

Regular Council Meeting
Town of Sundre Municipal Council Chambers
August 16, 2021
4:30 p.m.

1. **Call to Order**
Moment of Reflection
2. **Public Hearing: None**
3. **Agenda – Amendments and Adoption**
 - 3.1 August 16, 2021 Regular Council Meeting
4. **Adoption of Previous Minutes:**
 - 4.1 June 28, 2021 Regular Council Meeting Pg. 1
5. **Delegation: None**
6. **Bylaws/Policies:**
 - 6.1 First Reading for Bylaw 2021-07 Municipal Development Plan Amendment Pg. 4
 - 6.2 First Reading for Bylaw 2021-06 Eagle Ridge Area Structure Plan Amendment Pg. 9
7. **Old Business: None**
8. **New Business**
 - 8.1 Discussion under Division 5 of MGA - Verbal
9. **Administration: None**
10. **Municipal Area Partnership (MAP): None**
11. **Council Committee Reports: None**
12. **Council Invitations/Correspondence: None**
13. **Closed Meeting**
 - 13.1 Advice from Officials, *FOIPP Act Section 24*
14. **Adjournment**

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Regular Council Meeting Minutes
Town of Sundre Municipal
Council Chambers
June 28, 2021

The regular meeting of Council of the Municipality of Sundre was held in the Municipal Council Chambers on Monday, June 28, 2021, commencing at 6:00 p.m.

IN ATTENDANCE: Mayor Terry Leslie
Councillor Richard Warnock
Councillor Paul Isaac
Councillor Rob Wolfe
Councillor Charlene Preston
Councillor Todd Dalke
Councillor Cheri Funke

ABSENT: None

STAFF: Chief Administrative Officer, Linda Nelson
Director of Corporate Services, Chris Albert
Sr Development Officer, Betty Ann Fountain
Executive Legislative Clerk, Anne-Marie Jonke
Communications, Chelsea Kruger

PUBLIC: There were 11 members of the public in attendance.

CALL TO ORDER: The meeting was called to order at 6:00 p.m., with a moment of reflection on the business of the evening.

PUBLIC HEARING: None

AGENDA – AMENDMENTS AND ADOPTION:

Res. 193-28-06-21 MOVED by Councillor Isaac that the agenda be approved as amended to include “Delegation, Minister of Environment, Jason Nixon.”

CARRIED

ADOPTION OF THE PREVIOUS MINUTES:

Res. 194-28-06-21 MOVED by Councillor Wolfe that the Minutes of the Regular Meeting of Council held on June 14, 2021, be approved as presented.

CARRIED

DELEGATIONS: ***Hon. Jason Nixon – Minister of the Environment***

Res. 195-28-06-21 MOVED by Councillor Preston that the presentation by the Hon. Jason Nixon, Minister of the Environment, be accepted as information.

CARRIED

BYLAWS/POLICIES: None

OLD BUSINESS: None

NEW BUSINESS: **Skatepark**

Res. 196-28-06-21 MOVED by Councillor Funke that the Town of Sundre Council direct Administration to proceed with upgrades to the skatepark at a cost of \$5,187.00, with funds being drawn from the Federal Gas Tax Fund and direct staff to work with the resident to bring anymore upgrades forward to the Fall Workshop.

CARRIED**Utility Master Plan Infrastructure Study – Draft Project Listing**

Res. 197-28-06-21 MOVED by Councillor Warnock that the Town of Sundre Council accept the draft list of Capital Projects as information, with the understanding that the list will be updated with the new information provided this evening and brought back to Council for approval at a later date.

CARRIED**Supply and Services Agreement**

Res. 198-28-06-21 MOVED by Councillor Wolfe that the Town of Sundre Council approve the Supply and Service Agreement between Soneera Water Canada Ltd., and the Town of Sundre and that the CAO be authorized to sign the agreement on behalf of the Town.

CARRIED UNANIMOUSLY

Res. 199-28-06-21 MOVED by Councillor Funke that the Town of Sundre Council reconfirm the \$2,100,000.00 already set aside in the utility life cycling RSA, the \$150,000.00 confirmed in the Federal Gas Tax, and the \$800,000.00 already confirmed in the MSI.

CARRIED UNANIMOUSLY

Res. 200-28-06-21 Moved by Councillor Isaac that the Town of Sundre Council acknowledge the \$7,500,000.00 funding commitment from the Province of Alberta towards the lagoon project.

CARRIED UNANIMOUSLY

Res. 201-28-06-21 Moved by Councillor Warnock that Council ensure the remaining \$950,000.00 is available in the Utilities Lifecycling RSA, through future transfers and the budgeting process, to meet the financial obligation.

CARRIED UNANIMOUSLY

Res. 202-28-06-21 Moved by Councillor Dalke ensure an additional \$200,000.00 is available in the Utilities Lifecycling RSA, through future transfers and the budgeting process, in the event there are unforeseen Town costs, and to cover legal costs, third party engineering and due diligence.

CARRIED UNANIMOUSLY**ADMINISTRATION:** **May and June 2021 Departmental Reports**

Res. 203-28-06-21 MOVED by Councillor Isaac that the Town of Sundre Council accept the Departmental Reports for May and June 2021 as information.

CARRIED**MUNICIPAL AREA PARTNERSHIP: None**

COUNCIL REPORTS

Council Committee Reports – May

Res. 204-28-06-21

MOVED by Councillor Dalke that the Town of Sundre Council accept Councillor Funke’s May 2021 report as information.

CARRIED

Mayor Leslie excused all public members at 7:45 p.m. and advised that they are welcome to return to the Regular Council meeting at the conclusion of the closed meeting.

Mayor Leslie called a recess at 7:45 p.m.

The following were in attendance for the closed meeting session:

Staff: Linda Nelson, Chief Administrative Officer

Public: None

CLOSED MEETING

Topic of Closed Meeting

13.1 Advice from Officials, *FOIPP Act Section 24.*

13.2 Confidential Evaluation, *FOIPP Act Section 19 (1).*

Res. 205-28-06-21

MOVED by Councillor Dalke that Council go into closed meeting at 7:50 p.m.

CARRIED

Linda Nelson left the meeting at 8:00 p.m.

Res. 206-28-06-21

MOVED by Councillor Dalke that Council return to open meeting at 8:09 p.m.

CARRIED

Res. 207-28-06-21

MOVED by Councillor Dalke that the Town of Sundre Council support the nomination of CAO, Linda Nelson, for the Dedicated Chief Administrative Officer Award, sponsored by the Society of Local Government Managers of Alberta (SLGM) and the Alberta Urban Municipalities Association (AUMA).

CARRIED

ADJOURNMENT

Res. 208-28-06-21

MOVED by Councillor Isaac being that the agenda matters have been concluded the meeting adjourned at 8:10 p.m.

CARRIED

These Minutes approved this 16th Day of August 2021.



Mayor, Terry Leslie

Chief Administrative Officer, Linda Nelson



REQUEST FOR DECISION

COUNCIL DATE	August 16, 2021
SUBJECT	Bylaw 2021-07 Municipal Development Plan Amendment
ORIGINATING DEPARTMENT	Planning and Development
AGENDA ITEM	6.1

BACKGROUND/PROPOSAL:

The following administrative amendments to the Town's Municipal Development Plan (MDP) are being brought forward to update this document. These amendments include:

1. Revising the Intermunicipal Development Plan (IDP) area map (Map 2) with a new map showing the revised IDP Map from Bylaw 2021-02
2. Amendments to the MDP Land Use Concept Map (Map 3) to address the following:
 - a. New proposed campground/recreation site to be shown as "Parks and Open Space" instead of "Industrial"
 - b. Lands at the east end of Town on the north side of Highway 27 to be shown as "Commercial-Mixed Use" instead of "Public/Institutional"
 - c. Addition of "Area of Special Interest" for a portion of lands affecting the Eagle Ridge Area Structure Plan"
3. Addition of a new Policy 6.13.13 entitled "Area of Special Interest"
4. Revisions to Policy 8.5.2 to provide more flexibility and transparency for the development of a "Health Campus"

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:

The current MDP contains the previous IDP map from 2010. This map needs to be amended to reflect the newly adopted IDP area map from Bylaw 2021-02.

The Town of Sundre purchased land located within the NE 34-32-5-W5M in 2020 for the purpose of developing the land into a campground and for outdoor passive recreation uses. The land when developed will be for use by both the community and the travelling public. At this time, the plans for development of the land is in the conceptual stages of public engagement. The lands should be removed from its Industrial growth area classification in the Land Use Concept Map and changed to the Parks and Open Space growth area classification.

Council should remove the Public / Institutional growth area classification from lands located within a Portion of SE 33 – 5 – W5M. These lands are not serviced at this time and there is no interest from developers to provide services at this time. Furthermore, these lands are not strategically located for public institutional uses and should be reclassified to commercial/mixed-use for the future, especially given its location along a major highway corridor.

The identification of an "Area of Special Interest" together with new supporting policy (6.13.13), identifies an area within Eagle Ridge as a special interest area for Council and provides special policies around use flexibility that will support community development for this area. This area will require Area

Structure Plan policy support and will be implemented through further subdivision and land use bylaw consideration with the possible use of Direct Control.

ALIGNMENT WITH STRATEGIC PLAN

Alignment with the Strategic Plan is achieved as follows: 1.1 Improve communication and transparency with our stakeholders; 2.1 Continue to promote recreational opportunities; 3.2 Facilitate affordable housing options; 3.3 Continue to work with and value community groups; 4.1 Diversify Sundre’s tax base; and 4.2 Continue to promote and encourage year-round tourism opportunities for Sundre & District.

ADMINISTRATION RECOMMENDATIONS:

That Council give First reading to Bylaw 2021-07 being a bylaw to amend the Municipal Development Plan for specific modifications to the Intermunicipal Development Plan area (Map 2), Land Use Concept Map (Map 3) and supporting policies and to set a Public Hearing date for Bylaw 2021-07 for September 20, 2021.

MOTION:

That the Council of the Town of Sundre give First Reading to Bylaw 2021-07 being a bylaw to amend the Municipal Development Plan for specific modifications to the Intermunicipal Development Plan area (Map 2), Land Use Concept Map (Map 3) and supporting policies, and further
That the Council of the Town of Sundre set a Public Hearing date for Bylaw 2021-07 for September 20, 2021.

Attachment: By-law 2021-07, with Schedule “A”

Date Reviewed: August 12, 2021	CAO: <u>Linda Nelson</u>
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TOWN OF SUNDRE

BYLAW 2021 - 07

BEING A BYLAW OF THE TOWN OF SUNDRE TO AMEND THE TOWN OF SUNDRE MUNICIPAL DEVELOPMENT PLAN BYLAW 08.13

WHEREAS, Section 632 of the *Municipal Government Act*, R.S.A 2000 Chapter M-26 and amendments thereto authorizes Council to enact a bylaw adopting a Municipal Development Plan;

AND WHEREAS, Section 191(1) of the *Municipal Government Act*, R.S.A. 2000 Chapter M-26 and amendments thereto authorizes Council adopt a bylaw to amend a Municipal Development Plan;

NOW THEREFORE, the Council of the Town of Sundre, in the Province of Alberta hereby enacts as follows:

1. **THAT** Intermunicipal Development Plan Map (Map 2) of Bylaw No. 08.13 being the Municipal Development Plan is hereby amended by replacing it with the revised Intermunicipal Development Map approved by Council by Bylaw 2021-02.
2. **THAT** Land Use Concept Map (Map 3) of Bylaw No. 08.13 being the Municipal Development Plan is hereby amended by changing the Growth Area within a portion of the NE 34-32-5-W5M from "Industrial" to "Parks and Open Space" as shown on Schedule "A" attached hereto.
3. **THAT** Land Use Concept Map (Map 3) of Bylaw No. 08.13 being the Municipal Development Plan is hereby amended by changing the Growth Area within a portion of SE 2-33-5-W5M from "Public/Institutional" to "Commercial/Mixed Use" as shown on Schedule "A" attached hereto.
4. **THAT** Land Use Concept Map (Map 3) of Bylaw No. 08.13 being the Municipal Development Plan is hereby amended by identifying a portion of SE 9-33-5-W5M as "Area of Special Interest" as shown on Schedule "A" attached hereto.
5. **THAT** a new Policy 6.3.13 be added to read as follows:

The residential land identified as Area of Special Interest on **Map 3** may be considered for mixed use development comprising residential, commercial and institutional uses or a combination of these uses that support residential communities. Refinement of these uses will be determined through Area Structure Plan policy, subdivision design and Land Use Bylaw amendment including possible Direct Control.

6. **THAT** Policy 8.5.2 is amended by removing the words "hospital" and "on the east side or" and adding the words "health campus" and "or alternative suitable site" to read as follows:

“The Town shall work with the Government of Alberta, its agencies, and other municipalities to develop a new **health campus** within the Town of Sundre outside the floodplain area in the northern portion of the Town as identified by the Public/Institutional Growth Area in Map 3 or **alternative suitable site.**”

7. **THAT** this Bylaw shall be passed and become effective when it receives third and final reading and is signed by the Mayor and Chief Administrative Officer.

READ A FIRST TIME this ___ day of _____ 2021 Motion No. _____

PUBLIC HEARING HELD this ___ day of _____ 2021

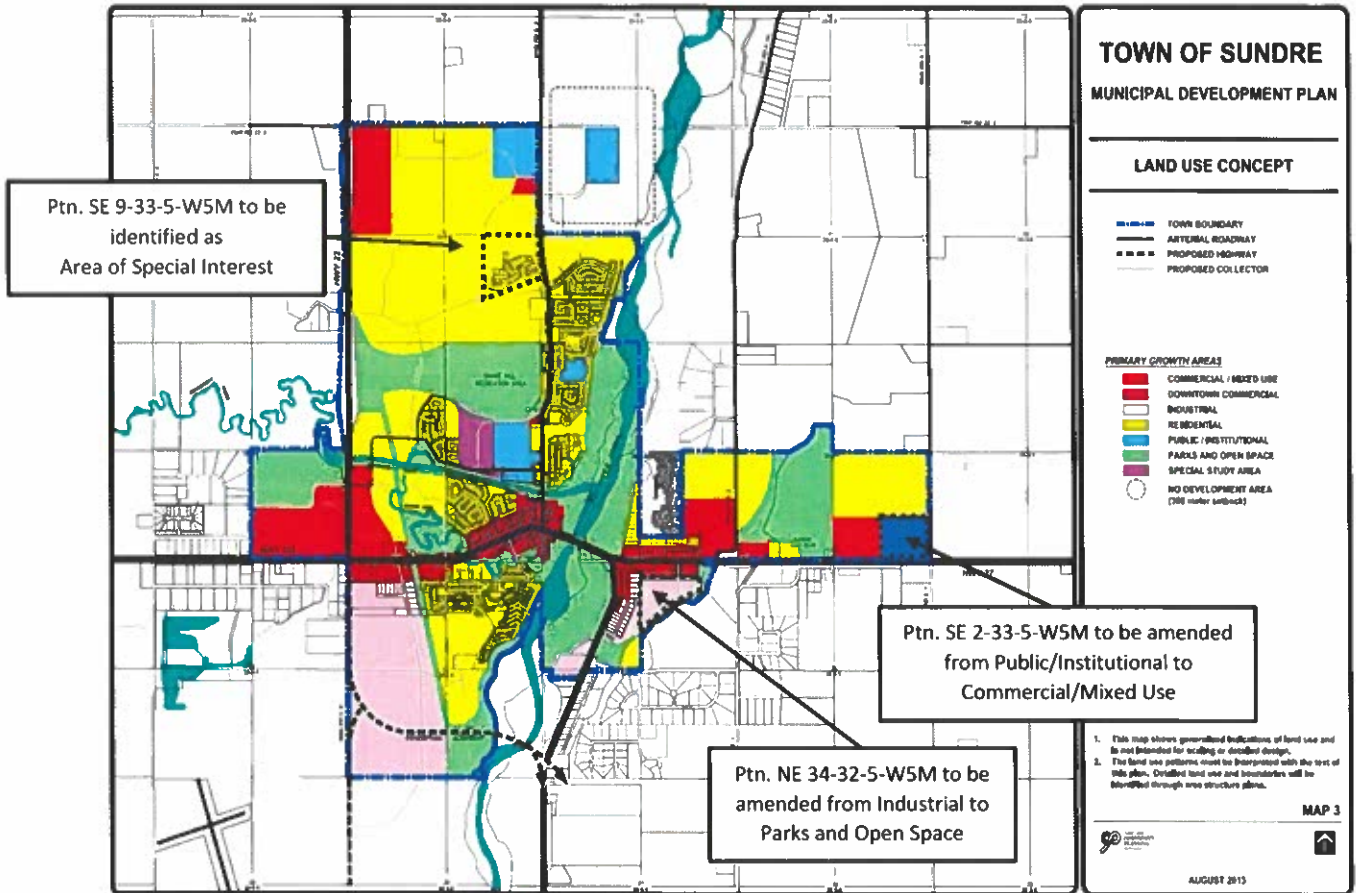
READ A SECOND TIME this ___ day of _____ 2021 Motion No. _____

READ A THIRD AND FINAL TIME this ___ day of _____ 2021 Motion No. _____

Mayor, Terry Leslie

Chief Administrative Officer, Linda Nelson

Schedule "A"
Bylaw 2021-07





REQUEST FOR DECISION

COUNCIL DATE	August 16, 2021
SUBJECT	Bylaw 2021-06 Eagle Ridge Area Structure Plan (ASP) Amendment
ORIGINATING DEPARTMENT	Planning and Development
AGENDA ITEM	6.2

BACKGROUND/PROPOSAL:

Bylaw 2021-06 amends the Eagle Ridge Area Structure Plan to provide more flexibility for development and to update the document. These amendments include:

1. Revising the policies to provide more flexibility for housing diversity and local business opportunities, including providing for a mix and range of compatible development such as low to medium density housing with a variety of housing types and opportunity for commercial and institutional uses that support community development.
2. Revising all Figures (Maps) as follows:
 - a. Removal of future subdivision lots and internal roads with the exception of existing Phase 1A and Phase 1B.
 - b. Providing clearer articulation of features and general land use areas including major open space and pathway/trails.
 - c. Identification of a possible Direct Control District(s) to address more flexibility and diversity with community uses.
 - d. Adding a servicing map showing major servicing network for the Plan Area including storm pond and general overland drainage flow.
 - e. Revised phasing strategy.

DISCUSSION/OPTIONS/BENEFITS/DISADVANTAGES:

The ASP amendments are in alignment with the goals and objectives of the Municipal Development Plan, Council's Strategic Plan and the Parks Open Space and Trails Plan. The AS provides a framework for future subdivision, land use and development of the Plan Area.

The developer for the lands will be required to be responsible for financing and constructing all services to Town standards through the phased implementation of subdivision development. Amendments to the Land Use Bylaw will be required as these subdivisions move forward to address the specific land uses. The identification of the "Possible Direct Control (DC)" area in the ASP will also give Council an opportunity to implement a wider range of uses that can be of benefit for community development such as mixed residential housing and densities together with commercial and institutional development within the north easterly portion of the site.

Details for community design, specific land uses, lotting, internal road network and final servicing plans will be developed through the subdivision and land use redesignation processes, in phases.

ALIGNMENT WITH STRATEGIC PLAN

Alignment with the Strategic Plan is achieved as follows: 1.1 Improve communication and transparency with our stakeholders; 2.1 Continue to promote recreational opportunities; 3.2 Facilitate affordable housing options; 3.3 Continue to work with and value community groups; and 4.1 Diversify Sundre's tax base.

ADMINISTRATION RECOMMENDATIONS:

That Council give First reading to Bylaw 2021-06 being a bylaw to amend the Eagle Ridge Area Structure Plan by replacing the existing ASP with the revised ASP as appended to Schedule A of Bylaw 2021-06, and schedule a Public Hearing for Bylaw 2021-06.

MOTION:

That the Council of the Town of Sundre give First Reading to Bylaw 2021-06 being a bylaw to amend the Eagle Ridge Area Structure Plan by replacing the existing ASP with the revised ASP as appended to Schedule A of Bylaw 2021, and further

That the Council of the Town of Sundre set a Public Hearing date for Bylaw 2021-06 for September 20, 2021.

Attachment: By-law 2021-06, with Schedule "A" (Revised Eagle Ridge Area Structure Plan)

Date Reviewed: August 12 , 2021	CAO: <i>Linda Nelson</i>
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TOWN OF SUNDRE

BYLAW 2021 - 06

BEING A BYLAW OF THE TOWN OF SUNDRE TO ADOPT THE EAGLE RIDGE AREA STRUCTURE PLAN AS AMENDED, 2021-ASP002

WHEREAS pursuant to the *Municipal Government Act* R.S.A. 2000, Chapter M-26 as amended or replaced from time to time, provides that a Council may by Bylaw adopt an area structure plan;

WHEREAS the Council of the Town of Sundre considers it expedient to adopt an area structure plan or an amendment to an area structure plan for the lands described and illustrated herein to facilitate the long-term strategic and sustainable growth of the Town; and

WHEREAS an area structure plan amendment has been prepared in accordance with the *Municipal Government Act*;

NOW THEREFORE THE COUNCIL OF THE TOWN OF SUNDRE, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, AND PURSUANT TO THE AUTHORITY CONFERRED UPON IT BY THE MUNICIPAL GOVERNMENT ACT, R.S.A. 2000, C. M-26, AS AMENDED, ENACTS AS FOLLOWS:

1. NAME OF BYLAW

1.1 This Bylaw may be cited as "Eagle Ridge Area Structure Plan, as amended."

2. PURPOSE OF BYLAW

2.2 The Eagle Ridge Area Structure Plan, as amended, shall manage the long-term strategic and sustainable growth of lands herein as described and illustrated in Schedule "A" of this Bylaw.

3. EFFECTIVE DATE

3.3 All Schedules attached are part of and form part of this Bylaw.

3.4 This Bylaw shall come into full force and effect upon the date of the Third and Final Reading.

4. REPEAL

4.4 Bylaw No. 852 is hereby repealed.

READ A FIRST TIME this ___ day of _____ 2021 Motion No. _____

PUBLIC HEARING HELD this ___ day of _____ 2021

READ A SECOND TIME this ___ day of _____ 2021 Motion No. _____

READ A THIRD AND FINAL TIME this ___ day of _____ 2021 Motion No. _____

Mayor, Terry Leslie

Chief Administrative Officer, Linda Nelson

SCHEDULE "A"

Town of Sundre Bylaw No. 2021-06

EAGLE RIDGE AREA STRUCTURE PLAN

2021-ASP002

HISTORICAL INFORMATION FOR REFERENCE:

Eagle Ridge Area Structure Plan (ASP)

- Original ASP is based on 2007 submission by Torus Engineering Consultants for Isle of Mann – Pollyco (Sundre) Land Corporation
- Original Eagle Ridge ASP adopted by Town of Sundre as Bylaw 852
- First Reading September 17, 2007
- Public Hearing and Second Reading November 19, 2007
- Third and Final Reading of Bylaw 852, Adopted by Council March 31, 2008

Version: May 28, 2021

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1.0 Introduction

1.1 History

In 2005, application was made for a 49 lot residential subdivision (Phase 1A) on the lands herein called Eagle Ridge. The Town of Sundre approved this subdivision and in July of 2006 these lots were registered, and the majority of the lots were sold. However, there was no overall concept plan or area structure plan ever prepared and adopted by Town council for the balance of these lands.

In April 2007, ownership of the development changed and the overall vision for the development changed somewhat to meet the needs of the Town and the new owners. The original owners envisioned an entire estate development of half acre lots. The reality of the market and the construction costs, along with the Town's expressed need for housing, led to the development of a new vision which includes a variety of housing types, including estate, but also including standard urban style single detached, semi-detached, duplex and attached (townhouse) sites and the opportunity for seniors housing.

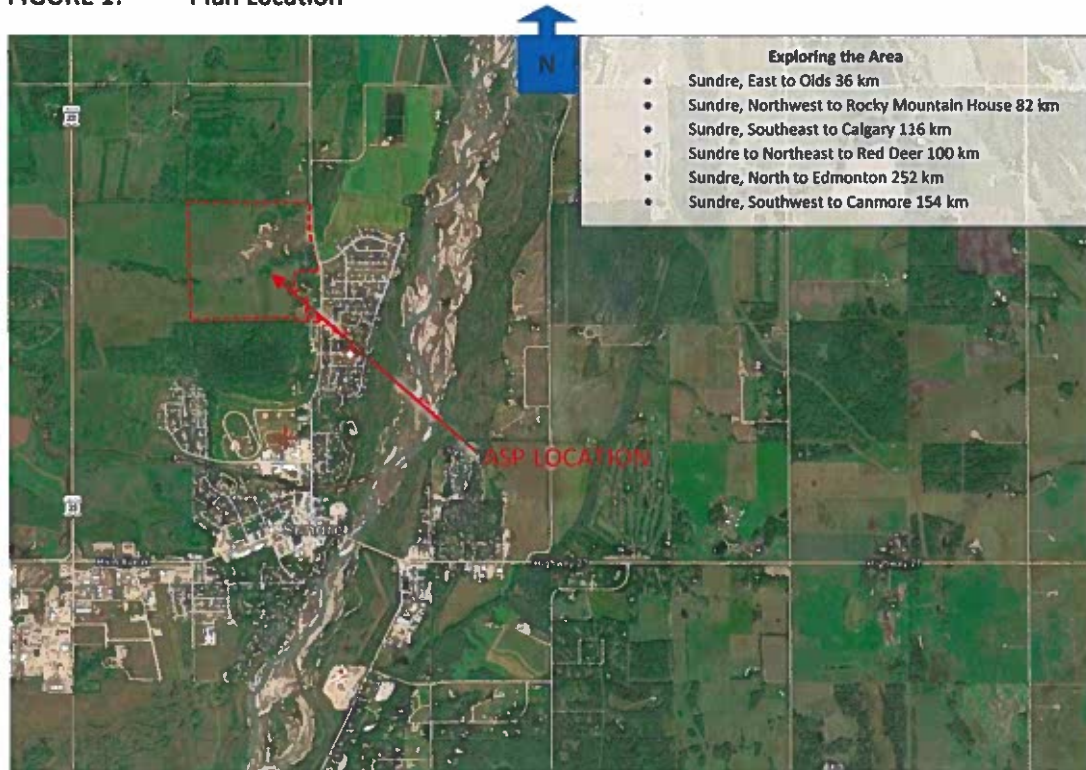
In an effort to provide the Phase 1A lot owners and the Town with certainty for future development, the owner/developer offered to prepare this long range plan to be adopted by Area Structure Plan Bylaw.

The Eagle Ridge Area Structure Plan, hereafter referred to as the ASP, was originally approved by Bylaw 852 on March 31, 2008, sets the new vision for the Eagle Ridge area. In 2020 the owners began discussions with the Town to further refine the ASP to provide more flexibility for housing diversity and to make way for the completion of Phase 1A servicing and a revised overall phasing strategy for future subdivision development.

1.2 Plan Area

The Eagle Ridge ASP is located in the northwest corner of the Town of Sundre in the SE Quarter Section 9 – 33 – 5 West of the 5th Meridian. Figure 1 illustrates the location of the ASP area, hereinafter referred to as the Plan Area. The first phase of subdivision (Phase 1A) was approved in 2006 prior to the preparation of the ASP and comprises 49 estate residential lots and one municipal reserve parcel. Phase 1A accesses off James River (Centre Street) Road. Phase 1A has been registered and the lots sold prior to developing the ASP.

FIGURE 1: Plan Location



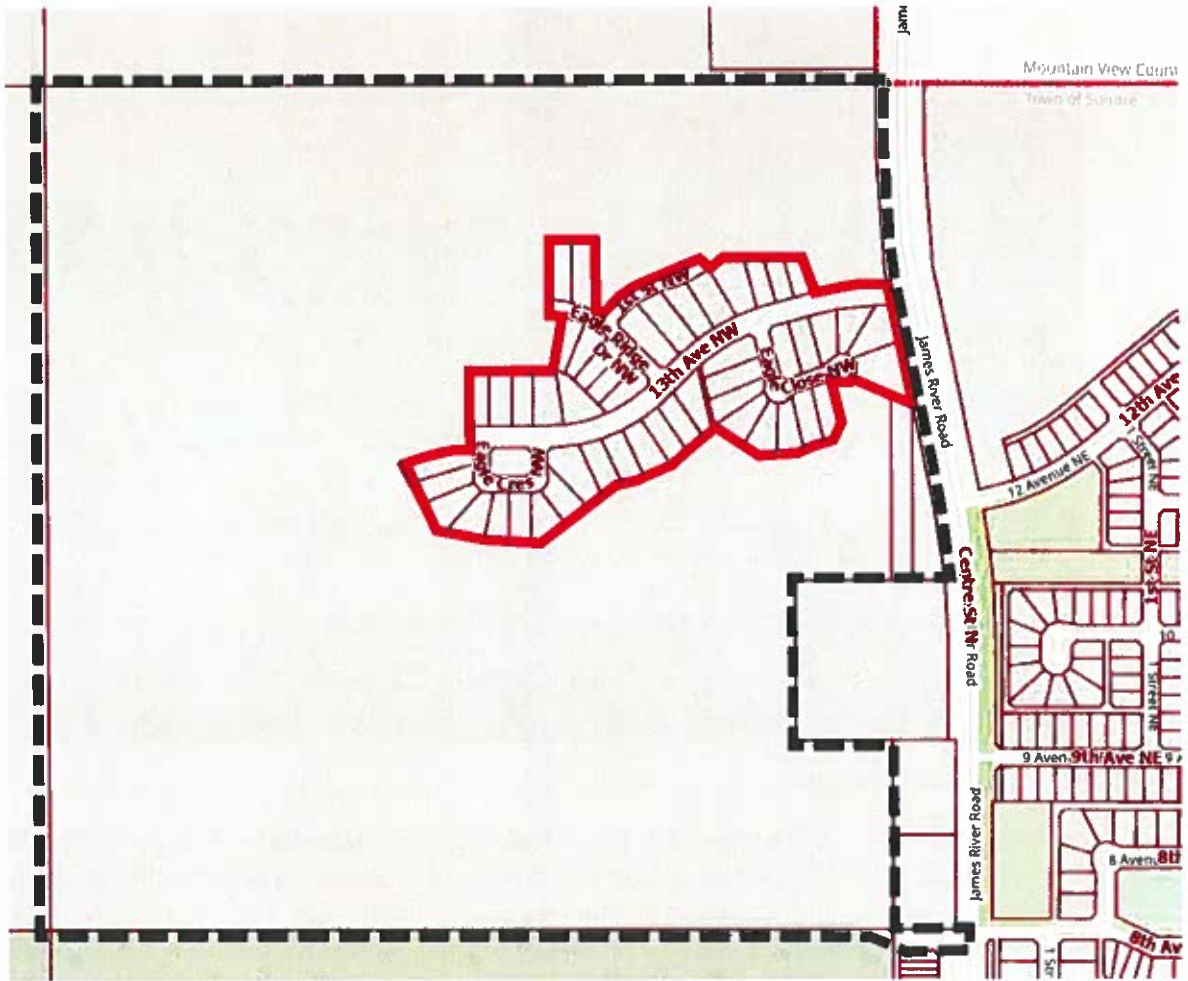
1.3 Planning Process

With Phase 1A of this development being approved prior to the preparation of this plan, the ASP has had to adapt to the existing access and development pattern created by the Phase 1A subdivision. Figure 2 illustrates the area of Phase 1A. The preparation of an area structure plan for a large development such as this is a relatively complex process for the Town of Sundre and the developer has worked closely with the Town Administration and existing landowners in the development of policies and land use for this ASP.

For the preparation of the ASP and any amendments thereto, there were initial meetings and consultation with the lot owners of Phase 1A, communication with Town staff, a public Open House, and communication with other agencies (including the School District, Alberta Infrastructure and Transportation and Alberta Environment).

The adoption process for the ASP and any amendments included three readings of the bylaw by Town Council and a public hearing.

FIGURE 2: Phase 1A



LEGEND:

Plan Boundary **---**

Phase 1A Area **—**

1.4 Site Assessment

Eagle Ridge sits on a rolling parcel of land with high points in the northern and southwestern corners. The land slopes into the middle where a natural draw collects surface and storm runoff. There is an artesian well in the north. An unnamed stream enters the property from the south from the Snake Hill Recreation Area. Lands to the north and west of the property are currently in agricultural uses. Center Street North provide the eastern boundary of the property with Phase 1A and three acreages subdivided out of the quarter section. Snake Hill Recreation Area forms the southern boundary.

A geotechnical study was conducted by EBA Engineering Consultants Ltd. in July 2004 with respect to Phase 1A of the Eagle Ridge subdivision. This report indicated that the soils in the study area were noted for the presence of medium to high plasticity clay soils (fluvial clay and clay till). These soils have the potential to expand upon an increase in moisture and exerts heaving forces. The applicant / developer will be required to submit and updated geotechnical report in conjunction with future subdivision or development applications involving lands in the Plan Area which addresses factors including, but not limited to, the following:

- Subsurface conditions including but not limited to the existence of expansive clays,
- Groundwater conditions,
- Design and construction recommendations including but not limited to; site preparation, spread and strip footings, floor slabs, foundations, frost protection, basement wall pressures, construction excavations, construction dewatering, foundation perimeter drainage and buried utilities, and
- Building sites and setbacks.

1.5 Regional Setting

1.5.1 Demographics

Currently, the population of the Town of Sundre (based on the 2016 Federal Census) is 2,729. The Eagle Ridge ASP development, at full build out, will add approximately 645 to 1,035 residential units, based on an anticipated overall density range of 5 to 8 units per gross developable acre. At an average of 2.17 people per household, this will generate a population range of 1,400 to 2,245 people. Based on the demographic breakdown of the Town's existing population, approximately 17% of the population will be school-aged children (ages 5 through 19) or 238 to 382 students. Chart 1 illustrates the breakdown of population based on the proposed overall residential unit density range.

As the town grows and attracts new residents it may be that the makeup of the population changes. We may see more recreational homeowners who do not live in the town full time. We may also see more retired people who travel south for the winter. We may see smaller family sizes. This may all change the school age cohort of the demographics. However, for the purpose of this Area Structure Plan, we have used the existing population break downs and household sizes based on the most current census.

Chart 1: Population Projections for Eagle Ridge

Land Uses	Area	Residential Units	Total Population	School Aged Children
Gross Area	64.46 ha / 159.27 ac			
Open Space	6.71 ha / 16.59 ac			
Storm Pond (PUL)	1.42 ha / 3.5 ac			
Major Roads	4.08 ha / 10.08 ac			
Phase 1A	6.55 ha / 16.18 ac			
Low Density Housing*	41.68 ha / 103 ac			
Medium Density Housing**	2.54 ha / 6.28 ac			
Commercial	1.48 ha / 3.65 ac			
Gross Developable Area***	52.25 ha / 129.1 ac	@ 5 – 8 upa = 645 – 1,035 units	@ 2.17 ppu = 1,400 – 2,245 people	@ 17% of population = 238 – 382 children

*Low Density Housing includes Single Detached Dwellings, Semi-Detached Dwellings and Duplex Dwellings

**Medium Density Housing includes Attached Dwellings (Townhomes), Multi-Plex Dwellings and Apartment Dwellings

***Gross Developable Area is the Gross Area minus Open Space, Storm Pond, and Major Roads

1.5.2 Economy

The local economy in Sundre and its surrounding area is relatively well-diversified compared to other communities of its size, although it continues to remain predominantly resource-driven. There have been great strides made in recent years in the area of tourism. The public sector has a strong presence, too. Cannabis production has also developed into an emerging industry providing a lot of potential for further economic diversification.

Twenty-six (26%) percent of the population work in trades, transport, and equipment operations, along with other related occupations. Meanwhile, twenty-four (24%) percent work in positions related to sales and service. Twenty-two (22%) percent are in occupations related to business, finance, administration, and management.

Of those aged 25 to 64, sixty (60%) percent have attained various levels of post-secondary education, including college, trades or university.

1.5.3 Intermunicipal Development Plan with Mountain View County

The Town of Sundre / Mountain View County Intermunicipal Development Plan (IDP) provides a policy framework to address growth and development in the areas adjacent to and outside the Town boundary. It also protects future growth areas for both the Town and County and identifies a process for the exchange of information on applications for development. Lands in Mountain View County to the north and west of the Eagle Ridge ASP are identified as agricultural and future growth areas for the Town. As such, these lands are currently protected for agriculture development and future Town growth and will not impact the Eagle Ridge Area Structure Plan.

2.0 Legislation

2.1 *Municipal Government Act*

The Eagle Ridge Area Structure Plan and any amendments thereto has been prepared in accordance with provincial requirements outlined in Section 633 of the *Municipal Government Act* (MGA) Statutes of Alberta, as amended. The specific legislation under Section 633 of the MGA enabling the creation of an Area Structure Plan at the time of adoption states:

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.

2.2 Municipal Development Plan

The Town of Sundre Municipal Development Plan (MDP) identifies the Eagle Ridge area as a future residential community. The Eagle Ridge ASP and amendments thereto have been prepared and adopted in accordance with the policies of the MDP.

Currently, the MDP, adopted in 2013 has several policies that apply to the development of residential lands including policies that encourage a wide variety of residential housing types (6.3.3), affordable housing (6.3.2), preparation of area structure plans (6.2.4), and the development of new residential lands in the northwest (6.3.1 per Map 3 of MDP). In addition, the MDP addresses recreational spaces and open spaces and supports a pathway network (8.3).

2.3 Other Municipal Plans and Policies

The Town of Sundre has other policy documents that the ASP must conform to, including the Parks Open Space and Trails Plan and the Land Use Bylaw. The Parks Open Space and Trails Plan is addressed in Section 5.4. The Land Use Bylaw is an implementation tool for subdivision and development and all lands will require redesignation to a land use that will be appropriate for the subdivision and development proposed. This is a separate step in the planning process and must also go through three readings of a bylaw and public hearing to any subdivision occurring.

3.0 Plan Vision and Objectives

3.1 Vision

The vision for Eagle Ridge is to develop a community or neighbourhood that strives to achieve a livable, affordable and sustainable community. This includes creating a walkable neighbourhood with a variety of housing types and mixed uses, opportunity for alternative modes of transportation, encouragement for all forms of conservation, maintaining natural topography and vegetation, wherever possible and integrating recreation and trails into storm water management strategies.

The Vision also includes creating a community with a built form that harmonizes and respects the natural environment, respects the beautiful foothill setting and respects the heavy snow and rainfall of the local area.

Therefore, the vision for Eagle Ridge is to create a community that respects the natural setting, strives for sustainability and meets the needs of the residents for today and tomorrow in the growing community of the Town of Sundre.

3.2 Objectives

To achieve the vision, the following objectives have been prepared for this ASP:

- 3.2.1 To establish a land use strategy that will guide future development and achieve sustainability principles.
- 3.2.2 To identify areas for recreation and open space and environmental significance.

- 3.2.3 To promote the goals of the Town of Sundre for sustainable development and a variety of housing types.
- 3.2.4 To identify appropriate servicing and phases for logical development of the land.
- 3.2.5 To identify and accommodate the Town of Sundre infrastructure standards.
- 3.2.6 To encourage the development of sustainable neighbourhoods that promote water and energy conservation throughout.
- 3.2.7 To promote architectural guidelines and landscape criteria for the development of an attractive, livable community.
- 3.2.8 To provide a diverse community that can accommodate a wide variety of lifestyles, ages and incomes.

3.3 Plan Principles

There are three key principles utilized in the development of the ASP that will guide all of the policy development and assist with an overall assessment of whether the actual development is meeting the overall intent of this plan.

- 3.3.1 Community Oriented – the community of Eagle Ridge must provide a variety of housing types to accommodate young couples just getting into the housing market, families who need more space, seniors who need less space and responsibility and all provided within a community with convenience services and recreational opportunities within a safe and reasonable walking distance.
- 3.3.2 Sustainable – Eagle Ridge must be walkable, livable, safe and incorporate sustainability principles for conservation and recycling.
- 3.3.3 Contributes – the community will contribute to the overall health of the town by providing housing, employment, recreational opportunities, supporting existing Town services and creating additional tax base.

4.0 Land Use Strategy

The original concept for the Eagle Ridge development was for half acre estate lots. However, by the time Phase 1A was developed it was realized that this was a financially impractical concept to service and the lots were reduced in size to approximately quarter acre parcels (still very large for an urban development and costly to service). With the sale of the land and the introduction of new developers, the concept was modified to reduce the size of future lots to a standard urban lot size (approximately 50 x 100 feet in size, still considered an estate lot in many urban municipalities). In addition, the concept has included low to medium density housing types in strategic locations to increase the housing types and diversify costs for people wishing to live in Sundre. This does not imply a reduced standard of development or construction, merely smaller lots for lower land costs and more efficient servicing.

The opportunity exists for 55+ communities, starter homes for young families and smaller units for singles.

In addition, a neighbourhood commercial area has been added to the concept, on the entrance road, 13th Avenue and Centre Street North. This site foresees a 20,000 sq.ft. footprint, allowing a two or three storey development that could include either apartment units above the main floor retail, or offices for a total development of 40,000 to 60,000 sq.ft. (3,716 to 5,574 sq. meters). The retail component is envisioned as being primarily local convenience type uses with the added opportunity for a gas bar. The type of uses considered appropriate here would be a convenience grocery store, dry cleaners, hair salon, small coffee shop, neighbourhood pub, liquor store and butcher or bakery. This would provide employment opportunities in the community and allow convenient access for walking for most residents or stopping in their cars on their way home.

The north easterly portion of the Plan Area including Phase 1A is shown as an area for possible Direct Control (DC) to facilitate community development that would support, in addition to low density residential and local commercial, mixed-use commercial, medium density residential and / or institutional uses to be implemented through subdivision design, conventional land use districts and possibly Direct Control (DC).

The Open Space concept includes multi-purpose trails that will link all the areas of the neighbourhood to three critical areas; the commercial site, the central green space accommodating the storm water management facility and the Snake Hill Recreation Area. The storm water management facility will consist of a man made pond creating natural habitat and viewing areas. The trail system will conform to the Town's overall Parks Open Space and Trails Plan. The concept for the Eagle Ridge ASP is that there will be over 10% open space dedicated in trails, parks, wetlands and green spaces.

Eagle Ridge will meet all of the Town standards for water, sanitary sewer, storm water, roads and sidewalk development.

In addition, the developers will create architectural controls and landscape guidelines to protect the value of the homes, the integrity of the neighbourhoods and the overall concept for the development.

5.0 Plan Policies

5.1 General Policies

The following policies guide all development in the Eagle Ridge Plan Area.

5.1.1 Figure 3 illustrates the overall land use concept for Eagle Ridge.

- 5.1.2 The overall density of the development within the Eagle Ridge ASP shall be in the range of 5 to 8 residential units per gross developable acre in the form of low to medium density housing types.
- 5.1.3 All development will conform to the Town of Sundre Land Use Bylaw.

5.2 Residential

The following policies apply to all forms of residential development within the Eagle Ridge Plan Area.

- 5.2.1 Eagle Ridge is a mixed residential community with the majority of the land area being for low to medium density housing such as single detached, semi-detached dwellings with a variety of lot sizes, and designated areas for attached dwellings, (townhouse development), multi-plex dwellings and apartment dwellings.
- 5.2.2 Generally all residential development will be front drive access without rear lanes. However, in areas designated for rear lane, lots may be narrower frontage.
- 5.2.3 There will be a range of lot widths and front yard setbacks in all residential areas to create interest, street appeal and diversity.
- 5.2.4 Front drive garage homes must demonstrate that the design of the garage is integral to the design of the house including but not limited to, livable rooms above the garage, garage doors with windows and detailed treatments, garages that extend less than 1.5 metres from the front of the house, and verandas and decks that assist in the integration of garages into the façade of the home.
- 5.2.5 All attached dwellings (townhouse development) shall comprise of articulated facades that define individual units at street level where entrances to each individual dwelling unit shall be visually prominent from the front façade or fronting onto an internal road or common area.
- 5.2.6 Attached, multi-plex and apartment dwellings can be accommodated under fee simple or condominium ownership and subdivision.
- 5.2.7 Seniors housing is encouraged in the attached, multi-plex and apartment dwelling formats.
- 5.2.8 To create a walkable community, landscaping in the front yards to create interest, but not to interfere with the visibility and safety of the pedestrian, is encouraged.
- 5.2.9 To enhance the opportunity for sustainable development, home offices are encouraged to be located in homes to reduce travel and commuting time and to allow options for live work experiences, provided they do not have negative impact on adjacent properties or to neighbourhood traffic, and, where allowed in the land use bylaw district, garden suites and/or laneway homes and accessory suites may be considered.

5.3 Commercial

The following policies apply to the area identified for commercial/mixed use development within the Eagle Ridge Plan Area.

- 5.3.1 The lands on the north side of 13th Avenue immediately west of Centre Street North have been identified for future neighbourhood commercial development.
- 5.3.2 In addition to convenience retail commercial uses, the second and / or third floor of the structure may be utilized for residential apartments and / or office spaces.
- 5.3.4 An appropriate height for this development would be a minimum of 2 storeys and a maximum of 3 storeys.
- 5.3.5 The retail commercial level must be developed into multiple “store fronts” with transparency (large display windows) and multiple doorways (for access and interest).
- 5.3.6 There should be a minimum of 5 separate commercial operations on the main level of this development.
- 5.3.7 While the orientation of the development may be to Centre Street North, the access will be solely off 13th Avenue.
- 5.3.8 Parking will meet the standards of the Town of Sundre.
- 5.3.9 Appropriate types of uses may include, but are not limited to; convenience grocery, dry cleaner, florist, book store, liquor store, hair salon, neighbourhood pub, butcher, bakery or coffee shop.
- 5.3.10 Architecture should reflect the guidelines for the residential development and include natural materials, earth tones including wood and stone features.
- 5.3.11 Eating establishments are encouraged to incorporate outdoor patio or sidewalk eating features.
- 5.3.12 Design of the neighbourhood commercial area should mimic a pedestrian-friendly street environment.



11th Street SW, north off 7th Avenue Calgary



11th Street SW, north off 7th Ave, Calgary



Garrison Woods, Calgary



40th Ave and 20th Street SW, Calgary

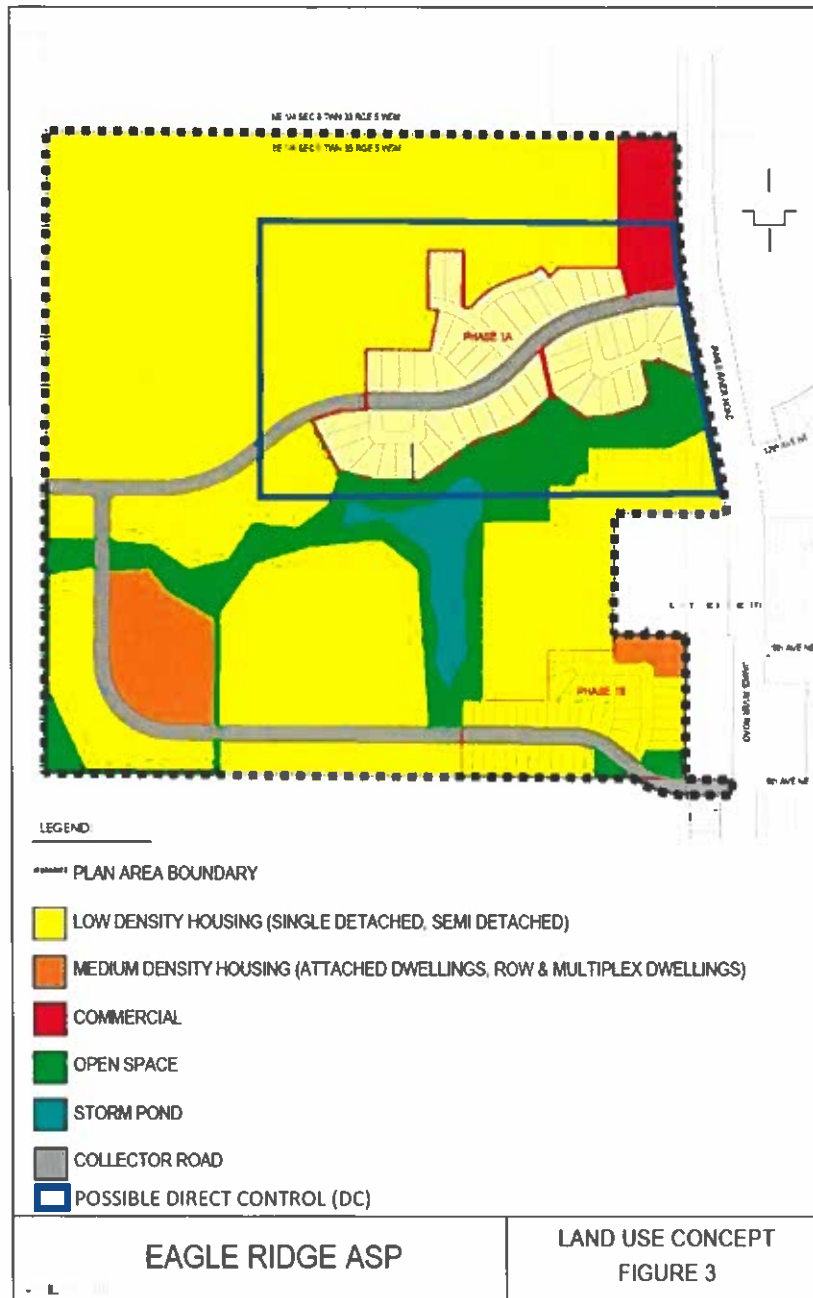
5.4 Recreation and Open Space

The following policies apply to all forms of recreation and open space within the Eagle Ridge Plan Area.

- 5.4.1 Figure 4 illustrates the concept for open space, paths and trails in the Eagle Ridge Plan Area.
- 5.4.2 All trails will be constructed to Town of Sundre standards for a multi-use trail.
- 5.4.3 The trail system within Eagle Ridge will connect to the Town of Sundre trail system and will be compatible with the Town's Parks Open Space and Trails Plan.
- 5.4.4 Trails will connect major destinations such as the neighbourhood commercial site, the storm pond area and Snake Hill Recreational Area as well as tying into the public sidewalk system on Centre Street North.
- 5.4.5 Further development in the area will be required to contribute offsite levies for the completion of the sidewalk on Centre Street.
- 5.4.6 Trails will be located in areas of good visibility for safety.
- 5.4.8 Trail development will consider future linkages to the lands north and west of Eagle Ridge.
- 5.4.9 No large recreational facilities are required in this area, as residents of Eagle Ridge are in close proximity to the existing indoor swimming pool, arena and curling rink facilities.
- 5.4.10 Formal playgrounds will be located strategically in neighbourhoods and land for these facilities and other open spaces shall be dedicated as municipal reserve at subdivision stage.

- 5.4.11 Developers will be required to contribute to the development of the trail system and playground equipment for the open spaces.
- 5.4.12 Developers will be required to provide signs for the trails within their subdivisions, to Town of Sundre standards.
- 5.4.13 Preservation of new trees, of appropriate species is required in all new development.
- 5.4.14 Street trees, to be installed at the cost of the developer shall be of a flowering variety to provide an attractive seasonal change.

FIGURE 3: Land Use Concept

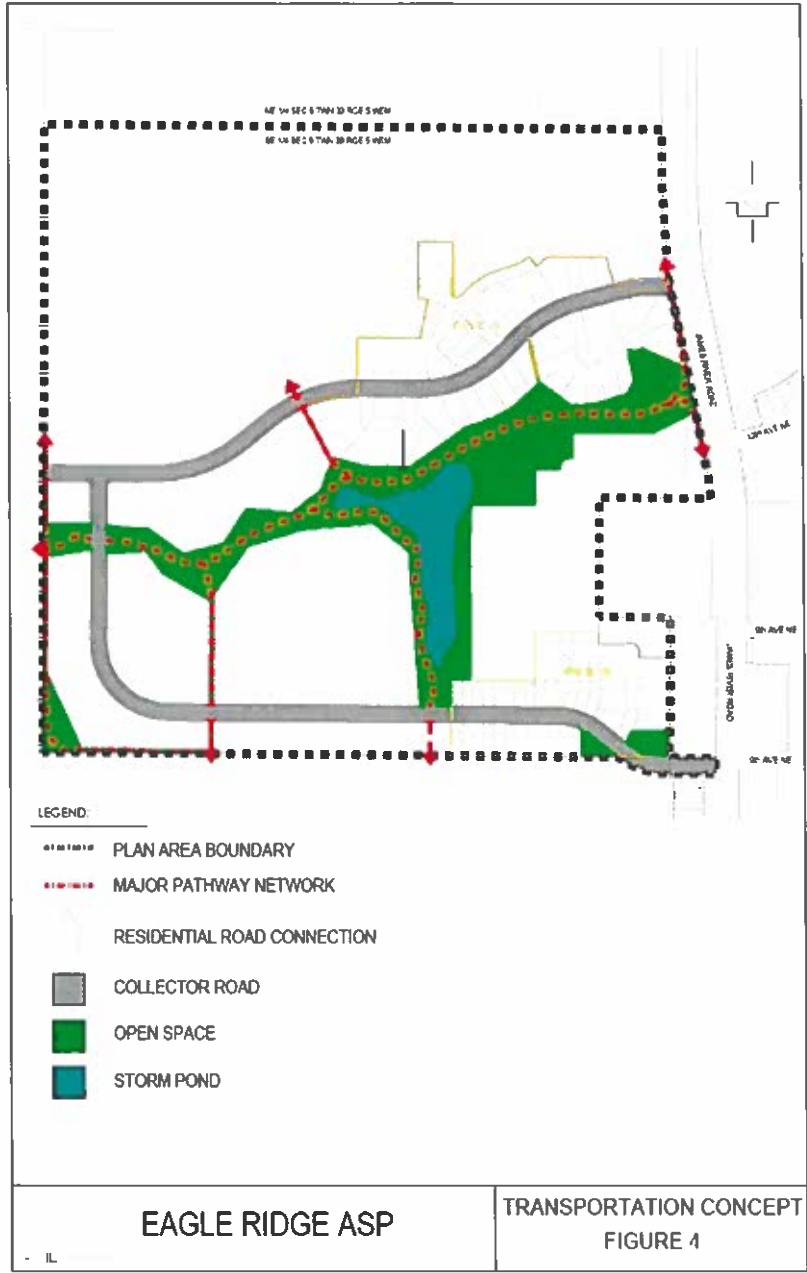


5.5 Transportation

The following policies apply to all forms of access and transportation routes within the Eagle Ridge Plan Area.

- 5.5.1 The Eagle Ridge development is serviced by an internal looped road, intersecting with Centre Street North at both 13th Avenue and 8th Avenue. This major collector road system will provide sidewalks on both sides, two lanes of traffic and two lanes of parking with mono sidewalk construction and street tree planting.
- 5.5.2 All local roads and lanes shall be constructed to Town standards and follow the requirements for sidewalk construction as required by the Town's servicing standards.
- 5.5.3 The major internal collector road will provide the ability for bus pull in lanes to be constructed at such time as the Town of Sundre provides for public transit to this area.
- 5.5.4 Installation of bicycle racks is mandatory at the neighbourhood commercial development and formal playground locations, at the cost of the developer.
- 5.5.5 Future road connections will be dedicated at the time of subdivision to the lands to the west for connectivity with future development.

FIGURE 4: Transportation Concept



5.6 Servicing and Utilities

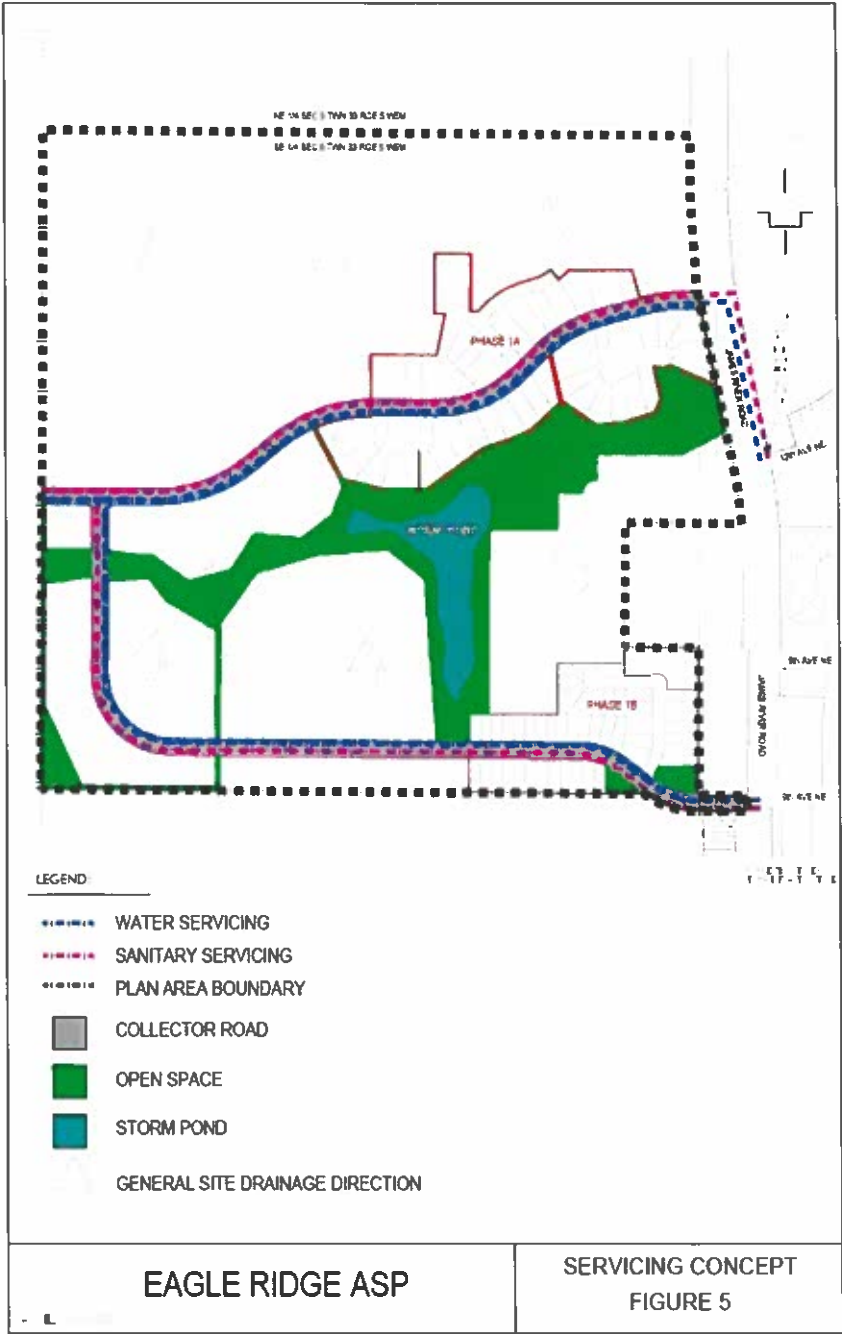
The following policies apply to all forms of servicing and utilities within the Eagle Ridge Plan Area.

- 5.6.1 All piped water and sewer services shall be designed and installed to the satisfaction of the Town, the Town engineer and Alberta Environment.
- 5.6.2 The developer will incur all costs for the design and installation of the deep services. Should the Town require oversizing of any infrastructure, the Town and the developer will negotiate payment or endeavour to recover agreements for future late comer payments to the original developer who had to oversize the facility.
- 5.6.3 The Storm Water Management Plan as approved by Alberta Environment, demonstrates the need for a large wet pond that will collect the storm and surface water run-off from the entire parcel, fed continuously by the creek entering from the south and the artesian well.
- 5.6.4 The Storm Water Management Facility has been designed in conjunction with the Town and Alberta Environment standards and will provide a natural habitat for songbirds and contribute to the open space and recreational opportunities for residents.
- 5.6.5 Shallow utilities shall be designed and installed at the sole cost of the developer.
- 5.6.6 Solid waste management (household garbage and composting) shall be the responsibility of the Town of Sundre for all single detached and semi-detached lots.
- 5.6.7 The developer(s) will fund the installation of a recycling centre at the neighbourhood commercial site to the satisfaction of the Town of Sundre.

[Examples of Storm Water Management Facilities in the City of Calgary]



FIGURE 5: Servicing Concept



5.7 Reserves

The following policies are the policies for the taking of reserves as the subdivision of the Eagle Ridge Community continues.

- 5.7.1 the Town of Sundre, under the *Municipal Government Act*, is allowed to take up to 10% of the developable land as Municipal and Municipal and School Reserve. This land can be taken as raw land or cash in lieu. It is the general policy of the town to take the 10% municipal reserves owing in Eagle Ridge as land.
- 5.7.2 The School Division has not identified the need for a school site to be located on this property.
- 5.7.3 Reserve land will be utilized primarily for trails to allow linkages to the Snake Hill Recreation Area, linkages within the neighbourhoods to other recreational facilities and playgrounds and to commercial uses.
- 5.7.4 Should land not be required in a specific phase of development, the municipal reserve may be taken as cash in lieu and utilized to enhance trail connections throughout the Town.
- 5.7.5 No Environmental Reserve lands, as defined by the *Municipal Government Act*, have been identified in the Plan Area.
- 5.7.6 Developers are encouraged to dedicate Environmental Conservation Easements to enhance the Municipal Reserves.
- 5.7.7 The Storm Water Management Plan has been designed to enhance the open space and recreation plan for Eagle Ridge by developing a large green area that includes a manmade wetland that will be surrounded by walking trails, seating areas, and picnic areas.

5.8 Future Growth

The following policies apply to all future growth and development in and around the Eagle Ridge Plan Area.

- 5.8.1 At such time as development occurs on the lands immediately north and west of the Eagle Ridge Plan Area, those developments shall take into consideration the access points, connections to trails and pathways and the storm water management capacity of the Eagle Ridge ASP.
- 5.8.2 Future development on adjacent lands to Eagle Ridge shall be required to prepare an Area Structure Plan illustrating the connectivity and integration to the Eagle Ridge Plan Area.
- 5.8.3 The northeasterly portion of the Plan Area including Phase 1A identified as Possible Direct Control (DC) on **Figure 3** may be considered for mixed use development comprising low to medium density residential, commercial and institutional uses or a combination of these uses that support residential communities. Refinement of these uses will be determined through subdivision design and Land Use Bylaw amendment including possible Direct Control.

6.0 Implementation and Phasing

The following policies apply to all future growth and development in and around the Eagle Ridge Plan Area.

- 6.1 The phasing of development of Eagle Ridge will generally follow the Phasing Plan outlined in Figure 6.
- 6.2 Because Phase 1A of the Eagle Ridge development was approved prior to the preparation and adoption of this Area Structure Plan, all future development will accommodate the approved road layout and access points.
- 6.3 Phase 1A and 1B of the Eagle Ridge development requires the preparation of an overall storm water management plan and requires the construction of an interim pond for collection and 1:100 year storage.
- 6.4 Phase 2 of the Eagle Ridge Development requires the completion of the storm water management facility (pond).
- 6.5 The neighbourhood commercial site may be developed in Phase 4 or any subsequent phases.
- 6.6 All future plans and phases for development will follow a logical servicing pattern to ensure looping of the system and appropriate fire protection.
- 6.7 The phasing strategy for this ASP may be modified without an amendment to this ASP provided the modification addresses a logical servicing pattern without compromising connectivity of future phases.
- 6.8 The second access to the area onto Centre Street North shall be constructed at such time when there are 400 residential units constructed.
- 6.9 At the time the construction of Phase 2 is initiated, an all-weather emergency access shall be constructed, if required.
- 6.10 All landscaping is to be local indigenous species and in ground sprinkler systems are strongly discouraged.
- 6.11 Rain water harvest is strongly encouraged as are garden plots, greenhouses, green roofs, bio-swales and all forms of water conservation.

FIGURE 6: Phasing Plan

