

**Northeast Tofield Area Structure Plan
Town of Tofield
Haltek Developments Inc.**

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Table of Contents

1.0	Introduction.....	1
1.1	Purpose	1
1.2	Plan Area.....	1
1.3	Land Ownership	1
2.0	Statutory Compliance	2
2.1	Town of Tofield Municipal Development Plan 2006	2
2.2	Town of Tofield Land Use Bylaw 1151	3
3.0	Site Conditions	4
3.1	Surrounding Land Uses.....	4
3.1.1	Sewer Line Right-of-Way.....	4
3.1.2	Natural Resource Pipeline.....	4
3.1.3	Area Landfill.....	4
3.1.4	Transportation Context.....	4
3.1.5	Existing Land Uses and Development	5
3.2	Physical Features	5
3.2.1	Topography.....	5
3.2.2	Environmental Features	5
4.0	Development Concept.....	6
4.1	ASP Development Objectives	6
4.2	Development Concept.....	6
4.3	Residential Land Uses.....	7
4.3.1	General Patterns.....	7
4.3.2	Large Lot Residential.....	7
4.3.3	Low Density Residential	7
4.3.4	Medium Density Residential	7
4.4	Parks and Open Space	8
4.4.1	Roadway Network.....	8
5.0	Engineering Services	9
5.1	Water Supply and Distribution.....	9
5.2	Sanitary Drainage System.....	9
5.3	Stormwater Management system.....	9
5.4	Shallow Utilities	9
5.5	Staging	9

List of Figures

After Page

Figure 1 – Context Plan.....	Page 1
Figure 2 – Land Ownership	Page 1
Figure 3 – Land Use Context.....	Page 4
Figure 4 – Site Conditions	Page 5
Figure 5 – Development Concept.....	Page 6
Figure 6 – Transportation	Page 8
Figure 7 – Water Supply & Distribution System	Page 9
Figure 8 – Sanitary Sewer Systems	Page 9
Figure 9 – Stormwater Systems	Page 9
Figure 10 – Development Staging	Page 9

List of Appendices

Page

Appendix 'A' – Proposed Land Use Statistics	Page 10
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1.0 Introduction

1.1 Purpose

The purpose of this Northeast Tofield Area Structure Plan (ASP) is to provide a land use framework for the future development of lands located in the north eastern part of the Town of Tofield.

This document has been prepared in accordance with Section 633 of the Municipal Government Act which states the general purpose of an ASP is to describe land use, population, the general location of major roadway and utilities servicing the lands, and the sequence of development.

This ASP is also prepared in conformance with the development policies included in the Town of Tofield Municipal Development Plan. The ASP is intended to provide a framework for the subsequent preparation of specific districting and subdivision plans under the Town of Tofield Land Use Bylaw.

1.2 Plan Area

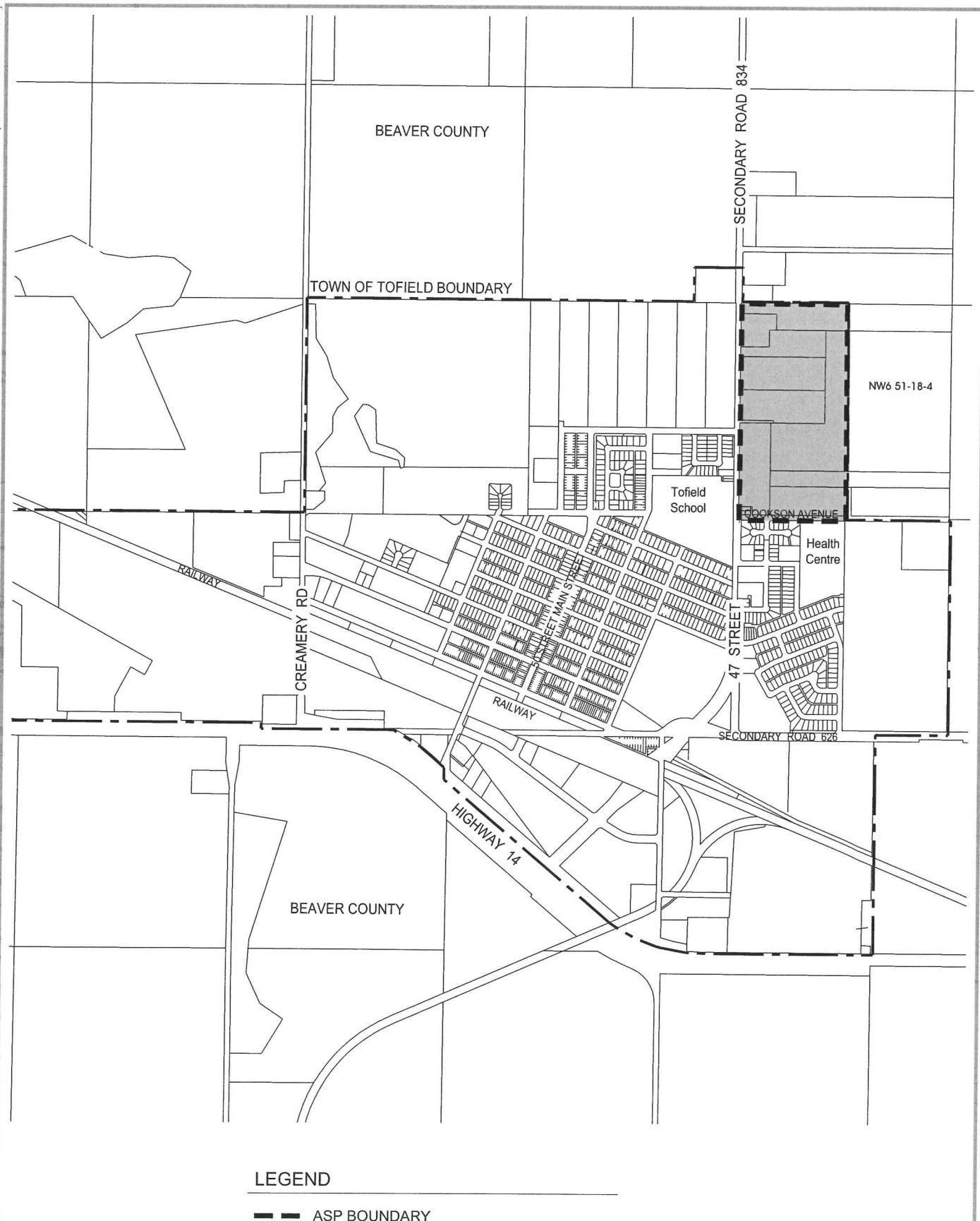
The development area in this ASP includes approximately 33.0 hectares of land. The specific neighbourhood boundaries are:

- 47 Street (Secondary Highway 834) to the west;
- Cookson Avenue to the south; and
- the Town of Tofield municipal boundary on the north and east

The ASP boundary encompasses all the remaining undeveloped lands within the Town east of 47 Street and is contiguous with existing development to the south. See Figure 1.

1.3 Land Ownership

Multiple landowner parcels and some municipal lands are included in the ASP area. Land ownership is shown on Figure 2. The ASP has been prepared by one landowner who controls a majority of the total ASP area. The remaining landowners were consulted through the preliminary Plan development and are generally in agreement with the ASP as proposed.



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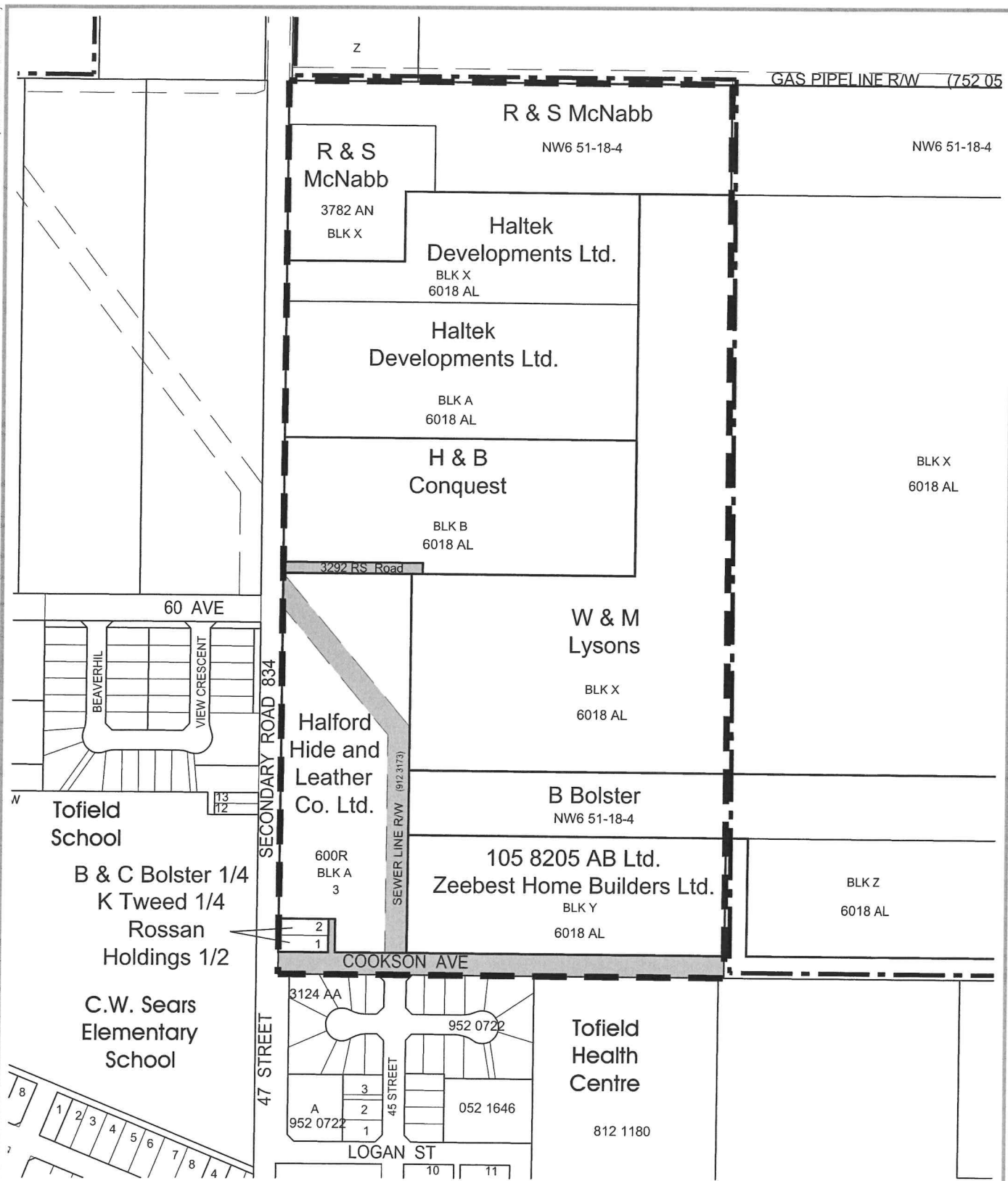
- ASP BOUNDARY
- TOWN OF TOFIELD MUNICIPAL BOUNDARY
- PLAN LOCATION



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**Northeast Tofield
 Area Structure Plan
 Haltek Developments Inc.
 Context Plan**

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- ASP BOUNDARY
- TOWN OF TOFIELD MUNICIPAL BOUNDARY
- RIGHTS-OF-WAY

**Northeast Tofield
 Area Structure Plan
 Haltek Developments Inc.
 Land Ownership**

2.0 Statutory Compliance

2.1 Town of Tofield Municipal Development Plan 2006

The Town of Tofield Municipal Development Plan Bylaw 2006 (MDP), is the community's master planning document that guides future growth and development and informs all subsequent planning documents. MDP Figure 2 – Areas Requiring Detailed Planning, identifies the ASP area as requiring an Outline Plan and/or Area Structure Plan before permanent development occurs.

This ASP is consistent with relevant goals and objectives described in the MDP for residential development, recreation, and transportation planning which include:

Residential Development – To continue to provide the Town of Tofield with high quality residential development.

Objective 5 *The Town shall encourage in-fill housing prior to 'leap-frog' development and/or annexation.*

The ASP is bound on the south and southeast by developed areas of the Town, and is therefore contiguous with the existing development and represents a growth area for future residential development.

Objective 6 *The Town shall encourage affordable and innovative housing.*

The ASP intentionally provides for a range of housing types that can address several market types. The range of parcel sizes and variety of medium density housing proposed can accommodate more compact forms of development and may also provide affordable housing options. This could include innovative housing for seniors and rental accommodation.

Objective 8 *Medium and high density housing shall be encouraged to locate and have access to major collector streets.*

Traffic from the medium density sites in the ASP area will be directed to the 60 Avenue future collector and have direct access to 47 Street.

Objective 9 *Medium and high density housing shall be encouraged to locate adjacent to or within walking distance of public open space and/or community facilities and the Town's downtown.*

Medium density sites are grouped to take advantage of parks and greenways. Pedestrian links provide access to nearby recreational opportunities and create buffers between land uses.

Objective 10 *Large lot residential will be allowed within the Town, but only on the basis of full municipal piped services and paved roads.*

The north ASP area is designated for large lot residential uses. These large lots will be developed for country estate type residential complete with piped services, paved roads, and underground power.

Recreation Planning and Municipal Reserves – The Town of Tofield recognizes the need for open space in addition to the major exhibition/fairgrounds, and this includes smaller recreational areas located throughout the developed community.

Objective 1 *The Town will ensure that suitable sites are reserved for park and school facilities as the community expands.*

The ASP is in close proximity to the Tofield School. School age children in the neighbourhood will utilize this existing facility. A variety of active and passive parks and open spaces are provided to the maximum ten percent allowable municipal reserve dedication.

Objective 3 *The Town shall encourage the implementation of the park plan to connect and utilize new and existing recreational space throughout the community.*

The ASP defines a system of parks and interconnecting pedestrian trails that utilizes all available municipal reserve dedication available. These park spaces have been equitably located to provide good access to recreational opportunities for all residents.

Transportation – The Town of Tofield recognizes that transportation networks influence the shape of the community and so have established a Transportation Master Plan.

Objective 1 *The Town will establish a hierarchy of roads to encourage the efficient flow of traffic.*

The ASP recognizes 47 Street as an arterial roadway so accesses from the Plan area to 47 Street are limited to two. Also consistent with the MDP *Figure 1 – Land Use and Transportation Plan*, 60 Avenue is proposed to extend east through the ASP as a collector road. Local roads will generally feed to the collector roadway and then connect into 47 Street arterial roadway.

Objective 2 *Land use activities generating large traffic flows shall be encouraged to locate along arterial and collector roads.*

The ASP land uses proposed are not generally major traffic generators. However, areas of medium density residential that may generate higher traffic have been located in proximity to the east west collector road to reduce negative impacts on the low density residential areas.

2.2 Town of Tofield Land Use Bylaw 1151

Lands in the ASP area are all districted UR – Urban Reserve District under the current Town of Tofield Bylaw 1151. With the exception of the large lot country residential future districting will conform to the existing R1 and R2 Residential Districts and the P – Community District.

A site specific district is submitted concurrently with this application for the large lot country residential area.

3.0 Site Conditions

3.1 Surrounding Land Uses

The ASP is located in the remaining undeveloped lands in the Town's northeast corner, and is contiguous with existing residential and institutional development. This ASP area is one of several locations available for future urbanization within the Town's boundary. (See Figure 3)

The ASP area abuts Tofield School and Tofield Health Centre, which are two of Town's most prominent institutional uses. Tofield School is built east across 47 Street from the ASP southeast corner, and the Tofield Health Centre is located south of the southeastern ASP boundary by the undeveloped Cookson Avenue road right-of-way.

Commercial and other Town services are generally concentrated on 50 Street, which are within one kilometer of the south half of the ASP.

3.1.1 Sewer Line Right-of-Way

A trunk sewer line exists through the southwest corner of the ASP area within Lot 3, Block A, Plan 600R. This trunk sewer line will be retained and continue to provide sanitary sewer services for the area.

3.1.2 Natural Resource Pipeline

A pipeline owned by Penn West Petroleum Ltd. is a natural gas pipeline which is located immediately north of the north ASP boundary within RW Plan 752 0516.

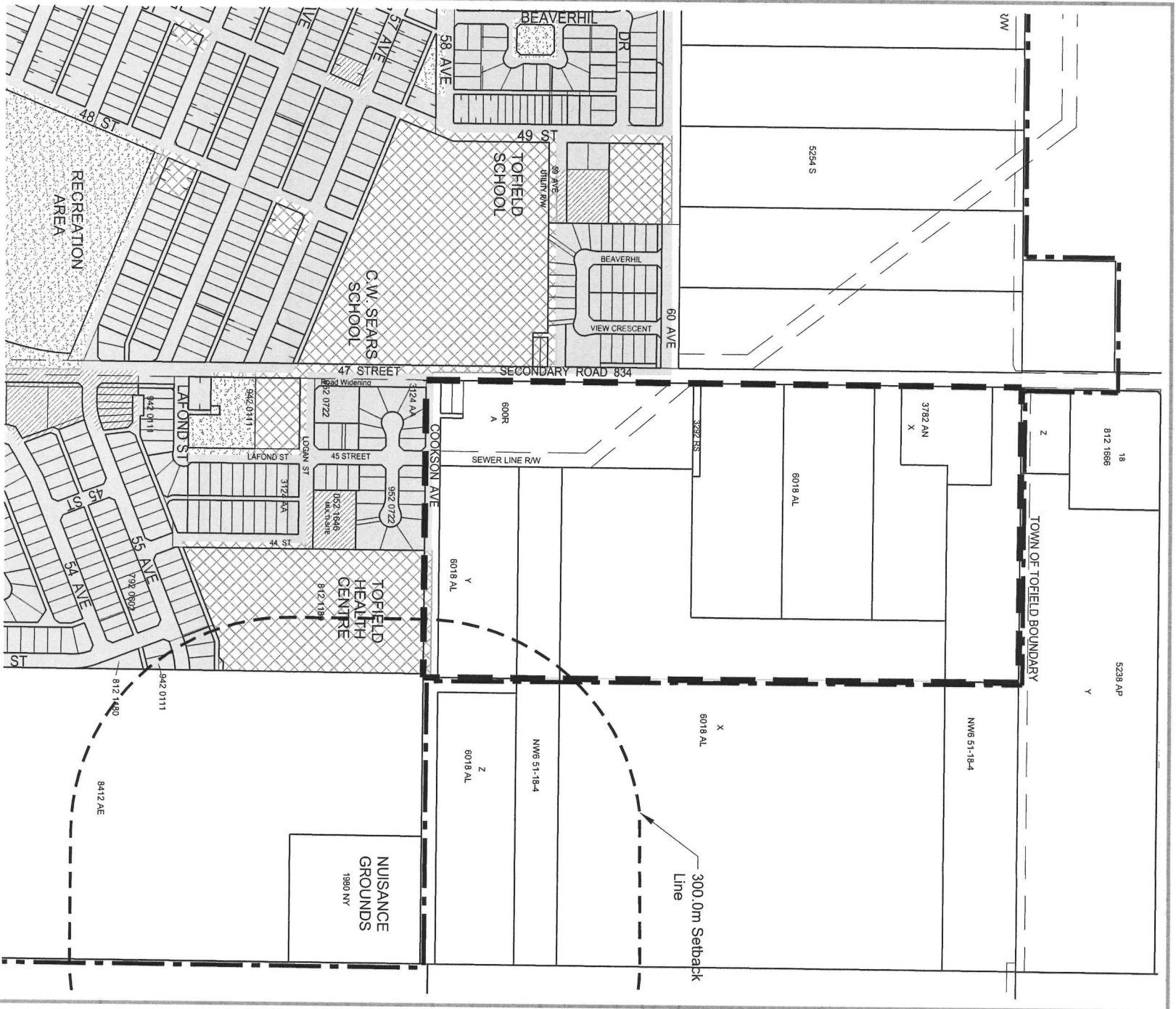
3.1.3 Area Landfill

A local landfill (Plan 1980 NY), now closed, is located south east of the Plan area in SE 6-51-18-W4. The subdivision and development regulations require that development would be have a setback of 300 m minimum from an inoperative landfill. See Figure 3. A small portion of the most south easterly Plan area currently falls within the 300 m setback.

The Town of Tofield currently has an application in process with the Province of Alberta to decommission the landfill site and reduce or eliminate the setback.

3.1.4 Transportation Context

The west ASP boundary is created by the existing 47 Street (Secondary Road 834) arterial roadway that connects southward into Highway 14. The south ASP boundary is created by the undeveloped Cookson Avenue road right of way. A minor access road right of way exists north of the existing intersection of 60 Avenue and 47 Street. Ultimately this access would be eliminated and the future access would align with 60 Avenue.



**Northeast Tofield
Area Structure Plan
Haltek Developments Inc.
Land Use Context**

3.1.5 Existing Land Uses and Development

The lands are mostly cleared and primarily used for agricultural purposes. Several private residences and associated farm buildings are identified in the Plan area. These residences will remain and will only be removed as development is approved through the Plan area. See Figure 4.

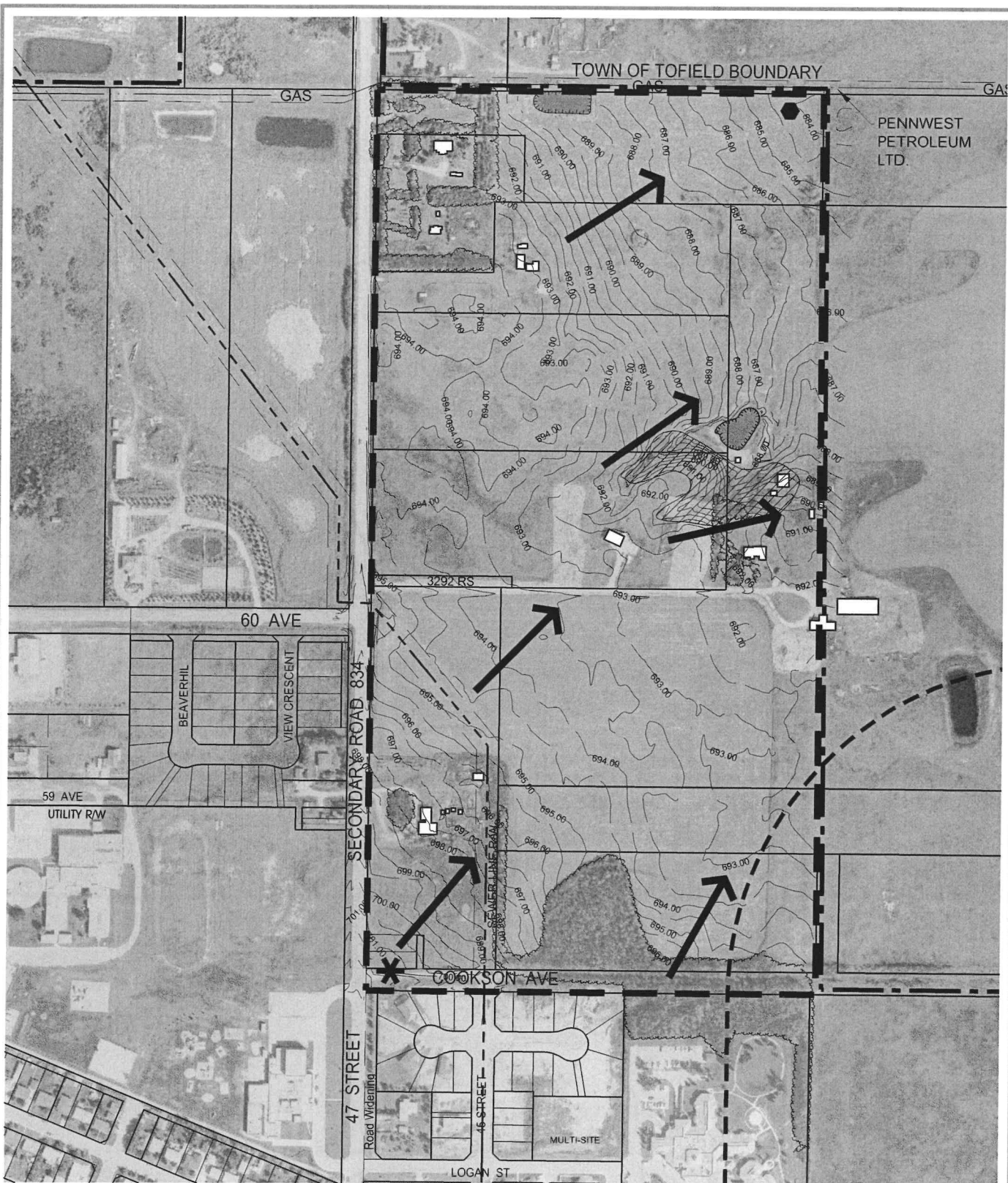
3.2 Physical Features

3.2.1 Topography

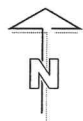
Topography within the ASP generally descends northeasterly across the lands. The overall elevation falls approximately 17.0 m from a 701.00 m above sea level highpoint in the southwest to a 684.00 m low in the northeast corner. Two short ravines exist in the east-central plan area. These ravines end in a small dugout created by a manmade earth berm.

3.2.2 Environmental Features

The area is primarily cleared agricultural lands, however, a stand of mature trees exists along the south boundary and scattered tree stands and windrows exist in the northwest Plan area. A short ravine ends in a manmade dugout in the east central Plan area.

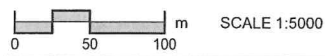


LEGEND



- ASP BOUNDARY
- TOWN OF TOFIELD MUNICIPAL BOUNDARY
- EXISTING STRUCTURE
- 0.50 m CONTOURS
- LOW/ HIGH POINT

- 300 m LANDFILL SETBACK
- GENERAL DRAINAGE
- MATURE TREES
- PONDS/DUGOUTS
- STEEP SLOPE



**Northeast Tofield
 Area Structure Plan
 Haltek Developments Inc.
 Site Conditions**

4.0 Development Concept

4.1 ASP Development Objectives

The overall objective of this ASP is to establish a framework for an attractive, liveable and diverse residential community which complements and enhances the greater Tofield community.

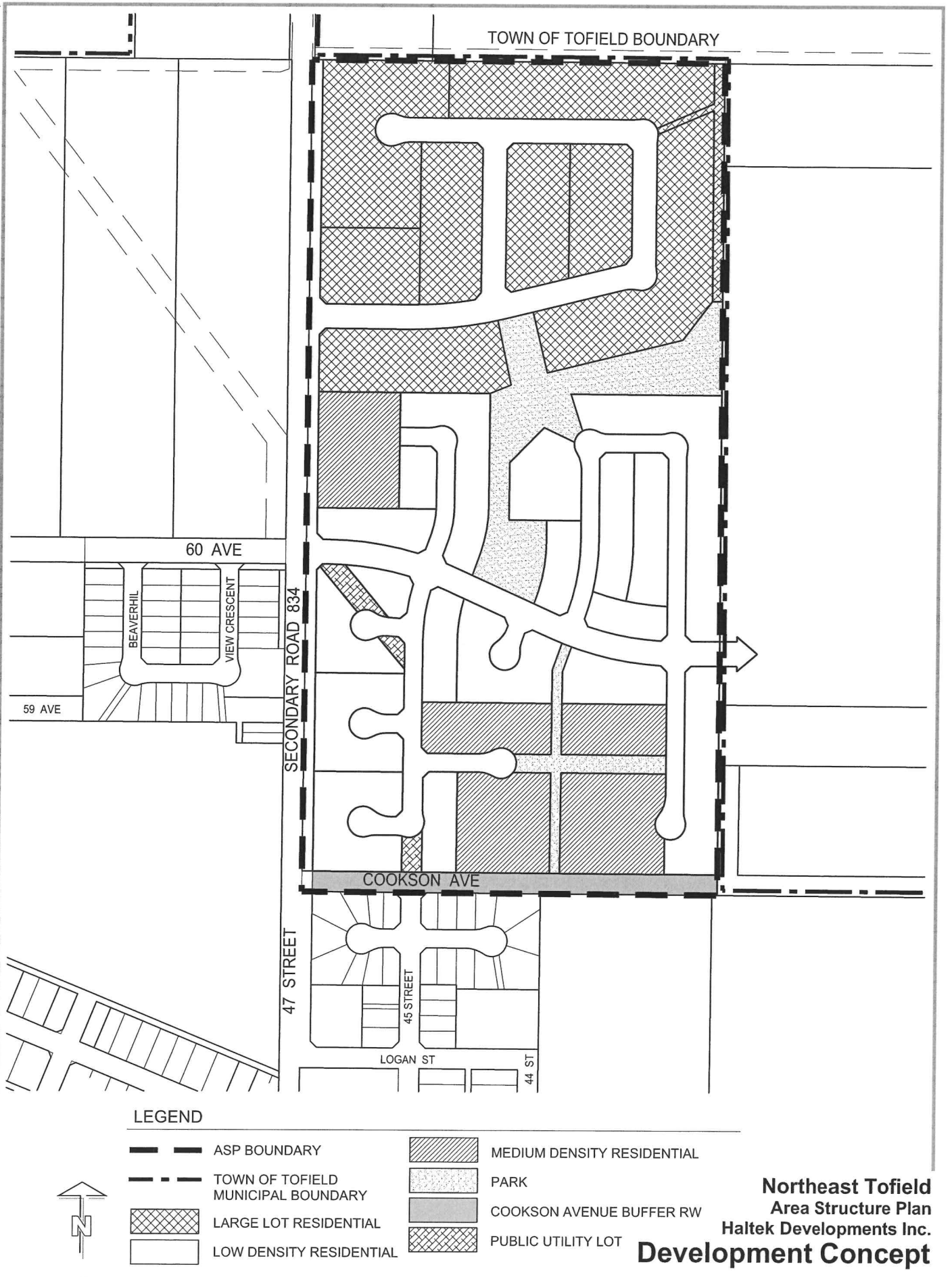
Specific objectives of the ASP are:

- To sustainably integrate and retain natural areas that contribute to a diverse open space system;
- To provide a range and variety of housing opportunities to meet current and future market conditions;
- To provide orderly and economical servicing which responds to existing site conditions and logical development staging;
- To provide a range of active and passive recreational opportunities distributed throughout the community;
- To create a safe, convenient system to encourage pedestrian movement; and
- To provide safe and convenient access to the 47 Street and the future 60 Avenue collector roadway.

4.2 Development Concept

The linear design of the parks and open space and the alignment of the roadways create opportunities for an interesting variety of residential modules in the Plan area. A full range of housing forms is proposed. The northern portion of the Plan is designated for large lot residential development. These larger exclusive lots will be accessed directly from 47 Street by a 30.0 m wide rural cross section roadway and will be a minimum of 0.121 hectares in size. An existing ravine system and manmade dugout/pond have been retained in the central Plan area. This natural area creates a central focus for the low density residential in the central Plan area. Park sites designated north and south of the natural area expand the open space and provide for both active and passive recreational experiences. Pedestrian linkages are incorporated to further extend the greenways north on the east Plan edge and south through the low density. With the exception of one site along 47 Street the medium density residential sites are clustered along the greenways in the south Plan area. The southerly walkways tie into the undeveloped Cookson Avenue right of way on the south boundary. Cookson Avenue is retained to create a permanent green buffer between the existing residents and the Tofield Health Centre and also maintain pedestrian access to potential future development areas east of the Town. (See Figure 5)

A small portion of the extreme southeast Plan is currently affected by existing development setback regulations related to the abandoned landfill outside the Plan area. Setback requirements related to the landfill will have to be reduced before development can proceed on these affected lands.



4.3 Residential Land Uses

4.3.1 General Patterns

The Land Use Concept identifies residential nodes defined by the collector and open space system. This format will facilitate a logical staging sequence, allow for market segmentation and provide opportunities to achieve the goals of residential diversity in the MDP. The range of housing forms will meet the needs of various target market groups including “move-up” or “move-down” buyers, first time buyers, active adults and the elderly. Opportunities will be provided for affordable housing to satisfy the needs of both younger and older age groups. The Land Use Concept identifies three residential categories:

- Large Lot Residential
- Low Density Residential
- Medium Density Residential

4.3.2 Large Lot Residential

The large lots in the northern Plan area will be developed as country estates with a rural cross section and a minimum frontage of 22 meters at a 9 meter setback. The minimum lot size will be 0.121 hectares. Approximately 17 per cent of the units are designated for large lots.

4.3.3 Low Density Residential

The lands designated for low density residential in the central and south Plan area may include both single detached housing with some duplex housing. Low density housing will be developed to an urban standard curb and gutter cross section. Approximately 46 per cent of the units are designated for low density residential development. A maximum overall density of 22 units per net hectare is assumed for purposes of population projections. Low density will be developed according to R1 requirements of the residential district of the current Town of Tofield Land Use Bylaw 1151.

4.3.4 Medium Density Residential

Five medium density sites are identified in the Plan area. Four of the sites are clustered in the south Plan area and one site is located in the west central Plan area immediately east of 47 Street. The location of the four southern sites allows them to take advantage of the amenity provided by the greenways and Cookson Avenue buffer. These sites will also have quick access to the future extension of 60 Avenue east west collector road and ultimately 47 Street. The sites may all be developed under the R2 district which permits the development of multi-family housing at higher densities. This could include duplex, fourplex, apartments and row housing. Approximately 37 per cent of the units could be medium density residential.

The medium density residential sites will accommodate housing for a variety of market segments that include units for singles, families and active adults. Units could be rented or owned and could be condominiums or fee simple.

Care will be taken to ensure transitions between medium and lower densities are respected in terms of character and form.

For statistical purposes, medium density units are based on a general overall density of 40 units per hectare.

4.4 Parks and Open Space

The ravine and dugout/pond in the central Plan area creates a natural focus for the future community. The natural area enhances the parks and open space system which is intended to support a variety of passive and active recreational activities. The system also provides for pedestrian circulation within the neighbourhood with links to adjacent neighbourhoods. The parks and open space is designated through a combination of municipal reserve, public utility lots and street rights of way.

The system is comprised of five major elements:

- the natural ravine area and manmade pond;
- the expanded central park area;
- public utility lots;
- the linear greenway links; and
- the undeveloped Cookson Avenue buffer

The municipal reserve areas are not large enough for a school because school aged children will attend the existing Tofield School west of 47 Street.

The undeveloped Cookson Avenue right of way presents an opportunity for a permanent buffer between existing land uses and also ensures future links between existing and future development.

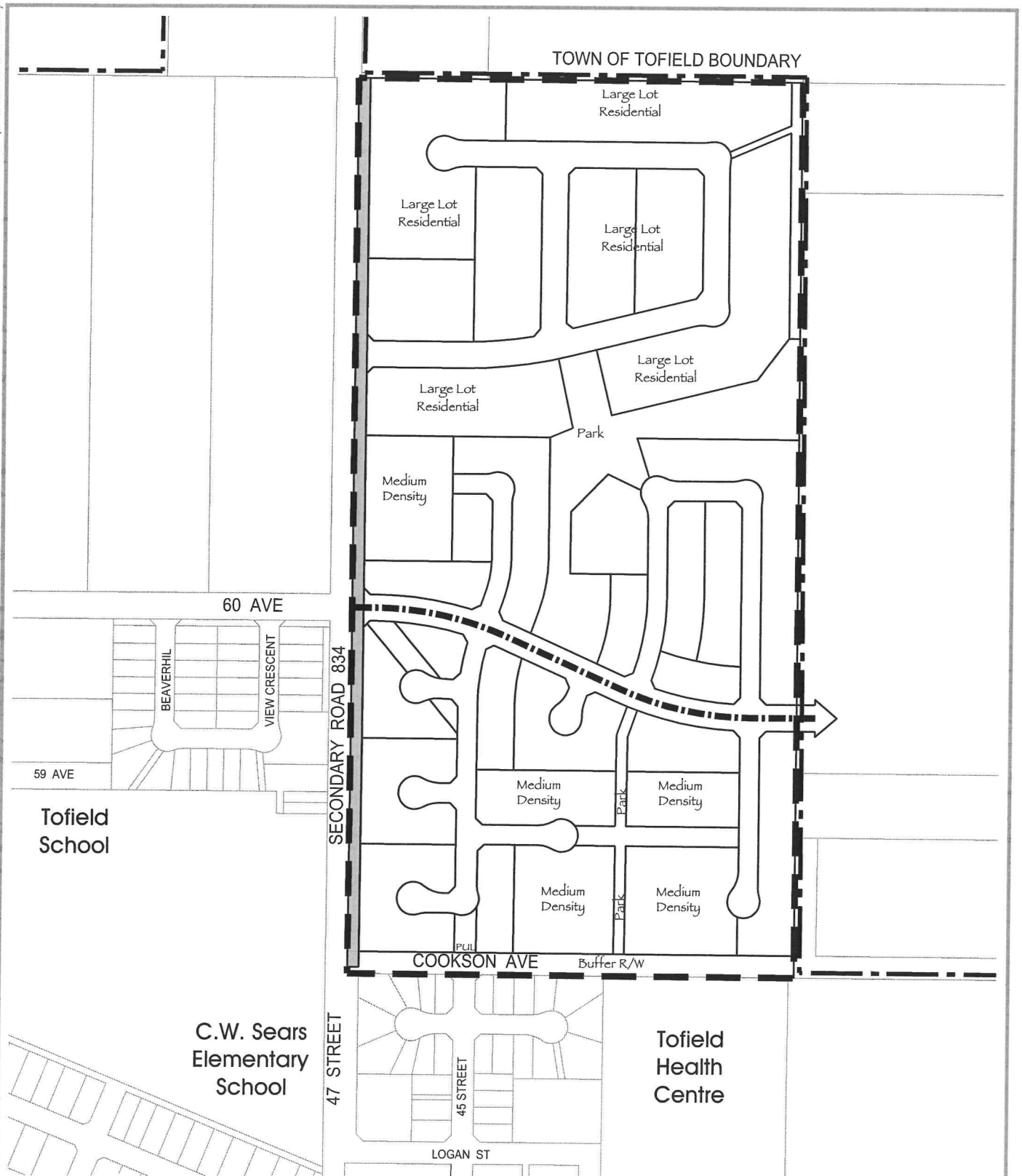
Although municipal reserve is underdedicated at 7.9 per cent when combined with the buffer of the Cookson Avenue and public utility lots the overall open space increases to approximately 12 per cent.

4.4.1 Roadway Network

The existing Secondary Road 834 or 47 Street is built along the west boundary of the ASP. This road is designated as an arterial road in the Transportation Master Plan and will be the primary point of access for the ASP area. Two access points are proposed from the ASP area to 47 Street. The northern access will be for the future large lot residential land use. (See Figure 6)

An extension of 60 Avenue is also proposed east through the southern portion of the ASP. 60 Avenue will be developed to a collector road standard.

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LEGEND

- ASP BOUNDARY
- - - TOWN OF TOFIELD MUNICIPAL BOUNDARY
- ARTERIAL ROAD
- · - · - COLLECTOR ROAD

0 50 100 m SCALE 1:5000

Northeast Tofield
 Area Structure Plan
 Haltek Developments Inc.
Transportation

5.0 Engineering Services

5.1 Water Supply and Distribution

Water servicing for this development will be provided by way of connection to the existing 250 mm main on 45 Street and 60 Avenue. A recent report completed for the Town in regards to water distribution capacity indicates that there is adequate pressure and flow for this development. The entire water system will consist of 250 mm, 200 mm and 150 mm water distribution pipes. Residential lots will be serviced with a minimum of 20 mm water pipe. (See Figure 7)

5.2 Sanitary Drainage System

The sanitary sewer will drain by gravity to a lift station located at the northeast end of the development. All collection main line piping will be 200 mm discharging into the lift station. A 150 mm force main will convey the sewage to the existing 450 mm trunk sewer located at Secondary Highway 834 and 60 Avenue. The recently completed capacity report indicates this tie-in is acceptable. (See Figure 8)

5.3 Stormwater Management system

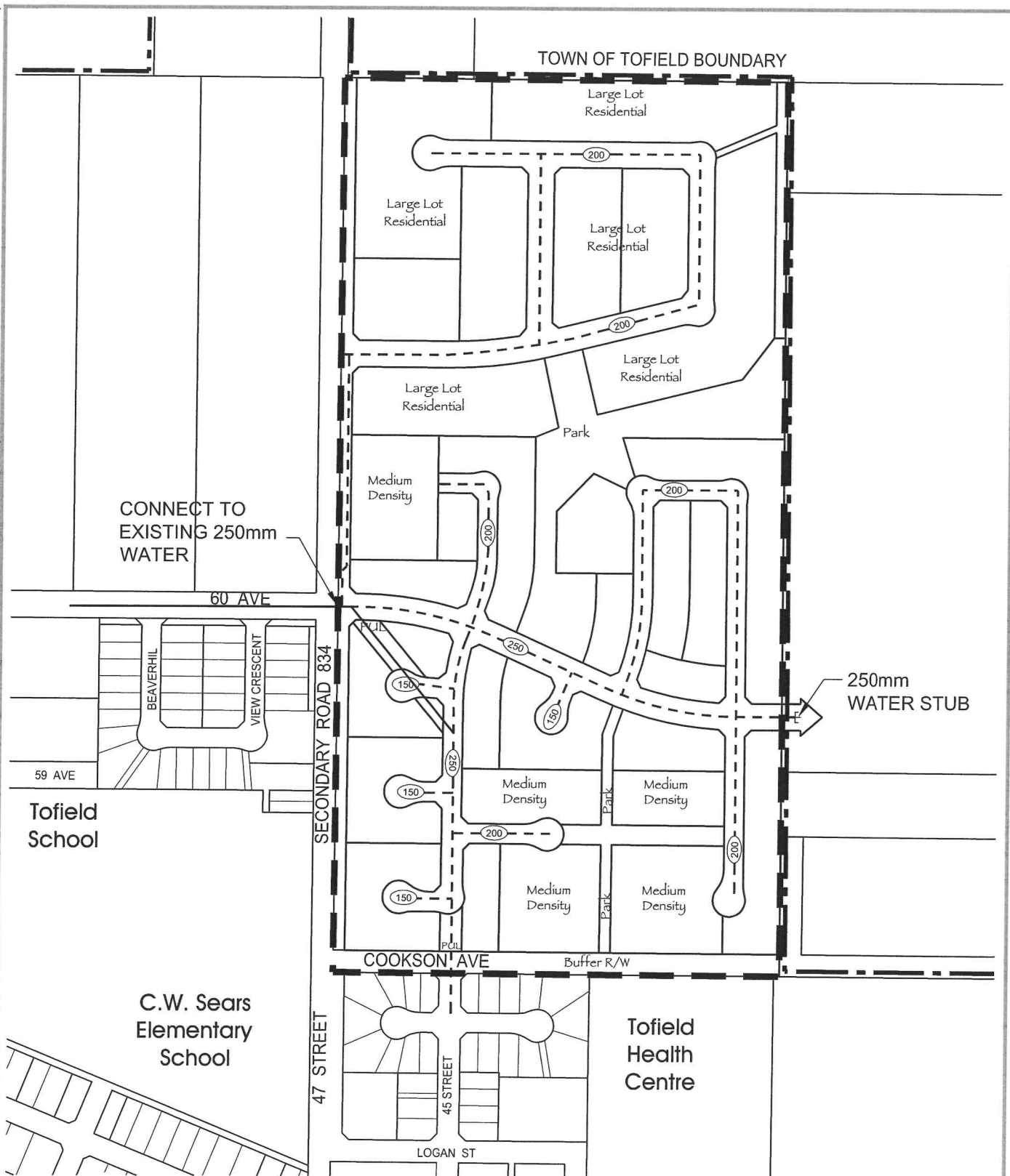
A stormwater management report has been completed and submitted to Alberta Environment for approval. The stormwater management concept includes improving a small existing pond for water quality enhancement and aesthetics, but the stormwater runoff will be routed overland towards Bruderheim Lake. (See Figure 9).

5.4 Shallow Utilities

The ASP will be serviced by the extension of nearby electricity, natural gas, telecommunications, and cable services that exist adjacent to the area.

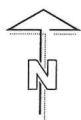
5.5 Staging

See Figure 10 for proposed staging.



LEGEND

- ASP BOUNDARY
- - - TOWN OF TOFIELD MUNICIPAL BOUNDARY
- EXISTING WATER DISTRIBUTION SYSTEM
- - - PROPOSED WATER DISTRIBUTION SYSTEM

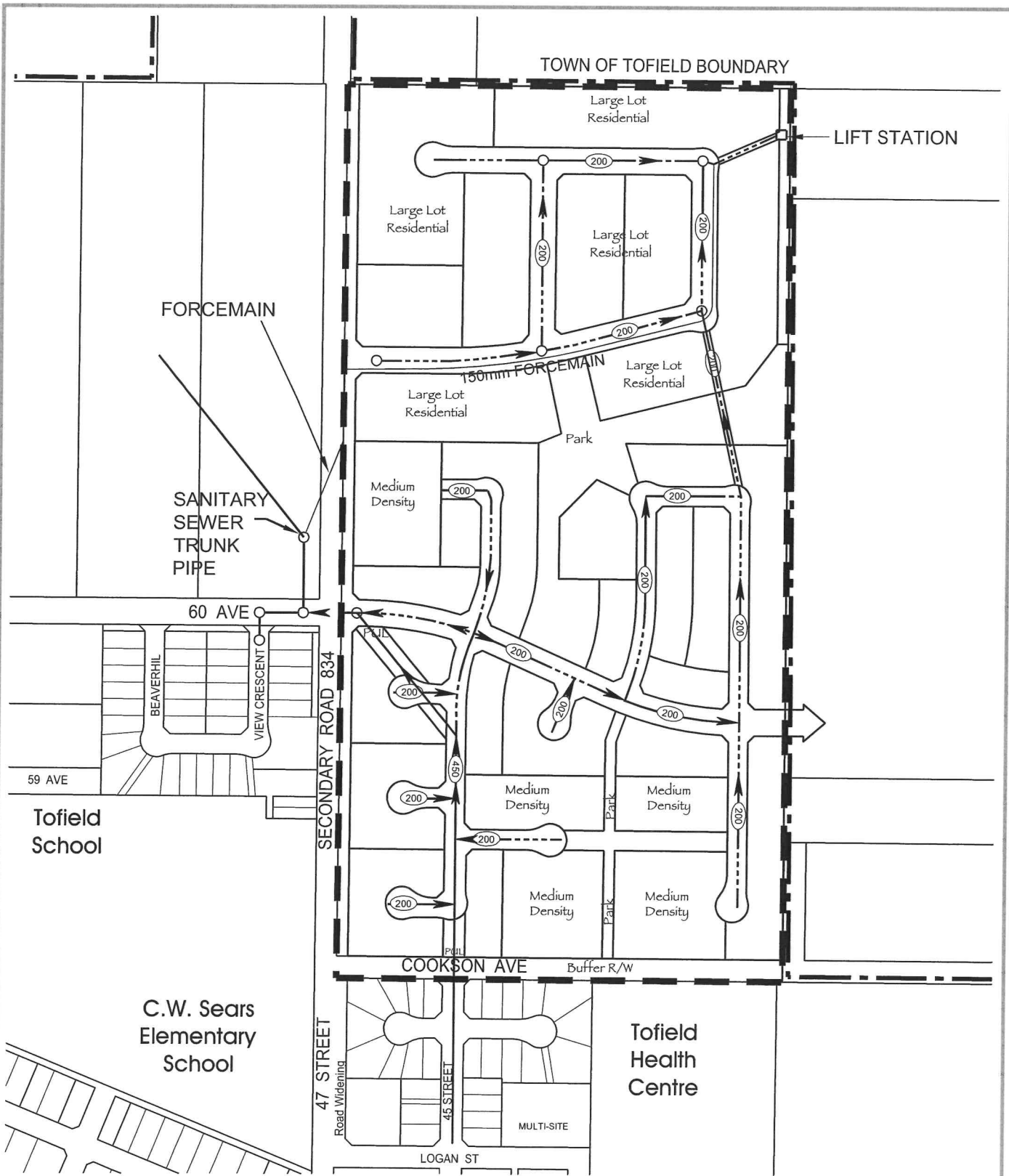


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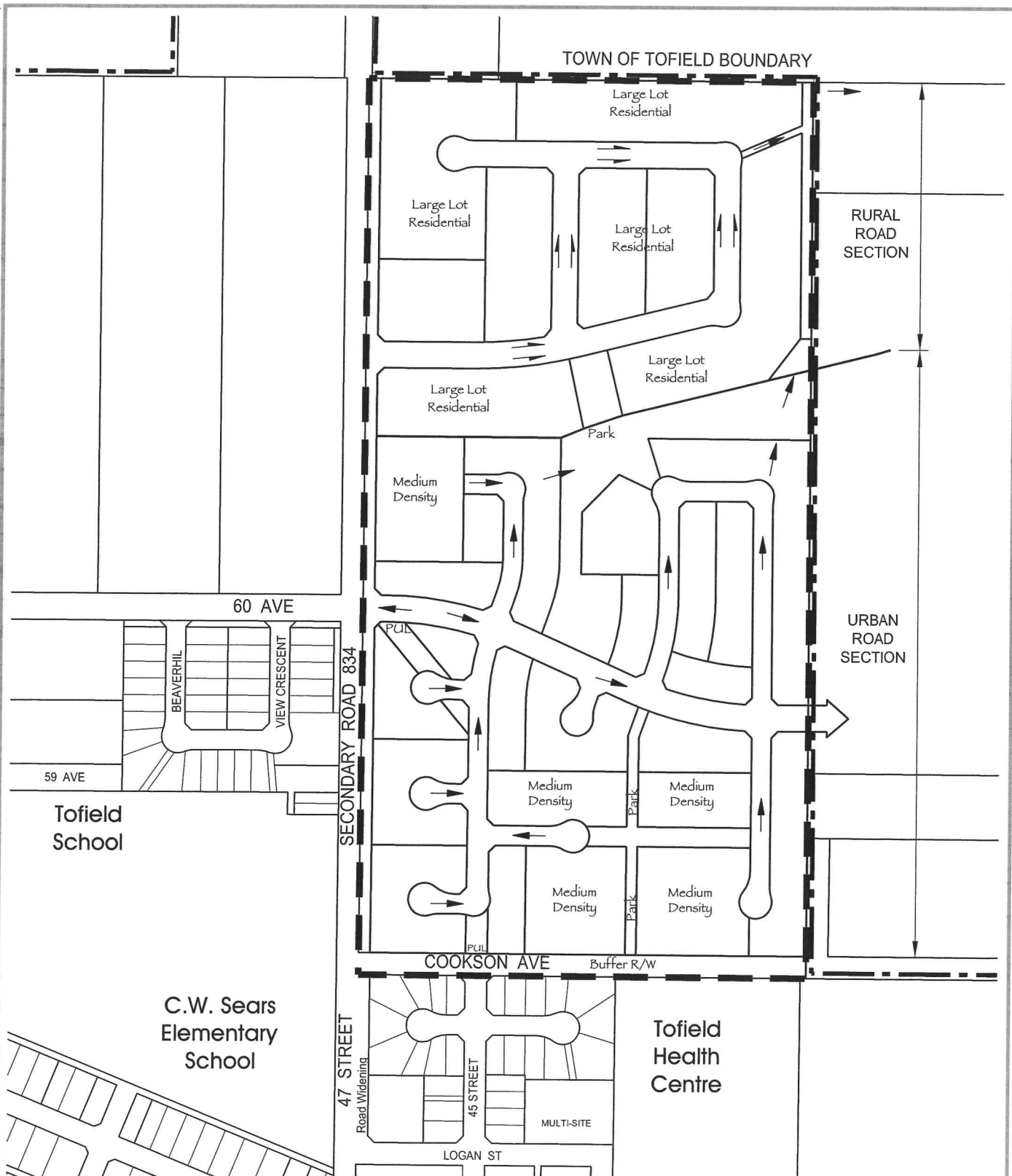
Northeast Tofield
 Area Structure Plan
 Haltek Developments Inc.
**Water Supply &
 Distribution System**
Figure - 7



- LEGEND**
- ASP BOUNDARY
 - - - TOWN OF TOFIELD MUNICIPAL BOUNDARY
 - EXISTING 450MM SANITARY SEWER
 - - - PROPOSED SANITARY SEWER

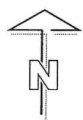
**Northeast Tofield
 Area Structure Plan
 Haltek Developments Inc.
 Sanitary Sewer Systems**

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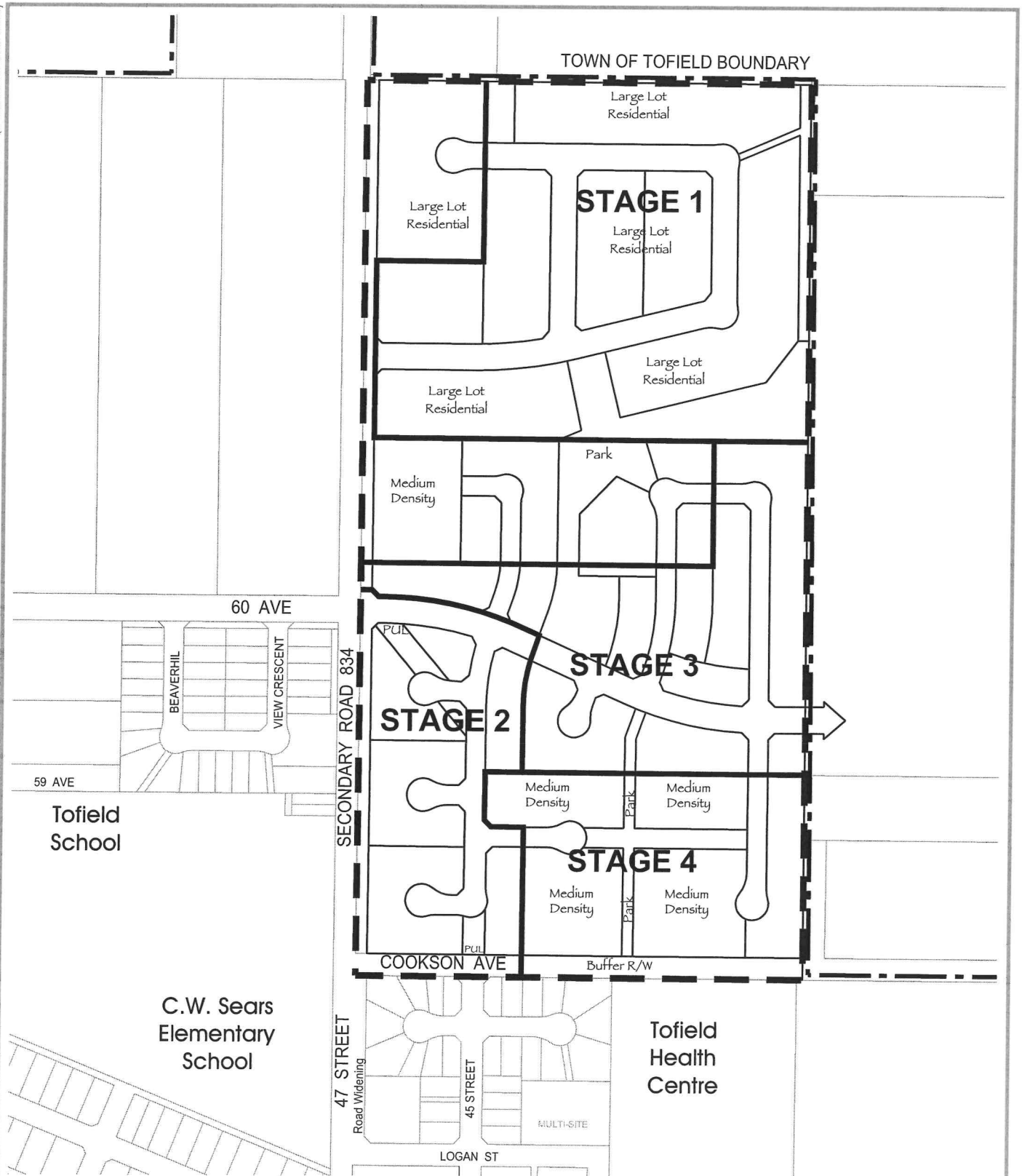
- ASP BOUNDARY
- - - TOWN OF TOFIELD MUNICIPAL BOUNDARY
- ➔ PROPOSED STORMWATER DRAINAGE DIRECTION



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**Northeast Tofield
 Area Structure Plan
 Haltek Developments Inc.
 Stormwater Systems**

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LEGEND

- ASP BOUNDARY
- TOWN OF TOFIELD MUNICIPAL BOUNDARY
- DEVELOPMENT STAGE BOUNDARY



0 50 100 m SCALE 1:5000

**Northeast Tofield
 Area Structure Plan
 Haltek Developments Inc.
 Development Staging**

Appendix A
Proposed Land Use Statistics

Appendix 'A' – Proposed Land Use Statistics

Use	Hectares	%	Units	%	Pop*	%
Gross Area	33.22					
Road Widening	0.84					
Subtotal	0.84					
Gross Developable Area	32.38					
Non-Residential Uses						
Municipal Reserve	2.55	7.9%				
Public Utility Lot	0.50	1.6%				
Circulation	6.47	20.0%				
Cookson Avenue Buffer	0.81	2.5%				
Subtotal	10.33	32.0%				
Residential Uses						
Large Lot Residential	9.40	29.0%	71	16.8%	155	13.7%
Low Density Residential	8.71	26.9%	192	45.7%	632	55.8%
Medium Density Residential	3.94	12.2%	158	37.6%	347	30.6%
Total	22.03	68.0%	421	100%	1134	100%

Note: Density for persons per gross developable hectare is 35.0

Residential Density:

Large Lot Residential	7.5 units/ha
Low Density Residential	22 units/ha
Medium Density Residential	40 units/ha

Population Density:

Large Lot Residential	2.2 persons/unit
Low Density Residential	3.3 persons/unit
Medium Density Residential	2.2 persons/unit