

Meadow Creek Area Structure Plan

**Prepared pursuant to the provisions of the
Municipal Government Act as amended**

**Submitted - March 2000
Revised - October 2002**

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Other included materials:

-Figure 1- Regional Setting

-Figure 2-Plan Boundaries and Existing Topography

-Figure 3-Concept Plan

Figure 4 -Air photo with lot overlay

Appendix- Appendix A-Background-Climate Change

-Appendix B-Environmental Assessment

-Appendix C-Green Development:

-Appendix D-Construction Standard-

- Land Ownership

-Figure A1- Development Constraints

1.0 INTRODUCTION

1.1 Purpose of the Plan

The Meadow Creek Area Structure Plan has been prepared pursuant to Section 633(1) of the Municipal Government Act and is in accordance with the requirements of the "Guidelines for the preparation of Area Structure Plans" as adopted by the Municipality by resolution of Council.

The Plan has a level of detail enabling it to serve as a guide to future subdivision and development in the Plan Area. In accordance with Section 633(1) of the Municipal Government Act, a Council of the Municipality may, by By-Law, adopt the Plan as a Statutory Plan.

Direction for the Plan was provided by the M.D. of Foothills Municipal Development Plan, and should examine and address the following issues:

- a) the proposed land use
- b) the location of proposed and existing roads and public utilities
- c) the provision for reserves
- d) water supply and public sewage provision
- e) flood risk and options for flood management in the general area
- f) impacts on surrounding land use
- g) the protection of environmentally sensitive areas

1.2 Background to the Plan

The objectives of the Plan are as follows:

A. To ensure that the review of any subdivision and /or development proposal is conducted on the basis of approved policies and guidelines for the Plan area.

B. To define a land use strategy which is in conformity with the overall principals of the Foothills Municipal Development Plan.

C. To conform to the provisions of the Municipal Government Act, and The Subdivision and Development Regulations 212/95.

1.3 The Approval Process

The Municipal District of Foothills No. 31 requires the preparation of the Plan to provide a framework for subsequent subdivision and development within the Plan area.

The Landowner and retained consultants have initiated a dialogue with surrounding landowners, the public, and Municipal and Provincial authorities over a period of several years prior to the preparation of this plan. Following circulation and subsequent reviews, the Plan is to be presented to Council as a proposed by-law adopting the Plan as the Meadow Creek Area Structure Plan.

1.4 Plan Implementation

The Meadow Creek Area Structure Plan, adopted by Bylaw in accordance with Section 633 of the Municipal Government Act, shall become a statutory document of the Municipal District of Foothills No. 31.

Pursuant to Section 692(1), (f) of the Municipal Government Act, Council shall hold a Public Hearing with respect to the proposed Bylaw.

The Meadow Creek Area Structure Plan does not supersede, repeal, replace or regulate or otherwise diminish any Statutory Plan in effect in the Plan Area.

1.5 Plan Review and Amendment

While the Area Structure Plan is designed to establish planning strategies for the Plan area, changing considerations, be they environmental, social or economic, may require amendments to the Plan from time to time.

1.6 Interpretation

In this Plan:

- a) “**Concept Plan**” means a land use concept prepared for the Plan area.
- b) “**Council**” means the Council of the Municipal District of Foothills No. 31
- c) “**Plan**” means the Meadow Creek Area Structure Plan
- d) “**Subdivision Approving Authority**” means the Council of the Municipal District of Foothills No. 31.
- e) “**Plan of Subdivision**” means a detailed proposal for the development of the land and forms the basis for an application for subdivision.
- f) “**Residual Lands**” means all lands within the Plan area which are not identified for residential, commercial, roadway and utility uses by the Plan.
- g) “**Municipal Reserve**” (MR) as defined by Section 666(1) of the Municipal Government Act.
- h) “**Environmental Reserve** (ER) as defined by Section 544(1) of the Municipal Government Act.
- i) “**Condominium Corporation**” means the Bareland Condominium Corporation which will be set up for the purpose of operating and maintaining the services and roads within the planned development

1.7 Legislative Framework

1.7.1 The Municipal Government Act

The Municipal Government Act sets out the requirements for an Area Structure Plan in Section 633(2) as follows:

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.

1.7.2 The Municipal Development Plan

The Foothills Municipal Development Plan, adopted by Council, is a statutory planning document affecting land use within the Municipal District of Foothills.

Pursuant to the Municipal Development Plan, and based on the lower capability agricultural classification, appropriate land uses for the Plan area include the following:

- a. Residential
- b. Commercial
- c. Recreational/Open Space
- d. Rural Industrial

Specific goals contained in the Municipal Development Plan are addressed in this Area Structure Plan.

1.7.3 The Intermunicipal Development Plan

The Plan area is within the referral area of the recently adopted Town of High River /M.D. of Foothills Intermunicipal Development Plan. The Plan area lies just outside the western limits of the South West urban growth area within an area designated as a transitional area between urban and rural uses.

The Meadow Creek Area Structure Plan does not present a barrier to any projected expansion of development in High River, nor does it compromise options for proposed flood management measures.

2.0 THE PLAN AREA

2.1 Regional/Municipal Location

The Plan area lies adjacent to the south boundary of the Town of High River within the M. D. of Foothills.

2.2 Definition of the Plan Area

2.2.1 Boundaries of the Plan Area

The Plan area includes 60.7 ha (150 acres) of N.E. 1/4, Section 34, Township 18, Range 29, West of the 4th Meridian. 72nd St. forms the east boundary and 530 Ave. is the northern boundary

The Plan location is illustrated in Figure 1 and the Planning area is illustrated in Figure 2. Titles for the plan area are included in the Appendix under the Land Ownership section.

For the purpose of this plan, the boundaries of the various land uses and the road and pathway locations contained within the Plan shall be considered approximate only, and minor variations shall not require an amendment to the Plan.

2.2.2 General Physical Description

The Plan area lies within the prairie area of the Municipal District with riparian poplars occupying the north west portion of the site. Baker Creek, which is a dry high water channel of the Highwood River, is the prominent feature, separating improved pasture on the south east from native vegetation.

Existing buildings include a house, workshop and a small barn.

Natural drainage is towards the N.E. though Baker Creek, into the Highwood River, with high water channels extending towards the east and southeast into the Little Bow basin. Refer to Fig. 2 for intermittent drainage course locations.

3.0 PLAN OBJECTIVES

3.1 Goals and Objectives of the Plan

Background

In December 1997, in Kyoto, Japan, representatives from 161 countries agreed to a Protocol for industrial nations to reduce greenhouse gas emissions. Canada committed to reduce emissions by 6% below the 1990 levels between 2008 and 2012. Alberta's per capita production of greenhouse gas is the largest in North America and the voluntary control measures since the Kyoto Protocol have resulted in a further increase in emissions with projections of increases of 26% by 2008 at current escalation rates. Refer to Appendix A for more background information.

Policy

This development intends to address this issue in the residential sector, through the use of advanced conservation building techniques and co-generation (combined electrical and heating systems). The goal is the significant reduction of coal combustion for electrical energy supply, along with the associated greenhouse gas emissions.

- ~ To plan a country residential development which demonstrates how advanced technology in building construction can be applied to meet the environmental challenges of water conservation, resource conservation and climate change which are specific to Alberta.
- ~ To act as a guide under which the Municipal District can review and evaluate specific development proposals.
- ~ To provide a framework for subsequent subdivision and development proposals.
- ~ To establish policies which will direct proposed land use, open space, population density, location and methods of utility servicing, site specific issues such as flood mitigation, and such other matters as Council deems necessary.

3.2 Principles of Development

The major objectives of development are as follows:

- a) To ensure all development is in accordance with current statutory policy and municipal standards.
- b) To provide a high quality of design and development which recognizes the increased flexibility of employment options, changing population dynamics and the opportunity to address wider environmental issues with local design decisions. Refer to Appendix C for a summary of "Green Development" principles which will form a part of the architectural control and development standards and to Appendix D for specific performance standards.
- c) To provide opportunities for the enjoyment of natural lands and the wildlife they contain through the long term protection of environmentally significant areas.
- d) To integrate within the development, employment opportunities which are compatible with the rural residential setting.
- e) To provide an efficient internal roadway, integrated with walking and bicycle pathways which reduces the dependence on motorized vehicles.
- f) To provide a high level of services which will make efficient use of water resources and produce negligible offsite impact from wastewater treatment.
- g) To provide a blueprint for the wider application of these design principles.

4.0 PLAN POLICIES

4.1 The Plan Concept

This section discusses the implementation of the Area Structure Plan objectives and principles of development identified in Section 3.0 as applied to the Meadow Creek Plan Area and reflected in the Concept Plan (Figure 3)

The Meadow Creek Area Structure Plan provides the Municipal District of Foothills with a planned development consisting of residential and compatible commercial land use integrated with protected open spaces.

Figure 3 conceptually illustrates a proposed land use plan for the Plan Area. The Plan provides for residential uses of various densities , including semi-detached housing and provisions for attached extended family housing (Nanny flats to accommodate aging or infirm relatives) . Limited commercial sites are also accommodated to provide employment opportunities within the development, and will be subject to traffic and other impact limitations appropriate to the residential setting.

The proposed development layout is aimed at making efficient use of a defined flood fringe area without compromising options for flood mitigation. Residential density within the lot cluster is higher than usual for country residential developments but is necessary to achieve the required efficiency in site servicing and results in the protection of more open space and agricultural balance.

4.2 LAND USE

The land is currently zoned Agricultural Conservation District (AC) under the land use Bylaw. The Plan proposes the creation of from 19 to 24 lots within a Bare land Condominium structure containing 4.16 ha. (10.3 acres) more or less zoned as Direct Control (DC) with the remainder zoned Agricultural and the bed of Baker Creek protected with an Environmental Reserve Easement, Conservation easement or zoned Environmental Protection District.

4.2.1 Residential

4.2.1.1 The Plan provides for 15 single family sites ,(lots 3-17) and 2 semi-detached (duplex) sites (lots 18 &19). The size and location of the semi detached lots may be adjusted to better accommodate seniors housing , which requires less yard space. Individual lot areas vary from 660 sq. m to 1060 sq. m (.25 acre) .

4.2.1.2 There is provision for up to 11 additional multi-family units, these may be duplex units or 3 or 4 plex and may be integrated with commercial uses on lots 1 & 2. This will provide for a maximum total of 30 residential units, including the single family and all multi-family units.

4.2.1.3 The developer may, in addition, designate any single family residential lot as an Extended Family site to accommodate aging or infirm immediate family in an attached, self contained suite, having not more than one bedroom. A maximum of 5 such lots may be designated within the plan, without requirements for an amendment to the plan.

4.2.1.4 All subdivision and development shall be in conformity with provisions of the Municipal Government Act, the Subdivision and Development Regulations and the Condominium Property Act. A development control document will be contained within the Condominium Corporation bylaws to regulated setbacks, lot coverage , landscaping and other development issues.

4.2.1.5 All subdivision and development shall conform to the relevant guidelines of Alberta Environment and Alberta Transportation and Utilities.

4.2.1.6 Development approval shall be conditional upon a signed Development Agreement between the Municipal District of Foothills and the developer.

4.2.1.7 Utilities and roads shall be developed with municipal and provincial standards as a reference. Road widths shall be appropriate to the nature and goals of the development and anticipated present and future traffic volumes. Recent research indicates traditional standards are not always compatible with sustainable design. The CMHC publication 'Practices for Sustainable Communities' provides details of appropriate road widths.

1) A central water system which conforms to Alberta Environmental Standards will supply each lot. The volume available to individual homes will be based on the average of 100 GPD per lot which has been shown to be adequate for indoor needs when significant water conservation measures are adopted. Refer to 4.6.1 for more detail.

2) Wastewater treatment will conform to Alberta Environmental Standards for tertiary treatment. Options for final disposal shall include subsoil and surface irrigation, infiltration, recycling for toilet flushing, constructed wetland enhancement, greenhouse water supply or other appropriate use. The Wastewater system shall be licensed by Alberta Environment.

3) Access roads shall be designed in accordance with Municipal construction standards and be approved by the M.D's Engineer but the width and right of way shall be appropriate for a development which places less emphasis on vehicle traffic.

4) Installation of underground power, telephone and cable TV service shall be completed at the developer's expense to all lots.

5) The pathway systems shall be completed at the developer's expense and maintained by the Condominium Corporation. There shall be flexibility in the design, but shall be wide enough to safely allow two way pedestrian (or ski) and bicycle traffic. Two meter is proposed as a minimum width. The pathways may be permeable aggregate or other suitable material. The pathways shall remain as common property of the Condominium Corporation and be maintained to standards established from time to time by the Corporation, who may determine that they be ski trails in the winter.

6) The licensing, operation and maintenance of the internal road, water, wastewater, and co-generation systems shall be the responsibility of the Condominium Corporation.

7) Provision shall be made for garbage pick up and disposal from the development to a Municipally approved disposal site. Each site will be provided with a portable compost drum to reduce wet garbage generation. The Condominium Corporation shall own and maintain a portable chipper shredder and make it available to residents.

8) A minimum six meter Environmental Reserve along Baker Creek may be provided if deemed necessary by Council, if the other proposed easement and reserved areas are not adequate.

4.2.2 Commercial

Background

Rapid advances in computing power and communications technology have created new options in employment. Moving information has become more efficient than moving people and the workplace can be a better neighbor than the smokestack factories which originally gave rise to the segregation of industrial and residential districts. Commuting from home to work carries many financial, environmental and social costs. The integration of employment opportunities within residential developments is being embraced as a preferred strategy for avoiding these costs.

4.2.2.1 The plan provides for 2 commercial sites, (lots 1 & 2) which would require site specific approval, according to the requirements of Direct Control Zoning. These designated sites may also have a multi family residential or public service use or a combination of such uses.

4.2.2.2 Commercial uses which would be considered appropriate would include design and professional services, information processing, satellite offices of larger companies or institutions. They would contribute to small traffic volumes and have low noise, or other disturbance potential.

4.2.2.3 Any commercial site may be re-designated and subdivided as single family or multi-family residential by the developer if commercial uses appropriate to the Plan are not found within a reasonable period of time, providing that the total number of residential units within the Condominium Corporation does not exceed 30, as per section 4.2.1.2 (Nanny flats attached to single family residences are not included in the total number)

4.2.2.5 In addition to the 2 lots which are designated as commercial, there may be a commercial or public service component to the central service area which may contain co-generation and water treatment facilities. This may take the form of a design office, community center, indoor parking and workshop, or a greenhouse to utilize the nutrient content of treated wastewater.

4.2.2.6 The requirements of the Municipal Development Plan for approval of Home Based Business will be applied to any residential lots.

4.3 ENVIRONMENTAL CONSIDERATIONS

4.3.1 Environmentally Sensitive Areas

Background

The area lying to the north east of Baker Creek is typical of Riparian Poplar forests of Southern Alberta. The 1991 report "THE BIOLOGY AND STATUS OF RIPARIAN POPLARS IN SOUTHERN ALBERTA" commissioned by the World Wildlife Fund Canada and Alberta Forestry, Lands and Wildlife has determined the total remaining extent of this habitat to be less than 500 sq. km. Where decline has occurred, it has been attributed to damming of rivers, development, and other human activity. These forests are important to wildlife, providing shelter, food sources, nesting sites and travel corridors as well as serving a recreational function for area residents. Refer to Appendix B, Environmental Impact Study.

Policy

The Plan provides for the protection of the Riparian Poplars as well as an area of native shortgrass prairie to the west of Baker Creek through a conservation easement, environmental reserve easement or Environmental Protection District encompassing approx. 18,2 ha (45 acres). A minimum of 6m setback is to be maintained between the boundary of the Condominium Corporation and the Baker Creek channel. Efforts are currently under way to establish a local agency to administer such easements and the developer will continue to monitor progress. Should this agency not be established soon enough to include this land, an environmental reserve easement could be established in co-operation with the M.D. of Foothills or the land may be zoned Environmental Protection District.

Permitted Uses and Restrictions

The Conservation Easement /environmental area will not be included as common property within the Condominium Corporation, but will continue for the time being under ownership of the Developer with an agreement in effect with the condominium corporation for restricted use by residents of the development. Experience in National Parks and other sensitive areas has shown that unrestricted public access can lead to serious degradation of sensitive ecosystems.

Some permitted uses:

8

- bird watching and photography
- picking of native fruit in season (Saskatoons , Chokecherry and Gooseberry are becoming re-established)
- restricted grazing of livestock should fire control become a concern. This is an issue which needs more study as the restriction of cattle from most of this area over a 10 year period has permitted the re-establishment of the understory and some new growth of Balsam Poplar. The re-growth of the understory also contributes to flood mitigation by trapping sediments, reducing water velocities and controlling erosion. Restricting livestock from the bed of Baker Creek also is a factor in improving downstream water quality. The Town of High River has indicated an interest in co-operating with an initiative to reseal the areas of disturbed creek bed where surface water runs directly into the aquifer during high water events.
- collection of seed for propagation of native species
- establishment and maintenance of a constructed wetland. This may be in co-operation with the Condominium Corporation which could provide tertiary treated wastewater for level maintenance with any surplus being used for irrigation of adjoining agricultural lands.

Some restricted uses

- discharge of firearms
- pets at large
- use of motorized vehicles or mountain bikes
- damage or removal of native plants
- intentional setting of fires

The specific conditions will be established in co-operation with the agency holding the easement or with the M. D. of Foothills , with due consideration of the goals of the development. In the case of rezoning to Environmental Protecting District, the corresponding restrictions of the Municipal Development plan would apply.

4.3.2 Topographic Considerations / Constraints

Background

The Plan area lies within the floodplain of the Highwood River . The High River Flood Risk Mapping Study prepared by Northwest Hydraulic Consultants Ltd. has identified areas of floodway, where development is not appropriate and flood fringe, where approval of development should be conditional to certain requirements. The Plan area is contained within an area designated as flood fringe excepting for a portion of the southern edge. Refer to Figure A1. The Eastern edge of the development does not intrude into the area where flow occurs across 72 St. during 100 yr. flood events . Raising local grades in the small area upstream which was designated as floodway does not obstruct a high water channel since this is a relatively flat area on the edge of the channel and will not impact total volume or direction of downstream flow. The northern portion of the limits of the Condominium Corporation , where the storm pond/ winter rink is located are identified as flood fringe but will not be raised and developed. This area is actually at a lower elevation than the small area identified as flood way which will be raised

Raising local grades for development within flood fringe areas reduces storage volumes to some degree, and can produce a slight increase in instantaneous flow volumes; however , fill for road building and raising grades within the plan area will be taken from an upstream area source which will become the constructed wetland shown in the Conceptual Land Use Plan .

This area will serve as a reservoir to offset the effect of raising grades by providing equivalent volume, while the ongoing restoration of the balance of the area west of Baker Creek in a natural state will enhance upstream water retention and reduce flow velocities. The net down stream effects of this development will consequently be neutral and local effects will be insignificant.

Upstream dykes, as have been proposed for flood control within High River, are not necessary for the protection of this development. The design approach is to maintain through channel capacity adequate for conveying anticipated flows without raising water levels on, or diverting water over adjoining properties. This approach does not carry the risk of dyke failure or their inherent ongoing maintenance costs.

Policies

4.3.2.1

Architectural controls and appropriate caveats attached to individual titles will serve to ensure that conservative precautions are taken to avoid flood damage within the development.

A restrictive covenant will be entered into with the Municipality to require a hold harmless agreement with respect to flood plain construction. Refer to Appendix D for proposed building standards.

4.3.2.2

All requirements of Alberta Environmental Protection with regards to development in a flood risk area will be met

4.3.2.3

All proposed new lots shall have a building site including all electrical and mechanical equipment above the 1 in 100 year flood level (as per Section 10.15.0 of LUB).

4.4 RESERVE LANDS

4.4.1 Environmental Reserves

The protection of the lands to the west of Baker creek, including the creek bed and Riparian Poplars, but excluding the existing residence with 10 acres, will be achieved by way of an Environmental Reserve Easement, Conservation Easement or Environmental Protection District.

4.4.2 Municipal / School Reserve

No provision has been made within the boundaries of the Condominium Corporation for Municipal reserves. Council shall have the flexibility to provide an acceptable provision for municipal reserve at redesignation. The provision could include full designation, partial designation, or deferral of the reserves. Due to the location of the land with respect to the flood plain, and the small portion of the total area which is now considered to be suitable for development, the amount of Municipal Reserve lands designated shall reflect the total area of land which can be developed.

4.5 TRANSPORTATION

4.5.1 Internal Roadways

The Plan area will be served by a single internal road and a network of pathways. The road will be constructed to a standard agreed to by the M. D. of Foothills, at the developer's cost. The maintenance will be the responsibility of the developer until it is taken over by the Municipality after a 2 yr. period.

4.5.2 External Roadways

A developers agreement shall be entered into for construction and maintenance of the internal road, any upgrading of the external roads accessing the development, and the construction and maintenance of servicing for the development, if deemed necessary by Council. Council will retain the option to require and infrastructure levy for the upgrading and maintenance of the external access road at the time of redesignation.

4.6 SERVICING

Water supply, sewage disposal and storm water management shall meet the requirements of "Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems. These systems shall be owned, operated and maintained by the Condominium corporation.

4.6.1 Water Supply

A central water supply from a well, or wells, within the Plan area shall serve the development. Water conservation features and water reuse is expected to reduce water consumption to less than 50% of conventional housing. The target for average dwelling consumption is 100 GPD, which experience and research has shown to be adequate with appropriate conservation and education measures. These will include: low volume fixtures, water efficient appliances, metering with effective enforcement measures within the bylaws of the Condominium Corporation which will be attached to all titles by restrictive covenants. These measures will include turning off the water if non compliance becomes a serious issue.

Outdoor water use will be reduced by landscaping standards which specify drought tolerant native species and general xeriscaping practice. Roof water storage cisterns will be encouraged, which will also facilitate storm water management. Discussions with Alberta Environment are ongoing with regard to reuse of tertiary treated wastewater for landscape irrigation.

4.6.2 Wastewater treatment

Background

Decentralized wastewater treatment options have expanded rapidly and have been demonstrated to equal and exceed the performance of large central systems.

Policies

4.6.2.1

Several advanced tertiary treatment and disposal options are available. Water tight septic tanks with denitrification trickling filters on individual lots, pumping into a pressurized sewer, followed by extended aeration and/or sand filtration and U V or ozone disinfection is being assessed, as are other options. Subsurface irrigation and leach disposal with indirect recycling for landscape irrigation and toilet flushing is an option as is irrigation of adjoining farmland. The final system design shall require approval and licensing by Alberta Environment.

4.6.2.2

All capital costs associated with the provision of wastewater treatment shall be the responsibility of the developer. Operation to standards specified by Alberta Environment shall be the responsibility of the Condominium Corporation.

4.6.2.3

Additional studies or engineered reports deemed necessary by Council to ensure suitability of the site for the proposed development and servicing shall be undertaken by the Developer.

4.6.2.4

A developers agreement shall be entered into for construction and maintenance of the internal road, any upgrading of the external roads accessing the development, and the construction and maintenance of servicing for the development, if deemed necessary by Council.

4.6.3.1

Storm water management shall emphasize using the high infiltration capacity of the subsoil for ground water recharge . Off site surface discharge is not expected to be a normal occurrence during design storm events.

4.6.3.2

A master drainage plan shall be prepared to the satisfaction of the Municipal District of Foothills prior the plan of subdivision approval.

4.7 UTILITIES**4.7.1 Electricity****Background**

The largest single source of greenhouse gases in Alberta is coal fired electrical generation which is about 30% efficient; 70% of the energy value of the fuel is dumped as waste heat. A further 6% of the electricity generated is lost in distribution. Natural gas fired electrical generation produces about 60% of the coal fired greenhouse gas equivalents . On site natural gas generation with waste heat utilization for space and domestic water heating is a significant advance in both efficiency and greenhouse gas reduction.

Policies

Natural gas micro turbines or fuel cells with waste heat recovery boilers will provide most of the electrical and heating needs of the development. They will be interconnected with the Trans Alta grid, but capable of independent operation, allowing for imports or exports of electricity into the power pool, depending on heating demand, electricity and energy cost..

4.7.2 Natural Gas

Heating demands could be met by a central hot water distribution system using insulated plastic piping, with central boiler to back up the waste heat boilers on gas turbines. Gas lines to individual buildings are an option , should small scale fuel cells become available.

4.7.3 Telephone and Cable TV

The developer shall arrange for the installation of telephone and cable TV lines. Right of way and servicing requirements shall be determined at the plan of subdivision stage.

4.8 OTHER SERVICES**4.8.1 Fire Protection**

The High River fire station is located a distance of 4 km. by road.

Sprinkler systems may be installed in individual buildings and fire resistant exterior materials will be considered for alternating buildings.

4.8.2 Police Protection

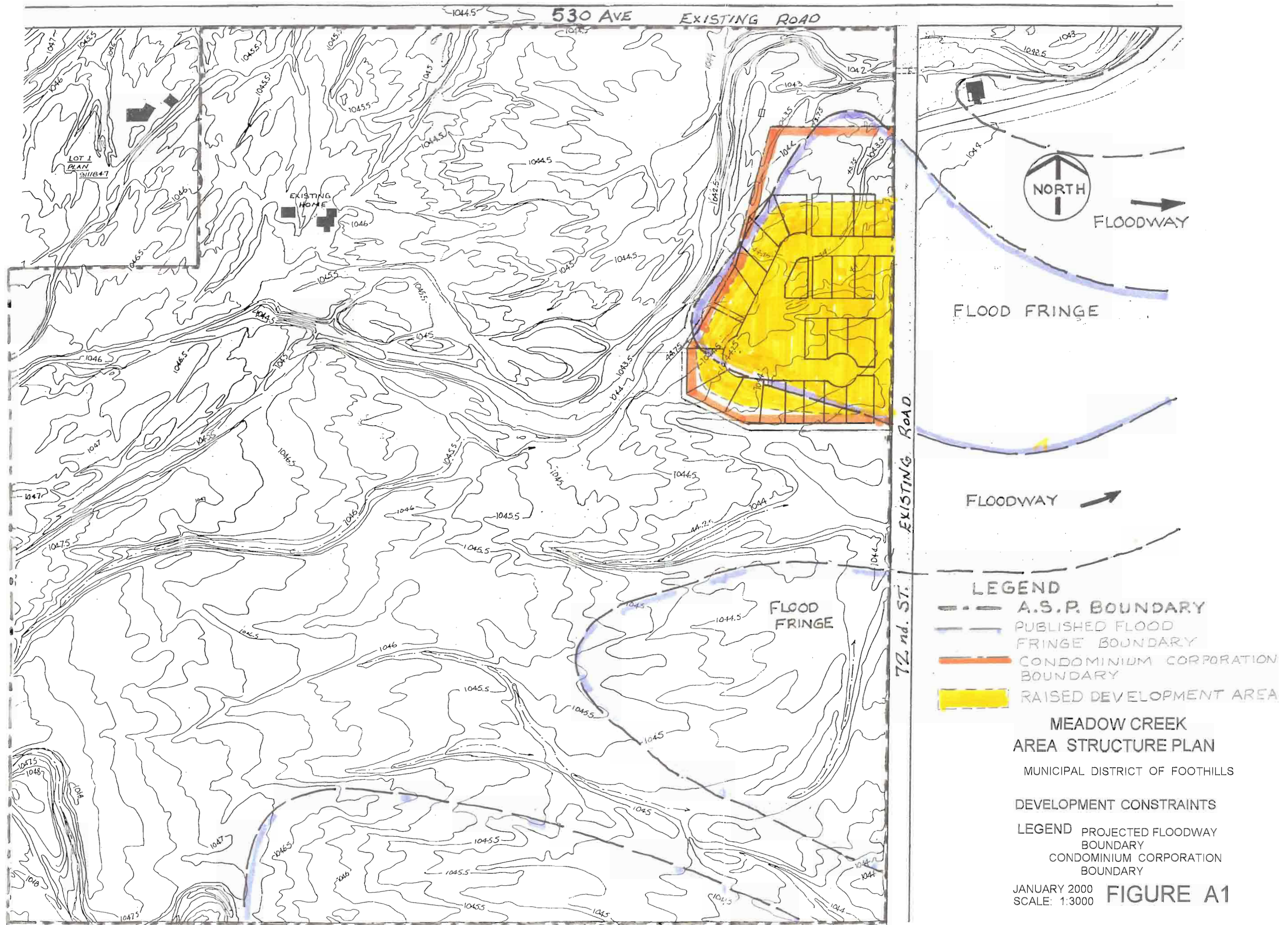
The new R.C.M.P. detachment office in High River is located at a driving distance of 5 Km.

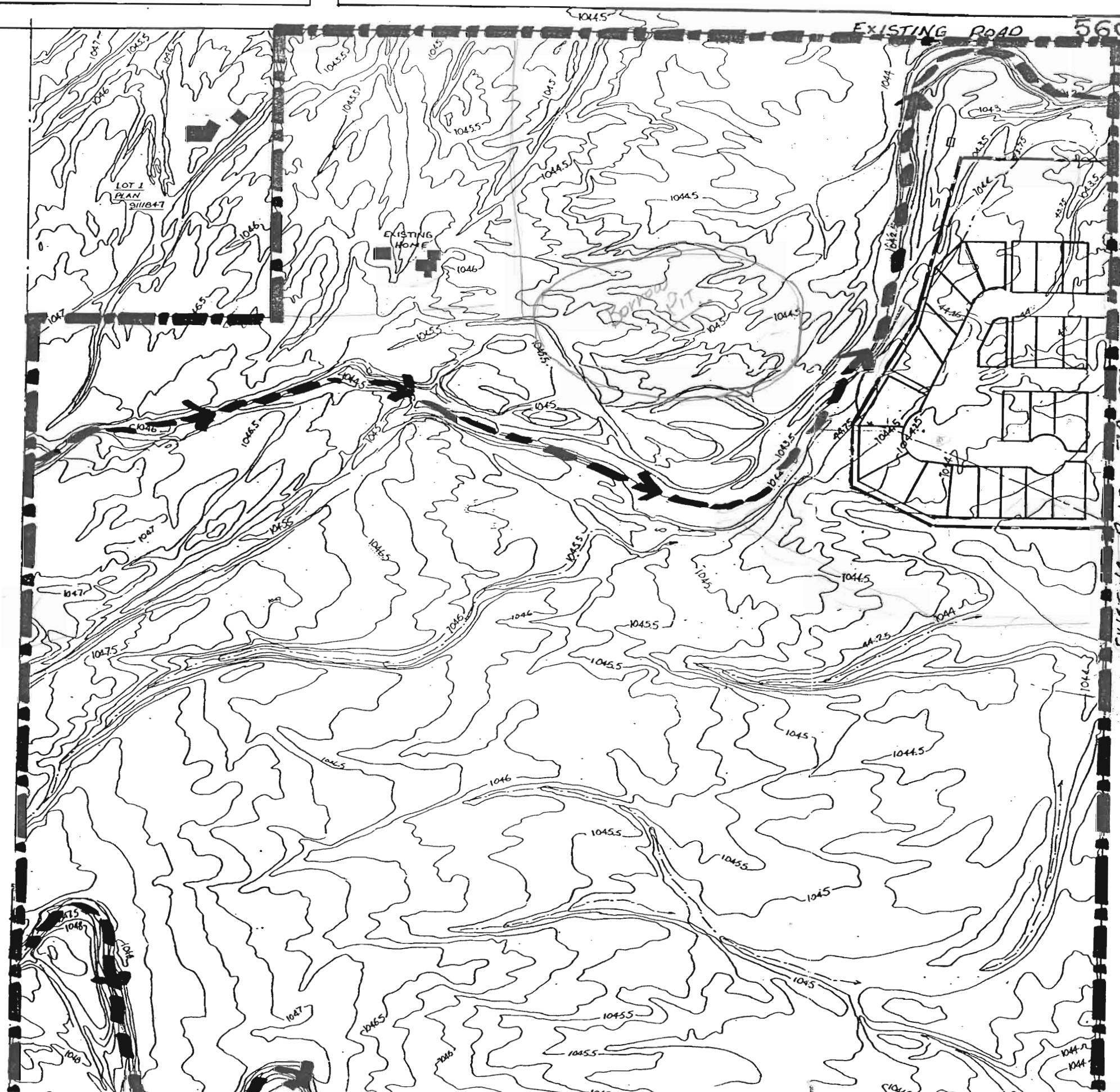
4.8.3 Ambulance and Hospital

Hospital and ambulance services are provided by the High River Hospital.

4.8.4 Schools

The Foothills School Division No. 38 and Christ the Redeemer Separate School Division provide service to this area.

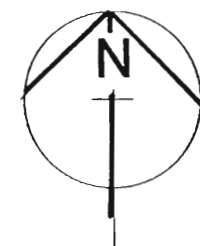







MEADOW CREEK
AREA SRUCTURE PLAN

MUNICIPAL DISTRICT OF
FOOTHILLS NO. 31

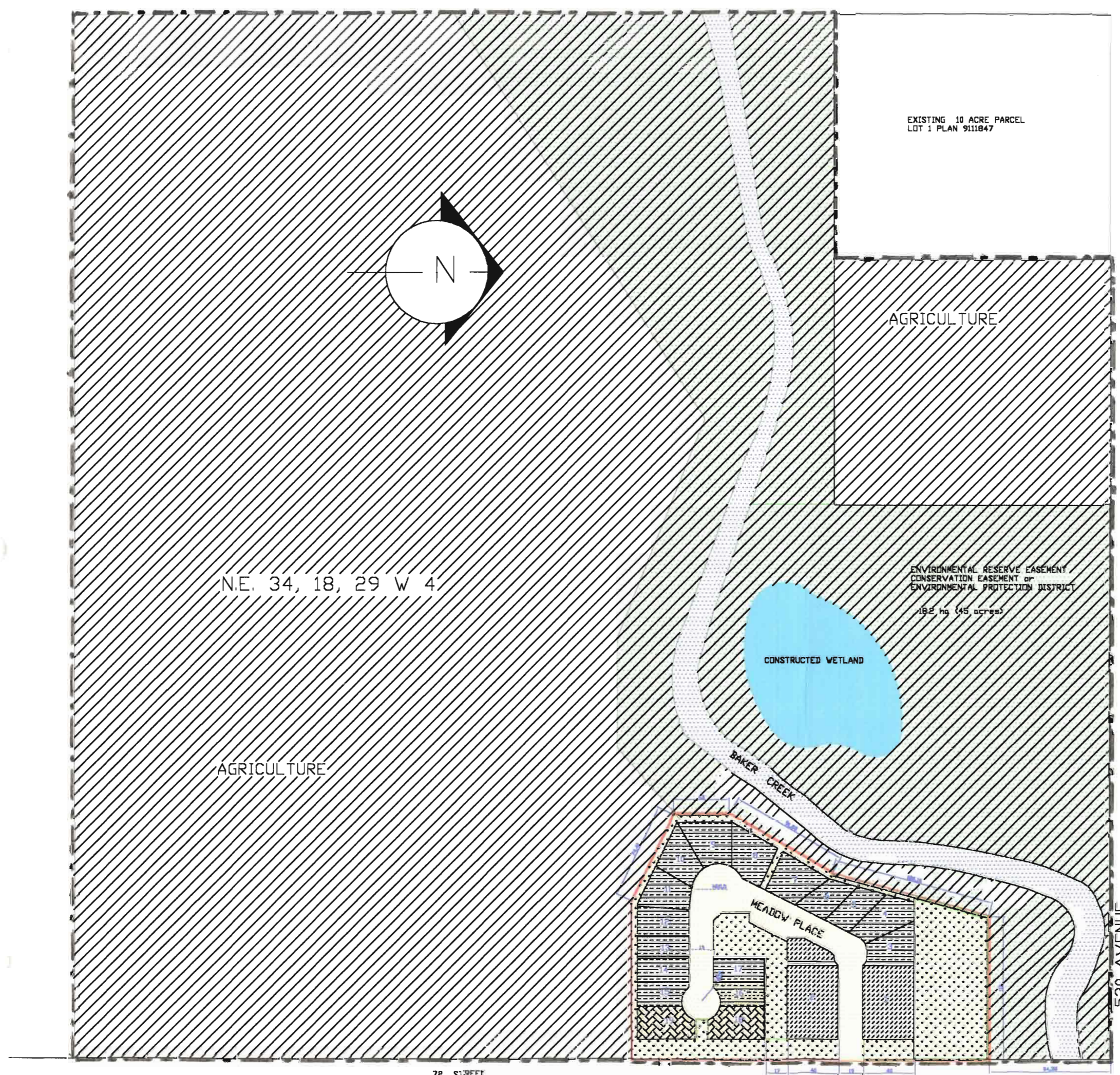
PLAN BOUNDARIES
AND
EXISTING TOPOGROPHY



- LEGEND
- INTERMITTENT DRAINAGE COURSE 
- PLAN BOUNDARIES 
- BARELAND CONDOMINIUM
BOUNDARY 

SCALE: 1: 3000
JANUARY 2000

FIGURE 2



EXISTING 10 ACRE PARCEL
LOT 1 PLAN 9111847

AGRICULTURE

N.E. 34, 18, 29 W 4

ENVIRONMENTAL RESERVE EASEMENT
CONSERVATION EASEMENT or
ENVIRONMENTAL PROTECTION DISTRICT
19.2 ha (45 acres)

CONSTRUCTED WETLAND

AGRICULTURE

BAKER CREEK

MEADOW PLACE

530 AVENUE

7th STREET

MEADOW CREEK
AREA STRUCTURE PLAN
MUNICIPAL DISTRICT OF
FOOTHILLS NO. 31

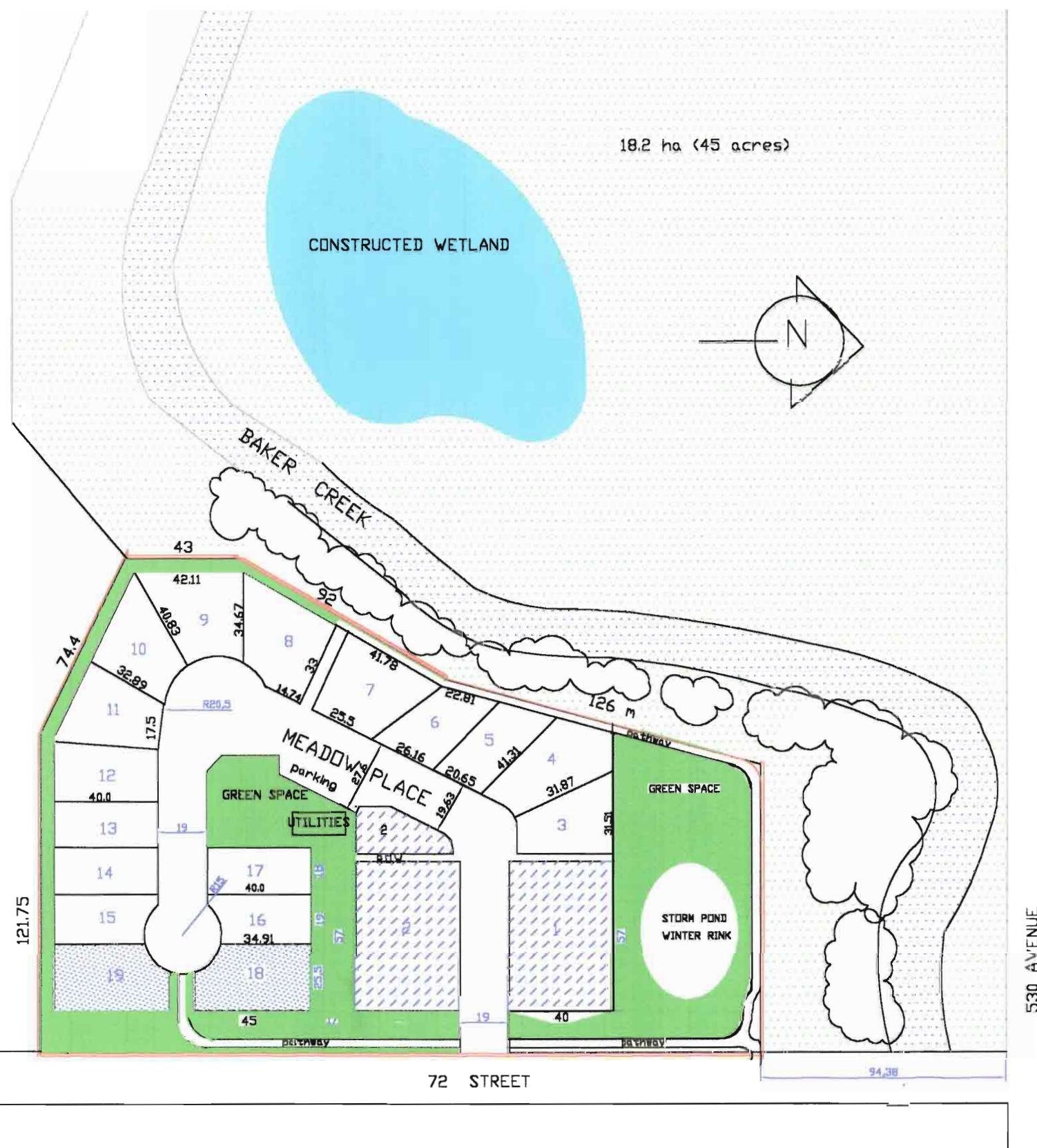
CONCEPT PLAN
PORTION

N.E. 1/4, 34, 18, 29 W 4

LEGEND

- LIMITS OF CONDOMINIUM CORPORATION—DIRECT CONTROL
- DRY CREEK BED MAIN CHANNEL
- ENVIRONMENTAL RESERVE EASEMENT
CONSERVATION EASEMENT or
ENVIRONMENTAL PROTECTION DISTRICT
- AGRICULTURE
- SEMI DETACHED/DUPLEX
- MULTI FAMILY/COMMERCIAL
- SINGLE FAMILY
- COMMON PROPERTY/GREEN SPACE
- A.S.P. BOUNDARY

FIGURE 3
scale- 1:3000



MEADOW CREEK
AREA STRUCTURE PLAN
MUNICIPAL DISTRICT OF
FOOTHILLS NO. 31

DEVELOPMENT AREA DETAIL

PORTION
N.E. 1/4,34,18,29 W4

LEGEND

- LIMITS OF CONDOMINIUM CORPORATION
- EXISTING TREES
- GREEN SPACE
- DRY CREEK BED MAIN CHANNEL
- ENVIRONMENTAL RESERVE EASEMENT
- CONSERVATION EASEMENT or ENVIRONMENTAL PROTECTION DISTRICT
- MULTI FAMILY/COMMERCIAL
- SEMI DETACHED
- 3 SINGLE FAMILY LOTS

FIGURE 5 1:2000

