

1st Reading - MAY 11/06

Public Hearing - JUNE 7/06

2nd Reading - JUNE 7/06

3rd Reading - JUNE 7/06

^{Estates}
MERAW ACRES AREA STRUCTURE PLAN

LOT 1, PLAN 842 0834, PORTION OF SE 09-49-7-W5M



1.0 INTRODUCTION

1.1 PLAN PURPOSE and OBJECTIVES

The Meraw Acres Area Structure Plan seeks to accomplish the following objectives:

- ensure that the proposed development within the Plan area conforms to the policies, goals and objectives of Drayton Valley's Municipal Development Plan.
- provide a framework for future subdivision and development by setting policies for transportation and utility corridors and land use districts.
- develop a phasing plan through the identification of development regions which takes into account existing subdivision proposals.
- establish an efficient land use pattern that can be adapted to accommodate a variety of housing types.

1.2 BACKGROUND

The Meraw Acres Area Structure Plan is limited to the quarter section of the same description. The subject lands are located on the southeast side of the Town of Drayton Valley, and are surrounded on three sides by Brazeau County.

The Town's Municipal Development Plan requires the presentation of an Area Structure Plan for larger undeveloped portions of the Town. Prior development of the Plan area has been for small agricultural purposes as well as oil and gas activity.

The long range design for the Plan area consists of a mix of higher and lower density residential development with integrated recreation lands.

1.0 SITE ANALYSIS

2.1 TOPOGRAPHY & SOIL

The land in this quarter section slopes generally from west to east. The site drains to a pair of intermittent watercourses and ultimately toward the North Saskatchewan River.

The slope and soil quality of the land should not prove to be especially prohibitive of development, as many areas of Drayton Valley have been developed on similar terrain. A geotechnical investigation was undertaken in March 2006 and supports the assumption that the subject lands are suitable for residential development.

2.2 EXISTING RESERVES

No environmental or municipal reserves have been taken on this quarter section either by land or as money-in-lieu of land.

Municipal reserves owing from previous subdivisions have been deferred against lots 1 and 5, Plan 052 6303. The deferred reserves plus existing reserves total 5.66 hectares or 13.7% of the subject properties.

2.3 EXISTING DEVELOPMENT

Existing above-grade development on the site is limited to a well site on the south side of the quarter section.

Underground, water and gas pipelines are protected by rights-of-way. The lines run right through the heart of the parcel and cross one another at various points.

2.4 ADJACENT DEVELOPMENT/PLANS

Lands adjacent to this plan area are developed to varying degrees. Lands to the east and south are in Brazeau County. Lands to the north and west are in the Town of Drayton Valley.

To the north is the land of the Aspenview Area Structure Plan, which is a conventional density subdivision. Significant issues with this quarter section include the location of the school yard, plans for a shared road, the Beckett Road collector route, and the high pressure gas pipeline.

To the west is the Celebrity Estates (Sekura) Area Structure Plan, also a conventional density subdivision. The south boundary requires a transportation linkage connecting to the south collector network.

To the south is the Eastview Area Structure Plan (Brazeau County), a rural residential subdivision.

To the east of this parcel is land within the same quarter section located within Brazeau County. This land requires updated Area Structure Planning. This plan tentatively considers the land as a future rural residential density, similar to lands further east. Future plans for these lands are being prepared simultaneous to the preparation of this planning document.

2.5 UTILITIES

No water or sewer services currently lie within this quarter section, although services may be extended from the north and west without significant difficulty. To facilitate development of the subject lands coordination of service extensions with the subject lands to the north as well as coordination with additional municipal drainage initiatives serving areas beyond the subject lands will be required. Municipal and other developer involvement will be required to achieve the required servicing.

2.6 OIL AND GAS ACTIVITY

The two oil wells within the plan area are operated by Mobil Oil and are active. The two sites present a significant development constraint. Subdivision applicants, in accordance with the Municipal Government Act, would require written approval by the Alberta Energy and Utilities Board for otherwise incompatible development within 100 meters of a well head.

As well, a high pressure gas pipeline runs underground through the site. All developers must make themselves aware of the danger of damaging this pipeline. Permission from the pipeline owner is also required for excavation and/or for construction on, along, upon or under an existing pipeline or its right-of-way.

2.7 SUMMARY OF DEVELOPMENT CONSIDERATIONS

- The development pattern for the subject lands must respect collector network requirements, while optimizing utilization of transportation infrastructure within the neighborhood.
- Development patterns must respect existing utility and resource infrastructure. Where ever possible open space corridors will follow pipeline routes.
- Surface drainage and storm water retention facilities must respect natural contours and environmental considerations.
- The subject lands represent a significant area of immediately developable lands. The future land use concept should accommodate a wide variety of housing opportunities and should be flexible to accommodate market changes.

3.0 PLAN AND POLICIES

3.1 CONCEPT PLAN

The use of the lands within the plan area is intended to be residential and in keeping with the suburban setting of the lands. The proposed development

concept provides for a mix of single family and multi-family housing consistent with the community profile.

The development concept (Map 1) shows generalized land uses as well as a conceptual roadway network (including possible alignments for local roadways when fully developed). The neighborhood concept is driven by the site limitations established by existing oil and gas activity and the natural site contours which dictate efficient pond locations. Within this framework, the development concept proposes a mix of land uses and lot orientations surrounding a centralized park linked to the community by walkways. Proposed road patterns provide for a variety of housing opportunities.

The collector road network provides for linkages between neighborhoods, while serving to calm traffic by creating deliberate stopping locations. At the points where Beckett Road is discontinuous and where stops are required, key vistas into the storm pond have been provided to add to neighborhood character.

When fully developed the proposed development concept can accommodate approximately 500 low density units (assuming an average lot width of 12.2 meters and 200 multiple family units (assuming an average of 90 units per hectare on the multifamily sites. This represents a housing profile of 80% low density and 20% medium density, which is consistent with the community's anticipated future needs.

To address the diverse range of housing needs required in the community, low density housing may provide a range of lot widths including duplex, triplex, and fourplex units in appropriate locations. Where possible, subdivision patterns and lot sizes should provide for effective transitions from existing larger lot subdivisions. In particular, lots fronting 43rd Street should be consistent in size with those in Celebrity Estates.

The proposed multi-family sites are provided within the various stages of the project development and are located adjacent to the collector roadway network. The development concept phasing recognizes engineering constraints as well as the challenges associated with developing around existing well facilities. The concept, as proposed can accommodate almost full development of the subject lands without requiring closure of the existing well facility. Phasing; however, is ultimately dictated by market demands and by development constraints.

3.2 GENERAL DEVELOPMENT

The purpose of this section is to ensure that development will conform to other statutory planning documents, such as the Town's Municipal Development Plan and Land Use Bylaw. This section also requires that any proposed development will take into consideration the development constraints associated with the subject lands.

- 3.2.1 Any subdivision and/or development activity which occur within the Plan areas shall conform to the Town of Drayton Valley's Land Use Bylaw and Municipal Development Plan. (Subject to revisions required to the land use bylaw to accommodate a wider range of housing types and lot configurations.)
- 3.2.2 The developer shall be responsible for his proportionate costs involved with the relocation or extension of any existing utilities.
- 3.2.3 Site developers shall enter into a development agreement with the Town of Drayton Valley for subdivisions and development.
- 3.2.4 Subdivision, redistricting, and discretionary development in the Plan area may require referrals for comment to Brazeau County.
- 3.2.5 Residential proposals may not proceed within the setback of oil wells unless waived in writing by the Alberta Energy and Utilities Board (AEUB).

3.3 RESIDENTIAL

Residential uses will be the predominant land use within the quarter section. A variety of densities needs to be accommodated and the plan should maximize the opportunity for access to parks and green areas.

- 3.3.1 Residential development shall accord with the regulations of the appropriate land use district in which it is sited.
- 3.3.2 With the proposed indirect alignment of Beckett Road there is opportunity for direct access to individual residential units from the collector road. Where direct access is to be considered, careful attention to driveway frequencies will be required. For smaller lots rear lanes may be required. Individual direct driveways onto 43rd Avenue should be discouraged.
- 3.3.3 The existing country residential lands located to the east of the immediately developable lands are expected to ultimately include a complimentary residential development pattern. The conceptual design and ultimate subdivision pattern must provide for integrated design opportunities with the adjacent lands.
- 3.3.4 The ultimate subdivision pattern for the lands should attempt to optimize opportunities for amenity lots backing onto ponds, walkways and park areas.
- 3.3.5 Approved subdivision applications shall be subject to Development Agreements for road and utility servicing.

- 3.3.6 Lot sizes should be varied and representative of market requirements. Ideally subdivisions will contain a mix of entry level and move-up housing opportunities that provide for an increased range of housing styles.
- 3.3.7 Street identification and housing identification are to be consistent with municipal requirements.

3.5 OPEN SPACE

The open space network within the plan area should primarily function to serve the immediate surrounding community and to provide community pedestrian linkages. Adjacent school and park areas supplement local community open space opportunities and provide major open space. The open space provided within the neighborhood is therefore to be more passive recreation oriented.

Further development in the Environmental Reserve (i.e., parks) should be considered as part of a larger continuous open space system in future Statutory Plans and Bylaws. Drainage channels shall be preserved both for environmental impact and as a useful course for storm drainage purposes.

- 3.5.1 Storm water retention areas provide supplemental open space for passive recreation. Municipal reserve credit will be provided for areas beyond the high water mark if provided with enhanced landscaping and trails.
- 3.5.2 Access points to storm water and park areas should be oriented to provide key vistas into the larger open spaces. Vistas should be visible from key collector road locations.
- 3.5.3 The primary open space is to be centrally located to serve the community and to be served by the pedestrian connection opportunities afforded by existing pipeline rights of way.
- 3.5.4 The existing trail network adjacent to 43rd Street is to be extended to the ultimate trail connection at the southern extent of 43rd Street. With proposed estate lots fronting 43rd Street, it is important to transition the trail at 43rd Avenue and to carefully integrate the trail into the boulevard as an enhanced sidewalk (Figure 1 highlights the proposed walkway transition and traffic circle design).
- 3.5.5 The proposed outline plan provides approximately 10% municipal reserve from the primary development area. The remaining reserve requirement (resulting from off site deferred reserve accounts) may be accommodated through partial retention of former well head lands, storm water pond enhancements or provided as money in lieu. Money in lieu may be used

to enhance recreational land and infrastructure opportunities within the community.

- 3.5.6 Lands forming functional drainage components of the storm water system will be considered as PUL's rather than as MR or ER lands.

3.6 TRANSPORTATION

The transportation system within the plan area must be responsive to larger community network requirements as well as to the design needs of the local community. Traffic movement must blend with the need for safe and quiet streets.

- 3.6.1 The transportation network must allow for community linkages consistent with the intent of the community transportation plan.
- 3.6.2 Beckett Road should provide a continuous but indirect alignment to the lands to the north and west. Indirect routing at the southern pond extent and at the intersection with 43rd Avenue provide traffic calming and improve neighborhood livability by reducing speeds and reducing the desirability of unnecessary short cutting.
- 3.6.3 Alternative road standards may be considered where such standards are consistent with community principles of safety and maintenance and where such alternative standards are compatible with proposed housing types and neighborhood design as well as sustainable design principles.
- 3.6.4 The south boundary of the plan area must also accommodate future linkages to the overall collector road network at 34th Avenue.
- 3.6.5 A collector connection to the east must also be provided to facilitate ongoing community development and transportation integration.
- 3.6.6 The town will facilitate cost sharing arrangements between adjacent developers and with the county to ensure orderly cost effective development of the transportation network.

3.7 UTILITIES

Neighborhood design should support orderly extension of municipal services in accordance with municipal servicing master plan objectives. It is also important for communities to effectively utilize existing infrastructure by achieving optimal development densities and through efficient subdivision designs.

- 3.7.1 All utilities within the Plan area are to be designed and installed in accordance with accepted engineering practices, and shall be satisfactory to the Town.
- 3.7.2 Proposed sanitary sewage collection systems shall be connected to the existing municipal system and shall be designed to meet projected flows.
- 3.7.3 Storm water systems must respect natural drainage contours in their location and ultimate design. Where possible, storm water outfalls should utilize and sustain natural drainage channels. Off site flow rates must meet Alberta Environment requirements.
- 3.7.4 Storm detention ponds may be constructed in phases, if permitted by Alberta Environment, in order to accommodate phasing of subdivision applications.
- 3.7.5 Water distribution systems shall be connected to the existing municipal system, and shall be designed to meet projected residential consumption as well as fire flow requirements and water mains shall be sized accordingly.
- 3.7.6 Shallow utilities are to be the responsibility of the developer. Gas service to the Plan area is provided by ATCO Gas, power by TransAlta Utilities and telephone by Telus. Cable service is provided by Videon. These service providers should be contacted prior to, or during, the subdivision and development process to determine service requirements.

4.0 SUMMARY

The proposed development concept for Meraw Estates is focused on the creation of an efficient and livable neighborhood that provides for a flexible mix of housing options to address the spectrum of community housing needs. The development pattern represents an incremental departure from existing community development patterns which are predominantly focused on large lots with front drive access.

To achieve integrated housing communities, special attention must be paid to lot designs and architectural controls.

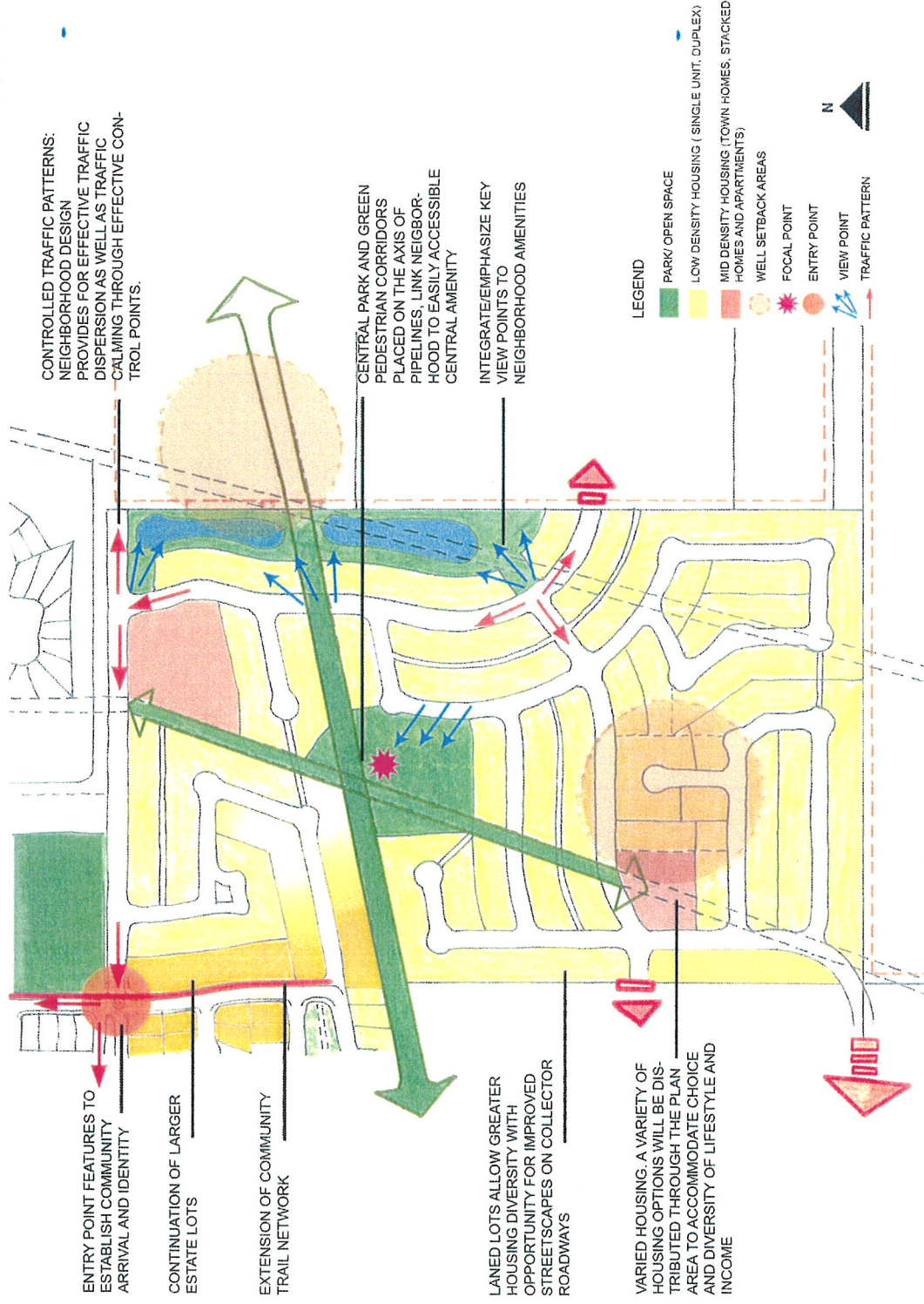
The Rohit Group
Meraw Acres, Drayton Valley

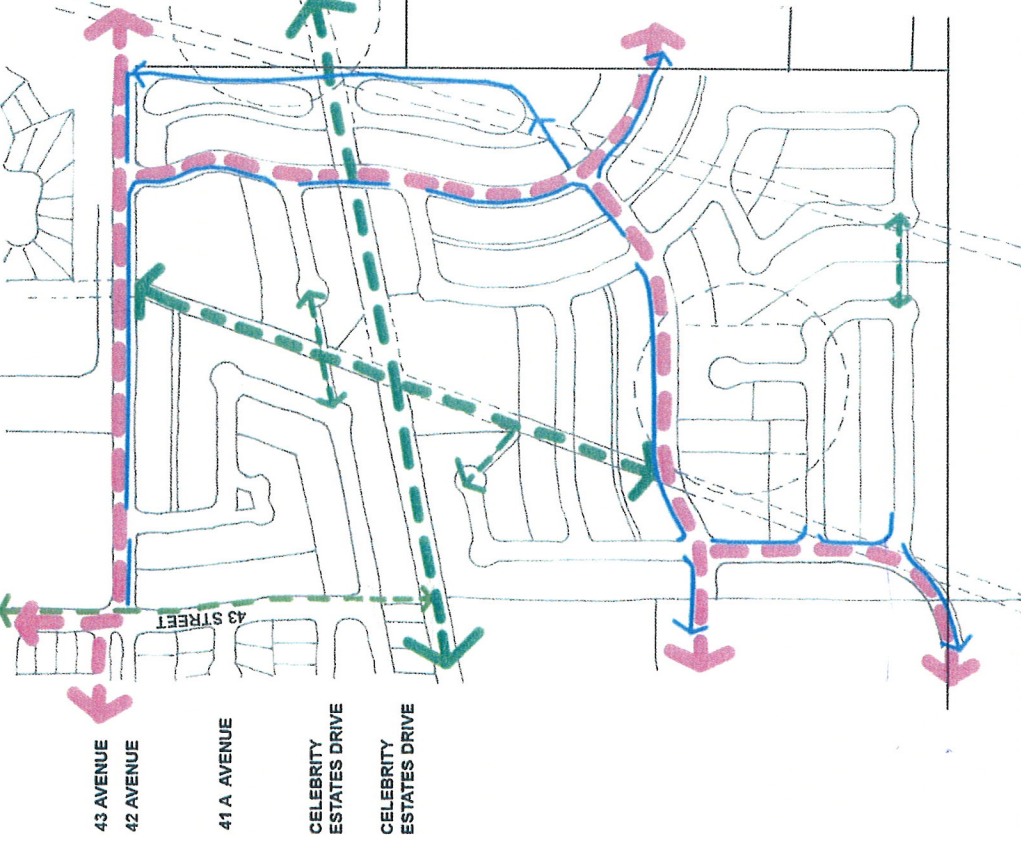
Proposed Statistics

Gross Area	=	40.5 Ha (100 Acres)
Pipeline Right of Way (park trails)	=	2.11 Ha (5.2 Acres)
Park	=	<u>2.07 Ha (5.1 Acres)</u>
Subtotal Park	=	4.18 Ha (10.3 Acres)
Pond (SWM Facility)	=	1.78 Ha (4.4 Acres)
Well Site (after abandonment (10 m setback)	=	<u>.07 Ha (0.2 Acres)</u>
Net Developable Area	=	34.47 Ha (85.1 Acres)
Multi-Family Area (2 Sites)	=	1.29 Ha (3.2 Acres)
	=	<u>0.90 Ha (2.2 Acres)</u>
Total Multi-Family	=	2.19 Ha (5.4 Acres)
Single Family Area	=	32.28 Ha (79.7 Acres)
Single Family Frontage (@ 9 m setback)	=	6,084 m (19,959 ft.)
Yield Frontage per Gross Area (100 Acres)	=	199.6 ft/ac
Yield Frontage per N.D.A. (85.1 Acres)	=	234.5 ft/ac
Yield Frontage per S.F.A. (79.7 Acres)	=	250.4 ft/ac

MERAW ESTATES, DRAYTON VALLEY.

DESIGN CONCEPTS / PRINCIPLES LAND USE PLAN





43 AVENUE
42 AVENUE

41 A AVENUE

CELEBRITY
ESTATES DRIVE

CELEBRITY
ESTATES DRIVE

43 STREET



CENTRAL PARK ACCESSIBLE
BY GREEN LINKS



PEDESTRIAN FRIENDLY WALK-
WAYS ABUTTING STORM
WATER BODY



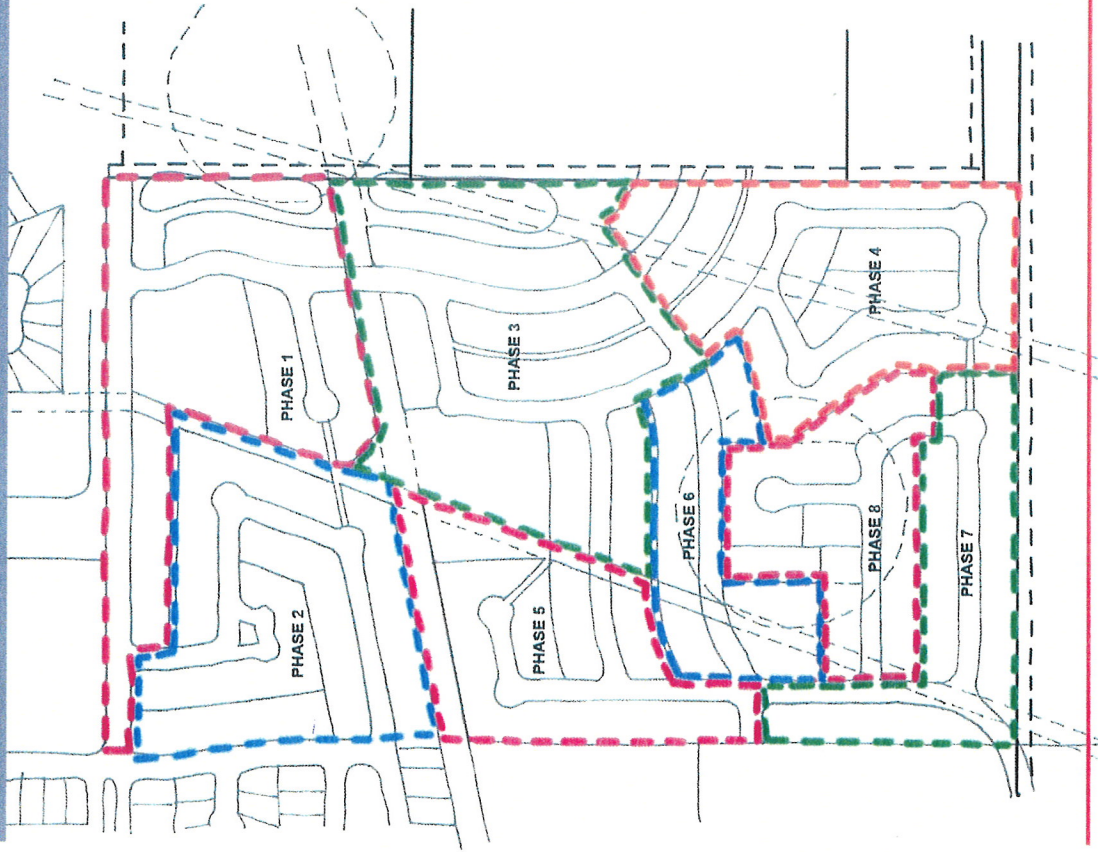
GREEN TREELINED SIDE
WALKS

LEGEND

- COLLECTOR ROAD NETWORK
- PRIMARY PEDESTRIAN CORRIDORS
- SECONDARY PEDESTRIAN NETWORK
- TRAIL NETWORK



MERAW ESTATES, DRAYTON VALLEY.



SINGLE FAMILY HOME



DUPLEX



MULTIFAMILY HOUSING