

Deer Meadows

Area Structure Plan

City of Cold Lake | Bylaw No. 593-LU-16



AREA CONSULTING INC.

September 2016

**CITY OF COLD LAKE
BYLAW #593-LU-16**

A BYLAW OF THE CITY OF COLD LAKE IN THE PROVINCE OF ALBERTA, TO ESTABLISH AN AREA STRUCTURE PLAN FOR NE 35-62-2-4 AND NW 36-62-2-4

PURSUANT to section 633 of the *Municipal Government Act*, RSA 2000, Chapter M-26, a council may by bylaw adopt an area structure plan, which must describe: the sequence of development proposed for the area, the land uses proposed for the area, either generally or with respect to specific parts of the area, the density of population proposed for the area either generally or with respect to specific parts of the area and may contain any other matters the council considers necessary;

WHEREAS Council wishes to pass a bylaw to adopt an area structure plan for the land legally described as NE 35-62-2-4, and NW 36-62-2-4;

AND WHEREAS Council deems it expedient to include within the area structure plan a general location of major transportation routes and public utilities in NE 35-62-2-4, and NW 36-62-2-4;

NOW THEREFORE the Council of the City of Cold Lake in the Province of Alberta, in Council duly assembled, hereby enacts as follows:

SECTION 1 – TITLE

1. This Bylaw shall be cited as the “Area Structure Plan for NE 35-62-2-4, and NW 36-62-2-4 Bylaw”.

SECTION 2 – AREA STRUCTURE PLAN APPROVAL

2. That the Area Structure Plan for NE 35-62-2-4, and NW 36-62-2-4, attached to and forming part of this bylaw as Appendix ‘A’ is hereby approved.

SECTION 3 – ENACTMENT

3. This Bylaw shall come into full force and effect at the beginning of the day that it is passed.

FIRST READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta this 25th day of October, 2016 A.D. on motion by Councillor Buckle.

**CARRIED
UNANIMOUSLY**

SECOND READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta this 25th day of January, 2017 A.D. on motion by Councillor Buckle, as amended.


**CARRIED
UNANIMOUSLY**

THIRD AND FINAL READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this 25th day of January, 2017 A.D. on motion by Councillor MacDonald.

**CARRIED
UNANIMOUSLY**

Executed this 31 day of January, 2017

CITY OF COLD LAKE



MAYOR



CHIEF ADMINISTRATIVE OFFICER

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1 BACKGROUND

1.1 Purpose

The purpose of the Deer Meadows Area Structure Plan (ASP) is to provide a vision for developing the subject lands as a complete and walkable residential community, and to provide a framework for future land uses, transportation, public realm and servicing networks.

1.2 Subject Lands

The Deer Meadows ASP applies to lands located within NE-35-62-2-W4 and NW-36-62-2-W4. The subject lands are approximately 94.06 ha (232.43 ac) in area, with NE-35-62-2-W4 comprising 62.75 ha (160 ac) and NW-36-62-2-W4 comprising 29.31 ha (72.43 ac).

Map 1 identifies the location and context of the plan area. The site is situated in the south-eastern portion Cold Lake South, less than one kilometre from the core commercial district. The lands applied to by this ASP are bounded by the following boundaries and features:

- Northern Boundary: 50 Avenue and Township Road 630
- Eastern Boundary: Loganglen Drive acreage residences
- Southern Boundary: Undeveloped lands within SE-35-62-2-W4 and SW 36-62-2-W4.
- Western Boundary: Wildwood Trailer Park, single family residences adjacent to 44th Street, and undeveloped lands within NW-35-62-2-W4.

The lands within the plan area are currently owned by:

- NE-35-62-2-W4 and NW-36-62-2-W4: Indus Home Inc.
- Plan 8621183 Lot 1: Donald and Virginia Pedersen.
- Plan 9020301 Lot A: Verna Pich

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2 STATUTORY CONTEXT

2.1 Municipal Government Act

Section 633 of the Municipal Government Act outlines the purpose and requirements for Area Structure Plans. Section 633 states that:

- 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 outline;*
 - i) *The sequence of development proposed for the area,*
 - ii) *The land uses proposed for the area, either generally or with respect to specific parts of the area,*
 - iii) *The density of population proposed for the area either generally or with respect to specific parts of the area, and*
 - iv) *The general location of major transportation routes and public utilities, and*
 - b) *May contain any other matters the council considers necessary.*

The Deer Meadows ASP satisfies all other requirements as outlined within the Municipal Government Act for the preparation of Area Structure Plans in Alberta.

2.2 Intermunicipal Development Plan

The City of Cold Lake/M.D. of Bonnyville Intermunicipal Plan (IDP) provides land use direction for lands adjacent to the City boundary but within the Municipal District of Bonnyville.

The Deer Meadow ASP lands are situated within the boundaries of the City of Cold Lake and do not come under the jurisdiction of the IDP. The IDP does identify lands adjacent to the Deer Meadows site to be developed as Estate Residential and Country Residential. The proposed development outlined in the Deer Meadows ASP compliments these land uses and lends itself suitable to the sustainable and orderly development of the entire area.

2.3 City of Cold Lake Municipal Development Plan

The City of Cold Lake Municipal Development Plan (MDP) is a statutory plan to guide and manage future land uses and development within the City. The MDP provides the overall philosophy and guidance for detailed plans, including Area Structure Plans and the City of Cold Lake Land Use Bylaw (LUB).

The Future Land Use Map of the MDP designates the plan area as 'Low Density Residential'.

Policy 7.4 of the MDP states:

“The City of Cold Lake shall require area structure plans to be prepared and submitted to Council for approval in newly developed areas, in accordance with the Municipal Government Act.”

Policy 7.8 outlines the residential density for new neighbourhoods:

“The City of Cold Lake should encourage that new residential neighbourhoods are designed in a manner to provide a minimum overall density of 37 persons per gross residential hectare, with a housing mix of approximately 75% single family dwellings and 25% multi-family dwellings”

Policy 16.4 outlines the requirements for the structure of an Area Structure Plan.

“The City of Cold Lake shall require ASPs to be prepared and adopted by City Council before considering zoning and subdivision in newly developing areas in accordance with the provisions of the Municipal Government Act. The ASP shall be required to address but not necessarily be limited to the following:

- a) site conditions and topography including natural and man-made constraints to development;*
- b) archaeological or historically significant areas;*
- c) the identification and protection of sustainable natural areas including wetlands, woodlots, drainage courses, etc;*
- d) future proposed land uses, lot sizes and density;*
- e) environmental impacts and mitigating measures for incompatible land uses such as railways, pipelines, utilities, industrial uses with off-site impacts;*
- f) neighbourhood population if applicable;*
- g) school population, school sites sizes and locations if applicable;*
- h) general location of parks, linear parks, greenways/linear parks, open spaces and multi-use trail systems;*
- i) requirements for fire, police, emergency response and other community facilities and services;*
- j) potential sites for places of religious assembly if applicable;*
- k) external and internal transportation networks including noise attenuation requirements and traffic generation;*
- l) proposed water distribution facilities, proposed trunk main locations, capacities, system impacts and network analysis (sizes, flows and design standards);*

- m) proposed sanitary sewer collection system and capacity analysis (sizes, flows and design standards) including ties to existing sanitary facilities, lift station locations, proposed trunk main locations and system impacts;*
- n) proposed stormwater management system including surface drainage patterns, catchment areas, stormwater ponds (sizes, flows, design standards) and outfall locations, proposed trunk mains, outlets, capacities and system impacts;*
- o) proposed franchise utility networks;*
- p) staging plan for sequence of development; and*
- q) other requirements deemed appropriate by the Approving Authority.”*

Map 2 of the MDP outlines the Future Land Use Concept, and has identified the subject lands for ‘low density residential’ development.

The Deer Meadows ASP has been prepared in accordance with all policies set out in the City of Cold Lake MDP.

2.4 City of Cold Lake Land Use Bylaw

The City of Cold Lake Land Use Bylaw 382-LU-10 (LUB) is intended to implement the overall philosophy and guidance of the MDP. The Deer Meadows plan area is currently zoned ‘UR – Urban Reserve’. Section 12.20 of the LUB states that the purpose of the UR designation is to retain primarily undeveloped agricultural lands within the Municipality at existing levels of subdivision and development until such lands can be serviced and developed into urban land uses in accordance with the MDP.

- The Deer Meadows ASP includes land use designations other than those which currently apply to site. The existing ‘UR’ designation implies that the lands should be re-designated for such appropriate urban uses when the area can be sufficiently serviced. To implement this Area Structure Plan, the subject lands should be re-districted from UR (Urban Reserve) to the appropriate districts as set forth in the LUB for: Low Density Residential
- Medium Density Residential
- High Density Residential

2.5 City of Cold Lake Open Space and Linkages Plan 2013

The purpose of the City’s Open Space and Linkages Plan is to direct the acquisition, development and management of open spaces and linkages within the City. Section 1.2 of the Open Space and Linkages Plan outlines the following principles to guide the open space planning process in the City:

- *Open spaces are planned and designed with high aesthetic quality;*

- *Open spaces are accessible to all community residents;*
- *Open spaces are intended to provide for a variety of uses;*
- *The provision of parkland will be assessed according to approved policy and standards that are responsive to community needs; and*
- *The municipality will direct the development of parks and open spaces to ensure the efficient use of public lands and funds and the effective provision of parkland uses for residents.*

This plan does not identify linkages specific or open spaces within the Deer Meadows plan site, but does identify a proposed pedestrian trail along 50 Avenue at the northern boundary of the site. It also proposes an ATV/Snowmobile trail along the north-eastern boundary of the site.

The Deer Meadows ASP complies with the aims and policies of the Open Space and Linkages Plan by designing a high quality pedestrian linkage system. The plan ensures Municipal and Environmental Reserves are dedicated at the right locations so as to provide high quality public open space for the residents.

2.6 City of Cold Lake Master Drainage Plan (2014)

The City of Cold Lake Master Drainage Plan, adopted in 2014, analyses storm water runoff from the City of Cold Lake and its impacts on future urban expansion. It also sets out the capacities of existing storm water management ponds, drainage basins, and the criteria of the drainage network for future developments.

The Deer Meadows ASP complies with the City of Cold Lake Master Drainage Plan.

2.7 Alberta Land Use Framework

The Alberta Land Use Framework (LUF) was approved by the Government of Alberta in December 2008 and creates a new policy environment for land use planning in Alberta. The LUF identifies strategies that will be used to guide the preparation of seven regional plans in the province. These strategies include:

- Establishing a secretariat and advisory council to assist in the preparation of the plans;
- Utilizing cumulative effects management methods;
- Developing a strategy for conservation and stewardship;
- Promoting the efficient use of land;
- Improving information gathering, monitoring and distribution systems; and
- Encouraging aboriginal involvement.

The Deer Meadows ASP is consistent with its overall strategies and priorities established in the Alberta Land Use Framework.

3 EXISTING SITE CONDITIONS

3.1 Physical Characteristics

The plan area consists primarily of undeveloped lands. A portion of the site had been cleared in the 1950's for agricultural purposes, but the lands have not been utilised for this purpose for some time. The main usage on the site at this time is a number of established ATV trails which run throughout the plan area

The site is characterised by varying contour levels, providing a number of natural landscaped features, which also impacts the natural drainage of the area. The site also contains a significant amount of wooded areas. The Deer Meadows ASP seeks to compliment these features and is designed to enhance and protect them. Map 2 provides a detailed evaluation of existing site conditions and topography.



3.2 Easements, Right of Way (ROW), Abandoned Well Sites

The location of existing ROWs and easements are shown on Map 3.

A Canadian National Railway (CNR) ROW intersects the south-western portion of NE-35-62-2-W4. This ROW is no longer an operating railway line and is owned by the City of Cold Lake. No development set backs are required from this ROW.

An ATCO Pipelines gas-line runs along the eastern boundary of NE-35-62-2-W4, and also adjacent to the northern boundary of the CNR ROW with in the same quarter section.

There is a sewer pipeline which runs adjacent to the southern boundary of the CNR ROW in the south eastern portion of NE-35-62-2-W4. This line connects the City's waste water system to the City Lagoon location at the south-east of the City.

There is a government road allowance (20m wide) running north-south between NE-35-62-2-W4 and NW 36-62-2-W4. The direction of the road allowance will be altered in the Deer Meadows ASP to complement the natural contours of the site and in accordance with the City of Cold Lake's Municipal Development Plan.

There is an unnamed gas line ROW, north of the CNR ROW in the south-eastern portion of NE-35-62-2-W4, and south-eastern corner of NW-36-62-2-W4. There is no registered interest in the title of this ROW.

After consulting the AER's abandoned well locations database, it was confirmed that no records exist of any abandoned wells within the ASP area.

3.3 Environmentally Sensitive Areas

The Deer Meadows Wetland and Biophysical Assessment Report, prepared by Aquality Environmental Consulting Ltd. identifies the key environmental features of the subject lands.

The site contains a number of wetlands, some of which form part of a larger complex of wetlands. The protection of these wetlands will also provide protection for wildlife habitats which were found on the site.

The site also contains a number of wooded areas, which are an important environmental feature to the local community. Where feasible, the ASP seeks to protect existing environmental features.

3.4 Soils and Bedrock

According the Alberta Geological Survey 2013, the subject property is from the late Cretaceous period and is part of the Lea Park Formation, and is composed of shale and some siltstone. Other features found throughout the formation include calcite veins, ironstone concretions and bentonite beds. The surficial geology of the property is composed of ice-thrust moraine derived from glacial till materials.

Alberta Agriculture and Rural Development identify Sandy Loam soils and Brunisolic soils as the dominant soil order across the property. The 'upland' areas of the site are primarily made up of Sandy Loam soil deposits. Brunisolic soils are found on southern portions of the site, where there is more vegetative cover and more water presence.

3.5 Agricultural Land Capability

The subject lands include class 3, class 4 and class 5 agricultural soil, meaning the soils have moderately severe to very severe limitations for efficient agricultural purposes.

The reduced suitability of the land for agricultural development makes the subject lands appropriate for residential development.

3.6 Existing Land Uses

The plan area consists of a large undeveloped and unused area. A portion of the land had been cleared of trees to make way for agricultural use, however no agricultural uses have been evident on the site for some time. The site is dominated by aspen forest cover, which covers in large contiguous tracts, which are associated with the site's natural wetlands.

The site contains a number of well-established All-Terrain Vehicle (ATV) trails.

3.7 Adjacent Lands and Surrounding Context

North

A single family residential neighbourhood is located along the western portion of the northern boundary of the site. There are two single family lots within the ASP boundary with frontage to 50th Avenue, both of which border the plan site on 3 sides. Directly opposite the plan area is Hilltop Park, a public green space which also contains a playground and minor sporting facilities.

Opposite the plan area at the eastern portion of the northern boundary is undeveloped and over grown lands, similar to what currently exists on the plan site.

50th Avenue runs along entire northern boundary of the site.

West

Along the northern portion of the western boundary of the site is the Wildwood Trailer Park, and number of the trailer homes abut the site boundary, and the Trailer Park also contains a playground. There are also two single family residential lots with access onto 44 Street (which form part of an extended residential neighbourhood) which abut the site.

The southern portion of the western boundary of the plan site is adjacent to undeveloped and unutilised lands which contain some ATV trails which cross over to those on the Deer Meadows plan site.

East

Directly adjacent to the eastern boundary of the site are a number of large Country Residential lots. The lots are serviced by Loganglen Drive, which accesses Range Road 20A and onto Township Road 630 (50 Avenue).

These lands are within the Municipal District of Bonnyville.

South

The land located to the south of the plan area is currently being utilised for agricultural pasture uses, though the majority of the lands is overgrown and includes numerous wetlands. The CNR ROW which runs through the south-west of the plan area also continues through this site.

4 BACKGROUND STUDIES

4.1 Traffic Impact Assessment

A Traffic Impact Assessment was prepared by Area Consulting Inc. to analyse the impact of development pertaining to this Area Structure Plan on the local road network. Utilizing the evening and daily traffic data, the operating conditions were evaluated for four scenarios: 2015 current traffic conditions; 2020 traffic conditions, 2030 traffic conditions and 2035 traffic conditions.

Key recommendations of the Traffic Impact Assessment include:

New Intersection at Access Road 1 and 50th Avenue

- Signalisation of the intersection (by 2020); and
- Exclusive right turn lane for eastbound right turning traffic (by 2035).

Intersection of 50th Avenue and new Arterial Road

- Signalisation and illumination shall be required (by 2020); and
- A left turn lane is required for north bound vehicles (by 2030).

Intersection of the new Arterial road and new Streets A and B

- Right turn lane for northbound and westbound traffic (by 2020);
- Left turn lane for southbound left turning traffic by 2030; and
- Signalisation by 2035.

4.2 Wetland and Biophysical Assessment

Aquality Environmental Consulting Ltd. (Aquality) was retained by Indus Homes to conduct a Wetland and Biophysical Assessment of the proposed Deer Meadows plan area. A field assessment of the property was conducted by Aquality on October 21st and 22nd, 2013.

The biophysical assessment identifies eleven (11) wetlands throughout the Deer Meadows plan area, totalling 5.95 hectares. Five (5) of these wetlands form part of larger wetland complexes. The report recommends that some wetlands be preserved as natural areas in the finalised Deer Meadows development in order to protect them as valuable environmental features, provide a habitat for wildlife, and as greenspace for neighbourhood residents to enjoy.

The report found no environmental issues that would impede the development of the Deer Meadows plan area, so long as sufficient measures are taken to protect some of the existing wetlands, wooded areas and habitats. In addition, a wetland compensation plan will be prepared and submitted to Alberta Environment & Sustainable Resource Development (AESRD) for their approval.

4.3 Geotechnical Report

A Geotechnical Report was prepared by Solid Earth Geotechnical Inc, and involved a field study of the ASP area and soil testing at 33 borehole locations advanced across the site. The purpose of the geotechnical investigation was to assess the subsurface conditions across the site, and to provide geotechnical recommendations for site development, slope stability considerations, installation of underground utility lines, construction of residential housing units, and roadway pavement structure.

The investigation found no impediment to the development of the subject lands, and sets out a number of recommendations for the design and engineering of future development. The Geotechnical Investigation should be consulted prior to any future development of the subject lands.

5 STAKEHOLDER INPUT

As part of this project, the following key stakeholders were provided an opportunity to provide their comments on the proposed development. Details of the email correspondence which occurred is attached in Appendix 'B' – Correspondence.

5.1 Alberta Transportation

In consultation with the City of Cold Lake, it was clarified that all highway related issues would not be relevant to the site and that consultation with Alberta Transportation would not be required.

5.2 Emergency Services

The City of Cold Lake Fire Department was contacted in order to provide feedback on the proposed development at Deer Meadows. No comments were received in relation to the proposal.

5.3 School District

Northern Lights School Division and Lakeland Catholic School District, the school districts that oversee the City of Cold Lake area, were contacted to provide feedback on the proposed development at Deer Meadows. No comments were received in relation to the proposal.

5.4 ATCO Pipelines

ATCO Pipelines were contacted in relation to the Gas Pipeline ROW which runs through the south-eastern portion of the Deer Meadows site.

The ATCO ROW contains a High Pressure, Sweet Natural Gas Pipeline. There is no requirement of a further setback from the ATCO ROW given the nature of the substance being transported in the pipeline.

The only development proposed over the ATCO pipelines ROW is a proposed road crossing and a proposed emergency access route, both at the western boundary of the Plan area. The developer must apply for permission from ATCO Pipelines for the development of any road crossing over the gas line and comply with ATCO guidelines for design & construction.

While residential lots are planned over a portion of the northern portion of the pipeline, an easement shall apply and no development shall be permitted above the gas line ROW itself.

The pipeline must be located and exposed (typically via hydro-vac) when there are any ground disturbance activities within the pipeline right-of-way.

5.5 Public Consultation

As part of the Public Consultation for the Deer Meadows Area Structure Plan, a Public Open House was held at the Best Western Hotel from 4:00pm to 7:30pm on Tuesday, November 25th, 2014. The Open House outlined the initial draft of the ASP, and gave members of the community a chance to review the Plan, and provide their feedback, concerns or queries.

The feedback was supportive of the proposed development, especially with regards to the trails and green space. A copy of the public consultation feedback is attached in Appendix 'C' – Public Consultation.

6 DEVELOPMENT CONCEPT

While preparing the overall development concept, various factors such as existing statutory framework, surrounding land uses, surrounding roadway network, site topography, existing off-site utilities, and existing utility rights of ways were considered. The Development Concept can be further explained through the following three sub-themes such as land use, infrastructure, and public realm.

6.1 Land Use Concept

The subject lands will be developed as a new residential community, with the majority of the site to be developed as lower density single family housing. Medium density housing is proposed at four locations to the north of the site. High density residential is envisioned adjacent to the new arterial road in the southern portion of the Plan area.

The Land Use Development Statistics are outlined in Figure 6.1, while the Land Use Concept is outlined in Map 4.

It is anticipated that extra student populations associated with the development of Deer Meadows will be accommodated within the existing school system within the City.



Figure 6.1 – Land Use Development Statistics

	Area (ha)	% of GDA
GROSS SITE AREA	94.06	-
CN Rail ROW	1.34	-
Environmental Reserve	5.74	-
Arterial Road ROW	3.00	-
GROSS DEVELOPABLE AREA (GDA)	83.98	100%
Municipal Reserve	16.23	19.63%
Public Utility Lot	0.29	0.35%
Storm Water Management Facility	8.66	10.47%
Roads	15.92	19.26%
NET RESIDENTIAL AREA	41.57	50%

Residential Land Use Statistics

	Area (ha)	(units/ha)	Units	Pop/Unit	Population
Low Density Residential	33.41	25	835.3	3.47	2898
Medium Density Residential	7.47	40	298.9	2.5	747
High Density Residential	0.69	95	65.5	1.8	118
TOTAL	41.57		1200		3764

LDR / MDR-HDR Land Ratio: 80 / 20

Person/Gross Developable Hectare: 45.53

School Generation Statistics

	<i>per unit</i>	Public	<i>per unit</i>	Separate	Population
Low Density Residential	0.26	312	0.08	96	408
Medium Density Residential	0.11	132	0.04	48	180
High Density Residential	0.13	156	0.02	24	180
TOTAL		676		168	768

6.2 Infrastructure Concept

The future servicing concept is outlined in Map 5 – Servicing Concept

Water

There are three possible locations for water to connect to the existing system. On 50 Avenue there are two different sizes, a 400mm water main west of existing water reservoir and a 600mm water main east of existing water reservoir. The existing pipes are located on the north side of 50th Avenue and will have to be case bored. The third connection is through an existing lane on the turn of 44th Street and 47th Avenue.

In the first phase the connection on 44th Street and 47th Avenue and the tapping valve and sleeve west of the existing reservoir will be the main water feeds for the proposed development.

The second feed will occur with the development of Phase One. All water mains will be designed in accordance with the City of Cold Lake Design Guidelines.

Sanitary

There are two connection opportunities for sanitary services to connect to the existing sanitary system. The first connection shall be with manhole 50 in the northwest corner of the Plan area, which will accommodate the initial 2 phases of development. The second connection point is manhole 925/926 and is located to the west of the Plan area, and would cater the remaining phases of development.

The majority of the sanitary pipes in the development will be 200mm in diameter. All sanitary sewer facilities will be designed in accordance as per City of Cold Lake Engineering Standards.

Stormwater Management

The proposed Deer Meadows development plan will require 5 Stormwater Management Facilities (SWMF) to adequately convey or manage major storm events. The SWMF's will hold the difference between pre and post development release rates based on previous studies that were completed by the City of Cold Lake, and shall be located in the four corners of the subdivision.

- SWMF 1 and SWMF 2 shall be developed as part of Phase One. Emergency and outlet flows from these facilities are to be directed into a temporary ditch that will be expected to outlet from SWMF 2 to SWMF 1, then via underground pipes into a sedimentation basin within SWMF 4.
- SWMF 3 shall be developed as part of Phase Two, and will discharge predevelopment flows in the south ditch of 50th Avenue.
- SWMF4 shall be developed as part of Phase Three to accommodate flows for Phases Four and Five. The main outlet will direct flows towards the existing wetland in the southwest corner of the Plan area.

- SWMF 5 shall be built to accommodate development of Phases Six and Seven. The outlet will direct predevelopment flows into the existing wetland directly south of the SWMF 5.
- SWMF 3 and SWMF 5 will discharge into the Municipal District of Bonnyville's jurisdiction and as such the design drawings should be referred to the Municipal District of Bonnyville for comments at the subdivision design stage.

All proposed ponds will be dry ponds built in accordance with the City of Cold Lake Design Guidelines due to existing restrictions from the 4-Wing Air Base Caveat on wet stormwater management facilities.

All outlets will be sized to release flows at 2.0 l/s/ha as outlined in the 2006 Stormwater Master Plan for the City of Cold Lake. Water quality enhancement can be addressed in dry ponds by using the following Better Management Practices (BMP's):

- Forebays - Small wet forebays located at the inlet and/or outlet of dry SWMF to promote settlement of sediments.
- Vegetated Swales – Discharge of the dry SWMF into grassed channels/ditches provides sediment to settle out of the stormwater prior to being conveyed into the receiving water body.
- Sedimentation Basin.

Transportation and Movement

The internal roadway network for the new community is designed to maximise connectivity and achieve efficient internal movement of traffic. The subdivision will be accessed via two access points located at the northern boundary of the site from 50th Avenue. Any required infrastructure improvements required as a result of proposed development are addressed in the Traffic Impact Assessment. Highway 28 to the West will be accessed via 50th Avenue.

Two additional access points at the southern and western boundary of the ASP site will provide further access and connectivity as those adjacent lands are developed.

The arterial route has been designed so as to work with the natural contours of the site and preserve environmentally significant lands. The collector and local road network has been designed to ensure maximum connectivity throughout the site and the efficient circulation of traffic and pedestrians. Public Utility Lots (PULs) provide added connectivity for pedestrians.

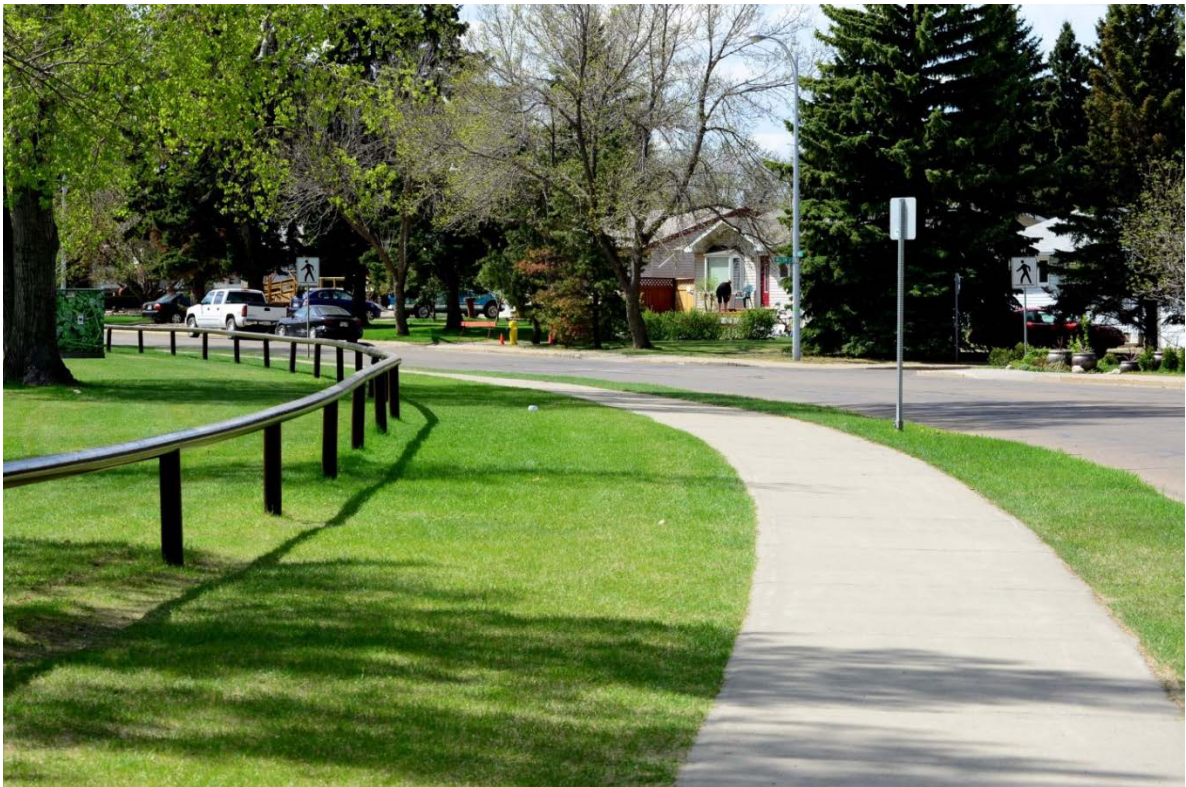
The future transportation and movement concept is outlined in Map 6 – Transportation and Movement.

6.3 Public Realm

The Deer Meadows ASP area will include a high quality interconnected public realm network. The existing natural features of the subject site will be preserved where possible and utilised to provide a unique character for the new community.

Environmental Reserve, Municipal Reserve and PUL connections have been designed so as to provide an interconnected network of public open spaces and trails. The site will contain five (5) storm water management facilities, and these will be utilised as important features in the new open space network. Road ROWs will also be used to provide trail connectivity.

The arterial road will contain a berm on either side to mitigate any potential noise impact on residential areas, and will contain a sidewalk on one side. Controlled crosswalks will be installed along the arterial road at both intersections with the collector road network, and to connect both public green spaces in the centre of the plan area. All collectors and local roads will be required to provide sidewalks on both sides of the road, and adequate lighting will be provided along all routes.



7 DEVELOPMENT POLICIES

7.1 Land Use and Site Development

Objectives

- To ensure that Deer Meadows is developed as a vibrant, high quality sustainable residential community.
- To provide a variety of housing types and densities and cater for all sectors of residential market in the City of Cold Lake and achieve a housing mix of 75% single family & 25% multi-family dwellings.
- To ensure that new development is consistent with the traditional residential character of the City of Cold Lake, and that it plays a part in the sustainable growth of the City.
- To provide an appropriate transition from high density residential areas to low density residential areas.
- Develop a variety of open spaces and an interconnected open space network.



Policies

General

- 7.1.1 The composition of future land uses should be in general compliance with Map 4 – Future Land Use Concept, and Table 6.1 - Development Statistics.
- 7.1.2 Land uses within the Plan Area should be primarily Residential in their nature, or for the purposes of servicing the local needs of new residential development.
- 7.1.3 Residential densities and building heights should be in compliance with the relevant regulations as set out in the City of Cold Lake Land Use Bylaw (LUB).

High Density Residential

- 7.1.4 High density residential development may include low or mid-rise multifamily units.
- 7.1.5 Lands to be developed as high density residential should generally be re-districted to the R4 High Density Residential District.
- 7.1.6 Developments should typically provide sufficient amenity areas onsite in accordance with the regulations set out in the City of Cold Lake LUB.

Medium Density Residential

- 7.1.7 Medium density residential development may include townhouses or small-scale multi-family units.
- 7.1.8 Lands to be developed as medium-density residential should generally be re-districted as R3 Medium Density Residential, to comply with the City of Cold LUB.
- 7.1.9 The two existing Residential Estate properties within the ASP boundary along 50th Avenue shall be developed for medium density residential uses.

Low Density Residential

- 7.1.10 Low density residential development may include single family and/or semi-detached residential units.
- 7.1.11 Lands to be developed as Low Density Residential should generally be re-districted to the appropriate districts as set forth in the LUB, at the discretion of the Development Authority.
- 7.1.12 All single family residential parcels should have direct access to a public roadway.
- 7.1.13 A variety of single family lot sizes shall be included within each stage of development to ensure a mixture of single family housing types and lot sizes.

Other Potential Land Uses

- 7.1.14 Mixed use development with commercial uses may be considered on lands designated as medium density residential along 50th Avenue, subject to meeting all the access and servicing requirements set out in the City of Cold Lake MDP. Rezoning of medium density properties along 50th Avenue to commercial designation may be considered subject to market demand as well as submission and approval of a future ASP amendment.

7.2 Infrastructure

Objectives

- To mitigate the impact of new development on existing transportation infrastructure in the surrounding areas.
- To ensure that transportation and servicing infrastructure development is orderly, environmentally sound and economically efficient.
- To encourage an integrated design process as part of all development projects in the plan area including infrastructure linkages to adjacent areas.
- Pursue development of ecologically sustainable practices for storm water management.
- Ensure adequate development setbacks are established from all existing utility rights of ways for safety and security purposes.

Policies

Transportation Network

- 7.2.1 The future internal roadway network in the Plan Area should:
- a) Be in general compliance with Map 5 – Transportation and Movement Concept
 - b) Be constructed to the current urban street standards described in the City of Cold Lake’s ‘Municipal Engineering Servicing Standards and Standard Construction Specifications’; and
 - c) Comply with the principles outlined in the City of Cold Lake MDP.
- 7.2.2 The internal road layout indicated in Map 5 – Transportation and Movement is intended as an indication of the preferred arrangement of access points and road alignments. At the subdivisions stage, development proponents may vary the road alignments and/or connection points to facilitate development requirements to reflect current market demand.
- 7.2.3 The major access points for each phase of the Plan Area should be approved at the subdivision approval stage in accordance with the TIA. As the proposed major access points fall into two separate jurisdictions, the designs will be to the satisfaction of the City of Cold Lake or the Municipal District of Bonnyville, as appropriate.
- 7.2.4 Each stage of development should ensure a minimum of 2 points of access.
- 7.2.5 For lots fronting on collector roads, a rear alley shall be provided for vehicular access. No front door garages shall be allowed along the lots fronting collector roads. No lot shall be allowed to front along arterial roads.
- 7.2.6 Landscaping treatment for arterial road shall be in general accordance with figure 7.2.1.

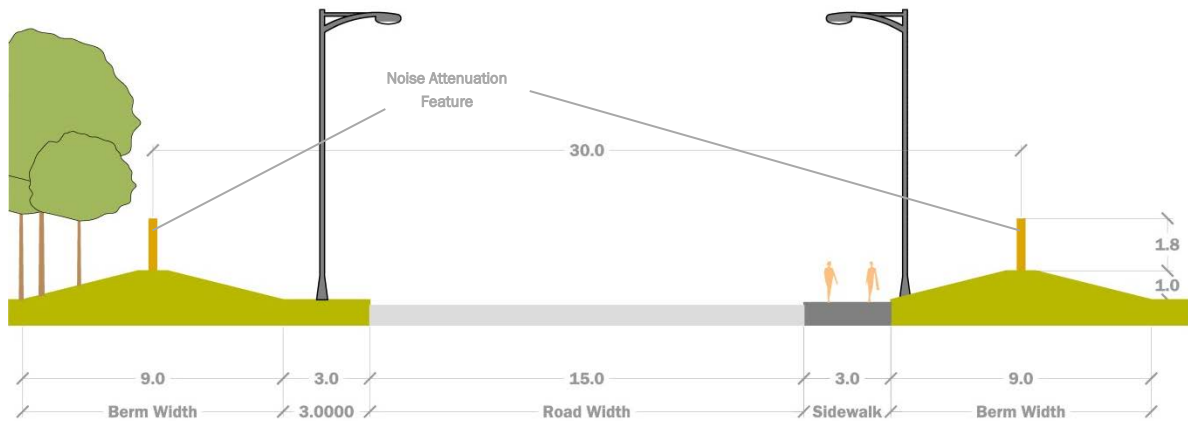


Figure 7.2.1 – Landscaping requirements along Arterial Roads (Measurements in meters)

- 7.2.7 Landscaping details for collector roads and local roads shall be in accordance with the City of Cold Lake Municipal Engineering Servicing Standard and Standard Construction Specifications.

Storm Water Management

- 7.2.8 Drainage works shall be constructed in accordance with the Storm Water Management Study prepared for this project by Area Consulting and should provide for adequate surface water drainage that does not adversely affect adjacent properties.
- 7.2.9 In general, all stormwater management facilities shall be designed as dry pond facilities.
- 7.2.10 Drainage works shall be encouraged to incorporate natural features and ecologically sustainable features into the Storm Water Management Plan.
- 7.2.11 All-weather access to the storm water facility should be provided for ongoing maintenance.
- 7.2.12 Storm Water Management Facility 3 may be maintained by the future landowner of the medium-density residential site located in the northeast corner of the ASP area. The future landowner should work with the City of Cold Lake and establish mutually agreeable conditions through servicing/development agreement.

Water and Sewer Network

- 7.2.13 All development within the Plan Area shall be connected to municipal water and sanitary sewer network in accordance with Map 6 – Servicing Concept.

Waste Management and Recycling

- 7.2.14 Waste Management within the Plan Area should be in accordance with the current waste management practices of the City of Cold Lake.

Utility Rights of Way

- 7.2.15 The Gas Pipeline ROW which runs through the South-Western portion the ASP Area shall be incorporated into the development in a manner which does not compromise the viability of future residential lots, or the operation of utilities within the ROW.
- 7.2.16 No permanent or temporary structure shall be allowed on the top of the applicable ROW.

Shallow Utilities

- 7.2.17 Shallow utilities shall be provided via logical and economic extension of existing utilities in the surrounding area.

7.3 Public Realm

Objectives

- **To create a community with an attractive and high quality public realm.**
- **Utilise Storm Water Management Facilities as common public spaces of high quality.**
- **Provide an aesthetically pleasing and strong sense of arrival at entrance areas of the neighbourhoods.**
- **Ensure a high standard of building and landscaped appearance from 50th Avenue.**

Policies

- 7.3.1 Environmental Reserve (ER) and Municipal Reserve (MR) shall be dedicated in general accordance with Map 4 – Future Land Use Concept.
- 7.3.2 The location of Municipal Reserve land dedicated shall assist walkability within the site, improve connectivity with surrounding green spaces, provide amenity and recreational areas and enhance the overall public realm of the Plan Area. The location of MR dedication shall be in general conformance with the Land Use Concept and the following:
- a) Around the storm water management facilities within the ASP Area;
 - b) Adjacent and/or within ROW routes within the Plan Area;
 - c) To connect public open spaces;
 - d) Minimum width of the Municipal Reserve lot should not be less than 10 meters.
- 7.3.3 Where possible, existing mature trees within the site should be retained.
- 7.3.4 A high quality entrance feature, in keeping with the character and scale of residential development within the ASP Area, should be located at main access points to the new development to the satisfaction of the Development Authority.
- 7.3.5 Land to the Northern Boundary of the site, facing 50th Avenue, should be required to incorporate enhanced landscaping to the satisfaction of the Development Authority.
- 7.3.6 Landscaping within private properties shall be in conformance with Part 9 of the City of Cold Lake LUB.

- 7.3.7 Residential buildings, with front door garages, facing a public street, shall be designed to provide visual interest for pedestrians.

8 IMPLEMENTATION

8.1 Land Use and Built Form Implementation

8.1.1 In order to implement the vision for a residential community of mixed housing types established in this Area Structure Plan, redistricting of the subject lands from Urban Reserve will be necessary to the following land use districts:

- a) R1A Residential District (Single Detached);
- b) R1B Residential District (Single Detached – Small Lots);
- c) R1B-1 Residential District (Single Detached – Small Lots);
- d) R2 Residential District (Semi Detached / Duplex);
- e) R3 Medium Density Residential;
- f) R4 High Density Residential
- g) RMX Residential Mixed Use (subject to future market demand); or
- h) C3 Neighbourhood Commercial (subject to future market demand).

Building heights, building setbacks, minimum lot areas, parking, access and other landscaping requirements prescribed in the above land use districts shall be adhered to.

8.1.2 An application for new residential development shall be required to provide the following information at development permit application stage in accordance with development regulations established in the City of Cold Lake Land Use Bylaw:

- a) A site plan shall show:
 - i) North arrow;
 - ii) Plan scale;
 - iii) Legal description of property;
 - iv) Municipal address;
 - v) Location and dimensions of property lines as required by the Development Authority must be clearly identified by appropriate markers and pins;
 - vi) Proposed lot grade to provide positive drainage to an approved drainage course in accordance with Municipal Engineering Standards with the location and setbacks from property lines of existing and proposed structures, utility poles, fences, retaining walls, trees and landscaping, including buffer and screening area where necessary, and an indication of which existing features will be retained;
 - vii) Location and setback from steep bank, slope or high water mark;
 - viii) Location of existing and proposed easements and utility right-of-way;

- ix) Floor plans, sections and elevations of any proposed buildings, including a description of the exterior finishing materials;
- x) Any provision for off-street vehicle loading and proposed parking provisions as per Part 10 of the City of Cold Lake LUB;
- xi) Entrance and exit points to the site;
- xii) Location of the garage doors; and
- xiii) Location of sidewalks and curbs;

8.1.3 The following initiatives impacting future built form should be implemented at development permit stage to encourage a higher standard of appearance within the Deer Meadows Area Structure Plan Area:

- a) Promote a high quality building design through the use of a variety of colours, materials or other creative architectural elements.
- b) Use of high quality building finishes that are durable and attractive in appearance;
- c) The use of unique architectural features for corner buildings at key neighbourhood nodes.

8.1.4 The City should encourage new residential developments to incorporate green building design and infrastructure development principles in order to reduce surface run off, sedimentation and pollution.

8.2 Infrastructure Implementation

Transportation Network

8.2.1 Roadway standards will be reviewed and conditioned at the time of subdivision approval and executed through associated servicing agreements.

Storm Water Management

8.2.2 The storm water management facilities shall be developed at the time of each relevant phase of the future development.

Water and Sewer

8.2.3 Water network analysis will be completed during the detailed engineering stage to ensure the adequate sizing of mains for consumption and fire protection throughout the ASP Area.

8.2.4 Location of water servicing will be as per the approved Servicing Concept and will be a condition of future detailed engineering and/or future servicing agreements.

8.2.5 Sewer servicing as per the approved drainage concept will be a condition of approved detailed engineering associated with future servicing agreements with the City.

Firefighting and Emergency Response

- 8.2.6 As part of every subdivision application the expected requirements for firefighting and other emergency response services will be considered and addressed prior to approval.

Development Agreements and Levies

- 8.2.7 At the subdivision approval stage the City may require the applicant to enter into an agreement with the municipality to:
- a) Register easements to protect minor utility right-of-ways on the affected lands;
 - b) Register public utility lots to accommodate major utility right-of-ways on the affected lands; and
 - c) Pay off-site levies in accordance with the relevant off-site levy bylaw.

8.3 Public Realm Implementation

- 8.3.1 At the subdivision approval stage, the City may require the applicant to enter into an agreement with the municipality to:
- a) Construct an amenity area within the Municipal Reserve area around future storm water management facilities to the satisfaction of the Development Authority.
 - b) Construct or pay for the construction of multi-use trails or other landscaping features throughout the ASP Area to the satisfaction of the Development Authority.
- 8.3.2 At each subdivision phase, an appropriate amount of Municipal Reserve shall be dedicated in general accordance with Map 4 - Land Use Concept.
- 8.3.3 The Town shall encourage new residential and mixed use developments to incorporate sustainable landscape and site design principles on their sites.

8.4 Development Staging

- 8.4.1 Staging of future development shall be in general conformance with Map 7 - Staging Concept and have regard to the following:
- a) General market demand for the amount of and types of housing.
 - b) Economic expansion of existing roadway and servicing networks.
- 8.4.2 Subdivision Applications will occur separately for each phase of development.
- 8.4.3 A temporary secondary access along the proposed arterial roadway should be provided for Stage Five.

Appendix A

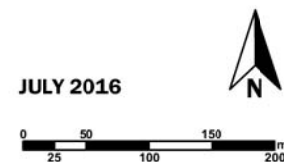
Mapping

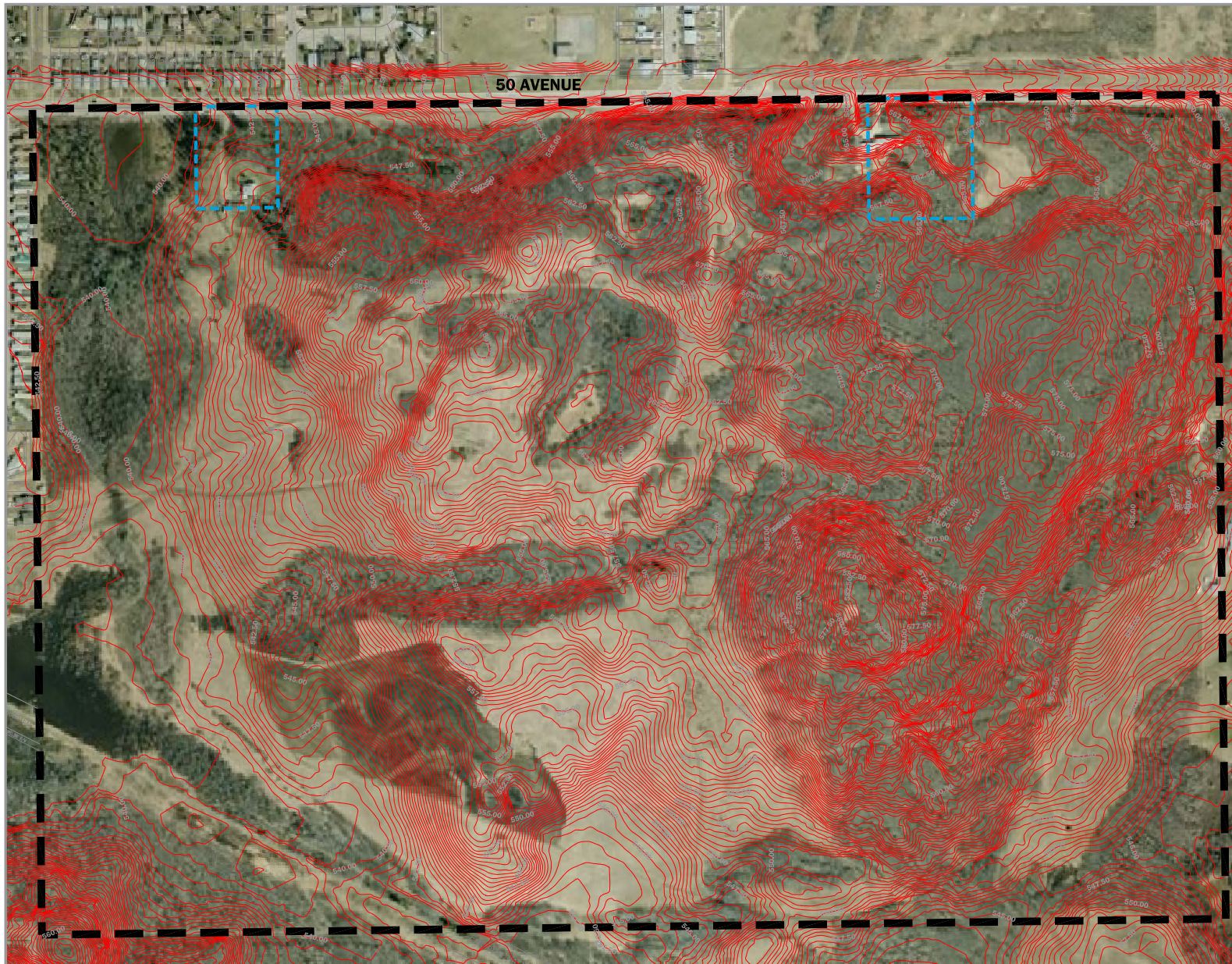


DEER MEADOWS AREA STRUCTURE PLAN

MAP 1 Location & Context

JULY 2016





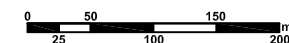
LEGEND

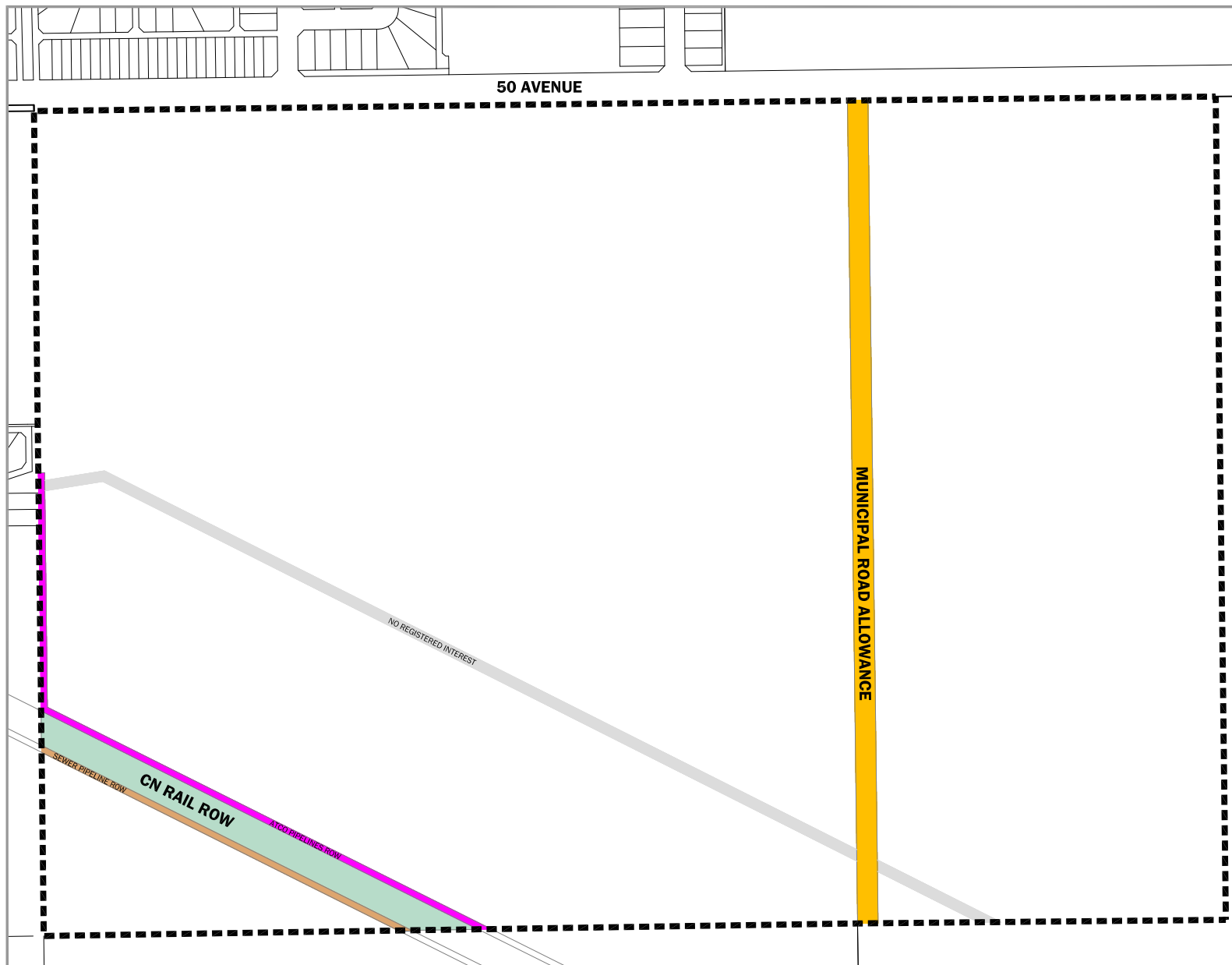
- ASP Area
- Existing Residential Parcel
- Contour Line
(0.5 meter Interval)

DEER MEADOWS AREA STRUCTURE PLAN

MAP 2 Site Conditions & Topography

JULY 2016





LEGEND

- Plan Area
- CN Rail ROW
- Road Allowance
- Sewage Pipeline ROW
- ATCO Pipelines ROW
- Gas Pipeline ROW
(No Existing Pipeline)

DEER MEADOWS AREA STRUCTURE PLAN

MAP 3 Easements & Rights of Ways

JULY 2016

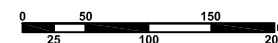


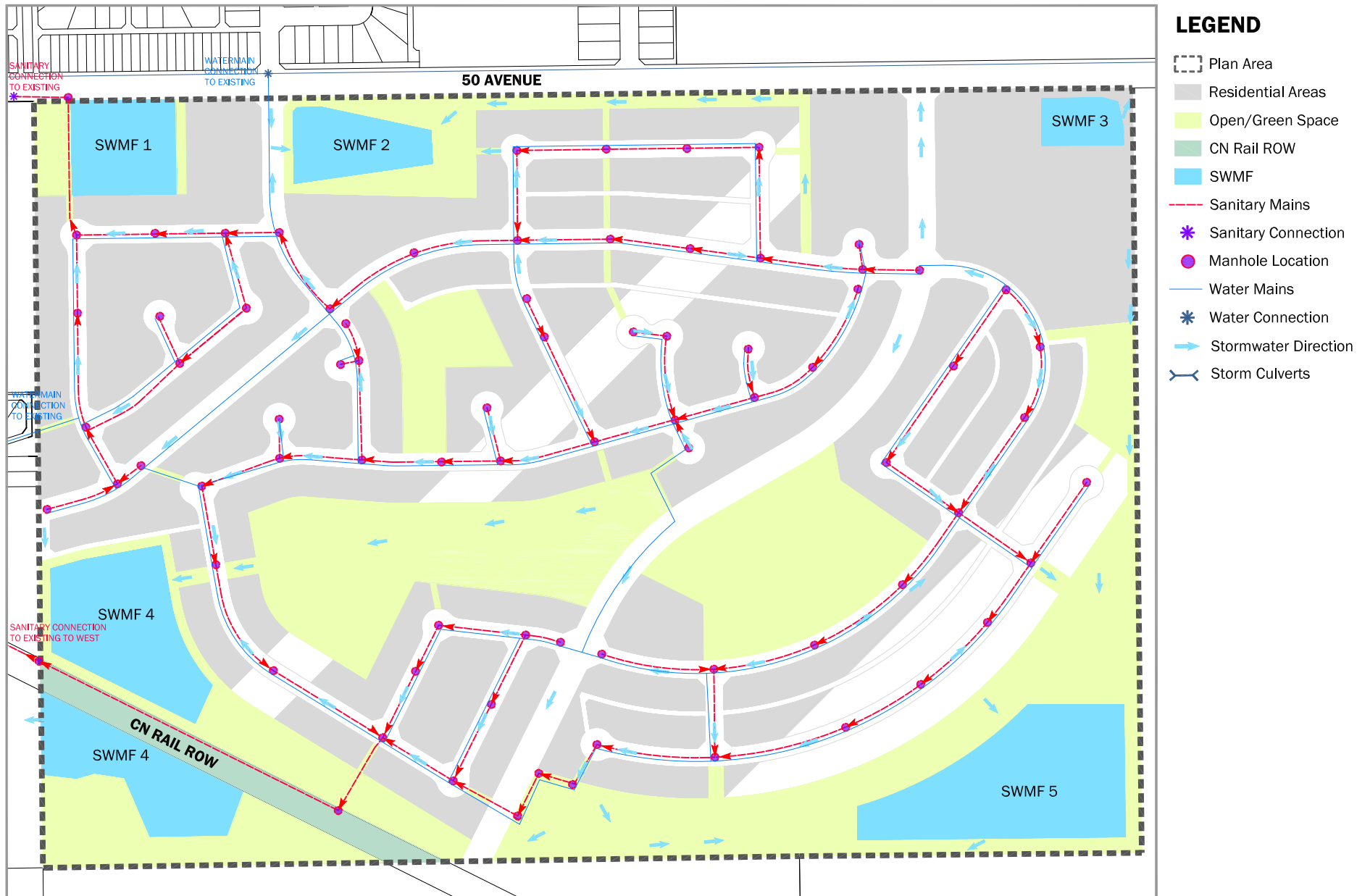


DEER MEADOWS AREA STRUCTURE PLAN

MAP 4 Land Use Concept

JULY 2016

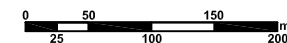


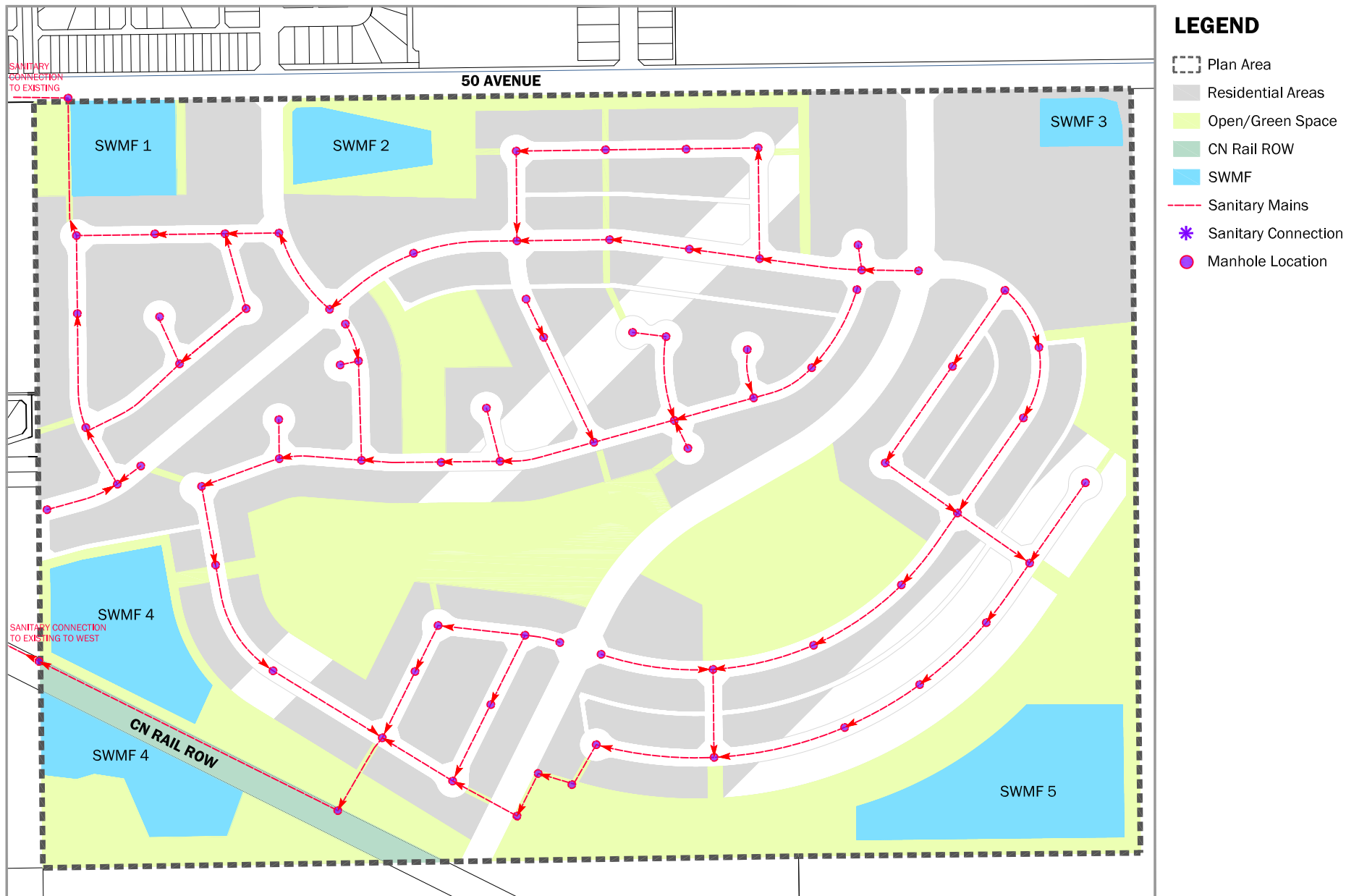


DEER MEADOWS AREA STRUCTURE PLAN

MAP 5 Servicing Concept

JULY 2016

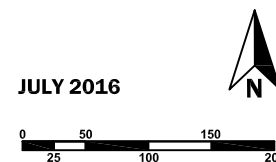


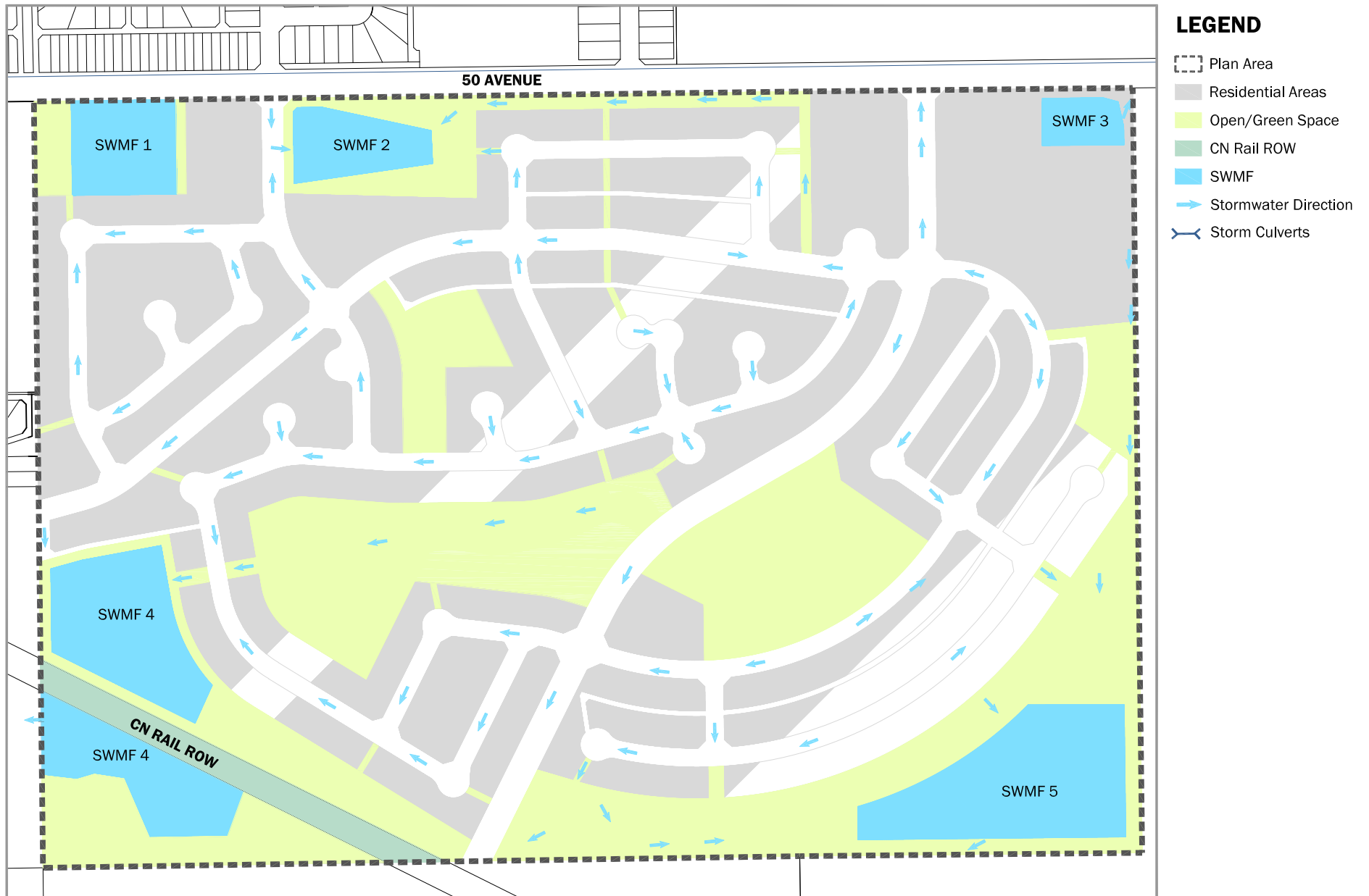


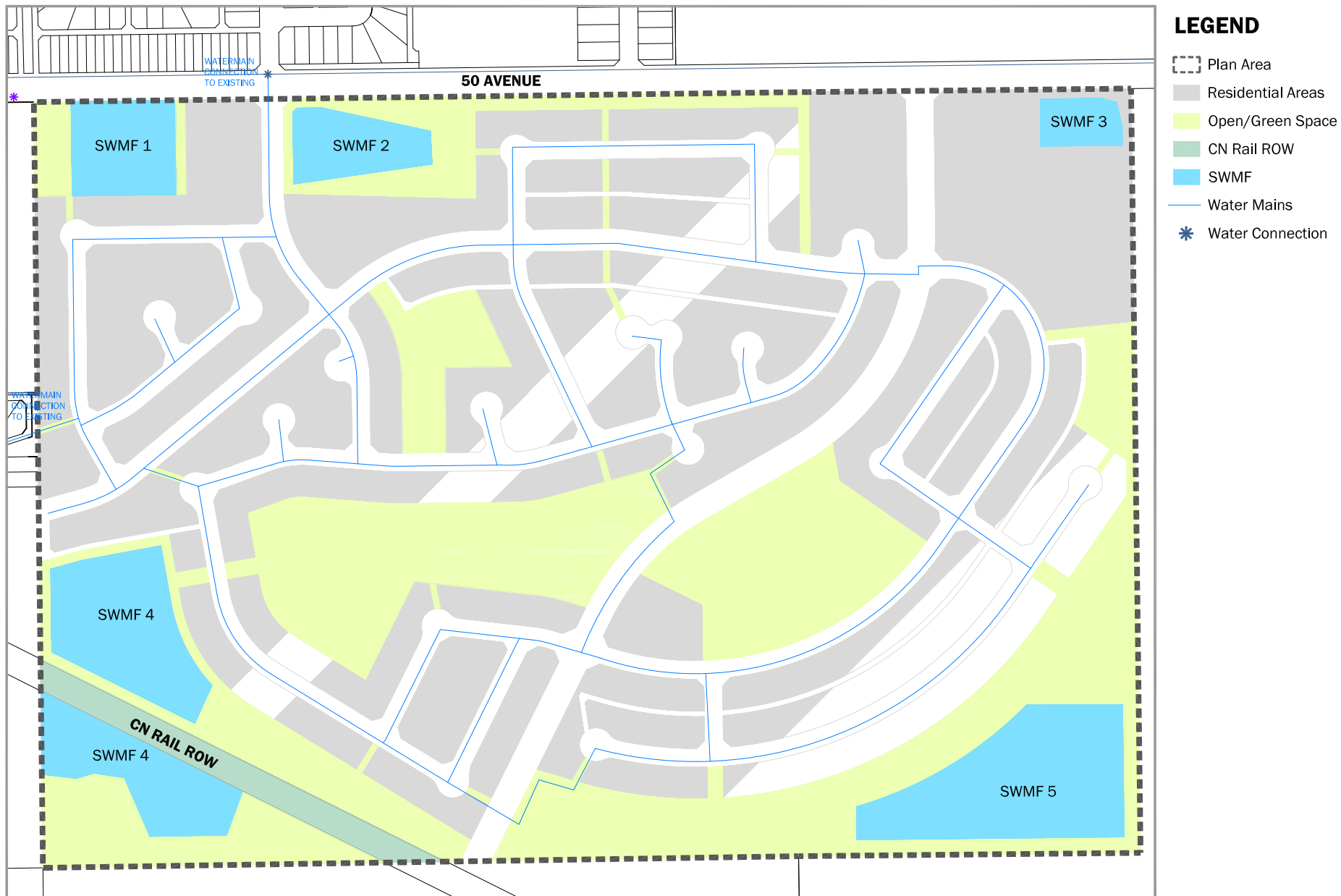
DEER MEADOWS AREA STRUCTURE PLAN

MAP 5 Servicing Concept - Sanitary

JULY 2016



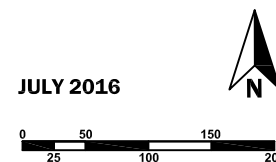


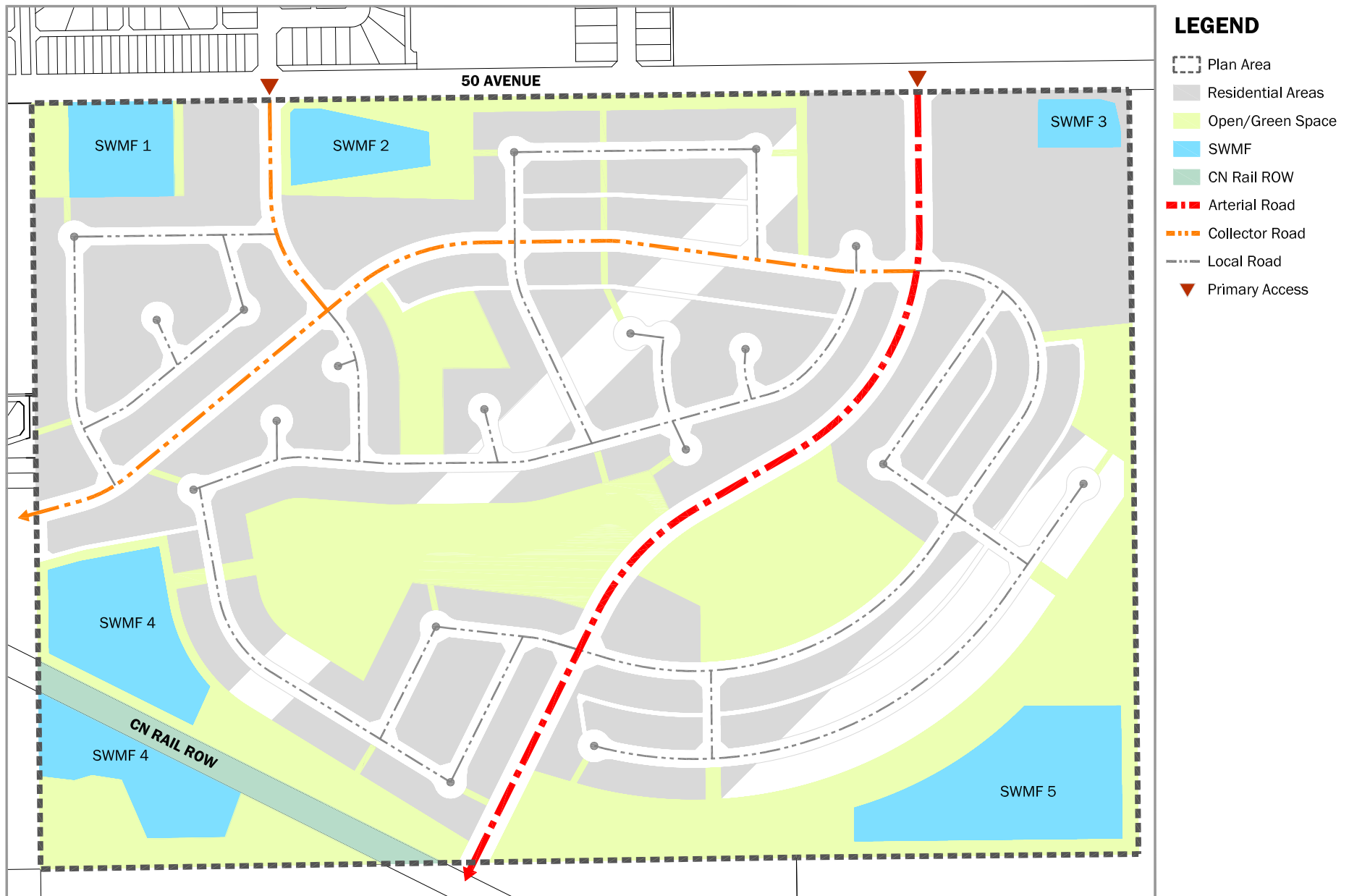


DEER MEADOWS AREA STRUCTURE PLAN

MAP 5 Servicing Concept - Water

JULY 2016



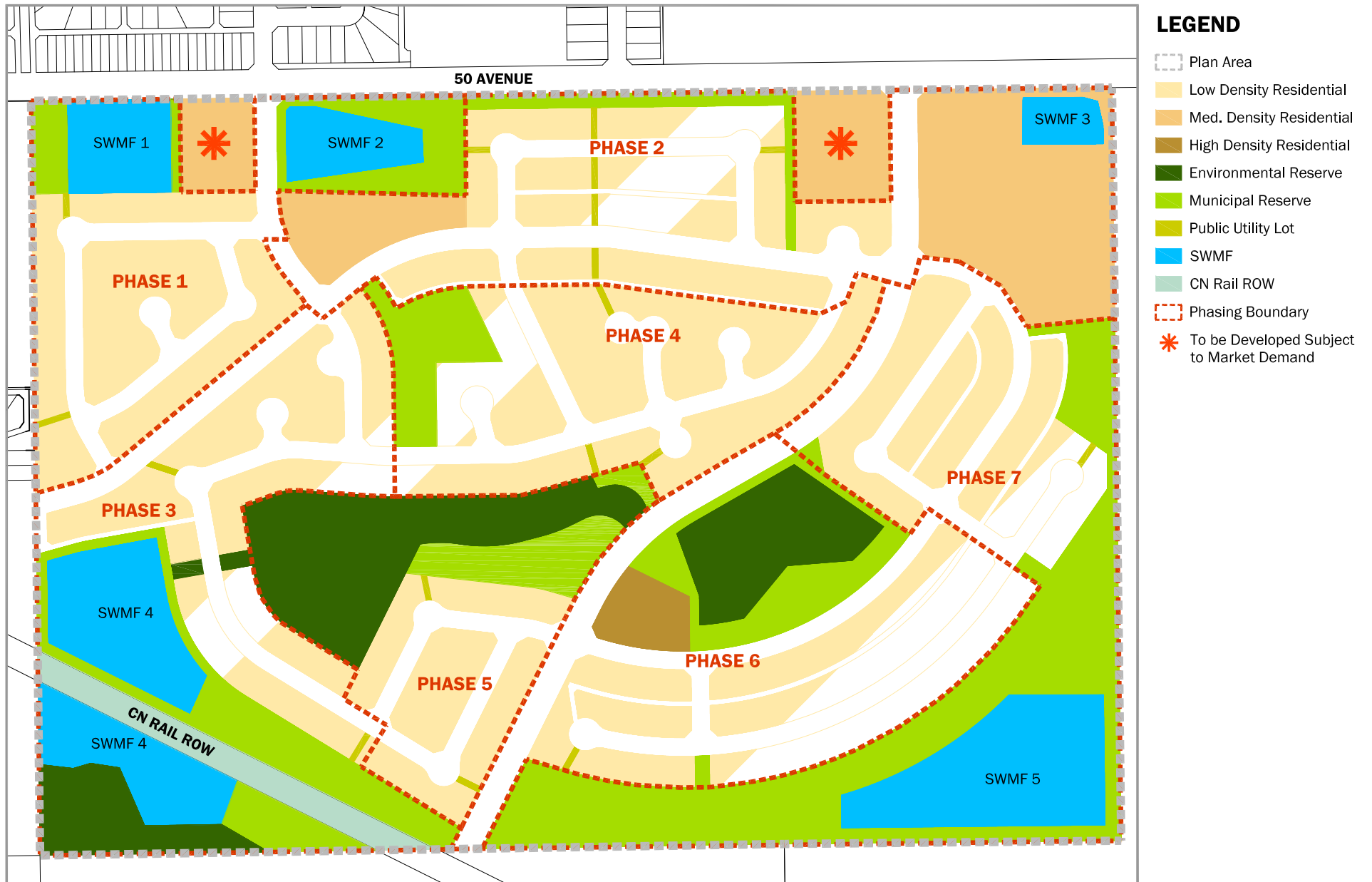


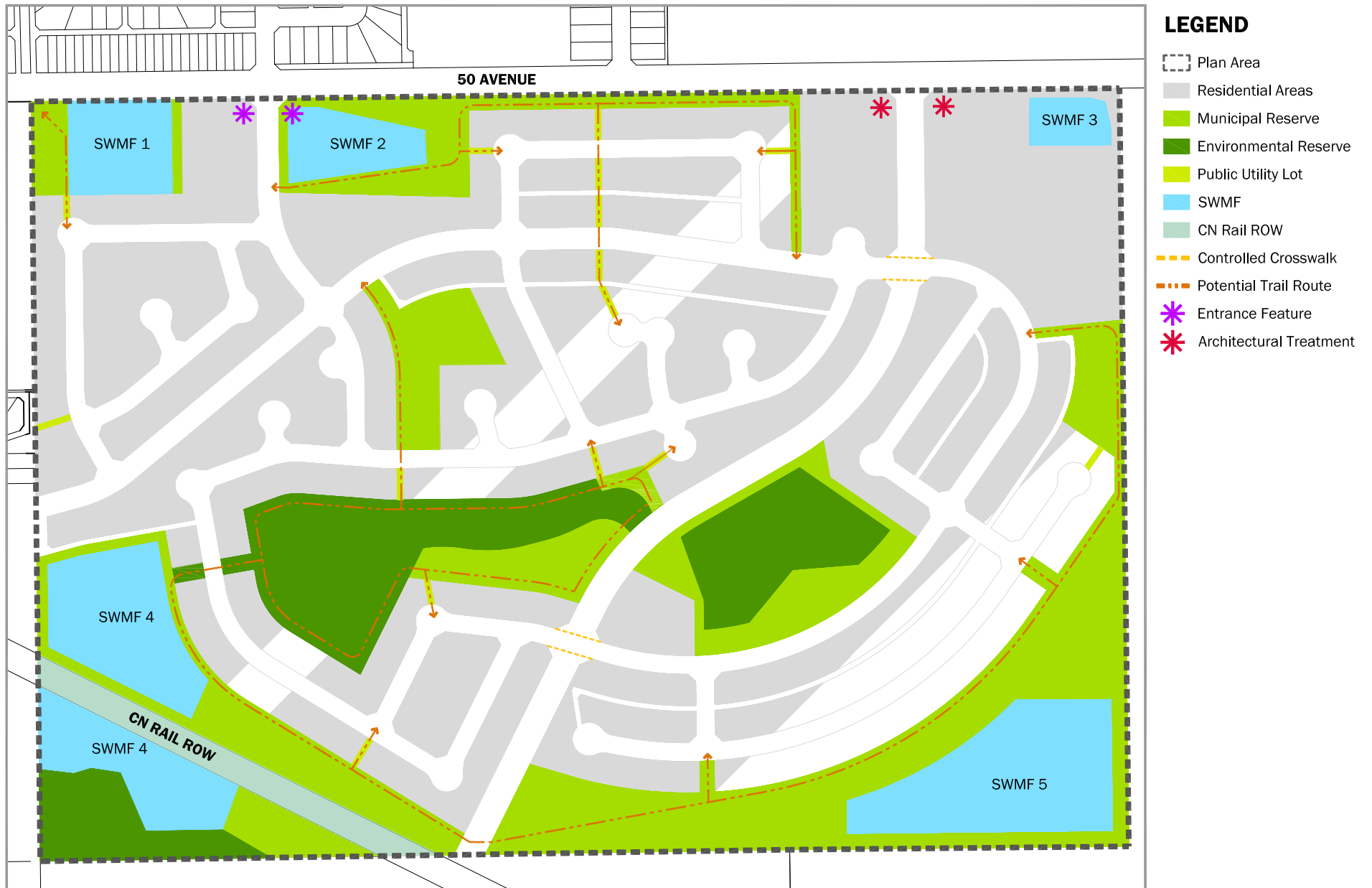
DEER MEADOWS AREA STRUCTURE PLAN

MAP 6 Transportation Concept

JULY 2016



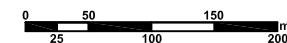




DEER MEADOWS AREA STRUCTURE PLAN

MAP 8 Public Realm Concept

JULY 2016



Appendix B

Correspondence

Kevin Twomey

From: Kevin Twomey
Sent: March-18-14 12:07 PM
To: p.ellock@nlsd.ab.ca
Subject: Stakeholder Query - Proposed Development in the City of Cold Lake
Attachments: 140227_Deer Meadows_Alta Gas ROW.pdf; DEAR MEADOWS - SITE LOCATION.pdf

Good morning Paula,

I'm writing to you from planningAlliance, a planning consultancy firm based in Edmonton. We are currently working on an Area Structure Plan for lands in the City of Cold Lake. The subject lands are identified in the attached location map and the legal title of the lands in question are 4; 2; 62; 35; NE and 4; 2; 62; 36; NW. We are contacting you relation to this development as the Northern Lights Schools Division has been identified as local stakeholder who may have comments upon a development of this type and any potential impacts upon the local schools districts requirements

A tentative concept plan for the proposed development has also been attached for your attention. The tentative proposal for this site is to develop lands primarily for low density residential use. However, it also seeks to provide an element of mixed use commercial development and multi-family residential units. Protecting the sites key environmental features as environmental and municipal reserve is also a key element to the plan.

Any comments or queries from Northern Lights regarding this would be greatly appreciated.

Thank you and kind regards

Kevin Twomey, M.Planner
Planner

planningAlliance | rePlan | regionalArchitects
10104 – 103rd Avenue NW, Suite 2401
Edmonton, AB, Canada T5J 0H8
Tel: 780.409.1767 Fax: 780.428.7644



Kevin Twomey <ktwomey@planningalliance.ca>

Query regarding Atco Pipelines ROW, Cold Lake

Marcene.Jacobi@atco.cul.ca <Marcene.Jacobi@atco.cul.ca>
To: ktwomey@planningalliance.ca

Mon, Mar 31, 2014 at 10:53 AM

Good day, Kevin;

Attached is information regarding the ATCO Pipelines high pressure natural gas pipeline within the NE 35-62-2-W4M - comments are provided below.

Marcene Jacobi

T: 780.420.5695 | F: 780.420.7411



Please consider the environment before printing this e-mail

From: Kevin Twomey [mailto:ktwomey@planningalliance.ca]

Sent: Wednesday, March 26, 2014 11:28 AM

To: Jacobi, Marcene

Subject: Query regarding Atco Pipelines ROW, Cold Lake

Hi Marcene,

Thanks very much for taking my call earlier on the ROW issue we have in our site in Cold Lake, much appreciated!

I just attached a sketch of our tentative layout for this site. As we discussed, the ATCO Pipelines pipeline runs through Quarter Section 4; 2; 62; 35; NE adjacent to north of the CN Railways ROW – and not to the north of this as indicated in the attached map.

Also, could you please confirm by email the following details relating to the ATCO Pipelines ROW (we're required to provide proof of this correspondence to the City in our applications).

- The Pipeline ROW contains a High Pressure, Sweet Natural Gas Pipeline. **Correct**
- There is no requirement by ATCO for a set back from the ROW. **Correct. ATCO Pipelines' regulatory body is the Alberta Utilities Commission and the Alberta Energy Regulator. As such, the pipeline right-of-way is the setback. AER Setback requirements would be different if there was a different substance being transported in the pipeline. In this case, and as part of responsible land use planning, setback requirements would be dictated by the municipality.**

- The depth of the pipeline must be determined by the developer by way of an on-site survey. **The pipeline must be located and exposed (typically via hydro-vac) when there is any ground disturbance activities within the pipeline right-of-way.**

The only development that should impact upon the Pipeline is the proposed road crossing. If you could clarify what steps are required by ATCO Pipelines of the developer to construct a road through the ROW and over this pipeline that would be excellent.

Application must be made to landadmin@atcopipelines.com for the road crossing. The administrators will prepare a hydro-vac agreement first. Once depth of pipe has been determined, the developer must submit the road plan and profile showing the actual depth of pipeline and current grade, as well as the proposed grade. (NOTE: Depth of cover requirements for a pipeline under a road is 1.2m.)

Stormwater management pond: ATCO Pipelines will also need to review the side slope of the proposed water management pond to ensure no erosion will occur, which could cause the pipeline to shift in its right-of-way alignment.

We still have some confusion over that ROW which runs further to the North of this through the same Quarter Section, and also through Quarter Section 4; 2; 62; 36; NW, which currently has no registered interest. If you could provide any clarity from ATCO Pipelines position on this ROW that would be excellent. Our major concern is just in ruling out that a pipeline is contained within this other ROW also.

The survey plan for this utility right-of-way was registered under Beaver County Utilities. I cannot tell you if there are any facilities in the right-of-way. The proponent of the work will have to do locate call/utility sweep.

Thank you very much for all your help, much appreciated!

Kevin Twomey, M. Plan

Planner

planningAlliance | rePlan | regionalArchitects

10104 – 103rd Avenue NW, Suite 2401

Edmonton, AB, Canada T5J 0H8

Tel: [780.409.1767](tel:780.409.1767) Fax: [780.428.7644](tel:780.428.7644)

The information transmitted is intended only for the addressee and may contain confidential, proprietary and/or privileged

10/23/2014

pA | rP | rA Mail - Query regarding Atco Pipelines ROW, Cold Lake

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Kevin Twomey <ktwomey@planningalliance.ca>

Query regarding Atco Pipelines ROW, Cold Lake

Kevin Twomey <ktwomey@planningalliance.ca>

Wed, Mar 26, 2014 at 11:28 AM

To: marcene.jacobi@atcopipelines.com

Hi Marcene,

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I just attached a sketch of our tentative layout for this site. As we discussed, the ATCO Pipelines pipeline runs through Quarter Section 4; 2; 62; 35; NE adjacent to north of the CN Railways ROW – and not to the north of this as indicated in the attached map.

Also, could you please confirm by email the following details relating to the ATCO Pipelines ROW (we're required to provide proof of this correspondence to the City in our applications).

- The ROW Pipeline contains a High Pressure, Sweet Gas Pipeline.
- There is no requirement by ATCO for a set back from the ROW.
- The depth of the pipeline must be determined by the developer by way of an on-site survey.

The only development that should impact upon the Pipeline is the proposed road crossing. If you could clarify what steps are required by ATCO Pipelines of the developer to construct a road through the ROW and over this pipeline that would be excellent.

We still have some confusion over that ROW which runs further to the North of this through the same Quarter Section, and also through Quarter Section 4; 2; 62; 36; NW, which currently has no registered interest. If you could provide any clarity from ATCO Pipelines position on this ROW that would be excellent. Our major concern is just in ruling out that a pipeline is contained within this other ROW also.

Thank you very much for all your help, much appreciated!

Kevin Twomey, M. Plan

Planner

planningAlliance | rePlan | regionalArchitects

10104 – 103rd Avenue NW, Suite 2401

Edmonton, AB, Canada T5J 0H8

Tel: [780.409.1767](tel:780.409.1767) Fax: [780.428.7644](tel:780.428.7644)

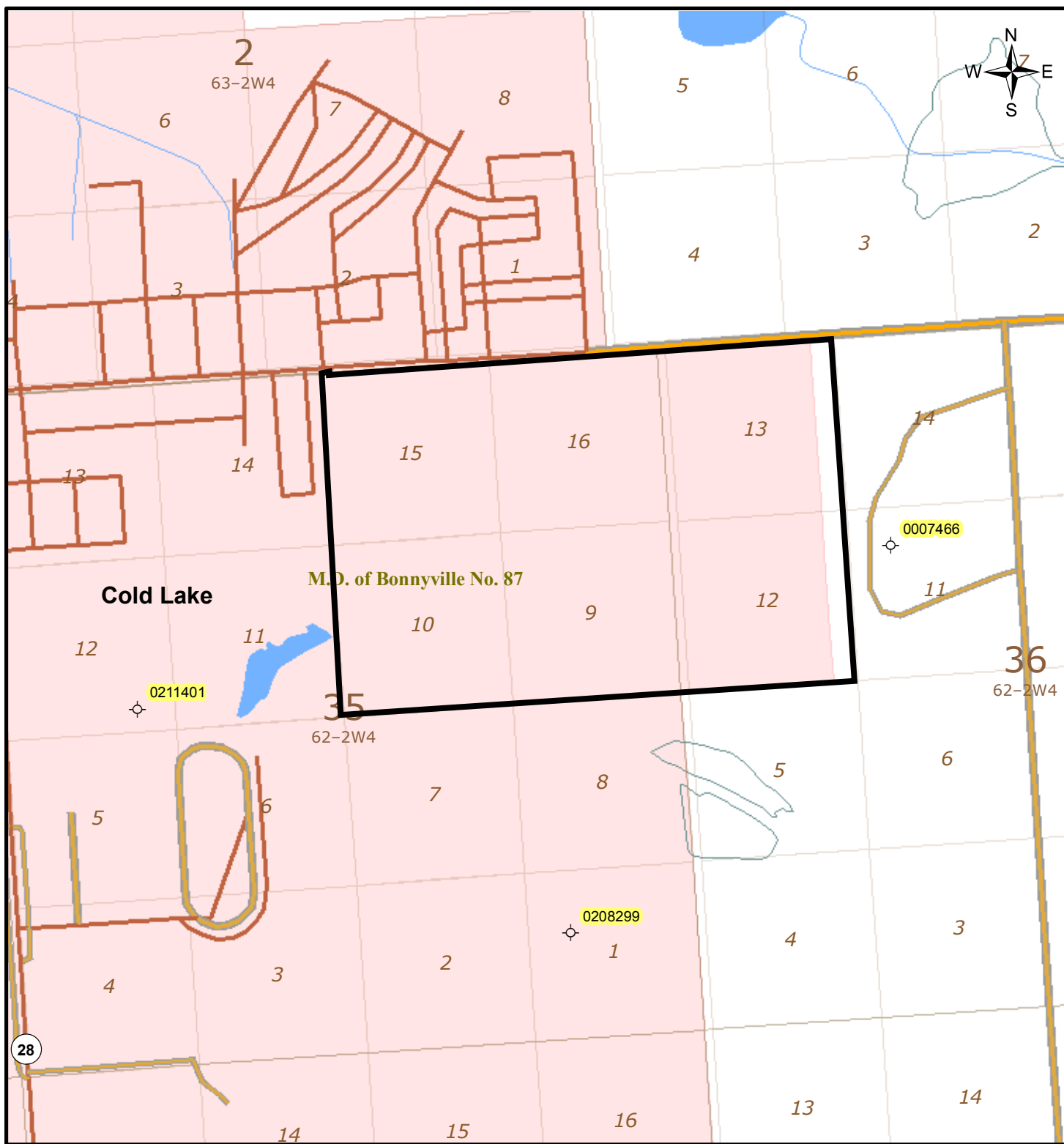
2 attachments



140227_Deer Meadows_Alta Gas ROW.pdf
263K



DEER MEADOWS_SITE LOCATION.pdf
192K



Alberta Abandoned Well Locations

Disclaimer: The ERCB makes no representations, warranties, or guarantees, expressed or implied, that the data will be suitable for any use, including the intended use even if the intended use is known by the ERCB. The ERCB accepts no responsibility whatsoever for any inaccuracies, errors, or omissions in the data and the ERCB shall not be responsible for any losses or costs incurred as a result of you or anyone else using the data.

Map Legend

- Abandoned Wells
 - Well Licence Number
 - ATS Grids
 - Towns & Cities
 - Municipal Boundaries
 - Provincial Boundaries
- 0 0.15 0.3 0.6 Kilometres

Appendix C

Consultation Summary

Deer Meadows Area Structure Plan

November 25th, 2014

PUBLIC OPEN HOUSE

[illegible]

Deer Meadows Area Structure Plan

Sheet #

COMMENT SHEET

Name (optional):

BERNARD LEFEBVRE

Contact Information (optional):

I support the proposed development.



I support the proposed development with conditions.



I do not support the proposed development.



Please list the elements of the proposed design that you like:

- LOCATION
- AREA AND WALKOUT LOTS
 - PROPOSED LINKAGES/ACCESS WALKWAY AND TRAIL SYSTEM
 - AMOUNT OF HIGH/MOD DENSITY

Please list additional conditions and/or changes that you would like to see included:

Please outline your reasons for not supporting the proposed development:

Please check one of the above options and provide additional comments

Please provide any additional comments you may have below:

Deer Meadows Area Structure Plan

Sheet #

COMMENT SHEET

Name (optional):

Contact Information (optional):

I support the proposed development.



I support the proposed development with conditions.



I do not support the proposed development.



Please list the elements of the proposed design that you like:

- lots of single family

- Walk out lots

- new development in Cold Lake South

- Unique land use with elevations

Please list additional conditions and/or changes that you would like to see included:

-

Please outline your reasons for not supporting the proposed development:

Please check one of the above options and provide additional comments

Please provide any additional comments you may have below:

COMMENT SHEET

Name (optional):

Contact Information (optional):

I support the proposed development.



I support the proposed development with conditions.



I do not support the proposed development.



Please list the elements of the proposed design that you like:

Please list additional conditions and/or changes that you would like to see included:

Please outline your reasons for not supporting the proposed development:

I Like the Green areas
I also like the future view.

Please check one of the above options and provide additional comments

Please provide any additional comments you may have below:

Deer Meadows Area Structure Plan

Sheet #

COMMENT SHEET

Name (optional):

Contact Information (optional):

I support the proposed development.

☒

I support the proposed development with conditions.

☐

I do not support the proposed development.

☐

Please list the elements of the proposed design that you like:

- Like to see larger
lots - within the city
- tree streets
and mediums

Please list additional conditions and/or changes that you would like to see included:

Please outline your reasons for not supporting the proposed development:

Please check one of the above options and provide additional comments

Please provide any additional comments you may have below:

Please provide any additional comments you may have below:

Deer Meadows Area Structure Plan

Sheet #

COMMENT SHEET

Name (optional): Edith Langlais

Contact Information (optional): 780-594-2270

I support the proposed development.

☐

I support the proposed development with conditions.

☒

I do not support the proposed development.

☐

Please list the elements of the proposed design that you like:

Please list additional conditions and/or changes that you would like to see included:

Please outline your reasons for not supporting the proposed development:

There will ~~be~~ not have back alley.
No back alley in Cold Lake is a must.
Need to see the connection
with other development south of 44 street behind of 47 Avenue.
Phase 3, don't put the road
goes to west south of
44th street. They need
to do a cul de sac
North of the propose pond.

Please check one of the above options and provide additional comments

Please provide any additional comments you may have below:



Appendix D

Servicing Study

Appendix D: All servicing studies are attached under a separate file