

**TOWN OF REDCLIFF
BYLAW NO. 1807/2015**

A Bylaw of the Town of Redcliff, in the Province of Alberta, to adopt the East Side Area Structure Plan 2015.

WHEREAS, under authority of Section 633 of the Municipal Government Act, a Council may adopt an Area Structure Plan to provide a framework for subsequent subdivision and development of an area of land;

AND WHEREAS Council of the Town of Redcliff previously adopted the Eastside Area Structure Plan on October 10, 2001.

AND WHEREAS changes to the Eastside Area Structure Plan have occurred and Council of the Town of Redcliff has undertaken a review and deemed it necessary to repeal said plan and adopt a new Eastside Area Structure Plan.

AND WHEREAS a Public Hearing, properly advertised as required by the Municipal Government Act, was held on October 13, 2015 to hear any concerns regarding the proposed Area Structure Plan,

NOW THEREFORE, THE COUNCIL OF THE TOWN OF REDCLIFF, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. This bylaw may be cited as the East Side Area Structure Plan bylaw;
2. The East Side Area Structure Plan, attached hereto and forming part of this bylaw, is hereby adopted.
3. Bylaw 1266/2001 is hereby repealed.

Read a first time the 14th day of September, 2015.

Read a second time the 13th day of October, 2015.

Read a third time the 13th day of October, 2015.

Signed and Passed the 27 day of October, 2015.



Mayor



Manager of Legislative & Land Services



Town of Redcliff

Eastside Area Structure Plan 2015



Prepared By:



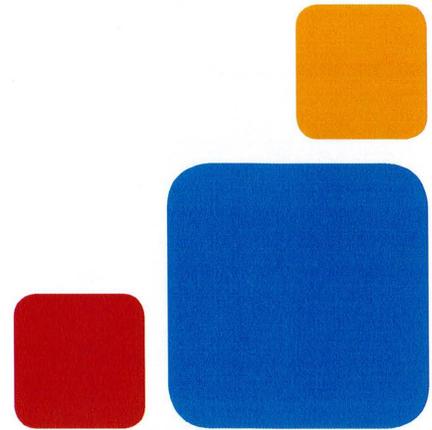


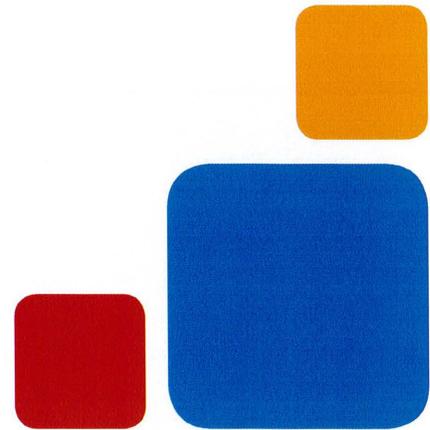
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Appendix A – Detailed Concept



1. Introduction

The Eastside Area Structure Plan (ASP) is an update to the 2001 Town of Redcliff East Side Area Structure Plan (Bylaw No. 1266/2001). The updated plan area includes previously unplanned lands owned by I-XL Industries. The development concept and ASP policies within reflect the vision and guiding principles (Section 3.0), policy context (Section 1.3), and community consultation undertaken (Section 1.4), as well as feedback from administration received throughout the planning process.

Plan area analyses conducted as part of the previous ASP, and the *Eastside Functional Servicing Report* (April 2007), have been used to establish portions of the plan area context (Section 2.0), development concept (Section 4.0) and servicing strategy (Section 5.0).

1.1 General Purpose

This ASP provides guidance for land use and subdivision decisions in the Eastside plan area. It reflects the Town's statutory plans and promotes community development in a logical and economical manner that is compatible with adjacent urban areas.

An Area Structure Plan is a long term policy document, and it is anticipated that this ASP will evolve through subsequent amendments without compromising its broad intent.

1.2 Plan Area Location

The Eastside ASP plan area (see Figure 1) consists of approximately 216 hectares of land located in Section 9-13-6-W4M and the NW ¼ of Section 4-13-6-W4M. The plan area is bounded by Mitchell Street on the west, the Canadian Pacific Railway/TransCanada Highway #1 to the north, the City of Medicine Hat corporate boundary to the east and southeast and a coulee leading to the South Saskatchewan River Valley to the south.

1.3 Policy Context

The Eastside ASP is consistent with the following legislation, statutory plans, and local policy, where applicable:

Municipal Government Act (MGA)

As outlined in the MGA:

Area structure plan

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

(2) *An area structure plan*

(a) *must describe*

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

(b) *may contain any other matters the council*

considers necessary.

1995 c24 s95

The South Saskatchewan Regional Plan (SSRP)

While developed in consideration of implementation policies outlined in the SSRP, SSRP policies are non-binding in regards to the Eastside ASP. As stated on page 42 of the SSRP:

Binding Nature of the Implementation Plan

Except otherwise provided in the Regulatory Details, the provisions of this Implementation Plan are not intended to have binding legal effect and are statements of policy to

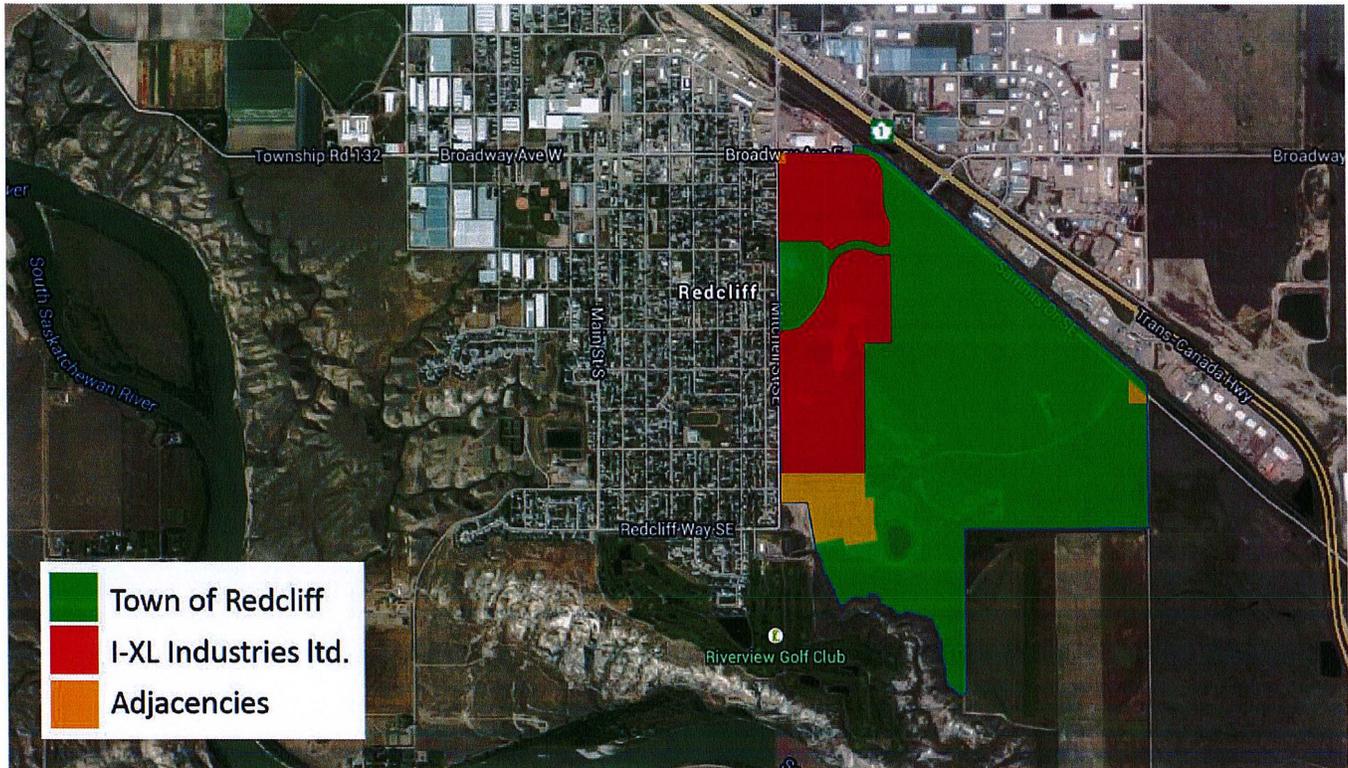


Figure One: Eastside ASP Location & Ownership

guide the Crown, decision-makers and local government bodies in respect of the following activities of the planning region:

- a) Managing activities to meet the reasonably foreseeable needs of current and future generations of Albertans, including aboriginal peoples;
- b) Enforcing compliance with any provision of this Regulatory Details Plan or any other enactment
- c) Setting priorities in the co-ordination of decisions by decision-makers and local government bodies;
- d) Monitoring the cumulative effect of human endeavor and other events;
- e) Responding to the cumulative effect of human endeavour and other events; and
- f) Generally in respect of carrying out their respective powers, duties and responsibilities.

Tri-Area Intermunicipal Development Plan (IDP) (Bylaw #1616-2009)

Part of the Eastside ASP plan area is within 800 metres of the City of Medicine Hat – an area known as the Urban Referral (UR) Area in the Tri-Area IDP. A draft of Eastside ASP has been referred to the City of Medicine Hat (see Section 1.4), per the below policy:

2.14.2 Urban Referral Area Policies

- c) The City and Town shall refer applications for discretionary use development permits, Area Structure Plans, bylaw amendments, subdivision

applications within the Urban Referral Area to the adjacent municipality.

- d) When an Area Structure Plan is adopted by the Town or City for areas considered part of the Urban Referral area, further applications for planning approvals will not require referral to the adjacent municipality, unless the approving authority is of the opinion that a referral is appropriate due to the nature or scale of the development. Referral for municipal engineering or planning studies will continue to be referred to the adjacent municipality.

Town of Redcliff Municipal Development Plan (MDP) (Bylaw #1656/2010)

The objectives of the Eastside ASP are closely aligned with the goals and objectives outlined in the Town of Redcliff MDP and the following community development objectives:

2.2.1. Goals

To provide for the future growth and development of Redcliff through a framework of planning objectives, policies and guidelines that will direct development in a manner consistent with the desires of the residents of Redcliff and Town Council.

2.2.2. Objectives

- a. To establish a balanced growth strategy that recognizes the Town of Redcliff as a major land

owner and potential land developer;

- b. To minimize the municipal costs related to providing serviced land for a range of land uses and development;
- c. To preserve and improve amenities promoting the efficient use of land and encouraging a high standard of development;
- d. To minimize land use conflicts by designating areas for future compatible development;
- e. To anticipate future community needs and requirements so that adequate planning, programming and budgeting can occur; and
- f. To promote and maintain intermunicipal cooperation with the adjacent municipalities of the City of Medicine Hat and Cypress County, through joint planning efforts such as the Tri-Area Intermunicipal Development Plan.

11.1. Community Development Objectives

- a. To provide Redcliff with a variety of open space to meet the needs of different types of recreational activity.
- b. To ensure that new residential neighbourhoods are planned in a manner that provides for appropriate and adequate open space and school grounds.
- c. To protect the natural environment while making provisions for its recreational use, wherever possible.
- d. To promote and encourage a wide range of social, recreational and cultural opportunities that enhances the quality of life.

11.2. Planning for Open Space

11.2.1. The development of existing open space for recreational purposes prior to the development of additional land is encouraged.

11.2.2. The Town shall maintain a variety of open space for passive and active recreational uses at the neighbourhood, community, and where appropriate, the regional level.

11.2.3. The Town shall ensure that suitable open space is provided for through the appropriate designations in Area Structure Plans and the dedication of municipal reserve at the time of subdivision.

Town of Redcliff, 2010 Redcliff Roadway System Master Plan (November 23, 2012)

The development concept within the Eastside ASP has been prepared to address the Eastside Traffic Issues Review (Appendix G) conducted as part of the Roadway System Master Plan.

Land Use Bylaw (Bylaw #1698/2011)

Lands within the Eastside ASP are currently designated UR Urban Reserve District or PS Public Service District.

Town of Redcliff

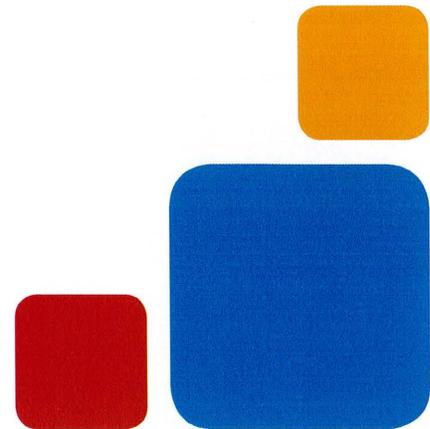
The proposed land use intent within the plan area is consistent with other uses defined in the Land Use Bylaw #1698. Proposed land uses outlined within this ASP indicate intent only, formal land use amendments to Land Use Bylaw #1698 will be required prior to each phase of development.

1.4 Community Consultation

The Eastside ASP was developed in consultation with Town Council and administration, selected stakeholders, and the general public via a series of public engagement events. Feedback was gathered and used to inform the development concept and the policies within this ASP. Community consultation events included:

- **Planning Workshop (December 16, 2014)** with members of council, school board representatives, land owners and administration.
- **Open House #1 (January 22, 2015)** development concept review with members of the general public.
- **Open House #2 (May 28, 2015)** draft ASP review with members of the general public.
- **Draft ASP Circulation (June 02 to July 03, 2015)** to local utility providers, school boards, provincial agencies, and adjacent municipalities per the Tri-Area IDP.
- **Public Hearing (October 13, 2015)** with council and members of the general public in accordance with the Municipal Government Act.





2. Plan Area Context

Environmental and man-made constraints pertinent to the ASP development concept are discussed below and illustrated in Figure 2.

2.1 Ownership and Existing Land Use

The Town of Redcliff currently owns ±165 hectares (coloured green in Figure 1), which represents the majority of the lands in the plan area. I-XL Industries own ±51 hectares (coloured red in Figure 1). Lands within the plan area are currently designated as follows:

- Urban Reserve District (UR) – The purpose of this district is to protect land suited for urban development from premature subdivisions and developments until development of the land can proceed in an orderly fashion consistent with the Municipal Development Plan, Intermunicipal Development Plan and any Area Structure Plan in effect.
- Public Service District (PS) – The purpose of this district is to provide for the development of buildings and uses involving social, education, governmental and other public services.

Policy 2.1.1 – Appropriate amendments to Land Use Bylaw #1698/2011 will be required at the time of subdivision.

Adjacencies

The following three (3) sites within the plan area are immediately adjacent to the plan area and have been integrated into the development concept by virtue of adjacency (coloured yellow in Figure 1). The policies within this plan do not apply to these areas.

1. Former East Side ASP (Bylaw No. 1266/2001) Phase One – The initial subdivided lands from the former ASP.
2. Hargrave House – the historic Hargrave House (located on Block X Plan 725AV) forms a key component of the future community identity.
3. Medicine Hat Lands – Lots 1 to 21 on Plan 273AV;

32; 1-21, owned by the City of Medicine Hat. No specific land use has been proposed for these lands. It is anticipated that future development proposals will be reviewed by both municipalities with specific consideration to the revised Eastside ASP.

Policy 2.1.2 – No policies within this ASP shall adversely impact adjacencies as identified in Figure 1 – Eastside ASP Location & Ownership.

2.2 Environmental Constraints

Eastside Coulee

A coulee leading to the South Saskatchewan River Valley forms the southernmost periphery of the plan area. The plan area follows the boundaries established within the Town of Redcliff East Side Area Structure Plan (Bylaw No. 1266/2001), which are set back from the top of the coulee escarpment.

Policy 2.2.1 – The development boundary will be confirmed by land survey and geotechnical analysis; setbacks will be finalized to the satisfaction of the approval authority as a condition of subdivision.

Broadway Avenue Remembrance Trees

The line of deciduous trees along Broadway Avenue were planted in remembrance by local war veterans.

Policy 2.2.2 – Remembrance trees along Broadway Avenue shall be protected where feasible during future development to the satisfaction of the approval authority.

2.3 Man-Made Constraints

Well Sites

There are six (6) wells in the plan area. Four (4) are still active and two (2) abandoned. The southernmost active well site I-XL 14-4) has had its setback relaxed to 50 metres (as of October 12, 2007). The development concept was designed on the assumption that the required 100 metre setback from all other active wells will be reduced to 50

metres as well. The reduction of this setback should be reviewed and approved by the Alberta Energy Regulator (AER) prior to subdivision. Abandoned well sites have a setback of 5 metres as outlined in AER's *Directive 079: Surface Development in Proximity to Abandoned Wells*.

Policy 2.3.1 – The Town will request a relaxation for all active well sites within the plan area from 100 metres to 50 metres from the Alberta Energy Regulator (AER) prior to subdivision.

Policy 2.3.2 – Environmental analyses will be completed on abandoned well sites to confirm suitability of the lands for development to the satisfaction of the approval authority.

Utility Rights of Way

There are a number of existing Utility rights of way on the subject lands. These utilities include natural gas pipelines, overhead power lines, sanitary sewer, and a fibre optic line that is part of the Alberta SuperNet. The development concept has incorporated existing facilities.

Policy 2.3.3 – Utility rights of way will be confirmed by land survey and setbacks will be finalized to the satisfaction of the approval authority as a condition of subdivision.

Brick Plant Sites

There are two former brick plant sites in the plan area:

1. Redcliff Premier Brick Plant – This brick plant was closed in 1967 and demolished in 1976.
2. Redcliff Pressed Brick Plant – As outlined in Council Meeting Minutes (dated to April 14, 2014) Council agrees in principle with the establishment of an “Historic Park at I-XL Brick Plant”.

Policy 2.3.4 – Environmental analyses will be completed on brick plant sites to confirm suitability of the lands for development to the satisfaction of the approval authority.

Policy 2.3.5 – The Town supports I-XL's plans for a commemorative park at the Redcliff Brick Plant site subject to Council's Resolution in Principle established on April 14, 2014.

Quarry Sites

There are three (3) former quarry sites in the plan area:

1. Premier Quarry – The Premier quarry (Provincial Mine Registration No. 0332), was last operated in 1952. The quarry was reclaimed to a broad swale draining to the east and is proposed to be converted to a stormwater facility (see Pond A - Eastside Stormwater Master Drainage Plan).
2. New Quarry 7 – Located north of the Redcliff pressed brick plant, New Quarry 7 was an open pit quarry in use until 2010. The quarry was reclaimed as a large bowl with a flat bottom. Reclamation approval is pending.
3. Old Quarry 7 – Located south of the Redcliff pressed brick plant, Old Quarry 7 (Provincial Mine Registration No. 0379), was the original 1912

underground quarry converted in the 1920s to open pit and closed in the 1950s when New Quarry 7 was opened.

As outlined in Section 5.1 of the Geotechnical Evaluation Eastside Subdivision and Commercial (dated to April 2007), a development setback line is recommended for both the Premier Quarry and Old Quarry 7, to a 35 degree draw angle from the vertical of the base of underground mine works, plus an additional distance of 30 metres.

Policy 2.3.6 – No development shall occur on former quarry lands prior to a minimum of the completion of an Environmental Site Assessment to the satisfaction of the approval authority as a condition of subdivision.

Policy 2.3.7 – Environmental analyses will be completed on the quarry sites to confirm suitability of the lands for development to the satisfaction of the approval authority.

Former Lagoon Site

As outlined in Section 9.0 of the *Phase I Environmental Site Assessment Eastside Subdivision NW¼ SEC. 4 & SEC. 9-13-6-W4M, Redcliff, Alberta* (dated to February 2006), there is concern of contamination on the former lagoon site, “Stantec recommends additional investigation to assess the condition of the soil and groundwater on the IXL property, the former lagoon area, the former Redcliff brick plant, oil & gas sites, and on the former clay mines south of the plant.”

As outlined in Section 5.3 of the Geotechnical Evaluation Eastside Subdivision and Commercial (dated to April 2007), “AMEC does not believe the former usage of the site as an open field sewage effluent disposal area will negatively impact the future residential subdivision.”

Policy 2.3.8 – Environmental analyses will be completed on the lagoon site to confirm suitability of the lands for development to the satisfaction of the approval authority.

Archaeological Sites

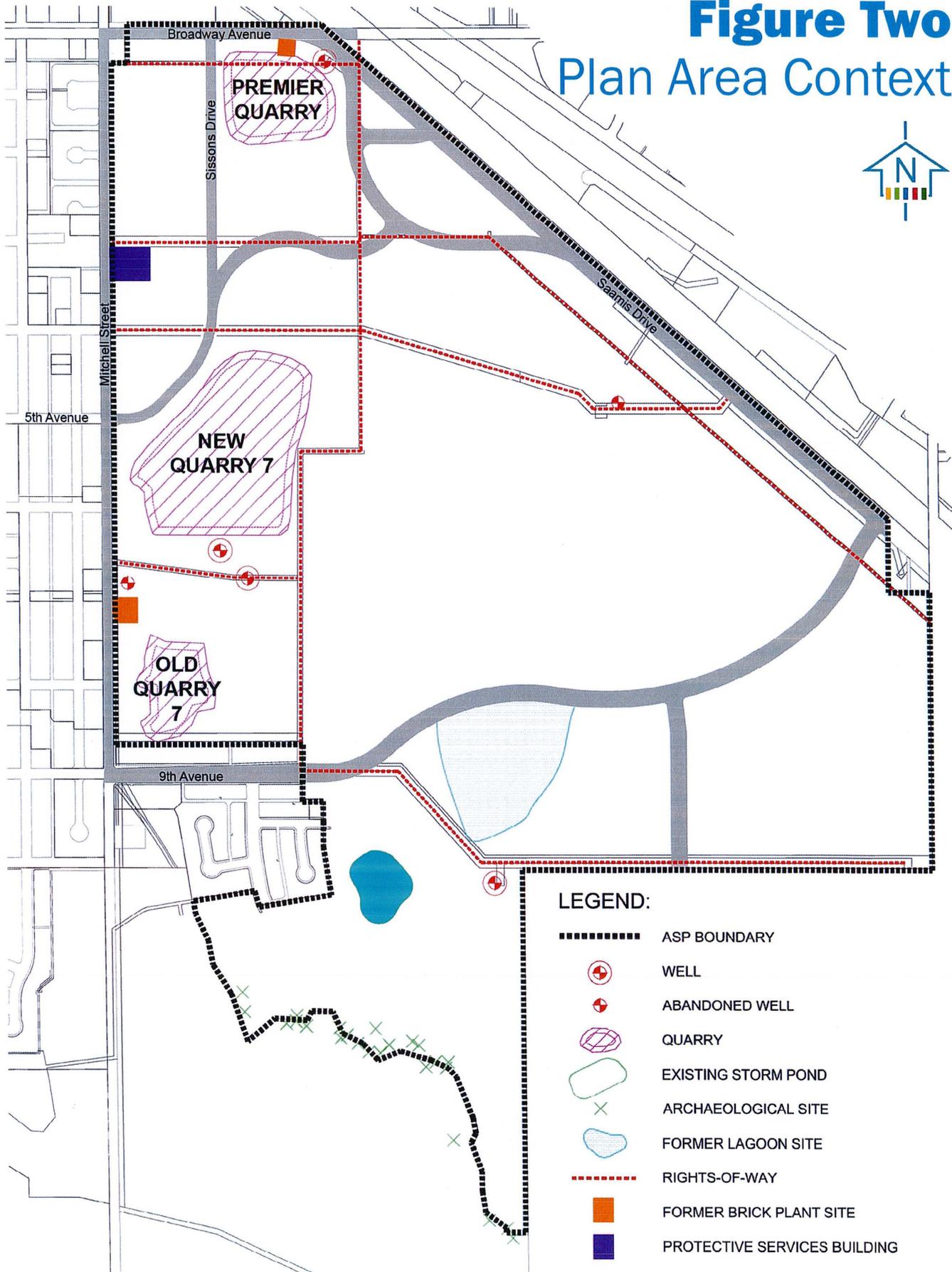
As outlined in the *Final Report: 2008 Mitigative Excavation Results from EaOq-59 and EaOq-64 in the Redcliff Eastside Subdivision*, conducted under Archaeological Research Permit No. 2008-110, “All construction activities, including vehicular traffic, shall avoid the site area of archaeological site EaOq 59 and the remaining site area of EaOq 64. Further studies will be required if avoidance is not feasible.”

Policy 2.3.9 – No development shall occur on archaeological sites EaOq 59 and EaOq 64 as shown on Figure 2- Plan Area Context.

Protective Services Building

In 2010-'11 the Town constructed a Protective Services building along Mitchell Street. An expansion is expected to be located adjacent to the existing building. Zoning is in place at this location to accommodate the proposed expansion use without further amendment to the Land Use Bylaw.

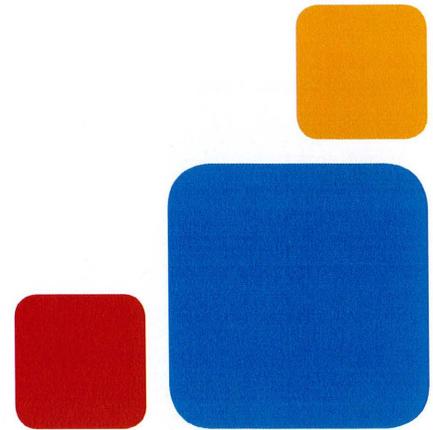
Figure Two Plan Area Context



LEGEND:

- ASP BOUNDARY
- ⊕ WELL
- ⊙ ABANDONED WELL
- ▭ QUARRY
- ▭ EXISTING STORM POND
- ⊗ ARCHAEOLOGICAL SITE
- ▭ FORMER LAGOON SITE
- - - - RIGHTS-OF-WAY
- FORMER BRICK PLANT SITE
- PROTECTIVE SERVICES BUILDING

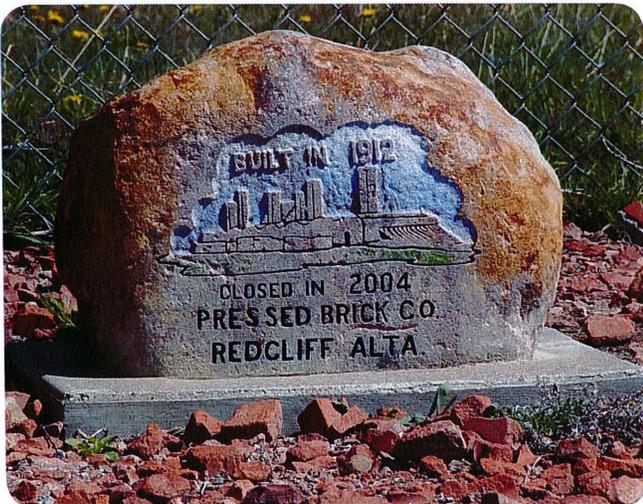
3. Vision & Principles



The development concept for the Eastside ASP will be primarily residential, with a commercial component along Broadway Avenue continuing along Saamis Drive, in alignment with Town planning objectives and current market trends. The layout of the development concept provides a well-connected transportation system which allows residents to access community amenities through direct roadway and pathway connections. The school site and associated recreational amenities provide the central social focus in the plan area, creating a quality environment for a healthy and thriving community. The following principles have guided the development of this ASP:

Strong Community Identity

The historical significance of the two I-XL Brick Plants and adjacent Hargrave House provide strong links to Redcliff's history. I-XL's intent to develop an interpretive park in the former Redcliff Pressed Brick Plant site – part of the overall open space network in this ASP – further enforces thematic elements that have been incorporated into this ASP.



Town of Redcliff

Connectivity

The development concept within this ASP provides a framework for a compact, walkable and vibrant community which promotes walking, cycling and convenient vehicular access to community amenities and services. Based on a modified grid design, the roadway network provides access throughout the community and to adjacent established areas in the Town and undeveloped lands in the neighbouring City of Medicine Hat. Residential development is a logical extension of existing land uses west of Mitchell Street and strategic connections provide integration with existing Town facilities.



Eastside Area Structure Plan 2015

Housing Diversity

This ASP encourages a diversity of housing in order to meet the needs of a variety of different income groups and lifestyles. While the predominant form of housing in the plan area is single detached dwellings, demands for alternative housing choices will arise as Redcliff continues to grow. A variety of housing types are encouraged throughout the plan area to respond to various market segments and provide for a variety of lifestyle options, including: semi-detached housing, townhouses, and multi-family development.



Commercial Vitality

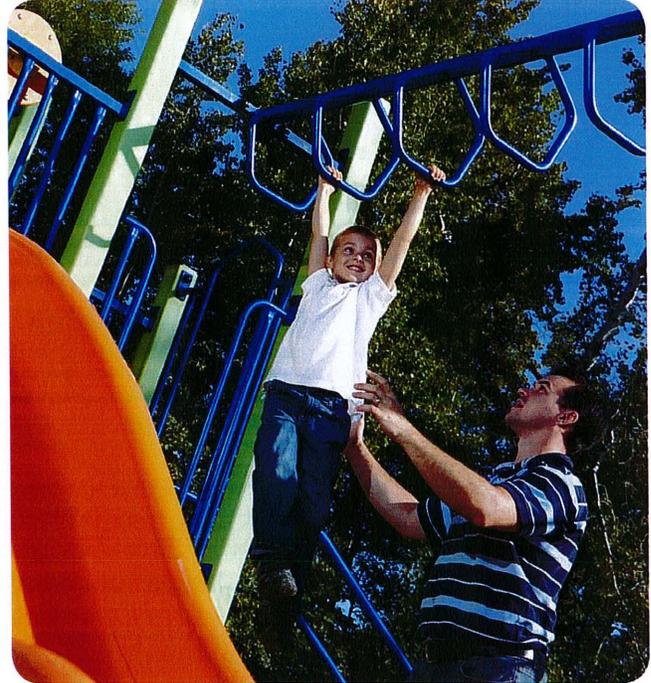
Existing land use in the adjacent first phase of development (from Bylaw No. 1266/2001) accommodates limited local neighbourhood commercial facilities. These are located outside the boundary of the ASP in close proximity to the school site and other amenities. The commercial component within the ASP area is consistent with the Municipal Development Plan and is intended to service the needs of the local residents and beyond. The commercial uses in the first phase of development should not negatively impact commercial development proposed along the north boundary of the ASP.



Town of Redcliff

Community Amenities

Within the development concept, linear park systems have been aligned with major servicing corridors to efficiently use non-developable areas for enhanced connectivity throughout the community. Residents have convenient access to the school site, future recreational amenities and commercial opportunities, providing options for walking and cycling throughout the community and promoting a healthy balance of mobility choices.



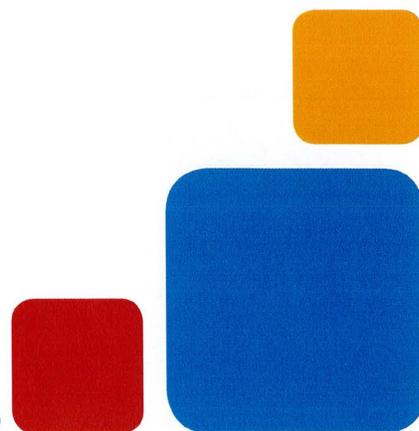
Efficiency

The development concept reflects a concerted effort to obtain an efficient neighbourhood design that enhances connectivity and efficient servicing networks – reducing capital and operating costs for lands within the plan area.



Eastside Area Structure Plan 2015

4. Development Concept



The development concept has been produced in consultation with Town Council and administration, selected stakeholders, and the general public. The design and prescribed land uses have been developed in an iterative approach to reflect community consultation, the unique conditions, constraints within the plan area, and transportation connectivity and servicing realities pertinent to the planning process.

The general land use pattern proposed for the Eastside community is illustrated in Figure 3; including the approximate locations of the open space and utility corridors and general collector and arterial alignments. The detailed design of the local standard roadways and specific lotting will be determined at the time of subdivision to the satisfaction of the approving authority.

A detailed planning concept can be found in Appendix A.

Policies have been included in the following subsections to allow revisions to the plan without requiring amendments to the ASP. Development statistics are outlined below in Table 1.

Development areas are approximate only and represent the intent of the plan to provide 10% reserve dedication and accommodate a minimum net residential density of 12.3 units per hectare (5 units per acre). Given the long-term buildout of the Eastside area, as well as changing demographics, market conditions and the uncertainty associated with specific areas of the plan (where previous activities may impact developability), it is likely that the neighbourhood concept will be revised from time to time. Adjustments to the development statistics will not require an amendment to the Area Structure Plan as long as the intent of the plan is not compromised.

The Eastside ASP area includes a high percentage of open space which represents areas that are otherwise

undevelopable or constrained by utility easements or setbacks. In order to achieve a credible density target, the surplus open space areas should be removed from the density calculation. Minimum densities should be calculated on net residential development areas.

Land Use*	Area (ha)	Net Area	Population
Gross Plan Area	216	---	---
Non-Developable Open Space**	35	---	---
Net Developable Area	181	100%	---
Residential (Lower Density)	92	50.5%	5000
Residential (Higher Density)	7	3.5 %	500
Commercial	13	7%	---
Public Spaces	1	.5%	---
Parks & Open Space (Reserve Dedication)	18	10%	---
Circulation (Internal Roads)	38	21.5%	---
Stormwater Management Facilities	12	7%	---

Table One: Development Statistics

Gross area = Total ASP area.

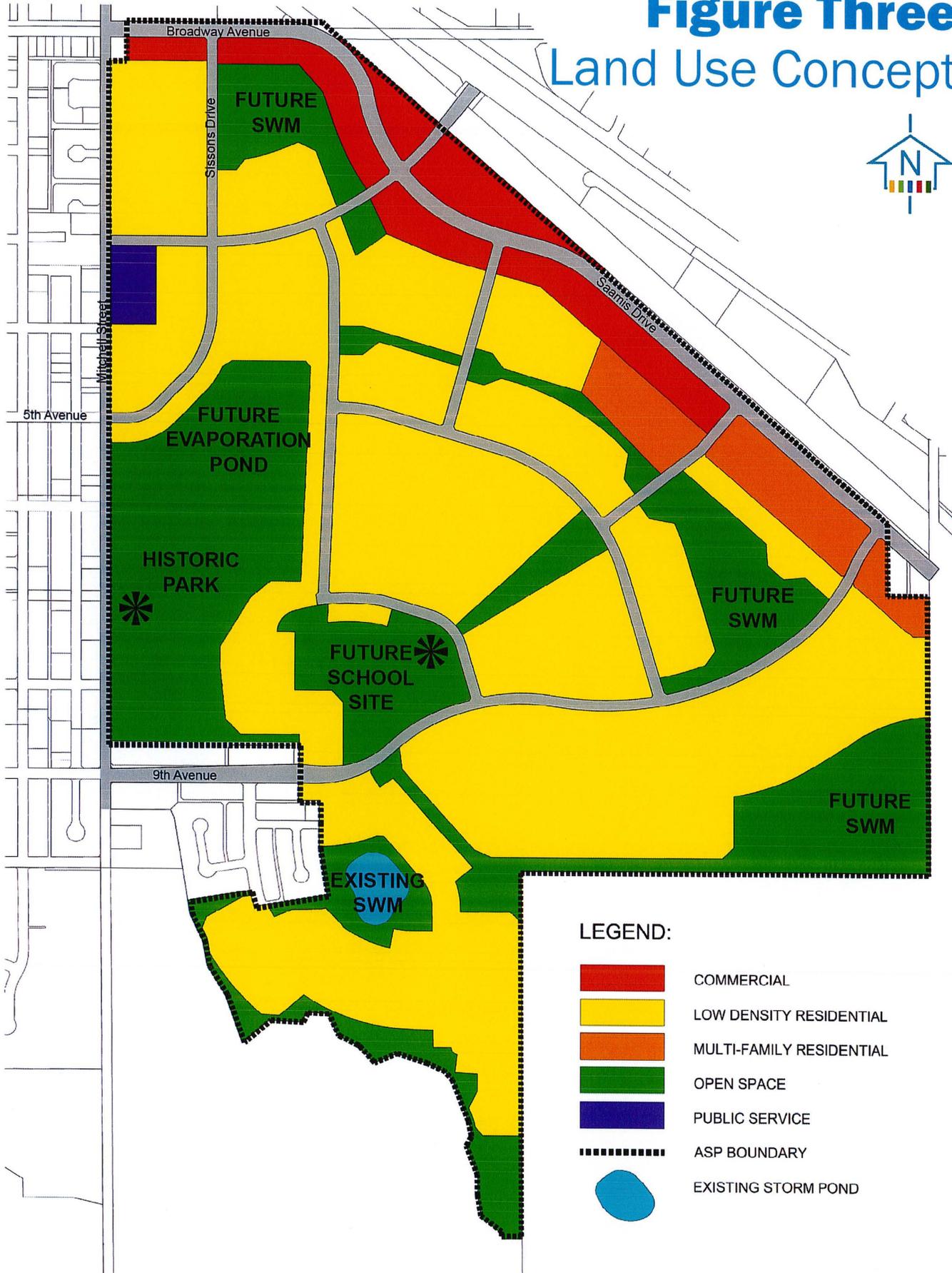
Net Developable Area = Gross Area less Non developable Open Space.

Net Residential Area = Net Developable Area less Commercial & Public Uses.

*Development Statistics rounded to the nearest: hectare, half percent and hundred persons.

**Should areas identified in this table as "non-developable open space" be deemed to be developable, the net developable area and appropriate land use areas will change accordingly. An amendment to this table will not be required as long as the full 10% reserve dedication is provided for the additional development lands.

Figure Three Land Use Concept



LEGEND:

-  COMMERCIAL
-  LOW DENSITY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  OPEN SPACE
-  PUBLIC SERVICE
-  ASP BOUNDARY
-  EXISTING STORM POND

4.1 Residential

PURPOSE: Residential policies ensure that residential development occurs within an acceptable density range to maximize servicing efficiencies. The density target is consistent with the MDP and the Eastside FSR (dated to April 2007) and will be reviewed and evaluated by the development authority at the time of subdivision.

Policy 4.1.1 – Lower Density and Higher Density Residential development will be directed to the areas shown on Figure 3 – Land Use Concept.

Policy 4.1.2 – The minimum residential required density within the plan area is 12.0 units per gross developable hectare (5.0 units per acre).

Policy 4.1.3 – Lower Density Residential will consist of single detached, semi-detached, tri-plex and townhouse/rowhouse dwelling units on lots ranging in sizes consistent with the Land Use Bylaw.

Policy 4.1.4 – Higher Density Residential will consist of four-plex, townhouse/rowhouse or apartment type developments and will be directed to areas close to public open space with primary access to the arterial road system.

Policy 4.1.5 – Sites identified for Higher Density Residential will be developed in a manner that minimizes the potential impact on adjacent properties. At the discretion of the approval authority, this may include building orientation and placement to alleviate privacy/noise concerns, architectural treatment, landscaping and screen fencing to reduce visual impact.

4.2 Commercial

PURPOSE: Commercial policies provide compatible commercial development along the north boundary of the plan to accommodate market demand and provide goods and services to existing and future residents.

Policy 4.2.1 – Commercial development will be directed to the areas shown on Figure 3 – Land Use Concept.

Policy 4.2.2 – The location and size of specific commercial sites shall be determined during the subdivision process.

Policy 4.2.3 – Marketing rationale will be required to support non-commercial uses in areas identified as commercial and will be coordinated with an amendment to the Municipal Development Plan during the subdivision process.

Policy 4.2.4 – Commercial development will be provided in a manner that minimizes the potential impact on adjacent properties. At the discretion of the approval authority, this may include building orientation and placement to alleviate privacy/noise concerns, architectural treatment, landscaping and screen fencing to reduce visual impact.



The Historic Hargrave House

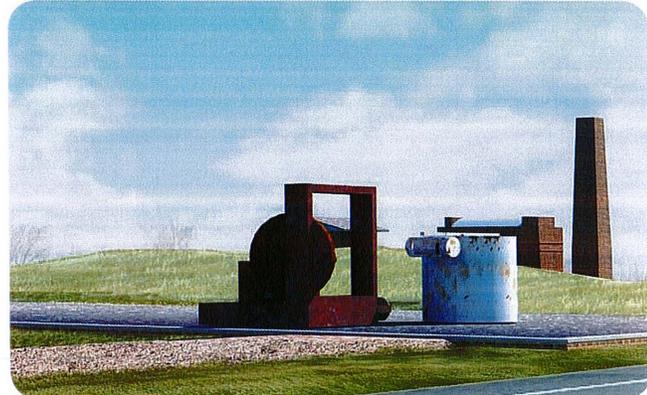
4.3 Public Spaces

PURPOSE: Public spaces policies provide for public spaces for two sites, (1) the protective services building, and (2) a centrally located school intended to serve the students of the area.

Policy 4.3.1 – A 0.5 hectare site has been identified adjacent to the existing Protective Services building for future expansion.

Policy 4.3.2 – The remainder of the public space lands adjacent to the RCMP building and future protective services building shall be re-zoned to an appropriate residential use during the subdivision process.

Policy 4.3.3 – A 4.0 to 5.0 hectare school site has been provided, as shown on Figure 3 – Land Use Concept. The school site will be dedicated as Municipal Reserve as part of the required reserve obligation.



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4.4 Reserves, Open Space and Trails

PURPOSE: Reserves, open space and trails policies provide direction for the dedication of reserve lands for parks and open space and trails within the plan area as a way to meet the active and passive recreational needs of residents throughout the Town. Reserve lands will be used to create a variety of park spaces as well as natural park areas adjacent to the coulee.

The Open Space land use category includes areas where development is not likely to occur due to physical constraints or previous land use activities. Lands that are not suitable for development will either remain under private ownership, or be dedicated as Environmental Reserve or Public Utility Lots. Developable areas will be subject to the required 10% reserve dedication.

Policy 4.4.1 – Municipal Reserve should be dedicated as reserve land in the full amount owing during the subdivision process in accordance with the Municipal Government Act.

Policy 4.4.2 – Prior to land use approval a reserve analysis shall be submitted to determine the amount of reserve owing and the allocation of reserve for the ownership area.

Policy 4.4.3 – Natural features that qualify as Environmental Reserve in accordance with the Municipal Government Act shall be dedicated as Environmental Reserve land.

Policy 4.4.4 – The amount of Municipal Reserve dedication will be ten (10) percent of the gross developable area contained within the proposed subdivision or ownership area in accordance with the Municipal Government Act.

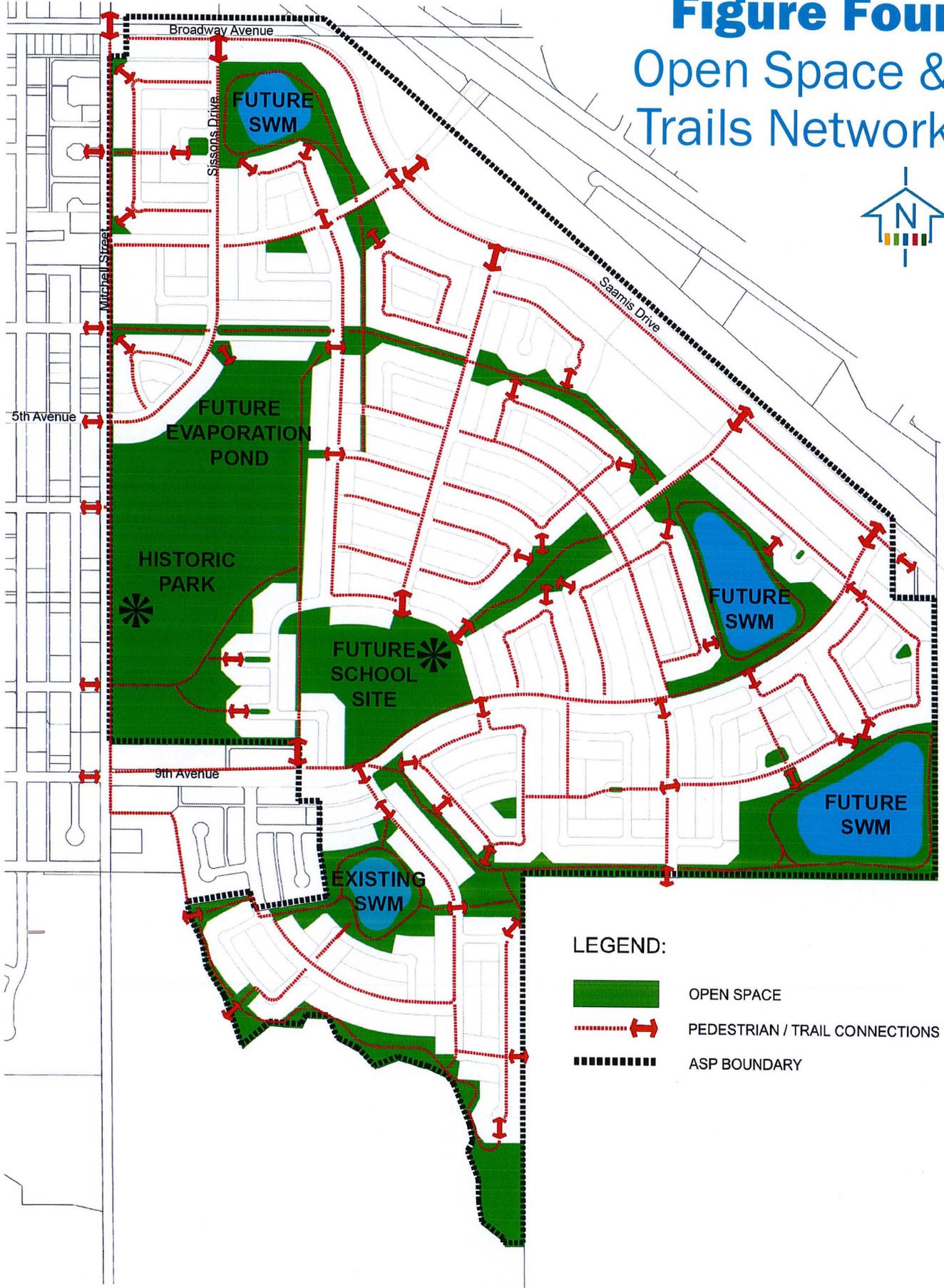
- Municipal Reserve may be dedicated as cash-in lieu when subdivision occurs in non-residential areas, at the discretion of the approval authority.
- Deferred Reserve may be provided where reserve is proposed in future phases to accommodate future neighbourhood amenities, illustrated in a shadow plan, at the discretion of the approval authority.

Policy 4.4.5 – The open space system and trail network will follow the general outline shown on Figure 4 – Open Space & Trails Network.

Policy 4.4.6 – Low impact recreational uses will be considered in open spaces at the discretion of the approval authority.

Policy 4.4.7 – Multi-use trails will be constructed along the east side of Mitchell Street from Broadway to 9th Ave SE and along Broadway/Saamis Drive, as identified in the 2010 Redcliff Roadway Master Plan and determined by the Town.

Figure Four Open Space & Trails Network



- LEGEND:**
- OPEN SPACE
 - PEDESTRIAN / TRAIL CONNECTIONS
 - ASP BOUNDARY

4.5 Transportation

PURPOSE: Transportation system policies ensure that the transportation systems within the plan area allow residents to access community amenities through direct roadway and pathway connections, and that connections to the Town's existing transportation network will be extended into the plan area as subdivision and development occurs.

The re-alignment of Broadway Avenue/Saamis Drive has been identified as a future requirement to address technical roadway standards. The proposed alignment has been reviewed at a conceptual level to ensure adequate intersection spacing with respect to the existing railway and Trans-Canada Highway. However, future development may trigger the requirement for a Transportation Impact Assessment in relation to Trans-Canada Highway crossings outside the ASP boundary. Further studies will be required at the time of development to address specific technical requirements, capacities and relocation of existing utilities.

Proposed roadway alignments are consistent with the intent of the *2010 Redcliff Roadway System Master Plan*. It is anticipated that this plan may be updated from time to time over the life of the ASP. The following policies ensure that the roadway network will be developed to appropriate standards to accommodate the proposed densities at the time of development.

Policy 4.5.1 – The proposed transportation network is shown in Figure 5 – Transportation Network. Minor revisions to the alignment of major arterials or collector roadways will not require an amendment to the ASP.

Policy 4.5.2 – Revisions to local roadways and the addition of lanes shall be permitted without an amendment to the ASP at the discretion of the approval authority.

Policy 4.5.3 – Front drive access shall not be permitted within the plan area along Mitchell Street, 9 Avenue and 3 Avenue.

Policy 4.5.4 – The number of local road intersections along collector roads shall be kept to a minimum.

Policy 4.5.5 – The final alignment of Broadway Avenue/Saamis Drive shall be confirmed with a corridor realignment study prior to subdivision approval for the adjacent parcels.

Policy 4.5.6 – Commercial and multi-family driveways along Broadway Avenue/Saamis Drive should be kept to a minimum, shared driveways should be used and opposing driveways should be aligned, when possible.

Policy 4.5.7 – Collector and local roads will be designed and constructed in a manner consistent with Town Standards at the time of development.

Policy 4.5.8 – Improvements at intersections along the arterial roadways may be required as development occurs. The design of these intersection improvements will be consistent with Town Standards and approved functional plans at the time of development.

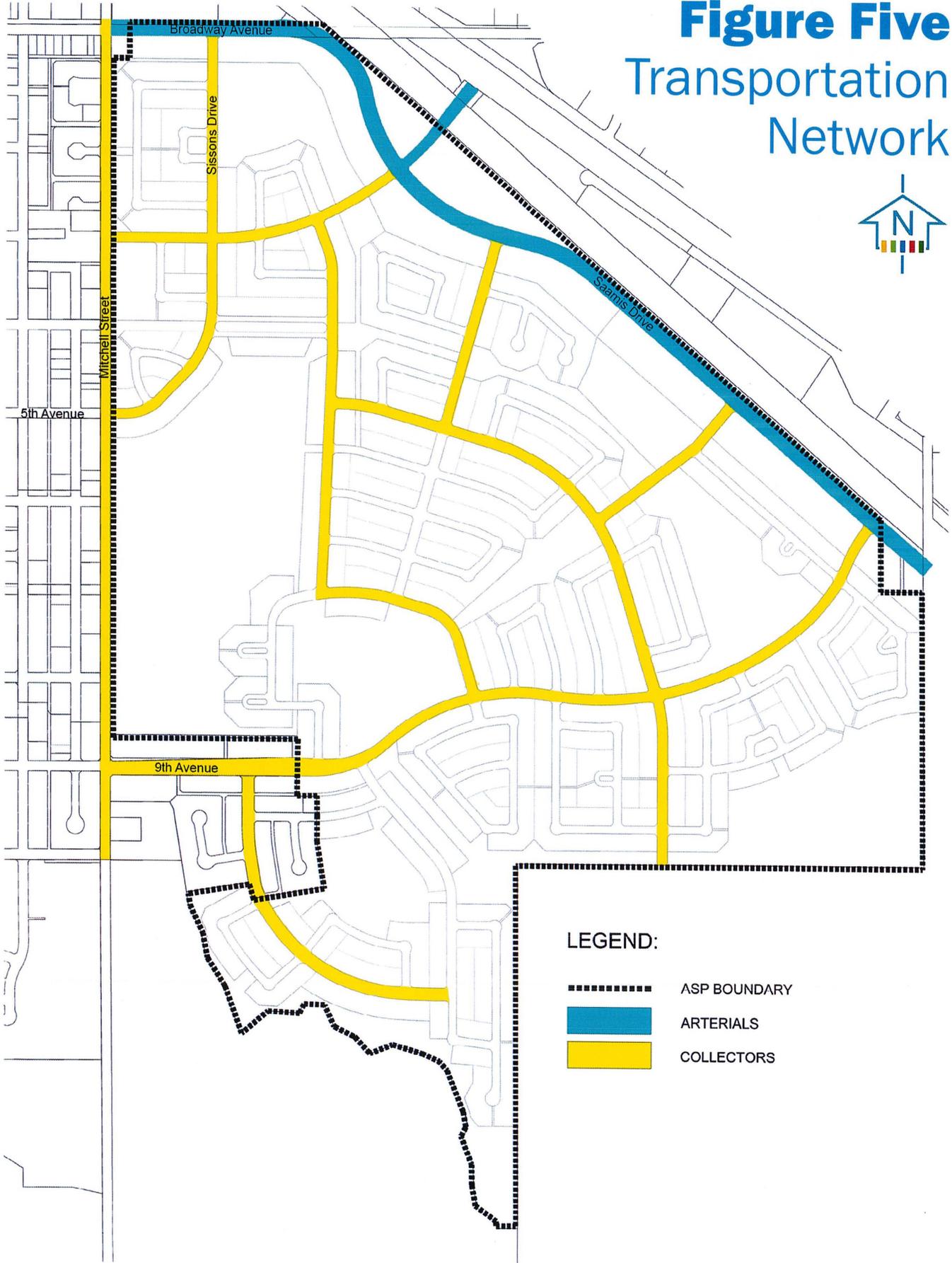
Policy 4.5.9 – The narrowing of 9th Ave SE shall occur as outlined in the *2010 Redcliff Roadway System Master Plan* or subsequent updates.

Policy 4.5.10 – Traffic calming may be considered throughout the plan area to discourage short-cutting traffic and mitigate potential noise.



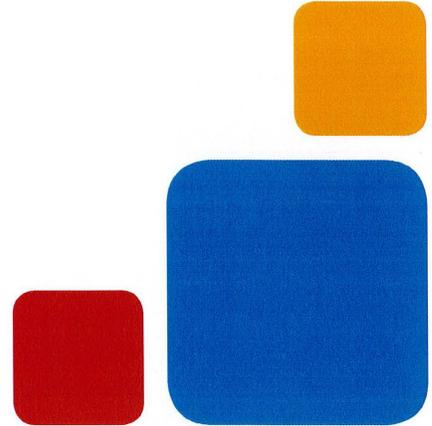
Along Broadway Avenue Looking South

Figure Five Transportation Network



LEGEND:

-  ASP BOUNDARY
-  ARTERIALS
-  COLLECTORS



5. Servicing Strategy

Servicing strategy policies have been developed to reflect the contents of the *Eastside Functional Servicing Report* (FSR; dated to April 2007), and updated to reflect the revised development concept within this ASP.

It is anticipated that the 2007 FSR will be updated from time to time over the life of the ASP. The intent of the servicing policies is to provide adequate flexibility to be consistent with current servicing requirements as development occurs. Updates to the 2007 FSR should not trigger amendments to the ASP.

Where servicing capacity is currently not in place, the policies provided below will require acceptable servicing strategies to be developed prior to development.

5.1 Municipal Utilities

PURPOSE: The purpose of these policies is to provide overarching policies for the alignment of municipal utilities with future development within the plan area.

Policy 5.1.1 – Development in the plan area will be serviced with municipal water, sanitary sewer, and a stormwater system.

Policy 5.1.2 – The provision and capacities of the water distribution mains and feeder mains, sanitary sewer mains and trunks, and stormwater mains and trunks should be in accordance with the Town standards and based upon the current Functional Servicing Report.

Policy 5.1.3 – Municipal utility alignments may be refined during the subdivision process without an amendment to this ASP.

Policy 5.1.4 – Prior to subdivision, the developer will submit studies and information determined necessary to identify the location and alignment requirements for municipal utilities within the development.

Policy 5.1.5 – Municipal utilities should be aligned to avoid negative impacts on Open Space and Environmental Reserve lands.

Policy 5.1.6 – The potential realignment of services within the current Saamis Drive right-of-way will be determined at the time of the corridor study or at the Subdivision stage.

5.2 Water

PURPOSE: The purpose of these policies is to provide for the design and development of a suitable and efficient water distribution system.

Existing water services are illustrated on Figure 6 – Water & Sanitary Servicing

Policy 5.2.1 – The water distribution system should be designed to minimize its impact on natural features and adequately, safely and efficiently serve the full build out of the plan area.

Policy 5.2.2 – Proposed distribution systems and offsite requirements shall be reviewed, and if required, modeled, during the subdivision process.

Policy 5.2.3 – Alternative and more cost-efficient water servicing options may be considered during the subdivision process.

5.3 Sanitary Sewer

PURPOSE: The purpose of these policies is to provide for the design and development of a suitable and efficient sanitary sewer system to serve the plan area. The sanitary sewer system in this area is intended for drainage of sanitary sewage from the Eastside development only and has been sized accordingly.

There is limited capacity in the existing sanitary sewer system to service initial development in the plan area. Sanitary servicing studies are currently being conducted in the Town and the following policies have been provided to allow flexibility in determining appropriate servicing solutions as development occurs and technology is developed to address servicing requirements. Proposed sanitary servicing should be consistent with the Sanitary servicing reports in place at the time of development.

The existing sanitary sewer system is illustrated on Figure 6 – Water & Sanitary Servicing.

Policy 5.3.1 – The sanitary sewer system shall be designed to adequately and efficiently service the full build out of the plan area.

Policy 5.3.2 – A Sanitary Sewer Servicing Study may be required to demonstrate that the subject lands can be serviced in accordance with the overall design of the wastewater system for the area at the discretion of the approval authority.

Policy 5.3.3 – Proposed sanitary sewer systems and offsite requirements shall be reviewed, and if required, modelled, to the satisfaction of the approval authority.

Policy 5.3.4 – Alternate and more cost effective alignments and locations for sanitary sewer servicing can be considered during the subdivision process.

Policy 5.3.5 – The sanitary sewer system realignment within Saamis Drive shall be reviewed at the time of the corridor study for the realignment of Saamis Drive or during the subdivision process.

Policy 5.3.6 – The sanitary sewer system shall be in general conformance to the *Town of Redcliff Wastewater Master Plan Update* and as approved or amended by the Town of Redcliff.

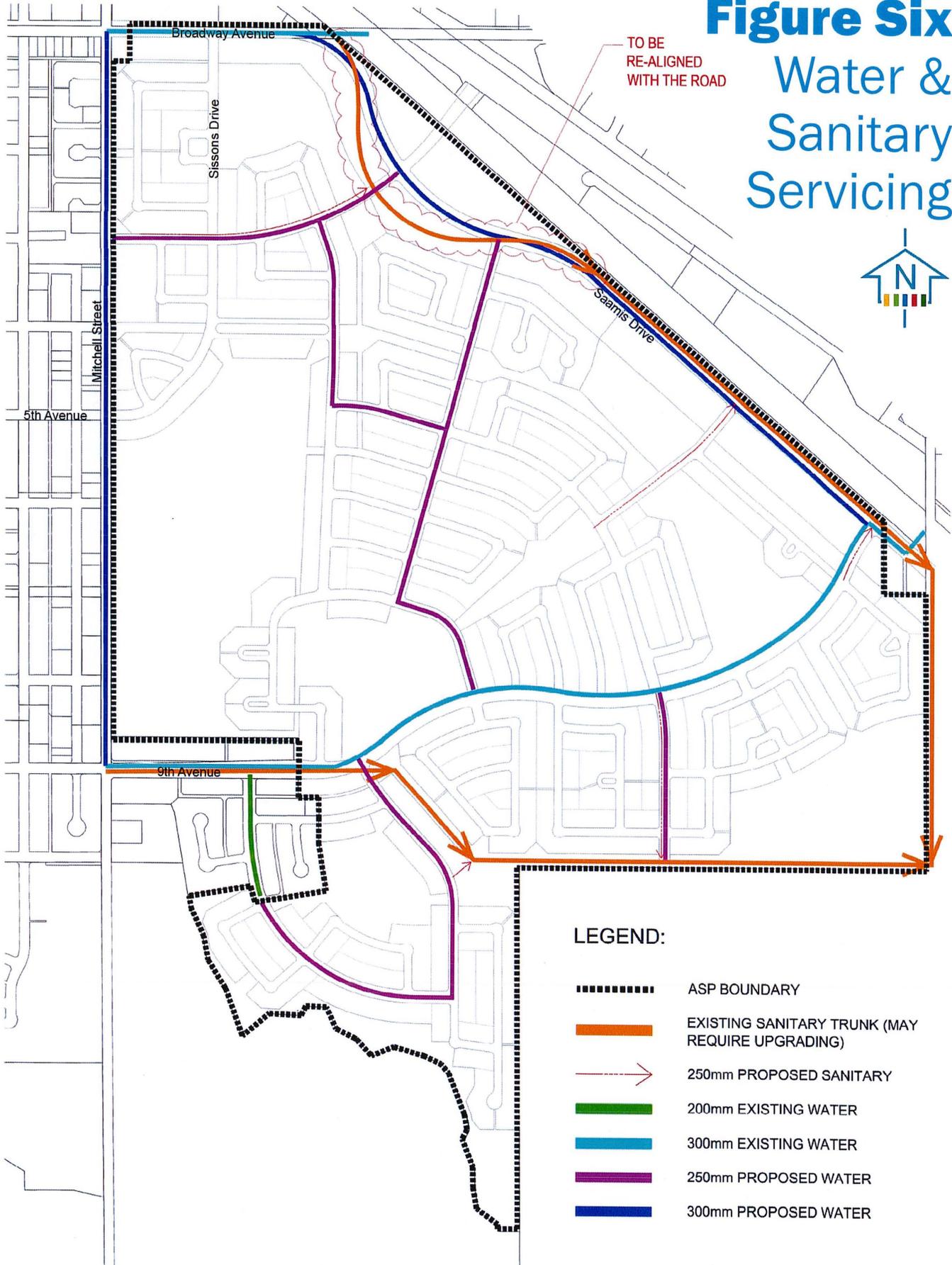


Mitchell Street Looking South

Figure Six Water & Sanitary Servicing



TO BE
RE-ALIGNED
WITH THE ROAD



LEGEND:

-  ASP BOUNDARY
-  EXISTING SANITARY TRUNK (MAY REQUIRE UPGRADING)
-  250mm PROPOSED SANITARY
-  200mm EXISTING WATER
-  300mm EXISTING WATER
-  250mm PROPOSED WATER
-  300mm PROPOSED WATER

5.4 Stormwater

PURPOSE: The purpose of these policies is to provide for the design and development of a suitable and efficient stormwater management system to serve the plan area.

The *Eastside Stormwater Master Drainage Plan* (Appendix E of the 2007 FSR) supplements this ASP to develop a strategy for stormwater management for 227 hectares of land within the Town of Redcliff. The master drainage plan provides a recommended stormwater management strategy that will address requirements for stormwater quantity control, and opportunities for use, facility configuration & staging, and Landscape Architecture.

The Eastside Subdivision servicing concept includes two storm Lift Stations that are required for Ponds C and D. Table 4.4 of the Eastside Stormwater Master Drainage Plan describes the design requirements for each lift station.

Conceptual layouts of the proposed stormwater facilities are illustrated on Figure 7 – Stormwater.

Policy 5.4.1 – The stormwater management system shall align with the Eastside Stormwater Master Drainage Plan and other applicable and relevant Town policies.

Policy 5.4.2 – Stormwater ponds should be located on a public utility whenever possible and should not be located in areas that qualify as Environmental Reserve.

Policy 5.4.3 – Treated stormwater releases at pre-development rates into the South Saskatchewan River are acceptable in a way that contributes to the function of the natural features and provides for quality habitat.

Policy 5.4.4 – The stormwater management system shall be designed to adequately and efficiently service the full build out of the plan area.

Policy 5.4.5 – A Staged Master Drainage Plan shall be submitted during the subdivision process that is consistent with the overall design of the stormwater management system for the plan area.

- The Staged Master Drainage Plan shall be required to comply with any current or new stormwater management policies.
- Best management practices, low impact development and alternatives for stormwater quality should be assessed.
- Alternative and more cost-efficient options may be considered at the Subdivision stage.

Policy 5.4.6 – Where appropriate, the stormwater management system should be designed to operate on a gravity basis unless otherwise identified or approved by the Town of Redcliff.

Policy 5.4.7 – Stormwater facilities shall be designed to complement the open space system and associated amenities.

5.5 Shallow Utilities

PURPOSE: The purpose of these policies is to ensure that adequate utility infrastructure is provided to service urban development throughout the ASP area. The following shallow utilities providers operate within Redcliff:

- Gas – City of Medicine Hat
- Power – City of Medicine Hat
- Cable – Shaw
- Phone – Telus

As outlined in the 2007 FSR:

Both Shaw and Telus indicated that they would install their utilities in the same trench as the power lines. This is reflected on the street cross sections shown on drawings 01-N and 01-S.

The City of Medicine Hat Power Utility indicated the following regarding power servicing;

- *There are currently two (2) primary overhead feeds to this portion of Redcliff. These are the Redcliff feeder along Saamis Drive and the Kin Coulee feeder along Mitchell Street. (Reference drawing 08).*
- *The long-term primary feed to the eastside area will be the Redcliff feeder.*
- *The Redcliff feeder will be realigned and replaced with an underground feed as the development proceeds.*
- *There is likely capacity for the first 2-3 phases of development off the Kin Coulee feeder.*
- *3 phase power will be provided to the school site off the 9th Avenue extension as well as to the commercial land and lift station sites.*

The City of Medicine Hat Gas Utility indicated the following regarding servicing these lands;

- *An existing 150mm feeder through the site will provide service to initial phases.*
- *A 200 mm feeder is required along Mitchell Street to ultimately service the entire development.*
- *A 250 mm feeder is required along the 9th Avenue extension to service the utility development.*

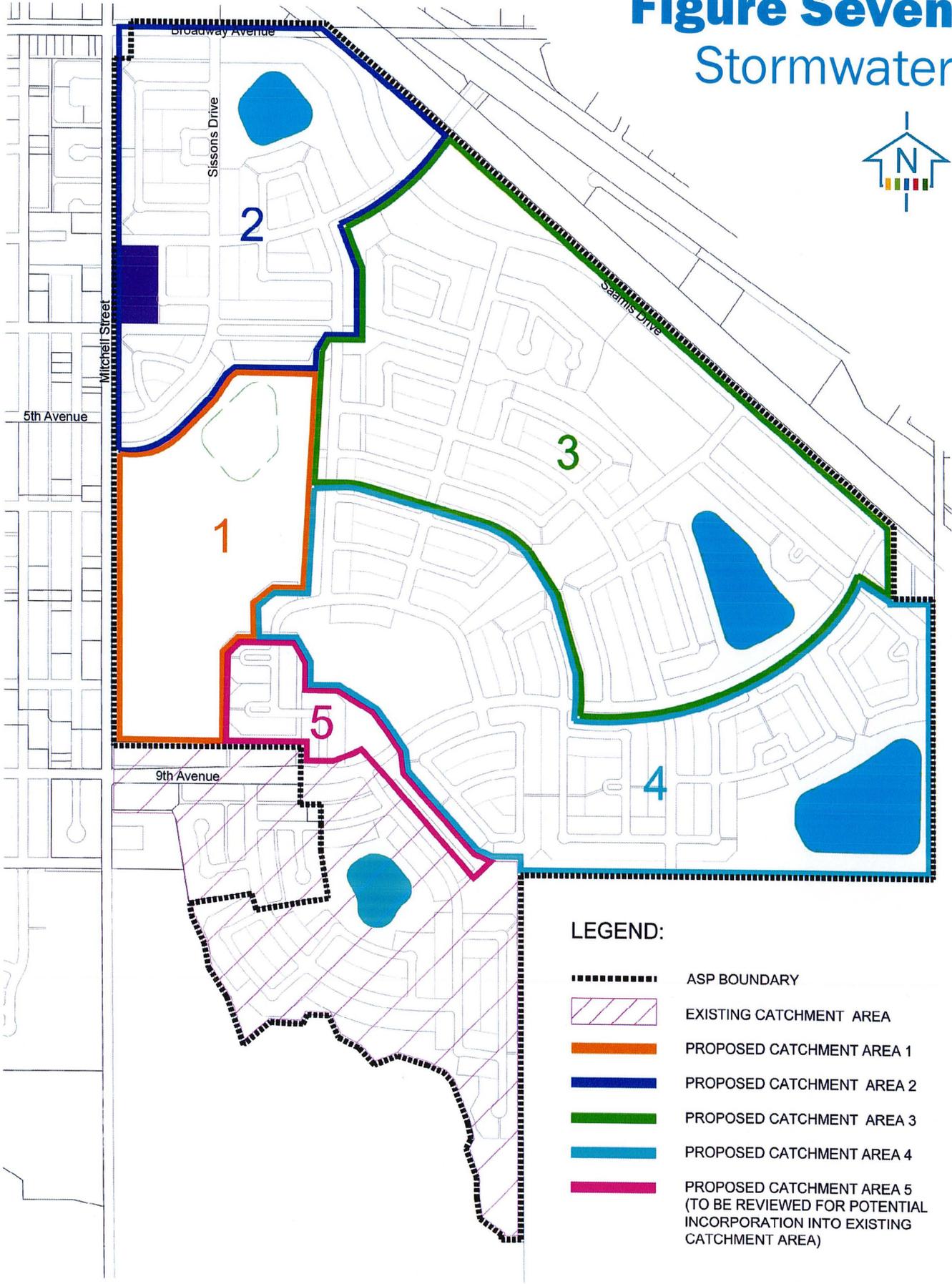
Policy 5.5.1 – The location of all shallow utilities and the provision of rights-of-way and easements related line assignments should be addressed to the mutual satisfaction of the Town, the applicant and the utility companies.

Policy 5.5.2 – Utility rights of way and easements, public utility lots and road rights-of-way shall be required as determined necessary to facilitate orderly and sequential development.

Policy 5.5.3 – Easements and utility rights of way that accommodate the extension of shallow utilities through or adjacent to a site shall be provided to the approval authority as a condition of subdivision.

Policy 5.5.4 – Shallow utility alignments may be refined at the Subdivision and Land Use Amendment stage without an amendment to this ASP.

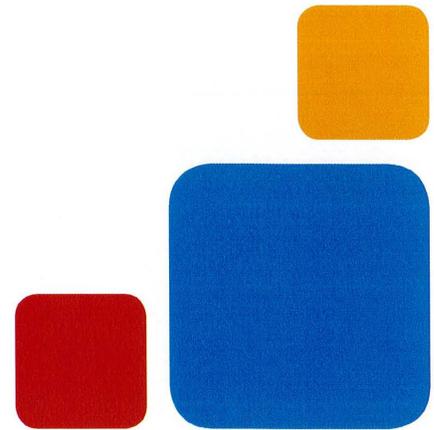
Figure Seven Stormwater



LEGEND:

-  ASP BOUNDARY
-  EXISTING CATCHMENT AREA
-  PROPOSED CATCHMENT AREA 1
-  PROPOSED CATCHMENT AREA 2
-  PROPOSED CATCHMENT AREA 3
-  PROPOSED CATCHMENT AREA 4
-  PROPOSED CATCHMENT AREA 5
(TO BE REVIEWED FOR POTENTIAL INCORPORATION INTO EXISTING CATCHMENT AREA)

6. Implementation



6.1 Intermunicipal Coordination

PURPOSE: The purpose of these policies is to ensure that the Town of Redcliff and City of Medicine Hat engage in a coordinated planning process in alignment with the Tri-Area Intermunicipal Development Plan (Bylaw #1616-2009).

It should be noted that the 1987 Burnside Heights ASP is located adjacent to the south and east of the Plan Area in the neighbouring City of Medicine Hat. As mentioned in the 2012 City of Medicine Hat Municipal Development Plan (Bylaw No. 4105) Section 6.2(b): *Area Structure Plans and Area Redevelopment Plans that were approved by the City prior to approval of this Plan are recognized. Future reviews of, and amendments to those ASP's and ARP's will be required to better align with the policies of this Plan.* It is anticipated that Medicine Hat will engage the Town when it updates the Burnside Heights ASP to reflect its current MDP.

Policy 6.1.1 – No referral to the City of Medicine Hat is required at the Subdivision and Land Use Amendment stage for lands within the plan area unless required by the approval authority.

Policy 6.1.2 – Land Use and Subdivision applications should consider regional drainage, intermunicipal connectivity and transportation, local planning initiatives, interface conditions, and any other matters as mutually deemed important.

6.2 Development Phasing

PURPOSE: The purpose of these policies is to provide for a clear and effective decision making process that allows Council to make development decisions based on the coordination of growth and servicing within the ASP area.

Policy 6.2.1 – Development will occur generally as shown on Figure 8 – Development Phasing.

Policy 6.2.2 – Alternate sequencing of development may be considered without amending the ASP if appropriate servicing infrastructure is available and market conditions warrant.

Policy 6.2.3 – Alternate sequencing of development may be considered without amending the ASP in order to align with ownership boundaries.

Policy 6.2.4 – Traffic Impact Assessments should be undertaken over time to determine the roadway infrastructure and traffic control requirements to accommodate the additional traffic.

6.3 Subdivision Applications and Other Considerations

PURPOSE: The purpose of these policies is to establish how development targets and policy direction within the ASP will be implemented.

Policy 6.3.1 – All subdivision decisions will conform to the policies of this ASP.

Policy 6.3.2 – Minimum density requirements are to reflect the policies and knowledge at the time of each subdivision application. The minimums identified in this ASP may not be appropriate at that time and should be adjusted as required as long as the proposed development can be serviced by the approved infrastructure.

Policy 6.3.3 – Subdivision and development of the plan area will proceed in a manner that:

- Allows for the orderly and efficient expansion of the Town,
- Makes sufficient provision for road access and municipal utility servicing, and
- Provides for the development of a park and open space system as envisioned by this ASP.

Policy 6.3.4 – All costs for the provision of municipal infrastructure (roads, water, sanitary sewer, storm drainage) within the area being developed will be the sole responsibility of the Developer.

Policy 6.3.5 – Responsibility for the cost to provide infrastructure improvements outside of the area being developed but required to support the proposed development will be negotiated between the Developer and the Town based on the current offsite levy bylaw.

Policy 6.3.6 – Offsite levies for development within the plan area will reflect the current bylaw of the Town at the discretion of the approval authority.

Policy 6.3.7 – The adoption of this ASP does not require the Town of Redcliff to undertake any of the proposed development referred to within.

6.4 Plan Review and Amendment

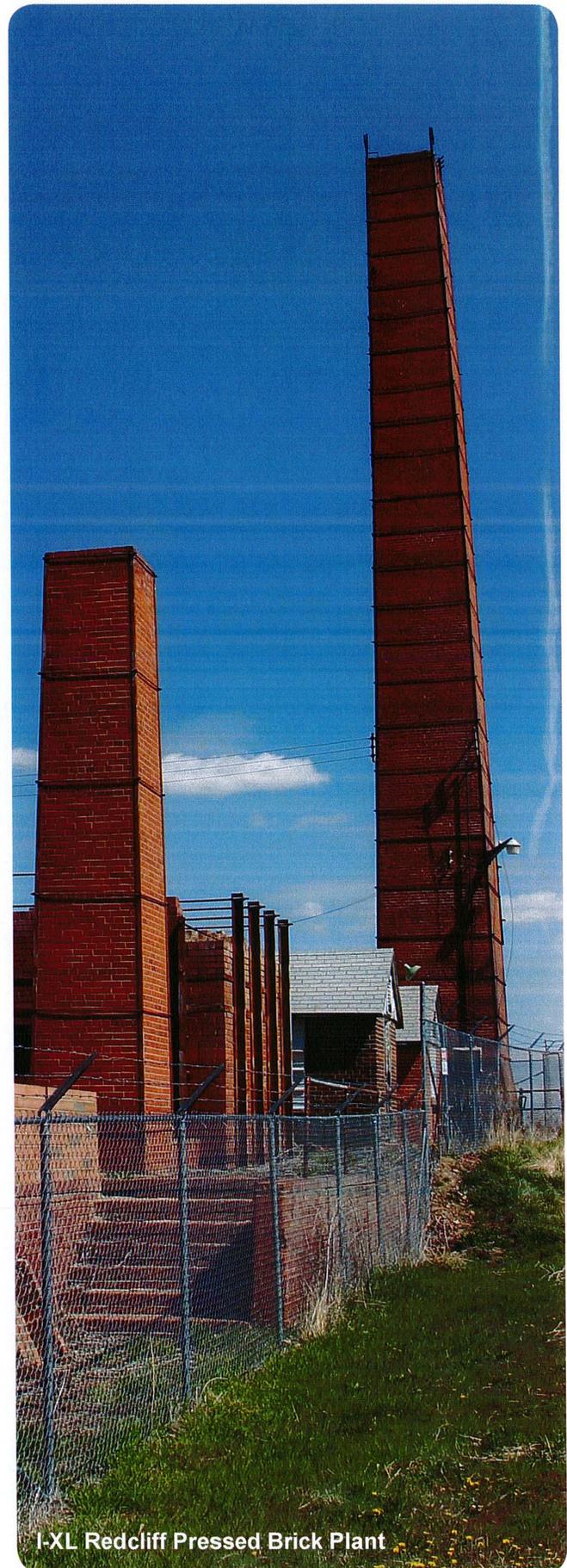
PURPOSE: The purpose of these policies is to ensure that the plan remains relevant and effective over the timeframe of the ASP area.

Policy 6.4.1 – An amendment to this ASP will be required where a proposed subdivision results in one or more of the following:

- Re-location or elimination of a major arterial or collector roadway (other than a minor shift in alignment)
- Significant Change in the general land use pattern (residential, commercial, industrial) shown in the ASP
- Significant change to the open space system
- Deviation from the utility servicing concepts beyond what is contemplated in the ASP

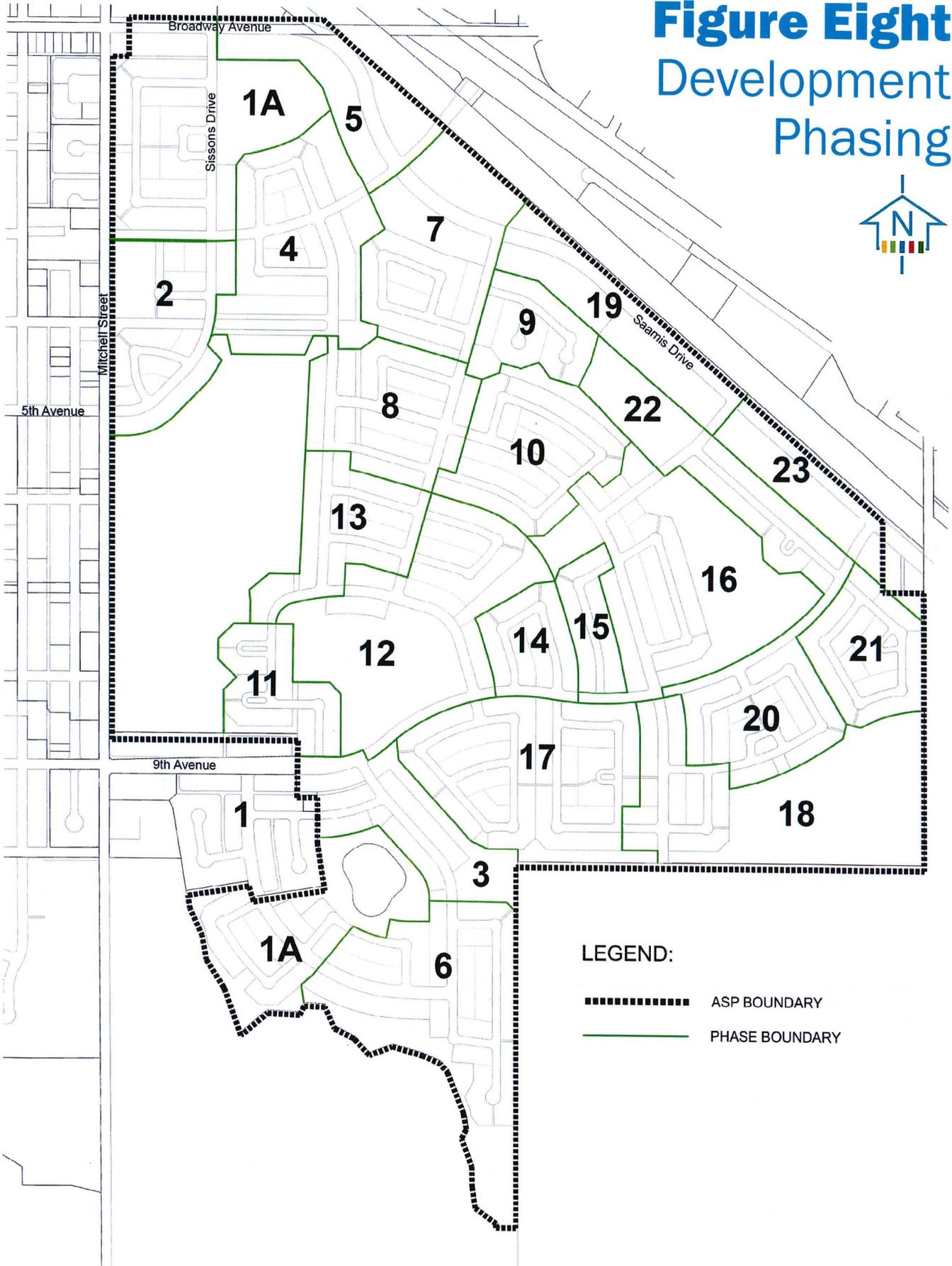
Policy 6.4.2 – This ASP will be reviewed:

- At the request of Council or in response to a request of a registered land owner within the plan area at the discretion of Council.
- Upon amendment of the Town's Municipal Development Plan to ensure consistency.
- After a period of 7-10 years from adoption to ensure the ASP is adequate.



I-XL Redcliff Pressed Brick Plant

Figure Eight Development Phasing



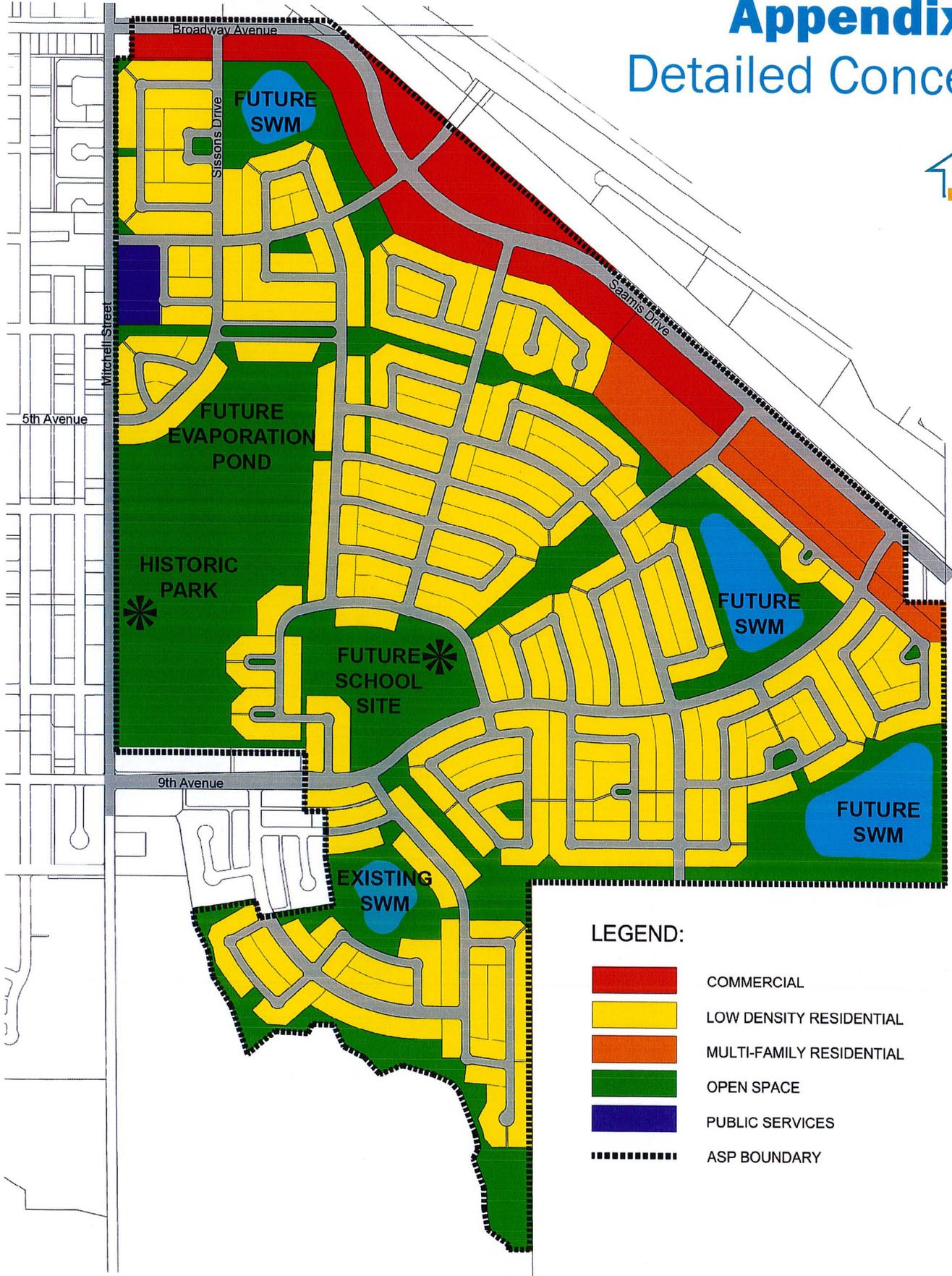
LEGEND:

- ASP BOUNDARY
- PHASE BOUNDARY

Appendix A

Appendix A

Detailed Concept



LEGEND:

-  COMMERCIAL
-  LOW DENSITY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  OPEN SPACE
-  PUBLIC SERVICES
-  ASP BOUNDARY