

“SCHEDULE A”

Approved by:  
Ponoka Town Council  
April 14, 2009 - Motion #TP/09/102  
Bylaw 256-09

**CALEDERA**  
PONOKA COUNTY  
TOWN OF PONOKA

**AREA STRUCTURE PLAN**  
**APRIL 2009**



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### Appendix A. Caledera Land Use Plan

## 1.0 INTRODUCTION

### 1.1 Purpose of the Plan

This Area Structure Plan (ASP) has been prepared pursuant to Section 633(1) of the Municipal Government Act (MGA) and is in accordance with the requirements of Section 12.1.2 of the Town of Ponoka's Municipal Development Plan.

Specifically, the Caledera ASP is a statutory document establishing the framework for the further development of the subject land. The plan begins to apply and implement the objectives of the Municipal Development Plan as they relate to the subject land in order to ensure attractive, efficient and economical development in a manner that is compatible and complimentary to existing developments in the Town of Ponoka.

### 1.2 Background to the Area Structure Plan

The land encompassing the ASP (see Figure 1) is not currently within the existing Town of Ponoka boundary. The subject area is currently within the Ponoka County. The Town of Ponoka's 2004 Master Servicing Study (see Section 1.4.4) identifies the ASP subject area lands within its study area. It is recommended that the Town of Ponoka make an application to annex the subject land and place the area under municipal authority of the Town. In order to facilitate development of the land it is anticipated that reciprocal agreements between the Town of Ponoka and Ponoka County are to be put in place to address land use and approving authority considerations. For the sake of this ASP it will be assumed that the subject land will be placed under the municipal authority of the Town of Ponoka with conformance to the Town Municipal Development Plan (Bylaw 2-97) and Land Use Bylaw (Bylaw 013-97).

### 1.3 The Approval Process

In conformance with the Town of Ponoka's established process, the Caledera ASP will be submitted to Administration for review. Through timely and open liaison, adjustments will be made as required allowing for advancement to the Municipal Planning Commission (MPC) for approval. This recommendation for approval will go to Council for 1st Reading, and following the appropriate advertisement, will be presented at the Public Hearing to be followed by 2nd and 3rd Readings. In order to adequately inform the public and solicit feedback prior to Public Hearing, an Open House is proposed to be undertaken at a time and place as agreed upon with Administration.

If the subject lands are still within the municipal jurisdiction of the Ponoka County at the time of submission, then it will be circulated to both the Town of Ponoka and the Ponoka County for approval. Ultimately, however, the Town of Ponoka will act as the planning approval authority once the ASP is adopted by the Ponoka County. This must take the form of a bylaw approved by the Ponoka County.

### 1.4 Policy and Legislative Framework

#### 1.4.1. Municipal Government Act (MGA)

The framework for ASPs is established within Section 633 of the Municipal Government Act. Specifically, the legislation states that:

"An area structure plan

(a) must describe

- i) the sequence of development proposed for the area,
- ii) the land uses proposed for the area, either generally or with respect to specific parts of the area, and
- iii) the density of population proposed for the area either generally or with respect of 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.”

1.4.2. Municipal Development Plan (MDP)

The MDP for the Town of Ponoka (Bylaw 2-97) outlines the general growth and development objectives for the town as a whole. It does not specifically address the areas encompassed by the subject area as this land currently exists outside of the Town’s boundary. An amendment to the MDP is required once the subject area is annexed, identifying it as a mix of residential and open space uses.

1.4.3. Land Use Bylaw (LUB)

This ASP refers to and conforms to the Town of Ponoka’s Land Use Bylaw (013-97) and to Ponoka County’s Land Use Bylaw (Bylaw 7-08-LU). The LUB prepared and adopted by these governments has created land use districts to be assigned throughout their jurisdictions. The land encompassing the ASP conforms to the UR (Urban Residential) land use designation in the County’s Land Use Bylaw number 7-08-LU.

1.4.4. Conceptual Land Use Plan

The Conceptual Land Use Plan, Section 3.1 of the Town of Ponoka’s Master Servicing Study of 2004, identifies the land use for the subject area as residential, which conforms to this ASP’s proposed general land use. These land use districts and associated areas are identified in Appendix A.

## 2.0 DEVELOPMENT AREA

### 2.1 Location and Size

The subject land falling under the Caledera ASP (see Figure 1) consists of +/- 64.8 ha (+/- 160 ac) comprising in its entirety the southeast quarter of Section 32 of Township 42, Range 25, West of the 4<sup>th</sup> Meridian.



Figure 1 ASP Site Location

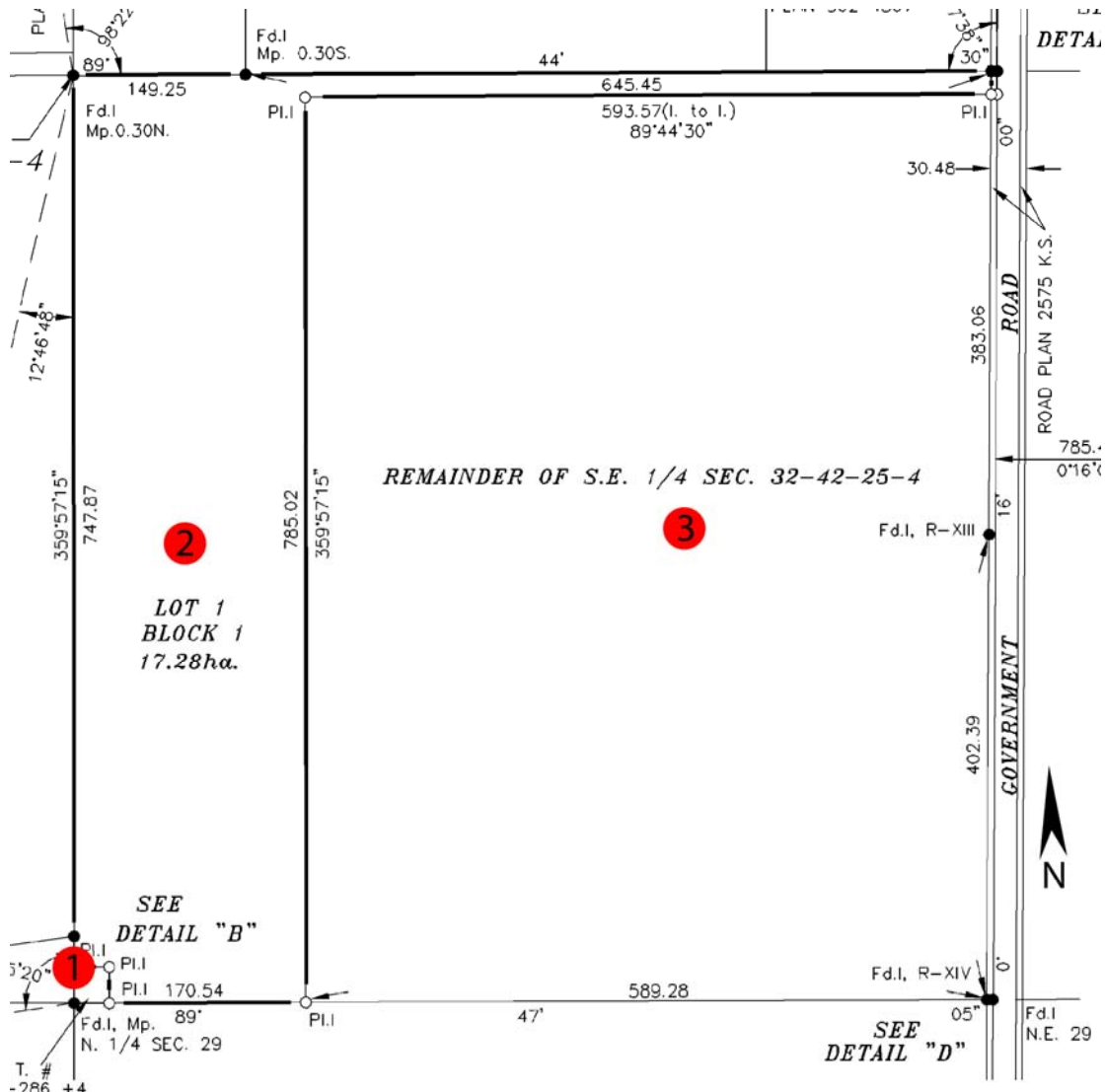


**2.2 Land Ownership**

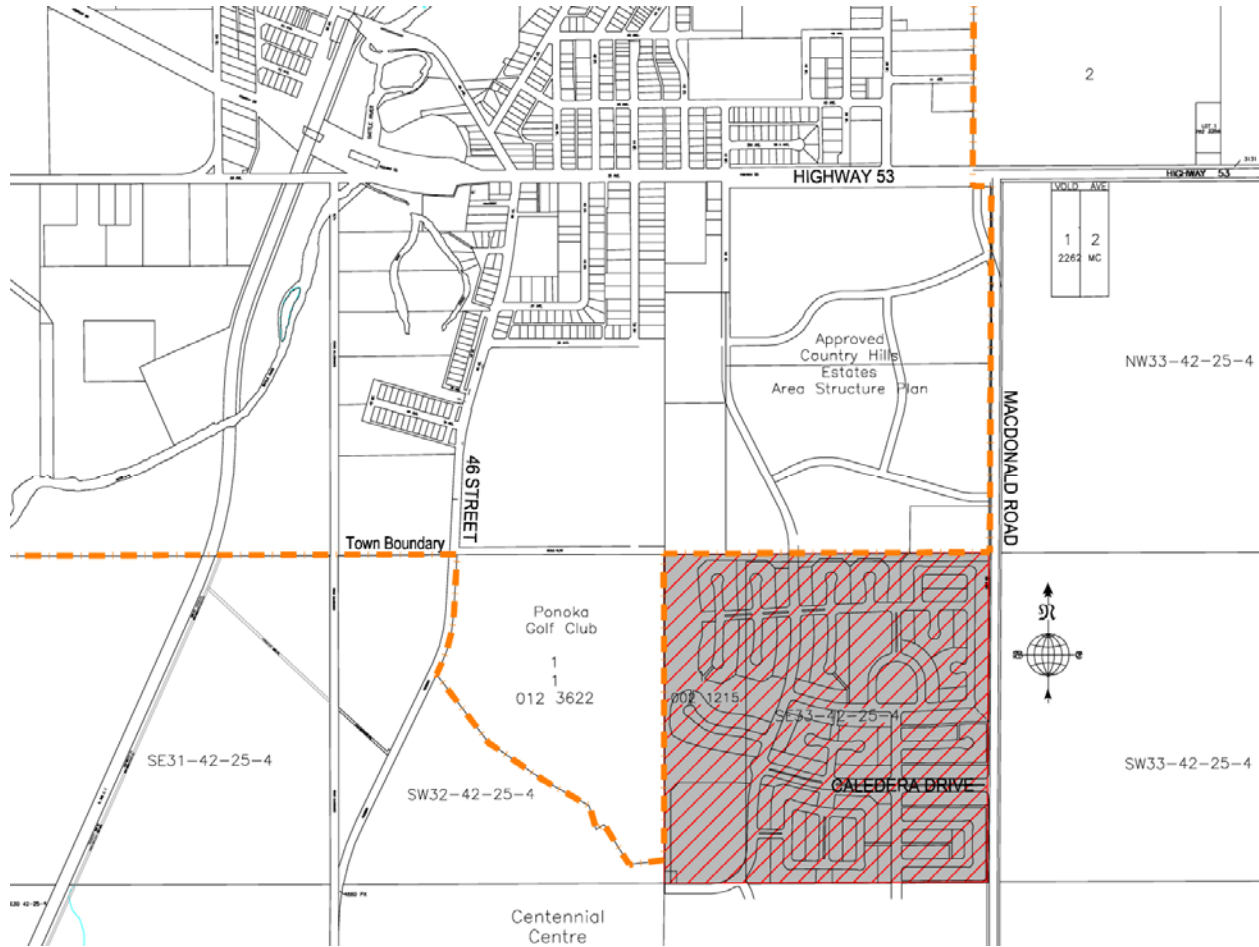
The subject land fall under three titles. The breakdown of principal land owners is presented in Table 1 and the reference number corresponding to the plan forming Figure 2.

**Table 1** ASP Ownership Reference to Plan in Figure 2

Reference Number	Ownership	Legal Description	hectares
1	David Thompson Regional Health Authority	SE ¼ 32-42-25-4	0.093
2	Vistagreen Estates Inc.	Lot 1, Block 1, Plan 0021215	17.28
3	744174 Alberta Ltd.	Remainder of SE ¼ 32-42-25-4	64.70



**Figure 2** ASP Ownership Plan



**Figure 3** Southeast Ponoka Contextual Plan

**2.3 Natural Constraints to Development**

As the subject area consists of a gently rolling mixture of poplar stands and open grassland, there are no apparent natural constraints to development.

**2.4 Existing Land Use**

The subject area consists of undeveloped land currently classified Urban Residential (UR) by the Ponoka County's Land Use Bylaw (7-08-LU). The Conceptual Land Use Plan, Section 3.1 of the Town of Ponoka's Master Servicing Study of 2004, identifies the land use for the subject area as residential. The 0.093-hectare parcel of land identified as Parcel 1 in Figure 2 was previously used as a garden plot but is now vacant.



### 2.5 Adjacent Land Uses

Lands to the north of the subject area are undeveloped areas within the Town of Ponoka’s boundaries, classified as Residential and Commercial by the Country Hills Estate Area Structure Plan per Bylaw (9-92). Land to the west is occupied by Ponoka Golf Club. Land to the east and to the south is classified as Agricultural (AG) by the Ponoka County’s Land Use Bylaw (7-08-LU).

### 2.6 Topography and Drainage

The subject land consists of terrain gently sloping from east to west at an elevation differential of 25 metres, with the highest point (853 metres) in the northeast corner and the lowest point (828 metres) in the northwest corner. Overland drainage is consistently east to west (see Figure 4). Topography is not expected to be a barrier of any significance to the development of the land.

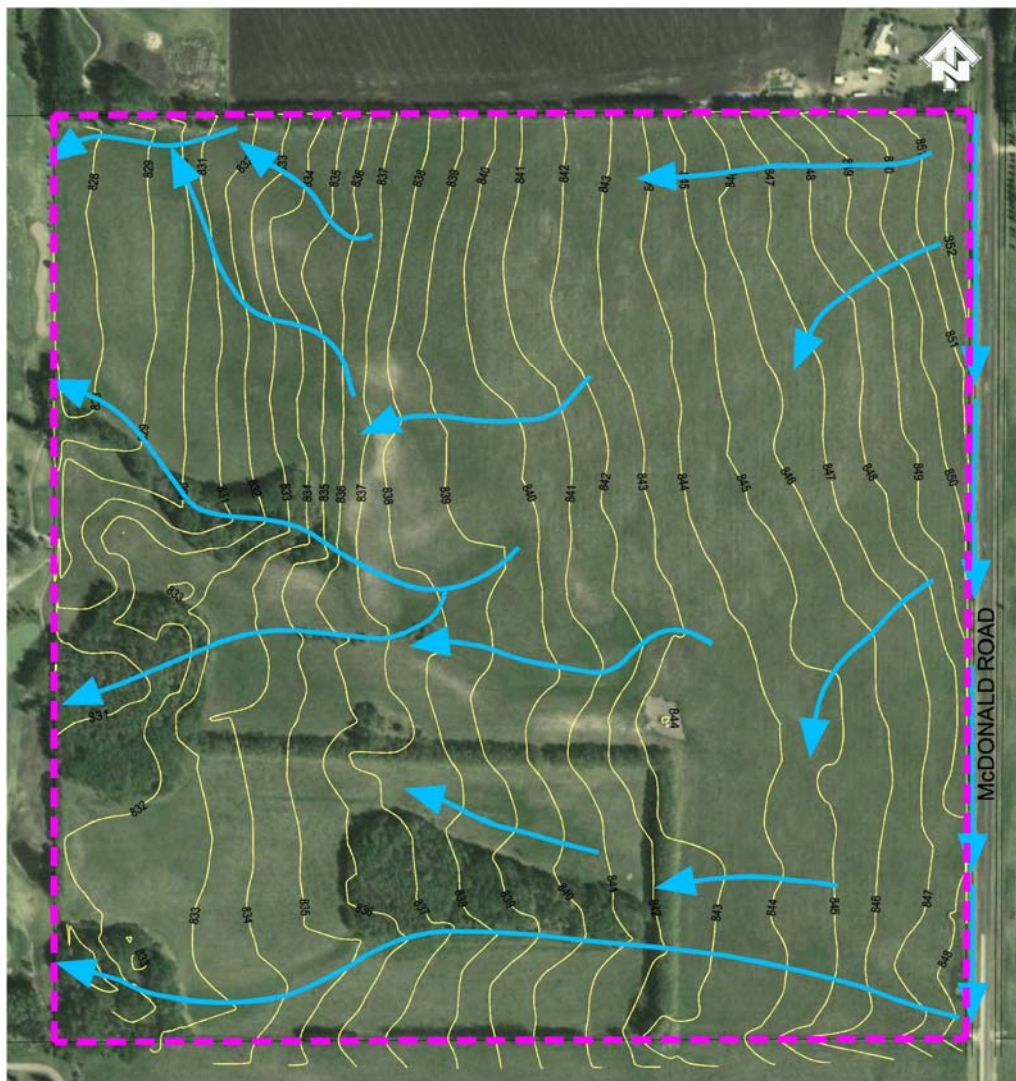


Figure 4 ASP Overland Drainage Flow

## **2.7 Historical Resources Overview**

A Historical Resources Overview was completed for the subject area in July 2007 by Bison Historical Resources Ltd. (Calgary). This report concluded that no significant resources were found on the property and therefore, a Historical Resources Impact Assessment was not recommended.

## **2.8 Soils**

The soils consist of Peace Hills Sandy Loam Soil, which is classified in the Canada Land Inventory as 3<sup>t</sup>.

## **2.9 Vegetation**

The subject area is covered with mostly open grassland and some poplar stands.

## **2.10 Environmental Assessment**

A Level I Environmental Site Assessment was completed for the entire property in January 2008 by Stantec Consulting Ltd. No significant environmental concerns were discovered and therefore, no impediments to further development of the subject area are evident.

### 3.0 DEVELOPMENT CONCEPT

#### 3.1 Development Plan

The development plan created and presented as the Caledera ASP (*Figure 5 ASP Development Plan*) is a product of numerous inputs including municipal policy, best engineering and planning practices, and market conditions. Land use in the area will be solely residential, catering both generally to the growth of the Town and County due to their positioning in the Red Deer-Edmonton corridor, and also specifically (and more significantly) to the demand for housing generated by the immediately adjacent Centennial Centre for Mental Health and Brain Injury.



**Figure 5** ASP Development Plan

### 3.2 Objectives

The development of the Caledera ASP lands will directly impact the urban fabric of the region due to the nature and scope of the development contemplated. As a result, the formulation and presentation of development objectives will be critical to ensuring quality and orderly development compatible to itself and the community in general. The respective development objectives for each of the land uses planned are as follows:

#### 3.2.1 Overall Objectives

- To conserve and optimize the use of the natural environment where possible;
- to preserve any significant viewpoints for integration into the development area;
- to provide services to the standards of the municipality;
- to provide planning flexibility and stimulate innovation in planning and design of residential areas through the use of architectural and development controls;
- to encourage energy efficiency in planning whenever possible with the use of proper site orientation techniques and vegetation;
- to allow for economical, phased development at the earliest date practical, consistent with municipal policies.

#### 3.2.2 Residential Objectives

- To provide needed accommodation alternatives;
- to create an attractive residential community to accommodate approximately 3,200 persons;
- to conform to neighbourhood planning requirements utilizing quality urban design principles;
- to promote the establishment of a heterogeneous community and establish a hierarchy of neighbourhood and sub-neighbourhood units containing a variety of housing types;
- to conform to density guidelines established by the Town to ensure compatible relationships.
- to conform to the Town's current land use bylaw.

#### 3.2.3 Open Space Objectives

- To meet the needs of future residents for parks and open space;
- to exceed the statutory requirement of the Municipal Government Act by providing at least 10% of the area as Municipal Reserve in the form of land.
- to provide a direct link, via pathways and open space, between the developed subject lands and Ponoka Golf Club (through agreements with the Ponoka Golf Club).

### 3.3 Design Concept and Principles

The intent of any ASP is to establish a development plan for a large tract of land at a cursory level only. In addition to formulating the objectives as presented above, the plan identifies anticipated land uses, the spatial relationship between said uses, and the order of development. The plan, once adopted, provides assurances to the developer, the Town, and the general public that a specific development intention will be undertaken across an area or each will be duly notified if there is a desire to seek a variance from the plan. Similarly, a servicing program consisting of both scheme and staging is presented to assure the development intention can be adequately serviced to municipal standards. All of these items are more exact at the subdivision stage and further refined and confirmed during detailed engineering design. As a result, the road network presented is of a conceptual nature in that the exact alignment may change to reflect lotting preferences, servicing requirements, and topography.

3.3.1 Residential Design Concepts

Approximately 63.9 hectares or 158 acres of residential and associated uses (roadways, parks) is planned for the subject lands. Upon full development, the community will house approximately 3,200 persons or 1,070 residential units based on 3.0 persons per unit. The natural topography and proximity to the Ponoka Golf Club and employment centres deem this area a superb residential enclave. Lower density development will be from single-family dwellings on typical residential lots, with larger estate homes in the west adjacent to the golf course. Higher density development will come from multi-family precincts near the primary entrance locations, park spaces and collector roadways.

- Capitalize on the adjacent Ponoka Golf Club.
- Keep higher densities close to the collectors.

3.3.2 Open Space Design Concepts

Open Space of approximately 14% is planned for the ASP area, forming a large central neighbourhood park, several natural areas near the estate homes in the west, and numerous linear parks.

- Link to Ponoka Golf Club with pathways and open space
- Provide both active and passive recreational opportunities within the open spaces
- Preserve existing tree stands, where feasible
- Provide access to the stormwater pond in the northwest as an amenity feature
- Maximize green vistas from major viewpoints along roadways and pathways

3.3.3 Architectural Guidelines

All residential buildings will be required to conform to the developer’s Architectural Guideline document which is subject to approval by the Developer’s Architectural Review group.

**3.4 Densities and Statistics**

Density is intended to be approximately 16.8 units per hectare or 6.8 units per acre, based on the following table:

**Table 2** ASP Unit Statistics

upa - units per acre m - metres ft - feet	Average lot width (m or upa)		ft	# units	%
Residential Type					
Multi Family	20	upa		269	25%
Detached (Duplex) - Lane	7.5	m	26	93	8%
Singles - Lane	10.1	m	33	147	14%
Singles - Laneless	11	m	36	434	41%
Singles - Laneless	12.2	m	40	127	12%
<b>Total number of units</b>				<b>1070</b>	<b>100%</b>
<b>Density</b>				<b>6.8</b>	<b>upa</b>

Note: These figures are preliminary only and subject to revision at the subdivision stage

**Table 3** ASP Area Statistics

		<b>Area (acres)</b>	<b>Area (hectares)</b>	<b>Percentage</b>
<b>Total Area</b>		157.67	63.81	100%
<b>Residential</b>	Total	97.69	39.54	62.0%
	Multi-Family	13.54	5.48	8.6%
	Single Family	84.15	34.06	53.4%
<b>Roads</b>		34.50	13.96	21.9%
<b>Open Space</b>		21.45	8.68	13.6%
<b>Storm Pond</b>		4.03	1.63	2.6%



## **4.0 TRANSPORTATION**

### **4.1 Existing Transportation Network**

The subject lands will be ultimately serviced by a north-south roadway system serving Highway 53 and the Ponoka Golf Club to the north and northwest, the Centennial Centre to the southwest, and McDonald Road, that serves as the east boundary access. All of these roadways will be used to indirectly access Highway 53 to the north and Highway 2 / 2A to the west, the primary transportation corridor between Calgary and Edmonton. In order to permit the orderly and functionally acceptable development of the subject site, a comprehensive transportation network must be created within the site as well as integrated into the existing and future adjacent network. The system planned for the Caledera ASP area is based on the following objectives:

### **4.2 Transportation Objectives**

- to provide safe and convenient access for residents to the Centennial Centre in the southwest;
- to provide for safe and convenient access for pedestrians;
- to provide for an efficient hierarchical circulation system for vehicles, pedestrians, and bicycles;
- to provide for all types of parking requirements without impeding traffic flow;
- to control the pace of development such that the capacity of the road infrastructure is not exceeded.

### **4.3 Access and Circulation**

A modified grid system is proposed for the Caledera ASP area. This comprises a series of crescents, cul-de-sacs, with and without lanes that will allow residential cells within the community to maintain adequate vehicular circulation without creating an imposition to the pedestrian or bicyclist.

### **4.4 Public Transit**

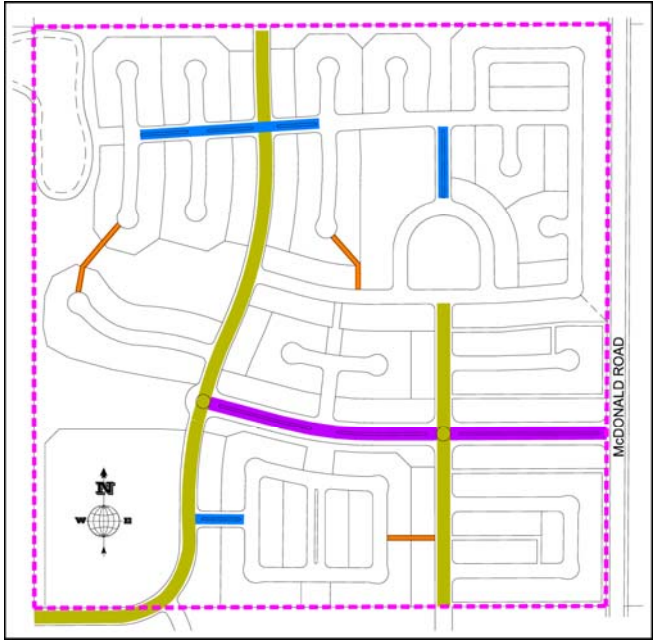
Ultimate transit service is anticipated throughout the plan area at some point in the future. The network planned (collectors to serve as transit routes) will allow for efficient and effective routing throughout the subject site when deemed necessary and feasible by the Town.

### **4.5 Pedestrian Pathways**

For the most part, uninterrupted pathway access will be provided with at-grade street crossings. Pedestrian pathways, combined with walkways, connectors and sidewalks will be created to provide access to the central park and to the open spaces and storm water pond to the west. A pedestrian pathway linkage to the Centennial Centre in the southwest will encourage walking and cycling to this significant employment hub.

### **4.6 Road Classifications**

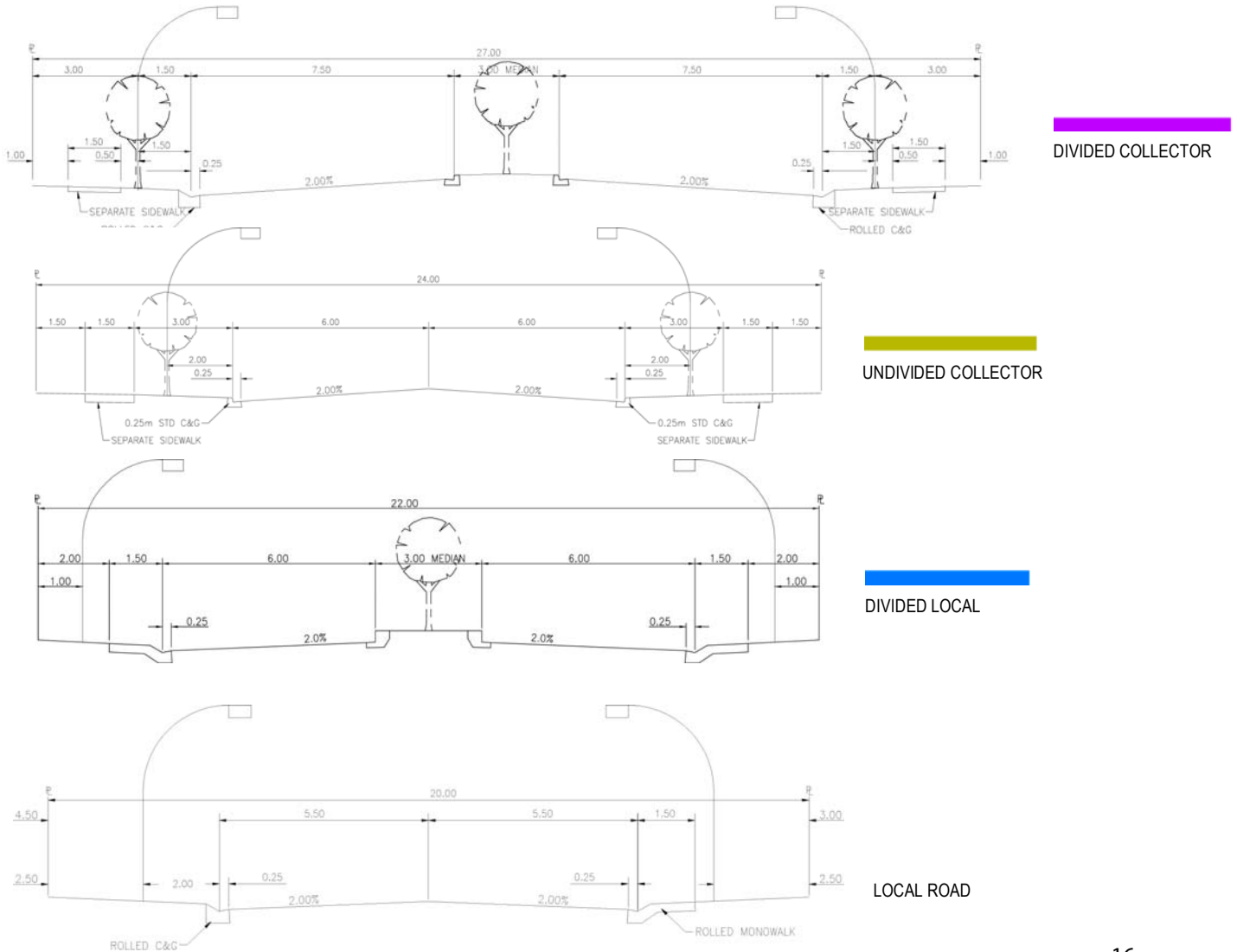
The Caledera Plan proposes four road classifications throughout the plan area. These include: a 20m Local Road, 22m Divided Local Road, 24m Collector Road and a 27m Divided Collector Standard. *Figure 6 Road Classification*, shown on the next page, illustrates the location of the roadways (within the plan area) as well as the detailed cross-sections.



**Figure 6** Road Classifications

- DIVIDED COLLECTOR
- DIVIDED LOCAL
- UNDIVIDED COLLECTOR
- EMERGENCY ACCESS

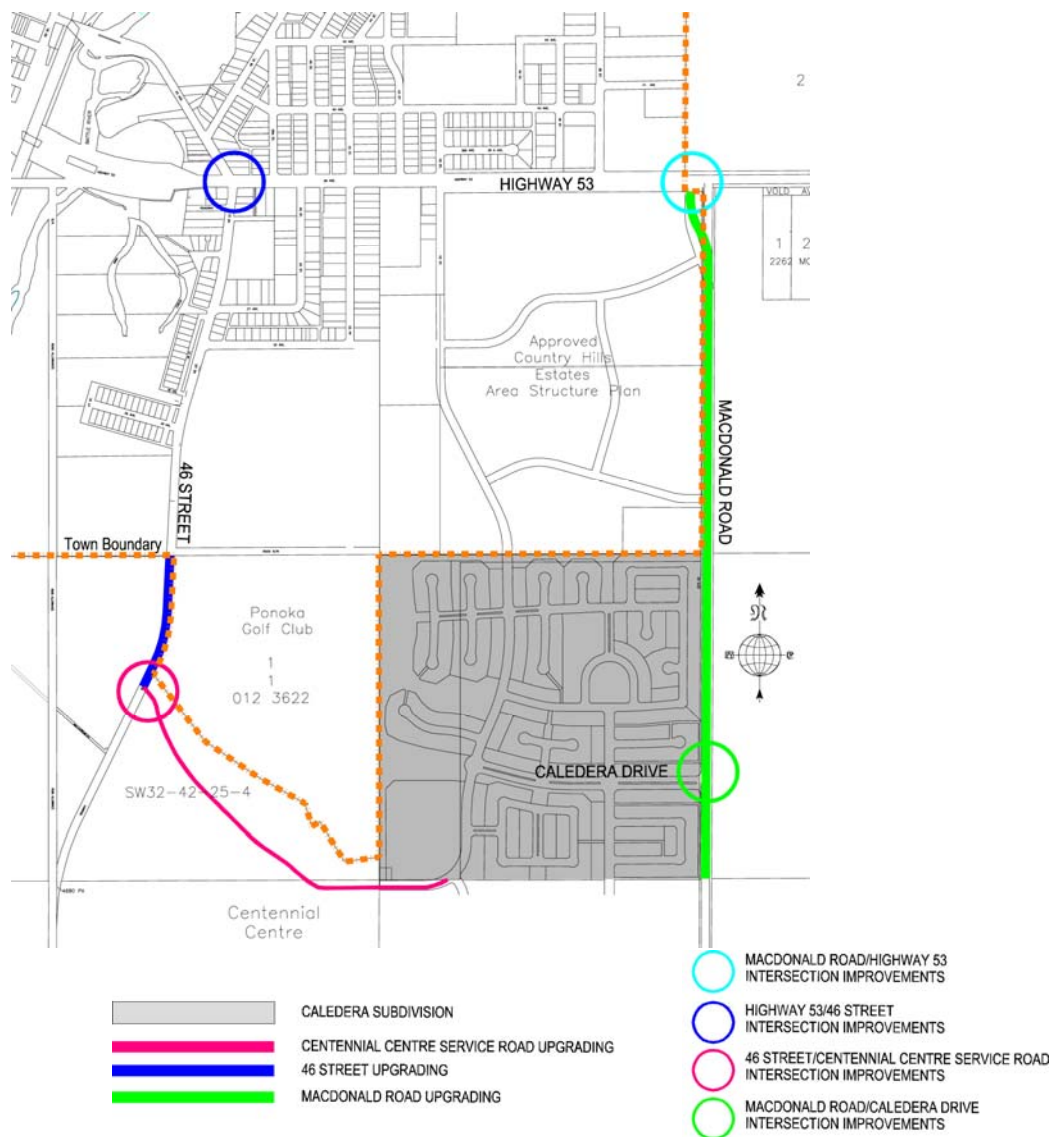
Key Plan



### 4.7 Future Transportation Network

McDonald Road, located at the eastern boundary of the subject lands will serve as the primary access that will link to the Caledera ASP area via an east-west collector. A roadway link to the Centennial Centre and 46th Street will provide access to / from the subject lands. A public road dedication is required for this roadway. When the land to the north is developed, another collector roadway will link Caledera ASP to Highway 53, the Ponoka Golf Club and southeast Ponoka, in general. Refer to *Figure 7 Southeast Ponoka Future Transportation Network*. The developer may seek Council’s approval for payment in advance of benefiting adjacent landowners.

All road standards are intended to conform to the Town of Ponoka’s engineering design standards which are in place at the time of each Tentative Plan. Deviations from this may be considered by the Town Engineer as deemed appropriate. Until full build-out occurs, a minimum of two all-weather access roadways will be required at any point in the development of the subject lands. Emergency access will be required where cul-de-sac lengths exceed the Town’s standards. McDonald Road is expected to remain as a rural arterial roadway as a primary access to the subject lands with associated rural cross-section with construction access provided from this roadway.



**Figure 7** Southeast Ponoka Future Transportation Network

## 5.0 SERVICING AND UTILITIES

### 5.1 Servicing and Utility Objectives

The objectives of the developers for the Caledera ASP area are:

- Provide cost-effective servicing and utility infrastructure to the subject lands on a phase by phase basis;
- Serve the urban-type development needs throughout the ASP area;
- Provide the ultimate development with public safety and environmental protection;
- Provide ultimate onsite and offsite servicing plans.

### 5.2 Water

Water will be distributed for the Caledera ASP area generally as shown in *Figure 8 Water*. Details of the water supply infrastructure will be determined in conjunction with the engineering plans and tentative plans of subdivision. Oversizing of water mains for servicing of lands outside the ASP area may be requested by the Town, whereby cost recoveries to the developer will apply at the time of construction. A water main is to be constructed along McDonald Road to a future water reservoir located in the vicinity of Highway 53 and McDonald Road. Refer to *Figure 11 Offsite Servicing Concept*. The developer may seek Council’s approval for payment in advance of benefiting adjacent landowners.



Figure 8 Water

### 5.3 Sanitary

A sanitary sewage system will be distributed for the Caledera ASP area by an appropriately sized system generally as shown in *Figure 9 Sanitary*. Details of the sanitary servicing system will be determined in conjunction with the engineering plans and tentative plans of subdivision. Oversizing of sanitary sewer mains for servicing of lands outside the ASP area may be requested by the Town, whereby cost recoveries to the developer will apply at the time of construction. An appropriately sized sanitary sewer pipe is to be constructed northwesterly through the Ponoka Golf Course. The developer will work with the Town in determining access agreements as no public access exists through this area. This system ties into Sanitary Lift Station B located at Highway 53. Refer to *Figure 11 Offsite Servicing Concept*. The developer may seek Council's approval for payment in advance of benefiting adjacent landowners.

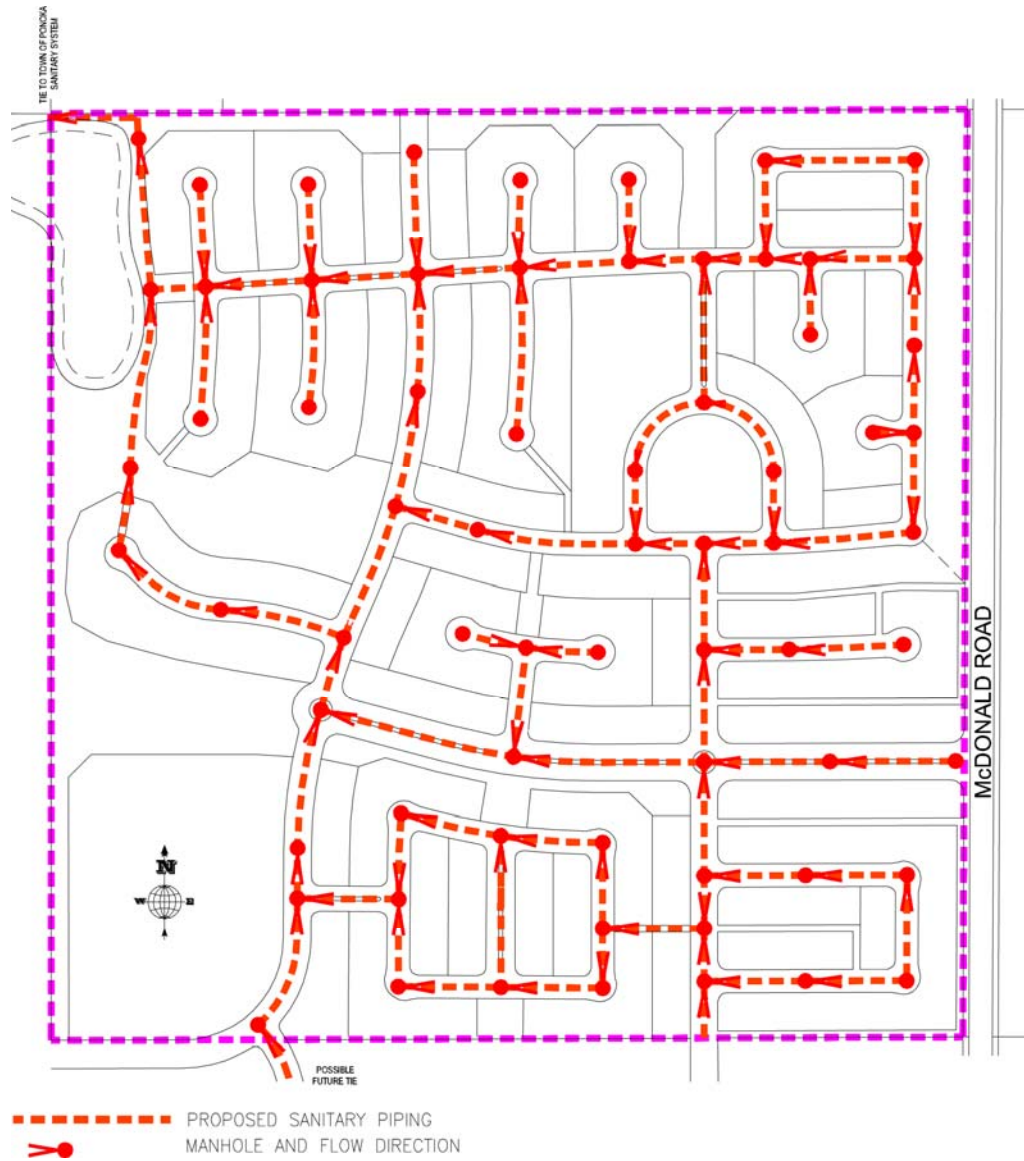
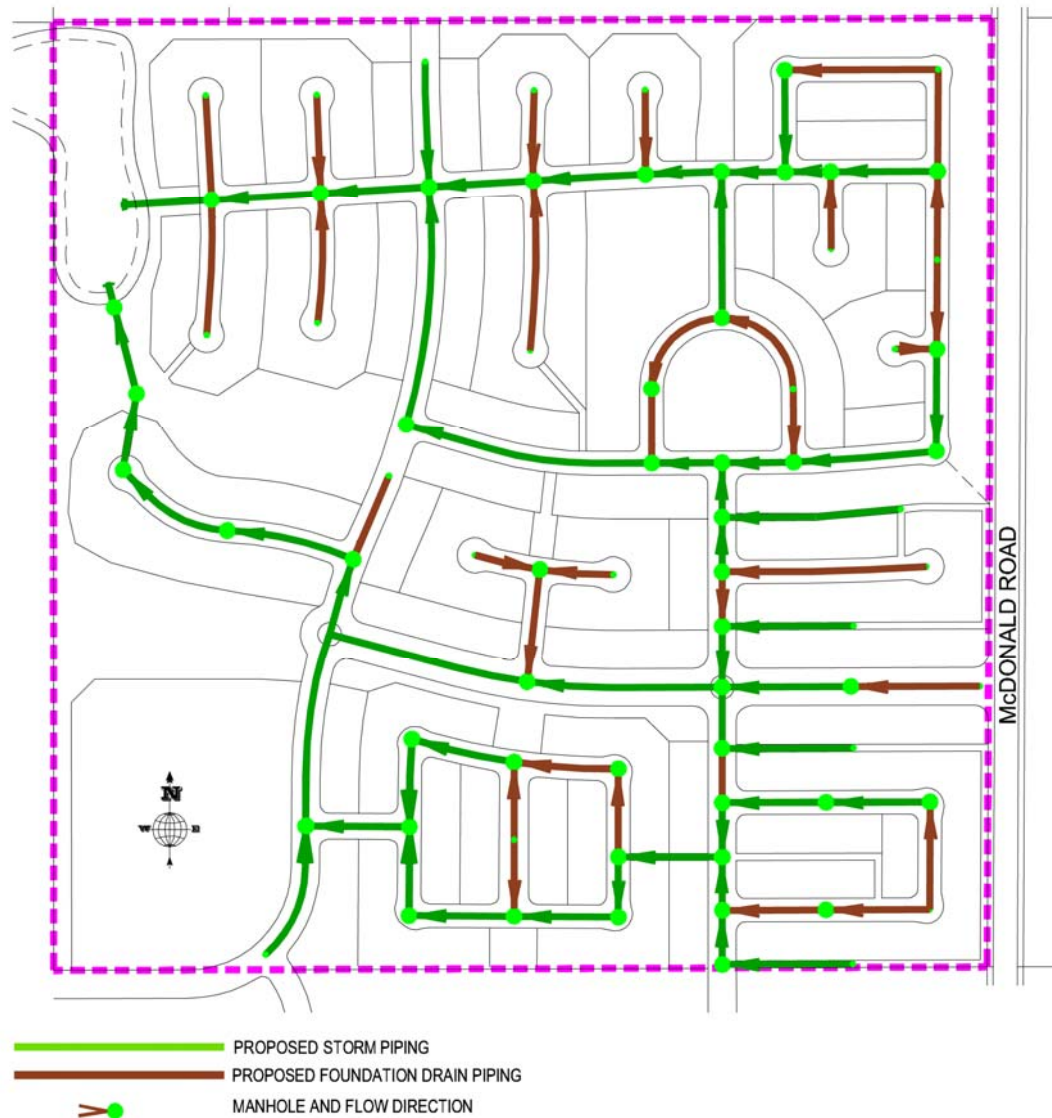


Figure 9 Sanitary



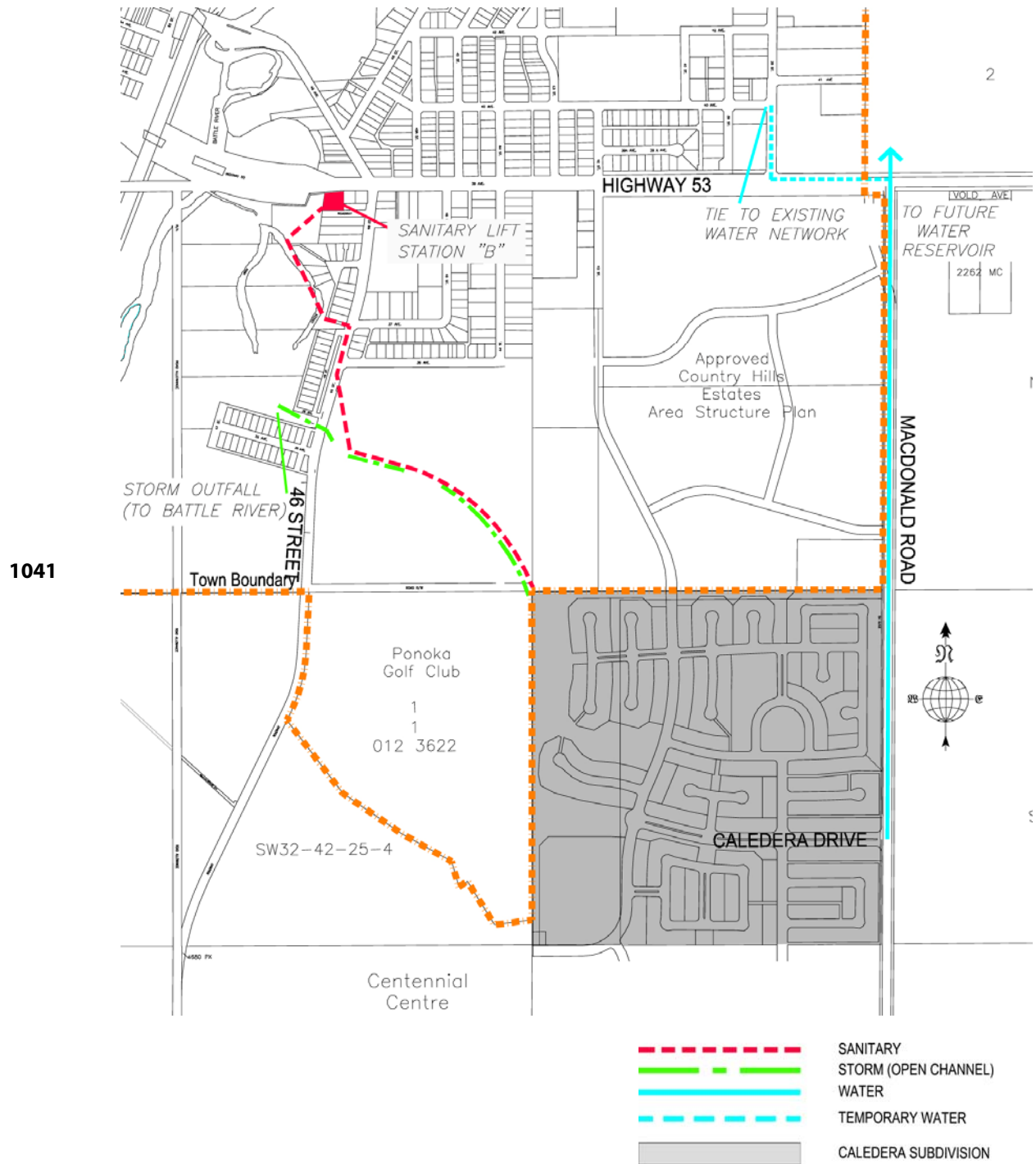
### 5.4 Storm Management and Drainage

A storm management and drainage system will be distributed for the Caledera ASP area by an appropriately sized system including a storm pond generally as shown in *Figure 10 Storm Management and Drainage*. Details of the storm management system will be determined in conjunction with the engineering plans and tentative plans of subdivision. Offsite requirements once the storm water exits the storm pond include an appropriately sized storm sewer pipe to be constructed northwesterly through the Ponoka Golf Course and will include cost recoveries to the developer at time of construction. The developer will work with the Town in determining access agreements as no public access exists through this area. This system ties to a storm outfall into the Battle River located at a 37<sup>th</sup> Avenue alignment. Refer to *Figure 11 Offsite Servicing Concept*.



**Figure 10** Storm Management and Drainage





**Figure 11** Offsite Servicing Concept

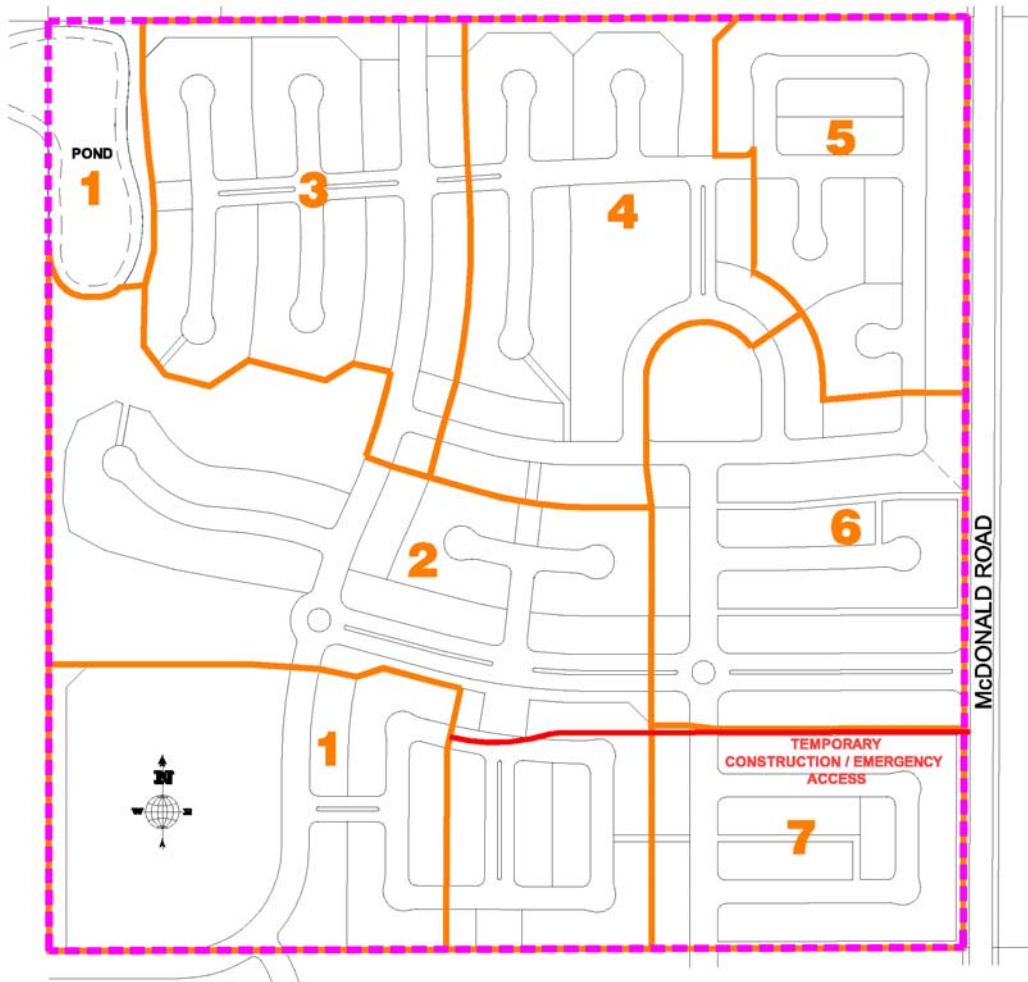
### 5.5 Shallow Utilities (Electric, Gas, Telephone, Cable TV)

Shallow utilities will be provided on a phase by phase basis with service providers to be determined.

## 6.0 IMPLEMENTING THE PLAN

### 6.1 Phasing

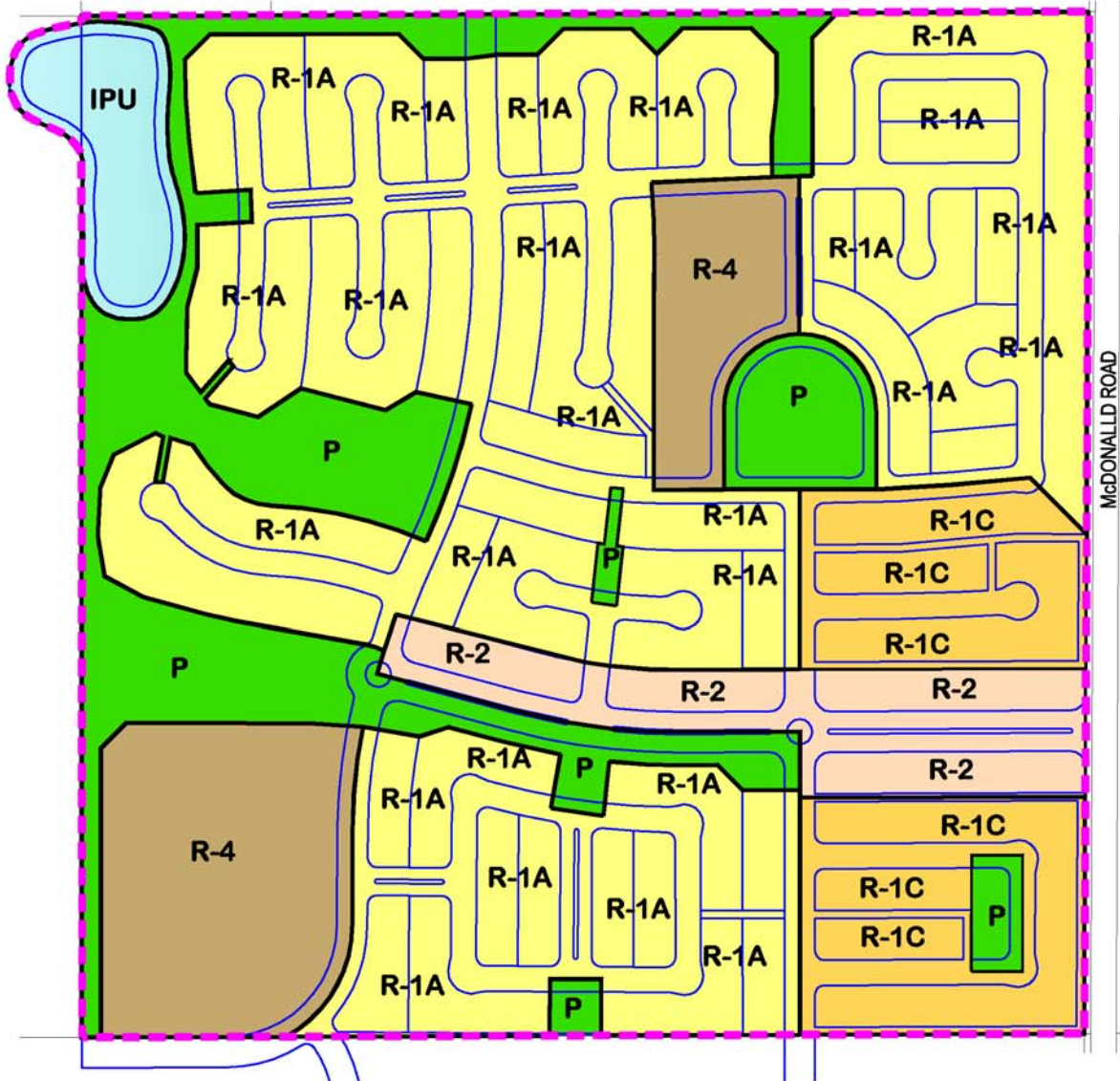
The purpose a phasing plan is to provide for the phasing of development in a logical manner in order to minimize infrastructure costs. Phasing will occur generally as shown in *Figure 12 Phasing Plan*. Prior to approval of the first phase of development, servicing drawings for the entire subject lands will be submitted to the Town for its approval.



**Figure 12** Phasing Plan

# APPENDIX A CALEDERA LAND USE PLAN

APRIL 2009



	ha	acres
R-1A	34.88	86.19
R-1C	7.01	17.32
R-2	3.91	9.66
R-4	6.09	15.05
P	10.29	25.43
IPU	2.03	5.02
<b>Total</b>	<b>64.21</b>	<b>158.66</b>