



# Hudson's Green

**Area Structure Plan  
SW 1/4 8 – 43 – 25 W4M**

**TAGISH**  
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# HUDSON'S GREEN Area Structure Plan

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# 1. Introduction

## 1.1 Purpose

The Hudson's Green Area Structure Plan has been prepared to provide a framework for the rezoning, subdivision, and development of part of the SW ¼ 08-43-25 W4M that is located in northern portion of the Town of Ponoka. The Plan Area consists of 63.75 hectares (157.64 acres), including a 0.83 hectare (2.05 acre) church site located at the southeast corner of the Plan Area, and Lake No. 7, located in the northeast portion of the Plan Area. The Plan Area is generally described as being the SW 08-43-25-W4M or more simply as, the Hudson's Green subdivision.

The Hudson's Green neighbourhood will complement the Town of Ponoka's quaint, small-town feel. This currently undeveloped quarter will be transformed into a neighbourhood featuring elements of the Town's past and present, while integrating sensitive modern development approaches – site history, mature vegetated stands, and recreation opportunities.

The Hudson's Green Area Structure Plan has been designed to be a guide for Town Council, land developers, citizens, and administration. The purpose of the Area Structure Plan has three principle goals:

1. To apply the Town of Ponoka's long-term planning goals, identified within the Municipal Development Plan;
2. To provide direction and policy guidance for neighbourhood land use decisions in the development and growth of the Hudson's Green neighbourhood; and
3. To provide flexible, innovative, and progressive neighbourhood development opportunities while considering existing and emerging market demands.

## 1.2 Location

The Town of Ponoka is located two kilometres west of the Queen Elizabeth II Highway (Highway 2) along the Calgary – Edmonton corridor. Situated in the scenic Battle River Valley, Ponoka features picturesque agricultural landscapes and a healthy small-town touch.

Figure 1 (regional context) illustrates the location of Ponoka, in relation to Alberta and the Calgary – Edmonton corridor. Figure 2 (location plan) illustrates the location of the Hudson's Green Area Structure Plan in relation to the Town of Ponoka and Figure 3 (natural features and topography contours) is an aerial of the Plan Area's natural features and topography contours.

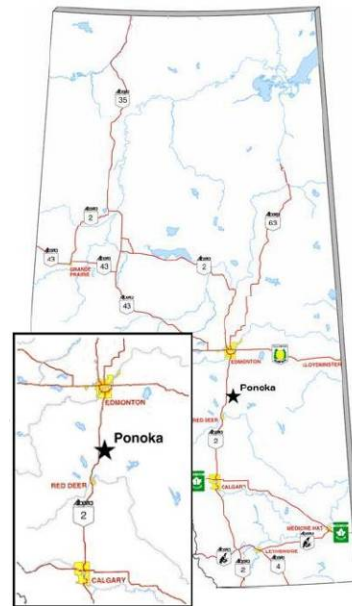


Figure 1: Regional Context



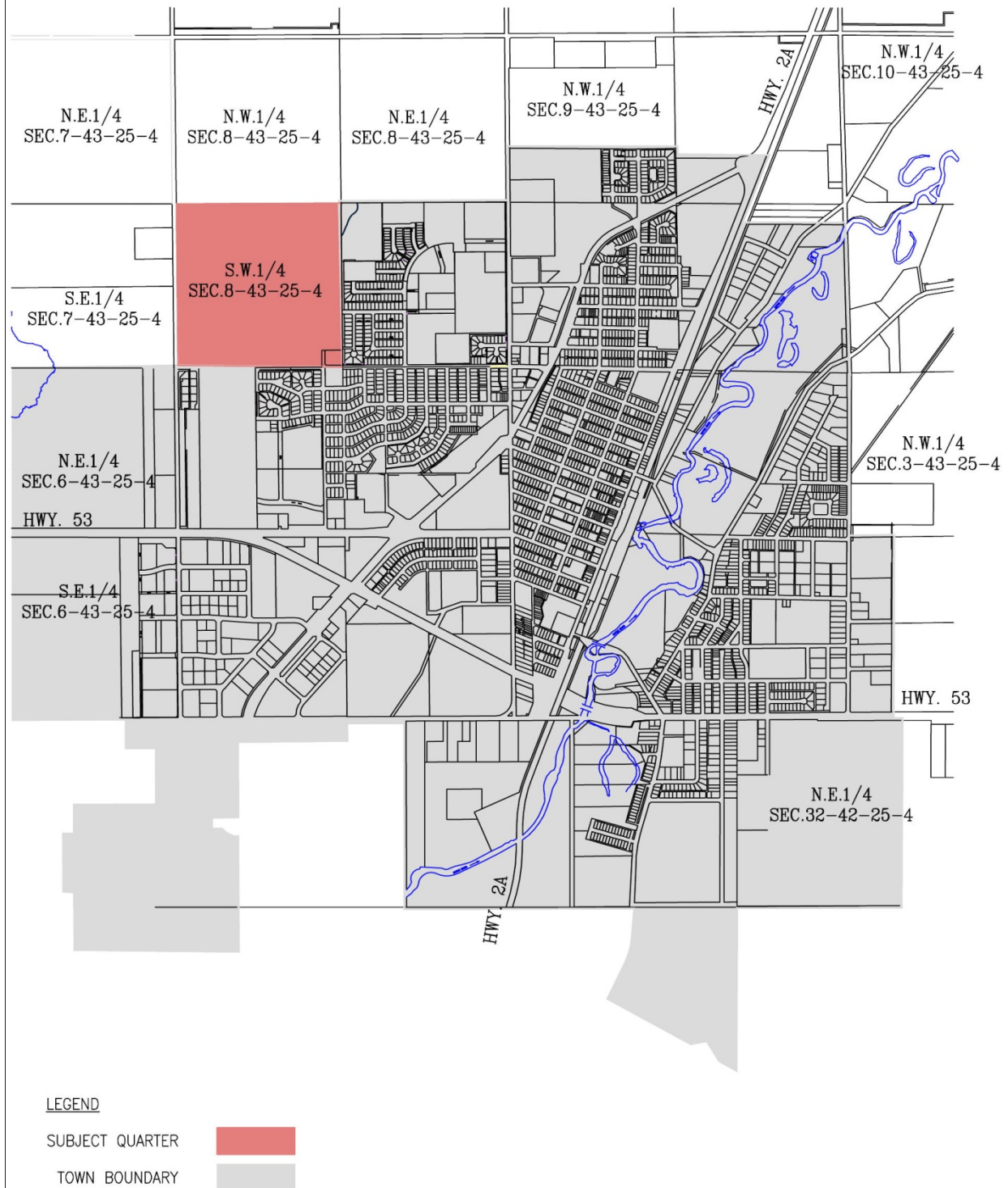


Figure 2: Location Plan

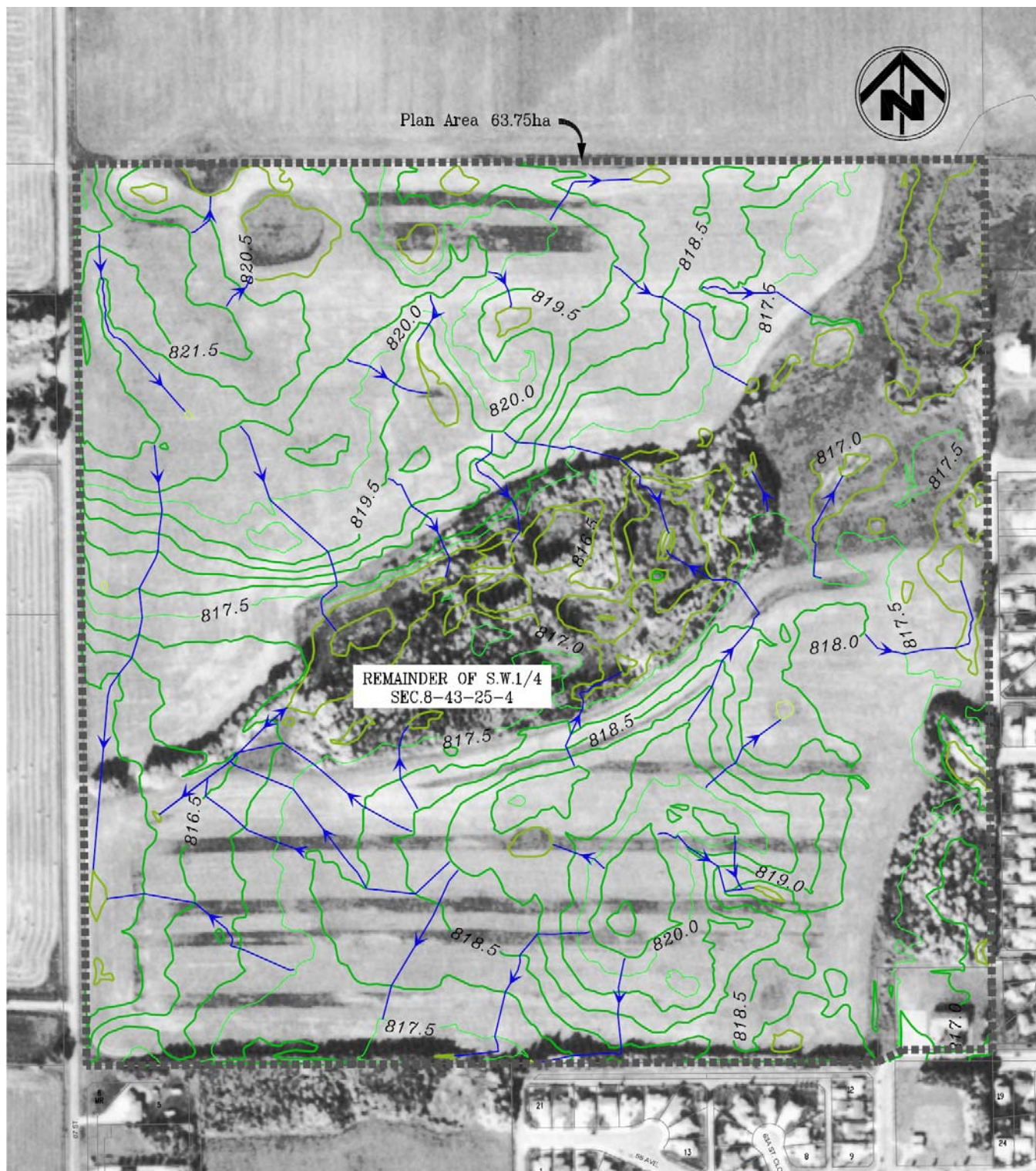


Figure 3: Natural Features and Topography - Contours

### **1.3 Plan Consistency, Objectives and Policies**

- 1.3.1 To ensure the Hudson's Green Area Structure Plan and any future amendments conforms to the provisions of the *Municipal Government Act, Subdivision and Development Regulation* and the Town's Municipal Development Plan and Land Use Bylaw.
- 1.3.2 Subdivision and Development of lands within the Plan area shall conform to the Town of Ponoka's current *Minimum Design Guidelines for Development and Master Servicing Study*.



## 2. Existing Conditions

### 2.1 Surrounding Land Uses

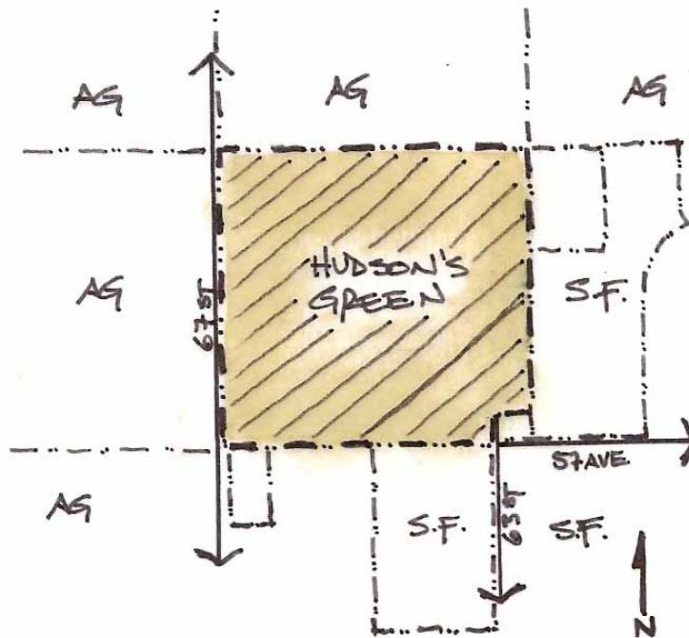


Figure 4: Adjacent Land Use

Existing uses surrounding the Plan area are shown on Figure 4. To the north, northeast, northwest and west ( $E\frac{1}{2}$  7 and  $N\frac{1}{2}$  8-43-25-W4M) adjacent lands are in extensive agriculture within the jurisdiction of Ponoka County. Land located east and southeast ( $NE\frac{1}{4}$  5 and  $SE\frac{1}{4}$  8-43-25 W4M) have been rezoned for residential purposes and is predominantly developed. Lands located in the northwest corner of  $SE\frac{1}{4}$  8 and owned by the Town is a abandoned municipal water treatment facility. Land located directly south of the Plan Area ( $NW\frac{1}{4}$  5-43-25 W4M) is a mix of urban and country residential development while the quarter section located southwest ( $NE\frac{1}{4}$  6-43-25 W4M) is primarily agricultural. A cemetery is located in the northeast corner of  $NW\frac{1}{4}$  7

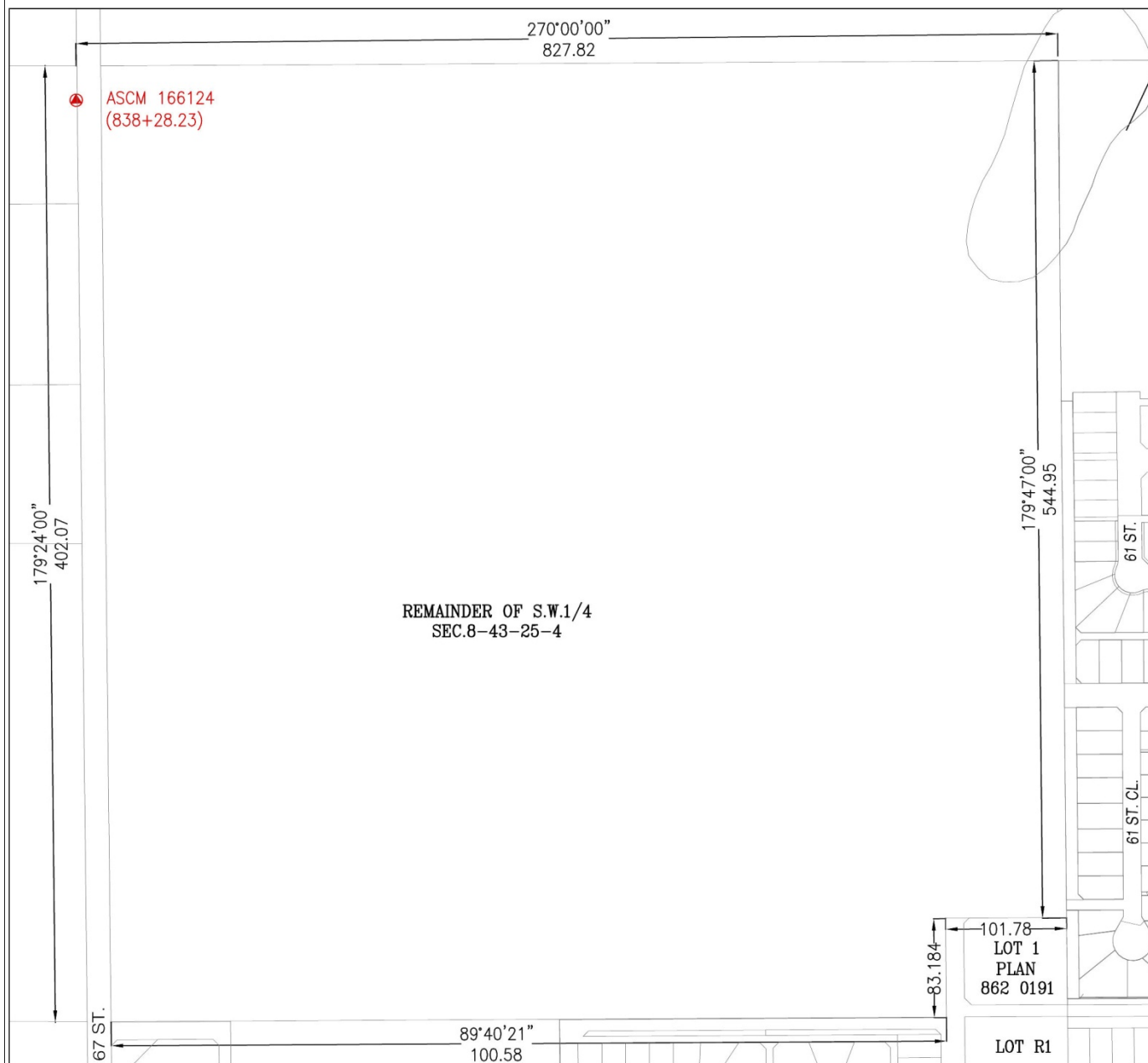
### 2.2 Existing Land Use

The existing conditions of the site are a critical factor when considering the creation of an area structure plan and subsequent land development. The Hudson's Green site conditions are extremely beneficial towards the development of the area and are a strong reflection in the formation of the Plan Visions and Goals.

The Plan Area is gently rolling, and presents several potential locations for access. While three different mature tree stands exist, the majority of the site receives year-round natural light. With the exception of vegetated stands and wetland areas, the site is clear and currently in agricultural cereal crop production, lending itself to development. Approximately 9.8 hectares (41 acres) has been retained in its natural state and has, in the past, been fenced and used for pasturing livestock. This area, referred throughout the Plan as **"the Green"** consists of meadow, the south-western portion of Lake No. 7, and a low area consisting mainly of native species poplar and willow trees and native grasses. Natural stands of trees along the south and east quarter lines also provide a natural amenity to the area. It is intended to retain and enhance a large portion of tree cover and natural area in the Hudson's Green neighbourhood and preserve the green character while developing the site.

There is a 0.83 hectare (2.05 acre) parcel located in the southeast corner of the Plan Area. The parcel is owned by the Alberta Conference of Seventh Day Adventist Church and a discretionary use within the current residential zoning. The 0.631 acre parcel is identified as Lot 1, Plan 862 0191 within the  $SW\frac{1}{4}$  08-43-25 W4M Certificate of Title. Refer to Figure 5: Ownership Plan.

TITLE HOLDER	LEGAL LAND DESCRIPTION	AREA (HECTARES)	AREA (HECTARES)
THE TOWN OF PONOKA	REMAINDER OF SW 1/4 8-43-25-4	62.9	155.59
ALBERTA CONFERENCE OF SEVENTH DAY ADVENTISTS	LOT 1, PLAN 862 0191	0.83	2.05



**Figure 5: Ownership Plan**

## 2.3 Natural Assets and Characteristics

Alberta Agriculture and Rural Development's 2006 Soils Correlation Map identifies the Town of Ponoka and area to be located in SCA 10 Thick Black/Dark Gray-Gray Soil Zone of Central and East-Central Alberta. Soils in this area are medium textured loams, underlain by Glaciolacustrine deposits, forming the foundation for some of the best agricultural lands in Alberta. The Plan Area is generally rolling, with elevations ranging from 816.5 metres to 821.5 metres above sea level.

The naturally occurring area toward the center of the Plan Area consists mainly of a native species grass and poplar and willow trees. The Green includes a body of water in the northeast corner of the Plan Area, identified as Lake No. 7 on the June 1, 1907 Alberta Township Plan. There is also a small meadow located in the east central quadrant of the Plan area, between Lake No. 7 and The Green.

A geotechnical assessment undertaken by the Town reflects topsoil ranging from 150mm to 600mm in thickness. Underlying the topsoil, native sandy silts and clay materials extended to depths of 0.6m to 1.3 m. This frost susceptible, fine grained deposit is slightly sandy and in a low plastic state. The site is underlain by glacial clay till deposit in different thickness throughout the site. In localized areas some soft, plastic clay till was encountered. The geotechnical investigation, a copy of which is available from the Town indicates high water table conditions.



## **2.4 Historical and Archaeological Features**

Alberta Sustainable Resource Development confirms all of SW ¼ 8-43-25 W4M was originally granted to the Hudson's Bay Company (HBC), including both upland and bed and shore of Lake No. 7.

Prior to confederation of Canada, the HBC owned, by deed, all the land within the Province of Alberta. When the HBC surrendered its lands in 1870 to the Dominion of Canada, it retained ownership of all lands south of the North Saskatchewan River within Section 8 of Township 43, Range 25, West of the 4<sup>th</sup> Meridian. Today, the beds and shores within these parcels of land are generally understood to be owned by the current titleholder, as titles based on the original deeds were passed onto subsequent landowners (unless expressly conveyed otherwise).

The Town acknowledges the HBC contribution to Canada, particularly Alberta and Saskatchewan, and resulting historical significance. Accordingly, the Town refers to the Area Structure Plan and resulting neighborhood as Hudson's Green.

## **2.5 Opportunities and Constraints**

The October 2008 Area Structure Plan Background Report, available under separate cover, outlines the principal considerations that may affect future development. Natural features such as the wetlands, natural areas and native shelterbelts, provide both an opportunity and a constraint. While each offers a unique environmental and aesthetic opportunity, the retention and protection of these areas reduces total developable area and may introduce servicing challenges. However, identifying strategies that effectively balance environmental considerations with the long-term goals and objectives of the Town will lead to the success of providing diverse development options within the community.

## 3. Plan Vision and Goals

### 3.1 Vision

The Hudson's Green Area Structure Plan vision statement is consistent with the Town's vision in their current MDP:

*Hudson's Green will be thriving neighbourhood that builds upon and enhances the existing qualities and features of the surrounding community. The neighbourhood will promote healthy lifestyles, contribute to growth, and build on natural amenities.*

*Hudson's Green will be a responsible model development promoting sensitive and sustainable development practices. The neighbourhood will value its natural amenities, offer diverse housing choice, and integrate the historical characteristics of the land and community as a whole.*

#### 3.1.1 Goals and Objectives

The goals and objectives of the Hudson's Green Area Structure Plan will assist Council, administration and developers to assess future land use development concepts.

**To create opportunities for a residential neighbourhood that projects an individual identity while being linked to other areas to promote community interaction**

##### **Objectives:**

- Ensure seamless transition between the Plan Area and existing and future development on adjacent lands;
- Increase residential densities and identify density limits while integrating a range of densities through the use of various Town zoning districts;
- Provide for residential development on a broad scale of lots sizes;
- Introduce opportunity for a commercial element to the Plan Area also if it can be supported by future development of adjacent lands;
- Encourage development toward green/open space;
- Promote attractive sustainable building design and character.

**Increase housing options catering to a range of groups, economic status and life stages**

##### **Objectives**

- Ensure housing for all demographic age groups meet appropriate needs and are fully accessible;
- Allow for the integration of housing which will adapt to future technology and all demographics;

**Create opportunities for personal lifestyle and recreation**

##### **Objectives:**

- Create natural areas for public access and recreational opportunities for all of the Town's residents;
- Design pedestrian friendly and accessible public spaces;
- Encourage the residents and visitors to respect the historical and cultural aspects of the neighbourhood.

**Ensure for functional and safe transportation networks, including vehicular, pedestrian and cyclists needs**

##### **Objectives:**

- Provide for a functional and safe internal road network which connects to existing transportation systems and considers future linkages to adjacent lands;
- Develop a enjoyable pedestrian experience by linking adjacent neighbourhoods



through trails and pathways;

- Encourage the integration of pedestrian-only and non-vehicular routes / spaces;
- Consider pedestrian and cyclist lanes vs. multi-use trails and pedestrian pathway

### **Protect, preserve, enhance, and capitalize on natural features of the Plan Area**

#### **Objectives:**

- Promote the coexistence with neighbouring wildlife habitat;
- Encourage educational programs, where possible;

### **Create and utilize environmentally friendly and sustainable development approaches**

#### **Objectives:**

- Allow for environmentally friendly development and construction approaches;
- Support Leadership in Energy and Environmental Design (LEED) into housing and commercial development;
- Encourage the minimization of the environmental footprint through green technologies
- Manage storm water runoff and pollution through Best Management Practices (BMP).

## 4. The Future Development Concept Plan Policies

### 4.1 Future Development Concept

In determining a strategic direction for development within the Hudson's Green Area Structure Plan, the Town had to consider all options, particularly in light of the extensive natural areas currently existing in the Plan Area. The Town considered a number of development scenarios, ranging from removing all existing natural features, including the wetlands, to preservation of all natural amenities. Although the Crown has no claim on the wet lands, recently adopted Alberta Environment legislation and policies strongly encourage retention of natural and wildlife habitat. While removing habitat would provide additional development area, additional development costs would be incurred, as additional cut/fill on the subject  $\frac{1}{4}$  section would be required. Removing habitat from the Plan Area would also have an impact on the residential desirability of the Plan Area as well as a negative impact on existing adjacent residents/landowners.

The Town notes the subject  $\frac{1}{4}$  section is only one component of a much broader "plan area" which naturally encompasses the NW $\frac{1}{4}$  and NE $\frac{1}{4}$  8-43-25 W4M and could be extended to include SE $\frac{1}{4}$  7-43-25 W4M. The two quarter sections lying north of the Plan Area have been cleared and cultivated, providing no natural areas. The quarter to the west will eventually link to the Plan Area through the integration of storm water management facilities and providing contiguous open space opportunities. Although the amount of developable land in the Plan Area is reduced by approximately 30%, retaining the focus on The Green will result in a highly desirable residential sector within the Town. The integration of natural areas and vegetation within residential neighbourhoods is a growing trend among land developers, as homebuyers continue to seek and demand such amenity features within communities.

The primary land development objective of the Hudson's Green Area Structure Plan is to create a viable, comprehensively designed residential neighbourhood that focuses on a linear storm water management feature which has been integrated into public lands, becoming the focal point of the Plan Area. This natural element provides a significant amenity feature. By ensuring direct access is available along sidewalks, walkways, and open space networks, physical activities, such as walking and cycling, will be promoted. The inclusion of readily available access points and networks results in a decreased need for motorized transportation within the neighbourhood. Similarly, the addition of pedestrian linkages encourages walking and cycling to destinations outside the Plan Area. Municipal Reserves and the storm water facility will protect the Green from encroaching development, enhance wildlife habitat; ensure protection from flooding, and offer passive recreation opportunities.

The Development Concept and Plan Policies reflect the Goals and Objectives that compliment and support the vision and relevant policies of the Town Municipal Development Plan. Relevant Land Use Bylaw standards will be applied at the time of subdivision and development.



#### 4.1.1 General Policies

The purpose of General Policies is to provide guidance relative to the Town's minimum standards and expectations throughout the Plan Area. Through the use of existing Town policy and statutory documents, the Town expects the Hudson's Green to be a model development. In addition, the Hudson's Green Area Structure Plan is anticipated to set an exemplary development precedent, boasting sustainability practices. The Plan policies are crafted to encourage the development industry to be innovative, creative, and responsible, thus reducing the development footprint. As development and growth of Hudson's Green is expected to occur in phases over time, the policies provide the Town latitude to ensure the finished neighborhood is prosperous and well connected.

1. When considering applications for rezoning and subdivision within the Plan Area, the Town shall require a detailed Conceptual Plan identifying elements including, but not limited to development/subdivision design; proposed land use, bylaw amendments using the Town's Bylaw language; an example of a typical lot layout showing location of dwelling(s) and garage(s); landscaped areas for public and private open space, etc. Policy 6.2.6 provides further direction.
2. If commercial and quasi-public space and structures are proposed, the Conceptual Plan shall provide a clear statement of use as well as a second scenario demonstrating how these areas could be developed for traditional residential purposes.
3. The design for the Plan Area shall generally be consistent with the concept shown as Figure 6 Future Development Concept, recognizing the Conceptual Plan is intended to show the general nature of subdivision and is subject to change at the subdivision/rezoning stage without amendment to the Hudson's Green Area Structure Plan. The Conceptual Plan will reassess and confirm/revise the proposed alignment of roadways in relation to adjacent land uses, as shown in Figure 6 Future Development Concept.



## 4.2 Residential Development

The purpose of the Residential Area is to provide for a range of housing options and tenure, from single detached to apartment styles tailored to meet diverse demographics within a comprehensively designed residential neighbourhood. Policies and the Land Use Bylaw designations allow flexibility to accommodate a range of residential unit types that will, in turn, encourage innovation and affordability as well as the ability to respond to changing market conditions. The Residential Area comprises the majority of lands within the Plan Area. Design will be determined through the Conceptual Plan and Land Use Bylaw Amendment process.

There has been interest in the community for additional seniors accommodation as well as a second church site. As a church is provided for within the Town's residential land use districts of the Land Use Bylaw, there are a variety of opportunities to locate a place of worship. As Alberta's senior population grows, this particular segment of the housing market requires an innovative approach to accommodate the broad range of independent, assisted and full-care residential needs. The Plan provides ample opportunity for the provision of independent and assisted living developments within the current residential land use districts.

Table 1 provides a summary of the land use breakdown by area proposed by the Future Development Concept shown on Figure 6.

**Table 1– Area Breakdown**

<b><u>Land Use</u></b>	<b><u>Hectares</u></b>	<b><u>% of GDA</u></b>
Gross Developable Area	63.75	100
R-1	20.05	31.45
R1A	3.63	5.69
R2	3.95	6.2
R3	4.49	7.05
R4	3.69	5.8
INST	0.56	0.88
PUL	7.01	10.99
MR	4.25	6.66
Transportation	16.12	25.28

**Note:** The areas shown in Table 1 are approximate

#### 4.2.1 Residential Policies

1. Traditional single-detached, two-unit residential uses, and street-oriented multi-family housing, shall be the predominant use of land within the residential area.
2. Affordable multi-unit housing forms, special needs housing, institutional uses, recreational uses, public uses and other similar and accessory uses to the above should be included within the residential area, where compatible and necessary.
3. Unless alternative access is unfeasible, residential lots shall not have direct access to arterial and major collector streets;
4. Public and private open space shall be provided to meet the active and passive recreational needs of residents.
5. Elements of design, including but not limited to architectural detailing, street signs and landmarks, shall be applied at the Conceptual Plan stage.
6. Design Guidelines and Architectural Controls proposed by the developer shall be reviewed and accepted by the Town to ensure attractive and aesthetically pleasing streetscapes and public spaces are planned.
7. Consideration shall be given to sustainability principles through the design of the Plan Area by encouraging walkability and concentrating multi-family units near entrance points.
8. In order to support the efficient provision of infrastructure, amenities and services, a residential density of at least 9.88 units per gross developable hectare (4.0 units per gross developable acre) shall be achieved. It is anticipated the density could be as high as 17.3 units per gross developable hectare (7 units per gross developable acre). Development of individual parcels and cells can occur at higher and lower density levels. Statistic Canada data indicates the Town's average household occupancy to be 2.8 persons per household. Hudson's Green will support approximately 839 new residential units, bringing the population of the area to 2,349, based on 14.8 units per gross developable hectare (6 units per gross developable acre).
9. Where residential uses are located adjacent to a commercial site, both the residential and commercial development shall be designed to mitigate potential visual and noise conflicts.
10. Conceptual Plans adjacent to the municipal boundary shall address land use compatibility to prevent future conflicts.
11. Conceptual plans for sites adjacent to the Hudson's Green wet land and Natural Area (The Green) shall be submitted to the Town with sufficient detail (property lines, building setbacks, contour lines etc.) to clearly demonstrate the developer's intended treatment of the interface. Interface treatment shall be designed with identifiable points of entry and clear boundaries between public and private spaces. The Town may, at its sole discretion, require additional studies at the developers cost to confirm uncertainties and environmental protection.

#### 4.3 Neighbourhood Commercial Development

As a general rule, a population of 1,000 persons within a 400 metre radius is required to support a neighbourhood commercial development. Although the Town considered a commercial node within the Hudson's Green development, a specific site has not been identified on Figure 6 Future Development Concept as development of adjacent lands may be required in order to support a commercial development. The Town will consider a commercial or mixed use commercial/residential node within the Plan area providing a Conceptual Plan can clearly demonstrate to the Town's satisfaction the site is suitable and Commercial Policies within the Area Structure Plan have been fully addressed. It is expected any development of a commercial node within the Hudson's Green community would occur in a late development phase and must be strategically located within the Hudson's Green community to enable a cohesive grouping of retail, business and personal services to area residents without jeopardizing the integrity of the downtown core.





#### 4.3.1 Neighbourhood Commercial Policies

1. Commercial development shall be physically compatible with planned adjacent residential areas. Building facades and landscaping shall be thoughtfully treated on all sides.
2. The Conceptual Plan shall identify if commercial development will be separated from or integrated with adjacent residential development (mixed use). Where the intent is to integrate commercial and residential land uses into a mixed-use area, the Conceptual Plan shall illustrate that the area is designed to provide an appropriate interrelationship between residential and commercial uses.
3. Commercial loading and servicing areas should be screened from adjacent development and roads. A mix of deciduous and evergreen trees and shrubs, shall be used in order to provide all-season visual relief from paved areas.
4. All buildings within a commercial site shall have a coordinated architectural style. Long continuous building walls or façades shall be broken up by architectural detailing such as windows and/or roofline articulation. Rooftop mechanical devices shall be screened. Architectural guidelines shall be submitted to and approved by the Town.

#### 4.4 Institutional and Public Uses

There is currently only one institutional or public use within the Plan Area, being the 7<sup>th</sup> Day Adventist Church, located in the southeast corner of the Plan Area. As churches are permitted within the residential land use districts of the Town's Land Use Bylaw, the current zoning of this property is Low Density Residential R-1 District. Although there has been an

interest for the Town to consider additional seniors lodge accommodation, the Town is currently unaware of the need for other housing forms required to support the community, such as hospices and long-term care facilities. It is anticipated such uses will need to be addressed on a case-by-case basis.

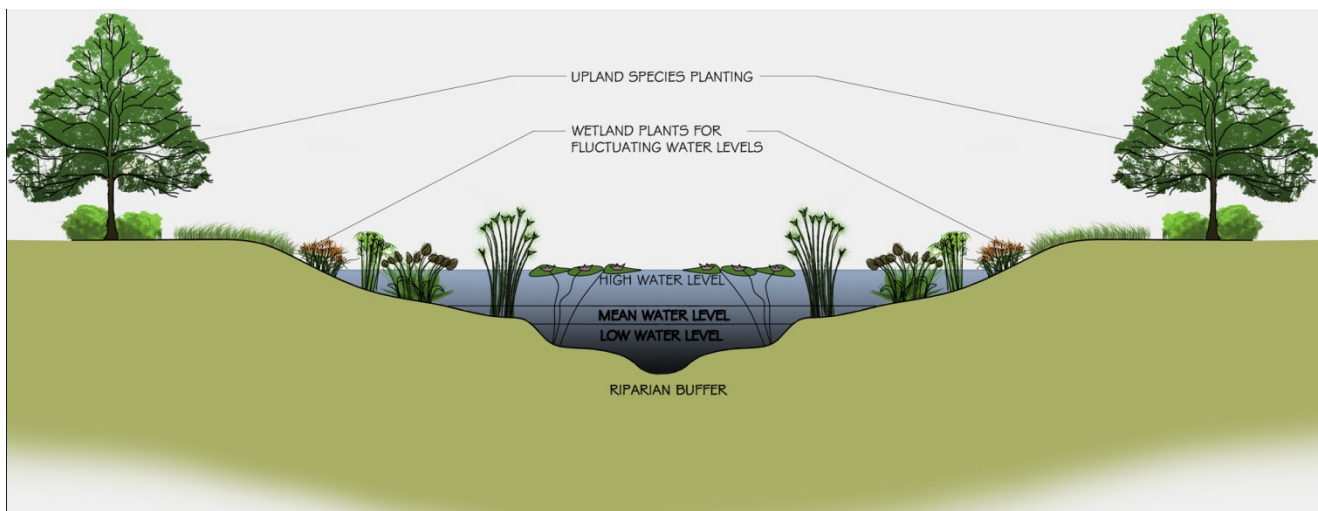
#### 4.4.1 Institutional and Public Land Use Policies

1. Public and quasi-public institutions and services such as places of worship and daycare facilities should be located adjacent to collector roads.
2. Church sites will be considered within the Hudson's Green Plan Area, at which time rezoning to Institutional and Public Use (IPU) District may be considered.
3. Other forms of residential uses, such as hospitals, nursing homes and hospices may be considered within the Hudson's Green Area Structure Plan on a site specific basis. Key influencing factors will include adequate access and on-site parking. Rezoning to Institutional and Public Use (IPU) or Direct Control (DC) Districts will be required.
4. The Town will work with the Community in providing adequate sporting facilities and community facilities. The Town will undertake the feasibility of converting the decommissioned water treatment facility, located directly east of the Plan Area, for public use, in conjunction with the Hudson's Green Open Space network.
5. The Town does not support the development of a cemetery or crematorium within the Plan Area.

#### 4.5 Public Land and Open Space

The most significant open space/environmental feature on the land is the permanent wetlands and associated native area known as "the Green" and bisecting the Plan Area. The natural area will be appropriately integrated with the stormwater management facilities for the development. Close proximity of the school grounds and soccer pitches suggest larger tracts of land for schools or sports fields are not required. Pedestrian walk and pathways required to support trail linkages to the Green as well as to areas outside the Plan Area have been incorporated. Parkettes or tot lots are not considered an integral component by the Town and will be evaluated as a case-by-case basis at the Conceptual Plan stage. These parks will be located to provide convenient access for all residents, as well as to ensure a safe play environment for younger children.

Stormwater management facilities will be integrated into a natural open space system, providing pathways that will encourage pedestrian and cyclist movements. The water treatment facility, northeast of the Plan Area, is to be decommissioned in the near future. The Town is considering the feasibility of utilizing the existing concrete block structure for public use, in conjunction with the Green.





#### **4.5.1 Public Land and Open Space Policies**

1. The Town is retaining the Green as a public natural area and stormwater management facility and encourages passive recreation and education opportunities and explore funding options, such Alberta Ecotrust and local community park sponsorship.
2. A trail system of sidewalks and pathways will link residential areas to the Green, as well as to areas adjacent the Plan Area to encourage walking and cycling throughout the Town.
3. Development of additional public or open space shall be clearly demonstrated to the Town in the Conceptual Plan, at which time consideration will be given to the dedication of municipal reserves in land or a combination of land and cash-in-lieu of land. Unless otherwise accepted by the Town, municipal reserve dedication will be required at the subdivision stage as a cash-in-lieu contribution to develop and enhance the Green and other open space components within or linking to the Plan Area.
4. Consideration of contributions to public amenities including trail and linear park development, gazebos or other ornamental structures shall be reviewed on a case-by-case basis and considered only if arrangements for long term maintenance by the developer is agreed upon. Should such an arrangement be agreed upon, 100% of the capital cost of the optional amenity is the responsibility of the Developer. All optional amenities and maintenance intentions shall be confirmed at the development agreement stage.

## 5. Transportation, Engineering and Utilities Servicing

All development within the boundaries of the Hudson's Green ASP shall be fully serviced to urban standards with paved streets, piped municipal utilities (water, sanitary sewer, and storm water), and shallow utilities (gas, electrical, telecommunications). Unless otherwise stipulated within the development agreement, all utilities shall be constructed prior to, or in conjunction with, development. If necessary, rights-of-way and easements shall be provided to accommodate the extension of roads and utilities through the development. Road and utility alignments will be identified at the Conceptual Plan stage and confirmed prior to, or during, the Tentative Subdivision Plan or Construction Drawing Approval stage.

### 5.1 General Policies

1. All development in the Plan Area shall meet the requirements of the Town's *Minimum Design Standards for Development*.
2. All development in the Plan Area shall be consistent with the Town's *Engineering Master Servicing Plan*.
3. Urban development within the Plan Area shall be serviced with shallow utilities (gas, electricity, telecommunications, etc.). Rights-of-way and easements should be addressed to the mutual satisfaction of the Town, utility provider and developer.
4. In the event over sizing of trunk water mains is required by the Town, the Town will pay these costs at the time of construction.
5. Water main stubs will be provided as part of all future development with cost recovery of these improvements to be negotiated with the Town.
6. The developer shall provide sanitary main stubs for all future development with cost recovery of these improvements to be negotiated with the Town.
7. Electricity, Natural Gas, Telephone and Cable Television will be provided on a phase by phase basis, at the developer's expense.
8. Subdivisions with back lanes will have solid waste pick-up occur from the back lane.
9. Subdivisions with no lanes will have solid waste pick-up occur from the front street.
10. All outdoor solid waste disposal areas must be adequately contained and screened from view to mitigate any unsightly views and nuisance issues.

### 5.2 Transportation

#### 5.2.1 Existing Transportation

The Plan Area is currently surrounded by existing residential development to the east and south of the subject lands and a county road to the west. The goal of the proposed development is to utilize all of the existing roadways to direct traffic either to the downtown business area, industrial areas or to Highway QEII. All existing roads, with the exception of Range Road 256 (67<sup>th</sup> Street), are currently developed to the Town's current design standards.

#### 5.2.2 Transportation Objectives

The Plan Area is proposing to have a central natural park area. The neighbourhood objective is to safely and conveniently allow for vehicle, pedestrian and bicycle traffic to access the Green as well as to commute traffic in and out of the subdivision. Secondary objectives are to aid the Town in emergency access, street cleaning, garbage collection, and adequate parking for residents.

### 5.2.3 Proposed Transportation Network

To achieve the goals and objectives, the proposed site will consist of local and collector roadway systems that tie into the existing transportation system and allow for future networks to be developed to the north and south. See Figure 7. The Hudson's Green's primary access will be on the west side of the Plan Area, from Range Road 256 (67<sup>th</sup> Street), with secondary and initial access points connecting to 63<sup>rd</sup> Street and 60<sup>th</sup> Avenue. To complete this development, Range Road 256 will require construction improvements from Highway 53 to the north entrance of the development. Staging of improvements will coincide with the access point being developed. The cost recovery of these improvements will follow the direction of the *Municipal Government Act*. In conjunction with this development, the Town will need to develop 57<sup>th</sup> Avenue, from 63<sup>rd</sup> Street to Range Road 256. Land from the Plan Area may be required to ensure proper right of way widths are available for this purpose. The extension of the 63<sup>rd</sup> Street minor collector road, north through the Plan Area, will link existing and future development to the north and south as will the future 66<sup>th</sup> Street.

An Open Space Master Plan for the Green should be developed prior to construction to ensure pedestrian and cyclist needs are addressed. Aesthetic infrastructure details will aid in the overall development's visual appeal. These improvements could include arched roadways, block wall construction and decorative lighting and signing.

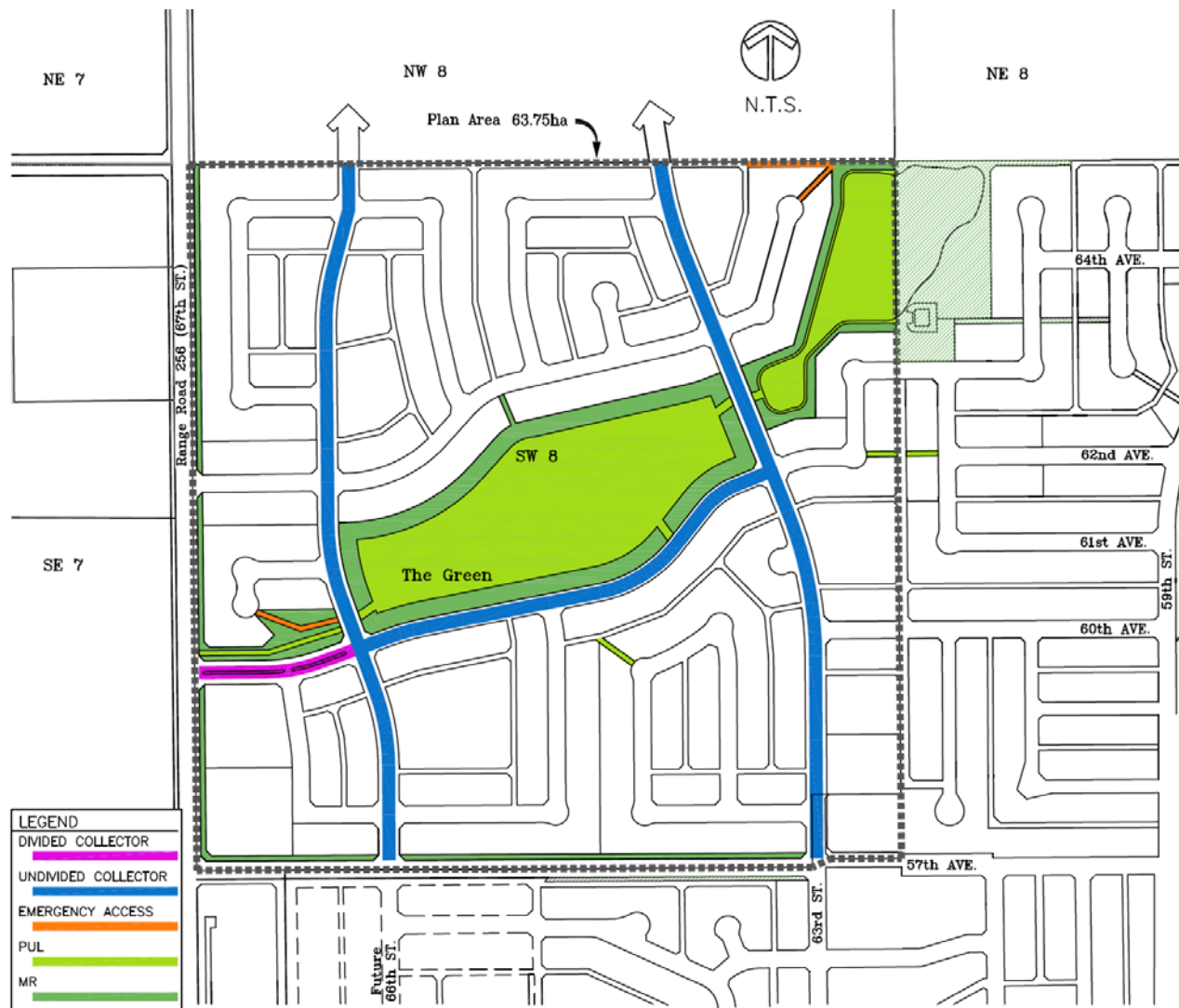


Figure 7: Future Transportation Plan

### **5.3 Servicing and Utilities**

#### **5.3.1 Existing Services and Utilities**

Hudson's Green is bordering existing residential development and all relevant services can be extended into the proposed subdivision. The proposed development will not overtax the Town's overall systems currently in place.

#### **5.3.2 Servicing Objectives**

The objectives of the Hudson's Green development is to provide the most economical and environmentally sustainable servicing and utility infrastructure that will meet the service requirements imposed by the new development. At each phase of the development all of the proposed improvements will follow Alberta Environment's requirements as well as the Town's servicing studies, design standards and specifications. In conjunction with this Area Structure Plan, the Town will prepare a detailed outline plan for all the servicing requirements for the proposed development prior to Phase 1 being developed.

#### **5.3.3 Water**

Hudson's Green is proposing to have a fully looped water system, as shown in Figure 8. At present, no trunk mains are required to pass through this development. In future, Figure 8 may be updated, if over sizing of the mains are required. The initial connection points will occur at the Intersection of 63<sup>rd</sup> Street and 57<sup>th</sup> Avenue and at 60<sup>th</sup> Avenue, west of 61<sup>st</sup> Street Close.

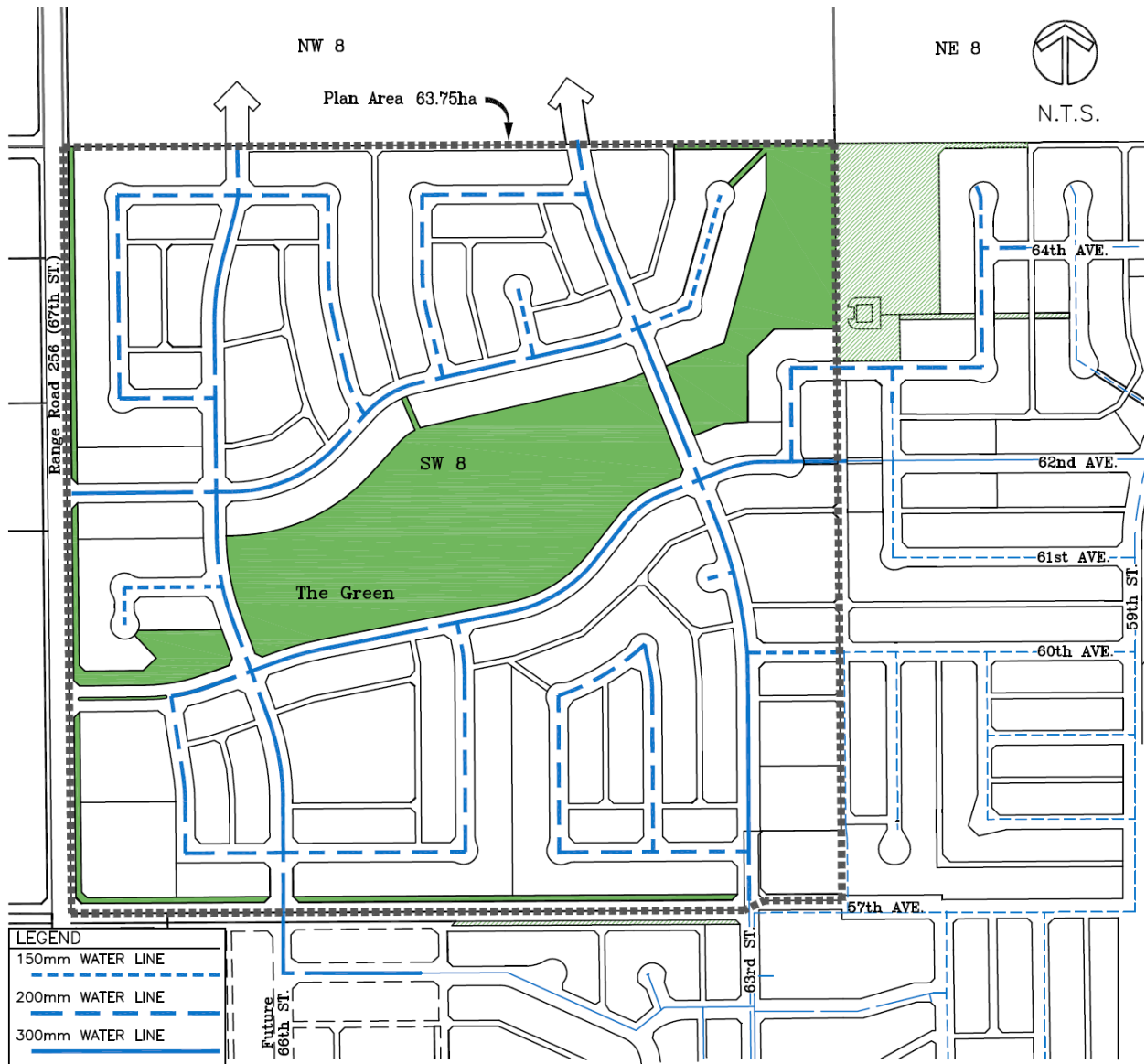


Figure 8: Water Mains

#### **5.3.4 Sanitary**

The proposed Sanitary system will tie into the existing Town system at 60<sup>th</sup> Avenue, west of 61<sup>st</sup> Street Close. The existing sanitary system in place will allow for initial development. Upgrading of the current system at 59<sup>th</sup> Street may be required for full build-out of the Hudson's Green development. The initial phases of the subject lands will gravity feed to the initial tie in point at 60<sup>th</sup> Avenue. Remaining lands, on the west side of this development, will tie into a future gravity sanitary main that will be installed on 66<sup>th</sup> Street. Figure 9 illustrates proposed sanitary servicing of Hudson's Green.



Figure 9: Sanitary Mains



### **5.3.5 Storm Water Management**

A detailed storm water management report was prepared in conjunction with the Hudson's Green Area Structure Plan. The "Hudson's Green Stormwater Best Management Practices" report follows the "Northwest Master Storm Water Management Plan, Hydrology Assessment and Modeling".

The major stormwater management feature will be sensitively integrated into the Green. Stormwater from the Plan Area will be treated in stormwater facilities that will include appropriate stormwater ponds and drainage systems, including a VortSentry or equivalent Hydrodynamic Separation System, prior to being released to the southwest. The report utilizes 'Best Management Practices' established by Alberta Environment, which will minimize the negative impacts of stormwater on the wetlands and adjacent properties.

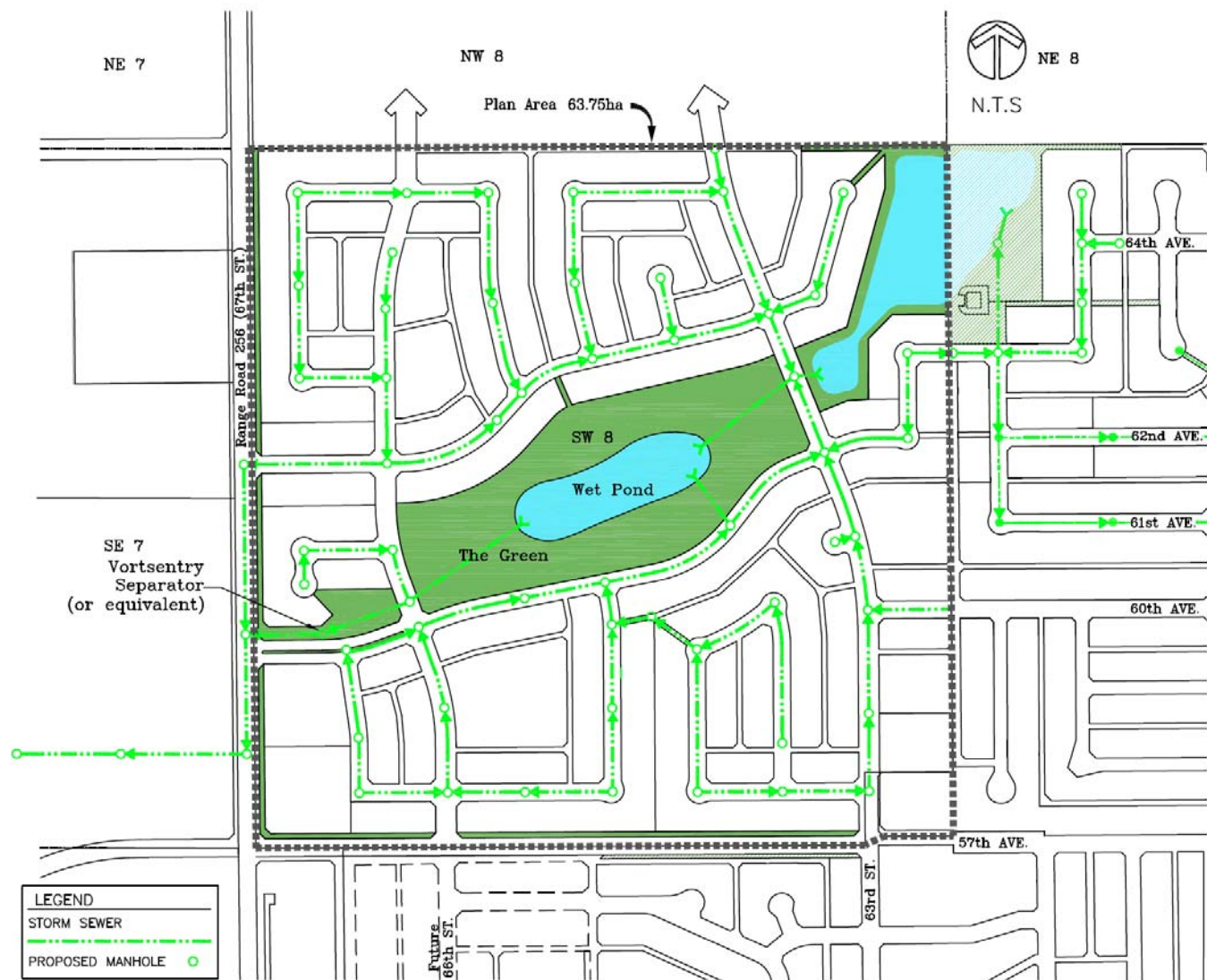


Figure 10: Storm Sewer Mains

### **5.3.6 Shallow Utilities**

Electricity, Natural Gas, Telephone and Cable Television will be provided on a phase by phase basis. It will be the developers responsibility to contact the current franchise holder of each utility to determine the requirements for servicing the development.

### **5.4 Solid Waste Collection and Disposal**

The Town's Waste Transfer Facility is located a short distance outside the northeast corporate limits. Currently, solid waste, garbage, furniture, drywall, plastics, white goods, branches, wood, and tires, among others, are accepted. The Waste Transfer Facility also operates a compost program for residents to drop off compostable materials. The Town currently provides solid waste pick-up of two receptacles per residence per week. Additional receptacles may be rented from the Town for a nominal fee.

A Recycling Depot accommodates the collection of newsprint, cardboard, tin cans, clear glass, # 2 plastics and gable top milk cartons. In the Spring and Fall, the Town provides a Clean-Up week where the residents' compostable materials are picked up at no charge. This program helps to promote recycling and minimize the impact of compostable materials on a landfill. An annual Toxic Round-Up is held for proper disposal of hazardous waste.

## **6. Implementation and Amendment**

While the implementation of the Plan will be achieved through many different planning initiatives, the principal means of implementation will occur through the Land Use Bylaw Amendment process. Council will rezone lands to the applicable residential, commercial and other land use districts.

### **6.1 Phasing**

As it is not practical or economically feasible to service the entire development in one phase, a detailed phasing plan will have to be followed. Figure 11 provides a conceptual phasing plan, as a guide to show how the area might be developed; as well, smaller development parcels can be created upon the Town's approval. The required storm outlet works, ponds and VortSentry or equivalent separator will be constructed as soon as the Green discharges storm water generated by new development and prior to its release. The Town will develop the Green as the Plan Area develops, at a pace approved by Town Council.

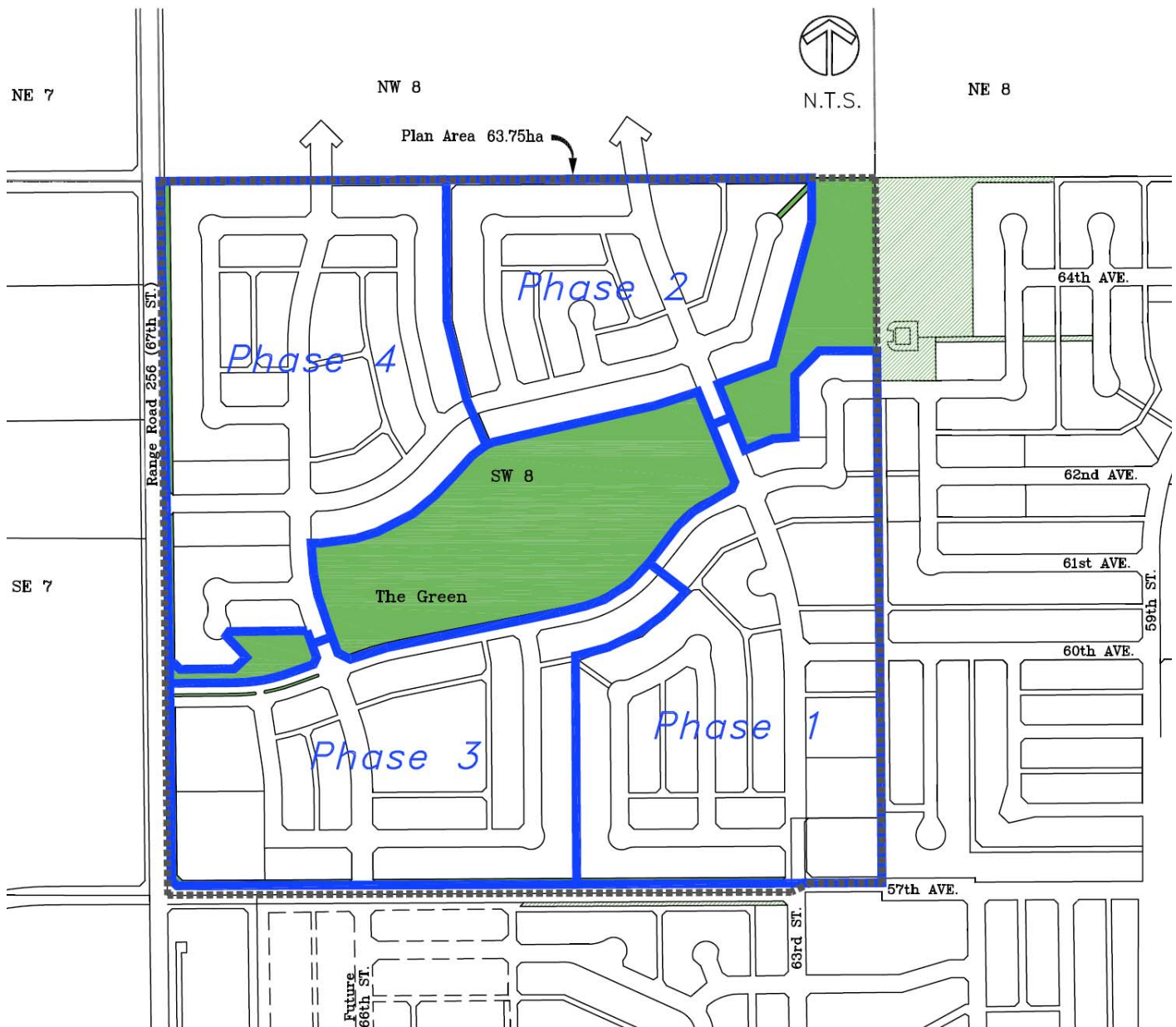


Figure 11: Phasing Plan

## 6.2 Implementation and Amendment Policies

1. Amendments to the Area Structure Plan shall be made by bylaw. Notwithstanding, The Hudson's Green Area Structure Plan and Figure 6, Future Development Concept is conceptual only. Minor variations from Figure 6 Future Development Concept can be considered by the Town without amending the plan providing it can be clearly demonstrated that the planning principles and objectives of the Plan have been maintained and the density provisions of the Plan Area have not been significantly affected.
2. The Town shall consider the objectives and policies of the Plan prior to making decisions on Land Use Bylaw amendments within the Plan Area and consider possible amendments to the Plan from time to time to respond appropriately to changing or unforeseen circumstances. This may include Land Use Bylaw amendments and alternative development standards in order to increase the diversity and affordability of housing and development within the Plan Area.
3. The Town will undertake the development of the Green. At the same time, further consideration will be provided in the feasibility of using the decommissioned water treatment facility for public use.
4. The timing and direction of development within the Plan Area shall be determined primarily through the Conceptual Plan, subdivision and rezoning process, at which time the design and land use pattern for the subject site shall be determined to enable subdivision and development to proceed.
5. A tentative plan of subdivision may also be used to accompany a land use amendment at such time as the subdivision plan is generally consistent with Figure 6 Future Development Concept.
6. A Conceptual Plan shall be used to accompany an application to amend the Land Use Bylaw where the developer wishes to proceed with approvals encompassing a larger area and where the proposed subdivision results in a refinement of Figure 6 Future Development Concept and should occur concurrently with the Land Use Bylaw amendment.
7. A Conceptual Plan shall include the following:
  - Confirmation the Conceptual Plan complies with the Town's Municipal Development Plan, Hudson's Green Area Structure Plan, and all other statutory documents. The Conceptual Plan should clearly identify any inconsistencies with Figure 6 Future Development Concept, noting the reasoning for such inconsistency;
  - The type, size and location of proposed land uses, including the percentage of land area allocated to each land use, roads, lanes, public utilities and reserves.
  - Proposed Land Use Districts based on the Town's Land Use Bylaw;
  - An approximate number of dwelling units, addressed in housing type; and overall density calculation for the plan area;
  - Location of proposed public and quasi-public facilities such as parks, playgrounds, places of worship, seniors housing;
  - The Conceptual Plan shall address erosion prevention measures proposed during construction, including site grading, silt fencing, and ditch checks. Landscaping shall be employed as required and appropriate throughout the Plan Area, utilizing Best Management Practices (BMP's).
  - Detailed elements showing sidewalks, servicing, road widths, pathways, and connections shall be included. Engineered transportation assessment of roadways, taking into consideration existing background transportation and future build-out within the Plan Area, and alignment of proposed roads, lanes, and trails, in reference to the Area Structure Plan and the Town's *Engineering Master Servicing Plan*;
  - Confirmation the Conceptual Plan conforms to the Hudson's Green Stormwater Best Management Practices document adopted by Council.
  - Other assessments or technical information as deemed necessary by the Town to evaluate the Conceptual Plan.
7. Transitional and temporary uses allowed under the land use district in effect that do not comprise the ultimate urban development of the site, such as extensive agriculture, temporary storage, resource extraction activities, etc. may be allowed where it is determined to be compatible and appropriate by the Town.



## 7. Interpretation

For the purpose of interpretation and implementation of the Plan, the following definitions apply:

***“1999 Minimum Design Standards for Development”*** shall mean the minimum design standards for development as amended, updated and adopted by the Town of Ponoka.

***“Conceptual Plan”*** refers to a conceptual plan submitted to and adopted by the Town of Ponoka, in support of rezoning and subsequent subdivision of land.

***“Engineering Master Servicing Plan”*** shall mean the servicing plan as amended, updated and adopted by the Town of Ponoka.

***“Green”*** refers to the natural area which bisects the Plan Area into north and south components and includes that portion of Lake No. 7 located in the northeast quadrant of the Plan Area, meadow, wetland and natural vegetation.

***“Hudson's Green Stormwater Best Management Practices”*** means the stormwater management plan adopted by County on May 11, 2010 via resolution #TP/10/230, including any subsequent amendments or successor documents.

***“Municipal Development Plan”*** shall mean the Municipal Development Plan adopted by the Town of Ponoka

***“Quasi-public”*** facilities shall mean facilities and spaces which are available to the general public but are privately owned, may be operated through government funding, and include non-profit fraternal and community service organizations.

***“Shall”*** refers to a specific non-negotiable expectation of development.

***“Should”*** provides general direction and/or options that are strongly recommended.