

**BYLAW 84/98**

**BEING A BYLAW OF THE MUNICIPAL DISTRICT OF FOOTHILLS NO.  
31 TO ADOPT AN AREA STRUCTURE PLAN**

**WHEREAS** the Council of the Municipal District of Foothills No. 31 (hereinafter called the "Council") is empowered by Section 633 of the Municipal Government Act, being Statutes of Alberta, 1994, Chapter M-26.1, with amendments in force as of April 30, 1998, to adopt an Area Structure Plan which provides a framework for subsequent subdivision and development of an area of land within the Municipality's boundaries; and

**WHEREAS** the Council did direct the preparation of an Area Structure Plan to act as a guide to future subdivision and development in N.W. 21-22-2 W5;

**NOW THEREFORE** the Council of the Municipal District of Foothills No. 31 in the Province of Alberta, hereby enacts as follows:

1. This Bylaw may be cited as the "Plan";
2. The Plan being Schedule "A" attached hereto and forming part of this Bylaw;
3. That the "Plan" may be amended by Bylaw from time to time in accordance with the Municipal Government Act, by the Municipal District of Foothills No. 31.
4. This Bylaw comes into full force and effect upon the third and final reading.

FIRST READING: May 28, 1998

  
\_\_\_\_\_  
Reeve  
  
\_\_\_\_\_  
Municipal Manager

SECOND READING: *Sept 9/99 ✓*

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Municipal Manager

THIRD READING: *Sept 9/99 ✓*

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
Municipal Manager

PASSED IN OPEN COUNCIL assembled at the Town of High River in the Province of Alberta this

# AREA STRUCTURE PLAN

NW  $\frac{1}{4}$  21 – 22 2 W5M

**TABLE OF CONTENTS    NW ¼ 21 – 22 – 2 W5M  
AREA STRUCTURE PLAN**

---

1. INTRODUCTION
  - 1.1 PURPOSE
  - 1.2 APPROVAL PROCESS
  - 1.3 INTERPRETATION
2. THE PLAN AREA
  - 2.1 LOCATION
3. HISTORY OF THE PLAN AREA
  - 3.1 GENERAL
  - 3.2 ENVIRONMENTAL
    - (a) CANADA LAND INVENTORY
    - (b) WILDLIFE ASSESSMENT
  - 3.3 TRANSPORTATION
4. DEVELOPMENT PROPOSAL
  - 4.1 LAND USE CONCEPT
    - (a) ROAD SYSTEM
    - (b) IMPACT ON ADJACENT SUBDIVISIONS
    - (c) POTENTIAL LAND USE CONFLICTS
    - (d) WATER AND SEWER
    - (e) MUNICIPAL AND ENVIRONMENTAL RESERVES
    - (f) INTERMUNICIPAL DEVELOPMENT PLAN
    - (g) PHASING
5. PLAN ADOPTION
6. APPENDIX
  - LOCATION MAP FIGURE 1
  - MAP SHOWING PIPELINES IN RELATION TO SERVICE ROAD
  - OWNERSHIP MAP AND COPIES OF TITLES
  - LETTERS CLARIFYING AREA STRUCTURE PLAN PREPARATION
  - TOPOGRAPHIC MAP FIGURE 2
  - OWNERS AUTHORIZATION TO PREPARE A.S.P.
  - LAND USE CONCEPT FIGURE 3
  - ALBERTA ENVIRONMENT WELL DATA SUMMARY

## 1. INTRODUCTION

---

### 1.1 PURPOSE

This Area Structure Plan has been prepared pursuant to the provisions of Section 633 of the Municipal Government Act and amendments thereto. It is intended to act as a guide to future subdivision and development in the NW 1/4 21-22-2 W5M. Section 633 of the Act reads as follows:

- |                     |  |
|---------------------|--|
| Area structure plan | Area Structure Plans   |
|                     | 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 and 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.   |

## INTRODUCTION

---

### 1.1 APPROVAL PROCESS

An Area Structure Plan is identified in the Municipal Government Act as a Statutory Plan. As noted in Section 633 of the Act (above), the Council may by by-law adopt an Area Structure Plan. In the process of preparing and adopting this plan the Council must comply with the provisions of Section 636, 637 and 638 of the Municipal Government Act which are quoted as follows for easy reference.

Statutory plan  
preparation

636 While preparing a statutory plan a municipality must

- (a) provide opportunities to any person who may be affected by it to make suggestions and representations,
- (b) notify the public of the details of the plan preparation process and of the opportunities described in clause (a),
- (c) notify the school authorities with jurisdiction in the area to which the plan preparation applies and provide opportunities to those authorities to make suggestions and representations,
- (d) in the case of a municipal development plan, notify adjacent municipalities of the plan preparation and provide opportunities to those municipalities to make suggestions and representations, and
- (e) in the case of an area structure plan, where the land that is the subject of the plan is adjacent to another municipality, notify that municipality of the plan preparation and provide opportunities to that municipality to make suggestions and representations.

Effect of plans

637 The adoption by a council of a statutory plan does not require the municipality to undertake any of the projects referred to in it.

Plans Consistent

638 All statutory plans adopted by a municipality must be consistent with each other.

The subject lands are currently designated Rural Holding 20 District in the M.D. of Foothills #31 Land Use By-law. At the time this Area Structure Plan received first reading, the M.D. of Foothills General Plan in Section 4.3.23, read as follows:



## 1. INTRODUCTION

---

4.3.23 Where a 20-acre (more or less) Rural Holding 20 District parcel, or a 20-acre (more or less) parcel designated Agricultural Conservation District as of the date of adoption of Bylaw No. 980(b) is proposed to be subdivided, the applicant, prior to redesignation, will be required to submit a detailed plan addressing (but not necessarily limited to) the following;

- (1) the impact of the proposed Lots on parcels within an adjacent subdivision;
- (2) the increasing number of (or potential for) access points onto the M.D.'s road system which could ultimately lead to undesirable or unsafe road conditions;
- (3) road capacity and locational concerns;
- (4) existing or potential land use conflicts;
- (5) water provision and/or potential sewage concerns;
- (6) the need to provide an integrated municipal and / or environmental reserve system, and / or road system;
- (7) Lot layout concerns;
- (8) topographical constraints.

Municipal support for an Area Structure Plan was found in Section 4.3.23 (a) which read as follows:

4.3.23 (a) Where it is demonstrated pursuant to Policy 4.3.23 that the affected residents will take the necessary action to accommodate the higher density development, the M.D. will consider implementing an Area Structure Plan to provide a framework for subsequent subdivision and development of lands.

## 1. INTRODUCTION

---

On May 28<sup>th</sup>, 1998, the Council of the M.D. of Foothills #31 held a public hearing on this Area Structure Plan and then gave first reading to a By-law to adopt the Plan. Minor revisions were requested before 2<sup>nd</sup> and 3<sup>rd</sup> reading would be considered. Subsequent to that date two Statutory Plans have been adopted that impact on this Area Structure Plan. Firstly the M.D. of Foothills #31 and the City of Calgary Council adopted an Intermunicipal Development Plan that includes the subject lands. Secondly the M.D. of Foothills #31 General Plan was replaced by a Municipal Development Plan. With regard to the Intermunicipal Development Plan the subject lands are now identified as lands within the Country Residential Policy Area. Section 2.2.2 of the Intermunicipal Development Plan now applies and the applicable section (s) read as follows:

### 2.2.2 COUNTRY RESIDENTIAL DEVELOPMENT POLICIES

1. Areas of country residential development are recognized within the M.D. of Foothills (see Map 1). These areas may further develop for country residential use according to the country residential policies of the M.D. of Foothills and this Intermunicipal Development Plan.

Country residential areas within the Intermunicipal Development Plan may ultimately be incorporated into urban development. Subdivision applications within designated areas of existing country residential development should address this potential.

#### Urban Overlay Subdivision Design Principles

Each country residential plan of subdivision should take into consideration:

- a. conformity to country residential subdivision standards within the M.D. of Foothills and the potential for future subdivision and redevelopment to urban standards and densities;
- b. protection and provision for future servicing and transportation rights-of-way, as described in Sections 2.6 and 2.7 of this Plan;
- c. wherever possible, creation of clustered country residential development;
- d. wherever possible, provision for direct access to municipal roads without the creation of panhandle lots; and

## 1. INTRODUCTION

---

- e. where necessary, the possible preparation of a conceptual scheme relating the proposed subdivision to the future subdivision and development of the subject lands, balance lands and adjacent areas to urban standards and densities.

### 2. Municipal Reserve Principles

Municipal and/or school reserve should only be taken by direct dedication of land or registration on title of deferred reserve caveat. Cash shall only be taken in lieu of reserve after consultation with and agreement by The City of Calgary. There shall be no disposition of reserve land without appropriate intermunicipal referral and consultation provided for under Section 3.1 of this Intermunicipal Development Plan.

In the event that two or more acres can be dedicated as municipal and/or school reserve, neither deferred reserve nor cash in lieu may be taken; such reserve must be taken by direct dedication of land.

### 3. Environmental Reserve Principles

Lands that qualify as environmental reserve under Section 664(1) of the Municipal Government Act should be dedicated at the time of subdivision approval as either environmental reserve or environmental reserve easement in favour of the M.D. of Foothills.

With regard to the 1998 Municipal Development Plan the previous applicable sections of the old general plan (4.3.23 & 4.3.23a) have now been replaced by section 5 which reads as follows:

## 5.0 COUNTRY RESIDENTIAL DEVELOPMENT

### 5.1 INTRODUCTION

The demand for Country Residential lots has remained fairly constant over the last ten years and it appears that the demand will continue into the foreseeable future. The Municipal District of Foothills No.31 is committed to managing the development of Country Residential Subdivisions in a manner that respects a desire to protect the Environment and Agriculture.



## 1. INTRODUCTION

---

### 5.2 OBJECTIVES

- 5.2.1 Ensure that Country Residential Development proceeds in a conformance with the Goals and Policies contained within this plan.
- 5.2.2 Direct Country Residential Development to lands where there is minimal impact on the Environment, Agriculture and Water.
- 5.2.3 Advocate a variety of Country Residential Developments.
- 5.2.4 Minimize the impacts of Country Residential Development on adjoining land uses.
- 5.2.5 Encourage Country Residential Development in locations that take advantage of existing infrastructure. For example: Fire Protection, Roads.

### 5.3 POLICIES

- 5.3.1 Proposals for Country Residential Development shall conform to the Policies outlined in this plan with particular attention paid to Section 3.0, Environment and Section 4.0, Agriculture.
- 5.3.2 Country Residential Developments shall meet the standards adopted by the Municipal District of Foothills No.31, including but not limited to Road Design, Proof of Water and Dedication of Reserves.
- 5.3.3 All Country Residential parcels should be approximately 4 acres in size but not less than 2 acres and shall contain one acre of developable land.
  - a. the one acre cannot exceed 15% in slope.
  - b. the one acre is suitable for a septic system.
  - c. the one acre is not subject to a water table, within 7 feet of the surface.
  - d. the one acre is not subject to development restrictions such as those created by: sour gas, flooding, other oilfield products, hazardous properties, landfill or transfer stations.
  - e. the one acre is considered developable by the Municipal Council.

NOTES: A developer may submit reports prepared by an appropriate Professional, stamped and sealed, substantiated by a professional picked by the Municipality (at the Developer's cost) to prove the suitability of the site for the proposed development despite the above criteria.

## 1. INTRODUCTION

---

5.3.4 In determining density the Municipal District will consider the following:

- a. the quantity and quality of water available to service the subdivision;
- b. existing densities in proximity to the proposal;
- c. use of and impact on adjoining lands;
- d. Section 4.3.6 of the Agricultural Policies;
- e. Condition, capacity and standards of Provincial and/or Municipal roads servicing the proposed development;
- f. the suitability of the land to be developed for Country Residential Purposes;
- g. the environmental significance of the land and adjoining properties;
- h. the impact of the development on fish & wildlife.

5.3.5 An Area Structure Plan drafted in accordance with the Guidelines adopted by the Municipality shall be required as part of a Country Residential 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 opinion of Council 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;
- d. the proposal, in the opinion of Council, being phase 1 of a development that will create 8 new lots or more.

5.3.6 An Area Concept Plan may be required as part of Country Residential if deemed necessary by Council.

5.3.7 Country Residential developments will be required to be located, designed and serviced in ways which will minimize costs to the M.D.

5.3.8 Country Residential parcels and roads should be designed and developed such that:

- a. land use conflicts are minimized
- b. reasonable privacy is afforded to present and future residents;
- c. the disturbance and/or removal of topsoil and vegetation cover are minimized;
- d. dwellings have direct legal and physical access, of a standard acceptable to the M.D., to an internal subdivision road rather than the M.D. road system;
- e. roadways and reserve parcels are designed to link functionally with those dedicated or to be dedicated on adjoining lands;
- f. Multi-Lot Developments shall be designed utilizing Lot Clustering.
- g. adequate distances are maintained between intersections along M.D. road allowances;



## 1. INTRODUCTION

---

- h. the natural features of the site are retained to assimilate the development into the rural landscape;
- i. there is efficient use of land;
- j. access to the proposed building site is suitable for access by emergency vehicles.

5.3.9 Where Country Residential Development is proposed adjacent to a water course, the M.D. will require that development be set back from a water course or escarpment. This will ensure that the watercourse is protected in order to maintain ungulate migration corridors, allow for continuous public access and avoid natural hazards. The M.D. may request the subdivision approving to dedicate Municipal Reserve or Environmental Reserve as appropriate to accommodate the above.

5.3.10 Where a parcel less than 21 acres in size is proposed to be redesignated, the applicant will be required to submit detailed information addressing the following:

- 1. the impact of the proposed lots on adjoining lands;
- 2. the number of (or potential for) access points onto the M.D.'s road system;
- 3. the impact on the road system including road capacity and condition;
- 4. existing or potential land use conflicts;
- 5. provision of water and treatment of sewage;
- 6. how the development may fit into an integrated municipal and/or environmental reserve system;
- 7. Lot layout;
- 8. Topography.

Note: The Municipality may request additional information needed to properly evaluate the proposed development.

5.3.11 The policies of this plan apply equally to applications for redesignation or subdivision.

5.3.12 Area Structure Plans shall meet the guidelines for Area Structure Plans as adopted by the Municipal District as outlined in Appendix "C".

5.3.13 Lands contained within the boundaries of an approved Intermunicipal Development Plan shall be subject to the Goals, Objectives and Policies contained within the Intermunicipal Development Plan and the Municipal Development Plan.

## 1. INTRODUCTION

---

### 1.3 INTERPRETATION

In this Plan:

- (a) Act means the Municipal Government Act 1995 and amendments thereto.
- (b) Area Structure Plan and Plan Area refers specifically to the lands within the NW ¼ 21 – 22 – 2 W5M.
- (c) Council means the Council of the Municipal District of Foothills #31.
- (d) Municipality means the Council of the M.D. of Foothills #31
- (e) Subdivision Approving Authority means the Council of the M.D. of Foothills #31.



## 2. THE PLAN AREA

---

### 2.1 Location

The Plan Area is located south west of the City of Calgary approximately one half mile (0.8 km) from the city limits as illustrated in figure 1 attached. It is bordered on the north by Highway 22X and on the west by a municipal district road which extends southward approximately one mile (1.6km) to the Cross Conservation Foundation lands. The Plan Area is more specifically identified as the NW ¼ 21-22-2 W5M excepting Plan 9111031 and is comprised of 144+/- acres (58.3 +/- hectares) and is described under eight separate titles. Copies of the titles are included in the appendix to this Plan.

### 3. HISTORY

---

#### 3.1 General

The subject quarter section was subdivided into eight 16+/- acre parcels and one municipal reserve parcel of 15.7+/- acres starting with an overall plan prepared in October of 1970. Over the next few years one or two parcels were subdivided at a time from the quarter section in accordance with existing policies. In July of 1979 the Municipality completed the process for cancelling the municipal reserve designation on the 15.7+/- acre lot and subsequently sold it for development of a country residential / rural holding land use. The most recent subdivision in this quarter section occurred in May 1991 when a Plan of Subdivision for the most south westerly lot was registered at the Land Titles Office. This Plan created three parcels of 5+/- acres each. These three lots are not included within this Area Structure Plan as they have already been subdivided into smaller lots. All of the 16+/- acre parcels in the Plan Area have been developed with a residence and accessory buildings with the exception of Block 4 Plan 8111436. A 1995 proposal to redesignate and subdivide this vacant parcel was refused by Council until an Area Structure Plan could be prepared for the remaining eight parcels in this quarter. Subsequently all eight landowners agreed to participate in the review of land use and design options and to proceed with the preparation and submission of an Area Structure Plan application to the Municipality. On January 13th, 1997 the Council authorized the land owners to proceed with the preparation of the Plan as per normal procedures (see appendix for copy of letter and ownership map). Over the next several months a topographic base map was prepared, figure 2. Various design constraints were considered and additional data on water and environmental issues available on adjacent lands were examined.

#### 3.2 Environmental Considerations

In reviewing topographic data, vegetation, wildlife habitat and the existing development of roads, dwelling sites, wells and septic fields the lands display no environmental limitation to the proposed land use concept.

- (a) The Canada Land inventory and Alberta Research Council maps showing soil capability for agriculture indicate a predominate Class 3 soil area with a limited Class 2 soil area along the east side of the quarter section. Sections 2.3 and 4.3.13 of the old General Plan recognized that regardless of soil classification the smaller parcel size of the RH-20 District lots discourages such parcels from being used for income producing agricultural operations and encouraged the resubdivision of such parcels into smaller country residential type parcels. The new Municipal Plan by definition identifies the subject lands as "Lands of limited agricultural potential".



### 3. HISTORY

---

(b) Wildlife Assessment - development on the parcels in the Plan Area has existed for many years. During this twenty year plus period wildlife has had a chance to adapt to the existing development and to modify any movement corridors through the general area. The landowners observations over the years note that it is primarily deer that frequent the general area with the occasional siting of elk and moose. The most heavily used corridors by deer and elk appear to be north/south corridors approximately one and one half miles west of the Plan Area and one quarter mile east of the Plan area. Specific movement through the Plan Area appears to be spasmodic and more for occasional grazing than for movement from one area to another. On site inspections indicate that the above noted corridors appear to be directly related to the topography and vegetation in the area and that the development in the Plan Area does not appear to have a negative affect on casual grazing of wildlife in the Plan Area. There are no high fences to discourage movement of Wildlife through the Plan Area. There is a belt of native vegetation along the east side of the quarter section which buffers the Plan Area from the wildlife corridor one eighth mile further to the east. Most of this vegetation is on the adjacent quarter section. Vegetation within the Plan Area is limited to shelter belts and ornamental landscaping which has occurred over the years around the dwelling sites. The balance of the parcels are open pasture areas. The Cross Conservation area is located one half mile (0.8 km) south of the Plan Area. Data available on the Cross conservation area confirm that it is an important wildlife habitat.

#### 3.3 Transportation

Highway 22X borders the north limit of the Plan Area with access from the highway to the municipal road system bordering the west limit of the Plan Area. Existing development in the Plan Area is serviced from the municipal road via an east/west cul-de-sac road through the center of the quarter section. Alberta Transportation and Utilities at a meeting November 26<sup>th</sup>, 1996 indicated that density in the range of one lot per four or five acres in this quarter section would not be a problem provided all access concerns were properly addressed. These concerns included no direct access to the highway and development of an east west service road parallel to the highway. It was also observed that Highway 22X would be upgraded to a freeway standard at some future date and the at grade intersection to the highway would be removed at that time. More recently the transportation component of the April 1998 Intermunicipal Development Plan indicates that there may be a future interchange one mile (1.6 km) east of the present at grade intersection. When the highway is upgraded to a freeway, access from the Plan Area may be redirected via service roads to the possible future interchange. This could have a major impact on the Plan Area. The present at

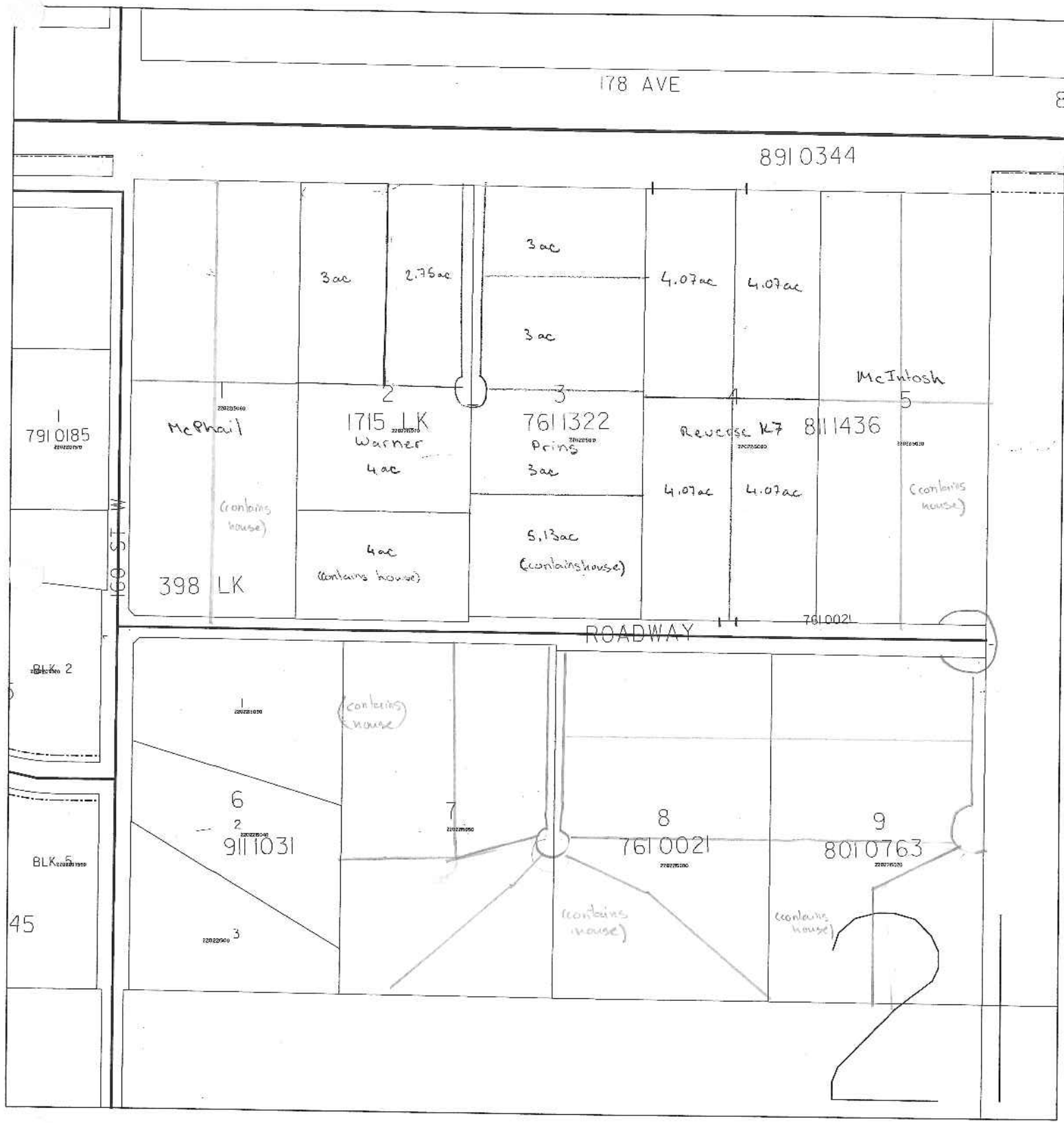
### 3. HISTORY

---

grade intersection is the main access to the Cross Conservation Area. With the future closure of this intersection all traffic to and from the Cross Conservation Area will be redirected through or around the Plan Area. Several design options were considered by the land owners ranging from an expansion of the existing grid design to a topographically designed replotting scheme. While the design based on topography was aesthetically pleasing it became apparent that such a design was only economically practical if implemented at the initial stage of subdivision (i.e. 25+/- years ago).



Revised



## 4. DEVELOPMENT PROPOSAL

---

### 4.1 Land Use Concept

It is intended that the future subdivision and development of the Plan Area will recognize the existing rural holding/country residential amenities and facilitate the resubdivision of existing parcels into smaller country residential parcels within the municipalities policies for resubdivision of such parcels. The redesignation of Rural Holding 20 (RH-20) land use district parcels is outlined in Section 13.1.1 of the municipalities Land Use By-law. Pursuant to this Section RH-20 parcels would be redesignated to Rural Holding 5 District (RH-5). This district would allow for a maximum of four lots per gross twenty acre parcel. This plan contemplates a maximum density of four lots per gross twenty acre parcel. Because of provisions for the service road, internal cul-de-sac roads and municipal reserve the net parcel sizes will be approximately 4+/- acres. The general design of the subdivision form contemplated by this Plan is depicted in figure 3.

#### 4.1 (a) Road System

The design proposes the development of a service road along the north side of the quarter section immediately adjacent to the 22X Highway. This new road plus the existing cul-de-sac will facilitate the future subdivision of the northerly five lots into four parcels each. The southerly three lots will be serviced by the existing cul-de-sac road and two or three short cul-de-sac's extending southward from the main access road. This design is practical both from an economical and a practical point of view. In addition, the construction of the service road adjacent to the highway will direct future traffic from the Cross Conservation Area around the periphery of the country residential subdivision rather than through the Plan Area. Site distances along the future service road are excellent and access to the new lots can be combined so one access will serve two lots thus minimizing the number of access points to the service road. It should be noted that C.W.N.G. Co. has developed a 16 inch high pressure gas transmission line within the service road right-of-way. Future development of this service road may therefore require provision of additional lands from the adjacent properties to facilitate construction of a service road. A copy of the plan showing the pipeline location and other related data is included in the appendix. All roads will be built and/or upgraded to M.D. standards by the developer. Road standards are normally set by Council at the redesignation stage.



## 4. DEVELOPMENT PROPOSAL

---

### 4.1 (b) Impact on Adjacent Subdivisions

The proposed increase in density of parcels in the Plan Area should have no impact on adjacent subdivisions. The only adjacent subdivisions are in the quarter section to the west. One parcel was subdivided from that quarter in 1979 and is developed with a residence and shelter belt. An additional six country residential parcels were recently approved in the south east corner of that quarter section (NE ¼ 20-22-2 W5M) and development has now started on the lots. These parcels are similar in size to the proposed parcels in the Plan Area and should compliment one another. Other lands to the north, south and east are unsubdivided.

### 4.1 (c) Potential Land Use Conflicts

There are no intensive agricultural uses in close proximity to the Plan Area. The Cross Conservatory Lands are located one half mile south of the Plan Area and are buffered by the SW ¼ 21-22-2 W5M. However, future development in the Plan Area should include provision for planting of new shelter belts to enhance the present limited vegetation and further buffer development from wildlife corridors.

### 4.1 (d) Water and Sewer

All parcels within the Plan Area are serviced by individual well and septic tanks and fields. The owners report that their systems are functioning properly and there are no reported problems. Data from Alberta Environment shows that these wells range in depth from 78' to 230' and yields are recorded in the range of 4 to 20 I.G.P.M. This is consistent with the data Alberta Environment records for other wells in Sections 20, 21, 28 and 29 (adjacent sections) with the exception of one well completed in the new six lot country residential subdivision adjacent to the west boundary of the Plan Area. Well records for this new well indicate a depth of 192' and a yield of 30 I.G.P.M. Alberta Environment data is attached in the appendix to this Plan. Based on the history of the existing wells in the Plan Area plus data on adjacent wells it appears that there is sufficient water to support the additional lots. It is proposed that all new lots will be serviced by individual wells. It is recognized that the Municipality as a condition of redesignation or subdivision will require the drilling and testing of new wells in accordance with its water policy.

### 4.1 (e) Municipal and Environmental Reserves

As mentioned in the history of this quarter section, 10% of the quarter section was dedicated as municipal reserve land. In 1979 the Municipality cancelled the reserve designation and sold the reserve parcel. Therefore there is no reserve land within the Plan Area nor is there any legislation whereby additional reserve land can be required. All of the lands within



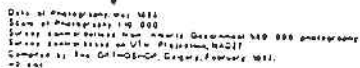


Figure 1 is a line graph showing the percentage of total catch versus the number of hauls for the 100 largest fish in the 1954-55 season. The x-axis is labeled "Number of hauls" and ranges from 10 to 100 in increments of 10. The y-axis is labeled "Percentage of total catch" and ranges from 0 to 100 in increments of 20. The curve starts at (10, 100) and decreases rapidly, reaching approximately 10% at 50 hauls and 5% at 100 hauls.

REDUCED:  
SCALE 1CM = 151' ±



--- INDICATES SUGGESTED NEW  
BOUNDARIES FOR ROAD & LOTS  
—— INDICATES EXISTING BOUNDARIES

SEE FIGURE 3 IN APPENDIX FOR LARGE SCALE MAP



#### 4. DEVELOPMENT PROPOSAL

---

the quarter section meet municipal requirements for lands suitable for country residential development so no environmental reserve is required.

##### 4.1 (f) Topography

A base map of the Plan Area was prepared using a photogrammetric process to show the topography of the Plan Area (see figure 2). The contour interval shown is 1.5 metres. An analysis of the topographic data shows that there is approximately 2 acres that is over 15% slope but less than 20% slope. The balance of the Plan Area is under 15% slope. No slope instability has been observed.

##### 4.1 (g) Intermunicipal Development Plan

The April 1998 M.D. of Foothills/City of Calgary Intermunicipal Development Plan in Section 2.2.2 makes provision for country residential development. The subject quarter section is located near the extreme south west corner of the Intermunicipal Plan Area. While every effort has been made to comply with the policies no urban overlay plan has been prepared for the area. A plan for a country residential subdivision with an urban overlay would be possible if this quarter section had not been previously subdivided to the extent it now is. The potential for urban subdivision of this area in the future will most likely be realized through a land assembly and replotting scheme in conjunction with recontouring and grading of this area. Under the circumstances it was not considered practical to prepare an urban overlay.

##### 4.1 (h) Phasing

Adoption of this Area Structure Plan will facilitate the future redesignation and subdivision of each existing 16+/- acre parcel. This Plan will allow every owner to proceed either independently of or in conjunction with an adjacent owner. There will be advantages in two or more owners sharing road construction costs, etc. Every effort should be made during the redesignation process to spread the overall general costs of development as equitable as possible.

## **5. PLAN ADOPTION**

---

### **5.1 IMPLEMENTATION**

The Area Structure Plan is in keeping with country residential subdivision standards within the M.D. of Foothills #31. When it is adopted by Council in accordance with the provisions of the Municipal Government Act it becomes a Statutory Plan of the M.D. of Foothills #31. A copy of the adopting by-law shall form a part of this plan.

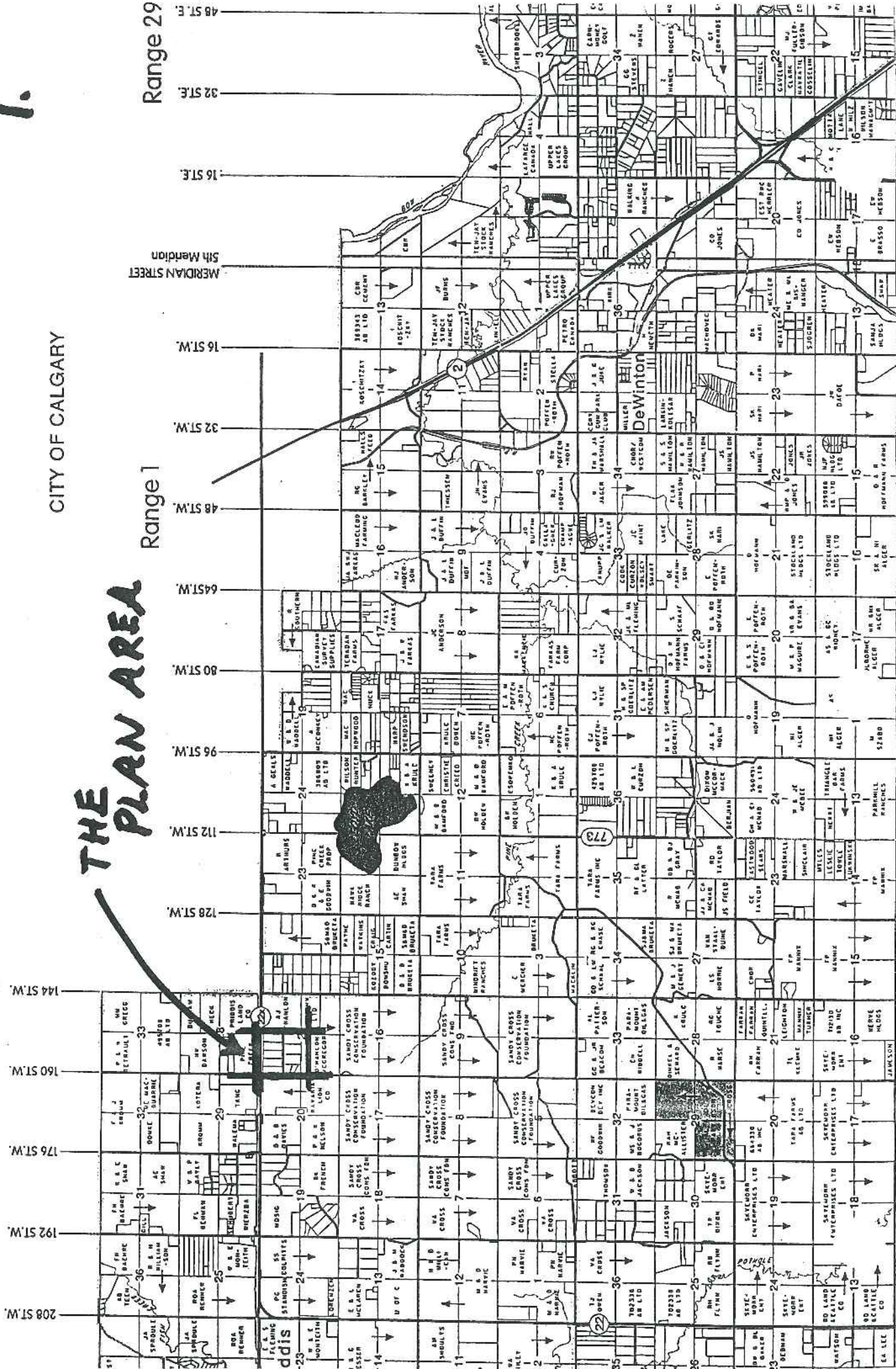
Future Land Use By-law Amendments will be required to redesignate the subject parcels to the appropriate Land Use District before the parcels can be subdivided.

## APPENDIX



# FIGURE 1.

Range 2



CITY OF CALGARY

THE  
PLAN AREA

Range 1

Range 29