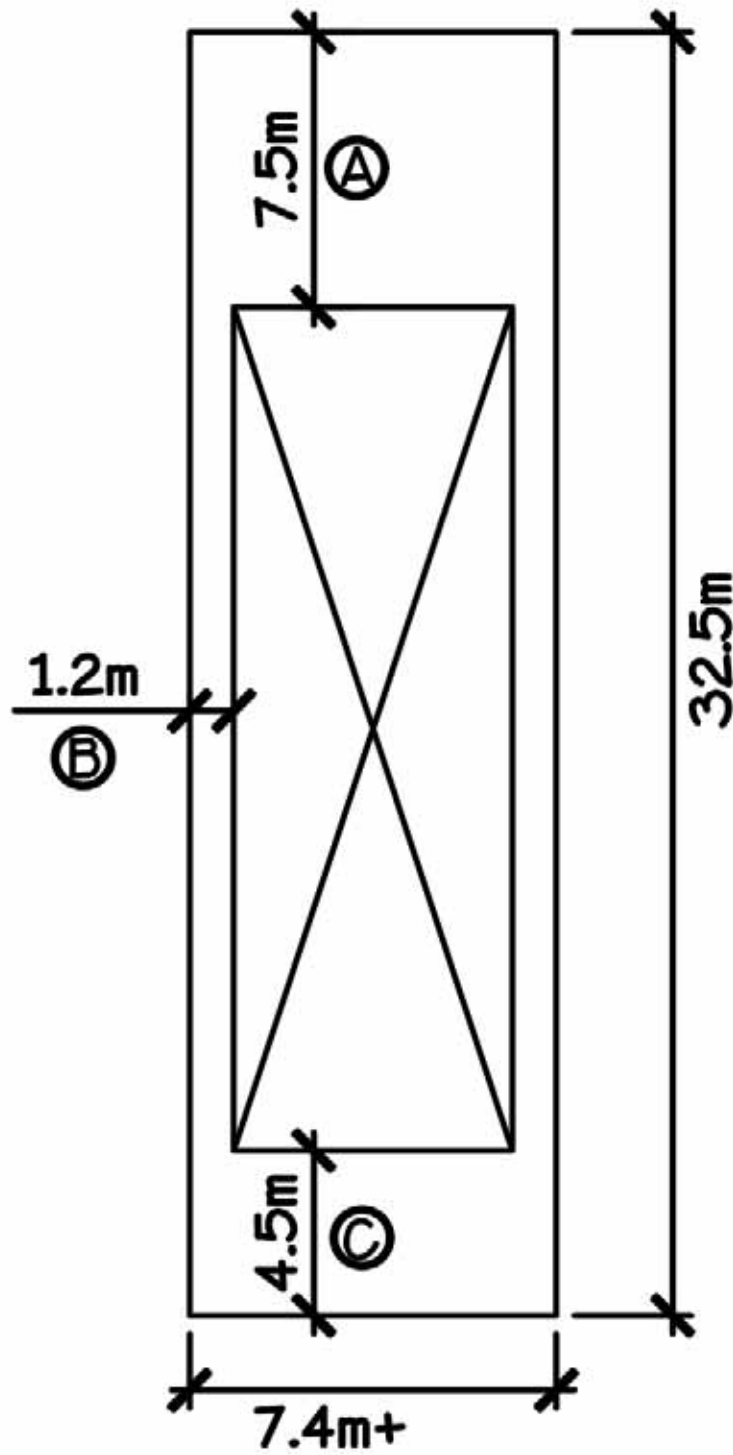
Projections over Yards

Notwithstanding the provisions of Section 2(1) of Schedule B, no projections shall be permitted which encroach into any easement or right of way.

Supplementary Regulations: All uses must also comply with the regulations in Schedule B.

Note: This is not a approved bylaw but a suggestion on how the bylaw may be written.

APPENDIX E – SAMPLES OF NARROW LOT DISTRICT
(R2N) PRODUCTS



SETBACKS

- Ⓐ front yard: 4.0m min
- Ⓑ rear yard: 7.5m min
- Ⓒ side yard: 1.2m min



APPENDIX F – TOWN OF OLDS MEDIUM DENSITY
RESIDENTIAL DISTRICT (R3) BYLAW

MEDIUM DENSITY RESIDENTIAL DISTRICT (R3)

General Purpose: To provide an area for various forms of multiple family housing and compatible uses, herein listed which are connected to the municipal sewer and water systems.

Permitted Uses: Accessory residential buildings
 Apartments
 Multi-plexes
 Row housing

Discretionary Uses: Accessory uses
 Accessory suites, in detached dwellings only
 Adult care residences
 Bed and breakfast establishments
 Boarding and rooming houses
 Building demolition
 Day care facilities
 Existing detached dwellings built before May 1980
 Home occupations
 Mechanized excavation, stripping and grading
 Multiple housing developments
 Neighbourhood convenience stores
 Parking facilities for uses in this District
 Parks and playgrounds
 Public and quasi-public uses
 Public utility buildings
 Signs
 Social care residences
 Stacked Rowhouses
 Any use that is similar, in the opinion of the development authority, to the permitted or discretionary uses described above.

The following regulations apply to rowhouses/stacked rowhouses, multi-plex, apartments and multiple housing developments:

Minimum Parcel Area:

Rowhouses/stacked rowhouses:
 Interior parcels 185 m² (1,991.39 sq. ft.) per unit
 Corner parcels 275 m² (2,960.17 sq. ft.) per unit

Multi-plex:
 The building's first floor area and the area required for the minimum yards, landscaped area, parking facilities and driveways shall be totalled.

Apartments:
 1.3 times the building's total floor area

The landscaped area required by Section 6(6) of Schedule B shall be designed to separate parking facilities from all windows of living rooms, dining rooms and bedrooms on first floors and in basements by a minimum of 6.0 m (19.69 ft.)

Adult Care Residences and
Social Care Residences:

All regulations regarding height, front, side and rear yard, parcel area and parcel coverage shall be determined by the Municipal Planning Commission having regard to the design of the building and adjacent uses and buildings.

Supplementary Regulations: All uses must also comply with the regulations in Schedule B.

The regulations for all other uses shall be as established in Schedule B.

APPENDIX G – NEIGHBORHOOD COMMERCIAL
DISTRICT (CN)

NEIGHBOURHOOD COMMERCIAL DISTRICT (CN)

General Purpose: To provide an area for the development of community-oriented commercial facilities.

Permitted Uses:

- Accessory uses
- Banks
- Building demolition
- Day care facilities
- Indoor merchandise sales (excluding uses where the primary focus is adult-oriented merchandise and/or entertainment)
- Liquor stores
- Mechanized excavation, stripping and grading
- Neighbourhood convenience stores
- Offices
- Parking facilities
- Personal services
- Public and quasi-public uses
- Public utility buildings
- Restaurants
- Signs
- Veterinary clinic

Discretionary Uses:

- Accessory building
- Car washes
- Commercial recreation and entertainment facilities
- Commercial service facility
- Dangerous goods occupancy
- Drive-in businesses
- Dwelling units above the ground floor.
- Gas bars
- Temporary buildings

The following regulations apply to ALL uses:

Site Area: Minimum Site Area: 1.0 ha (2.47 ac)
Maximum Site Area: 2.0 ha (4.94 ac)

Yards Abutting Streets 6 metres

Side Yard 6 metres

Rear Yard 6 metres

Maximum Floor Area 35% of parcel area

Minimum Landscaping 15% of total site area

Note: This is not a approved bylaw but a suggestion on how the bylaw may be written.

Notwithstanding the provisions of Section 6(6)(d) of Schedule B, a minimum overall density of one tree per 17 m² (183 sq. ft) of required landscaped area, including a minimum of 33% coniferous trees, and a minimum height of 1.5 m (7.92 ft) for deciduous trees and 1 m (3.28 ft) for coniferous trees.

With the exception of driveways, all required yards that abut a road or residential district shall be landscaped to the satisfaction of the Development Authority.

Maximum Building Height	10.0 metres, for the purpose of determining height in this District, an architectural feature, such as a tower or peak, shall be excluded from the calculation of the height of the building.
Access	The location of all ingress/egress points to/from the site shall be setback an adequate distance from any on-site or off-site intersection to the satisfaction of the Development Authority.
Drive In Businesses	Drive-in businesses, including gas bars and car washes, shall be located only where the Development Authority is satisfied that the development and resulting vehicle circulation patterns will not adversely affect the function of public roadways, internal roadways, or internal vehicle circulation routes.
Outdoor Eating Area:	No outdoor eating or drinking area shall be located within 15.2 m (15.2 ft) of an adjacent residential property.
Loading Spaces	All outside loading and unloading spaces shall be located at the side or rear of the building and shall be screened from any adjoining streets or adjacent residential areas to the satisfaction of the Development Authority.
Screening	The Development Authority may require satisfactory screening to reduce any impact a use in this District may have on adjacent properties. Screening may include fencing, building placement, landscaping or a combination of these items.
Lighting	On-site exterior lighting shall be limited to what is necessary to provide a safe environment and shall not spill over or create excessive glare or light pollution affecting adjacent properties.

Note: This is not a approved bylaw but a suggestion on how the bylaw may be written.

Development Plans

Comprehensive plans illustrating the development of the site, the architectural treatment of all buildings, landscaping, lighting, parking and access shall be prepared to the satisfaction of the Development Authority prior to issuing any development permits.

Note: This is not a approved bylaw but a suggestion on how the bylaw may be written.