

AREA CONCEPT PLAN

CHARA SENIORS COMMUNITY



PREPARED BY:

**MARCIA Y. BYMA, CPA, CA
JME LAND CORPORATION**

In collaboration with

McElhanney Consulting Services Ltd.

UPDATED JANUARY 2021

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I. INTRODUCTION

1.1 Purpose of this Plan

The purpose of the Chara Seniors Community Area Concept Plan (ACP) is to establish a comprehensive planning framework for the future development of an innovative aging in place community. Chara Seniors Community will be located on land which is situated near Speargrass Golf Course, just southeast and east of Highways 817 and 24 respectively. The land is legally described as the southwest quarter of Section four (4), Township twenty-two (22), Range twenty-five (25) west of the fourth (4th) Meridian and is located in Wheatland County (Figure 1). The site contains 91.76 acres (37.13 hectares) in total.

The land is currently designated as Agricultural General District (A-G) under the Wheatland County Land Use By-Law. The Chara Seniors Community ACP details the future redesignation of the site to a Direct Control District.

1.2 Rationale for Development

The site was intentionally selected for Chara Seniors Community because of its location, setting and unique features, including a scenic ravine, multiple ponds and a river view. The land is situated in close proximity to Speargrass Golf Course and Carseland, both of which are identified as growth nodes in the Wheatland County Regional Management Strategy.

The site is a desirable setting for an aging in place development given its natural beauty and quiet location. Chara Seniors Community also provides relatively unique and much needed housing for our aging population. The development will be a not-for-profit model offering bungalow style residential housing. The emphasis of Chara Seniors Community will be to enhance both the care and the overall quality of life enjoyed by the residents. The development will also build a sense of community within the local area through employment opportunities and volunteerism.



Chara (pronounced “Kara”) is a Greek word that means *joy*. It is the applicant’s desire that the community will truly be a place of hope and joy for seniors who choose to make this their home.

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1.3 Principal Development Considerations

Chara Seniors Community will incorporate the following conceptual and design considerations:

- ▶ **Ownership** of Chara Seniors Community will be through Chara Foundation which will be applying for status as a Canadian registered charity;
- ▶ **Aging in place** strategies are key to the development as it will offer independent living, supportive living, respite care and palliative (hospice) care;
- ▶ **The quality of life** for residents will be enhanced through genuine personal care, quality food and a home like setting;
- ▶ **Resident and community investment opportunities** will be available through a syndicated mortgage which will be secured by land and buildings;
- ▶ **Clustered residential pods** will be developed on the relatively flat areas of the development and ponds and other natural amenities will be preserved and enhanced;
- ▶ **A community centre** will be constructed to provide both community services and a community gathering place;
- ▶ **Natural green space** will be preserved around the ponds and ravine, and the ravine will be fully preserved in its original state;
- ▶ **A pathway system** will be constructed to encourage residents to maintain both physical mobility and social relationships;
- ▶ **Green technologies** will be central to the development as the development is intended to feature solar technologies and net zero housing principles and designs;
- ▶ **Transportation** will be provided by internal roads constructed to municipal specifications;
- ▶ **Water and wastewater services** will be provided through a tie in to existing municipal infrastructure;
- ▶ **Stormwater management** will occur through roadside ditches, overland drainage swales and storm ponds to ensure that both the quality and the quantity of surface run-off will meet regulatory standards as it exits the site. Runoff from the site will be at pre-development release rates or less.



2. THE CONCEPT PLAN

2.1 Location

As is indicated in the Regional Context Map (Figure 3), the Concept Plan area is illustrated in the context of Highway 1, Highway 2, The Hamlet of Langdon, the Town of Strathmore, the Hamlet of Gleichen and the City of Calgary. This part of the County has a mix of land uses including a relatively new development, Speargrass Golf Course, which is a short distance away from the site. Given both the proximity of the golf course and the unspoiled terrain, this is considered to be an ideal location for a quiet and peaceful seniors' community of this nature.

2.2 Legal Description and Ownership

The Plan area includes one individually titled parcel legally described as SW 4 22 25 W4 consisting of 91.76 acres (37.13 hectares). The land is currently owned by JME Land Corporation.

2.3 Local Development Context

A majority of the land use in the region is agricultural (pasture land, hay land and crop land), although several quarter sections to the northeast and southwest of the site are used for sand and gravel extraction. Additionally, Speargrass Golf Course is located immediately west and southwest of the site. Developed roads including Highway 817, Range Road 254 and Township Road 220 border the site to the northwest, west and south. Highway 24 is a paved highway which is west of the site, extending from the northwest and crossing the Bow River to the south.

Speargrass Golf Course includes both a residential development and an 18-hole golf course situated on the banks of the Bow River. The development has approval for 254 residential lots and ties into Wheatland County water and waste water treatment systems.

Carseland is approximately 3.8 kilometers to the northwest of the site and, according to Statistics Canada, had a population of 525 as of the census in 2016.

2.4 Current Land Use

The Concept Plan area is currently designated Agricultural (A-G) in accordance with the Wheatland County Land Use Bylaws. The agricultural designation permits a broad range of agricultural uses and the property has been used for both a cattle feedlot and for the grazing of cattle during the last number of years. The cattle feedlot was decommissioned and totally dismantled in 2008 and the lands are currently being used for the grazing of cattle only.

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2.5 Current Site Conditions, Existing Structures and Access

The Concept Plan area contains only three buildings which include a single-family residence, a detached garage and a pump house. The existing residential site was established in 1992 and has been very well maintained. The buildings are serviced by well water and a septic field. The existing residential site is not expected to be impacted by the proposed redevelopment.



Access to the site is currently via a packed gravel driveway directly off of Township Rd 220.

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2.6 Topography and Vegetation

A Phase I Environmental Site Assessment and a Wetland Impact Assessment were prepared by Ghostpine Environmental Services Ltd. in June of 2016. Part of the following commentaries in sections 2.6 through 2.10 (identified in italics) were taken directly from their reports which are included in this submission as Appendix E and F.

Terrain in the proposed development area is generally undulating. More than half of the development area has been previously anthropogenically disturbed and this has made the topography quite variable. There is a coulee present in the southwest portion of the development area.



The proposed development area traverses wooded coulee areas, a farm yard, low shrub pasture and improved pasture. Treed areas occur within the farm yard and surrounding wetlands. Tree species include trembling aspen, balsam poplar, American elm and Manitoba maple. In addition, several balsam poplars occur along the southern extent of the proposed development area. Shrub areas occur along the slopes of the coulee and with the farm yard. Shrub species along the coulee include buckbrush, prairie rose, Saskatoon, willow and silverberry, while shrub species with the farm yard include common lilac and common caragana.

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2.7 Agricultural Soils Assessment

According to the Wheatland County Agricultural Land Capability Mapping from the Regional Growth Management Strategy report (Figure 4), the site is in an area which includes soils that have moderately severe limitations to severe / very severe limitations. Agricultural production for soils with very severe limitations is difficult as the soil is unsuitable for cultivation. The applicant believes that the native soil conditions within the Concept Plan area are very limited with respect to supporting agricultural production but will be capable of continuing to maintain the existing vegetation in the undeveloped areas of the site.

2.8 Hydrogeological Information

One small permanent watercourse, associated with the coulee, and an intermittent watercourse are within the proposed development area in SW-4-22-25-W4M.

There are nine wetlands in the proposed development area. Two marshes (one temporary [II] and one seasonal [III]) are on the southwest side of the coulee, two man-made semi-permanent [IV] shallow open water wetlands are in the southeast corner of the proposed development area, one man-made semi-permanent [IV] shallow open water wetland and one man-made seasonal [III] shallow open water wetland are in the northeast corner of the proposed development, two man-made semi-permanent [IV] shallow open water wetlands are in the centre of the proposed development along with a man-made lake.



An internal review of the wetlands was conducted by Ghostpine, in order to determine potential Crown claimability. It was determined that the seasonal marsh wetland would not be considered Crown claimable. All other wetlands are man-made and therefore not subject to Public Lands Act review.

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2.9 Historical Review

Ghostpine conducted a historical review of the Property based on available aerial photographs, personnel interviews and information available from both regional and provincial regulatory agencies.

Historic Resource Impact Assessment (HRIA) clearance has been obtained by the applicant from Alberta Culture and Tourism.

2.10 Environmental Site Assessment

The review of historical and current land uses of the property did not identify any on-site or off-site Areas of Potential Environmental Concern (APEC) that are considered to present a moderate or high potential for environmental impairment to the property.

Ghostpine considered the current and historical use of the Property and the surrounding land uses to have a low potential impact for environmental impairment. It was their opinion that no further investigation (i.e. Phase II ESA) is required at this time.



3. PROPOSED LAND USE

3.1 General

Road alignments, servicing concepts and uses shown within the preliminary Area Concept Plan (Figure 5) and the Preliminary Site Plan (Figure 6) are general in nature at this time. The concept is designed to maximize the use of existing topographical and landscape features of the site. Details of these areas will be refined through more detailed planning and engineering which will be done in conjunction with the site servicing plan and with County development permit applications.

3.2 Proposed Subdivision

It is intended that the site will be subdivided (Figure 7) into two parcels. The development area will be the north and east portion of the land. No formal development is intended for the west parcel (including the natural ravine area) although it is intended that some of the green space area will be available for some use and enjoyment by residents of Chara Seniors Community.

The north and east portion of the land will be zoned Direct Control to allow for residential development to accommodate senior citizens living, care facilities and other related uses. The remaining parcel and the natural ravine area would remain under A-G zoning.

3.3 Direct Control Land Use District

The Wheatland County Land Use Bylaw provides the following definition regarding Direct Control (DC) land uses: “Direct Control District means a land use designation where Council or, where Council has delegated the authority, another Development Authority exercises particular control over the use and development of land or buildings in accordance with the [Municipal government Act].” Current land use districts within the Wheatland County Land Use Bylaw do not provide for developments such as the one proposed so the applicant is seeking a DC land use which will allow for the development of the envisioned seniors’ community.

3.4 Public Open Space

The concept plan for the area provides for large areas of open space around the community lake and storm ponds and will include numerous linear spaces with community walking trails throughout the community. It is envisioned that as much as possible of the proposed DC portion of the site will remain in its natural state and the adjacent A-G portion will remain largely undisturbed. The proposed public open space system will meet or exceed the County’s 10% municipal reserve dedication. This could be covered by an open space caveat on title.

3.5 Natural Ravine

The natural ravine in the west portion of the site is to remain zoned A-G and will not be impacted by the proposed development. Pedestrian access through the natural ravine will be prohibited so as to preserve it in its natural state.

4. DEVELOPMENT CONCEPT

4.1 The Personal Story Behind Chara Seniors Community

The applicant’s family moved to the Carseland / Strathmore area in 1965 and even though she has not personally lived in the community for many years, she has great memories of both the community and the people. Her parents, Bill and Tena Byma, loved the community and continued to live there throughout most of their lives.



Both of her parents were in good health until their late seventies but then everything changed. Her Mom was diagnosed with advanced stomach cancer in June of 2007; her Dad (who had almost complete hearing loss) also began to experience tremendous hip pain during that time. Although they had sufficient financial resources and eight children offering care and support, the ensuing year was still one of suffering and hardship for both of them.

The applicant’s Dad suffered a massive stroke on July 1, 2008. Her Mom passed away on July 9, 2008 and her Dad passed away three days later on July 12, 2008.

The suffering endured by her own parents caused her to realize how difficult it is for many seniors in our society. She was saddened to see many in the hospitals who had no visitors who really cared for or supported them. It was heartbreaking to see how many seniors had difficulty in navigating the health care system. It was also difficult to see her parents leave their community to live in a seniors’ facility in Calgary because that was the only space available at that time.

Having witnessed and experienced much through the final year of her parents’ lives, she realized that seniors needed other care options and also strong advocates in their later years. She felt that a peaceful country setting would provide a desirable option for many and so began formal work on the proposed Chara Seniors Community development in March of 2015. While water and waste water servicing challenges have significantly delayed the project, the municipality resolved these issues in July of 2020 and work on the development is now progressing.

4.2 Vision

The vision for Chara Seniors Community is to provide cost effective seniors’ care including both independent living units and homes for seniors requiring basic care. The provision of both respite care and palliative care are also part of the overall vision.

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4.3 Development Features

As is illustrated on the Preliminary Site Plan (Figure 6), the major part of the residential component of the development consists of a mix of single family detached dwellings (independent living cottages) and ten-unit residential care homes.

Independent Living Cottages



Ten-Unit Care Homes



10 UNITS SENIORS COTTAGE

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The total site population including residents and staff is estimated to be approximately 750 people. The actual population will be contingent upon how many units house two residents as well as the levels of care which will be required for each unit. The services provided in the care homes will eventually include multiple levels of seniors' care, memory care, respite care and palliative (hospice) care.

Each independent living cottage has a single garage and a driveway for parking. It is expected that many who will reside in the ten-unit care homes will no longer be able to drive. There are parking lots proposed in close proximity to the ten-unit care homes. These parking stalls will be for residents, staff and visitors.

Community Gathering Spaces and Commercial Development

The large pond will have a dock which will allow for trout fishing. Community gardens and a greenhouse are planned for those who enjoy gardening as one of their hobbies.

A community center will be constructed with a view onto two small ponds and onto green space. The community center will have a community dining room which will be available (through meal plans) to the independent living cottages and will also be available for any care home residents and their guests. The facility will include a small convenience store, a medical office, a dental office, a hair salon, a library, and administrative offices. The facility will also include a multi-purpose room which can be used as an exercise room, craft room and chapel.

Programming at the centre will include strategies to assist both seniors and others in the navigation of the health care system as well as other support systems.

Green Space and Pathways

The design of the site has allowed for large areas of green space. Walking paths are planned for the proposed development to take advantage of the existing pond as well as natural areas and vistas.

Servicing and Access

Site servicing will be provided through municipal water and waste water treatment facilities which are located just south and west of the proposed development. A new storm pond will be included on the south side of the property.

A new access road will be a paved road built to County standards and will directly access Highway 817. Alberta Transportation is currently working on the Highway 817/24 realignment and it is expected that the access will be via a new service road which will run parallel to the new highway.

The ravine crossing will be a fully engineered, paved bridge with appropriate safety features and Water Act approvals.

5. SERVICING STRATEGIES

5.1 Water Servicing

Potable water for the development will be provided from the Speargrass Water Treatment Facility located on the west side of Highway #24. The County has provided confirmation of capacity within the Speargrass facility and acceptance of the connection. A twin watermain will be constructed from the Speargrass facility via crossing of Highway #24, then along Township Road 220, then northwards following the existing access road. A combination of watermain will be constructed in the development such that a looped watermain system is provided.

The proposed water distribution system is shown in Figure 8. For additional information on the Water distribution system, please refer to the Water and Wastewater Servicing Study provided as Appendix C attached to this report.

The municipality initially indicated that it would be unable to provide municipal water servicing and so the applicant completed all studies, analysis and municipal reviews at its request. The municipality subsequently determined that it would be able to provide required water servicing. The commercial well drilled as a result of the initial process produces in excess of 45 gallons per minute and the water license preliminary certificate has been issued by Alberta Environment and Parks. The well can be used for supplemental irrigation requirements and could also serve as a secondary source of water for later phases should such be required.

5.2 Sanitary Servicing

Wastewater servicing will be provided via an underground piped gravity collection system. Wastewater will be collected via the buried mains which flow south towards Township Road 220 into a wastewater lift station. The lift station will pump wastewater through an HDPE forcemain that will be installed in Township Road 220, across Highway 24, and ultimately discharging to the Speargrass wastewater lift station. The Speargrass lift station pumps wastewater to the Carseland Sewage lagoons.

The proposed wastewater system is shown in Figure 9. For additional information on the wastewater system, please refer to the Water and Wastewater Servicing Study provided as Appendix C attached to this report.

The municipality initially indicated that it would be unable to provide municipal wastewater servicing and so the applicant completed all studies, analysis and municipal reviews at its request. The municipality subsequently determined that it would be able to provide required wastewater servicing. The stand-alone systems identified as a result of the initial process could serve as a secondary source for wastewater treatment for later phases should such be required.

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5.3 Storm Water Management

The site generally drains north to south. There are currently four existing ponds on site. Two of the ponds are located in the central portion of the development, one is located in the northeast portion of the development, and a smaller pond is located in the southern portion of the development. These existing ponds will be modified to provide the required stormwater storage for the development. Generally, the existing catchment areas for the ponds has been maintained in the post development conditions.

The two ponds located in the central portion of the site will provide some of the stormwater storage. These ponds will have an overflow provided such that all stormwater will discharge into the stormwater facility located at the south end of the development. Similarly, the pond located at the north end of the site will have an overflow and gravity connection to the southern pond. The southern pond is intended to pump water back to the north pond to allow for cycling of the water for quality as well as provide an amenity water feature which will flow from the north pond via gravity to the south pond. Additionally, the south pond is being considered as a possible source for irrigation water for the development.

The proposed stormwater system is shown in Figure 10. For additional information on the stormwater system, please refer to the Stormwater Management Report provided as Appendix D attached to this report.

5.4 Shallow Utilities

It is the applicant's desire to consider integrating solar and geothermal technologies on the site. These servicing options are currently being analyzed and evaluated but conventional servicing will be available if required through extensions of existing services in the area. The development will ensure that all necessary backup servicing is available.

5.5 Transportation Network

The applicant has received approval from Alberta Transportation (AT) for the proposed access (Figure 11) via Highway 817 just north of the intersection of Highways 817 and 24. The site is bound on the west by an existing coulee/ravine that runs parallel to Highway 24 and Range Road 254. Township Road 220 runs along the south boundary of the parcel and emergency access to the subject site will be provided from this roadway. A highway realignment is planned by Alberta Transportation and access to the newly constructed road will be available upon completion of this realignment.

The entrance road will require crossing of the existing drainage channel that is located on Alberta Transportation property. The proposed crossing will be completed with installation of a CSP culvert (size to be confirmed at detailed design). The road will be constructed according to the County's Design and Construction Standards Manual.

The entrance and main through road for the development is proposed to be a rural collector standard roadway and will meet the specifications within the Wheatland County Design and Construction Standards Manual. These roads provide connections to the regional road network, as well as to key internal focal points and will provide direct access to the housing units. All roads and parking stalls are intended to be paved.

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Pedestrian access to Speargrass Golf Course is expected to be via Township Rd 220. A highway crossing can be avoided by using the access under the bridge at the Bow River.

A Traffic Impact Assessment (TIA) was prepared by CIMA Canada Inc. The TIA accounted for traffic generated by the full build out of the land through assumptions made in the traffic model. This report supports the proposed site access and roadway sizing.

5.6 Community, Protective and Emergency Services

Primary fire response will be provided through the Carseland volunteer fire department with secondary response from other County Fire Stations and/or Mutual Aid Fire Departments. Policing will be provided by the RCMP detachment in the Town of Strathmore. Emergency Response will be provided through the 911 system with dispatch of ambulance services from the Town of Strathmore.



The scenic ravine adds natural vehicular barriers which enhances the protection of the site.

6. IMPLEMENTATION AND PHASING

6.1	Implementation
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Adoption of the Area Concept Plan will be a prerequisite to Council considering the redesignation application for the subject lands. Consultation with key stakeholders including Alberta Transportation will be finalized prior to presentation of the application.

6.2	Phasing
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Chara Seniors Community is expected to be developed in 4 phases as illustrated in Figure 12. The applicant will install deep servicing, transportation infrastructure, water treatment and wastewater treatment facilities as is required for each phase.

Phase 1 will include approximately twenty (20) independent living cottages and eight (8) care homes (80 units).

Phase 2 will include approximately fifty six (56) independent living cottages, three (3) care homes (30 units) and the community centre.

Phase 3 will include approximately twenty five (25) independent living cottages and six (6) care homes (60 units).

Phase 4 is conditional and will not occur until the highway realignment is complete as this phase is shown on Alberta Transportation lands. This area will be considered for potential future development and would include approximately nineteen (19) independent living cottages and seven (7) care homes (70 units).

The planned phasing may be adjusted contingent upon resident demand.

7. PUBLIC CONSULTATION

7.1 Adjacent Land Owners

All adjacent land owners were contacted, generally by way of a personal meeting, to explain the proposed development and to determine if there was any opposition to the application. No objections were raised by the adjacent landowners.

7.2 Public Open House

A public open house was held on September 10, 2016. The open house was widely advertised through invitational postcards and three-week postings in the two official newspapers within the municipality. It was estimated that there were over 200 people in attendance. The response from the community both at the open house and subsequent to the open house has been overwhelmingly positive.



Further details regarding the open house are in Appendix L and M which are provided with this report. Letters of support are provided in Appendix N and a Summary of Consultations is provided in Appendix O.

8. POLICY DISCUSSION

The Wheatland County Municipal Development Plan (MDP) is the primary land use planning and community development guiding document. The MDP sets the vision, sustainability principles, goals, and policies for Wheatland County.

The discussion which follows describes Chara Seniors Community in relation to the policies (identified in italics) detailed in the MDP for Wheatland County.

8.1 The Four Pillars of Sustainability

- ▶ *A community cannot be sustainable without being able to provide jobs and services for residents and so the first pillar of sustainability is the Economy.*

Chara Seniors Community will enhance the economic sustainability of the region through the provision of many jobs in different fields of endeavour. With the construction of approximately 360 units plus commercial buildings and service buildings, the project will require the skills of a number of different individuals in the development and construction industries. This will include equipment operators, road construction contractors, building contractors, tradespeople and numerous other individuals who specialize in their fields.

As buildings are completed and begin operations, the project will require administrators, nursing staff, personal care attendants, food services personnel, recreational staff, physiotherapists and other types of staffing, particularly as the project approaches full build out.

- ▶ *The second pillar of sustainability is linked to human activities on the Environment.*

The proposal for Chara Seniors Community has followed all best practices in terms of completing all required studies and reports which detail how the project will affect the environment. The project will comply with all regulatory requirements in all areas including water management, waste water treatment, storm water management and all other practices that will affect the environment.

The project is also based upon green technologies including solar electricity, net-zero housing and potentially geothermal heating (under review) to maximize clean, renewable energy usage and to minimize environmental impact. Low flow plumbing fixtures will be used throughout all buildings and every effort will be made to conserve and preserve.

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- ▶ *The third pillar of sustainability is Social Equity, which speaks to equality and justice between members of the community, and social capital between individuals and groups in the community.*

The entire purpose and philosophy of Chara Seniors Community is to provide affordable housing for all seniors, whether wealthy or of lower income. The development is based completely on a not-for-profit model. The designs were intentionally created with no “high-price” or “low-price” options – the units are virtually all the same. Chara Foundation will be obtaining status as a Registered Canadian Charity so that it can seek donations for the establishment of a care fund to assist low income individuals should they wish to live in this community. The resident investment option allows those who wish to participate to earn a 5% return on their funds, some or all of which can be directed to assist in paying the resident fees should they choose to do so. Residents who are able and qualified are also welcome to apply for employment for any service that is required.

In terms of quality of life, the site has been intentionally designed to provide a lot of green space and every effort has been made to preserve the natural beauty of the site for the enjoyment of residents and their guests. The buildings themselves are all single story for ease of access and they have been designed to create a home atmosphere.

Health care professionals who are experienced in seniors care have been engaged to assist in developing a comprehensive care model which will assure a high standard of care for all residents. The food services component is also being developed to ensure that menu planning, food preparation and all food service components comply with regulatory guidelines while still maximizing the enjoyment of the residents.

- ▶ *The final pillar of sustainability is Cultural Vibrancy, which relates to community and the inheritance from the past and the legacy to the future.*

Chara Seniors Community is completely about honoring the inheritance from the past through establishing a beautiful and peaceful home for the residents who live there. Many of these residents have contributed much to making our country the land of opportunity that it is and the project was intentionally designed to ensure that it fully respects that legacy in every possible way.

The community centre will be a gathering place not only for the residents but also for those who live in the neighborhood. All of the different employment opportunities will ensure solid integration between the residents and the surrounding community.

The entire philosophy of the project is to cultivate and foster a strong sense of community and to allow residents to feel that they are valued for all that they bring to the community in terms of wisdom, life experience and personal skills.

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8.2 Guiding Principles

The MDP vision is supported by ten Guiding Principles which were developed to ensure that all aspects of the plan strive towards two things: sustainable land use and sustainable design. Chara Seniors Community is considered to comply with all of the guiding principles and the rationale for this statement is provided in the discussion which follows.

► *Protect and enhance agricultural lands*

As was noted in Section 2.7 of this report, the site is located in an area which includes soils that have moderately severe limitations to severe/very severe limitations. For soils with very severe limitations, agricultural production using common cropping practices is difficult as the soil is unsuitable for cultivation. This site is considered to be unsuitable for cultivation and so is not considered to be prime agricultural land, and is therefore a good location for the proposed development.

► *Preserve natural areas, wildlife habitat, and environmentally sensitive areas*

The design of the site allows for the preservation of wildlife habitat as the ravine itself will remain completely untouched. The development around the ravine will continue to be zoned A-G and so will have only minimal disturbance. Most of the area around the ravine will have only pathways and green space.

► *Encourage growth in existing communities*

It was noted in Section 1.2 of this report that both Speargrass Golf Course and Carseland have been identified as growth nodes in Wheatland County. Chara Seniors Community is located in very close proximity to both developments and will enhance and support these communities. This development will provide an opportunity for existing residents of Wheatland County to remain in their community, in a semi-rural setting, as they age.

► *Mix land uses*

With a few exceptions, most of the senior care options are multi-story, apartment style living accommodations that are available in towns and cities in the area. Chara Seniors Community is a fairly unique concept in that it is located in a country setting and its units are specifically designated for seniors. It offers a very different style of living as has been described in various other sections of the report.

► *Foster a unique community identity*

Chara Seniors Community will be uniquely identified as a seniors' care community. While it is intended to be fully integrated into the surrounding community, it will stand as a place that offers seniors care.

CHARA SENIORS COMMUNITY

AREA CONCEPT PLAN

UPDATED JANUARY 2021

► *Nurture engaged citizens*

The residents of Chara Seniors Community will truly belong to their community as they will be encouraged to develop a community association and social networks which are inclusive and engaging. Various amenities including a trout pond, wood working shop, craft rooms and similar features have been included in the concept to increase resident engagement and quality of life. Field trips are being planned to ensure engagement in the broader community.

► *Provide a variety of transportation choices*

Transportation is a very real and present issue in the lives of many seniors. There are shortages of handi-buses and there is a fairly significant cost to personal transportation for those with limited mobility. Chara Seniors Community has planned for both a bus and a handi-bus to allow for the transport of residents in either groups or individually as is required. The not-for-profit model will also allow us to appeal to the community to fundraise for additional handi-buses or other alternate modes of transportation as they become necessary.

For those who are still mobile and able to drive, the independent living cottages have been designed with single garages to facilitate personal transportation.

In terms of the site itself, many pathways are planned to allow for both physical exercise and social interaction.

► *Lessen the impacts on developable land*

The residential and commercial cells of development in the Concept Plan area are relatively flat and will require minimal grading. The development will be designed to minimize any impact on the surrounding area and the design itself includes a significant amount of green space. The development was planned to maximize the enjoyment of views of the river, the ponds and the ravine. The development includes the construction of a new storm pond.

► *Use smarter and cost-effective infrastructure and green buildings*

The buildings were intentionally designed to be relatively compact (approximately 1,000 SF for independent living cottages and 7,500 SF for 10-unit care homes). The buildings have been designed and will be constructed to be as energy efficient as possible within defined cost parameters.

The development will consider use of geothermal and solar technologies. The systems for both technologies are being analyzed by experts in their fields.

The infrastructure relating to roads, earthworks, water, wastewater and storm management will be designed and managed by an experienced, qualified and proactive engineering firm.

► *Use low-impact design*

The basic design of this site is very simple. All natural amenities have been preserved and enhanced to the degree possible and there is a strong desire to provide much natural green space throughout the site. All environmentally sensitive areas have been protected. The storm water management system is designed to work with low impact design principles.

CHARA SENIORS COMMUNITY

AREA CONCEPT PLAN

UPDATED JANUARY 2021

8.3 Compliance with Policies

A review of the concept, the design and the plans included in this report will show adherence to the following policies as detailed in the MDP:

- ▶ *The County shall encourage all development applications to include land conservation strategies, including smaller parcels, multi-lot clustering, conservation easement, and the dedication of Environmental Reserve (ER).*
- ▶ *Applicants who wish to develop in an environmentally sensitive area shall undertake an Environmental Overview, at their cost, to the satisfaction of the County.*
- ▶ *The County requires that protective measures be taken where a proposed development would be located in or near the following:*
 - *Fish spawning grounds*
 - *Nesting, feeding and staging areas for birds*
 - *Historical and archeological resource sites*
 - *Wintering areas for ungulates*
 - *Wildlife corridors, or*
 - *Wetlands*
- ▶ *Clearing of existing trees or natural vegetation for residential development is permitted only to establish minimum building sites.*
- ▶ *The County requires that all development applications comply with municipal requirements and the Provincial Water Act when applicable.*
- ▶ *Where appropriate, development shall incorporate natural drainage course or natural water features such as bio-swales or ditches, for Stormwater management as opposed to installing piped systems.*
- ▶ *Each new multi-lot residential development without municipal water service (at time of subdivision) should provide its own water supply on-site.*

Compliance with each of the foregoing policies is clearly shown throughout the reports of the professional consultants who were engaged by the applicant. The reports from each of these consultants is included in the Appendix.

FIGURES

- 1.0 Location Plan
- 2.0 Wheatland County Growth Mapping
- 3.0 Regional Context
- 4.0 Wheatland Agricultural Land Capability
- 5.0 Area Concept Plan
- 6.0 Preliminary Site Plan
- 7.0 Proposed Subdivision Plan
- 8.0 Proposed Watermain Layout
- 9.0 Proposed Sanitary Layout
- 10.0 Proposed Storm Layout
- 11.0 Proposed Access
- 12.0 Proposed Phasing Plan

FIGURE 1
LOCATION PLAN



FIGURE 2
WHEATLAND COUNTY
GROWTH MAPPING

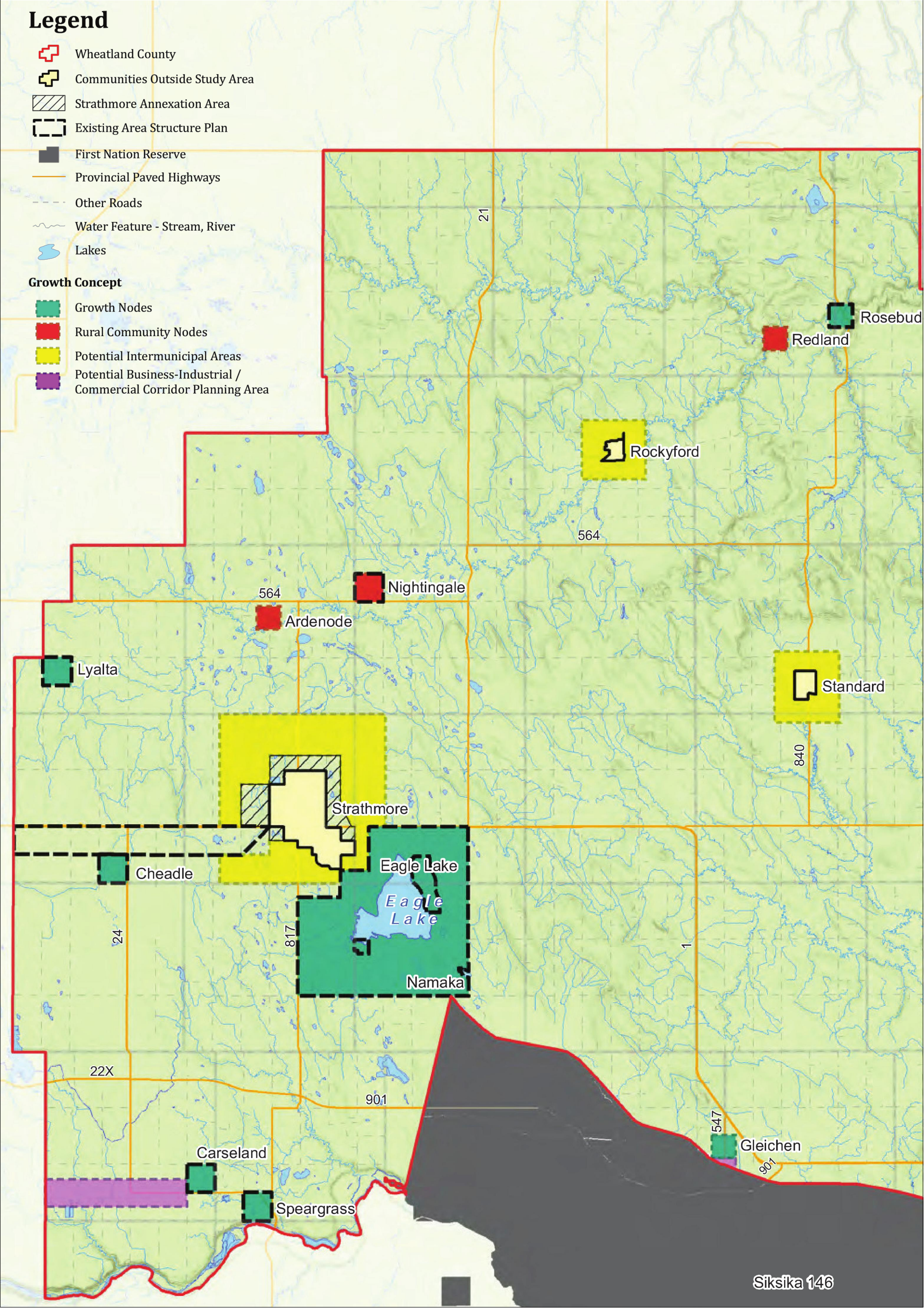


FIGURE 3
REGIONAL CONTEXT

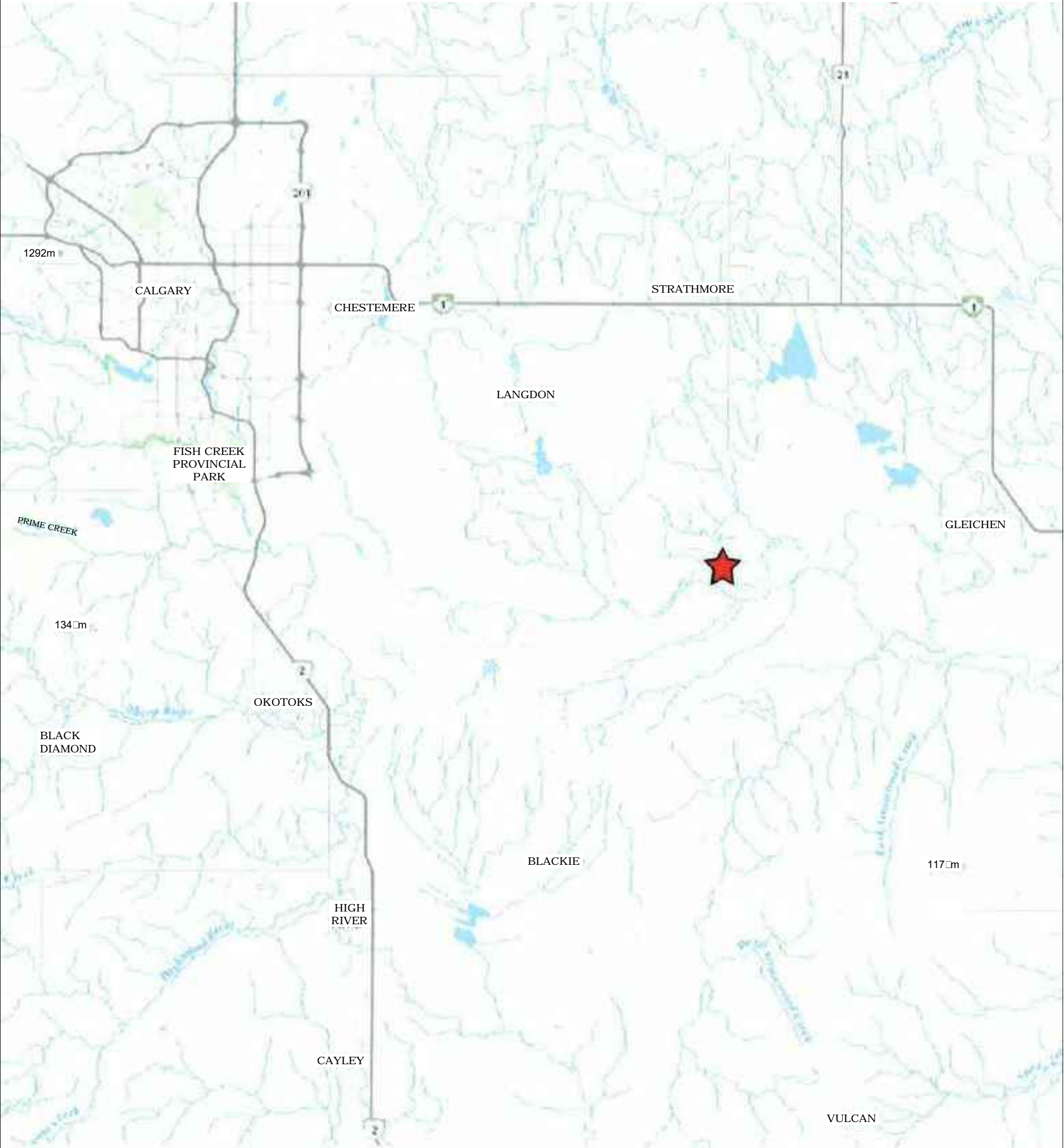
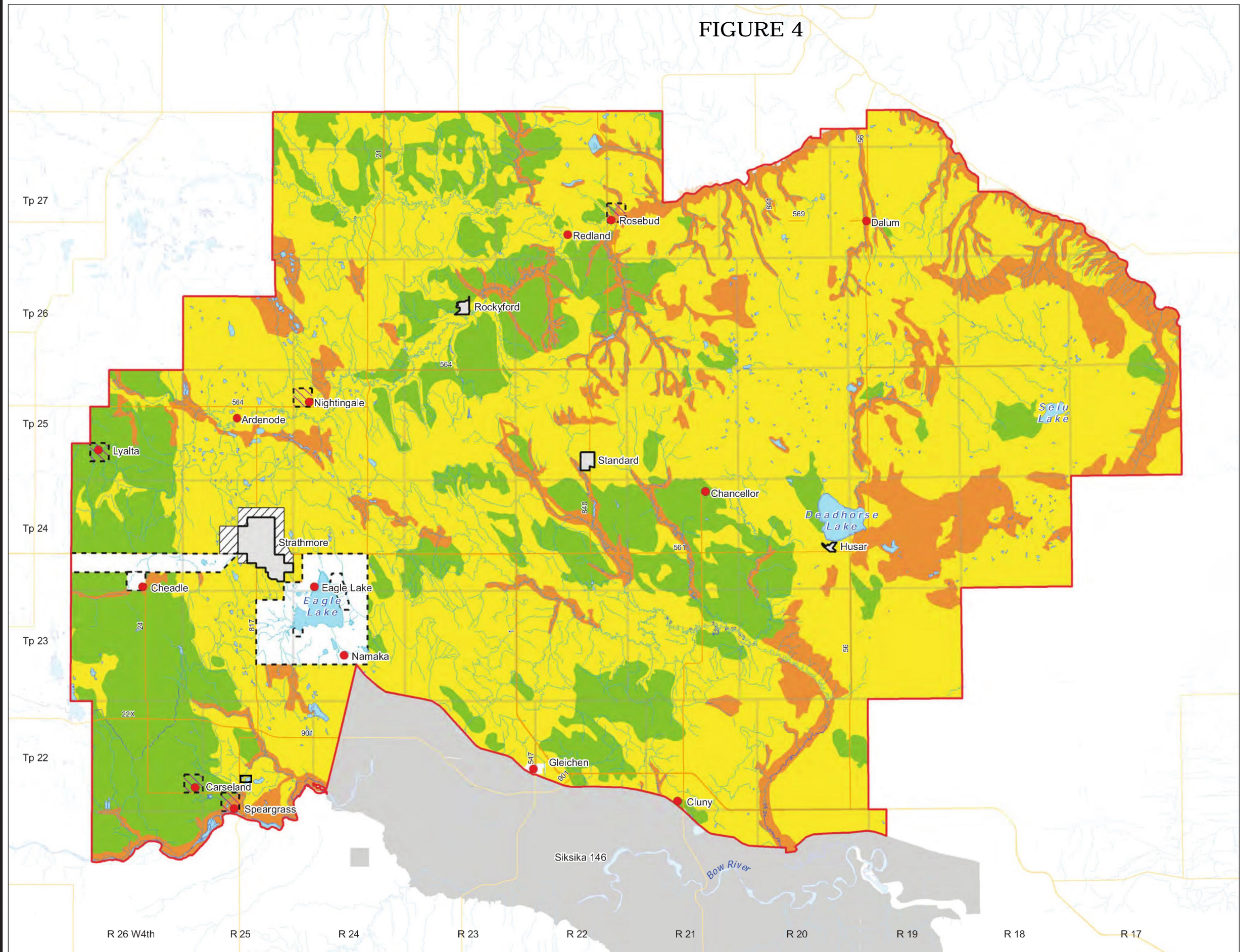
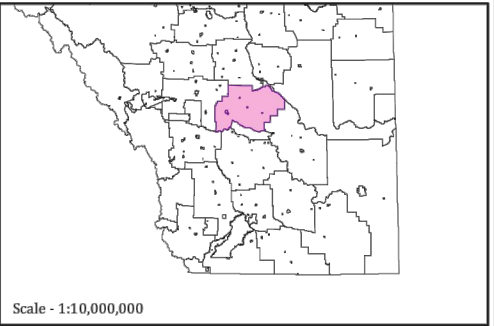


FIGURE 4

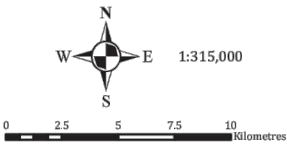


Legend

- Wheatland County
- Communities in Study Area
- Existing Area Structure Plan
- Existing Area Structure Plan within Hamlet
- Strathmore Annexation Area
- Water Feature (streams / lakes)
- Soil Classes**
 - Class 1, 2 - No/Moderate Limitations for Crops
 - Class 3, 4 - Moderately Severe Limitations
 - Class 5, 6, 7 - Severe/Very Severe Limitations



Scale - 1:10,000,000



NAD 83, UTM Z12

Client



Produced by



Title

**Map 5 - Wheatland County
Agricultural Land Capability**

Data Source

Altalis, Dillon Consulting, Geobase, Geogratis
NRCAN, Province of Alberta, Wheatland County

Project Name

**WHEATLAND COUNTY
REGIONAL GROWTH MANAGEMENT STUDY**

Drawn By

GEG

Reviewed By

JS

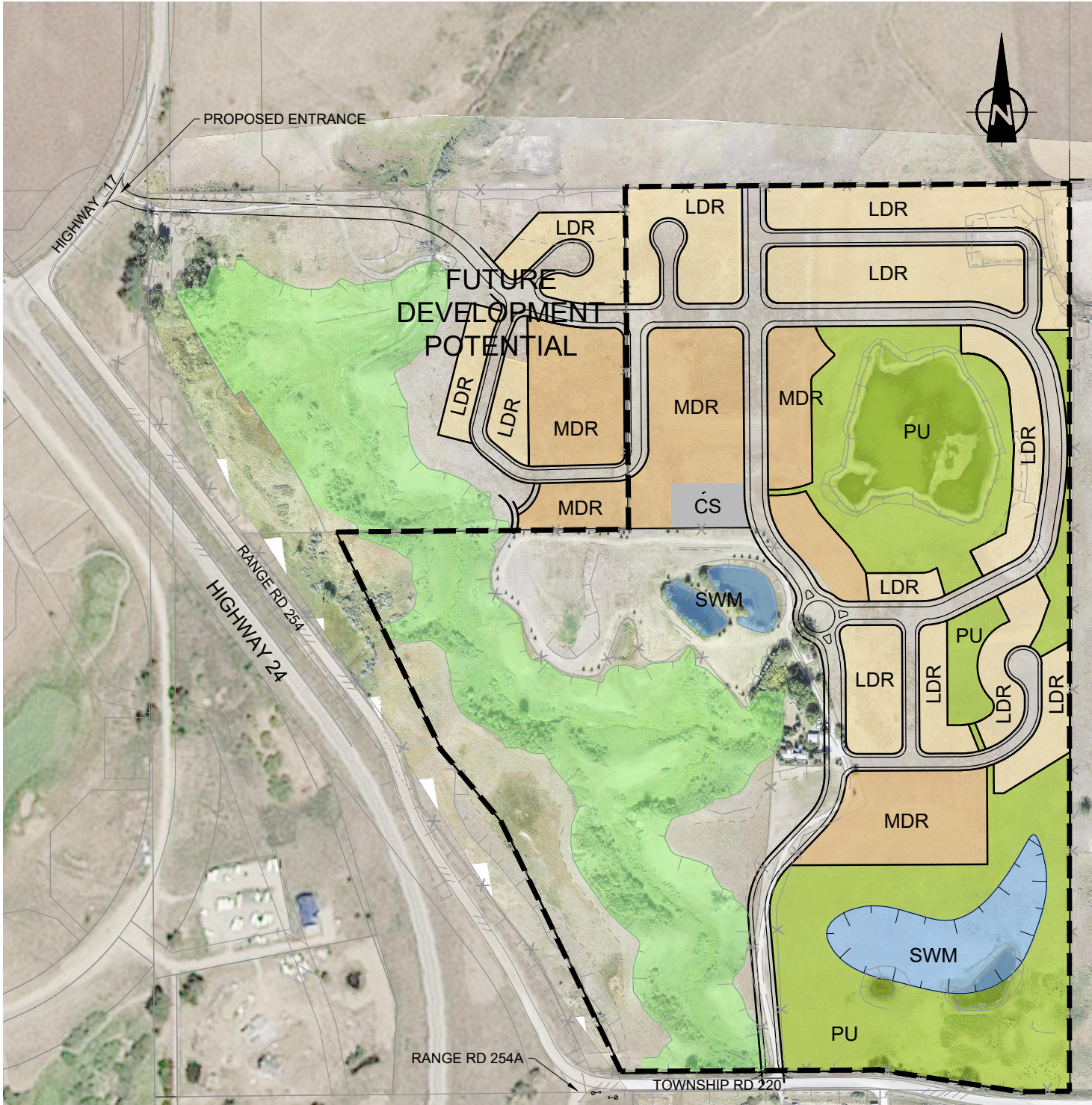
Project Number

10-3367

Date

March 3, 2011

FILE: G:\PROJECTS\2511 01303 00 CHARA SENIORS COMMUNITY\10.0 DRAWINGS\10.7 SKETCHES\01303-FIGURE AREA CONCEPT PLAN.DWG | DATE: Wednesday, December 23, 2020 10:33:57 AM | ISC: UNRESTRICTED



LEGEND:	
	SITE AREA
	LOW DENSITY RESIDENTIAL (LDR)
	MEDIUM DENSITY RESIDENTIAL (MDR)
	PRIVATE UTILITY (PU)
	STORM WATER MANAGEMENT (SWM)
	COMMUNITY SERVICE DISTRICT (CS)

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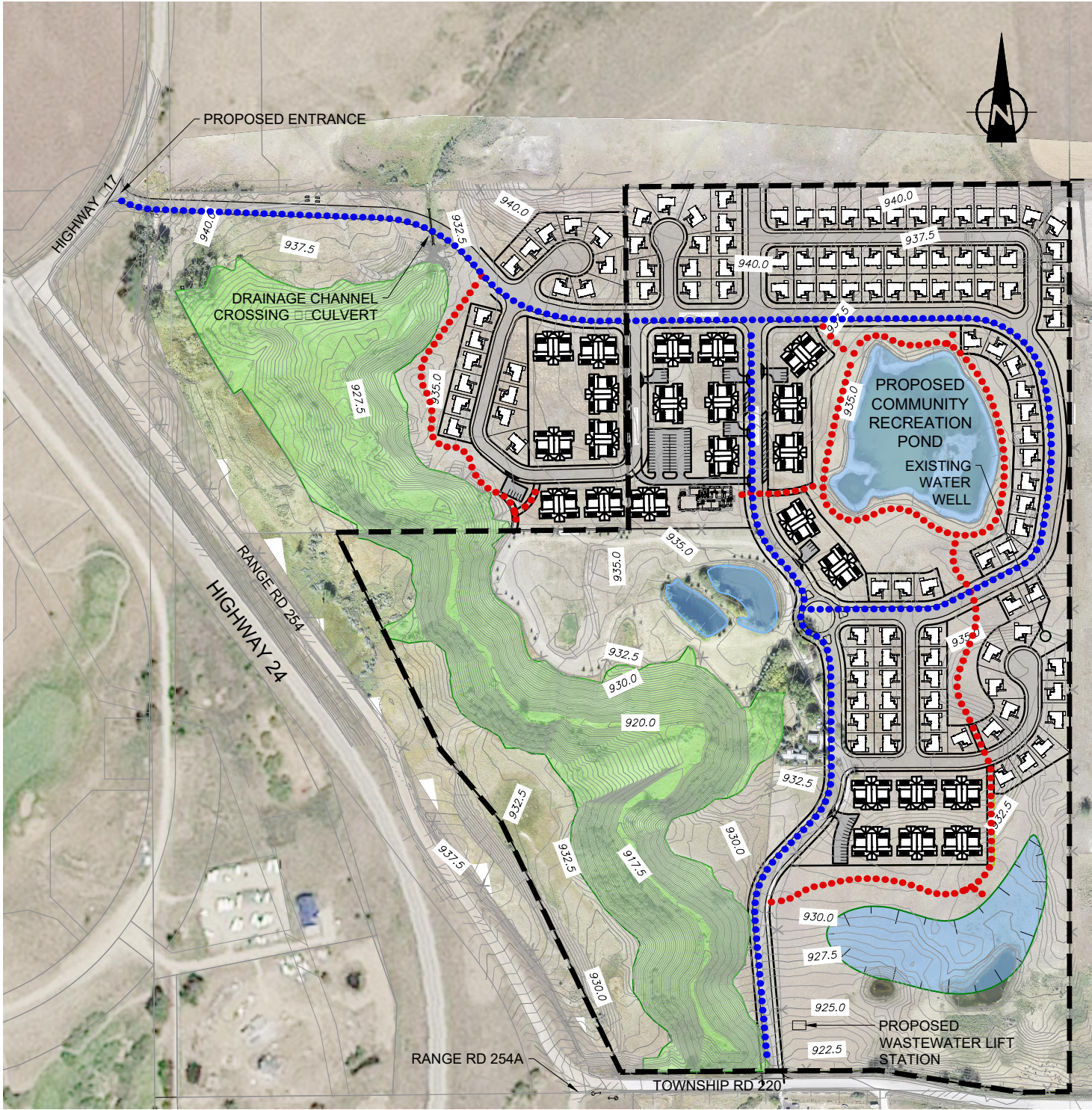
Alberta | December 2020

FIGURE 5

AREA CONCEPT PLAN



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- LEGEND:
- SITE AREA
 - SEPARATE PATHWAY
 - ROADWAY WALKING & CYCLE PATH

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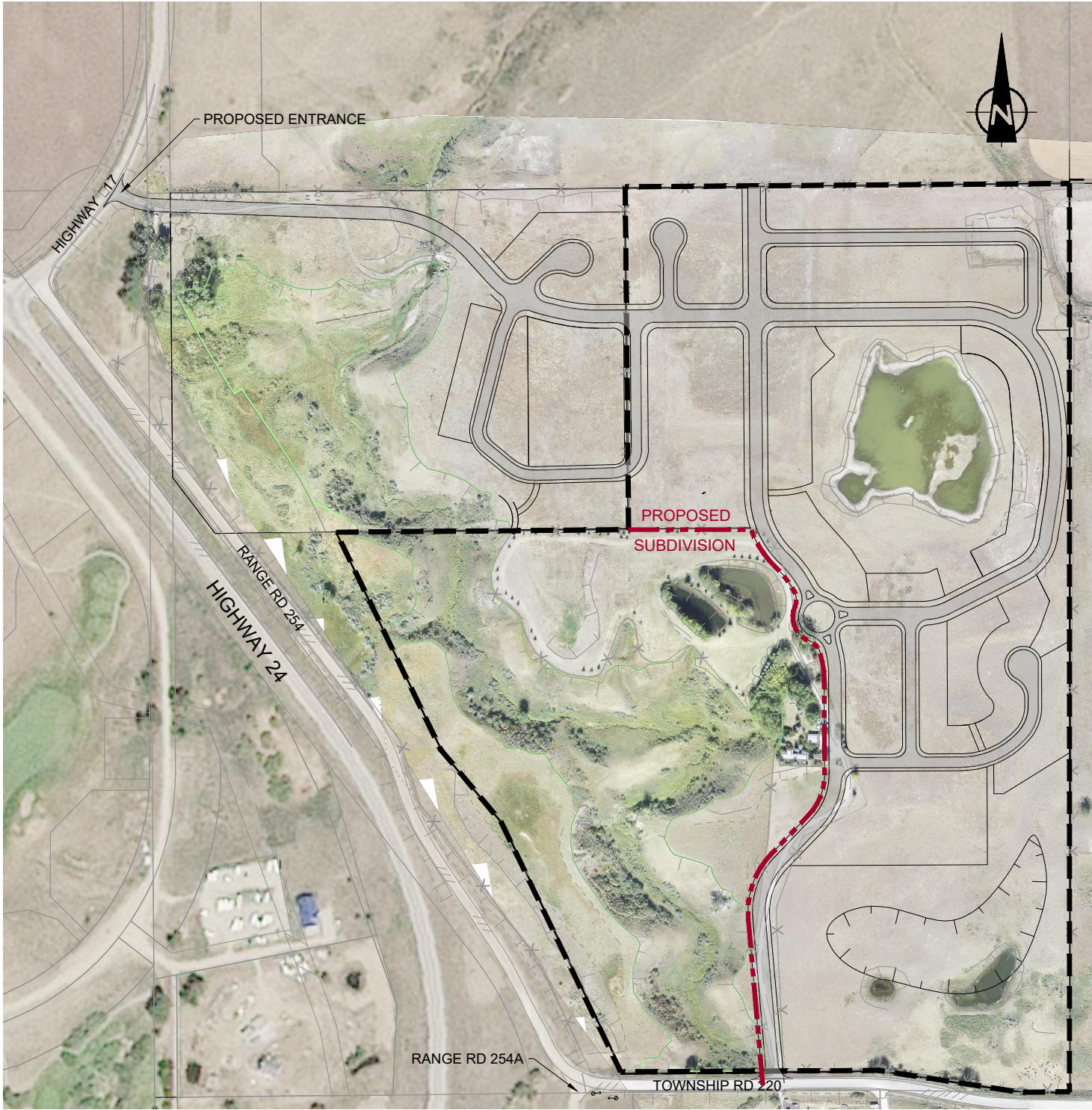
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FIGURE 1

PRELIMINARY SITE PLAN



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- LEGEND:
- SITE AREA
 - PROPOSED SUBDIVISION

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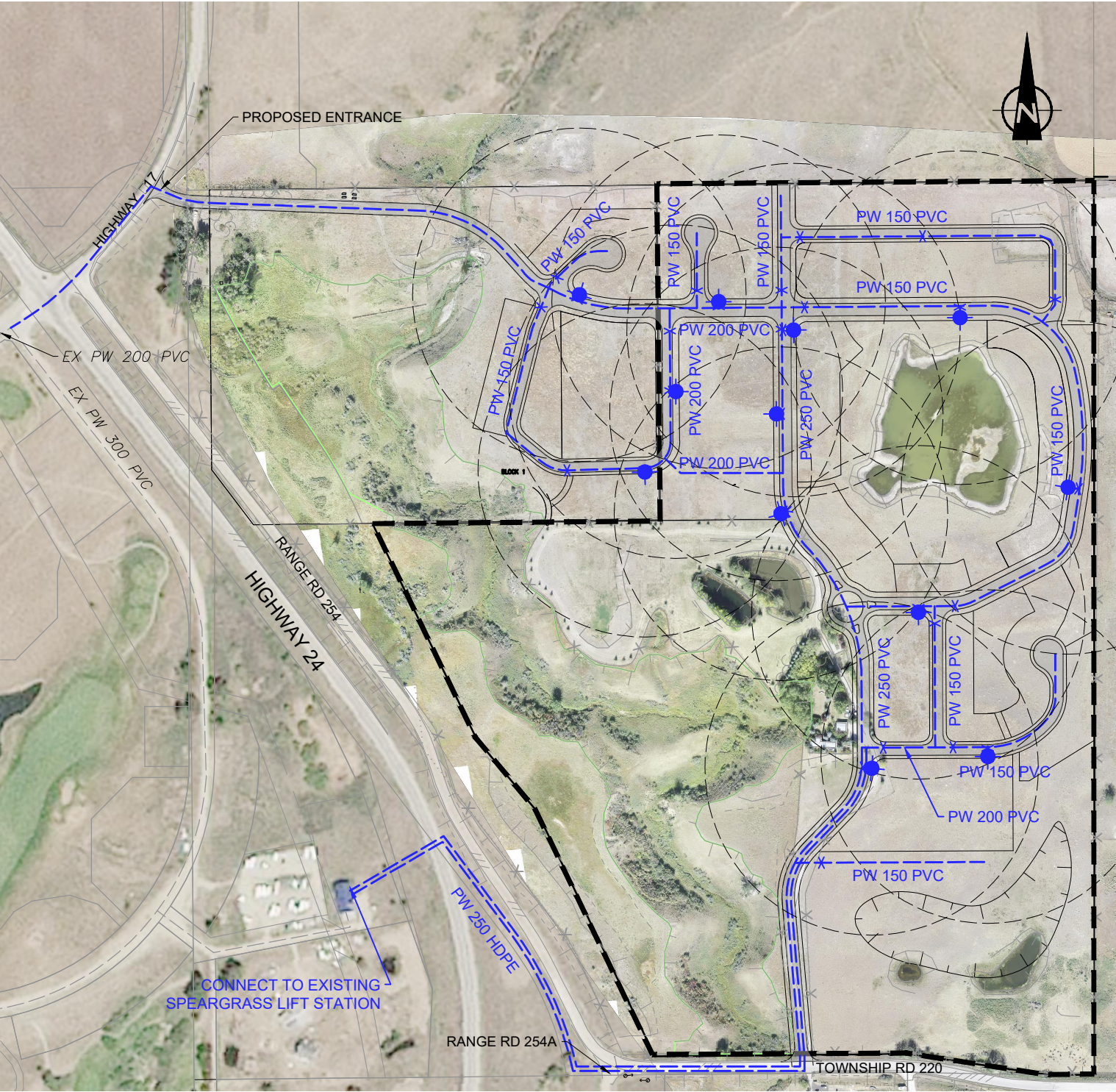
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FIGURE 7

PROPOSED
SUBDIVISION PLAN



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- LEGEND:
- — — — SITE AREA
 - — — — * FIRE HYDRANT
 - PW 150 PVC
 - — — — * WATER MAIN AND VALVE

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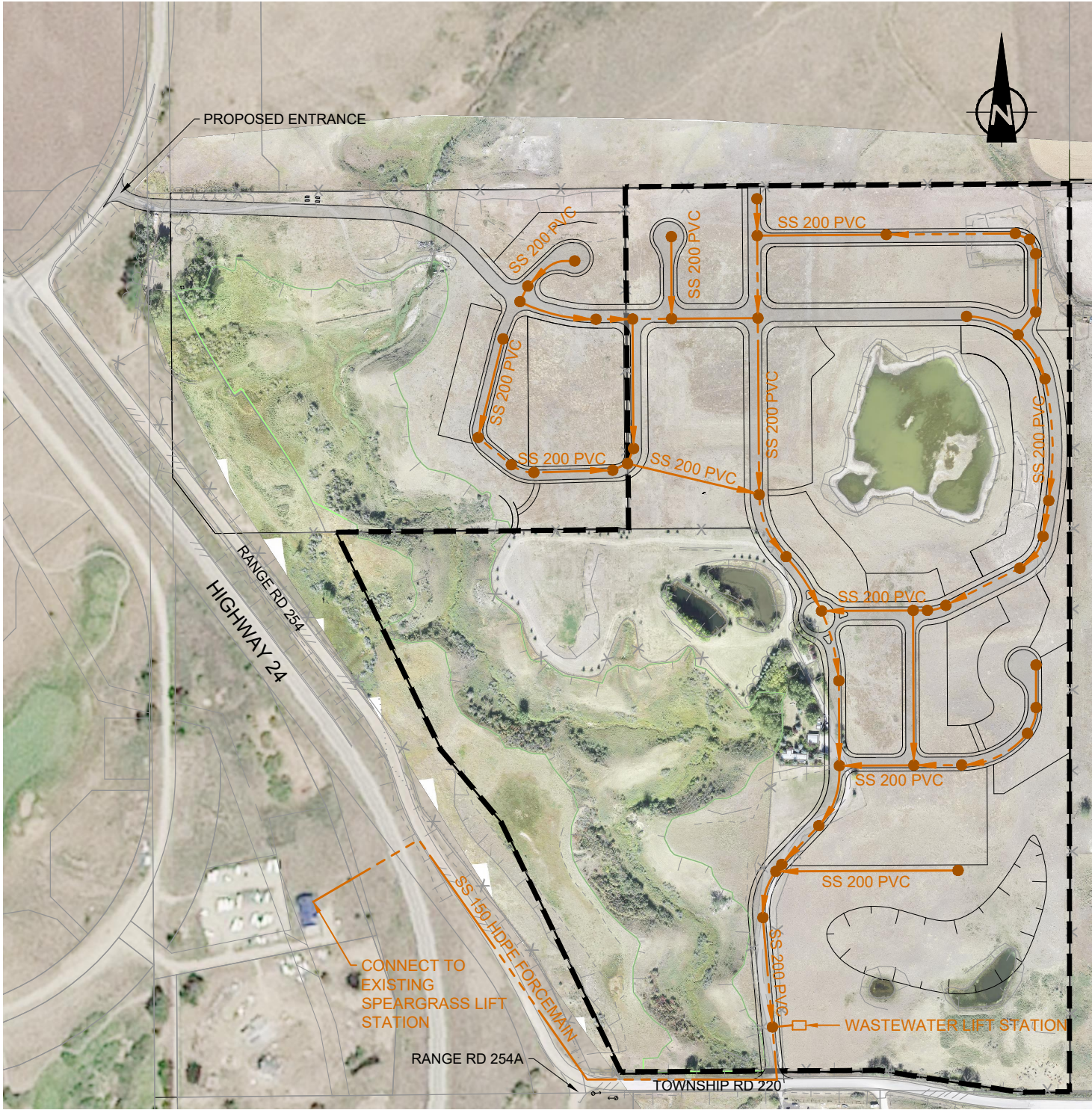
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FIGURE □

PROPOSED WATER MAIN LAYOUT



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- LEGEND:
- SITE AREA
 - WASTEWATER MAIN AND MH

CHARA SENIORS' COMMUNITY

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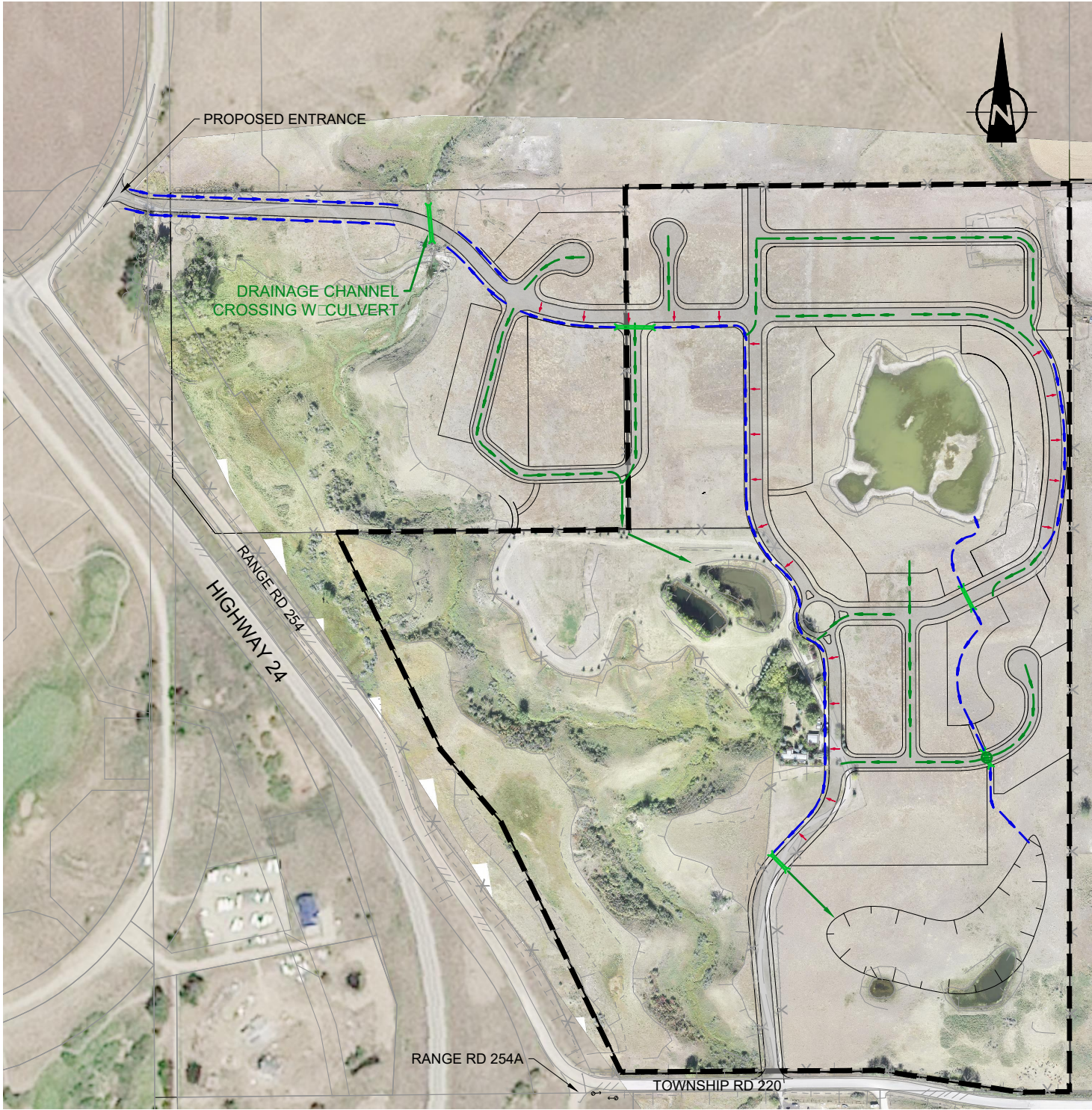
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FIGURE 9

PROPOSED
SANITARY LAYOUT



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LEGEND:

- | | | | |
|-----|-------------------------------------|-----|-----------------------------|
| --- | SITE AREA | - | ROAD CROSSFALL |
| --- | DRAINAGE DITCH 1.0m DEEP, 7.0m WIDE | --- | CULVERT |
| --- | 'V' DITCH DOWN CENTERLINE | --- | DRAINAGE CONVEYANCE CHANNEL |

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FIGURE 10

PROPOSED STORM
LAYOUT



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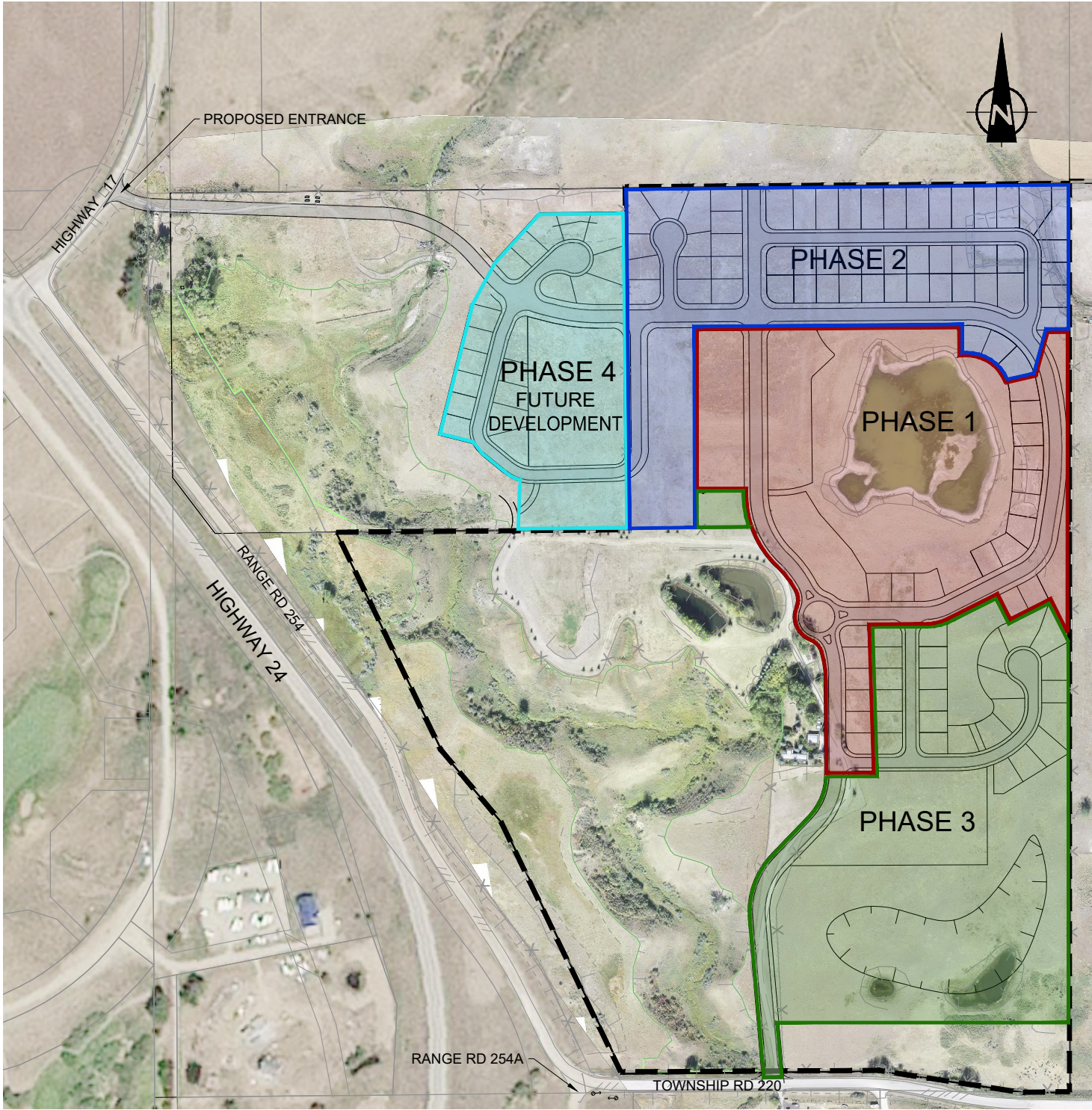
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FIGURE 11

**PROPOSED ACCESS
PLAN**



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LEGEND:
--- SITE AREA


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FIGURE 12

PROPOSED PHASING PLAN

**McElhanney**

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