



The Homesteads at Lyalta

Area Structure Plan

Prepared for Wheatland County
Prepared by Westgate Lands Inc.
Adopted September 6, 2011

WHEATLAND COUNTY
PROVINCE OF ALBERTA
BYLAW 2011-40
DIVISION#: 5
WCASP-11-012 Homesteads
Area Structure Plan for The Homesteads at Lyalta

Being a by-law of Wheatland County for the purpose of adopting an Area Structure Plan to provide a comprehensive framework for development of the Homesteads of Lyalta within the NE 16-25-26-W4M, NW 16-25-26-W4M, W ½ SE 16-25-26-W4M, N ½ SW 16-25-26-W4M, SW 16-25-26-W4M, S ½ SW 21-25-26-W4M, SW 21-25-26-W4M containing 254ha. (627.71 ac)+/-.

Legal Ptn:	NE 16-25-26-W4M	60.88ha	150.45ac
	NW 16-25-26-W4M	64.35ha	159.01ac
	W ½ SE 16-25-26-W4M	32.37ha	80.00ac
	N ½ SW 16-25-26-W4M	32.17ha	79.50ac
	SW 16-25-26-W4M	15.99ha	39.50ac
	S ½ SW 21-25-26-W4M	32.17ha	79.50ac
	SW 21-25-26-W4M	16.09ha	39.75ac

KNIGHT MOVED First Reading of Bylaw 2011-40, on July 5, 2011 this being a by-law for the purpose of adopting an Area Structure Plan to provide a comprehensive framework for development of the Homesteads of Lyalta within the NE 16-25-26-W4M, NW 16-25-26-W4M, W ½ SE 16-25-26-W4M, N ½ SW 16-25-26-W4M, SW 16-25-26-W4M, S ½ SW 21-25-26-W4M, SW 21-25-26-W4M containing 254ha. (627.71 ac)+/-.

Carried.

WHEREAS notification of this Bylaw was circulated to area landowners within 1/2 mile and it was advertised in the Strathmore Standard two (2) weeks prior to the public hearing date.

WHEREAS a Public Hearing was held September 6, 2011 at the Wheatland County office.

KNIGHT MOVED Second Reading of Bylaw 2011-40 on September 6, 2011 and it was

Carried.

BOOTH MOVED Third and Final Reading of Bylaw 2011-40 on September 6, 2011 and it was

Carried.

Ben Armstrong
Reeve

Jennifer Deak
County Manager

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1.0 Introduction

1.1 Overview

An Area Structure Plan is a conceptual long range planning document that outlines the land uses, the access and utilities and the open space strategy for a defined population and density for a specific area within the municipality. It is adopted by bylaw with public consultation and three readings by council and a public hearing. As a statutory plan, all future development is required to conform to the concept with specific locations determined at the time of subdivision.

This document is laid out to outline the principles, objectives and land use strategy along with the future phasing of development.

Significant background information was collected for the preparation of this Area Structure Plan. However, all work completed for an Area Structure Plan is conceptual in nature and does not require detailed design. Detailed design, signed contracts and final locations will be provided at the subdivision application stage or as conditions of an approved subdivision as outlined in the Development Agreement.

This document includes the tentative plan for Phase 1 of the project. All future phases of subdivision will be prepared and included as amendments to this plan.

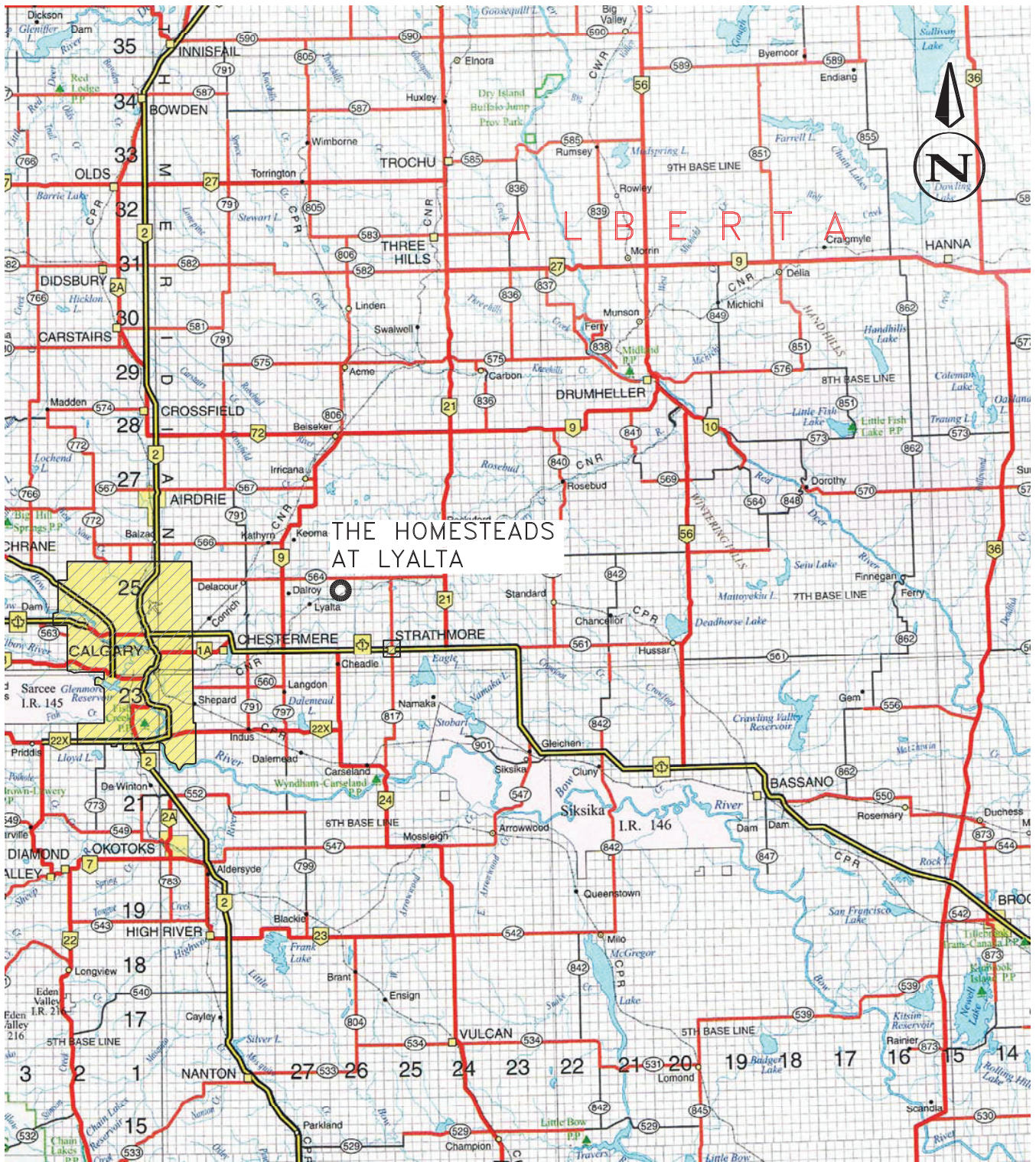
1.2 Purpose

This plan creates a framework for the development of a comprehensive community of approximately 3200 residential units with a commercial centre and a full open space plan. The development will be phased and staged within the overall guidelines of this Area Structure Plan. The purpose of the ASP is to provide a comprehensive overview of the key elements that will create a new community in order to achieve a logical, orderly and sustainable pattern of growth. To accomplish this, the plan establishes a vision, a series of broad goals required to achieve that vision, a concept plan laying out the spatial arrangements of the community, the criteria for servicing the site and a series of policy statements to implement the actual development of the community.

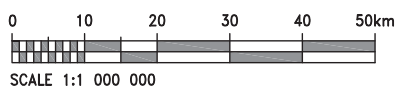
1.3 Plan Area

The study area is located immediately northeast of the existing Hamlet of Lyalta on Range Road 264, located within Wheatland County. Figure 1 illustrates the location of the plan area and Figure 2 illustrates the boundaries of the Area Structure Plan area. The plan area is a total of 628 acres (254.14 hectares). Currently the lands are used primarily for agriculture. Directly to the south of the site is the Lyalta Community Hall and the proposed Estates of Muirfield. To the southwest is the Lakes of Muirfield development.





ALBERTA PROVINCIAL BASE MAP SOURCE:
Altis LTD.



LEGEND KEY:



SITE LOCATION

WESTGATE LANDS INC.

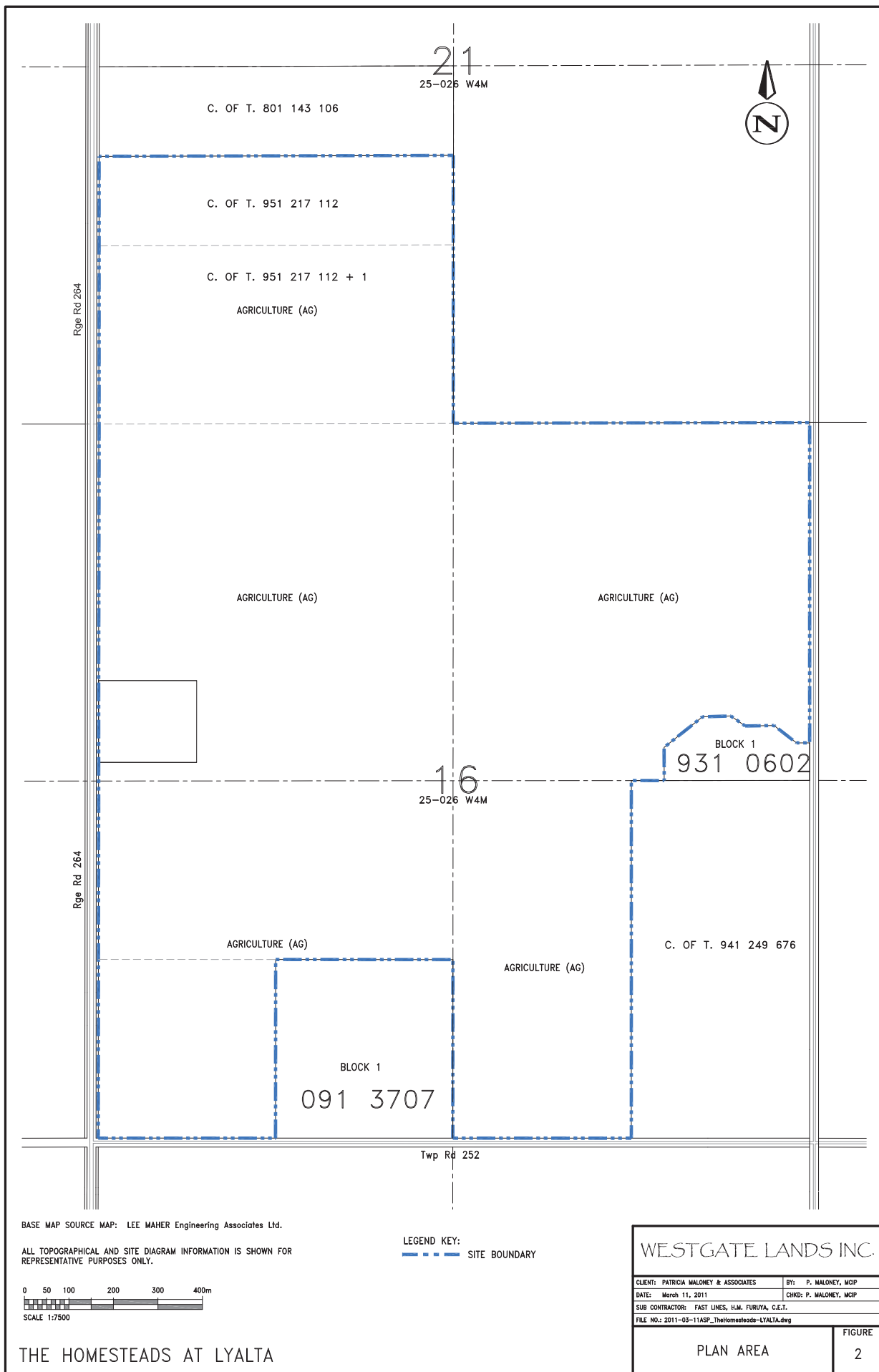
CLIENT: PATRICIA MALONEY & ASSOCIATES	BY: P. MALONEY, MCIP
DATE: March 11, 2011	CHKD: P. MALONEY, MCIP
SUB CONTRACTOR: FAST LINES, H.M. FURUYA, C.E.T.	
FILE NO.: 2011-03-11ASP_TheHomesteads-LYALTA.dwg	

SITE LOCATION MAP

FIGURE

1

THE HOMESTEADS AT LYALTA



The lands will be developed by Westgate Lands Inc. Figure 3 illustrates the land ownership.

The land is not currently located within the hamlet of Lyalta. Should the County determine that this development should be located within the hamlet, it will require both a Municipal Development Plan and Land Use Bylaw amendment. It would be very beneficial to the County and the residents of the Homesteads to have the community included in the hamlet for future grant applications and financial assistance with infrastructure. It is assumed that if the Homesteads was included in the hamlet, that the Lakes and Estates of Muirfield would also be included in the hamlet, making this the largest hamlet in the county.

A Growth Management Strategy has been prepared for the County identifying Lyalta as a growth node and as such, hamlet expansion will facilitate the predicted growth and development.

Figure 3
Land Ownership in the Plan Area

Owner	Legal Description	Area
Iron Bridge Farms Ltd.	Ptn. NE16025-26-4	150.45 acres
Iron Bridge Farms Ltd.	NW16-25-26-4	159.01 acres
Carol Sallis	W1/2 SE16-25-26-4	80.00 acres
Raymond & Cheryl Moen	N1/2 SW15-25-26-4	79.50 acres
Raymond Moen	SW1/4 SW-16-25-26-4	39.50 acres
Carman Moen	S1/2 SW21-25-26-4	79.50 acres
Carman Moen	Ptn. SW 21-25-26-4	39.75 acres
Total		627.71 acres

1.4 Vision

The following vision describes the community as it will exist at full build out in the year 2035.

The Homesteads of Lyalta is a thriving community of some 10,000 residents. The main entry to the community is a grand boulevard with mature trees creating an entrance that immediately provides a sense of place and of coming home. A commercial centre provides a traditional "high street" with services and retail opportunities that encourage walking, and meeting and greeting between friends and residents. The community includes a large central park highlighted with public art, benches, recreational areas, playgrounds and open spaces centered around a large stormwater pond that provides an attractive amenity.

While single-detached homes are the dominant form of housing in the community, to ensure housing for all lifestyles and income levels, there will be a wide variety of ownership and rental opportunities represented by a broad range of housing types, including apartments, townhouses and seniors housing.

In addition to the commercial centre, other local community service nodes have been provided and services such as daycare, churches and medical clinics exist. There is a close connection to the Lyalta Community Association and the use of the community facilities located in the greater hamlet area. Higher density development is located in close proximity to the services and commercial areas to allow for pedestrian access and reduced dependence on personal automobiles.

This community also has emergency services and facilities.

A wonderful open space network provides green space and access to parks for all residents. Trails and pathways allow connectivity and the ability to move within the community to schools, work and play. Designed and built with people and their physical and spiritual health in mind, The Homesteads has become a desirable and enjoyable community in which to live and raise a family.



2.0 Planning Goals

Planning goals are established to provide overall guidance for the development and developers. The goals provide a measuring stick for the successful completion of the development.

The Homesteads ASP is guided by the following goals:

- (a) To create a distinctive and attractive community with a strong sense of place.
- (b) To provide a variety of housing styles to accommodate a variety of residents and lifestyles.
- (c) To create a well-integrated series of safe and attractive walking trails.
- (d) To create a vibrant and vital commercial centre that accommodates local retail and personal service needs.
- (e) To create a central area for community facilities, buildings and uses.
- (f) To create sustainable state-of-the-art infrastructure that encourages best management practices and embraces new technology.
- (g) To meet the educational, recreational, spiritual and social needs of the residents.
- (h) To develop landscaping schemes that incorporate low impact development techniques.

3.0 Background Studies

A number of background studies were commissioned for the preparation of this Area Structure Plan. The following is a brief summary of each. The full reports have been provided to Wheatland County and are available as appendices to this document.

3.1 Setting and Topography

The land is gently sloping throughout with a 10 metre west to east cross fall leading to a slight depression in the east quarter section. Two natural drainage channels extend from the depression, one to the north east and the other to the east. The property also gently falls from north to south. The topography is illustrated on Figure 4. More detailed contour mapping will be prepared at the subdivision design stage.

3.2 Biophysical Assessment

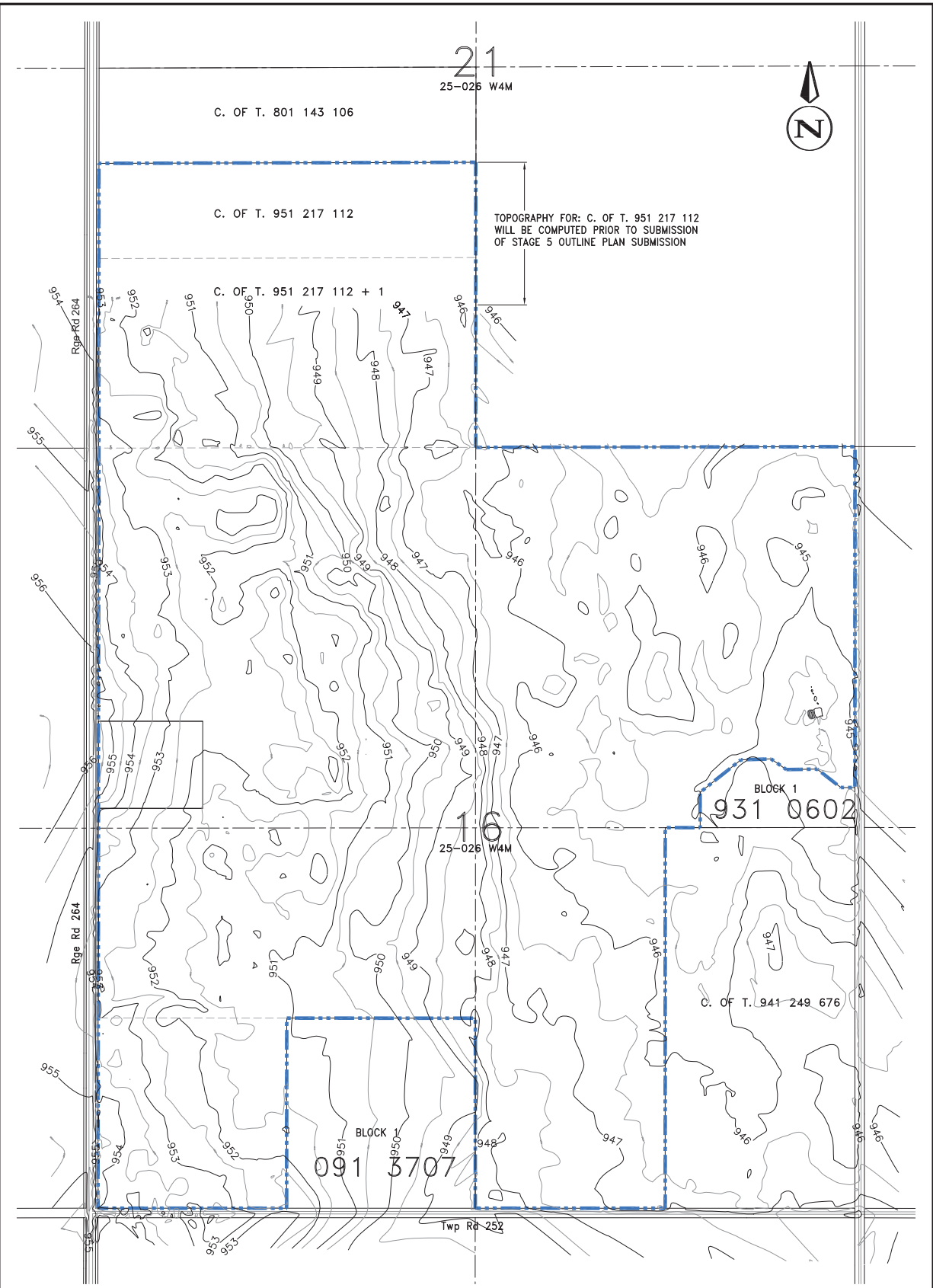
EnvironConsult Inc. was hired to conduct a BioPhysical Impact Assessment of the site.

The Biophysical Impact Assessment (BIA) included a review and compilation of the biophysical characteristics within the project area, including wetlands and/or low lying depressions, and outlines any environmental issues or concerns. The BIA was based on background information, air photo and image interpretation, and field surveys to obtain soils information, identify dominant vegetation communities, evaluate and classify the wetlands, and review wildlife habitat capability and usage within the project area.

The BIA determined that the land has moderately saline soils (Keoma-Lyalta and Rocky View soils), and has been cultivated for cereal crops. There are scattered patches of native grasses, mostly occurring along fence lines and around the wetlands. The project area, including the wetlands, support a low number of regionally common wildlife. With the high degree of disturbance due to farming, coupled with limited native vegetation, there is low overall wildlife habitat capability rating.

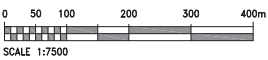
Of the number of low lying depressions within the project area, only two warranted further study (using the Stewart and Kantrud Wetland Classification System (1971)). One wetland is a Class III Wetland, and the other was determined to be a Class IV wetland. The wetlands are illustrated on Figure 5. While the wetlands within the Homesteads are considered to have low potential to support breeding populations of amphibians, waterfowl or shorebirds, they are still of interest to Alberta Environment. Mitigation measures must be incorporated into the development of the Homesteads to minimize disturbance to the wetlands, such as minimizing stripping and grading during the active breeding period (April to August) if nests are present. It was also recommended that construction in proximity to the wetlands occurs in times of low wetland use by wildlife in order to minimize sensory disturbance, and reduce impacts on any waterfowl and shorebird species that choose to frequent the area.





BASE MAP SOURCE MAP: LEE MAHER Engineering Associates Ltd.

ALL TOPOGRAPHICAL AND SITE DIAGRAM INFORMATION IS SHOWN FOR REPRESENTATIVE PURPOSES ONLY.



LEGEND KEY:

- SITE BOUNDARY
- MAJOR CONTOUR INTERVAL (1m)
- MINOR CONTOUR INTERVAL (0.5m)

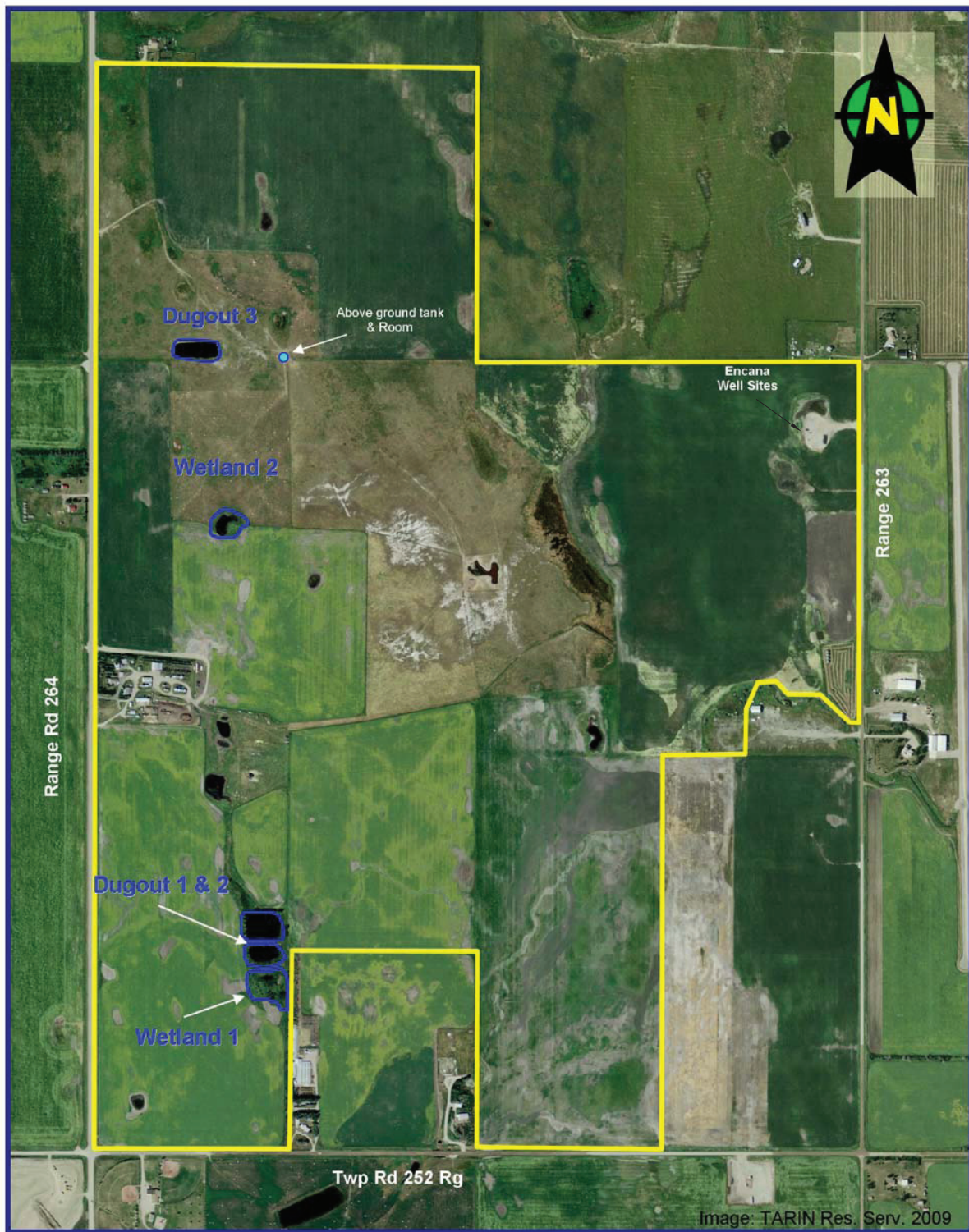
THE HOMESTEADS AT LYALTA

WESTGATE LANDS INC.

CLIENT: PATRICIA MALONEY & ASSOCIATES	BY: P. MALONEY, MCP
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TOPOGRAPHY MAP

FIGURE
4



BASE MAP SOURCE MAP: ENVIROCONSULT INC.
N.T.S.

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BIOPHYSICAL
CHARACTERISTICS

FIGURE

5

The BIA recommends that the Homesteads project near Lyalta Alberta be granted permission to proceed to the next level in the design and application process. There may be compensation payable to Ducks Unlimited should the wetlands be changed. This will be determined at the subdivision application stage.

3.3 Access and Transportation

Bunt and Associates was retained by the developer to complete the *Homesteads of Lyalta Transportation Impact Assessment* (January 2010) in support of the proposed Homesteads development near Lyalta, Alberta. A series of conclusions and recommendations were developed based on the analysis undertaken as part of this study. The conclusions and recommendations are summarized here.

Based on the number of the residential dwelling units proposed for the Homesteads development approximately 29,918 vehicles per day (vpd) are expected to be generated by the residential uses situated in the development. In addition, based on the proposed non-residential uses (e.g. commercial retail, elementary school and office uses) for the Homesteads development, the non residential uses are expected to generate approximately 8,787 daily trips.

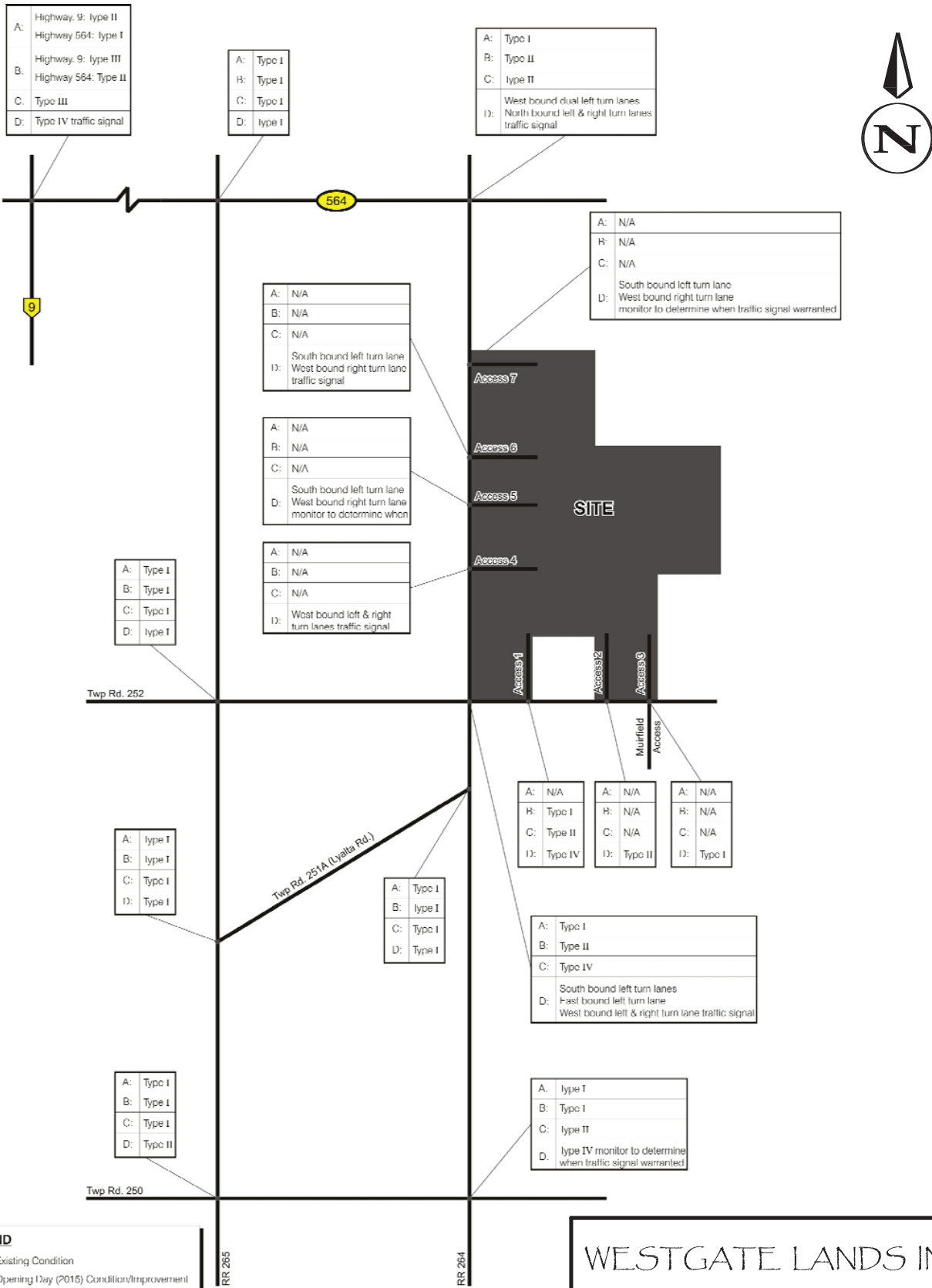
The road requirements were calculated on three thresholds: Opening Day (2015); Interim 10-Year (2020) and the Future 25-Year (2035).

The first phase of development will be approximately 200 residential units. The critical elements for the first phase of development are the upgrades required for the Opening Day. This includes minor upgrades to the intersection of Highway 564 and Range Road 264; and Township Road 252 and Range Road 264. In addition, some paving will be required on Range Road 264, and Township Road 252 and dust control will be required on Township Road 250 (east of RR 264). The level of roadway upgrades will be confirmed at time of subdivision application with the County and Alberta Transportation. Figure 6 provides a map of the hierarchy of the proposed roads in the Homesteads plan area.

3.4 Geotechnical Assessment

A geotechnical investigation was conducted on the lands in November 2006 by GTech Earth Sciences Corp. Seventeen test holes were drilled on the site. Surficial formations include an average of 0.18.m (7 inches) of topsoil overlying sandy silt till and silty sand strata which overlies sandstone bedrock. The site is comprised of mainly medium plastic sandy silt till. Silt sands were found to be low plastic.

The site presents very good conditions for development with respect to workability, compactability and bearing capacity of in-situ soils. Foundations based at depths from 0.76m to 3.05 m below existing ground surface can be designed with an allowable (25mm allowable settlement) soil bearing capacity of 120kPa or 2,506 lb/sq.ft. Soil bearing capacity for foundations based in soils at more than 3.05 m below existing ground level can be increased to 250 kPa or 5,221 lb/sw.ft. Half of these values should be used if the foundations are within 1.0 m of the groundwater level. Foundations based in the sandstone bedrock can be designed with a bearing capacity of 500kPa or 10,442 lb/sq.ft. Piles based on or in the bedrock can also be designed with a skin friction of 50 kPa or 1,004 lb/sq.ft.



LEGEND

- A: Existing Condition
- B: Opening Day (2015) Condition/Improvement
- C: Interim 10-Year (2020) Condition/Improvement
- D: Future 25-Year (2035) Condition/Improvement

BASE MAP SOURCE MAP: BUNT & ASSOCIATES
N.T.S.

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ACCESS OF
ROAD HEIRARCHY

FIGURE
6

3.5 Phase I Environmental Site Assessment

In September 2006, GTech Earth Sciences Corp. completed a Phase I ESA for the majority of the site. The report stated:

“The subject property and surrounding areas have been agricultural lands throughout its known history. Historical evidence such as historical land titles search, historical air photos, EUB searches for any oil and gas activity, Petroleum Tank Management Association of Alberta for past or present tanks, and Alberta Environment’s water well data base were collected and reviewed for this study. The documentation revealed three items relating to one concern. Air photos, land titles and EUB records indicated prior oil and gas activity on the subject property.

Site reconnaissance confirmed the presence of gas wells currently owned by Encana Corporation (Encana). One area of concern was noted pertaining to the gas wells. Dead vegetation was encountered in close proximity to two of the wells. Two separate interviews were conducted after the site visit indicated that the dead vegetation was caused by excessive water that collected and/or recent installation or maintenance of the facilities. The area in question was low lying and could pool water. An interview with the current land owner also indicated that in the lease Encana was responsible for cleaning up any contamination relating to their activities. The actual lease was not included in the study.

A second area of concern was identified during site reconnaissance. There was a rectangular area that had different vegetation. Separate interviews indicated that the area was a result of seeding operations where the seeder was inadvertently shut off or re-started at that location. Observations were consistent with the explanation”.

The report does not recommend any further environmental study or Phase II ESA is warranted.

3.6 Gas Wells

There are four gas wells located on the property and illustrated on Figure 7. These wells have been identified as shallow gas and coal bed methane wells and pipelines. Encana will not provide a date for the de-commissioning of the well head, but it is estimated within a 5 to 25 year period. Encana has indicated that they are not concerned with the proposed ASP and future subdivision development. The current set back is illustrated on Figure 7. Setback distances are measured from the well head. Setback lands can be used for open space, parks and parking.

In addition, Encana has indicated in correspondence dated January 2, 2009, that the company would support an application to the ERCB with the support of Wheatland County, to reduce the setbacks due to the benign nature of the wells. There are no other restrictions to residential development in the proximity of sweet gas wells and therefore will not impact the development of the Homesteads.

Uses restricted within the 100 metre setback are overnight accommodation including residential uses, as well as and schools and hospitals.

The Subdivision and Development Regulation of the Municipal Government Act, states:

11. Gas and Oil Wells

- (1) *A subdivision application or a development application shall not be approved if it would result in permanent additional overnight accommodation or public facility, as defined by the ERCB, being located within 100 metres of a gas or oil well or within a lesser distance approved in writing by the ERCB.*
- (2) *For the purposes of this section, distances are measured from the well head to the building*

or proposed building site.

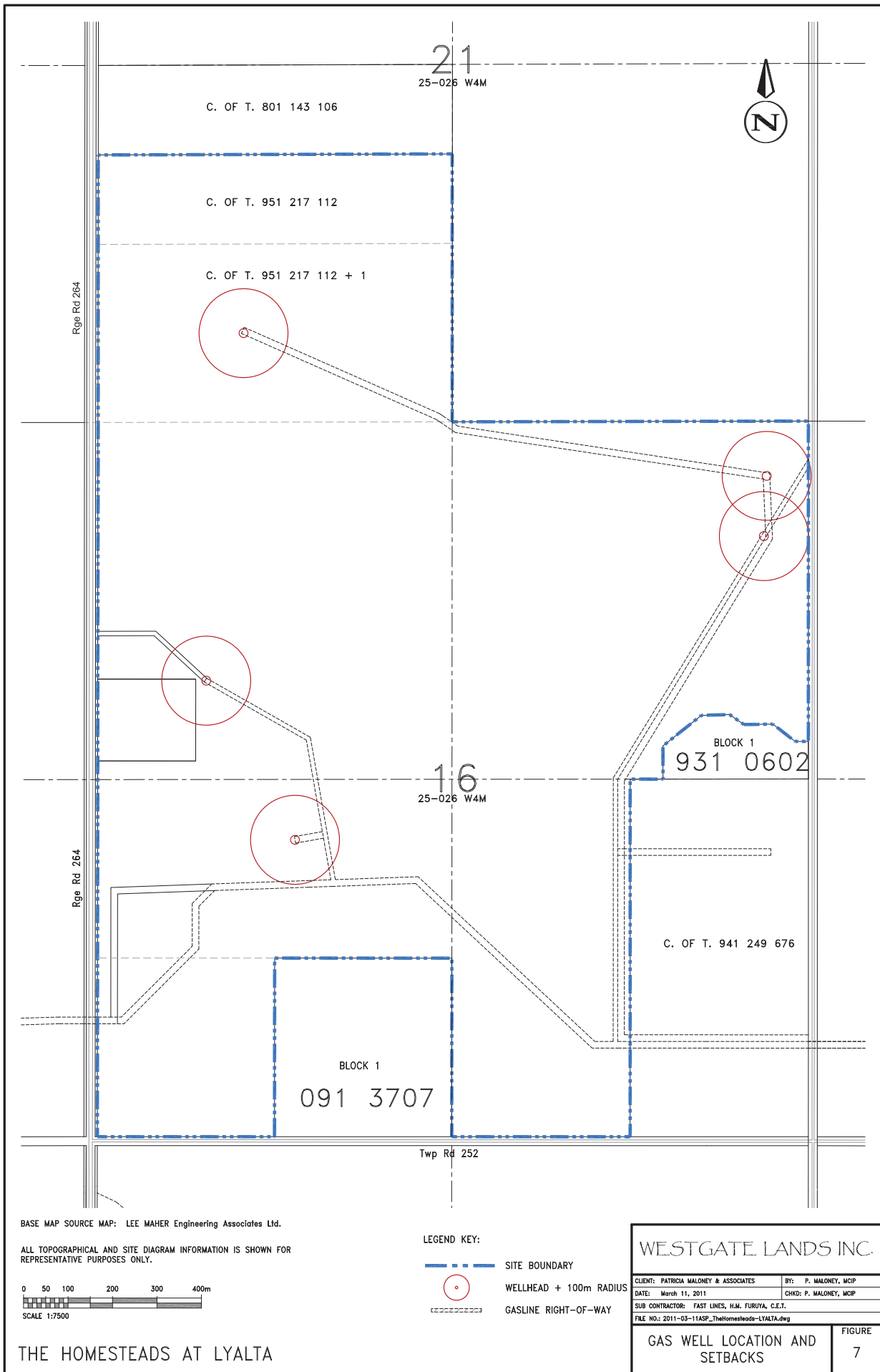
- (3) *In this section, "gas or oil well" does not include an abandoned well as defined by the ERCB.*
- (4) *An approval of the ERCB under subsection (1) may refer to applications for subdivision or development generally or to a specific application.*

When the well head is de-commissioned, the land within the 100m setback can be developed for residential, school or hospital uses. In the case of the Homesteads, the land will ultimately be used for residential, park and commercial uses. These lands are included in the long range plan and will be included in future phases of development.

3.7 Future Studies

A Preliminary Storm Water assessment was completed in 2007 and will be updated provided with the subdivision application for Phase 1. Additional studies will be identified at time of subdivision approval and completed as conditions of the subdivision approval.





4.0 Policy Context

4.1 Municipal Government Act

In Section 633 of the Municipal Government Act (MGA), municipalities are provided the right and responsibility to create Area Structure Plans. The MGA states that ASP's are developed for the following reasons:

- (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,*
 - (b) *May contain any other matters the council considers necessary.*

This Area Structure Plan includes all of the required elements and additionally includes policies regarding open space, architectural guidelines and community services.

4.2 Wheatland County Municipal Development Plan Policies

Wheatland County has a Municipal Development Plan that directs development within the county. The following policies apply;

- 6.03.03 It is policy to require an Area Structure Plan or Area Concept Plan¹ on more complex applications, as determined by County with the input of the planning staff.

Complexity may be determined by evaluation of, but is not limited to, the following;

- a) number of parcels to be created
- b) potential for future development subsequent to the proposal
- c) nature of the proposed land use and its potential to affect the environment
- d) nature of the proposed land use and its potential to affect neighbouring lands and landowners
- e) requirements for servicing, in particular and communal servicing
- f) presence of nuisance factors.

- 9.02.07 To encourage a multi lot residential designed to be located in or next to existing hamlets.

- 10.02.03 To increase the viability of hamlets.

The Homesteads of Lyalta Area Structure Plan meets the policies of the County by having an approved concept plan, providing direction for the developer to prepare an Area Structure Plan, is considered a complex development based on the size and land uses, encourages a multi lot residential development located next to an existing hamlet, and by virtue of the development, the Homesteads will increase the viability of the Hamlet of Lyalta.

¹ This document has been prepared as an Area Structure Plan. A concept plan was prepared and submitted to Wheatland Council. Council accepted the concept plan and gave direction for the preparation of an Area Structure Plan.



5.0 Land Use Strategy

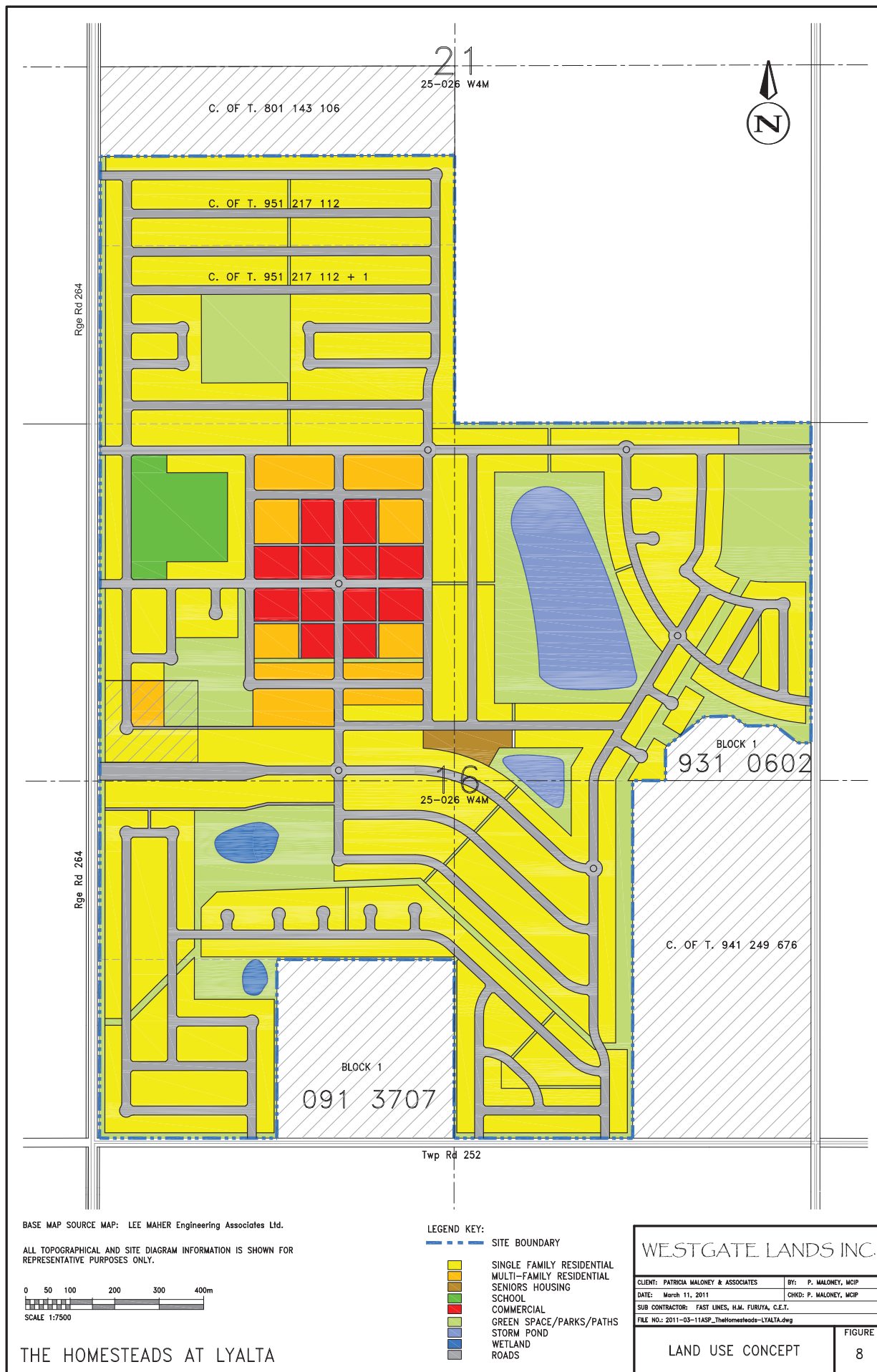
Over the past few decades, rural populations have seen decline. School enrollments have been down and the rural lifestyle has been threatened. The Homesteads of Lyalta development will support the rural community, increase school enrollments, provide a tax base and create employment for Wheatland County residents.

The land use strategy for the Homesteads is to develop a community that meets the following goals;

- 1 To create a distinctive and attractive community with a strong sense of place.
- 2 To develop a vibrant commercial core and local services.
- 3 To encourage a sense of neighbourliness and linkage to the community.
- 4 To develop a range of housing forms to meet various needs and life cycle requirements.
- 5 To allow for a variety of opportunities to meet educational, recreational, spiritual and social needs.
- 6 To design a comprehensive and state of the art utility system to support the operation of the community.
- 7 To provide for a transportation and pedestrian system that is efficient and interconnected.

Figure 8 illustrates the land use strategy for the Homesteads. The community includes residential, commercial, institutional, open space and parks, and public utility areas that combine to provide a community suitable for all ages, lifestyles and income levels. General locations of roads and lands uses are conceptual and will be confirmed at subdivision stage.





6.0 Policies

This section provides the policies for all future development in the Homesteads.

6.1 General Policies

The following general policies apply to all land uses and all areas of the plan.

- 6.1.1 This plan is conceptual only and specific boundaries and uses will be determined at the land use redesignation and subdivision stages.
- 6.1.2 The development of the Homesteads will generally follow the land areas listed below. However, these land areas will be confirmed at each phase and subdivision stage.

Figure 9
General Land Use Breakdown

Land Use Category	Area (acres)	Area (hectares)	Percent of Total Land Area
Residential - single family	341.56	138.23	54.72%
Residential - multi family	26.61	10.77	4.26%
Residential - seniors housing	2.65	1.07	0.42%
Commercial	19.18	7.76	3.07%
Green Space/Paths (includes wetlands, paths, parks, storm ponds)	102.97	41.67	16.49%
School Site	12.28	4.97	1.97%
Roads	119.06	48.18	19.07%
Total	624.31	252.65	100.0%

- 6.1.3 At the time of submitting the Homesteads ASP, the lands were not included within the boundary of the Hamlet of Lyalta and as such are not considered Hamlet residential.
- 6.1.4 The developer is responsible for developing the appropriate land use districts for approval as amendment to the Land Use Bylaw.
- 6.1.5 To respect the heritage of the area, the developer will propose street names based on the historic pioneer families and farms².

6.2 Residential

The Homesteads will provide a variety of residential uses on a variety of lot sizes.

- 6.2.1 The predominant use in the development will be single detached houses.

² The street names will be proposed based on the information from Along the Fireguard Trail; A History of Lyalta-Ardenode-Dalroy Districts, 1979, by the Lyalta, Ardenode, Dalroy Historical Society, Lyalta, Alberta.

- 6.2.2 The concept for residential development is to re create a traditional community with a modified grid road system and street presence for all front elevations of dwellings.
- 6.2.3 Single family lots will have a minimum frontage of 12.0 m.
- 6.2.4 Secondary suites³ are allowed in single family homes.
- 6.2.5 Duplex lots will be allowed, to provide an alternative housing form, and lots will have a minimum frontage of 15.24m (or 7.62 m per side).
- 6.2.6 Architectural controls will be developed that reflect prairie and craftsman style features indicative of the homesteading era combined with contemporary features and new technology.
- 6.2.7 Multi -family development will take a variety of forms including apartment and townhouses and minimum lot sizes and frontages will be determined at the time through the land use designation process.
- 6.2.8 Multi-family lot sites are identified on Figure 8 the Land Use Concept. These homes will take the form of townhouses and apartments.
- 6.2.9 The multi-family housing will be centrally located near the commercial centre and school locations.
- 6.2.10 Residential units shall be allowed on the second and third levels of commercial buildings.
- 6.2.11 Home offices are encouraged in all single family dwellings.
- 6.2.12 Building design for multi-family housing will also be controlled by architectural guidelines prepared by the developer.
- 6.2.13 Landscaping plans will re create traditional boulevards and improve the environment and shall be prepared to accompany each subdivision application.

6.3 Commercial

This development will be of sufficient size to ultimately require local commercial services. They will be phased into the development as the population grows.

- 6.3.1 A centralized commercial area has been provided that allows for both vehicular and pedestrian access.
- 6.3.2 The commercial area will provide for a full range of local and convenience commercial and personal services.
- 6.3.3 The commercial area is designed to meet the needs of the local region as well as the Homesteads community.
- 6.3.4 Offices located on the second and third storey of the commercial development is considered appropriate.

³ Secondary suites will include suites internal to the main dwelling, detached from the main dwelling and/or attached with separate entrance to the main dwelling, as will be defined in any new land use bylaw district prepared for the Homesteads.



- 6.3.5 Design of the commercial centre shall include; theme, controlled pedestrian and vehicular patterns, social gathering areas, landscaping, street orientation and integration into the community. The developer will prepare architectural guidelines for all commercial development.
- 6.3.6 Development of commercial uses will be phased into the development and there will be no commercial development until there are a minimum of 200 residential units inhabited or demand is demonstrated.
- 6.3.7 Local community services will be permitted in the community as demand requires. No specific areas have been designated for churches or day cares or other community services, but these uses will be allowed as discretionary uses within the residential land use district that is developed.
- 6.3.8 Parking requirements for commercial and community services will be determined through the land use bylaw regulations and options for co-use or shared parking areas will be considered. This will include discussion with the School District.
- 6.3.9 All community services and local commercial uses will be designed to fit into the community fabric architecturally.

6.4 Municipal Servicing

Lyalta falls within the Red Deer River basin. With a proposed population of almost 10,000 people at full build out, the community ultimately requires full urban-type piped services. However, recognizing the long term nature of this development and the significant cost of the offsite service costs, interim solutions are acceptable to allow the first phase of development to proceed without a full piped municipal system. It is recognized that even the interim system must meet Alberta Environment standards.

- 6.4.1 The municipal servicing strategy provides for an ultimate full piped communal service constructed at the expense of the developer, to provincial and municipal standards.
- 6.4.2 The conceptual servicing scheme is illustrated on Figure 10. This will be modified when the detailed engineering design is completed for each phase of development.
- 6.4.3 The municipal servicing system and the infrastructure will be owned by the developer and ultimately the community. Should the County wish to own and operate the system, the developer will transfer the infrastructure and licenses (if applicable) to the County after a two year operation period.
- 6.4.4 The ownership, operation and management of the sanitary and water systems may be by the developer or a private utility company.
- 6.4.5 There are two options for the ultimate provision of waste water collection and treatment systems:
 - 6.4.5.1 Tying the Homesteads into the East Rocky View Waste Water line, through Muirfield⁴.
 - 6.4.5.2 Constructing a sewer pipeline from the Homesteads to the Town of Strathmore to have the waste water treated by the Strathmore

⁴ The Muirfield development currently discharges its waste water into the East Rocky View Waste Water line. The County of Rocky View is currently considering the request of Homesteads to utilize this utility line. A waste water line would be constructed from Homesteads, across the County of Wheatland road allowance and tie into the Muirfield system.

Sewage Treatment Plant⁵.

6.4.5.3 Construct a stand alone system based on an accepted and approved technology such as Orenko or Go Green.

6.4.6 Phase 1 may implement an onsite waste water treatment system for up to the first 350 residential units. This system may be based on new technology such as the Orenko or Go Green Systems, as approved by Alberta Environment⁶.

6.4.7 The final sanitary sewer system will be determined at the subdivision approval stage for Phase 2.

6.4.8 There are three options for the provision of potable water for the Homesteads development:

6.4.8.1 Water will be provided by private water license obtained by the developer and treated at the Muirfield water treatment plant.

6.4.8.2 Water will be acquired through a Regional Water Utility, requiring an intra basin transfer and will be accessed through the WID canal system and delivered to the site for treatment at the Muirfield Water Treatment Plant.

6.4.8.3 Water will be provided by Western Irrigation District through a license modification, working with Wheatland County and conveyed to the site via the WID canal for treatment at the Muirfield Water Treatment plant.

6.4.9 For all the water options, the developer will be responsible to expand the water treatment plant as required, expand the raw water storage and the treated water storage, and will construct the pipe to convey the water from Muirfield to the Homesteads for distribution.

6.4.10 Figure 10 illustrates the conceptual storm water plan for the Homesteads. Upon approval of the Area Structure Plan, the developer will complete a full storm water management plan that will determine the size of storm water ponds and the drainage areas and level of treatment of storm water. The discharge off site will be at pre development rates as approved by Alberta Environment.

6.4.11 The development will be designed for low impact development to minimize runoff by utilizing permeable surfaces, rain water harvest for park and garden irrigation, green roofs and engineered wetlands for treatment of storm water.



6.4.12 Harvest and collection of rain water for on-site irrigation is strongly encouraged.

6.4.13 Storm water will be collected through open ditches and/or pipes, and directed to

⁵ The Town of Strathmore has provided a letter indicating that they will accept the waste water from the Homesteads.

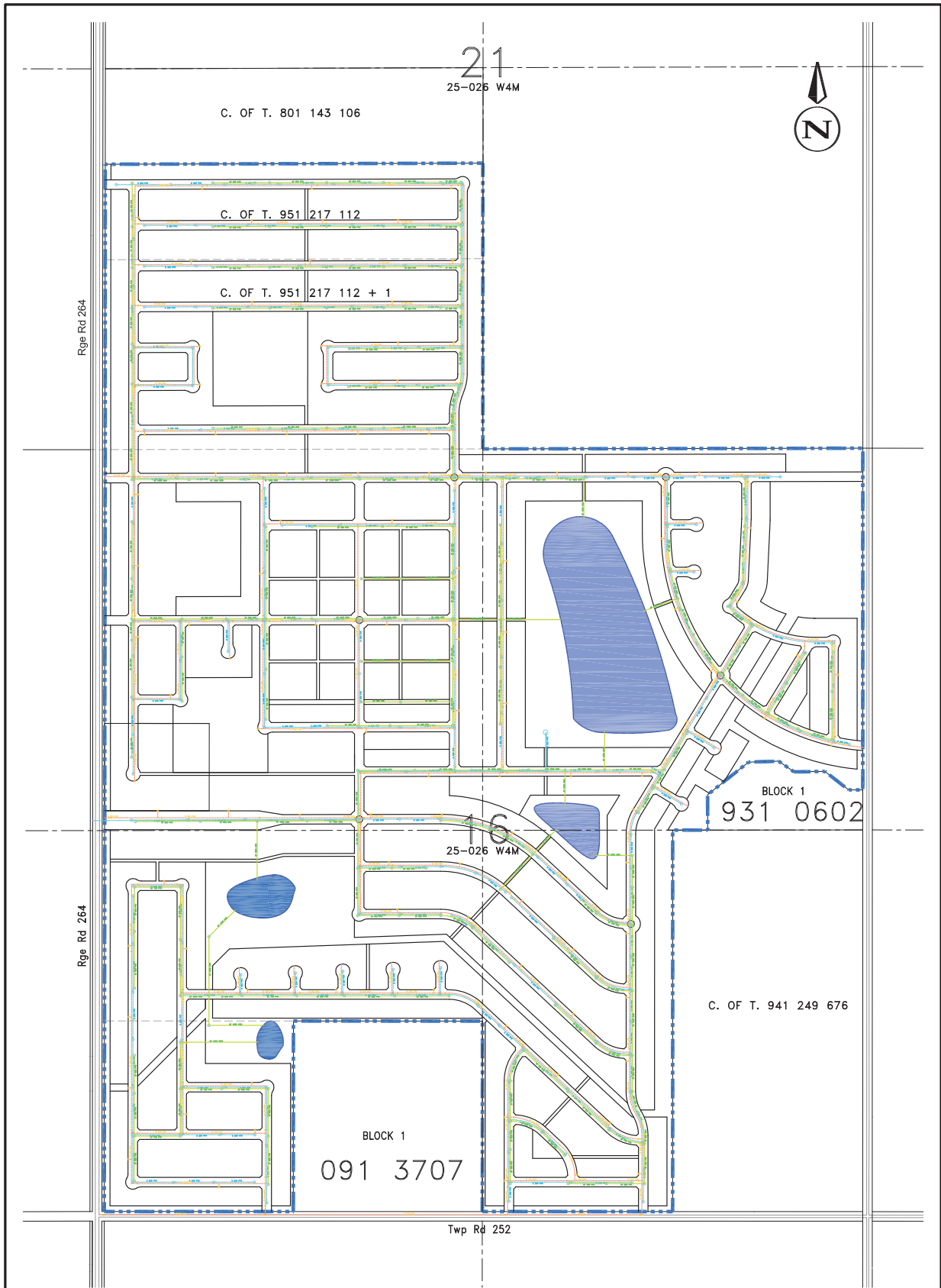
⁶ Background information on the two systems is provided in Appendix C.



storm ponds for treatment and settling and be released at approved rates and quality.

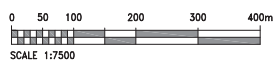
- 6.4.14 All development will be required to incorporate permeable surfaces to reduce runoff wherever this is feasible, such as overflow parking areas.
- 6.4.15 If the storm water is to be discharged into the WID canals, the developer will ensure that the water meets the standards of the Western Irrigation District.
- 6.4.16 The developer will provide sufficient pond size for storage for the one in one hundred year flood event.
- 6.4.17 Storm ponds will incorporate native planting and vegetation what will enhance filtration, create habitat and create an amenity.
- 6.4.18 All shallow utilities will be provided by local suppliers at the cost of the developer. In this part of the County of Wheatland, these shallow utility companies may include the Rosebud Gas Coop, ATCO Gas, Fortis, Telus, Shaw or their competitors.
- 6.4.19 Public utility sites will be determined at time of subdivision and will be designated as public utility lots.
- 6.4.20 Solid waste management will be provided through the Drumheller District Solid Waste Management Association at the Water Transfer Station located in Strathmore⁷.
- 6.4.21 Recycling facilities will be installed on site in collaboration with the local commercial developments and the Drumheller District Solid Waste Management Association.

⁷ The Waste Transfer Station is located in the NE quarter of Section 34, Township 23, Range 25, West of the 4th Meridian, located in the Town of Strathmore, one mile south of the TransCanada Highway on the west side of Highway 817.



BASE MAP SOURCE MAP: LEE MAHER Engineering Associates Ltd.

ALL TOPOGRAPHICAL AND SITE DIAGRAM INFORMATION IS SHOWN FOR REPRESENTATIVE PURPOSES ONLY.



LEGEND KEY:

- SITE BOUNDARY
- STORM POND
- WETLAND
- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM
- HYDRANT
- MANHOLE

WESTGATE LANDS INC.

CLIENT: PATRICIA MALONEY & ASSOCIATES	BY: P. MALONEY, MCP
DATE: March 11, 2011	CHKD: P. MALONEY, MCP
SUB CONTRACTOR: FAST LINES, H.M. FURUYA, C.E.T.	
FILE NO.: 2011-05-11ASP_TheHomesteads-LYALTA.dwg	

OVERALL SERVICING PLAN

FIGURE
10

THE HOMESTEADS AT LYALTA

6.5 Transportation

The Homesteads will create a pedestrian and road network that is functional, safe and efficient.

- 6.5.1 The Homesteads is designed to allow for pedestrian access within the community and minimize dependence on personal automobiles.
- 6.5.2 The road network is designed as a hierarchy to delineate the local roads from the major collectors to develop road standards that are reasonable and applicable to the anticipated traffic.
- 6.5.3 All roads will be designed and constructed to Wheatland County standards.
- 6.5.4 The main entrance road shall provide a grande boulevard design.
- 6.5.5 The High Street in the commercial centre shall provide street parking, sidewalk treatments with street furniture and boulevard trees.
- 6.5.6 Attention to detail is required in the design of local roads to ensure pedestrian friendly access.
- 6.5.7 Bicycle routes will be accommodated on all collector roads.
- 6.5.8 Sidewalks will be provided as required by the County.
- 6.5.9 The internal road system will provide direct connection between destination points within the community.
- 6.5.10 Road right-of-way will be allocated for future bus stops should public transit be provided in future.
- 6.5.11 Connections will be provided to the pedestrian system to integrate with walkways on collector level roadways.
- 6.5.12 All sidewalks shall be constructed with ramps for wheelchair accessibility.
- 6.5.13 The road network is designed as a modified grid system, thereby providing a network of streets creating a multiple routing options.
- 6.5.14 Use of traffic circles and other traffic calming devices will be utilized in the design and construction of the road network.
- 6.5.15 Working with the open space and parks system, a linear pathway system will link to the road system for the integration of bicycle and pedestrian movements.
- 6.5.16 Safety is the primary goal, in addition to efficiently moving traffic.

6.6 Open Space and Municipal Reserve

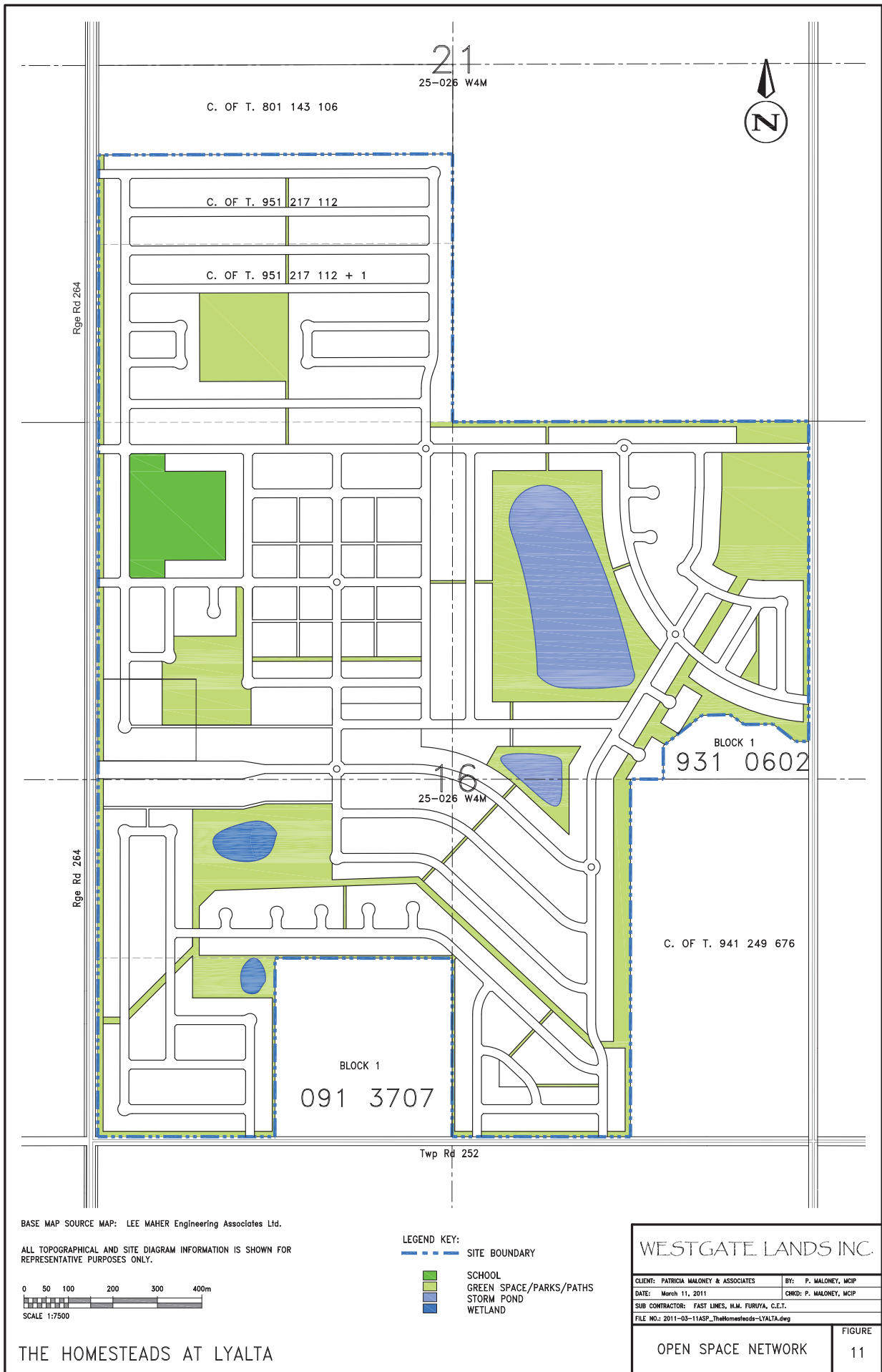
The Homesteads community will provide a comprehensive system of trails and parks and open spaces. Over 19% of the total land area of the Area Structure Plan area is proposed for open space, parks and school sites.

- 6.6.1 To develop a comprehensive community it is critical that open spaces are provided to ensure the health and social well being of the community.
- 6.6.2 The Homesteads development proposes an over dedication of open space for this

Area Structure Plan.

- 6.6.3 As an urban type development that will become part of the Hamlet of Lyalta, it is critical that the required 10% municipal reserve be taken in open space for the purpose of the school and parks spaces rather than cash in lieu.
- 6.6.4 Figure 11 provides the conceptual open space plan for the Homesteads community.
- 6.6.5 Open space will be calculated on the overall plan. Therefore open space may be deferred to later phases if the open space component of a specific phase does not meet the 10% requirement.
- 6.6.6 A landscaping plan shall be provided with each tentative subdivision application.
- 6.6.7 The parks system utilizes the required setbacks from existing gas wells.
- 6.6.8 Storm water ponds will be integrated into large open spaces and created as an amenity.





7.0 Phasing

7.1 Overall Phasing

A development of this size will be phased and within each phase there will be stages of development that represent each subdivision application.

- 7.1.1 A total of six phases have been identified for this development. While they are numbered consecutively, phases may be developed out of numerical order depending on the ultimate servicing strategy and market demand.
- 7.1.2 Figure 12 illustrates the phasing proposed for the Homesteads community.
- 7.1.3 The commercial core of the community is included in Phase 3 to ensure that there is sufficient population to support the proposed retail uses.
- 7.1.4 The ASP is presented here as the background for the outline plan of subdivision for Phase 1.
- 7.1.5 The market and servicing capacity will dictate the development of the land.
- 7.1.6 Each Phase of development will be required to prepare a concept plan to be considered the background information for the tentative plan of subdivision and shall be amended to this Area Structure Plan to provide guidance.
- 7.1.7 The developer is required to prepare architectural guidelines for each Phase of development, that will be applied and monitored by the developer.

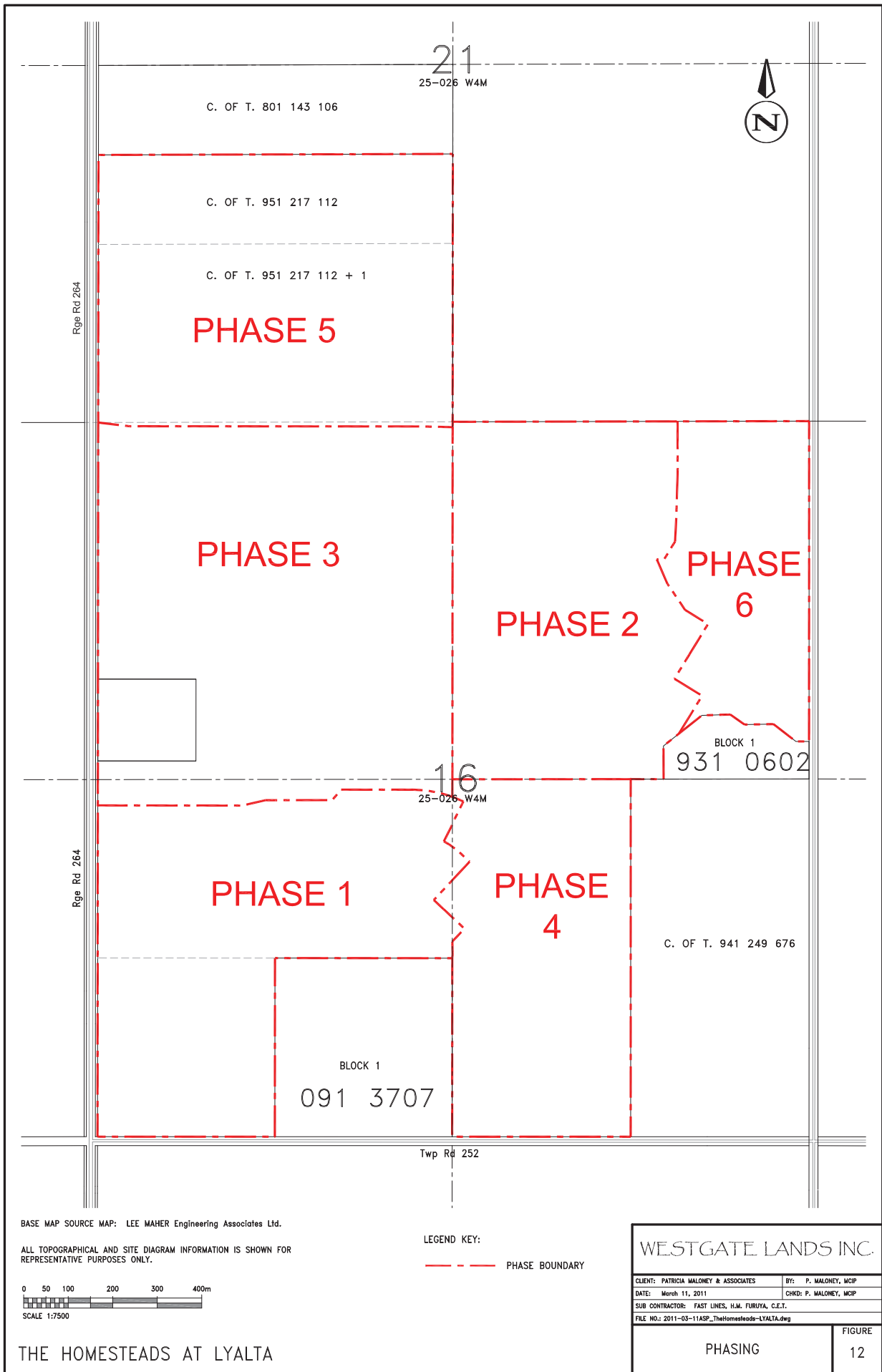
7.2 Phase 1 Tentative Plan

The following policies provide direction for the adoption of the subdivision and redesignation application for Phase 1 of the Homesteads of Lyalta Area Structure Plan.

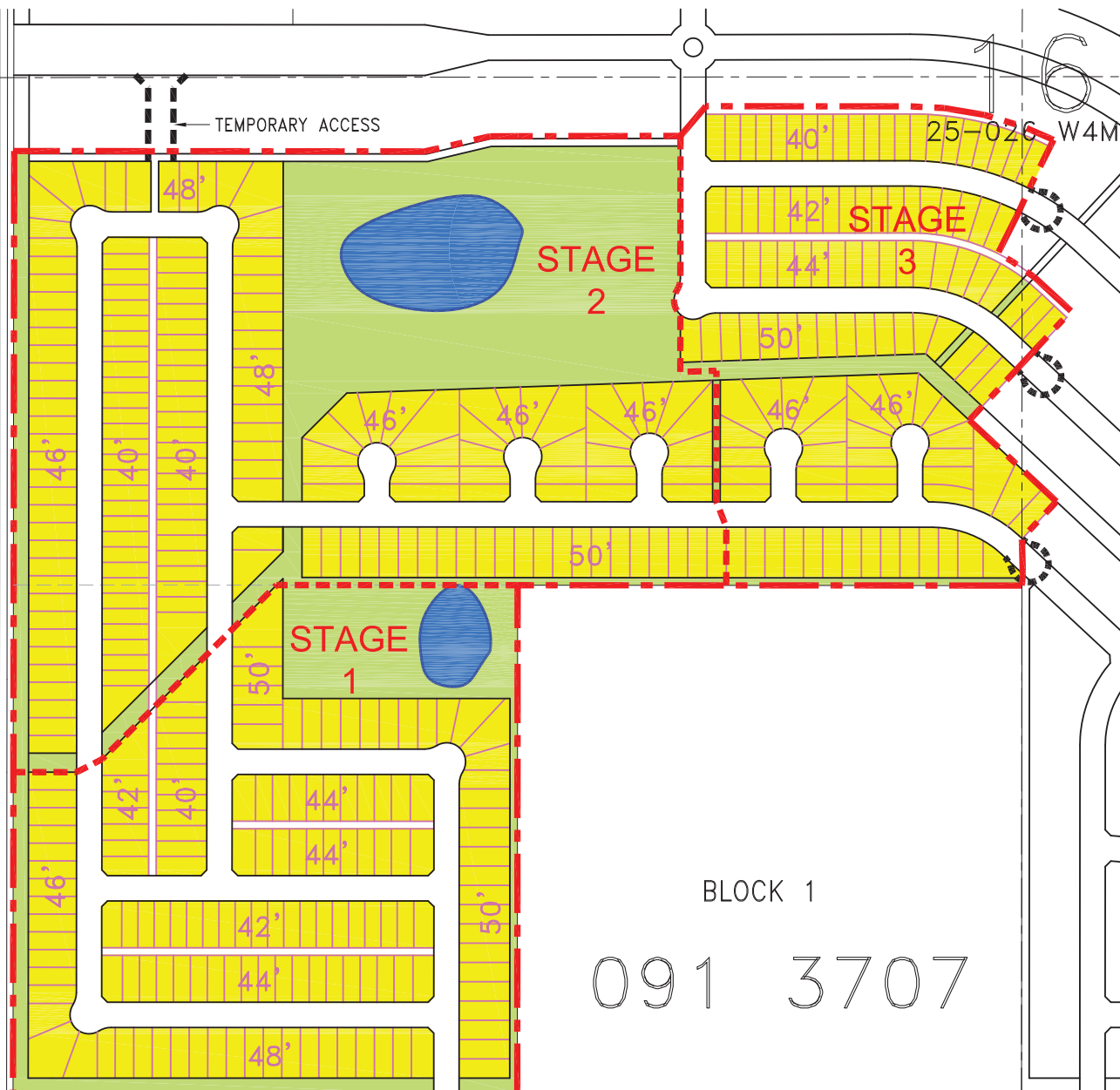
- 7.2.1 Phase 1 of the Homesteads of Lyalta is located in the southwest corner of the Area Structure Plan lands.
- 7.2.2 The primary uses in Phase 1 are residential and open space, including storm water management facilities and wetlands.
- 7.2.3 This document functions as the supporting information for the tentative plan of subdivision and redesignation application.
- 7.2.4 Figure 13 illustrates the land uses and the lotting design for Phase 1.
- 7.2.5 Phase 1 will access off Township Road 252, east of Range Road 264.
- 7.2.6 Phase 1 includes 44.49 ha of land and includes approximately 434 single family lots.
- 7.2.7 Phase 1 includes 5.54 acres of open space with a protected wetland and a storm water pond with pedestrian connections throughout the development to provide linkages within the Phase and to the Lyalta Community Hall and future phases of the community.
- 7.2.8 Stage 1 of Phase 1 includes a total of 148 residential lots, of open space, a natural wetland and a green buffer along Range Road 264 and Township Road 252.



- 7.2.9 Stage 2 of Phase 1 includes a total of 168 residential lots, open space and a storm pond, including a green link on top of pipeline right of way, and a green buffer along Range Road 264.
- 7.2.10 Stage 3 of Phase 1 includes 118 residential lots of linear open spaces linking to Stage 2 and future phases of development.
- 7.2.11 Application for redesignation for the entire Phase will be submitted with the application for subdivision but will be approved (given all three readings and public hearing for the bylaw) in total in conjunction with the approved conditional subdivision.
- 7.2.12 The development will be divided into three stages, as illustrated on Figure 13.
- 7.2.13 A temporary emergency access will be constructed through Stage 2 to the main entrance road on the northern edge of the Phase with the construction of Stage 2.
- 7.2.14 Stage 3 of Phase 1 will require the construction of the main access road.
- 7.2.15 Figure 14 illustrates the conceptual municipal servicing strategy for Phase 1 of the Homesteads.



Rge Rd 264



Twp Rd 252

BASE MAP SOURCE MAP: LEE MAHER Engineering Associates Ltd.

ALL TOPOGRAPHICAL AND SITE DIAGRAM INFORMATION IS SHOWN FOR REPRESENTATIVE PURPOSES ONLY.

0 25 50 100 150 200 250m

SCALE 1:5000



LEGEND KEY:

- PHASE BOUNDARY
- STAGE BOUNDARY
- SINGLE FAMILY RESIDENTIAL
- GREEN SPACE/PARKS/PATHS
- WETLAND
- TEMPORARY TURNAROUND

STAGE	1	2	3	TOTALS
AREA (hectares)	14.023	20.756	9.711	44.490
TOTAL SINGLE FAMILY RESIDENTIAL LOTS	148	168	118	434
GREEN SPACE/PARKS/PATHS AREA (hectares)	2.240	6.203	0.397	8.840

WESTGATE LANDS INC.

CLIENT: PATRICIA MALONEY & ASSOCIATES	BY: P. MALONEY, MCIP
DATE: March 11, 2011	CHKD: P. MALONEY, MCIP
SUB CONTRACTOR: FAST LINES, H.M. FURUYA, C.E.T.	
FILE NO.: 2011-03-11ASP_TheHomesteads-LYALTA.dwg	

PHASE 1 OUTLINE PLAN

FIGURE

13

THE HOMESTEADS AT LYALTA

Rge Rd 264

25-026 W4M

PHASE 1

BLOCK 1

091 3707

Twp Rd 252

BASE MAP SOURCE MAP: LEE MAHER Engineering Associates Ltd.

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0 25 50 100 150 200 250m

SCALE 1:5000



LEGEND KEY:

- PHASE BOUNDARY
- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM
- HYDRANT
- MANHOLE

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PHASE 1 CONCEPTUAL
MUNICIPAL SERVICING

FIGURE

14

THE HOMESTEADS AT LYALTA

8.0 Implementation

8.1. Approval Process and Monitoring of the Development

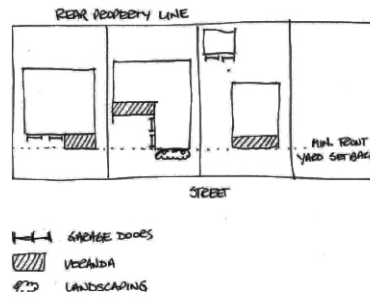
- 8.1.1 This Area Structure Plan has been adopted by Wheatland County as a statutory plan and all development in the area must conform to the general concept of the development and land uses.
- 8.1.2 Any subdivision or redesignation of land shall provide an Outline Plan that will be reviewed and adopted by Wheatland County as an amendment to this ASP bylaw, thereby requiring a public hearing and public process.
- 8.1.3 It is recognized that the exact locations of roads, lots and features, and the densities and specific housing types are conceptual in the ASP and will be finalized at the Subdivision application stage.
- 8.1.4 All costs associated with the redesignation , ASP amendment, and subdivision stages will be borne by the developer and meet the rates and fees schedule of Wheatland County.
- 8.1.5 All subdivision applications will be subject to the signing of a Development Agreement with the County, payment of all off site levies and fees and confirmation of capacity in the water, sanitary sewer and storm sewer systems as approved by the County or their engineers.

8.2. Residential Architectural Guidelines

Architectural guidelines will be developed by the Developer and applied on title to all residential properties to be monitored and enforced by the Developer. The architectural guidelines will follow the policies below.

- 8.2.1 All residential development will have a street orientation. Accepted house styles include: western, colonial, craftsman style homes.
- 8.2.2 Residential lots with rear lanes will have rear lane access.
- 8.2.3 Residential lots without rear lanes may have garage access off the street, however, the garage must be provided in one of three manners:
 - 8.2.3.1 Attached with front access, and the garage is limited to protrude no more than 1.5 metre beyond the front elevation of the home, or beyond the front veranda/porch/deck.
 - 8.2.3.2 Attached with front access but the garage may protrude beyond the front elevation of the home if the access is at 90 degrees to the home and the front of the garage is treated as a front elevation of a house with windows, awnings, landscaping etc.

- 8.2.3.3 Detached garage with a front access drive, where the garage is located in the rear of the house and the driveway parallels a side yard of the home.



- 8.2.4 The materials and colours for the home include neutral shades for the main colours of the home, with the exception of white which can be the main colour of the home with brighter colour accents. Hardy board and wood grain vinyl siding are acceptable.
- 8.2.5 Metal roofs are considered appropriate for this development.
- 8.2.6 Roof lines should meet a 4:12 pitch.
- 8.2.7 Accent material for the homes should be brick, wood and river rock.
- 8.2.8 Second floors of two storey homes should be integrated and include rooms over garages, gabled windows, and decks and balconies.
- 8.2.9 All homes should have verandas and/or porches in the front yard.
- 8.2.10 All homes must have their architectural drawings, including a rendering and examples of building materials and colour palate presented for review, comment and approval to the developer prior to application to the County.
- 8.2.11 All landscaping should be designed on the xeriscaping philosophy with drought tolerant and indigenous vegetation. A landscaping plan must be presented to the developer for review prior to application for development permit to the County.

Examples of Residential Development Suited to the Homesteads of Lyalta



The Homesteads of Lyalta Area Structure Plan
Adopted September 6, 2011



8.3 Commercial Architectural Guidelines

- 8.3.1 The theme for the commercial centre is a western main street design.
- 8.3.2 The focus for the retail businesses is for local convenience commercial to service the residents.
- 8.3.3 Design of structures can include false front, verandas, gabled windows and early 1900's sensitivity.
- 8.3.4 Two storey structures are encouraged and three storey may be permitted on entrance points to frame the main street.
- 8.3.5 Multiple store fronts is preferable with display windows. No large retail will be permitted here with the exception of a grocery store that may not exceed 30,000 sq.ft.
- 8.3.6 Awnings and "boardwalk" environments are encouraged with street furniture to include tree planting, hanging flower baskets and benches.
- 8.3.7 Sidewalks may be stencilled, colour patterned concrete or use brick or lock stone, particularly to denote intersections or pedestrian walkways.
- 8.3.8 Second and third floors are suited to office and/or apartment uses. Apartments shall have a separate entrance from the retail and a minimum of one dedicated parking stall per unit. Offices for professional services is considered appropriate, including doctors, dentists, accountants, law offices, insurance, real estate and other similar uses.
- 8.3.9 Main Street parking is considered appropriate for the retail area including both parallel and angle parking.
- 8.3.10 Traffic calming devices, with the exception of speed bumps are considered appropriate.
- 8.3.11 Rear parking for the office and apartment uses is considered appropriate. It shall be well lighted and easily accessible to the main street.
- 8.3.12 Use of permeable materials for rear parking is recommended.
- 8.3.13 Where an opportunity exists, pocket parking lots along the main road are considered appropriate if the access is one way in and exit is to the rear lane.

Examples of Commercial development suited to the Homesteads of Lyalta



The Homesteads of Lyalta Area Structure Plan
Adopted September 6, 2011



