

# CALLAN MEADOW AREA STRUCTURE PLAN

Prepared for:  
The Municipal District of Foothills No. 31

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# CALLAN MEADOW AREA STRUCTURE PLAN

## 1.0 INTRODUCTION

### 1.1 Purpose of the Plan

The Callan Meadows Area Structure Plan (ASP) has been prepared pursuant to provincial legislation and the M.D. of Foothills Municipal Development Plan. The purpose of the Area Structure Plan is to provide for the development of a subdivision within the Plan Area. An Area Structure Plan is more descriptive than the Municipal Development Plan (MDP) and is intended to provide a policy framework to guide subsequent land use redesignation, subdivision, and development approvals within the Plan Area.

### 1.2 Background to the Area Structure Plan

The Plan Area is located  $\frac{3}{4}$  to 1.5 mile north of Highway 22, and 1.5 mile northeast of Priddis Greens Golf Course as shown on Figure 1.

The Plan Area contains 126 acres of the NE  $\frac{1}{4}$  of Section 32, Township 22, Range 3 West of the 5<sup>th</sup> Meridian as shown on Figure 1 and Figure 2. The Plan Area is developed with one country residential lot with one home and one agricultural parcel developed with one home.

The Plan Area is located in the Priddis area of northwest Foothills; an area that has been experiencing demand for development. The quarter section is currently developed with 5 homes. This area provides the features that are highly valued by residents such as well drained soils, rolling topography, long range views of the foothills, proximity to the City of Calgary and Priddis Greens Golf Course. The local area is undergoing a transition from woodland and pasture land to a variety of country residential lots.

The quarter section has been previously subdivided as shown on Figure 3. In 1991, the “first parcel out” of 15.2 acres was approved. In 1992, 2 country residential lots of 7.9 acres each were approved. In 1999, a 6.7 acre country residential lot, located at the northwest corner of the Plan Area, was approved.

On June 20, 2002 Council gave first reading (Bylaw 91 / 2002) to redesignate 10 acres for the 5<sup>th</sup> country residential lot in the quarter section. At that time, Council instructed “that prior to any further applications being made in this quarter section, an Area Structure Plan will be required”. This Area Structure Plan is a direct response to Council’s instruction. The 10 acre parcel is now subdivided. Council approved subdivision of the 10 acre parcel on October 30<sup>th</sup> 2003.

### **1.3 The Approval Process**

The M.D. of Foothills requires Municipal Council approval of an Area Structure Plan (ASP) as a prerequisite to development. Preparation of the Callan Meadows Area Structure Plan is in response to a Council instruction to provide for comprehensive planning prior to any additional subdivisions and land use reclassifications.

The neighbours within one mile were contacted during the summer of 2003 to discuss the ultimate development plan. No concerns were identified.

The Proposed Callan Meadows Area Structure Plan was formally submitted to the M.D. of Foothills in September 2003. The Plan in its final statutory bylaw form is the result of a statutory Public Hearing of Foothills Council held on February 26, 2004, and subsequent adoption by Council as an Area Structure Plan Bylaw.

### **1.4 Plan Implementation**

The Callan Meadows Area Structure Plan, adopted by bylaw in accordance with Part 633 of the Municipal Government Act, will become a statutory document of the Municipal District of Foothills No. 31. The ASP does not supersede, repeal, replace, regulate, or otherwise diminish the M.D. of Foothills Municipal Development Plan or other statutory plans in effect in the Plan Area.

To be fully implemented, the Area Structure Plan may have to be incorporated into other municipal planning documents. These documents include the M.D. of Foothills Municipal Development Plan, and the M.D. of Foothills Land Use Bylaw. In practice, this ASP will be implemented through commitments to public and private improvements that are embodied in the Area Structure Plan policies contained herein.

### **1.5 Plan Review and Amendment**

Changing considerations may necessitate periodic review and occasional amendment of the ASP. Council, through monitoring of subdivision and development approvals, may initiate amendment of the ASP in accordance with the Municipal Government Act. In addition, the landowner or the landowner's agents may request amendment of the ASP in accordance with application requirements and procedures of the same Act.

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## 1.6 Legislative Framework

### Municipal Government Act

Pursuant to Part 633 of the Municipal Government Act (MGA), the Council of a municipality is permitted via by-law to adopt an ASP as a statutory document. Section 633 of the MGA states that:

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,*
  - b) *may contain any other matters the council considers necessary.*

### The Municipal Development Plan

The M.D. of Foothills adopted a new Municipal Development Plan (MDP) in 1998 to guide future growth throughout the municipality. The MDP establishes long range goals, objectives, and policies that summarize the M.D.'s intentions respecting this growth and development. The Callan Meadows Area Structure Plan has been prepared to be consistent with, and conform to the policies of the Municipal Development Plan.

The MDP defines an Area Structure Plan as a *“statutory plan, adopted by bylaw, which provides a land use strategy for subsequent redesignation, subdivision and development of a specific area of land in the municipality”*. Pursuant to Part 5.3.5 of the Municipal Development Plan:

*“An Area Structure Plan drafted in accordance with the Guidelines adopted by the Municipality shall be required as part of a proposal that would create 8 new lots or more and for proposals of less than 8 new lots an Area Structure plan may be required if in the opinion of Council one is necessary due to*

- a) *the impact the proposal may have on adjoining lands;*
- b) *the need to review, in greater detail, the infrastructure requirements of this proposal;*
- c) *the proposal being a continuation of an existing subdivision and leads to a density greater than 8 lots per quarter section;*

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*d) the proposal, in the opinion of Council, being phase 1 of a development that will create 8 new lots or more.”*

### 1.7 Interpretation

In this Area Structure Plan, the following interpretations shall apply:

“**General Agriculture**” and “**Intensive Agriculture**” means those agricultural uses as defined in Section 10.13.1 of the M.D. of Foothills Land Use Bylaw.

“**ASP**” or “**Plan**” means the Callan Meadows Area Structure Plan.

“**Council**” means the Council of the Municipal District of Foothills No. 31.

“**Developer**” means the registered owner of lands within the Area Structure Plan boundary.

“**Landowner**” means the registered owner of lands within the Area Structure Plan boundary.

“**M.D.**” means the Municipal District of Foothills No. 31.

“**MDP**” means the Municipal District of Foothills No. 31 Municipal Development Plan.

“**MGA**” means the Municipal Government Act.

“**Qualified Professional**” means a professional engineer, geologist, or geophysicist licensed to practice in the Province of Alberta.

“**Subdivision Approving Authority**” means the Council of the Municipal District of Foothills No. 31.

“**Tentative Plan Preparation Stage**” means that stage of the land development process in which detailed site analysis is undertaken, local planning needs and development philosophy are identified, and site specific subdivision design is prepared.

“**Tentative Plan**” means a detailed proposal for development of the lands or of any portion thereof, which may form the basis for an application for subdivision.

## 2.0 THE PLAN AREA

### 2.1 Regional/Municipal Location

Figure 1, illustrates the Plan Area within the broader context. This area has been the location of a significant amount of development during the past decade. The rolling topography with forest cover and open meadow landscape provide an ideal setting for rural country residential lifestyles while Highway 22 provides convenient access to locations throughout the region including the City of Calgary to the east and Kananaskis Country to the west. The Plan fronts onto 256<sup>th</sup> Street West. Access is gained from Highway 22 via 240<sup>th</sup> Street West as shown on Figure 1.

### 2.2 Definition of the Plan Area

The Callan Meadow Area Structure Plan incorporates 126± acres and 2 homes as shown on Figure 3 as follows:

- 119.5 acres in the NE ¼ of Section 32, 22, 3, W5M,
- 6.7 acres in Lot 4, Plan 991 0547.

The Plan Area is currently designated Agricultural District and CR District.

### 2.3 Current Land Use and Access

Historical land use has been limited to cattle and horse grazing.

Existing lots within the quarter section but outside the Plan Area include the following (see Figure 3):

- a 15.2 acre panhandle lot was approved in 1991 near the southeast corner of the quarter section;
- 2 country residential lots were approved in 1992 in the northeast corner.

Existing lots within the Plan Area include the following:

- a 6.7 acre lot in the northwest corner of the Plan Area
- a 10 acre lot at the southeast corner of the Plan Area adjacent to the panhandle lot as shown on Figure 5.

All lots in the quarter section currently access the perimeter public roads as shown on Figure 3.

## **2.4 Soil Capability for Agriculture**

Agricultural uses in this part of Foothills have been limited primarily to cattle grazing and equestrian operations. Crop production has been limited by the relatively steep slopes, rocky soil profile and short growing season.

The Plan Area is classified as marginal agricultural land with Class 3C – and Class 4T under the Canada Land Inventory (CLI) Soil Capability for Agriculture rating system as shown on Figure 4.

Class 3C has moderately severe limitations with adverse climate limitations. Class 4T has severe limitations with adverse topography.

The CLI ratings and historical use of the property demonstrate that the land is not productive for cultivated crops and marginally productive for cattle grazing.

## **2.5 Topography, Vegetation and Drainage**

The Plan Area is in a transitional zone between the Foothills Parkland and the Foothills Grassland natural regions. The land is moderately sloping and situated in the upper portions of the Fish Creek drainage basin. The slopes are in the range of 2 to 4% and are suitable for development. There are no constraints related to slopes or drainage on the lands.

Pasture grass has replaced the original spruce forest cover. A small stand of spruce trees in the central area of the site and along the west edge of the site is a remnant of the foothills spruce forests which surround the Plan Area. The aerial photo Figure 2 illustrates that most of the Plan area is grassland with isolated trees and forested areas along the west edge.

The Plan area is well drained. There are no defined stream courses within the Plan area. Two small dugouts capture surface drainage for horse and cattle watering. There are no defined stream courses associated with the dugouts.

### 3.0 PLAN GOALS AND OBJECTIVES

The goal of the Callan Meadows ASP is to provide a framework for orderly and efficient development of 5 country residential lots and one lot for Municipal Reserve as illustrated on Figure 5.

An important objective held by the owner of the existing 6.7 acre country residential lot is to create a larger parcel to accommodate the existing dwelling and a number of agricultural and gardening hobby areas. This could be achieved by consolidating a portion of the parent parcel with the existing 6.7 acre parcel to create a new single parcel of 24± acres. This new parcel would require redesignation from CR Country Residential to A Agricultural District

## 4.0 PLAN POLICIES

### 4.1 Development

Figure 5 illustrates the ultimate development concept. The plan is as follows:

- 3 country residential lots of 4.65 acres;
- one country residential lot of 6.75 acres;
- one Municipal Reserve lot of 4.2 acres;
- one country residential lot of 10 acres (previously approved for subdivision on October 30, 2003);
- consolidation of 17.4 acres with the existing 6.7 acre country residential lot.

A new internal roadway would provide access as shown on Figure 5.

A boundary adjustment would be required to add 17.4 acres to the existing 6.7 acre lot, this lot would be redesignated to Agriculture.

The remaining 65 acre agriculture parcel includes one existing dwelling.

All development shall be in accordance with statutory policy and municipal standards in effect at the time development is approved.

The natural landform of the site should be retained wherever possible. Site grading should be limited to that which is required for roadways and home building sites.

## POLICIES

4.1.1 The minimum country residential lot size shall be 4.65 acres. Lots shall support single family dwellings only.

4.1.2 The remnant Agricultural Parcel and the 4 new country residential lots and the MR lot would have direct access to the new internal subdivision road. Other lots would have access to the existing public roadways.

4.1.3 Site grading should be strictly minimized to retain the existing slopes. Wherever possible, site grading should be limited to roadways, driveways, home building sites and other grading necessary to meet municipal servicing and development standards.

### 4.2 Water, Sewer, Storm Water Management, Solid Waste

Appropriate water supply and sewage disposal are standard conditions of land use redesignation and subdivision approvals. Wells and septic fields will be provided to Provincial and Municipal standards.

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### POLICIES

- 4.2.1 At the land use redesignation stage, country residential lots will require proof of a suitable groundwater supply in conformity with the Provincial Water Act to the satisfaction of MD of Foothills Council.
- 4.2.2 Solid waste will be the responsibility of individual landowners. Solid waste should be hauled by individual landowners or by an association of local landowners, to an appropriate transfer site.
- 4.2.3 To maintain water quality in local aquifers, consideration must be given to proper disposal of sanitary waste from all dwellings. An Engineered Tank and Field system will be the minimum requirement for septic treatment. On-site sewage disposal systems shall meet the standards of the Municipality and the Alberta Private Sewage Systems Standard of Practice to the satisfaction of Council. Should Council deem necessary, engineered percolation and high water table testing may be required for the placement of septic fields on each lot.
- 4.2.4 Storm water runoff from developed areas shall be contained within the developable portions of the Plan Area wherever possible. Storm water will be retained primarily in open ditches within the rights-of-way of local subdivision roads.
- 4.2.5 In order to maintain the natural character of the landscape, flows from lots that are not intercepted by a roadway will be permitted to irrigate the intervening natural area and may flow toward the lake located east of the Plan area as generally indicated on Figure 2. These flows will not be significantly greater than existing pre-development flow rates.
- 4.2.6 Erosion prevention measures, including site grading, ditch checks and landscaping, shall be employed as required and as appropriate throughout the Plan Area.
- 4.2.7 The MD of Foothills may request a Stormwater Management Plan (SMP) be prepared at the time of redesignation or subdivision. The SMP shall be prepared by a qualified engineer, at the sole expense of the applicant.

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### 4.3 Transportation

Access to the plan area would be gained via the existing roads as shown on Figure 2.

New country residential lots would be accessed with a new internal roadway as shown on Figure 5.

Access to the 2 existing homes in the plan area, the 3 other homes in the quarter section and the 10 acre country residential lot would be retained as shown on Figure 5.

### POLICIES

- 4.3.1 A Development Agreement between the MD of Foothills and the landowner/developer will be a condition of land use redesignation approval to ensure the provision of roadway and utility infrastructure in accordance with municipal standards.
- 4.3.2 The developer and future landowners would contribute to road improvement fees for the maintenance and upgrading of external roads to the satisfaction of Council.
- 4.3.3 The new internal roadway would terminate in turnaround built to the standards of the M.D.
- 4.3.4 All roadways required to give access to the development shall be designed and built to M.D. of Foothills standards and to the satisfaction of Council. Where local roadways are to be dedicated as public roads, the Municipality will assume long-term maintenance of the roadway upon issuance of a Final Acceptance Certificate to the developer.

### 4.4 Public Reserve

Municipal Reserve shall land shall be dedicated as shown on Figure 5. A Municipal Reserve parcel of approximately 4.2 acres will be located with access directly from 256<sup>th</sup> Street W or the proposed local subdivision road. Any outstanding municipal reserve requirement will be met through provision of cash-in-lieu of municipal reserve.

There is an existing Deferred Reserve Caveat registered on the title of NE 32-22-3-5. This Deferred Reserve Caveat shall be discharged upon registration of the Municipal Reserve lot as shown on Figure 5, to the satisfaction of Council.

### 4.5 Environmental Considerations

The plan area has been mostly deforested. Meadow grasses and a remnant copse of spruce trees remains. There are no stream courses within the plan

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area. Two small dugouts capture surface drainage for horse and cattle watering. There are no defined stream courses associated with the dugouts.

### **4.6 Shallow Utilities**

Shallow utilities including natural gas, telephone, electricity, cable will be provided by the service providers as necessary for each new home.

### **POLICIES**

4.6.1 The provision of shallow utilities shall be at the sole expense of the developer to the extent required in the Municipal Standard Development Agreement.

### **4.7 Protective Services**

Development within the Plan Area will be covered by a 911 Emergency Service. Fire fighting response will be provided from the Priddis Station with back up from The City of Calgary. The Royal Canadian Mounted Police, Okotoks detachment, and the M.D. of Foothills Special Constables will provide police services to the Plan Area.

### **POLICIES**

4.7.1 Applications for redesignation, subdivision, and development shall demonstrate that proper emergency vehicle access is provided to MD of Foothills standards and the satisfaction of Council.

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### 5.0 APPROVAL PROCESS

The ASP provides a framework of land use policies that must be met prior to approval of subsequent land use redesignation (zoning) bylaws and subdivision plans for specific lots with the Plan Area. The Callan Meadow ASP is adopted only after a statutory Public Hearing and three readings of a bylaw by MD of Foothills Council, and appropriate consultation with key stakeholders including nearby landowners and municipal staff. All development within the plan area must be consistent with the policies of the approved area structure plan.

Adoption of the Callan Meadow Area Structure Plan as a Council approved bylaw would allow for the further land use redesignation, subdivision and development of the Plan Area. The Foothills Land Use Bylaw would be amended after 3 readings to a bylaw allowing for the redesignation of the lands, in accordance with the adopted ASP.

At the time of land use redesignation, additional technical information may be required in order to confirm the technical feasibility and design of the proposed land uses. Details of water supply and septic tank and field design for specific lots would be provided in accordance with MD policies and requirements, including the policies and requirements of this ASP. Following a statutory Public Hearing of Council, the MD of Foothills Land Use Bylaw #01-99 would be amended to reflect the land uses as proposed, and generally as illustrated in this Area Structure Plan. A subdivision application will be submitted to the MD of Foothills Council after appropriate land use bylaw amendments are in place to accommodate the planned land uses.

### POLICIES

5.1.1 The policies contained within this ASP shall be reviewed and implemented by the Municipal District of Foothills Council at its discretion.

## CALLAN MEADOW AREA STRUCTURE PLAN

### 6.0 PHASING OF DEVELOPMENT

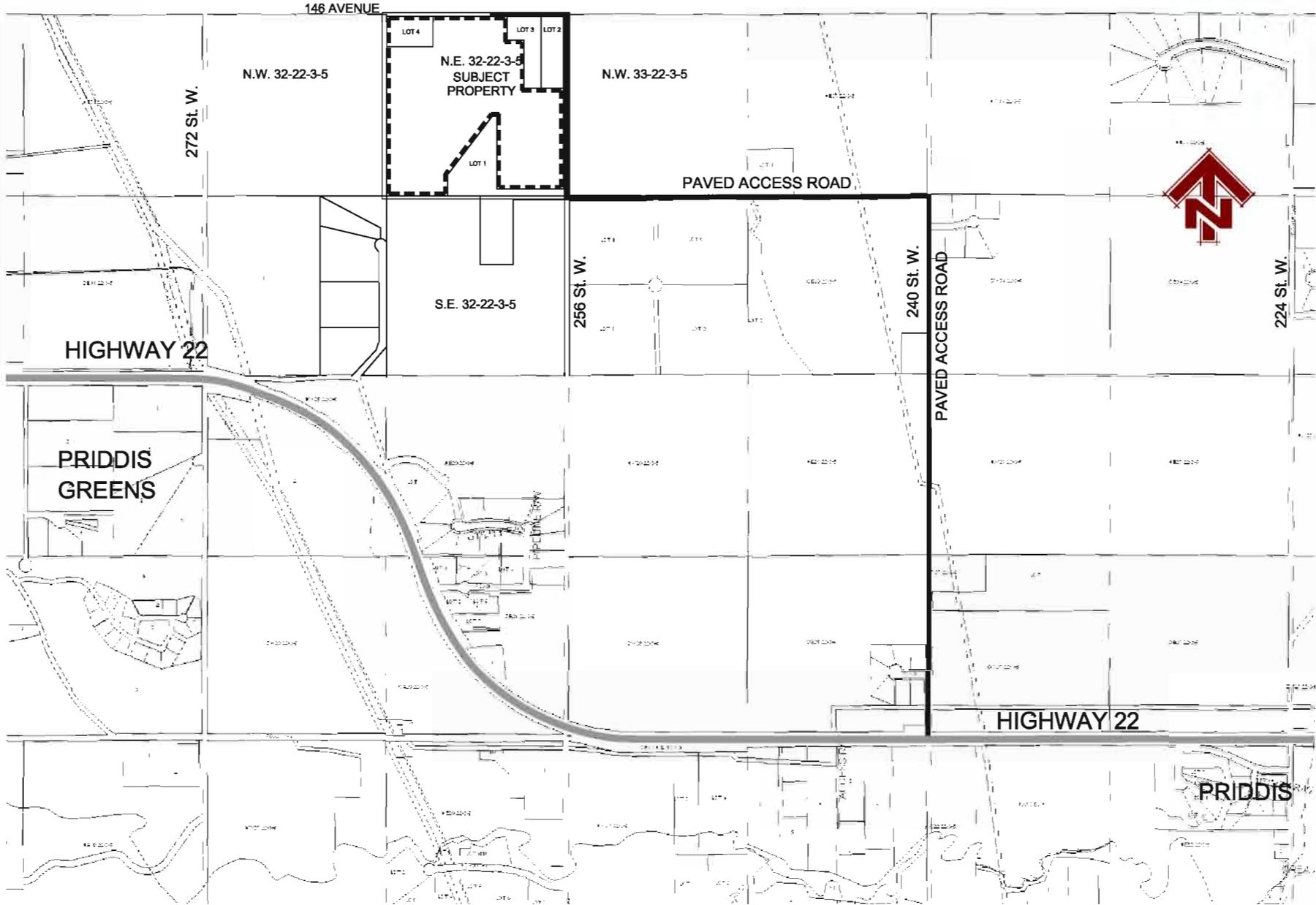
Phase 1 will be the consolidation of 17.4 acres with the adjacent 6.7 acre lot following a land use redesignation to A Agriculture for the affected lands.

Phase 2 will consist of 4 country residential lots and one lot for Municipal Reserve as shown on Figure 5. A land use redesignation and subdivision application is required.

### POLICIES

- 6.0.1 Land use redesignation and/or subdivision applications may occur in stages according to market demand and subject to M.D. Foothills standards and Council approvals.
- 6.0.2 Any further development beyond the development envisioned under the policies and maps of this ASP will require an amendment to this ASP.

Tsuu T'ina Indian Reserve IR. 145



**Figure 1:**  
Municipal Context  
Callan Meadow ASP, May 2004

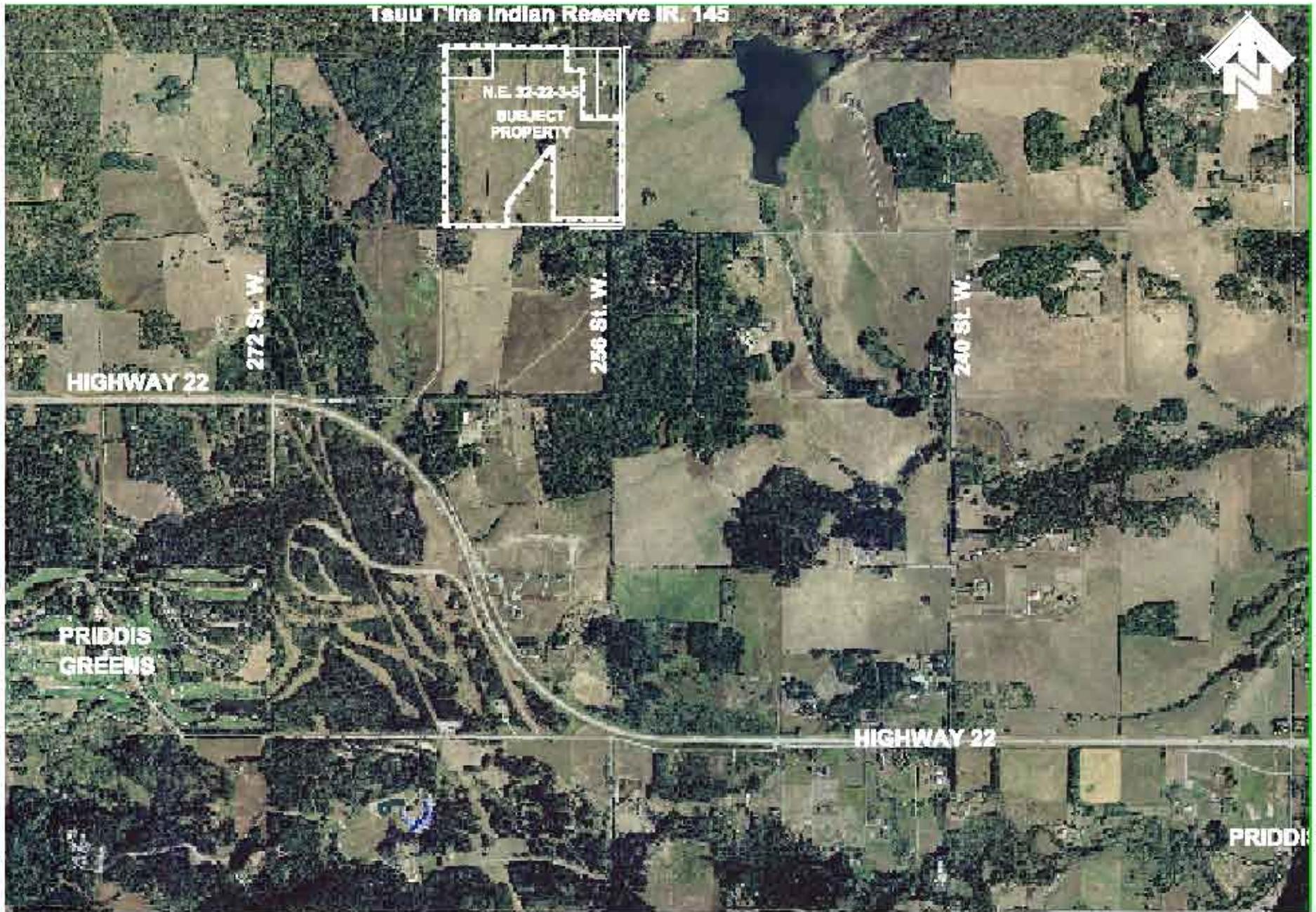


Photo Date October 2001

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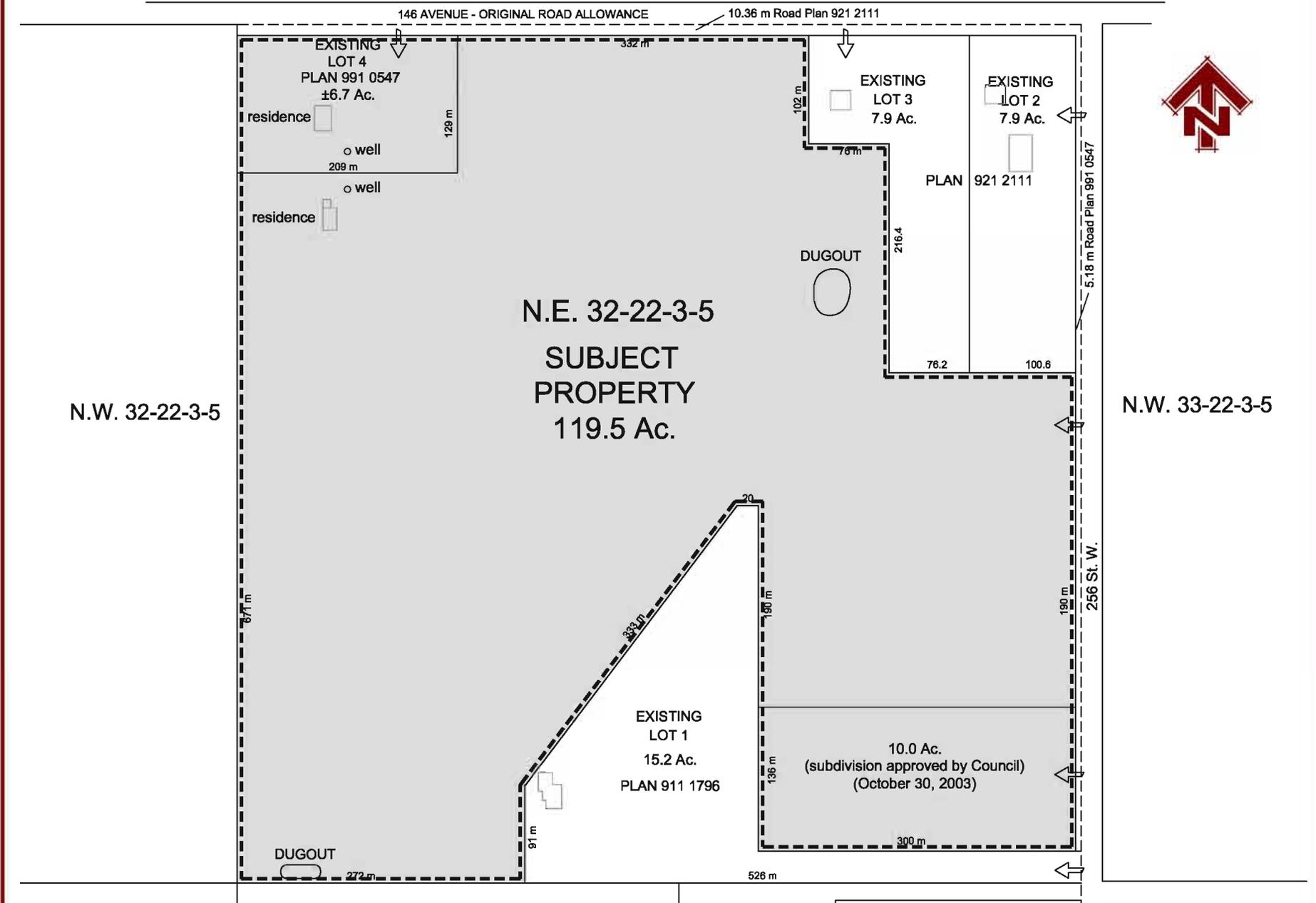
v/1003/0001

SCALE 1:25000

**Figure 2:**  
Aerial Photo

Callan Meadow ASP, May 2004

Tsuu T'ina Indian Reserve IR. 145

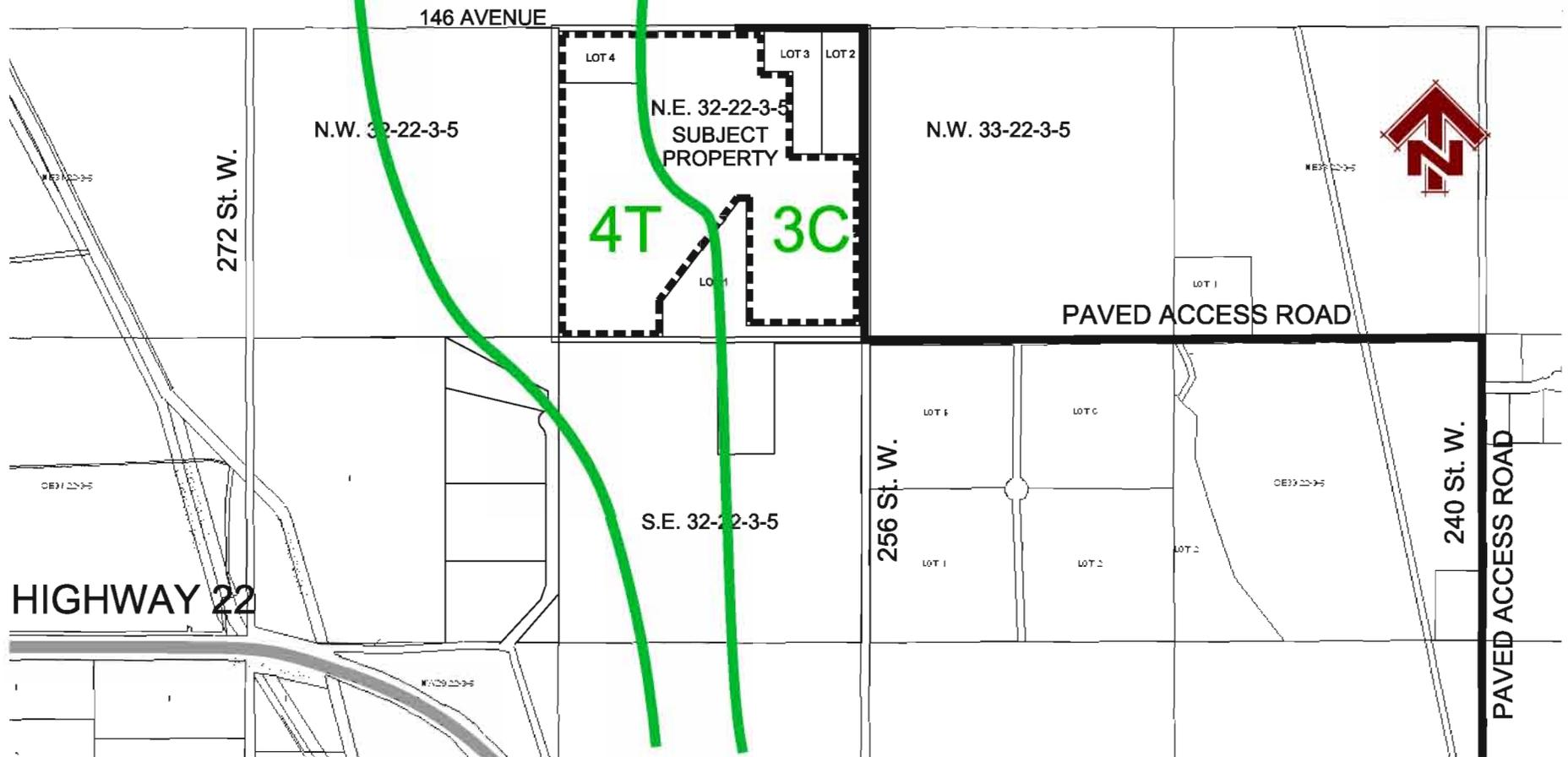


← ACCESS POINT  
--- PLAN AREA BOUNDARY

SCALE 1:5000

Figure 3:  
Existing Subdivision  
Callan Meadow ASP, May 2004

Tsuu T'ina Indian Reserve IR. 145



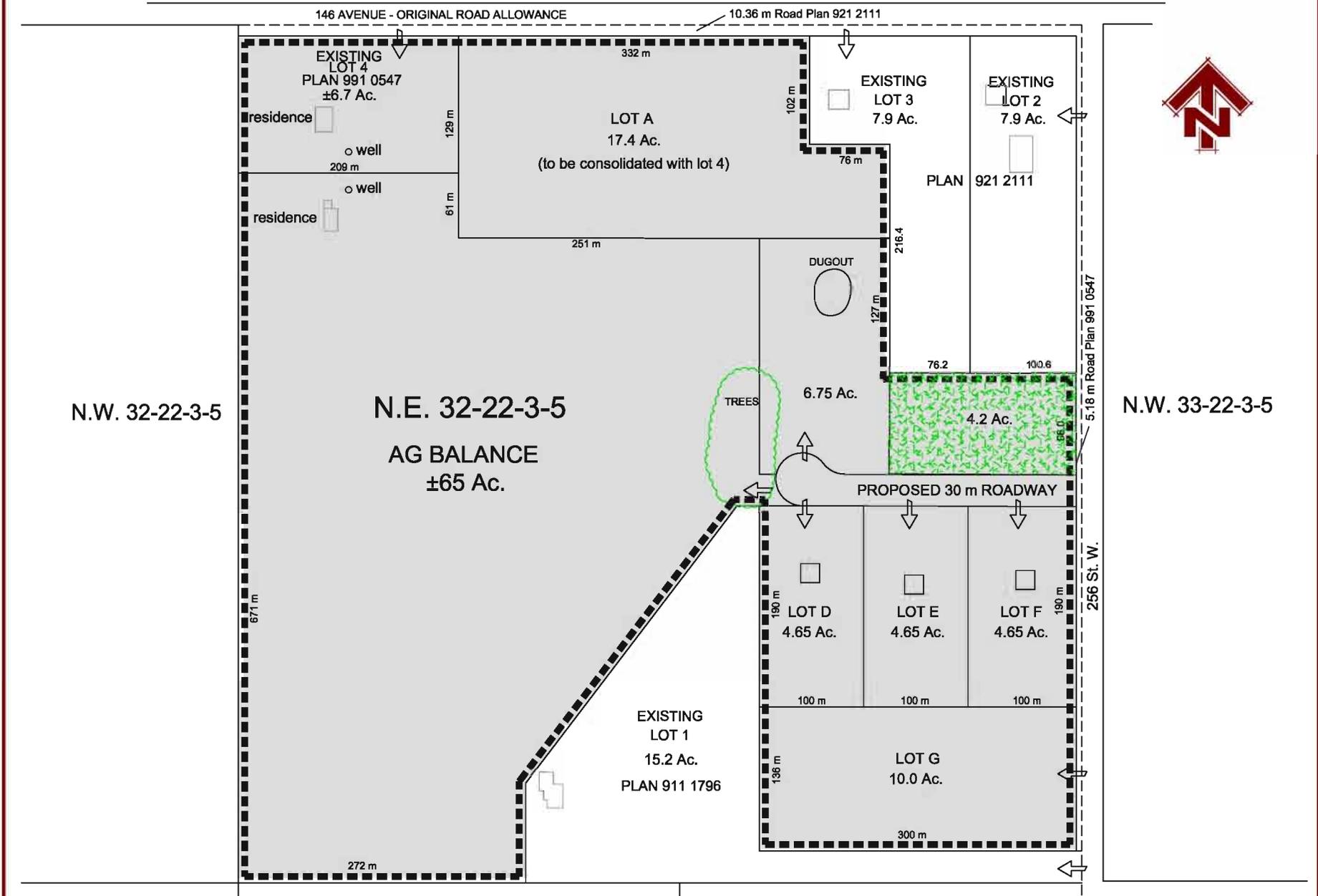
**Class 4T CLI:**

moderately severe to severe limitations  
due to topography and adverse climate

**Class 3C CLI:**

moderately severe limitations  
due to adverse climate

Tsuu T'ina Indian Reserve IR. 145



- Plan Area Boundary
-  Municipal Reserve Lot
-  Existing and Future Access Point

SCALE 1:5000

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**Figure 5:**  
**Development Concept**  
Callan Meadow ASP, May 2004