



**TOWN OF PONOKA
OUTLINE PLANS
NW5-43-25-W4
SE8-43-25-W4
PONOKA, ALBERTA
MAY, 2000**

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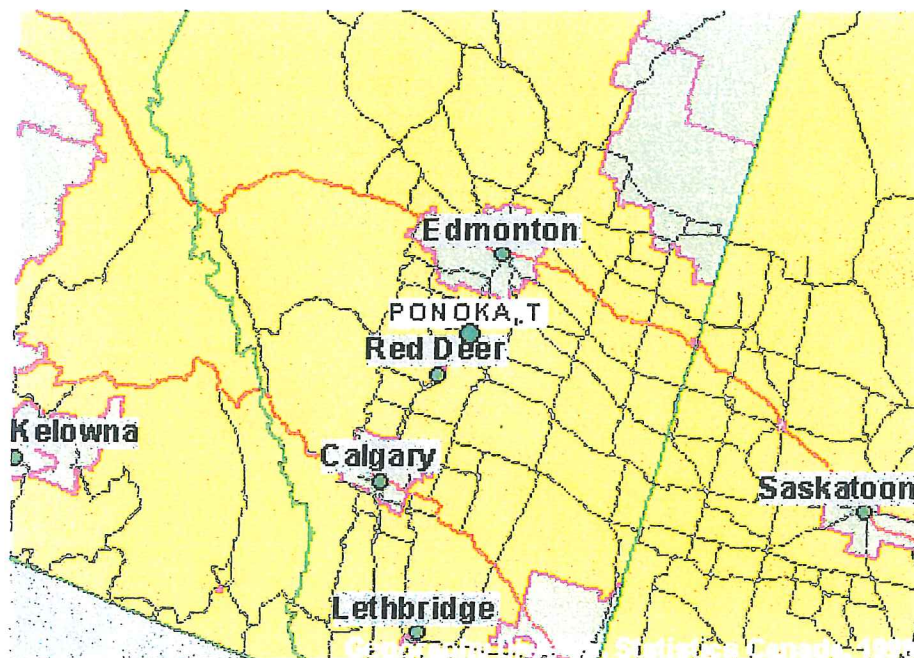
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1. INTRODUCTION

Nestled in the Battle River Valley, the Town of Ponoka is an ideal community for families. In recognition of Ponoka's steady population growths and increasing demand for housing in recent years, the Town Council and Administration considered it appropriate to expand the Town's long range planning and engineering efforts in order to facilitate future growth in a well planned, coordinated, efficient and economical manner. In July 1999, the Town of Ponoka engaged the professional services of GPEC Consulting Ltd. and its sub-consultant, E/A Lee Consulting Ltd., to prepare two Outline Plans for NW 5 and SE 8 of 43-25-W4.

Figure 1. Location of the Town of Ponoka



1.1 Purpose of Project:

The Outline Plans are intended to meet the Town's future housing needs, reflect the aspirations of the directly affected landowners and address the concerns of adjacent residents and businesses. These Plans must also consider the physical features, natural constraints and transportation and utility servicing capacities. General public acceptance of these Plans is desirable.

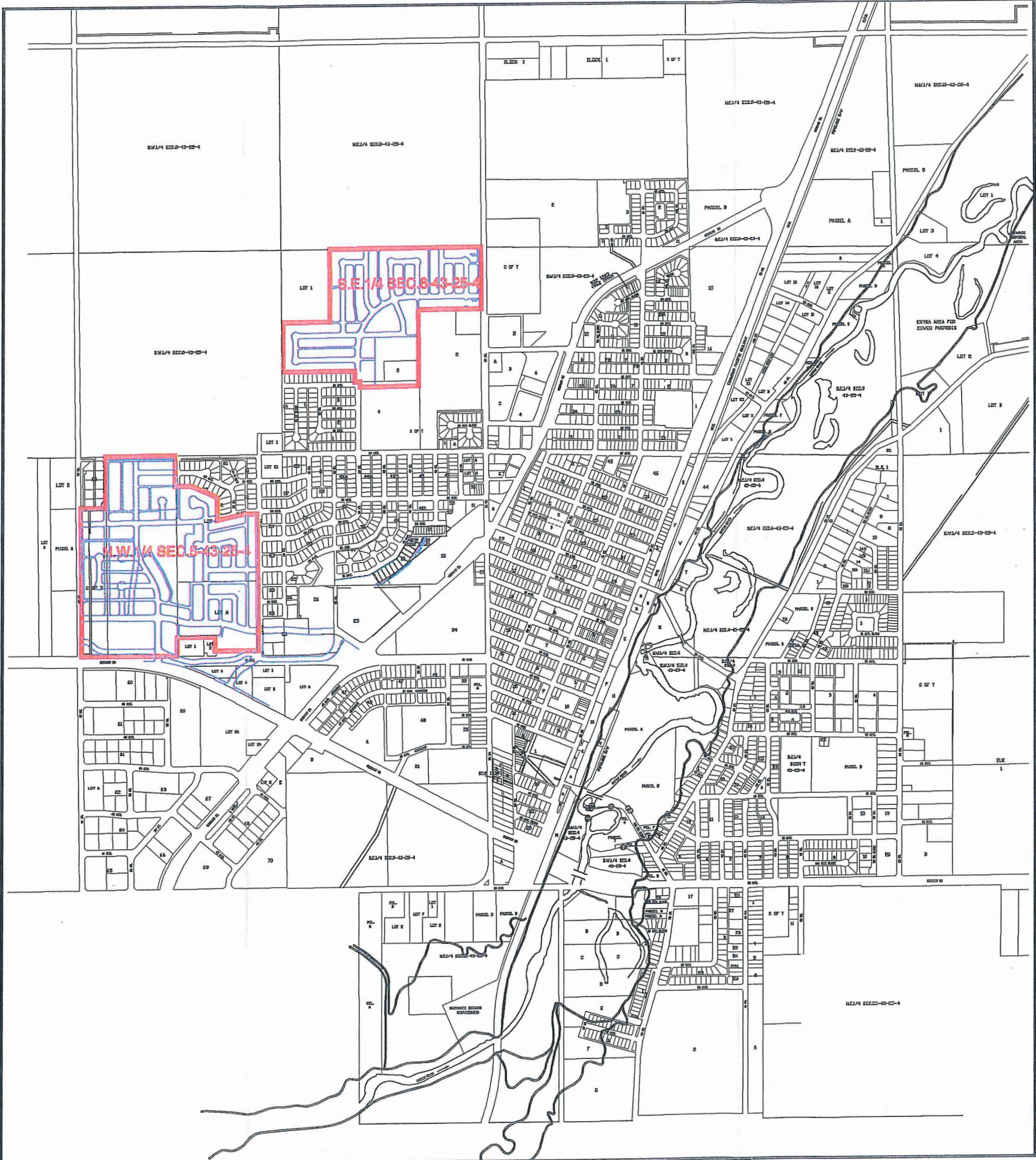
Section 4 (5) (h) of the Provincial Subdivision and Development Regulation, being Alberta Regulation 212/95, allows the preparation of conceptual schemes to guide future land subdivisions and development adjacent to existing development in the municipality. It is in this light these Outline Plans are prepared.

1.2 Location of the Plan Areas:

Generally, the two Outline Plan areas are located to the northwest of the presently developed urban areas of the Town.

The Outline Plan for NW 5-43-25-W4 is bounded in the south by Highway 53 and 48th Avenue, the west by 67th Street (the Cemetery Road), the east by 63rd Street and the north by the Town boundary (extension of 57th Avenue).

The Outline Plan for SE 8-43-25-W4 is bounded in the south by 57th Avenue, the east by 54th Street and the west and north by the Town boundaries.



BASE PLAN PROVIDED BY THE TOWN OF PONOKA

NO	DATE	ENG. BY	NATURE OF REVISION

scale



**TOWN OF
PONOKA**

drawing title
**OUTLINE PLAN
AREAS KEY PLAN
FIGURE 2**

scale	date
	MAY, 2000
drawn by H.L.G.	design by E.L.
cod file KEY-PLAN.DWG	checked by E.L.
project no. 1738-004-01-20	sheet no. 1 OF 1

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2. OVERALL PLANNING CONSIDERATIONS

Land use planning and engineering designs for these two Outline Plans must meet both current and long term needs of the Town. An in-depth study of the Town of Ponoka in terms of its primary economic activities and opportunities, demographic characteristics and trends, current and future housing demand, housing types and mix, community facilities and services, roadway and utility system standards and capacities, and parks and recreational requirements is necessary.

The following is a discussion of these overall planning considerations.

2.1 **Community Economy:**

The Town was initially developed as an important fur trading post in central Alberta. It later became a transportation centre and developed a close relationship with the surrounding agricultural areas. Based on these historical roots, the Town of Ponoka has evolved as an important regional service centre today. The nationally known Alberta Hospital Ponoka, a multitude of commercial and industrial services, the Ponoka Airport, the famous Ponoka Stampede and other recreational facilities contribute to the quality of life and economic prosperity of the Town. In recent years, the Town has also become an attractive community for retiring farmers from the surrounding rural areas.

Table One shows the 1996 labour force structure of the Town and comparisons with Red Deer, Lacombe and the County of Ponoka. The Town had proportionately lower employment in manufacturing, construction, communication, utility and government service sectors, but higher employment in transportation, health and social service sectors than Red Deer and Lacombe. Other sectors of the Town's labour force were similar to Red Deer and Lacombe.

The expansion of Nova Chemicals and Union Carbide at Joffre and Prentiss, respectively, and expansion in the nearby oil and gas resource industries have generated positive economic benefits to Ponoka. The construction forces for Nova Chemicals have reached 4,500 and completion is expected to be in the fall of year 2000. A permanent labour force of 300 employees is anticipated at these plants. The direct and indirect effect on the population of

the Red Deer region is estimated to be an increase of approximately 1,600 people. Although the precise share of the Town in this growth is not clear, it can be reasonably assumed that noticeable economic spin-offs will be forthcoming. In addition, the suburbanization forces from Red Deer are being felt in Ponoka.

TABLE ONE - LABOUR FORCE - 15+ YEARS OLD 1996*

Type of Industry	Town of Ponoka	Town of Lacombe	City of Red Deer	County of Ponoka
Primary	8.9%	8.4%	9.3%	44.9%
Manufacture	2.5%	7.0%	7.1%	3.5%
Construction	4.9%	6.9%	6.8%	7.3%
Transportation	6.1%	4.1%	2.8%	4.3%
Communication & Utility	1.0%	1.3%	2.4%	0.5%
Wholesale/Retail	18.2%	21.2%	21.0%	8.8%
Finance	4.1%	5.6%	4.4%	2.2%
Business Service	4.4%	4.1%	4.9%	1.4%
Government	3.1%	4.1%	4.3%	1.6%
Education	7.1%	11.4%	6.5%	5.4%
Health & Social Service	26.4%	12.3%	12.1%	9.8%
Accommodation, Food & Beverage	7.4%	5.8%	9.8%	3.6%
Other Services	5.9%	7.8%	8.6%	6.7%
Total %	100.0%	100.0%	100.0%	100.0%
Total # in labour force	3,045	3,865	32,695	4,680

*Source: Statistics Canada

2.2 Demographic Analysis:

Associated with economic growth with greater employment opportunities, the population of the Town has also experienced steady growth in recent years.

Table Two shows that the Town grew from 5,221 people in 1981 to 6,149 in 1996, representing a 17.8% increase over the 15 year period. The average annual growth rate was 1.1%. In the same time period, Red Deer and Lacombe grew at higher rates.

The 1997 Municipal Development Plan projected that the Town will reach

6,700 people by 2001 and 7,500 by 2007. The projected annual growth rates would be about 1.7% to 2001 and then 2.2% to 2007. In view of the recent economic activities in the region and the suburbanization forces from Red Deer, this population growth projection appears to be reasonable.

TABLE TWO - POPULATION GROWTHS 1981-1996*

Year\Municipality	Town of Ponoka	Town of Lacombe	City of Red Deer	County of Ponoka
1981	5,221	5,591	46,393	7,475
1986	5,473	6,093	54,425	7,739
1991	5,861	6,934	58,145	7,896
1996	6,149	8,018	60,075	8,313
% change from 1981 to 1996	17.8%	43.4%	29.5%	11.2%

*Source: Statistics Canada

TABLE THREE - AVERAGE HOUSEHOLD SIZES 1986-1996*

Year\Municipality	Town of Ponoka	Town of Lacombe	City of Red Deer	County of Ponoka
1986	2.5	2.7	2.7	3.1
1991	2.4	2.8	2.6	3.0
1996	2.5	2.7	2.6	3.0

*Source: Statistics Canada

TABLE FOUR - AVERAGE FAMILY SIZES 1986-1996*

Year\Municipality	Town of Ponoka	Town of Lacombe	City of Red Deer	County of Ponoka
1986	3.0	3.2	3.1	3.3
1991	3.0	3.2	3.0	3.3
1996	3.0	3.3	3.1	3.3

*Source: Statistics Canada

Tables Three and Four show that the average household and family sizes of the Town and the other communities have either remained stable or increased slightly between 1986 and 1996. This phenomenon is interesting as the general societal trend in the past several decades had been a gradual decline in the average household and family sizes, except in rapidly growing

and some bedroom communities. It appears the Town of Ponoka is beginning to experience, albeit to a lesser extent than Lacombe, the forces of suburbanization in the Red Deer region.

However, a study of the age-sex composition of the Town of Ponoka, as illustrated in Table Five, gives some housing related concerns due to the Town's aging population and greater proportions of the female population. From 1986 to 1996, populations in the age groups between 0-4, 20-34 and 55-64 have declined in the Town. These declines are a concern because in the same 10 year period the Town's total population increased by 676 people. When projected into the future, these declines would indicate a smaller future school student enrolment, continued loss of young adults and also a loss of mature adults. The increases in other age groups should also be noted as they indicate a peaking of student enrolment currently, larger families associated with the adult populations and a growing number of seniors. The imbalances in the male-female population ratios should also be a concern. There were more females in the age groups of 20 and older. The differences are most noticeable in the age groups of 25-35 and 55+. Such differences may be due to the Town's economic base where there are more females in the work force as well as the general longevity of the females.

TABLE FIVE - AGE-SEX STRUCTURES 1996 (1986)*

Age Group	Male	Female
0-4	210 (210)	185 (245)
5-9	245 (205)	245 (185)
10-14	225 (150)	265 (145)
15-19	215 (190)	215 (190)
20-24	155 (225)	160 (260)
25-34	390 (450)	445 (485)
35-44	470 (310)	490 (295)
45-54	300 (225)	310 (245)
55-64	235 (230)	275 (315)
65-74	240 (215)	335 (295)
75+	210 (160)	330 (225)

*Source: Statistics Canada

2.3 Housing Demand Analysis:

The demographic analyses indicate a stronger current housing demand to accommodate mature adults with families, retirees and working females. However, there may be a need to encourage more affordable, rental and small housing supplies, in conjunction with better employment opportunities for young adults. However, over the long term there will be a need for all types of housing in the Town.

TABLE SIX - RESIDENTIAL DWELLINGS - OWNERSHIP 1986-1996*

Year\Municipality	Town of Ponoka	Town of Lacombe	City of Red Deer
1986	66.1%	68.7%	57.7%
1991	69.0%	72.4%	56.2%
1996	71.3%	75.5%	59.4%
# of dwelling units in 1996	2,449	2,875	22,410

*Source: Statistics Canada

As shown in Table Six, from 1986 to 1996 home ownership increased in the Town of Ponoka, Lacombe and Red Deer. The minor differences in ownership pattern among these communities could be a reflection of the fact that Red Deer is a much larger and more diversified urban community with a wider variety and choice of housing, that Lacombe is a growing suburban community with a large number of families and that Ponoka is in some ways starting a trend similar to Lacombe.

TABLE SEVEN - RESIDENTIAL STRUCTURAL TYPES 1996 (1986)*

Year\Municipality	Town of Ponoka	Town of Lacombe	City of Red Deer
Single detached	76.9% (77.0%)	66.4% (68.0%)	51.1%
Semi-detached	3.5%	7.8%	7.7%
Row house	2.7%	4.9%	12.4%
Apartment, detached duplex	2.9%	1.2%	2.4%
Apartment, 5+ stories	-	-	2.6%
Apartment, less than 5 stories	11.0%	12.7%	20.2%
Moveables	3.0%	7.0%	3.6%

*Source: Statistics Canada

However, a study of residential structures, as indicated in Table Seven, shows that as a community grows there will be proportionately less single detached homes and more semi-detached and multiple family dwellings. The general trend is such so that the Town will need to increase the supply of semi-detached and multiple family housing in the long term.

In 1996, the Town had a population of 6,149 with 2,449 dwelling units. The average number of residents per dwelling was 2.51. Based on the population projections in the Municipal Development Plan, the Town will reach a population of 7,500 by 2007. At an average of 2.5 residents per dwelling, the Town will need a total of 3,000 housing units by 2007, which will be an increase of 551 dwelling units from 1996.

In 1996, the vacancy rate for rental housing was 12.4%. This rate has since dropped to 3.9% in October 1998.

Special housing needs have been identified in this study to support the above findings. For example, the Rimoka Lodge presently provides 64 senior's housing units and in the summer of 1999 had a waiting list of 35 people. In addition, the Rimoka Foundation also felt there were housing needs for low-income families, Alzheimer patients and respite facilities for mentally handicapped. The Town's Family and Community Services Department felt there were an increasing housing need for seniors, adult, young families, lower income and handicapped people.

The real estate firms in the Town were contacted for input on the current and foreseeable future housing market. One response indicated that there was currently a need for basic single family dwellings and a shortage of adult and senior housing.

Based on the above analyses and community input, it is reasonable to forecast that in the Town of Ponoka, while there continues to be a steady demand for single family housing, there is also an increasing demand for rental, affordable and special needs housing, e.g. duplexes, row and townhouses, apartments, adult, senior and institutional housing. The demand for other types of housing such as estate homes may also increase. As to mobile homes, there are some uncertainties. When the temporary construction employees at the Nova Chemical plants leave, there may be a

decline in demand for mobile home spaces. However, the long term prospect is that mobile homes will continue to be a desirable form of housing for some people.

TABLE EIGHT - POSSIBLE HOUSING COMPOSITION

Structure Type	1996 Census	2007 Projection	Change
Single detached	1,884 (76.9%)	2,190 (73%)	+306
Semi-detached	85 (3.5%)	120 (4%)	+35
Rows (town) house	65 (2.7%)	120 (4%)	+55
Apartment/duplex	70 (2.9%)	90 (3%)	+20
Apartments	270 (11%)	360 (12%)	+90
Movables	75 (3.0%)	120 (4%)	+45
Total	2,449 (100%)	3,000 (100%)	+551

For planning purposes, Table Eight provides a possible future housing composition calculation, in recognition of the fact that the market forces usually favour single family dwellings.

TABLE NINE - 2007 LAND REQUIREMENT FOR HOUSING

Structural Type	Number of New Housing Units	Average Number of Units per Acre	Net Land Requirement
Single detached	306	5	61 Acres
Semi-detached	35	8	4 Acres
Row (town) houses	55	14	4 Acres
Apartment/duplex	20	8	3 Acres
Apartments	90	25	4 Acres
Movables	45	7	6 Acres
Total	551	n.a.	82 Acres

Table Nine shows a calculation of possible future land requirement to accommodate the additional 551 housing units in the Town. The net residential land requirement is generally about 60% of the gross development area. The additional 40% of the gross development area is needed for roadways, parks, schools, churches and other facilities. Therefore, the total gross land area that will be required by 2007 is estimated at 137 acres.

Municipal planning policies usually encourage choice and competition in the market place for housing. As a rule of thumb, the desirable ratio of land areas planned for housing vs. actual land development is 3:1. Therefore, long range planning for the Town should aim at allowing housing development in a total land area of approximately 137 acres x 3 = 411 acres. This land area is close to the Outline Plan areas.

2.4 Neighbourhood Facilities:

The provision of schools, churches, parks and recreational facilities is considered in the Outline Plans, as follows:

2.4.1 Schools -

The Wolf Creek Regional School Division No. 32 provided excellent information on current and future school enrolments. Between 1991 and 1996, the School Division's total enrolment increased from 6,881 to 7,529 students, excluding the colony schools and other programs. This was an increase of 648 students over the 5 year period. The School Division's 1997 Facilities Master Plan provided a 10 year enrolment projection. Two major factors that may affect future student enrolment are the petrochemical plant expansions and the building of school facilities at Hobbema Reserves. The plant expansion is expected to increase student enrolment by about 50-75 students, but the new Samson high school will result in a loss of 35-40 students. Overall, it is expected that student enrolment will increase only slightly over the 10 years.

As a result, the School Division did not anticipate any major school expansion or new construction in the Town over the next 10 years. Students from new subdivisions will most likely be bussed to existing schools.

However, neighbourhood planning should still consider the long term needs for school sites in conjunction with neighbourhood parks in the Outline Plans. The Wolf Creek Regional School Division requires a minimum of 10 acres for a combined elementary school and neighbourhood park site.

Private schools were also contacted for input. The Ponoka Christian School advised that for their purposes a minimum of 4-5 acres is required for an elementary school and a minimum of 5 acres is needed for a junior high school.

2.4.2 Churches -

The Ponoka Ministerial Association was contacted for input as to the capacities and future plans of the churches in the Town. The existing churches in Ponoka are well established and serve people from both the Town and the nearby rural areas. At present, most churches in the Town have surplus seating capacities. With an aging population in Ponoka, it is anticipated that there will be an increase in church attendance.

Several churches may be undertaking some upgrading, renovation or minor expansion projects. Each of the existing churches on average occupied approximately 3-5 normal city lots. The smallness of the area population may not support the development of large church complexes, such as those occurring in the larger urban centres and occupying 20 acres or more. However, the general trend towards larger churches may also occur in Ponoka, as it is understood that the Alliance Church and Reform Church are looking for larger sites, probably 5 acres each, for their new buildings.

Traditionally, churches are an integral part of the residential neighbourhood. Future residential area planning should still consider the provision of suitable sites for churches. It is desirable to locate churches on sites with easy access, as people do not necessarily attend the nearest church and tend to drive to their churches of choice.

2.4.3 Parks and Playgrounds -

The Municipal Government Act allows the dedication of up to 10% of the gross developable land as Municipal Reserve for future park and school

purposes. The minimum site requirement for a neighbourhood park and school site has been increasing over the decades. Today, it is considered normal to require a minimum of 10 acres for a combined park/school site. For junior and senior high schools, the minimum site requirement would be larger.

For the purpose of this project, input from the Town's Parks, Recreation and Tourism Department was obtained. It is felt the provision of adequate park and active play spaces, in conjunction with possible future schools, in the Outline Plans, is advisable. At present, the Town has a demand for active sport fields. In view of the need for the Town to entice young adults and families to remain in or relocate to Ponoka, adequate provisions of parks and playgrounds will be important features of the Outline Plans. However, with an aging population, there is also a trend towards more leisure pursuits and passive recreational experiences.

2.5 Overall Roadway and Utility Systems:

In November 1996, the Town Council approved Resolution No.: TP/96/353. The following is the Policy Statement of this Resolution:

"To guide orderly transportation planning, roads within the Town of Ponoka will be classified as either local, collector, or arterial."

The Resolution provided definitions for each of the classifications, and dedicated roadways accordingly. This resolution forms the basis for roadway design and provides guidance in designating roadways in the Outline Plans.

There are no planning documents available for utility services in the Outline Plan areas. However, the Town of Ponoka's 1999 Minimum Design Standards For Development provide guidance for the provision of municipal services to areas covered by the Outline Plans, and "as-built" drawings are available for the existing water, sewer, and storm water systems.

2.6 Municipal Development Plan, Land Use Bylaw and Other Guidelines:

It is necessary for the Outline Plans to comply with the Municipal Development Plan of the Town. In addition, there are other planning

documents, such as the Intermunicipal Development Plan, the 50th Street Area Structure Plan, Ponoka Airport protection guidelines, etc. The Outline Plans should also be compatible with the Land Use Bylaw.

2.6.1 The 1997 Municipal Development Plan (MDP) -

The applicable guidelines of the MDP for the Outline Plans are the following:

- *Vision Statement – “... quality development and quality of life will be a priority. ... Residential neighbourhoods will be clean, safe, friendly and well serviced. ... Ponoka will be a progressive and innovative community...”*
- *Development Strategy – “... future expansion of the Town ... in a south and west direction as an extension to the Lucas Heights neighbourhood ... single detached residential ... multiple residential (... to be evenly distributed though various areas of the Town) ... highway commercial areas located along Highway 2A and 53 ... tot lots, neighbourhood and district parks dispersed throughout the Town...”*
- *Section 4. Residential Development, Goal – “... the demand will continue to be mainly for single family housing, as the population continues to age it is anticipated there will be an increased demand for housing designed for seniors. ... there may be a market for larger lots or estate residential development ... a need was also identified for group homes for persons with special needs”.*
- *Section 4. Residential Development, Objectives – “... ensure that residential development will take place in an efficient, economical and well planned manner; encourage a wide range of residential parcel sizes, densities and housing types... in an orderly way to optimize benefits that can be derived from existing infrastructure;”*
- *Section 4. Residential Development, Policies, 14 – “The Town of Ponoka will ... provide curvilinear roadways based upon a grid system ... provide for various focal points (parks, playgrounds, schools, community facilities and churches) within the neighbourhood ... design subdivisions so dwellings do not front onto highways and arterial roadways... preference will be given toward larger centralized park areas...”*

- *Section 4. Residential Development, Policies, 16 – “Consider ... multiple housing ... in convenient proximity to major community facilities, arterial and collector roadways, schools, recreation and commercial areas...”*
- *Section 4. Residential Development, Policies, 17 – “Encourage the expansion and infill of mobile home subdivisions and mobile home parks...”*
- *Section 4. Residential Development, Policies, 18 – “Allow estate residential subdivisions ... must be connected to the Town’s water system and preferably the Town’s sewage system. Septic tanks (the Land Use Bylaw requires acceptance by Alberta Environment, the Regional Health Authority and the Town) ... is acceptable ... roadways may be developed to a rural standard cross-section (no curb and gutter) with ... carriageway paved ... (hot mix)... require a caveat on the property so that upgrading to an urban standard for roadways and services (sanitary and storm water) at a later date will be at the owner’s expense.”*
- *Section 7. Recreation, Parks, Schools and Culture, 43 – “ ... neighbourhood scale parks will be encouraged rather than smaller dispersed tot lots.”*
- *Section 7. Recreation, Parks, Schools and Culture, 46 – “... in case of residential subdivisions the full amount (10% of area) for municipal and school reserve ... must be dedicated in the form of land;”*
- *Section 7. Recreation, Parks, Schools and Culture, 52 – “Encourage churches to choose corner sites along collector or arterials ... should be identified in future area structure plans.”*

2.6.2 The 1997 Land Use Bylaw -

The 1997 Land Use Bylaw provides detailed land use guidelines and development regulations. A total of 19 land use districts are provided for in the Bylaw.

For residential land uses, the Bylaw provides the following districts:

- *R1 Low Density Residential - The minimum lot size is 650 m² (7,000 ft²), with a mean width at least 18 m (59 ft) without lanes or 17 m (56 ft) with lanes, corner lots at 19.5 m (64 ft) and the minimum frontage*

for all lots is 10 m (33 ft). The maximum building height is 10 m (33 ft) above grade, excluding chimneys and aerials.

- *R1A Low Density Narrow Lot Residential District - The minimum lot size is 390 m² (4,200 ft²), with a mean width at least 12 m (40 ft), corner lots at least 14.5 m (48 ft) and the minimum frontage for all lots is 9 m (30 ft). The maximum building height is 5.5 m (18 ft).*
- *R1B Low Density Medium Lot Residential District – The minimum lot size is 557 m² (6,000 ft²), with a mean width at least 15.24 m (50 ft), corner lots at least 16.76 m (55 ft) and the minimum frontage of all lots is 9 m (30 ft). The maximum building height is 10.06 m (33 ft).*
- *RE Residential Estate District - The minimum lot size is 3,000 m² (0.75 acres), with a mean width at least 30 m (100 ft) and the frontage for all lots is at least 12 m (40 ft). Municipal sewer system is not mandatory, but private sewage systems must be acceptable to Alberta Environment, the Regional Health Authority and the Town.*
- *R2 Low Density General Residential District - Small detached houses and side-by-side duplexes are allowed. The minimum lot size for a detached house is 500 m² (5,400 ft²) with a mean width at least 15 m (50 ft) and frontage at least 7.5 m (25 ft). For duplexes the minimum lot size is 250 m (2,690 ft²) with a mean width at least 7.5 m (25 ft) and frontage at least 5 m (16.5 ft).*
- *R3 Medium Density Residential District - Side-by-side duplexes, four-plexes and row and town houses are permitted. The minimum lot sizes are 450 m² (4,800 ft²) for a detached residence and 250 m² (2,690 ft²) for a duplex. For four-plex or row and town houses, the lots must be large enough. The mean lot widths and frontages also vary for different types of development.*
- *R4 High Density Residential District - Over and under duplexes, row and town houses and apartments are permitted in this District. The minimum lot sizes are 250 m² (2,690 ft²) for duplexes. For other types of residential development, the lots must be large enough. The mean lot widths and frontages also vary for different types of buildings.*
- *MHS Manufactured Housing Subdivision District - Mobile homes on permanent foundations are allowed. The minimum lot widths are 12 m (40 ft) for single wides, 13.5 m (44 ft) for double wides and 15 m (50 ft) for corner lots. However, all lots must be at least 15 m (50 ft) wide if no lane is provided.*

- *MHP Manufactured Housing Park District - Mobile homes are permitted. An area structure plan is required to allow the development of a mobile home park. Industry guidelines will be used for the design of mobile home parks in the Town.*

2.6.3 The 1998 Intermunicipal Development Plan -

By resolutions of the Councils of the Town and the County of Ponoka, an Intermunicipal Development Plan was approved in 1998. This Plan is an agreement between the two municipalities to ensure the smooth transition from agricultural to urban land uses and to accommodate the Town's long-term growth. This Plan affects lands in the County within two miles of the Town boundaries.

Both Outline Plan areas are designated for future urban development in the Intermunicipal Development Plan. Annexation of lands will be permitted when needed for the Town's growth. The Town will not attempt to annex land until it is ready for urban development or require urban services.

There is also a requirement in the Plan that the Town will refer to the County all proposed subdivision and development on lands adjacent to the municipal boundaries.

2.6.4 The 50th Street Area Structure Plan -

In 1992 this Area Structure Plan was adopted to guide the future realignment of 50th Street where it intersects with Highway 2A. The Plan is intended to achieve three goals, including:

- The improvement of the intersection through conversion to the 90 degree design.
- The development of a low density multi-family residential area.
- The development of Ponoka Christian School Society property for a school and residential use. An outline plan has been prepared for this area.

2.6.5 The Ponoka Airport Guidelines -

Both the Intermunicipal Development Plan and the Land Use Bylaw have guidelines for land development near the Airport and under its flight paths. These guidelines are necessary to ensure the continued safe and efficient operation of the Airport.

The Intermunicipal Development Plan has the following provision -

- No structures are allowed higher than a surface rising at a gradient of 1:7 from the sides of the basic strip, or 1:40 from the ends of the basic strip (Transport Canada, Land Use in the Vicinity of Airports, Cat TP 1247E). Land uses affected by aircraft noise are regulated by the same Transport Canada document. Land uses, which may affect flight operations due to smoke, glare, electromagnetic emissions, or the attraction of birds, are also regulated.

The Land Use Bylaw has similar provisions, but only applies to SW 5-43-25-W4 and SE 6-43-25-W4. The Outline Plan areas are outside of these areas.

Although the Outline Plan areas are not affected by the Airport operation guidelines, it is advisable to exercise some care in terms of restricting excessive building heights, such as very high communication towers or advertising pylon signs, in the future development of NW 5-43-25-W4.

2.6.6 The 1982 Transportation Study -

The Transportation Study was prepared to provide long term guidelines to future roadway improvements in and near the Town. The study recommendations that affect the Outline Plans include the following -

- The existing 48th Avenue intersection with Highway 53 would be removed. 48th Avenue would be realigned and extended westward as a collector road to connect with 67th Street (Cemetery Road).
- 54th Avenue would be extended to 67th Street (Cemetery Road) as a collector road.

- 57th Avenue would be extended to 67th Street (Cemetery Road) as an arterial road.
- 63rd Street would be a collector road and extended to connect with Highway 53.
- 67th Street (Cemetery Road) would be an arterial road.
- 54th Street would be an arterial road.

- 50th Street would be realigned to form a 90 degree intersection with Highway 2A.

Although the 1997 Municipal Development Plan suggested an update, the 1982 Transportation Study is still being used at present to provide the necessary guidelines for roadway designs in the Town.

For the purposes of the Outline Plans and following discussions, Alberta Infrastructure has agreed to allow two additional accesses onto Highway 53 between the 67th Street and Highway 2A intersections, including one at 63rd Street extension and a new one at a possible future 65th Street (see Figure 3). These additional intersections must be at a minimum spacing of 275 m. Alberta Infrastructure also recommended a frontage service road along the north side of Highway 53. Highway widening will be required for both Highways 53 and 2A. Based on their functional planning, 10 m will be needed on the north side of Highway 53 and various widths on the west side of Highway 2A.

3. THE OUTLINE PLAN FOR NW 5-43-25-W4

This quarter section is located to the north of Highway 53 and 48th Avenue, west of 63rd Street, east of 67th Street (Cemetery Road) and south of the Town boundary.

3.1 Physical and Environmental Features:

3.1.1 Soils -

According to Soil Survey of Peace Hills Sheet, published by the University of Alberta as Report No. 14 of the Alberta Soil Survey, this quarter section contains Angus Ridge Loam (40%), Ponoka Loam (40%) and Falum Loam (20%).

The Angus Ridge Loam has fairly to good drainage with gently undulating to rolling topography. It has a fairly high natural fertility and a desirable structure adaptable to a wide range of crops. It is good to excellent arable land.

The Ponoka Loam is a medium textured black soil developed on a sandy loam to clay loam parent material of alluvial-lacustrine deposition over glacier till. It is well drained with level to gently undulating topography. It is usually stone free and is good to very good arable land.

The Falum Loam is a medium textured degraded black soil developed on glacier till. It is fairly well to well drained with gently undulating to gently rolling topography, subject to water erosion. It is about intermediate in fertility. It is a mixed farming soil suitable for hay and pasture crops and coarse grains.

3.1.2 Topography -

The quarter section slopes generally from northwest to the south. It also slopes from northeast to the south, southwest and then southeast with the lowest elevation in the southeast corner of the quarter section. According to the 1976 ortho-photo, the highest and lowest elevations in the quarter section are at 819 m and 811 m above sea level, respectively.

3.1.3 Tree Cover -

Most of this quarter section is cleared for agricultural uses, with the exception of some remaining trees along the northwest boundary of the quarter section. There are also some yard trees associated with existing homes.

3.1.4 Water Bodies -

There are no significant water bodies present on the quarter section. However, some minor depressions do form into a minor natural drainage course traversing diagonally from northeast to southwest through the middle of the quarter section.

Alberta Environment has advised that water quality of any future storm water runoff from the Outline Plan area could be a concern if it were to drain into the nearby Centennial Trout Pond, which is located in NE 5-43-25-W4. This would not be the case.

3.1.5 Wildlife -

Alberta Environmental has advised that, with natural areas dwindling in the general area, treed areas should be maintained where possible.

3.1.6 Contaminated Sites -

No site contamination has been found from field inspections and from contacts with the landowners and Alberta Environment. In the absence of an environmental audit, it is assumed that there is no site contamination concern for the purposes of this Outline Plan.

3.1.7 Archaeological and Historical Sites -

Alberta Community Development has advised that an historical resource impact assessment is not required for this quarter section. However, the Department should be informed if any archaeological or palaeontological resources or historic period sites are discovered during future construction.

3.2 Existing Land Uses, Roadways and Utilities:

3.2.1 Land Uses -

A majority of the quarter section is being farmed. The main agricultural products include canola and hay crops. One land owner hopes to develop a u-pick berry farm in the near future.

In addition to the three existing farm residences and their yards, there are two residential subdivisions in the quarter section. The larger subdivision is located in the northeast corner and contains 57 parcels. Most of these parcels are occupied by newly constructed single family homes. This is a modern subdivision with paved streets and underground utilities. The smaller subdivision is located in the northwest corner and contains five acreage estate parcels with three homes. Rural roads and services are available to the smaller subdivision.

Several existing commercial businesses are located along 48th Avenue. The commercial developments here are similar to other commercial uses along Highway 53 in this general area. Continued commercial uses along 48th Avenue and Highway 53 are appropriate in the future.

Adjacent land uses include single family residential uses to the east of 63rd Street, other commercial and industrial uses to the south of 48th Avenue and Highway 53, the Forest Home Cemetery to the west of 67th Street and agricultural uses to the north of the Town boundary.

3.2.2 Roadways and Utilities -

67th Street and 57th Avenue (including its future extension to 67th Street) have been designated as arterial roadways. 63rd Street from Highway 53 north to 57th Avenue is designated as a Collector Road.

Sanitary and storm trunk sewers have been installed to 63rd Street at approximately 80 m north of 48th Avenue. It is understood that these sewers were sized to service the development of the remaining undeveloped portions of this quarter section. Storm water management for the quarter

section and other lands in the drainage area will be provided by a facility to be constructed by the Town on lands to the southeast.

A 300 mm (12 inch) water transmission/distribution main has been installed on 63rd Street from the Lucas Heights Reservoir south to 48th Avenue, and west along 48th Avenue and Highway 53 to the extension of 65th Street. A 250 mm (10 inch) water main has been installed along 55th Avenue to 65th Street as part of the residential development that has occurred in the northeast portion of the quarter section.

3.3 Landowners and Planning Agency Input:

It is important to consider inputs from the affected landowners in the preparation of this Outline Plan. Extensive contacts and discussions have taken place including the preparation of three draft alternative concept plans for this quarter section for their review. The most preferred plan was then reviewed with the West Central Planning Agency.

Following the input process and additional directions from the Town, the final Outline Plan was prepared.

3.4 The Outline Plan:

Based on the research findings, landowners and Planning Agency's input and reviews with the Town, the final Outline Plan contains the following high lights -

- Lands fronting on Highway 53 and 48th Avenue are designated for commercial purposes. The area immediately north of Highway 53 and east of 67th Street could be a desirable location for a future community shopping centre or big-box development. Alternatively, this area can be subdivided into commercial lots.
- Row/town houses and some duplexes are ideally located next to commercial areas.
- A new north-south road (possibly 65th Street) is planned to connect with Highway 53 to provide additional access to the central and northern portions of the quarter section.

- The existing 48th Avenue intersection with Highway 53 will be closed. 48th Avenue will be realigned as shown on the Outline Plan as a local commercial road. Alternatively, it could be extended westward to 67th Street as a frontage service road along Highway 53.
- A new 48th Avenue is extended westward from downtown, across 63rd to connect with 67th Street as a collector road. This road should have a right-of-way of 24 m to accommodate the higher traffic volumes between the future multiple family housing and commercial areas and downtown. The present 48th Avenue west of Highway 2A is realigned to connect with 60th Street.
- 63rd Street will be a north-south collector road, connecting to Highway 53, with a 24 m right-of-way between 48th Avenue and the Highway.
- 57th Avenue should be extended to 67th Street with a 24 m right-of-way
- For Mr. Sommers' 10.12 ha and Mr. Grant's 8.09 ha, a row of duplexes will front on 63 Street between 48th and 54th Avenues. Single family dwellings will occupy the remainder of their lands north of 48th Avenue.
- For Mr. Kohlman's 21.45 ha and Mr. Tiltgen's 5.87 ha, row/town housing are located immediately north of the commercial sites. For the remainder of their lands north of 48th Avenue, estates and single family parcels are proposed. The estate parcels should be designed in such a way to permit future resubdivisions into single family parcels.
- In the north, a 4.28 ha site is allocated for a U-Pick berry farm, which should be designed for future resubdivision into estate or single family parcels.
- For estate parcels, there should be a caveat registered on every lot to control the siting of buildings, so that future resubdivisions to smaller single family parcels can be designed.
- Estate parcels will have community water supply systems but sanitary sewers, although not mandatory, should be encouraged.
- Municipal reserve dedications from the four landowners are combined into a central neighbourhood park and potential school site.
- All local roads will have 20 m right-of-way. Lanes at 6 m are provided, except the estate areas where lanes could be provided by

future resubdivisions. 10 m lanes are provided where utility services are located.

- Roadways will be classified in accordance with the Municipal Policy Handbook (Resolution No.: TP/96/353), and conform to the requirements of the 1999 Minimum Design Standards for Development.
- Water, Sanitary and Storm Sewers will conform to the 1999 Minimum Design Standards For Development and the requirements of Alberta Environment.
- Provision for the installation of the franchise utilities, Power, Natural Gas, Telephone, and Cable TV will be incorporated in accordance with their current requirements.

3.5 Plan Statistics:

For undeveloped lands in the quarter section, the Outline Plan indicates the following future land use calculations –

TABLE TEN – PLAN STATISTICS FOR NW 5-43-25-W4

Land Use	Net Land Area	Potential Maximum No. of Housing Units	% of Total Housing Units in Outline Plan
Estates (RE)	10.20 ha	34	11%
Single Family (R1)	8.42 ha	130	41%
Duplexes (R2)	2.66 ha	93	30%
Row/Town Houses (R3)	1.58 ha	58	18%
MR	4.33 ha	n.a.	n.a.
Commercial	6.04 ha	n.a.	n.a.
Roads and Lanes	12.63	n.a.	n.a.
Total	45.87 ha	315	100%



LEGEND

OUTLINE PLAN AREA BOUNDARY

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BASE PLAN PROVIDED BY THE TOWN OF PONOKA

NO	DATE	ENG. BY	NATURE OF REVISION



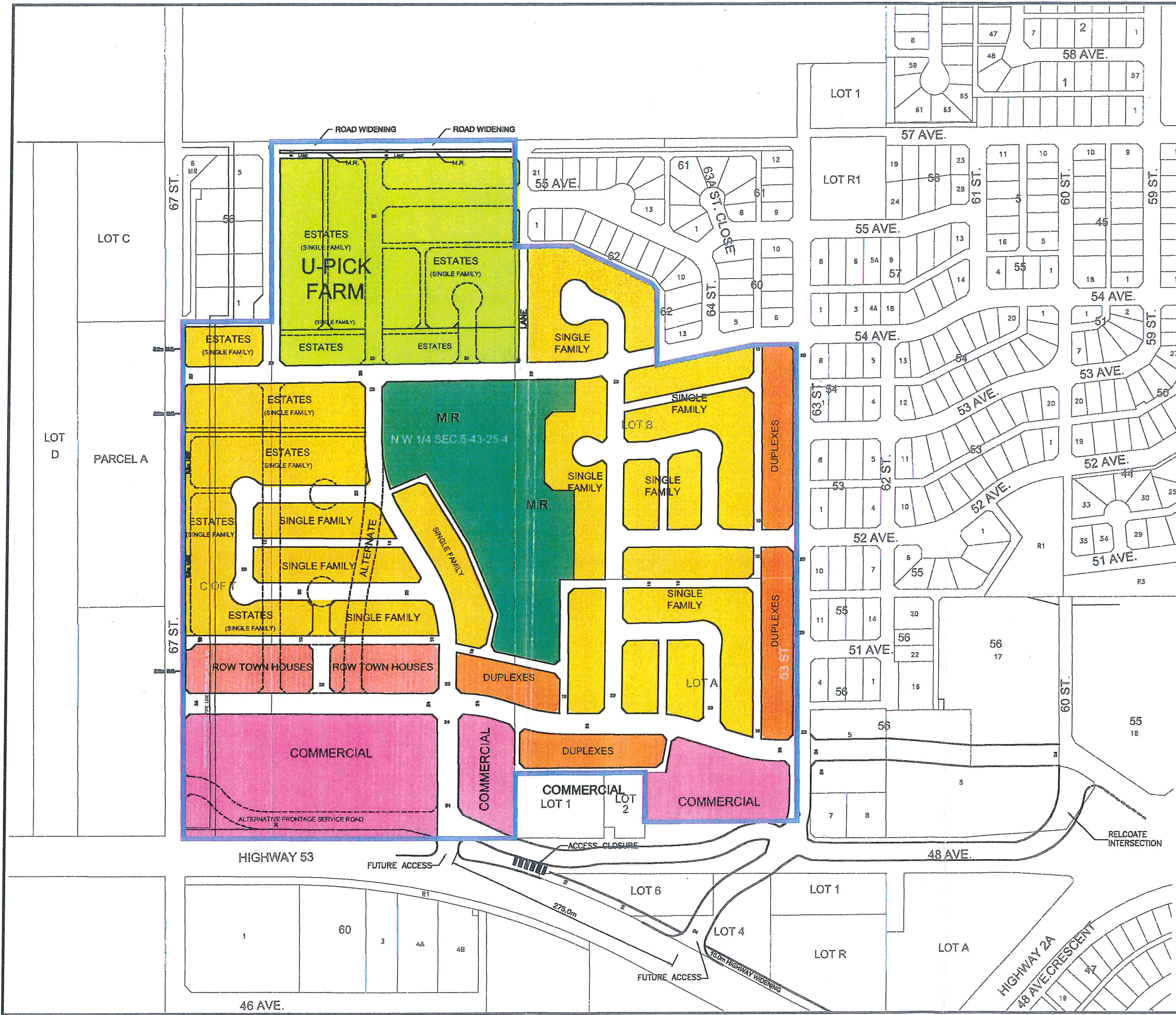
TOWN OF PONOKA
N.W. 1/4 SEC. 5-43-25-W4M
PONOKA, ALBERTA

drawing title

OUTLINE PLAN
FIGURE 3

scale	date
1:1000	MAY, 2000
drawn by M.L.G.	design by M.D.G.
cad file 1738-4-HWS.DWG	checked by M.D.G.
project no. 1738-004-01-20	sheet no. 1 OF 1

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LEGEND

- OUTLINE PLAN AREA BOUNDARY
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN

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BASE PLAN PROVIDED BY THE TOWN OF PONOKA

NO	DATE	ENG. BY	NATURE OF REVISION

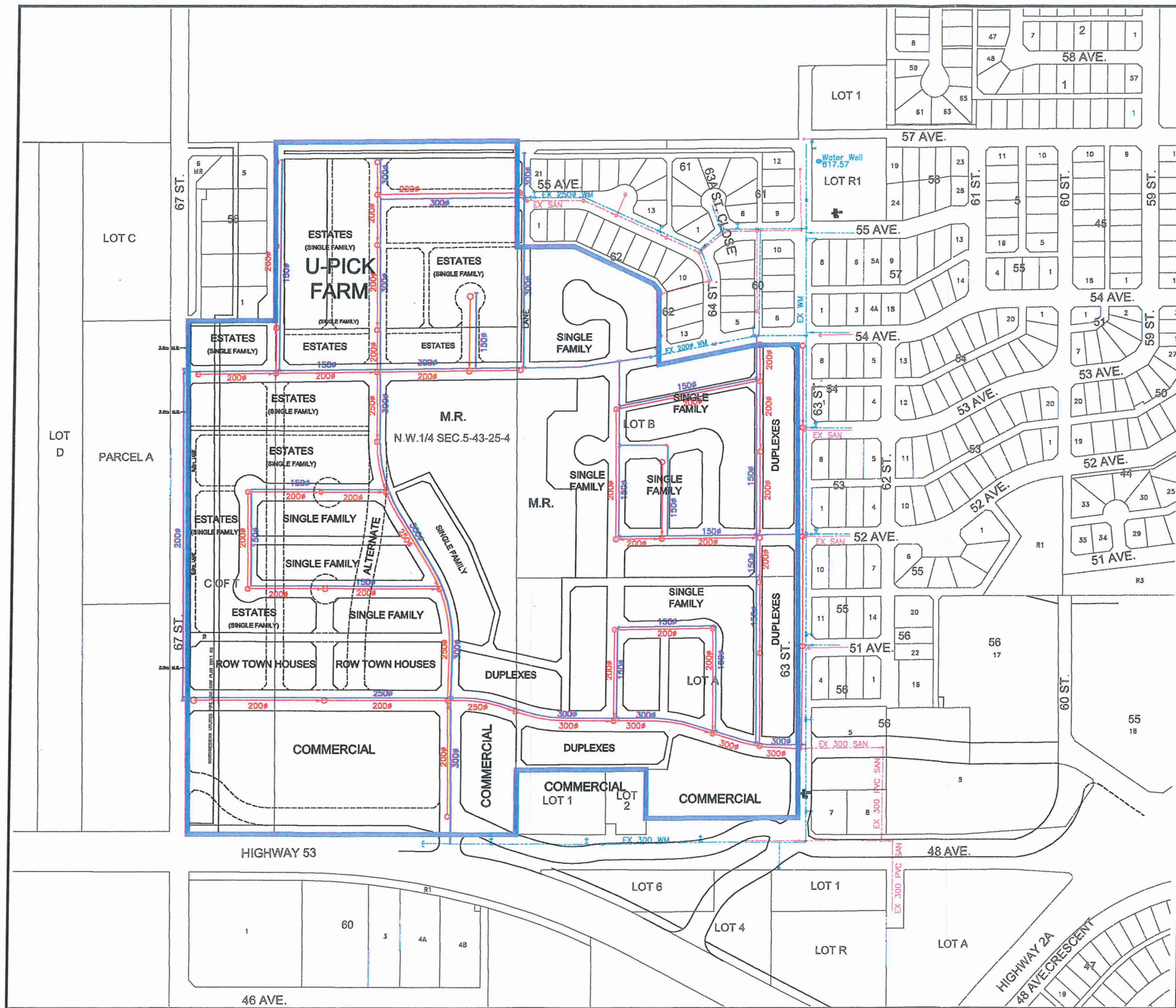


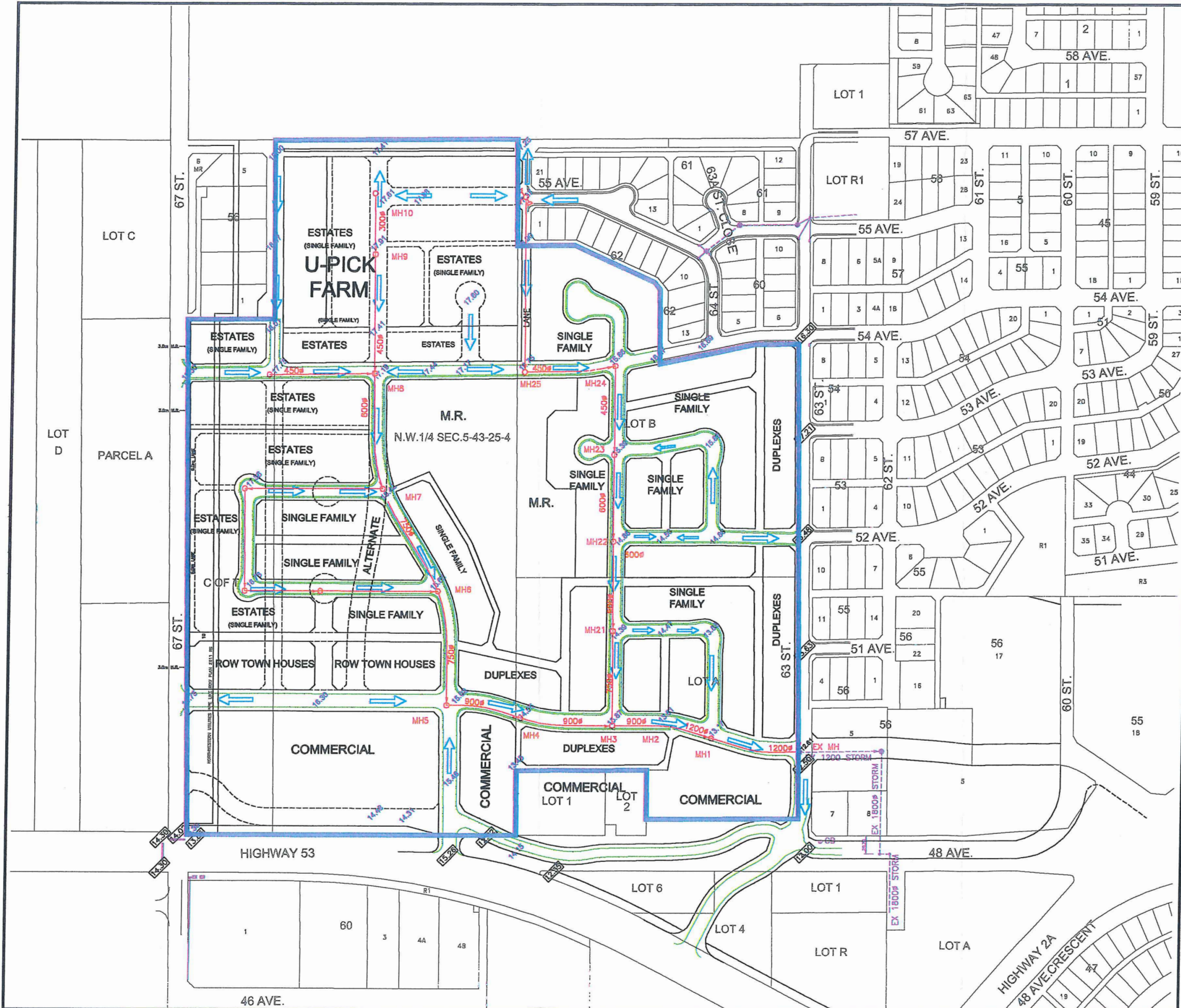
TOWN OF PONOKA
N.W. 1/4 SEC. 5-43-25-W4M
PONOKA, ALBERTA

drawing title
SANITARY SEWER AND WATERMAIN CONCEPT PLAN
FIGURE 4

scale	date
drawn by	design by
checkd by	checked by
project no.	sheet no.

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- LEGEND**
- OUTLINE PLAN AREA BOUNDARY
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - APPROX. EXISTING ELEVATION
 - PROPOSED STREET ELEVATION
 - PROPOSED STORM SEWER
 - EXISTING STORM SEWER
 - DIRECTION OF SURFACE DRAINAGE

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BASE PLAN PROVIDED BY THE TOWN OF PONOKA

NO	DATE	ENG. BY	NATURE OF REVISION



TOWN OF PONOKA
N.W. 1/4 SEC. 5-43-25-W4M
PONOKA, ALBERTA

drawing title
GRADING AND STORM WATER MANAGEMENT CONCEPT PLAN
FIGURE 5

drawn by	date
M.L.G.	MAY, 2020
design by	M.D.G.
checked by	M.D.G.
project no.	sheet no.
1738-004-01-20	1 OF 1

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4. THE OUTLINE PLAN FOR SE 8-43-25-W4

This quarter section is located north of 57th Avenue, west of 54th Street and south and east of the Town boundaries.

4.1 Physical and Environmental Features:

4.1.1 Soils -

According to Soil Survey of Peace Hills Sheet, published by the University of Alberta as Report No. 14 of the Alberta Soil Survey, this quarter section contains Peace Hills Sandy Loam (80%) and Ferintosh Sandy Loam (20%).

The Peace Hills Sandy Loam is a well to somewhat excessively drained soil on level to undulating topography. The coarse sandy loam contains considerable coarse sand and usually some fine gravel. It has a relatively low water holding capacity, yet it has sufficient fine soil particles to be a fairly fertile soil and responds well to good soil management.

The Ferintosh Sandy Loams is an excessively drained soil. The subsoil is continuous gravel or thick gravel lenses. It is a droughty soil since it has a low water holding capacity. It may be non-arable to fairly good arable land depending on topography and the nearness of gravel to the surface.

4.1.2 Topography -

The quarter section generally slopes from northwest and north to south and southeast, with a minor depression in the middle. However, the extreme northwest corner of this quarter section slopes toward northwest to a natural depression and wet area outside of the Town. According to the 1976 ortho-photo, the highest and lowest elevations in the Outline Plan area are at 820 m and 815 m above sea level, respectively.

4.1.3 Tree Cover -

This quarter section is mostly cleared for agricultural uses. However, there are some nice tree covers in the area immediately east and northeast of the hospital and along the west and northwest perimeters of the high school.

4.1.4 Water Bodies -

There is no significant water body in the quarter section, except a minor depression in the middle of the quarter section, north of the hospital site.

4.1.5 Wildlife -

Alberta Environment has advised that, with natural areas dwindling in the area, treed areas should be maintained where possible.

4.1.6 Contaminated Sites -

No contamination has been found from field inspections and contacts with the Town and Alberta Environment. In the absence of an environmental audit, it is assumed that site contamination is not a concern for the purposes of this Outline Plan.

4.1.7 Archaeological and Historical Sites -

Alberta Community Development has advised that a historical resource impact assessment is not required for this quarter section. However, Alberta Community Development should be informed if any archaeological or palaeontological resources or historic period sites are discovered during future construction.

4.2 Existing Land Uses, Roadways and Utilities:

4.2.1 Land Uses -

Close to half of the quarter section is still being farmed. The main agricultural uses are cereal and hay crops.

The majority of the quarter section is developed for single family residential uses, the Ponoka Hospital and Care Centre, the Ponoka Composite Hospital, the Rimoka Lodge and the Ponoka Water Treatment Plant. A total of 119 single family residential lots are developed in this quarter section.

Adjacent land uses include single family homes to the south of 57th Avenue, the Poplar Grove Mobile Home Park and several commercial/light industrial uses to the east of 54th Street, large acreage and agricultural uses to the north of the Town boundary, and agricultural uses to the west.

4.2.2 Roadways and Utilities -

54th Street and 57th Avenue are designated as arterial roadways.

A 150 mm (6 inch) water distribution main has been extended along 59th Street past the existing 60th Avenue subdivision in anticipation of development to the north. A 300 mm (12 inch) water transmission/distribution main has been extended along the access road to the Water Treatment Plant (WTP) to 60th Avenue. This main will require extension further north along the WTP road in order to service new development. There is a 150 mm (6 inch) water main on 54th Street that extends north to the south boundary of the mobile home park that will be connected to the proposed water distribution system to provide system “looping”.

200 mm (8 inch) sanitary sewer mains are located on 59th Street and 54th Street. These two mains provide the only means of sanitary sewerage service to the proposed outline plan area. Preliminary engineering analysis indicates that the 200 mm main on 59th Street north of 60th Avenue will have to be replaced with a 250 mm main. The existing mains on 54th Street will have to be upgraded to accommodate the development of the area. An analysis of the existing sanitary sewage system will be required to ensure downstream capacity.

The majority of the runoff from the subject lands will be directed to the 350 mm (14 inch) storm sewer located on 59th Street. This storm sewer main is now near or at its capacity, therefore a storm water detention facility is required to detain excess runoff until there is capacity in the main. Construction of the pond is being completed. The area to the north of the High School property will drain to the east, and then south to the existing 450 mm (18 inch) storm sewer main on 54th Street. The major storm runoff in excess of the capacity of the storm sewer will flow overland to 54th Street, and then follow the existing major drainage system.

4.3 Landowners and Planning Agency Input:

Since the Town owns the presently vacant land in this quarter section, input from the Town has been obtained. Other major land owners in the area included the hospital, the high school and the Rimoka Foundation.

Their comments are as follows –

- The David Thompson Health Region advised that the Ponoka Hospital and Care Centre presently uses 5 acres on an 11 acre site, which would be sufficient for some time. However, there might be an impact on the helipad operation if tall buildings were allowed here to compromise the landing and take-off flight path. Compatible and complementary land uses could include senior's housing, green spaces, clinic and medical offices, drug stores and retail outlets.
- The Wolf Creek School Division No. 72 advised that the Ponoka Composite High School has sufficient room for its projected future student enrolment. There was no expansion plan for this school.
- The Rimoka Foundation advised that the 64 unit seniors lodge would be expanded within the next 2-3 years by an additional 30-60 units. The expansion will take place to the east of the present lodge. The Foundation also strongly recommended that the existing trees in this area be protected to provide an attractive amenity to the residents.

A draft Outline Plan was also reviewed with the West Central Planning Agency. Their comments were incorporated into the final Outline Plan.

4.4 The Outline Plan:

Based on the research findings and inputs, the Outline Plan contains the following high lights –

- 59th Street will be extended north and then east to form a loop road through the quarter section to connect with 54th Street.
- Road accesses to lands north of the Town boundary are provided to allow for eventual urban expansion.
- Crescent local roadways.

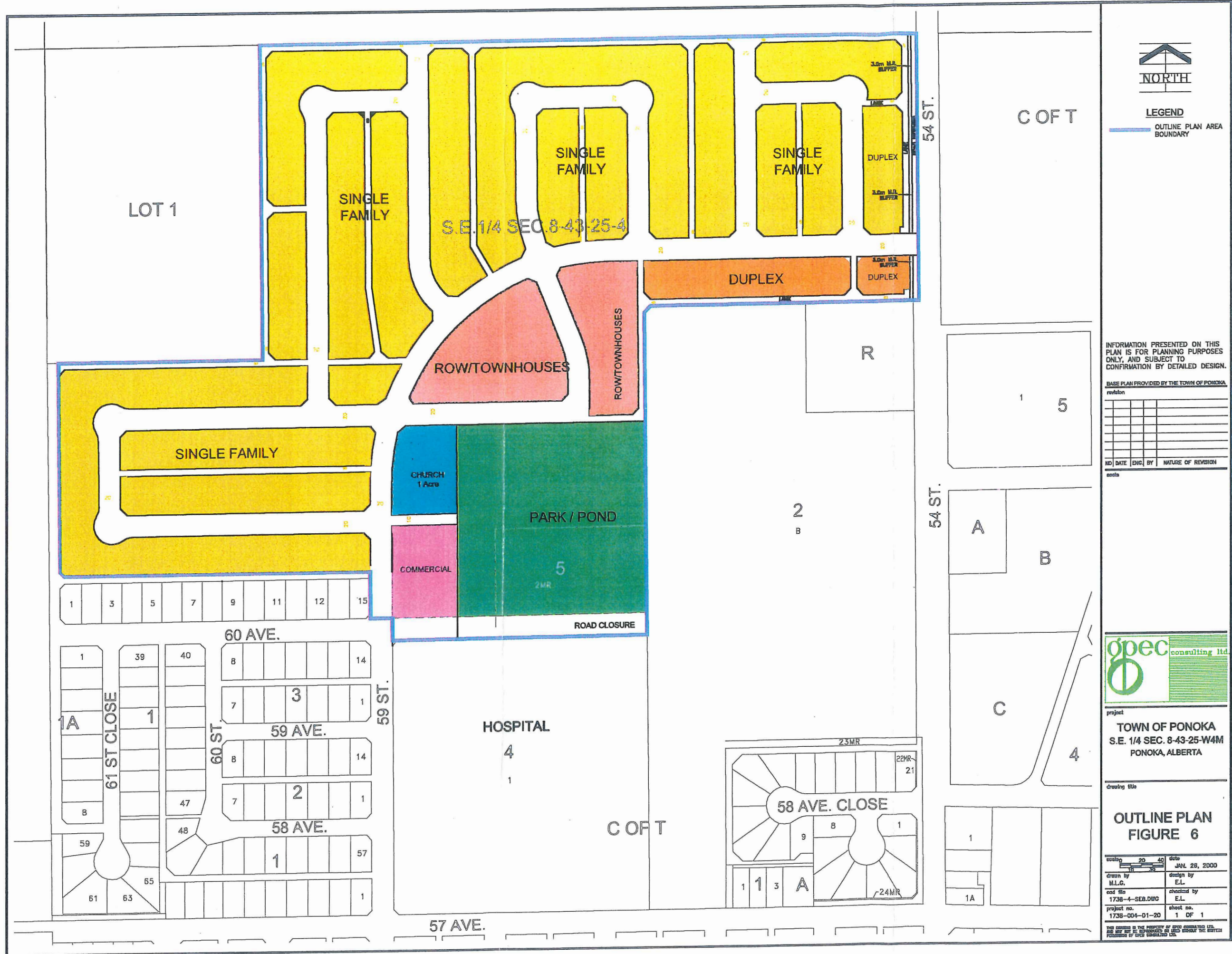
- Single family residential lots are located on the higher grounds in the west and north.
- Duplex lots are desirable immediately north of the high school and along 54th Street.
- A central row and town housing area is located near the hospital and high school to take advantage of the nearby park and its sports fields. This area will also be suitable for additional seniors housing development.
- Apartments, if required, are more suited to the other Outline Plan areas due to the need to limit building heights for the helipad operations.
- The central park is used for both a storm pond and active play/recreational purposes.
- The small commercial site, located north of the hospital, is ideal for medical and dental clinics, drug stores, retail outlets and related services.
- A one-acre church site is provided at the central and convenient location near the hospital and multiple family areas.
- Roadways will be classified in accordance with the Municipal Policy Handbook (Resolution No.: TP/96/353), and conform to the requirements of the 1999 Minimum Design Standards for Development.
- Water, Sanitary and Storm Sewers will conform to the 1999 Minimum Design Standards For Development and the requirements of Alberta Environment.
- Provision for the installation of the franchise utilities, Power, Natural Gas, Telephone, and Cable TV will be incorporated in accordance with their current requirements.

4.5 Plan Statistics:

For undeveloped lands in this quarter section, the Outline Plan indicated the following future land use calculations –

TABLE ELEVEN – PLAN STATISTICS FOR SE 8-43-25-W4

Land Use	Net Land Area	Potential Maximum No. of Housing Units	% of Total Housing Units in Outline Plan
Single Family (R1)	12.48 ha	192	63%
Duplexes (R2)	1.24 ha	43	14%
Row/Town Houses (R3)	1.86 ha	69	23%
Church	0.46 ha	n.a.	n.a.
Neighbourhood Commercial	0.62 ha	n.a.	n.a.
Park/Storm Pond	3.42 ha	n.a.	n.a.
Roads & Lanes	8.28 ha	n.a.	n.a.
Total	28.36 ha	304	100%



LEGEND
 — OUTLINE PLAN AREA
 — BOUNDARY

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 revision

NO.	DATE	ENG. BY	NATURE OF REVISION

scale



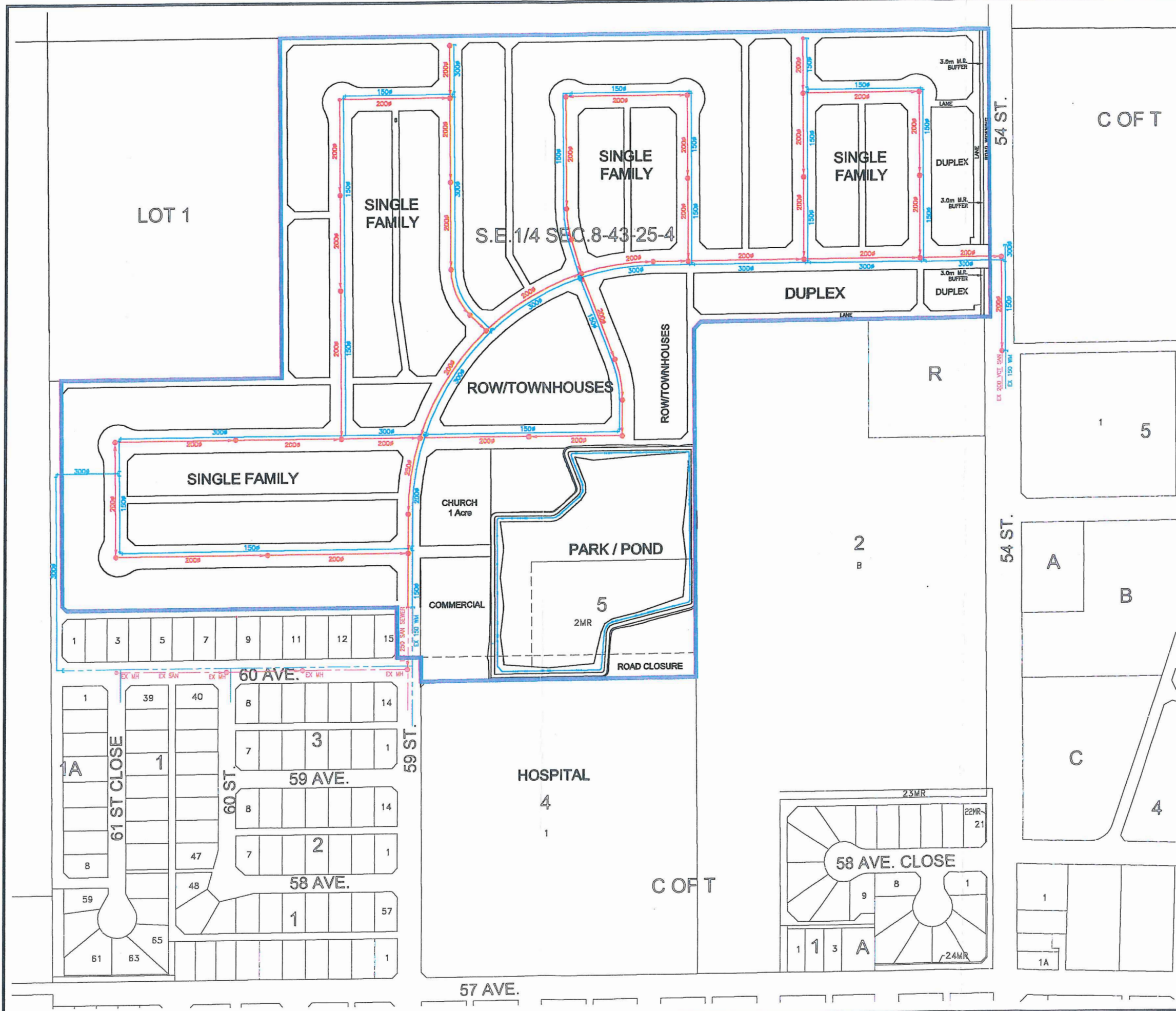
project
TOWN OF PONOKA
 S.E. 1/4 SEC. 8-43-25-W4M
 PONOKA, ALBERTA


drawing title

OUTLINE PLAN
FIGURE 6

scale	20	40	date	JAN. 26, 2000
drawn by	M.L.G.	design by	E.L.	
cad file	173B-4-SEB.DWG	checked by	E.L.	
project no.	173B-004-01-20	sheet no.	1 OF 1	

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NORTH

LEGEND

- OUTLINE PLAN AREA BOUNDARY
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED WATERMAIN

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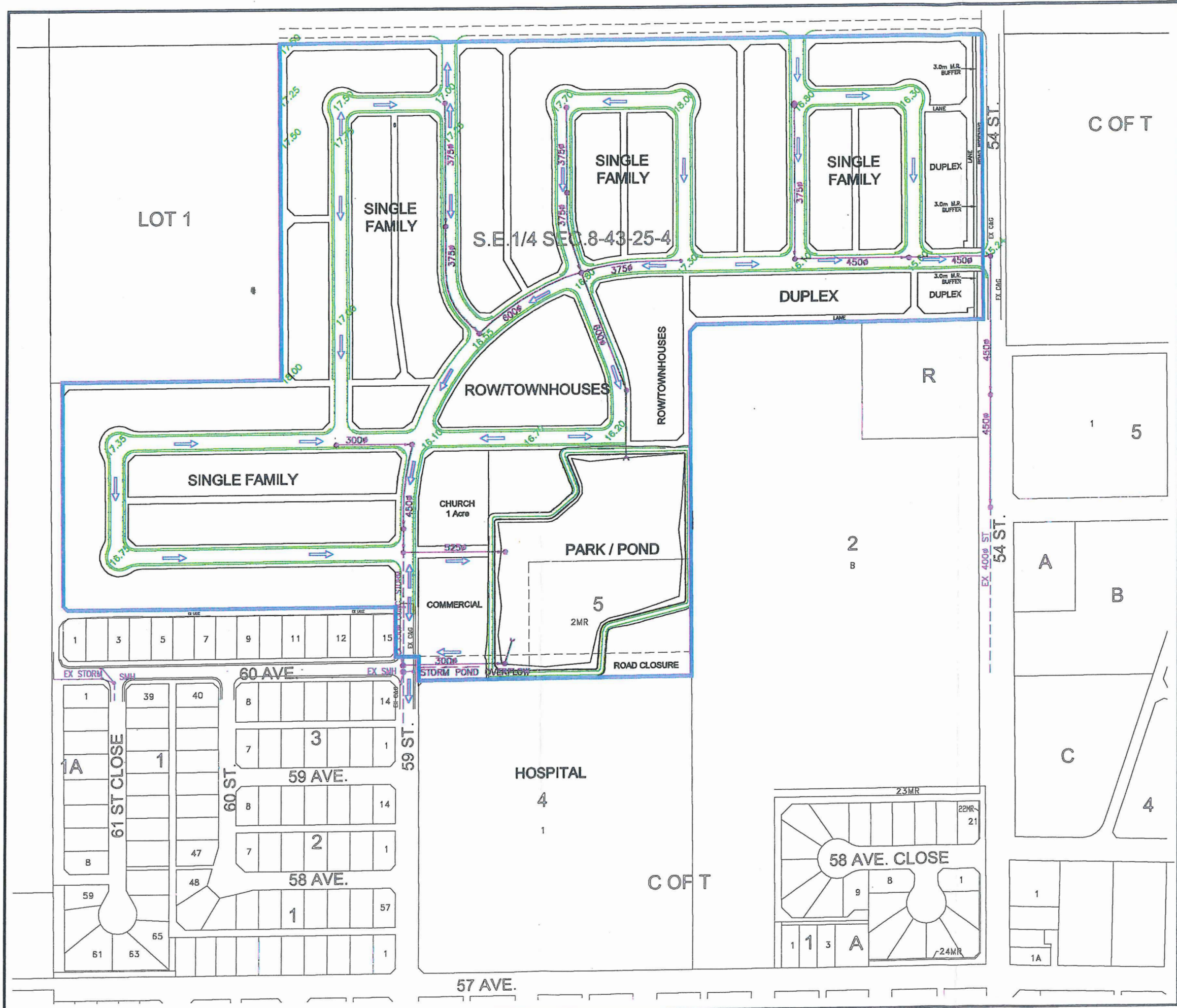


project
TOWN OF PONOKA
 S.E. 1/4 SEC. 8-43-25-W4M
 PONOKA, ALBERTA

drawing title
SANITARY SEWER AND WATERMAIN CONCEPT PLAN
FIGURE 7

scale	20	40	date	JAN. 26, 2000
drawn by	M.L.G.	design by	E.L.	
cad file	1738-4-SEB.DWG	checked by	E.L.	
project no.	1738-004-01-20	sheet no.	1	OF 1

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LEGEND

- OUTLINE PLAN AREA BOUNDARY
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- 15.60 DESIGN GRADE
- ← OVERLAND FLOW (MAJOR STORM SEWER)
- EXISTING STORM SEWER
- PROPOSED STORM SEWER LINE (MINOR STORM SEWER)

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BASE PLAN PROVIDED BY THE TOWN OF PONOKA, revision

NO	DATE	ENG. BY	NATURE OF REVISION

NO DATE ENG. BY NATURE OF REVISION

scale



project
TOWN OF PONOKA
 S.E. 1/4 SEC. 8-43-25-W4M
 PONOKA, ALBERTA

drawing title
STORM WATER MANAGEMENT AND ROADWAY CONCEPT PLAN
FIGURE 8

scale 1:20	date JUN 26, 2000
drawn by M.L.G.	design by E.L.
cad file 1738-4-SEB.DWG	checked by E.L.
project no. 1738-004-01-20	sheet no. 1 DF 1

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