

MEETING OF THE  
TOWN OF SUNDRE  
MUNICIPAL COUNCIL

Monday,  
June 9, 2025  
4:00 p.m.

PUBLIC HEARING 20250609

BYLAW No. 2025-07  
Mountain Springs Area Structure Plan

**PUBLIC HEARING 20250609  
Bylaw 2025-07  
Mountain Springs Area Structure Plan  
AGENDA**

June 9, 2025  
4:00 p.m.  
Sundre Municipal Council Chambers

1. Call to Order
2. Roll Call for those connected by phone
3. Purpose of Bylaw
4. Confirmation of Notices
5. Development Authority's Report
6. Council Questions to the Development Authority
7. Public Communication (letters/emails)
8. Those in Favour of the Bylaw (in-person and by telephone)
9. Those Opposed to the Bylaw (in-person and by telephone)
10. Any other person(s) deemed to be affected by the Bylaw (in-person and by telephone)
11. Development Officers closing statements?
12. Further questions for the Development Authority
13. Adjournment of the Public Hearing





Visit. Live. Explore.

403.638.3551

717 Main Avenue West

E-mail: townmail@sundre.com

Web site: www.sundre.com

**AFTER-HOUR EMERGENCIES, INVOLVING GAS, WATER & SEWER PLEASE CALL 403.638.7350**

Fax 403.638.2100

Arena 403.638.3177

AquaPlex 403.638.9370

GNP/FCSS 403.638.1011

Sundre Library  
403.638.4000

**COUNCIL MEETINGS**

Monday, June 9, 2025 • 4pm

Monday, June 23, 2025 • 4pm

Monday, September 8, 2025 • 4pm



**2025 COUNCIL MEETING DATES**

June 9, 2025: Q1 (2025) Financial Reporting • September 8, 2025: Q2 (2025) Financial Reporting  
November 24, 2025: Q3 (2025) Financial Reporting • December 8, 2025: Budget Decision



**All Regular Meetings of Council Commence at 4:00 p.m.**  
*The public is invited to attend all Regular Meetings of Council.*

**ATTENTION: TOWN OF SUNDRE PROPERTY OWNERS**

If you have not received the 2025 Property Tax and Assessment Notice in the mail through Canada Post, call 403.638.3551 for more information. The property owner is notified that the 2025 assessment notice will be mailed to the property owner on or before July 11, 2025. Late penalties are imposed when payment is not received by the due date.  
**FINAL DATE to submit a FORMAL ASSESSMENT COMPLAINT is June 30th, 2025.**

**MEET AND GREET WITH THE MAYOR**

Mayor Wharmby invites you to meet with him to discuss any matters of interest or where you may have for the Town of Sundre.  
**Appointments will be available for individual, one-on-one, discussion.**  
(Name, call Legislative Services at 403.638.3551 or email at [legis@townofundre.com](mailto:legis@townofundre.com) to schedule an appointment.)

**PUBLIC HEARING: 20250609 BYLAW NO. 2025-07**

A Public Hearing pursuant to Sections 230 and 505 of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended, and Item 6 of Council Resolution 2025-08 on bylaw 2025-07 will be held on Monday, June 9, 2025 at 4:00 p.m. in the Town of Sundre Council Chambers.  
Bylaw 2025-07 is to implement the Mountain Springs Area Structure Plan (MSASP) for 165 acres of land located north of the Town, directly west of Highway 22.

A copy of the proposed Bylaw may be inspected by the public during regular office hours, 9:00 am to 4:00 pm, Monday to Friday at the Town Office (717 Main Avenue West) or can be found on the town's website [www.townofundre.com](http://www.townofundre.com). Please contact the Town Office if you would like an opportunity to review and provide input on the proposed amendments prior to the Public Hearing.

Any person who claims to be affected by the Bylaw may present suggestions or concerns by making a submission to the Public Hearing. Written submissions to the Public Hearing on the name of any person(s) wishing to make a submission are due by the Public Hearing and to be received by the Planning and Development Department prior to 12:00 noon on Wednesday, June 4, 2025 as outlined in Bylaw No. 2025-08. If your written submission is not received by the time, please provide 15 minutes of verbal presentation at the Public Hearing. The presentation speaking opportunity will be within 15 minutes of the Public Hearing shall complete their verbal presentation within five (5) minutes. Any person wishing to attend or be heard by Council via teleconference may do so by notifying your name and contact information with Legislative Services at [legis@townofundre.com](mailto:legis@townofundre.com) on May 21, 2025.

Please note that written submissions will become public documents once submitted to the town unless otherwise requested.  
Date of Publication: May 27 & June 3, 2025

**THE 2025 CANDIDATE'S GUIDE**

ALBERTA 2025 MUNICIPAL ELECTIONS ON OCTOBER 20, 2025 IS APPROXIMATE PICK-UP AT THE TOWN OFFICE  
Buffy Ann Fournelle, Planning Officer • Tel: (403) 638-3551 • Email: [buffy@townofundre.com](mailto:buffy@townofundre.com)

**COMPOST**

**JUNE 5**

**RECYCLE**

**JUNE 12**

**GARBAGE**

**JUNE 19**

Check out our web site [www.sundre.com](http://www.sundre.com) for current information

**2025 Sundre Rodeo Parade Notice**

**DATE: June 21st, 2025**

**TIME: 10:00 AM - 11:30 AM**

**PLEASE NOTE:**

During the parade, access to and from your residence may be temporarily impacted due to the processions moving through the neighborhood.

RR 23 from 12 Ave SW to Hwy 232 will be closed from 7am - Noon

- Plan ahead if you need to leave or return to your home between 10:00 AM and 11:30 AM
- Keep roadways clear and safe for parade participants and emergency access

Your patience and cooperation help make this community event a success!

Thank you and out of the parade!

**HIGHWAY 27 CONSTRUCTION UPDATE - MAY 30**

It was a busy week on site with major progress in road toward completion. Crews completed asphalt and base paving from the road construction back to 50m from the bridge, an additional paving and parking up to the creek, and for several side-by-side major sections. Demolition work advanced on and off 4th Street, and several row sidewalks and aprons were finished. The work is being done for your safety and pleasure as the impacted work zones closed.

Working on road work will be completed by the end of the week. The work is being done for your safety and pleasure as the impacted work zones closed.

Drainage work is scheduled to begin phase June 2 - 21, beginning with work on the bridge aprons, with utility and paving to follow. Traffic will be restricted to one lane with alternating flow. Please detour around the area. Stop restrictions will also be in place for oversized vehicles. Please visit [www.sundre.com/highway\\_27](http://www.sundre.com/highway_27) for details. There's still a lot of work ahead, and the site will remain very busy. Please plan for traffic delays, lane change and detours and drive with caution. Your patience and tolerance will help to keep everyone safe.

**PROPERTY TAX AND UTILITY BILL**  
*Payments Obligations During Postal Strike*

A Postal Strike may be in effect as early as May 22nd, 2025. Delivery of monthly billing and payment delivery will be impacted if it is a strike in Canada Post. Without hardship mail delivery, we remind customers you will still be responsible to remit your payments by the due date listed on the tax notice for the utility bill. Upon your receipt, it may be checked and accepted off at the Town Office during regular business hours of 9:00 am to 4:00 pm on weekdays, excluding the holidays.

We encourage you to sign up for e-billing the monthly utility bill and payments for the alternative methods: Withdrawal Payment to keep your accounts paid up to date.

Please banking all payment methods available for this year, via Prepaid and Direct Payment because they may be affected separately in your Bill Payment needs. Using your applicable account number displayed on your respective services will be able to adjust accurate payment notifications.

**TOWN OF SUNDRE NOTICE OF DEVELOPMENT PERMITS**

The Town of Sundre has tentatively approved the following applications for development:

Application:	2025-010
Law Address:	614 - 5 Avenue SW
Legal Description:	Lot 4, Block 3, Plan 104504
Development:	Medical Commercial Professional Facility

The interested parties can be viewed at the Town Office during regular office hours. The permit will be issued following the review of the appeal period, and when approved, the appeal period will be 14 days.

**APPEAL PROCEDURE**

A person affected by this permit or any condition of this permit may appeal to the Supervisor and Development Appeal Board as prescribed by Section 603 of the Municipal Government Act, R.S.A. 2000, as amended, and Section 116 of the Town of Sundre and Bylaw 2018-05, as amended.

An Appeal, if any, must be accompanied by the Appeal fee of \$2,000.00. Appeals are to be administered at 411 Ave 470, 717 Main Avenue West, Sundre, AB, T0M 1A0, Attention: Chair of the Supervisor and Appeal Board. All appeals must be received by June 11, 2025 at 4:00 p.m.

Please call Planning and Development at 403.638.3551 if you have any questions with respect to this approval or the process.

Date of Publication: May 27th & June 3rd.

**NOTICE: COUNCIL MEETINGS TO BE LIVE STREAMED STARTING JUNE 9TH**

Beginning June 9, Council meetings will be live streamed for public viewing.

- A live view only will be provided on our website at 12:00 PM (noon) on the day of each meeting.
- The live view will be broadcasted following adjournment of the meeting.
- Please note: Meetings are not recorded and will not be available for later viewing.

We are pleased to share this live stream information.

**EMERGENCY MANAGEMENT**

Your Town of Sundre Emergency Management team would like to remind everyone to prepare for the upcoming fire season. It is important to be ready for potential flooding, fires, and extreme weather events.

One key step you can take is to build a robust emergency kit for yourself and your family. This kit will provide essential supplies to help you manage any unforeseen circumstances at any moment.

For guidance on what to include in your kit and for other valuable emergency planning tips, please visit: [www.townofundre.com/emergency-preparedness](http://www.townofundre.com/emergency-preparedness). We can also help you build this kit through a free assessment. Call 403.638.3551 to learn more.

**SUNDRE OUTDOOR MARKET**

When: Saturdays 9 am to 4 pm (weekly) Where: TOWN OFFICE PARKING LOT  
Market Vendors or Flea/Carriage sale tables.  
Bring your own table & equipment (under a Market Vendors' table or parking is available)  
Call to Book your spot  
Contact: Maryn 403.638.6611 or Mary 403.638.6611  
Market rules of conduct, terms, signage, tables, etc. with you at the end of the day

**May 26, 2025**

**Adjacent Landowner Notification  
PUBLIC HEARING 20250609  
BYLAW NO. 2025-07**

A Public Hearing pursuant to Sections 230 and 606 of the *Municipal Government Act*, R.S.A 2000, Chapter M-26, as amended, and Town of Sundre Council Procedural Bylaw 2025-08 on Bylaw 2025-07 will be held on Monday, June 9, 2025 at 4:00 p.m. in the Town of Sundre Council Chambers.

**Bylaw 2025-07 is to adopt the Mountain Springs Area Structure Plan (MSASP) for 155 acres of land located north of the Town, directly east of Highway 22.**

A copy of the proposed Bylaw may be inspected by the public during regular office hours, 8:00 am to 4:00 pm, Monday to Friday at the Town Office (717 Main Avenue W.), or can be found on the Town's website ([www.sundre.com](http://www.sundre.com)). Please contact the Town Office if you would like an opportunity to review and provide input on the proposed amendments prior to the Public Hearing.

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Please note that written submissions will become public documents once submitted to the Town, unless otherwise requested.

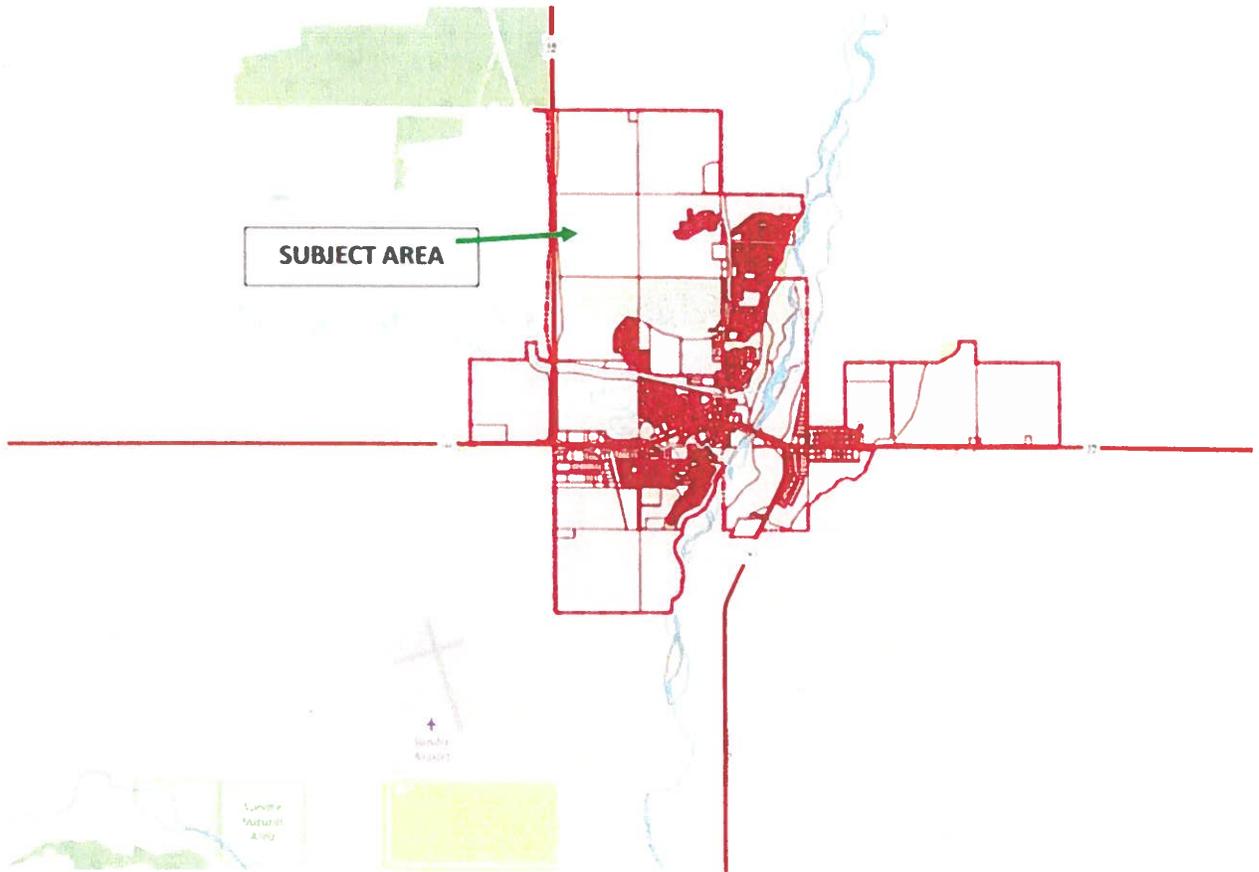
Kind Regards,



Chelsea Kruger  
Development Assistant

Attachments: Key Plan

KEY PLAN  
MOUNTAIN SPRINGS ASP  
SW ¼,9-33-5-W4M



# PUBLIC HEARING 20250609

## BYLAW NO. 2025-07

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Please note that written submissions will become public documents once submitted to the Town, unless otherwise requested.

Date of Publication: May 27 & June 3, 2025

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**TOWN OF SUNDRE**

**BYLAW 2025-07**

BEING A BYLAW OF THE TOWN OF SUNDRE TO ADOPT THE MOUNTAIN SPRINGS STRUCTURE PLAN No. 2022-ASP001

**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 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 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**

This Bylaw may be cited as “Mountain Springs Area Structure Plan.”

**2. PURPOSE OF BYLAW**

This Bylaw shall manage the long-term strategic and sustainable growth of lands herein described and illustrated in Schedule “A” of this Bylaw.

**3. EFFECTIVE DATE**

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

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

**READ A FIRST TIME this 28<sup>th</sup> day of April 2025 Motion No. 156-28-04-05**

**PUBLIC HEARING HELD this 9<sup>th</sup> day of June 2025;**

**READ A SECOND TIME this \_\_\_ day of \_\_\_\_\_ 20\_\_ Motion No. \_\_\_\_\_**

**READ A THIRD AND FINAL TIME this \_\_\_ day of \_\_\_\_\_ 20\_\_ Motion No. \_\_\_\_\_**

\_\_\_\_\_  
Mayor Richard Warnock

\_\_\_\_\_  
Acting Chief Administrative Officer, Chris Albert

# MOUNTAIN SPRINGS



sundre alberta

## AREA STRUCTURE PLAN

June 2025

**The land for the proposed Plan Area was owned in 1906 by the founding Hagen family of Sundre. It changed hands several times over the years until it was sold to Otto Huhn, a physician. He was struck by the natural beauty of the land and the remarkable view from the heights overlooking Sundre. He said “This land will be a beautiful place for many people someday, with fresh air from the west, the sun highlighting the view across the river valley, and the central treed ravine with springs as a natural park for the community.”**

**His was a deep understanding of how special this land is, and how some day it would be a desirable community for generations to come.**





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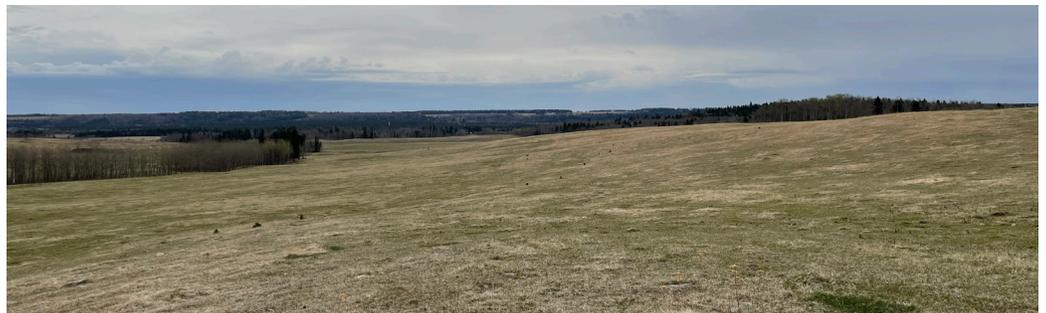
## 1.0 Introduction

The Town of Sundre is an inviting community nestled in the foothills of the Rocky Mountains, approximately 100 kilometers northwest of the City of Calgary. As the jumping-off point to the Rocky Mountains and a variety of recreational opportunities just 40 kilometers further west, Town residents and visitors alike enjoy the best of small town living and easy access to nearby world class mountain recreation. Summer attractions such as camping, hiking, golf, white water rafting, kayaking, horseback riding, performing arts and other cultural amenities are all nearby. During the winter, snowmobiling, cross country skiing, ice fishing and fat tire biking are local popular pastimes. With its natural open access to the West and location in the heart of rural Alberta, Sundre is a thriving community with immense potential.

Sundre’s population of nearly 3,000 people is at the center of a rural trade area nearly three times that number. The Town also serves as an economic hub for forestry, oil and gas, health, retail, and agricultural industries. These activities all provide an expanding and varied economy, with a diverse Town workforce. With this access to quality infrastructure and resources, Sundre offers a high quality of living, a relatively reasonable cost of living, and a lifestyle second to none.

Mountain Springs will be developed on approximately 155 acres of land on the western boundary of Sundre. Highway 22 or as it is better known, The Cowboy Trail, runs parallel and along the western edge of the proposed Mountain Spring Area Structure Plan area. Other proposed residential developments adjoin to the North, East and South, and to the West lies the largely rural Mountain View County. As such, Mountain Springs is well positioned to become a desirable, attractive, outdoor oriented community. At full build-out, it will have a projected Population of 1,751 people, all enjoying life in a well-planned community, with abundant amenities and resources nearby.

The following Area Structure Plan (*The Plan*) is the first step in a development process that will bring this vision to life. Mountain Springs will be an inviting place to live, overlooking a unique Town nestled in the Foothills of the Rockies.



VIEW LOOKING SOUTHEAST

### 1.1 Mountain Springs History

---

The name Mountain Springs has roots in our rich Western Canadian history. David Thompson, the famous explorer, mapped what became Sundre in the late 1700’s during his explorations of the Canadian West. He is said to have described this area as “Prairie on the Mountain”. In the late 1800’s, as ranching families drove their cattle North along the eastern slopes of the Rocky Mountains, they crossed the Red Deer River and continued northward up the hill that rises above Sundre on “The Cowboy Trail”, the legendary 560 km long route to Mayerthorpe and Central Alberta grazing. As the cattle moved slowly up the trail, they grazed and drank from the natural springs and tributaries that flowed down into the Red Deer River.



VIEW LOOKING NORTHWEST

## 1.2 Purpose of the Plan

---

In 2013 the Town adopted a Municipal Development Plan which established the requirement for an Area Structure Plan for any development exceeding 30 hectares (74 acres).

The Mountain Springs Area Structure Plan (*The Plan*) is intended to fulfill the objectives and mandate of the Municipal Development Plan while ensuring that it is compatible with the Municipal Transportation Plan, the Infrastructure Study, Master Recreation Plan, Master Utility Plan, Corridor Enhancement Project, and other related plans established or adopted by the Town of Sundre.

## 1.3 Plan Timeframe

---

The Mountain Springs Area Structure Plan (*The Plan*) is consistent with the long-term view and approach to the anticipated population growth of the Town of Sundre. It will reflect the needs of the Town and the Mountain Springs Community as they evolve over time. It represents the start of an evolutionary process where fiscal viability and specific land uses may change with market trends, environmental conditions and consumer preferences. Over time, an update or amendment to the Plan may be required.



VIEW LOOKING NORTHEAST

## 1.4 Interpretation of the Plan

---

The text and descriptions that accompany the policies within this Plan are provided for information purposes only. This *Plan* is intended to enhance the understanding of the stated policies. If an inconsistency arises between the two, the policy or policies will take precedence.

Policy statements utilizing ‘shall’ describe mandatory compliance. ‘Should’ are statements that describe policies where compliance is encouraged and recommended. However, in some circumstances ‘should’ statements may not be practical and so these policies can be flexible enough to respond to changing or unforeseen circumstances using specific means deemed to be acceptable by the approving authority.

## 2.0 Plan Area

### 2.1 Plan Location

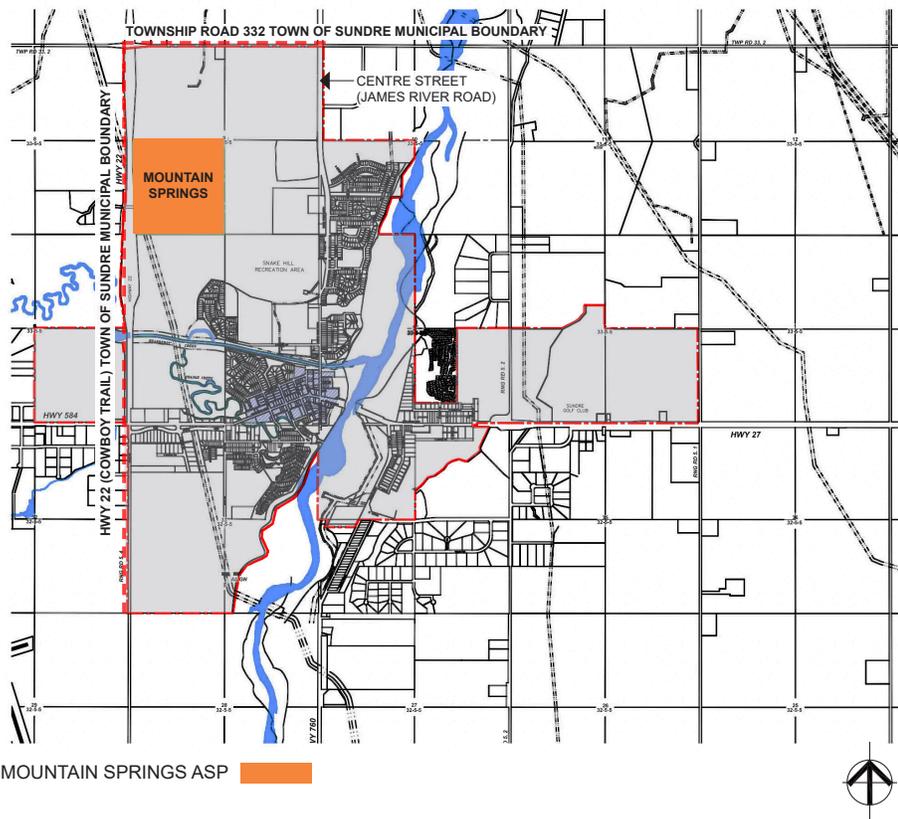
The Mountain Springs Area Structure Plan (*The Plan*) applies to those lands in **Figure 1**, an area which consists of approximately 63 Hectares (155 acres) within the Town of Sundre.

More specifically:

*Meridian 5, Range 5, Township 33, Section 9  
Quarter South West  
Containing 64.7 Hectares (155 Acres) More or Less  
Excepting Thereout  
Road Plan No: 8610295, Hectares 2.024, Acres 5.0  
Excepting Thereout All Mines and Minerals And The Right To Work The  
Same*

The Plan lands have historically been used for forage and livestock grazing.

Figure 1 - Location Plan

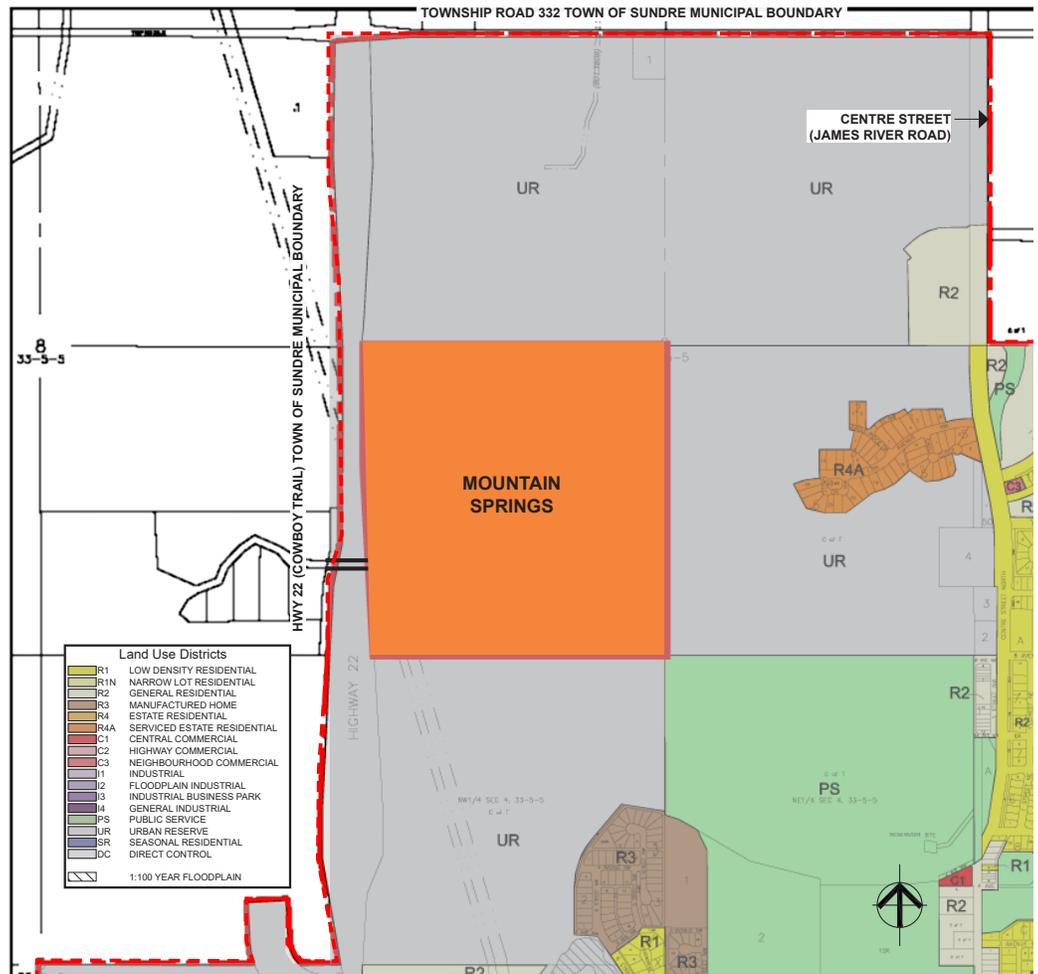


### 2.2 Adjacent Lands

The undeveloped parcel to the North is also currently pastureland whose owners are reportedly preparing an Area Structure Plan known as Sundre Hills. **Figure 2**. To the East is Eagle Ridge with an approved Area Structure Plan. The lands to the South are currently utilized as residential, park and open space.



Figure 2 - Adjacent Land Uses



### 2.3 Map Interpretation

Although diligent efforts have been made to define boundaries, locations of improvements, symbols of amenities or areas shown on any map contained herein; these definitions are approximate and shall not be identified as absolute except where they coincide with recognizable physical features or boundaries, such as utility right of ways and roads.

As adjacent ASP areas are defined or amended, the Plan may be updated to reflect changing circumstances, joint interests, land uses and any other proposed infrastructure elements that affect Mountain Springs.



VIEW LOOKING EAST

## 3.0 Background Information

The preparation of *The Plan* has included a review of various Municipal, Intermunicipal and Provincial policy documents and studies that provide the planning context. In addition, the recommended background studies have been completed. These include a Geotechnical Investigation, Environmental Site Assessments, Historical Resources Impact Assessment, Biophysical Impact Assessment, and a Traffic Circulation Review. The following section outlines how the Mountain Springs Area Structure Plan responds to the information gathered as part of this planning process.

### 3.1 Policy Context

---

#### 3.1.1 Municipal Government Act

The Area Structure Plan is prepared in accordance with the Municipal Government Act and in particular Section 633 which states:

*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.*

*Sec(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) (i) may contain any other matters, including matters relating to reserves, as the council considers necessary.*

#### 3.1.2 Intermunicipal Development Plan (IDP)

The Mountain Springs Area Structure Plan conforms to the general intent and directive as established in the Town of Sundre Bylaw 2021-02 and the Mountain View County Bylaw 18/21. The Plan Area was once located within this jurisdiction but is now within the Town of Sundre.



VIEW LOOKING EAST FROM COWBOY TRAIL



### 3.1.3 Town of Sundre Municipal Development Plan

The Town of Sundre Municipal Development Plan adopted October 2024, outlines the requirements for Area Structure Plans to be adopted in Sundre. Each Area Structure Plan shall address the requirements of the Municipal Government Act and be in accordance with the related plans prepared by the Town, relative to by way of example:

1. Suitability of the site for the intended use
2. Identification of proposed land uses
3. Density of development
4. Impact on adjacent land uses
5. Location of utilities
6. Water and wastewater servicing
7. Road Networks
8. Proposed phasing

### 3.1.4 Town of Sundre Land Use Bylaw

Pursuant to the Sundre Land Use Bylaw 2018-10 (consolidated January 2021), the Mountain Springs ASP area is defined as Urban Reserve with a view to it's development as an integrated residential community. **Figure 2.** The intent of the Plan is to reflect in general terms the Municipal Development vision and sustainability targets as outlined in the Sundre Municipal Development Plan. Site specific parameters will be detailed at the Subdivision Plan stage.

### 3.1.5 Future Plans

As directed by the Municipal Government Act, this Area Structure Plan is the first of the required plans to be submitted to the Town of Sundre. The Town of Sundre uses Outline Plans to support the goals of its Area Structure Plans (ASPs) and the Municipal Development Plan (MDP) These plans are typically developed alongside the land use redesignation process and are required for new subdivisions and greenfield developments larger than 10 hectares (24.7 acres).

- 3.1.5.1 *When market conditions dictate an outline plan will be prepared for Mountain Springs.*

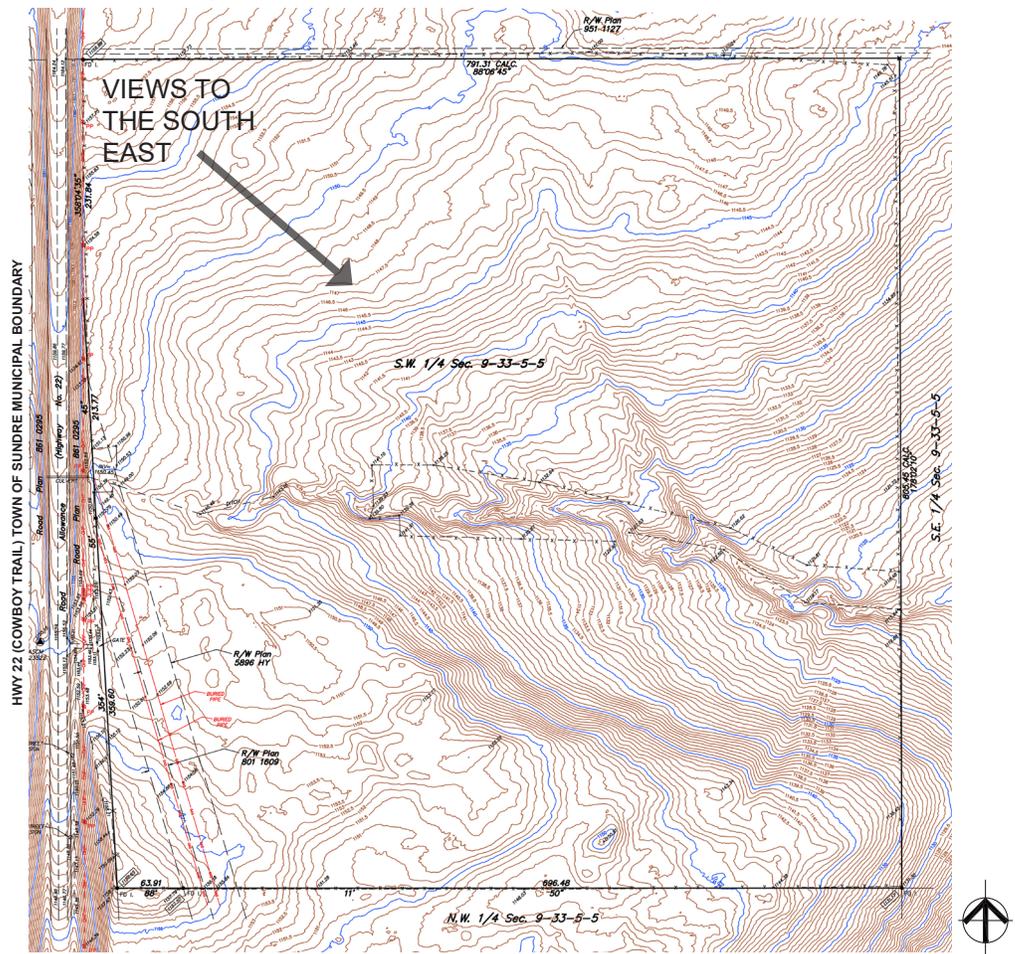
## 3.2 Physical Context

### 3.2.1 Topography

The ASP area shown in **Figure 2** lies at the top of a gentle rolling glacial ridge above the Town of Sundre. The elevation varies and the grade slopes as shown in **Figure 3**, downhill from west to east. There is a modest natural creek and ravine that runs generally through the centre of the Plan area that divides it into two distinct areas, north and south. The base of the ravine surrounding the creek and the natural springs that feed it, contain the only significant tree cover on the site. The only other tree cover is in the north quadrant, adjacent to Highway 22.

Elevations vary on the site. The west side of the site is 1,158 metres (3,800 feet) and the land gently slopes down to 1,118 metres (3,668 feet) to the east property line. The land area provides excellent eastern view into the Township valley and the Red Deer River Valley.

Figure 3 - Topographic Plan



VIEW LOOKING EAST



### 3.2.2 Environmental Site Assessment

A level one Environmental Site Assessment (2021) of the soil has been completed covering The Plan Area. The property was cleared of trees starting in the 1950's and has since been used for forage and hay crop cultivation. No current or historical surface infrastructure exists so the potential for shallow or surface contamination is low. The pipelines within the registered easement of the lands are rated as being low risk for potential contamination by TC Energy, the pipeline operator.

A provincial Environmental Site Assessment Repository search revealed that there are no records associated with the Plan area or within a 300m radius from it. As such, the need for a more extensive Level Two Environmental Site Assessment does not appear to be warranted or recommended. An accompanying detailed Phase 1 report has been provided to the Town for reference.

### 3.2.3 Biophysical Impact Assessment

A Desktop Environmental Assessment of the Mountain Springs ASP has been completed. The results did not reveal any environmental or biophysical issues that would conflict with the future development of this site. An accompanying detailed Biophysical Impact Assessment report has been provided to the Town.

*3.2.3.1 Upon creation of future Outline Plan and Subdivision, a Biophysical Impact Assessment (BIA) shall be submitted to evaluate impacts on wetlands, Wildlife, vegetation, historical resources, and environmentally sensitive areas in accordance with federal and provincial environmental regulations.*

### 3.2.4 Geotechnical Assessment

A preliminary Geotechnical Assessment has been completed and provided to the Town. It provides an initial review of the Mountain Springs ASP land subsurface conditions. It is supported by four(4) borehole field samples. The soils in the boreholes were generally consistent with published surficial geology of the area, which indicates that the entire quarter section consists of "till of uneven thickness, with minor amounts of water sourced material and local bedrock exposure up to 10m thick". There were no deleterious soils encountered in the samples, and there did not appear to be excessively thick topsoil. Relatively shallow bedrock is expected to be present in certain areas of the site, particularly in the high area on the southwest side of the quarter section. The ASP area is generally expected to be well suited to support standard concrete house footings and standard paved roads.

An accompanying detailed Geotechnical Assessment report has been provided to the Town. This report is to be reviewed by the Town's engineering consultant to confirm the adequacy of structural soil conditions, groundwater elevations, bedrock, slope stability etc.

### 3.2.5 Historical Resources Impact Assessment

A Historical Resources Impact Assessment Application has been submitted to Alberta Ministry of Culture and the Status of Women departments. Approval has been granted by the Regulatory Approvals Coordinator to proceed with the intended improvements for the Mountain Springs ASP area. A Desktop Assessment of the Plan area did not reveal any issues or areas of concern that may prevent or impede future development of the ASP area. An accompanying detailed report has been provided to the Town.

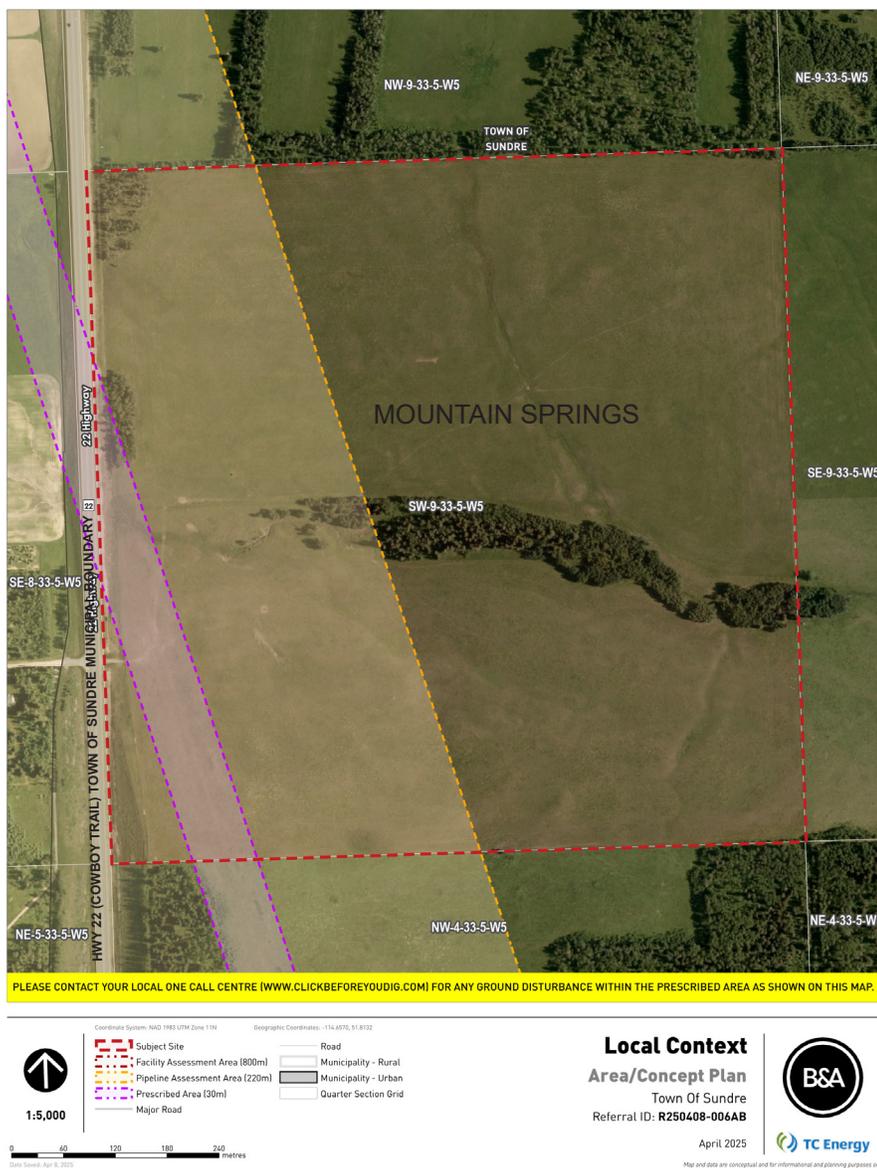


### 3.2.6 Utility Right of Ways

There are two Utility Rights of Way registered on the Titled Plan area. The registered easement holders are the Alberta Gas Trunk Line Co. Ltd and Foothills Natural Gas CO-OP, currently owned by TC Energy. They have two parallel pipelines that cut diagonally across the Southwest corner of the Plan Area. Together, these parallel Right of Ways are approximately 500 metres long and vary in width. **Figure 4.** The Mountain Springs ASP incorporates these easement areas and required setbacks as defined by the Canadian Energy Regulator.

Refer to the Landscape Guidelines section for detail on the proposed future soft landscape on the surface of these easements. Future planting will be in keeping with the regulator’s right of way policies and guidelines.

Figure 4 - Pipeline Right of Way Plan





As per the requirements of the Canada Energy Regulator (CER), TC Energy is required to monitor all new development in the vicinity of their pipelines that results in an increase in population or employment. As a result, the following *Policy* is included in the ASP:

**3.2.6.1** *All subdivision and development applications that are located within 290 m of a pipeline should be referred to the pipeline operator for review and input.*

As per the requirements of the Canada Energy Regulator (CER), any ground disturbance within 30m of the pipeline, known as the “prescribed area”, requires written consent from the pipeline operator (TC Energy) to ensure that developers and landowners are aware of this and other requirements.

**3.2.6.2** *All development within 30m of or crossings a pipeline shall require written consent from the pipeline operator and is the responsibility of the applicant to obtain prior to development permit approval.”*

**3.2.6.3** *The above policy would apply if this land isn’t already identified as MR or open space*

**3.2.6.4** *A Locate Request shall be made prior to any ground disturbance taking place within 30m of a pipeline.”*

**3.2.6.5** *Permanent structures shall not be installed anywhere on the pipeline ROW and should be placed at least seven (7) metres from the edge of the ROW and twelve (12) metres from the edge of the pipeline.”*

**3.2.6.6** *Temporary structures shall not be installed anywhere on the pipeline ROW and should be placed at least three (3) metres from the edge of the ROW and eight (8) metres from the edge of the pipeline.”*

## 3.3 Servicing

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### 3.3.1 Water

Current water licenses held by the Town will be reviewed and as necessary, altered to encompass the population increase anticipated in the Mountain Springs Plan area. The Mountain Springs ASP anticipates a low-density residential community of 5.2 units/acre and a medium density residential precinct of 11.1 units/acre. Refer to Section 4.3 for further detail.

**3.3.1.1** *The Town of Sundre draws its water supply from two deep wells. Mountain Springs will tie into this supply.*

**3.3.1.2** *Any water treatment facility upgrades required to service the Plan Area shall be facilitated by the Town of Sundre. Costs associated with these upgrades are to be shared by the Town and the Developer.*



### 3.3.2 Sanitary Services

The planned sewage shall ultimately flow to the Town's wastewater treatment plant and be managed accordingly. Refer to Section 6.3 for further detail.

- 3.3.2.1 *The Mountain Springs ASP area will be serviced by extensions to the Town's existing sanitary collection system.*
- 3.3.2.2 *Any wastewater treatment facility upgrades required to service the Plan Area shall be facilitated by the Town of Sundre. Costs associated with these upgrades are to be shared by the Town and the Developer.*

### 3.3.3 Stormwater Management

The number and capacity of the ponds will be more formally presented at the Outline Plan stage. Preliminary calculations suggest the two ponds shown in this ASP will suffice to support the ASP area. The storm water management facilities will be designed to accommodate up to a 1 in 100-year storm event. Controlled run-off will be gathered in the respective detention ponds, and then discharged into the existing ravine. Refer to Section 6.4 for further detail.

Specific *Policies* to be used in planning the development of these facilities include:

- 3.3.3.1 *Mountain Springs will be serviced by storm water drainage management facilities designed for the ASP area and installed on-site.*
- 3.3.3.2 *To provide the infrastructure necessary to permit the development as proposed.*
- 3.3.3.3 *To phase infrastructure requirements to be commensurate with the rate of development.*
- 3.3.3.4 *To incorporate Low Impact Development techniques and principles into the design of the area's facilities, where possible.*
- 3.3.3.5 *To develop servicing schemes that will provide for sustainable infrastructure design, that will minimize life cycle costs, any negative environmental impacts, and will meet the Town's servicing standards*
- 3.3.3.6 *Detailed Stormwater Management Plans should be prepared at the Outline Plan stage.*

Plans will be reviewed by Alberta Environment, as well as the Town of Sundre. Subsequent plans will assess catchment boundaries, stormwater quality and flows, proposed release rates and retention pond capacities. A preliminary analysis of the stormwater management requirements has been carried out as part of this ASP submission, however it is noteworthy that the specific requirements for these facilities may evolve as details of the Subdivision Plans emerge. All subsequent development planning will adhere to relevant policies and regulations.

### 3.3.4 Shallow Utilities

Shallow utilities are to be buried or otherwise hidden wherever possible.

- 3.3.4.1 *Shallow utility services including electric power, natural gas and communications, will be provided by local utility companies.*
- 3.3.4.2 *All services shall be provided underground with overhead power being limited to circumstances where underground service is not achievable.*



### 3.3.5 Existing Well Sites

There are no apparent existing water wells in the Mountain Springs ASP area, and therefore no decommissioning or containment is contemplated. There are no other well types on the site.

### 3.3.6 Other

Police and fire services are to be extended to the Plan Area.

- 3.3.6.1 *Policing services for the Plan Area shall be an extension of existing Sundre Municipal Enforcement, Bylaw and/or Community Peace Officers.*
- 3.3.6.2 *Fire Protection shall be provided via the Town of Sundre Fire Services and mutual aid partners.*
- 3.3.6.3 *New subdivisions shall meet the criteria and requirements for on-site fire fighting measures as determined by the Town of Sundre.*
- 3.3.6.4 *Urban services such as paved roads, curbs, sidewalks, inground pipes and utilities shall conform to the Town of Sundre Urban Development Standards. On-site costs shall be borne by the developer of Mountain Springs.*
- 3.3.6.5 *Urban development within the Plan Area shall be with Town water, sanitary sewer, and stormwater systems as well as local gas, communications, and electricity services. Appropriate rights of way shall be detailed at the Subdivision Application Stage.*
- 3.3.6.6 *Subdivision Plans shall provide servicing schemes that provide for cost effective lifecycle costs for servicing, and minimize negative impacts on the environment, while meeting the Town of Sundre Urban Development Standards.*
- 3.3.6.7 *Easements and rights of way shall be provided to accommodate Town utilities as necessary.*
- 3.3.6.8 *Easements, rights of way, public utility lots and road rights of way should be required. At the discretion of the development authority, they will be dedicated and registered on title across undeveloped land, to ensure orderly and sequential development.*
- 3.3.6.9 *The Water, Sanitary Sewer and Stormwater systems shall be designed to serve the ultimate development of the Plan Area. A Utility Services Study and Plan shall be prepared in conjunction with the Subdivision Plan to meet all Municipal and Provincial standards.*
- 3.3.6.10 *Stormwater facilities, such as ponds should be integrated into the park and open spaces provided.*
- 3.3.6.11 *Site Servicing should be consistent with the Servicing Strategy outlined in Section 6 of the Mountain Springs Area Structure Plan.*
- 3.3.6.12 *All sectors of the Plan Area shall meet the requirements for on-site firefighting measures determined by the Town of Sundre.*
- 3.3.6.13 *Low impact development (LID) measures should be incorporated at the Subdivision Stage to minimize impact on existing natural water courses.*



3.3.6.14 *Detailed designs for the Stormwater Management Facilities shall be undertaken after discussions with the Alberta Department of the Environment and the Federal Department of Oceans and Fisheries.*

3.3.6.15 *At the Subdivision Plan stage, a Development Agreement will be signed between the Mountain Springs developer and the Town. This agreement shall define the costs and responsibilities of the Town of Sundre and the developer.*

## 3.4 Transportation

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### 3.4.1 Existing Transportation Network

The Mountain Springs ASP area is bordered by Provincial Highway 22 to the West. The North, East and South borders of the Plan Area abut other ASP areas that are either established or in the development stage. There is a long standing field access off HWY 22 into the Plan Area; it is aligned with a vehicular access to the West into the Mountain View acreage development.

A Traffic Impact Assessment (TIA) has been completed. It includes a preliminary design, operations and safety review. It also determines the size and classification of all roads within the ASP area.

3.4.1.1 *The Town Consultant will review the TIA at the Outline Plan Stage and determine if further analysis is required.*

3.4.1.2 *Further analysis is required to determine the final location and design of the HWY 22 intersection at subsequent approval stages. Trans Canada Pipelines supports the location of the roadway defined as “Future Access” on the plan.*

The internal road network proposed in this ASP has been reviewed by Transportation Engineers and is deemed to be suitable for the proposed land uses. In addition to vehicular mobility within the ASP area, pedestrian mobility is encouraged with an internal, integrated open space network.

The Eagle Ridge ASP Land Use Concept identifies residential lots adjacent to the proposed southeast road access. As development is scheduled to begin in Eagle Ridge ahead of Mountain Springs, additional coordination with the Town of Sundre and Eagle Ridge landowners will be necessary to facilitate road connections into Mountain Springs.

3.4.1.3 *The Mountain Springs internal road network will connect to the adjacent land parcels once a mutually defined alignment is established with adjacent land owners.*

3.4.1.4 *To ensure coordinated and efficient infrastructure development between the Eagle Ridge and Mountain Springs areas, road connections through the southeast access point shall require prior consultation and mutual agreement with the Town of Sundre and Eagle Ridge landowners.*





3.4.1.5 *The pedestrian movement network will connect to a regional pathway system where it exists.*

### 3.4.2 Transportation

All internal roads shall be constructed to the applicable Town of Sundre construction standards.

3.4.2.1 *The layout of the Mountain Springs road network should provide direct connections, access points and route choices that provide internal connections within the community and allow for efficient access to and from Highway 22 and adjacent communities.*

3.4.2.2 *The size and classification of Plan Area internal roads are determined by the TIA.*

3.4.2.3 *Pedestrian mobility should also be encouraged throughout the Plan area with sidewalks on at least one side of all internal roads.*

Dedicated pedestrian and bicycle pathways will be part of an integrated park and natural greenspace system. Details of local pathways and the direct connections to green spaces, parks and applicable regional pathway systems shall be provided at the Subdivision Plan stage.

## 3.5 Municipal and School Facilities

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This Plan area does not contain any provision for school sites. Consultation with school board representatives suggests that a more viable option to expand student capacity is to accommodate the expected Mountain Springs student population within renovated or expanded existing facilities within the Town boundaries. It is estimated that this approach will accommodate a Town population of up to 10,000 persons.



VIEW LOOKING NORTHEAST

## 4.0 Development Approach

### 4.1 Sustainability

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A vision for a sustainable future is incorporated into all aspects of the Plan Area. As the Subdivision Plan is prepared, the design intentions of the developers will be defined and include clear policies and guidelines in keeping with the 2024 Municipal Development Plan.

## 4.2 Design Features

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### 4.2.1 Open Spaces

Consistent with the Town of Sundre Parks, Open Space and Trails Policy, an extensive and cohesive network of pathways and open spaces is included in the Mountain Springs development. The eventual open space network is designed to allow convenient and safe non-vehicular movement between single family residential lots, multi-residential sites, open spaces and commercial activity within the community. Residents are able to travel within much of Mountain Springs without significant reliance on the road network. Much of the open space network is integrated with the lot and building layouts, and with the existing natural areas that are to remain in their unaltered state. Existing natural features and the new green space areas form a cohesive network of play spaces, paths and retained natural site amenities which may be incorporated into the Municipal Reserve (MR) dedication to the Town of Sundre.

- 4.2.1.1 *Pedestrian walkways, regional trails and internal pathways in the ASP area should be designed and located so that as much as possible, they do not disturb existing retained, environmentally significant areas.*



- 4.2.1.2 *Where possible, natural features should be preserved to create a unique development where the natural terrain is respected and celebrated as an amenity and legacy for all present and future residents.*

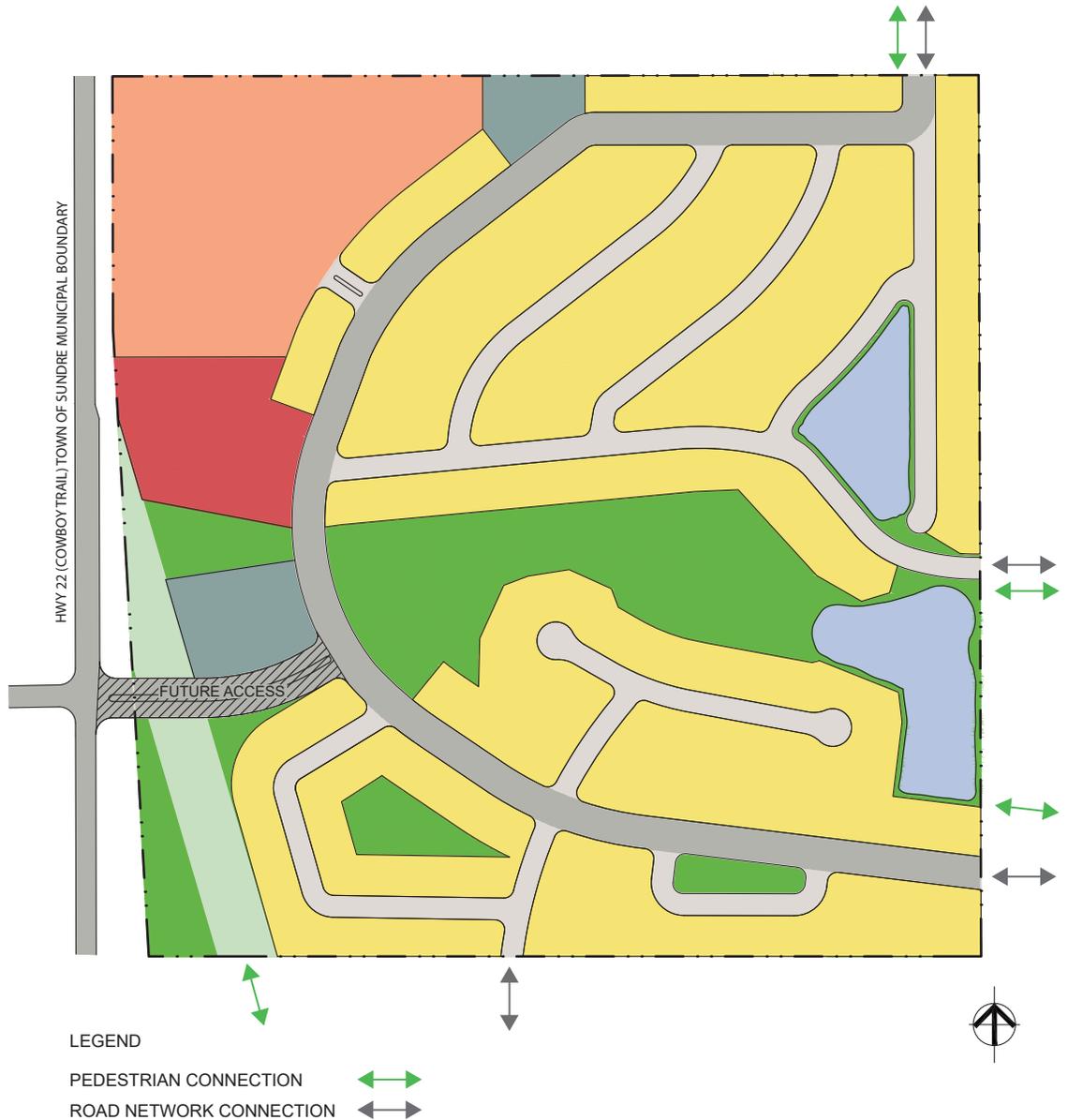
- 4.2.1.3 *These retained open spaces should be protected as a way to minimize the disruption to the existing environmentally significant zones, and to respect the existing rolling countryside.*

Areas in and surrounding the existing natural springs within the ravine and the dependent tree cover should be given attention and protection to ensure that they remain viable and thrive well into the future. This ASP encourages strong road and non-vehicular connections with adjacent communities.

The road and pedestrian walkway networks allow for convenient and safe movement of vehicular and pedestrian movement throughout and to adjacent communities. Over time, Mountain Springs is to become an integral part of the open space and transportation networks that link it with other communities and regional transportation networks. **Figure 5.**



Figure 5 - Connections to Surrounding Areas



#### 4.2.2 Housing and Services

Mountain Springs offers a full range of housing options within a medium density housing precinct. It will appeal to those with a variety of income levels. The number of higher density lots and/or units will depend on market demand and housing needs at the time of development.

- 4.2.2.1 *Multi-storey walk up buildings with a mix of one, two and three bedroom units, row houses and/or attached dwellings should all be encouraged within this precinct.*
- 4.2.2.2 *A variety of housing types and lot sizes will be a strong contributor to the character of Mountain Springs.*
- 4.2.2.3 *At all development phases, lots and/or units should be included that are intended to meet Sundre's affordable housing needs.*



- 4.2.2.4 *Semi-detached or multi-family residential units should make up at least 25% of the total housing stock.*
- 4.2.2.5 *Development Permit plans should be encouraged to consider and incorporate principles of Crime Prevention Through Environmental Design (CPTED) as referenced in the CPTED section of the Parks, Open Space and Trails Plan contained within the Municipal Development Plan.*
- 4.2.2.6 *Multi-family or medium density housing should be developed in close proximity to major collector roads, open spaces and commercial services.*
- 4.2.2.7 *To provide neighborhood shops and services that are accessible to all residents, there shall be a neighborhood commercial zone close to the primary entrance to Mountain Springs off Highway 22.*
- 4.2.2.8 *The commercial zone should include services, retail, and commercial office space focused on the needs of the Mountain Springs Community residents.*

### 4.3 Development Statistics

The table below (**Table 1: Land Use Statistics**) summarizes the general land use breakdown of the The Plan Area.

The Plan Area is approximately 62.8 ha. (155.1 acres). It consist of approximately 123.8 acres (79.5%) of developed area and 31.8 acres (20.5%) of greenspace and pipeline right of way. Refer to **Table 2**.

The total forecasted population within the ASP at full build-out is approximately 1,751 people. This is based on a projected single family or semi-detached population of 1,197 people with an average of 2.4 persons per unit with an expected density is 5.6 units per acre. The medium density population is estimated to be 464 people, based on an average of 2.2 persons per unit and an expected medium residential density of 11.1 units per acre.

Table 1 Land Use Statistics							
LAND USE TYPE	AREA	AREA	UNITS PER	UNITS PER	TOTAL UNITS	PERSONS PER	POPULATION
	(Hectares)	(Acres)	HECTARE	ACRE		UNIT	
LOW DENSITY RESIDENTIAL	38.8	95.9	12.85	5.2	499	2.4	1197
MEDIUM DENSITY RES. & FUTURE USE	7.7	19.0	27.40	11.1	211	2.2	464
COMMERCIAL & FUTURE USE	3.3	8.2					90
GREEN SPACE/MR	11.1	27.4					
PIPELINE EASEMENT	1.9	4.7					
<b>TOTALS</b>	<b>62.8</b>	<b>155.2</b>					<b>1751</b>

To estimate the overall population, the Gross Developable Area (**Table 2**) is derived by subtracting the non-developable areas from the overall developable area.

The total estimated population will be refined at the Subdivision Plan stage. The population density (**Table 1**) is consistent with the projections contained in the Sundre Municipal Development Plan and the Sundre Utilities Master Plan.



Table 2 Developable Area						
		Analysis	Area (Hectares)	Area (Acres)		%
A	TOTAL ASP AREA		62.8	155.2		100.0
B	GREEN SPACE/MR		11.1	27.4		17.7
C	EASEMENTS (R.O.W.'s)		1.9	4.7		3.0
D	NON DEVELOPABLE AREA	B+C	13	32.1		20.7
E	GROSS DEVELOPABLE AREA	A-D	49.8	123.1		79.3

## 5.0 Concept Plan

### 5.1 The ASP Concept

Mountain Springs is intended to be a predominantly residential community with a variety of housing types ranging from small starter homes and semi-detached dwellings to larger single family estate homes backing onto the central green space. There are plans for a medium density residential community in the northwest quadrant of the ASP area.

The following development policies should be put in place:

- 5.1.0.1 *Two Future Development sites are included in the ASP area; they will be further defined at the Land Use Redesignation Stage.*
- 5.1.0.2 *The Mountain Springs Development will be carried out in a responsible and sustainable manner that is consistent with the goals stated in the Town of Sundre Municipal Development Plan.*
- 5.1.0.3 *Consistent and creative Architectural, Landscape and Site Design standards should be established for all development within Mountain Springs. These standards should incorporate conditions and requirements that mandate that all residential and commercial building design is an attractive complement to the small town heritage architecture of Sundre.*
- 5.1.0.4 *Environmental standards that should require the use of high efficiency building envelopes, appliances and site development practices. They should also require that best practices for recycling and re-use of building materials be carried out.*
- 5.1.0.5 *Environmental standards should be established that encourage water smart initiatives.*
- 5.1.0.6 *Neighbourhood amenities will include extensive green space areas, a community focused pedestrian pathway network, a children’s play area and recreation features that incorporate the two storm water retention ponds into the green space network. As per **Figure 6** (Concept Plan).*
- 5.1.0.7 *Commercial development near the primary entrance to the site off Highway 22 will be neighborhood focused.*



Figure 6 - Concept Plan



LEGEND

- GREEN SPACE/MR
- RESERVOIR (DETENTION POND)
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- FUTURE DEVELOPMENT (FLEXIBLE USE)
- PIPELINE EASEMENT



## 5.2 Land Use Policies

The ASP area supports the natural demographics and population growth of the Town of Sundre, with a range of housing options from smaller, attainable multi-family units to larger estate homes. All of these housing types are to be serviced by commercial retail, food and complementary office space.

The specific *Policy* directives for the ASP area are as follows:

- 5.2.0.1 *Provide Policy direction that will guide all future lot, open space and commercial development within the ASP area.*
- 5.2.0.2 *Establish a standard of development that incorporates best practices.*
- 5.2.0.3 *Develop Mountain Springs in an environmentally responsible and sustainable manner, consistent with the Town of Sundre Municipal Development Plan.*



### 5.2.1 Green Space & Architectural Control Policies

Comprehensive networks of linked green space are expected to allow for active and passive recreation activities as well as to facilitate pedestrian and bicycle movement throughout Mountain Springs. The green space will also form a vital component of the MR land that shall be defined at the Subdivision Plan stage of development. See **Figure 7**.

Specific Green Space *Policies* are as follows:

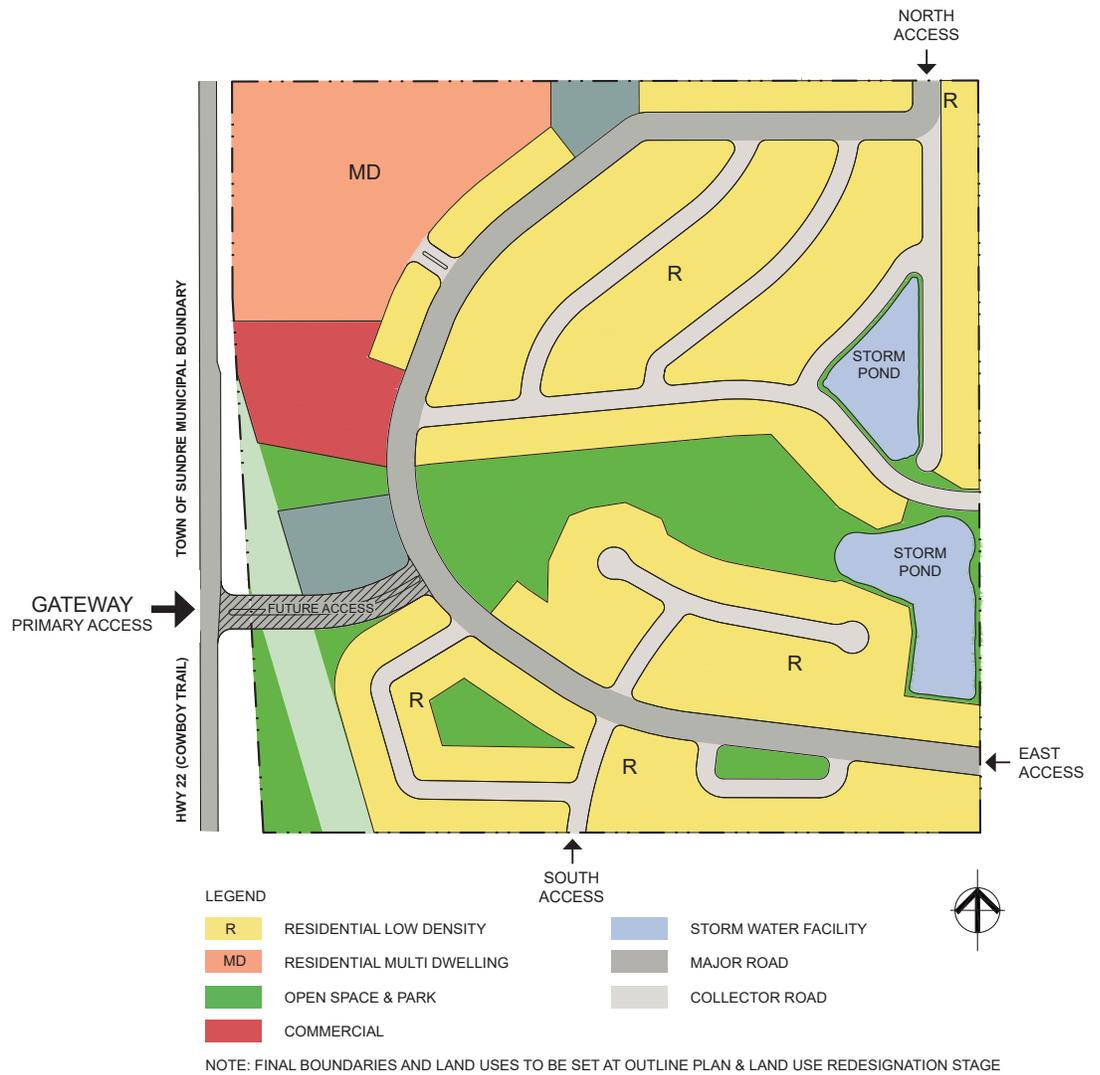
- 5.2.1.1 *Each single-family lot should have access to the green space network.*
- 5.2.1.2 *Multi-family sites should have access to the green space network.*
- 5.2.1.3 *Pedestrian and bicycle movement within Mountain Springs should be given priority. There will be an extensive, interconnected network of green space and pedestrian pathways.*
- 5.2.1.4 *Provide pedestrian/bicycle pathways that connect to the regional pathways.*
- 5.2.1.5 *Natural vegetation and significant environmentally sensitive areas within the Green Spaces should be retained.*
- 5.2.1.6 *Where changes to the existing land contours are required, they will be with a gentle transition to the retained Green Space.*
- 5.2.1.7 *Landscaping concepts for the open spaces and single family lots should incorporate nature-scaping concepts that provide for new planting adaptable to the native landscape without a heavy reliance on artificial watering. Architectural controls on the single family housing areas should define and regulate these requirements.*
- 5.2.1.8 *Where practical, stormwater should be retained within the immediate community.*



VIEW IN THE RAVINE



Figure 7 Land Use and Transportation



VIEW LOOKING NORTH ALONG THE EAST PROPERTY LINE



## 5.2.2 Residential Policies

Mountain Springs is a predominantly residential community with a commercial area and green space that is intended to support a sustainable, attractive community. Defined Residential *Policies* are as follows:

- 5.2.2.1 *Provide a range of housing types and sizes that should cater to a wide variety of income levels.*
- 5.2.2.2 *Provide housing types that are particularly attractive to families with children.*
- 5.2.2.3 *A minimum of 10% of the developable land area to be allocated to multi-family housing types.*
- 5.2.2.4 *Attainable housing should be provided within the dedicated Medium Density, multi-family area.*
- 5.2.2.5 *Housing forms including semi-detached, live/work units and secondary suites are to be encouraged in the low density residential areas.*
- 5.2.2.6 *All residential development shall be planned in conjunction with the detailed geotechnical evaluations prepared at the Subdivision Plan stage of development.*
- 5.2.2.7 *Architectural Controls will be carefully established to include a minimum number of required trees and shrubs in the landscaped front yards to create an appealing community.*

## 5.2.3 Future Development Policies

The ASP area includes two Future Development sites in highly central locations. Defined *Polices* for these sites are as follows:

- 5.2.3.1 *Provide two (2) future development sites in central or accessible locations. These sites should become Medium Density Residential land-uses.*
- 5.2.3.2 *These two parcels are highly visible and are prime development sites. Future market conditions will dictate the use of these sites. Leaving the uses undefined, allows for the highest and best use of the land.*
- 5.2.3.3 *Provide connection between these sites and the green space network.*



#### 5.2.4 Commercial Policies

Mountain Springs includes a dedicated neighbourhood commercial area which provides basic goods and services to residents of the Plan Area in a location that is easily accessible to all residents.

Specific Commercial *Policies* are as follows:

- 5.2.4.1 *The specific mix of commercial uses shall be defined at the Subdivision Plan stage of development.*
- 5.2.4.2 *Provide for the immediate and local needs of Mountain Springs residents.*
- 5.2.4.3 *Create a commercial precinct that gives the residents an opportunity to work within the community.*
- 5.2.4.4 *Provide a commercial area that contributes to the Town's non-residential tax base.*
- 5.2.4.5 *Develop a commercial district that contributes to the visual appeal and small town character of the community.*
- 5.2.4.6 *Provide a commercial area that is integrated and compatible with the adjacent medium density residential area.*
- 5.2.4.7 *Where commercial buildings back onto Highway 22 they should have a west facing facade treatment that is visually consistent with the community facing elevations.*
- 5.2.4.8 *Retail tenancies should be limited to a maximum size to encourage businesses that are focused on the local catchment area.*
- 5.2.4.9 *Office and service oriented businesses that serve the local community will be incorporated into the commercial space.*
- 5.2.4.10 *The commercial district should be designed as a dual vehicle and pedestrian oriented precinct. Wide sidewalks and sitting areas should be included in the design brief.*
- 5.2.4.11 *Landscape plantings and rolling berms should be used to buffer commercial zones from Highway 22 where applicable.*



### 5.2.5 Community Gateway Policies

Mountain Springs shall include a well-defined appealing West entrance that serves as the only access to the community off Hwy 22.

Gateway *Policies* are as follows:

- 5.2.5.1 *Specific design elements that illustrate the distinct character at the entrance boulevard shall be detailed at the Subdivision Plan stage of development.*
- 5.2.5.2 *Provide a well treed divided entry boulevard at the gateway to Mountain Springs from Highway 22. This will promote a unified image of the community with respect for the natural landscape.*
- 5.2.5.3 *Create a boundary treatment along the entire western community edge along Highway 22 that uses building design and landscape features to present a positive image of Mountain Springs.*
- 5.2.5.4 *Buildings that back onto Highway 22 are to be designed reflecting well defined architectural policy guidelines in keeping with the community design intent.*
- 5.2.5.5 *The landscape in and around the front entry of the development is to reflect the natural theme of Mountain Springs.*

### 5.2.6 Environmentally Significant Area Policy

Mountain Springs does not contain any environmentally sensitive areas as defined by Alberta Tourism, Parks and Recreation. However, it does include two or three natural springs that are the primary source of the watercourse at the base of the ravine that bisects The Plan Area.

- 5.2.6.1 *The natural springs and the stream will be preserved to become an integral part of the protected green space network.*
- 5.2.6.2 *The springs, stream and the stormwater retention ponds will all be incorporated into future development plans and will become landmark elements contributing to the enjoyment and environmental stewardship of the community and open space network.*



VIEW LOOKING SOUTH INTO THE RAVINE



### 5.2.7 Landscape Policies

Mountain Springs is an excellent example of the typical prairie landscape found in the foothills of the Southern Rockies. The Plan Area consists of gently rolling hills with prairie grasslands and varied coniferous and deciduous trees in two discrete clusters. The most striking landscape feature is the densely treed ravine. This ravine bisecting the site is a mixed woodland valley with a small water channel that flows to the East and is the largest remaining natural landscape in the ASP site.

The vision for the overall landscape development is to retain all healthy existing trees and natural vegetation within in the ravine zone and replant the balance of the green space areas in a theme that respects the prairie and foothills botanical history of the site. New and existing landscape features are to be consistent with sustainability landscape objectives outlined in the Town of Sunde Municipal Development Plan.

The specific landscape *Polices* are:

- 5.2.7.1 *The existing rolling topography of the Plan Area should be reflected in the final grading profile of the non-green space areas.*
- 5.2.7.2 *The existing state of the ravine and other environmentally sensitive areas within the Plan Area should be protected and preserved.*
- 5.2.7.3 *The materials and design of green space pathways should contribute to the natural theme of the development and should facilitate pedestrian and bicycle movement.*
- 5.2.7.4 *If any new plant species are introduced into the green spaces, they should not compete with existing ecosystems in these areas, and they should complement the existing species.*
- 5.2.7.5 *The pipeline right of way should be utilized as a buffer between the residential areas and Highway 22.*

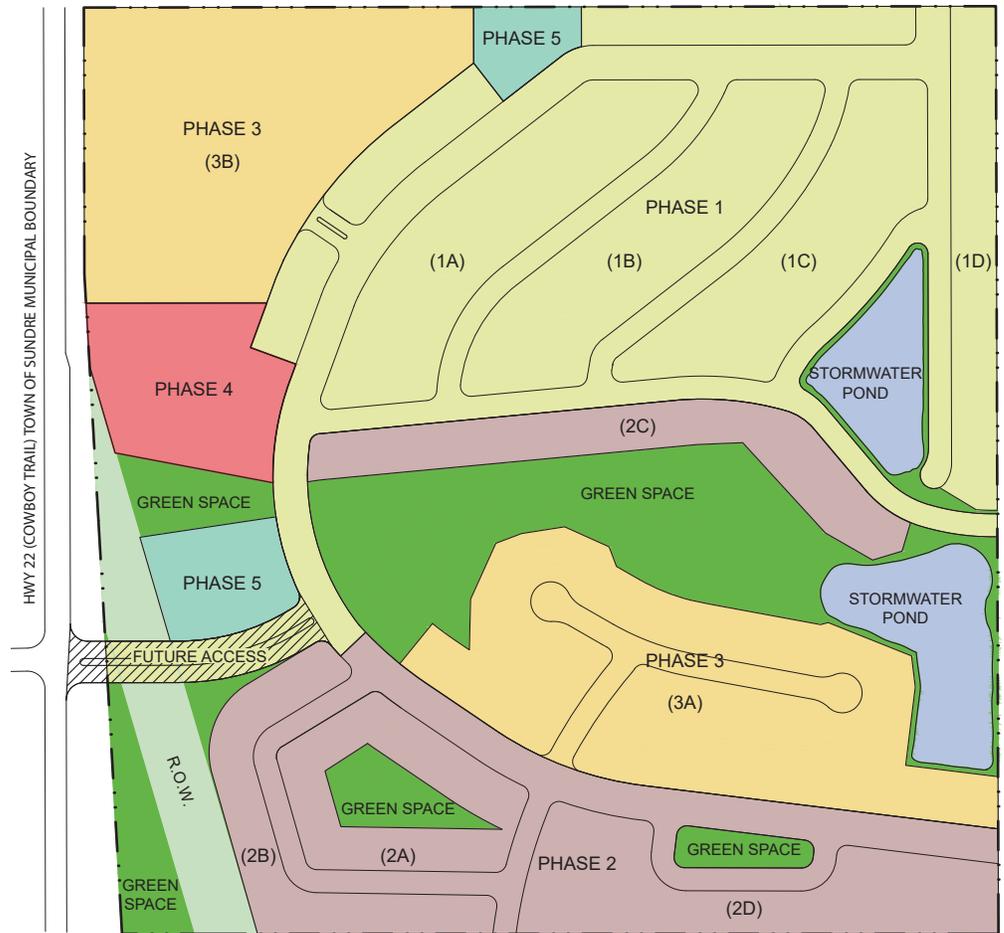


VIEW LOOKING NORTHWEST TO THE RAVINE

## 5.3 Phasing

The Mountain Springs Community will be developed in phases as market demands are identified. A more detailed phasing analysis will be carried out at the Outline Plan stage. See **Figure 8**.

Figure 8 - Phasing Plan



### LEGEND

- GREEN SPACE
- DETENTION POND / PUBLIC AMENITY
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5



# 6.0 Servicing Infrastructure

## 6.1 Water Supply and Distribution

Water systems are not currently available in the Mountain Springs Plan Area. The available flow rates and servicing pipe sizes are therefore unknown. The Utilities Master Plan prepared by the Town’s Consulting Engineers shows that the water system will be provided to Mountain Springs by the Town of Sundre sourced from the East and South boundaries.

In order to service the Mountain Springs development, an additional reservoir to be located at the NE portion of the ASP area may be required.

The standard demand is as listed below (from Town of Sundre Development Servicing Standards):

- Average Day Minimum Demand ----- 400 l/person/day)
- Maximum Day Demand ----- 800 l/person/day
- Peak Hour Demand ----- 1600 l/person/day

Fire Flow Requirement is as listed below:

- 100 l/s fire flow for residential
- 166 l/s fire flow for multi-family
- 250 l/s for all other high density, industrial, commercial or institutional

The Mountain Springs development will require estimated average daily water flows as shown in **Table 3**:

	Area (Hectares)	Population	Average Daily Minimum Demand (L/S)	Maximum Daily Demand Plus Fire Flow (L/S)	Peak Hourly Demand (L/S)
Low Density Residential (North)	22.6	617	2.86	105.72	11.44
Low Density Residential (South)	29.2	580	2.69	105.38	10.76
Medium Density (Northwest)	7.7	464	2.15	170.3	8.60
Commercial (Northwest)	3.3	90	0.42	250.84	1.68
<b>Total</b>	<b>62.8</b>	<b>1751</b>		<b>632.24</b>	

Fire flow demand rates and a determination of existing capacities will be required as part of the detailed design of any facilities and off-site service upgrades. This analysis will be completed at the Subdivision Plan stage .

6.1.0.1 *Water shall be provided to this ASP area in accordance with the Town of Sundre Municipal Standards and Specifications.*

## 6.2 Shallow Utilities

6.2.0.1 *Shallow utility services including electric power, natural gas, and telephone, will be provided by local utility companies.*

6.2.0.2 *All services shall be installed underground, with overhead power limited to locations where an underground service is not achievable.*

6.2.0.3 *Shallow utilities shall be provided at the expense of the developer within the appropriate rights of way to be defined at the Subdivision Plan stage.*





## 6.3 Wastewater Collection

Sanitary sewer drainage systems are not currently available in the immediate area. The Sundre Master Utilities Plan prepared by the Town's Consulting Engineers shows that the sanitary system for Mountain Springs will be provided by the Town of Sundre originating from the East of the ASP area. The future wastewater system is to be developed and connected to the East adjacent land (Eagle Ridge ASP).

The estimated development sanitary flows were calculated from the current projected population densities, and standard demand relating to use. The standard demand per capita of 350 lpcd is based on the Town of Sundre Development Servicing Standard. Peak factors and infiltration rates are also based on the Town of Sundre Development Servicing Standards.

Factors used in demand calculations:

- Demand per capita: 350 lpcd (litres per capita/day)
- Low Density Residential N: Population 617
- Low Density Residential S: Population 580
- Medium Density: Population 464
- Commercial Development Flow(Persons/ha.): Population 90
- Infiltration: 0.28 l/s/ha (litres /second/hectare)
- Peaking Factor Function:  $1+(14/(4+P/1000)0.5)$

The proposed development will generate sanitary waste per the following **Table 4:**

<b>Table 4</b>			
<b>Sanitary Flow Rate Calculation</b>			
Residential		Site Area (ha.)	62.8
Low Density Residential (North)	617	Infiltration (0.28 l/s/ha.)	
Low Density Residential (South)	580	MH in Street Seg (0.4 l/s/MH)	
Medium Density	464	<b>QPWW (l/s)</b>	<b>48.58</b>
Total Residential	1661	<b>Formulas</b>	
Commercial	90	QPDW = GxP x Pf/86.4 (for residential)	
<b>Residential</b>		Q PDW = Pf x Qavg (for commercial)	
G (l/d)	350		
Pf (min 4.0)	3.9		
Q PDW (l/s)	26.91		
<b>Commercial</b>			
G (L/D)	350		
Pf (min 2.5)	4.46		
Q AVG (l/s)	0.02		
Q PDW (l/s)	0.08		
<b>Total QPDW (l/s)</b>	<b>26.99</b>		



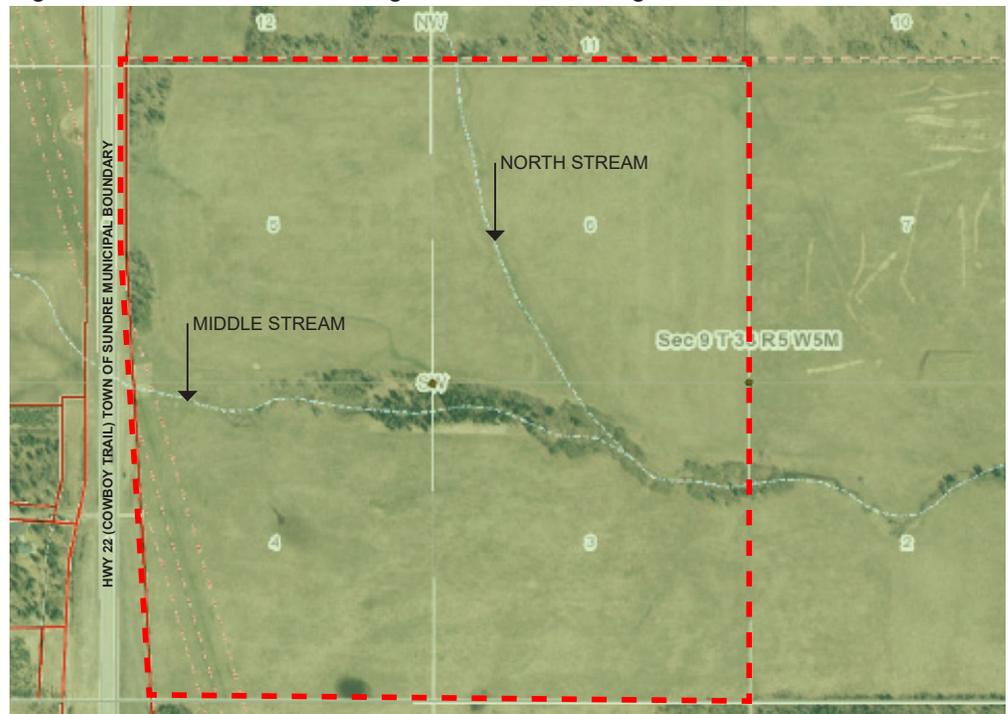
See **Figure 9** for the proposed pipe layout.

- 6.3.0.1 *The peaked sanitary demand for the new development will be 48.58 l/s. To facilitate the planned sanitary connection to the East, infrastructure installed at, or above minimum slope will be required to service the entire site and maintain cover for frost protection.*
- 6.3.0.2 *A detailed sanitary system design shall be prepared at the Subdivision Plan stage.*

## 6.4 Stormwater Management

Stormwater drainage systems are not currently available in the Plan Area. Stormwater management is currently via overland drainage to the natural catchment areas for the Red Deer River system down hill to the East. Currently the Mountain Springs area has two natural drainage streams that connect to this system; specifically the Middle Stream and the North Stream. The North stream which gathers drainage from the land to the North drains into the Middle Stream. The Middle Stream also picks up drainage from the land West of Hwy 22. Refer to **Figure 9**.

Figure 9 - Aerial Photo of Existing Stormwater Drainage



- 6.4.0.1 *To service The Plan Area to current stormwater management standards, collection, retention, and release quality will be addressed at the Subdivision Plan stage.*
- 6.4.0.2 *Sizing of the proposed lines and ponds per standard practice will require stormwater retention ponds for the 62.8ha site.*
- 6.4.0.3 *Based on a preliminary discussion with the Towns Consulting Engineers, a discharge rate of 6.85 l/s/ha is tentatively assigned.*
- 6.4.0.4 *Prior to the Subdivision Plan application, the allowable discharge rate will be confirmed by the Town of Sundre.*



Based on this preliminary analysis, the ASP area will require approximately 52,000 cu.m. (4m deep x 19000 sq.m. in area) of stormwater retention pond volume.

- 6.4.0.5 *The stormwater pond requirement will be accommodated by two retention ponds to reduce the sediment load and improve water quality before discharge.*
- 6.4.0.6 *The proposed Stormwater Retention ponds are to intercept the North and Middle Stream flows and ultimately become part of the stream as per **Figure 10**.*
- 6.4.0.7 *The North stream will ultimately be removed as the Mountain Springs residential development evolves.*
- 6.4.0.8 *If an underground stormwater transfer system is required to convey rainwater from the land North or West of Mountain Springs to the Middle Stream, this stormwater system should be separated from the Mountain Springs on-site under ground stormwater management system so that it will not increase the on-site pipe size and retention pond volume requirement.*
- 6.4.0.9 *The discharge rate from this off-site land is to be confirmed by the Town of Sundre at the Outline Plan or Subdivision Plan stage.*
- 6.4.0.10 *Flood mitigation strategies shall be incorporated into all stormwater management systems to ensure that residents of Mountain Springs and downstream communities are protected from the effects of uncontrolled surface water flow.*

Currently the land across Highway 22 to the West and Northwest of Mountain Springs generates run-off of overland water flow that drains into an existing stream through The Plan Area, ultimately reaching the land to the East of the Mountain Springs area. This existing stream flow should remain as is so that the water flow from the West and North continue to drain towards the East. In order to accommodate this flow, a series of underground pipes will be required. The property owners to the West and Northwest will cost share the new underground system or they can construct evaporation ponds to retain this rainwater on the neighbouring lands. Compensation for this movement of off-site stormwater through Mountain Springs is to be negotiated with the surrounding landowners at the Subdivision Plan Stage.

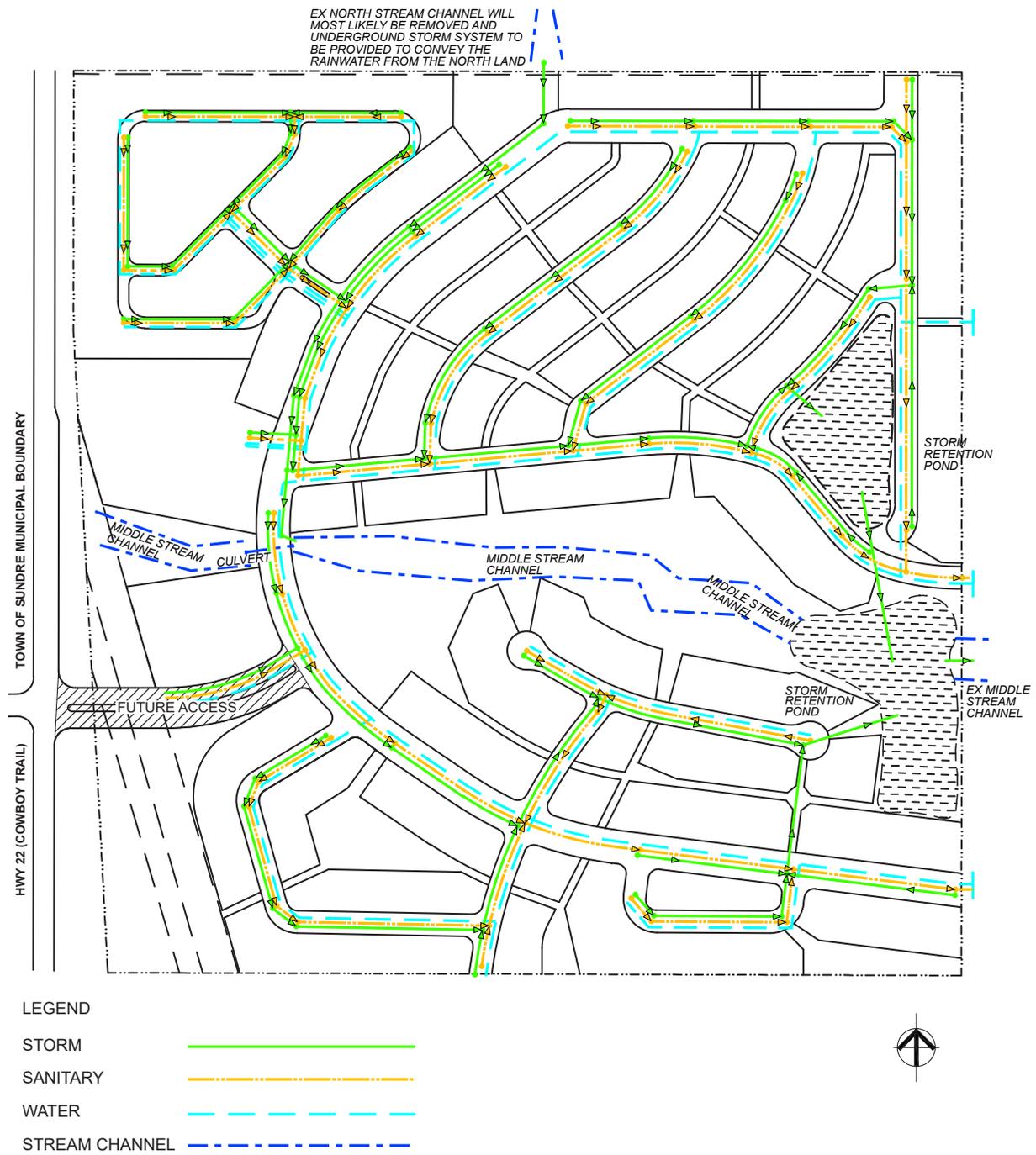
- 6.4.0.11 *The technical requirements to accommodate effective stormwater management shall be planned in conjunction with the town and expense shared with adjacent land owners.*



VIEW FROM THE RAVINE

6.4.0.12 As off-site infrastructure improvements are required to service this development, technical issues will require coordination with the Town. Negotiations with the Town of Sundre to determine cost sharing arrangements and potential compensation will be necessary.

Figure 10 - Site Services Concept Plan



## 7.0 Public Engagement

Public engagement is a very important exercise in the preparation of an Area Structure Plan. A Public Information Open House was conducted on June 28, 2023, providing interested persons insight into the Plan Area intent while securing any feedback from attendees. Many interested residents attended and no objections to the Area Structure Plan were received.

## 8.0 Interpretations and Definitions

**Amendment:** means a change that alters the purpose, intent, policies, or Figures of the plan.

**Authority Having Jurisdiction:** means any and all government bodies that participate in the approval process for this ASP.

**Council:** means the duly elected Council of the Town of Sundre.

**Crime Prevention Through Environmental Design (CPTED):** means a multi-disciplinary approach to deter criminal behavior through environmental design.

**Development Authority:** means the definition for this term provided by the Town of Sundre Land Use By-law, as may be amended from time to time.

**Gross Developable Area:** means the area of a site being subdivided, excluding Environmental Reserve, easements, right of ways and arterial roadways.

**Gross Residential Area:** means an area of the site designated by a plan or by-law to accommodate residential uses, excluding arterial roadways or environmental reserves.

**Hydrological Study:** means a study that addresses the distribution and circulation of water on the surface of the land and how any alterations of the land will affect the natural surface water flow and the potential impact on wetlands.

**Municipal Government Act:** means Chapter M-26 of the Revised Statutes of Alberta 2000, as amended from time to time.

**Naturescaping:** means the modification and enhancement of a lot or development area through the use of natural indigenous vegetation, such as trees, shrubs, hedges, grasses and other ground cover, in conjunction with permeable or pervious surfacing material, such as brick, stones, wood and similar indigenous landscaping materials.

**Outline Plan:** means a plan adopted by resolution pursuant to the provisions of the Municipal Development Plan for the Town of Sundre and this Area Structure Plan.

**Subdivision Plan:** means a plan adopted by resolution pursuant to the provisions of the Municipal Development Plan for the Town of Sundre and this area structure plan.

**The Plan:** means the Mountain Springs Area Structure Plan.

**Plan Area or ASP Area:** means the geographic area contained within the Mountain Springs Area Structure Plan.

**The Province:** means the Province of Alberta

**The Town or Town of Sundre:** means the Town of Sundre, a municipal corporation in the Province of Alberta, and where the content so requires, the area contained within the corporate boundaries of said municipality.

Note: All text in this document in *italics* is a reference to a defined policy.

Note: The use of **shall** in this document indicates a direction or policy that must be undertaken as part of all future stages of The Plan Area development.

Note: The use of **should** in this document indicates a direction or policy that will be undertaken if possible, as part of all future stages of The Plan Area development.



VIEW LOOKING EAST  
INTO RAVINE

# MOUNTAIN SPRINGS

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## AREA STRUCTURE PLAN

June 2025