

**TOWN OF DIDSBURY
PROVINCE OF ALBERTA
BY-LAW 02-11**

Being a by-law to regulate the use and development of land within the Town of Didsbury.

WHEREAS, the Council of the Town of Didsbury believes it expedient to adopt a by-law consolidating all regulations governing the use and development of land within the Town;

NOW THEREFORE, pursuant to Sections 640 of the Municipal Government Act, Revised Statutes of Alberta, Chapter M-26-1, as amended, the Council of the Town of Didsbury, in the Province of Alberta, duly assembled enacts the following:

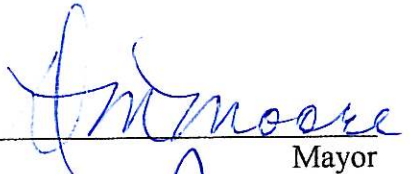
1. The document titled "Dorin Area Structure Plan", attached to this By-law as Schedule "A" is hereby adopted.
2. This By-law shall come into effect upon the date of final passing by Council at third reading.

This By-Law shall take effect upon the final passing.

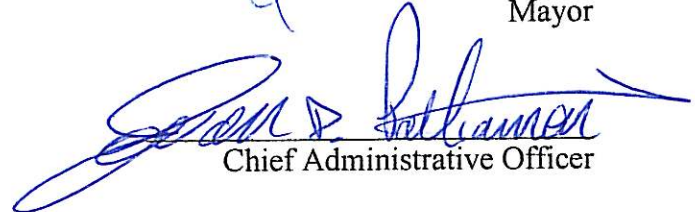
Read a first time this 21st day of August, 2002

Read a second time this 1st day of October, 2002

Read a third time this 1st day of October, 2002 and finally passed.



Mayor



Chief Administrative Officer

Dorin Area Structure Plan

SE ¼ Section 18-31-01-W5M

DEER COULEE RANCH

2nd Draft

Presented to the

Town of Didsbury

Prepared By: Mr. Herman Dorin
Mr. Jason Whitfield

Submitted: August 11, 2002
Amended: August 14, 2002
September 19, 2002

Preface

The area structure plan (ASP) is being prepared by the landowners for the Town of Didsbury. The plan area is owned by Herman and Shirley Dorin who purchased the land in 1970 (see inset below). The Town of Didsbury annexed the plan area in 1978 pursuant to Board Order No. 10174.

Since acquiring the farm (SE ¼ Section 18 & SW ¼ Section 17) in 1970, the landowners have had many inquiries and offers to purchase certain portions of SE ¼ Section 18 (¼ section). The size and value of the parcel limit the ability of any one developer to pursue timely development of the land; therefore, the ASP becomes more important in that it can shape the overall development.

Table of Contents

1.0	INTRODUCTION	4
1.1	GENERAL PURPOSE	4
1.2	MUNICIPAL DEVELOPMENT PLAN	4
1.3	LAND USE BYLAW	4
1.4	KEY PRINCIPLES.....	4
1.5	DEVELOPMENT CONCEPT.....	4
2.0	PLANNING AREA	5
2.1	NATURAL FEATURES	5
2.1.1	<i>Topography and Vegetation</i>	5
2.1.2	<i>Wildlife</i>	5
2.1.3	<i>Surface Drainage</i>	5
2.2	HUMAN FEATURES	5
2.2.1	<i>Existing Structures (Heritage Aspect)</i>	5
2.2.2	<i>Road Allowance</i>	6
2.2.3	<i>Utilities</i>	6
2.2.4	<i>Oil Well Site (2.8 acres)</i>	6
3.0	DEVELOPMENT CONCEPT	6
3.1	PROPOSED LAND USES	6
3.1.1	<i>Residential</i>	6
3.1.2	<i>Open Space and Parks/Recreation</i>	6
3.1.3	<i>Institutional</i>	6
3.1.4	<i>Road Network</i>	7
3.1.5	<i>Water/Sewer</i>	7
3.1.6	<i>Storm Water Drainage</i>	7
4.0	IMPLEMENTATION	7
4.1	PHASING	7
4.2	OUTLINE PLANS	7
4.3	LAND USE BYLAW	8
4.4	SUBDIVISION APPLICATIONS.....	8
4.5	PREPARATION AND APPROVAL PROCESS	8
	FIGURE 1 – EXISTING VEGETATION	9
	FIGURE 2 – STORM WATER DRAINAGE	10
	FIGURE 3 – PUBLIC UTILITIES	11
	FIGURE 4 – PROPOSED ROAD NETWORK	12
	FIGURE 5 – DEVELOPMENT PHASING	13

1.0 Introduction

1.1 General Purpose

The purpose of the Dorin Area Structure Plan (DASP) is to provide a framework for future development within the plan area. The DASP will establish general guidelines for land use, density, major road networks, utility servicing and greenspace protection and enhancement. The DASP will direct detailed “outline plans” to be completed prior to residential development.

1.2 Municipal Development Plan

Residential housing will be developed on the lands pursuant to the Town of Didsbury’s Municipal Development Plan (MDP; 1998). Specifically, the planned development will add to the Town’s total greenspace, encourage a sense of community, and encourage innovative residential housing and site development (see Municipal Development Plan, Section 1.2.0 and 2.0). Agricultural activities will continue on the land as outlined in the MDP until the land is developed for residential use.

1.3 Land Use Bylaw

All proposed residential development will conform to the Town of Didsbury’s Land Use Bylaw in effect at the time of development. For the purposes of this plan, the term “residential” will entail single detached, semi-detached, duplex and multi-family dwellings. Related uses, such as, churches, childcare facilities, police and fire stations, local commercial areas, neighbourhood shopping centres, libraries, institutional facilities, and neighbourhood parks would require a change to the Municipal Development Plan in order that they be included in the development of the lands.

The size and location of the above uses will be determined at the outline plan stage. This will allow for maximum flexibility so that the Town’s needs and the demands of the market can be addressed now and in the future.

1.4 Key Principles

There are several key principles that have guided the preparation of the DASP that include:

- Provision of a supply of land for a variety of future residential needs and associated uses.
- The minimization of impacts residential development may have on the environment (e.g. water quality).
- To provide more of a “country-living” environment than in the typical urban development by maximizing the amount of greenspace.

1.5 Development Concept

One of the main planning objectives is to preserve the basic landscape structure. This can be achieved by using the existing topography and drainage patterns to shape development. Residential uses will be the primary focus of development.

Subdivision design criteria and approved alternative development standards will be included in the outline plans to ensure all future development is consistent with the standards agreed upon by the Town of Didsbury and the landowners. For example, natural drainage systems may be used

for stormwater management. The natural drainage system may also serve as green space that is 'connected' as opposed to isolated like many parks in urban areas. This may facilitate a walkway system and provide 'green connectors' from the residential areas to recreational open space including the coulee to the south.

2.0 Planning Area

An outstanding natural feature of the plan area is the attractive coulee running across the south end and taking up about 12 to 14 hectares. North of this is an upland area of approximately 49 acres that has been cultivated. Currently, horses and cattle are pasturing all of the ¼ section, except the oil well site and the homestead. The ¼ section is bordered by the county on the south and east boundaries.

2.1 Natural Features

2.1.1 Topography and Vegetation

The vegetation in the coulee is a mix of native plants and trees and non-native plants likely seeded by birds. The north-facing slope is treed, whereas the south-facing slope is a semi-arid habitat. Figure 1 illustrates the areas that are treed, natural pasture and cultivated fields.

2.1.2 Wildlife

The coulee supports numerous birds and mammals throughout the year.

2.1.3 Surface Drainage

The plan area has good natural drainage with only 4 shallow ponds during spring runoff. Water that has collected in these ponds infiltrates quickly to allow for normal spring cultivation. The plan area can be divided into 2 main drainage basins, one flowing to the northeast and one to the south/southeast (see Figure 2). The original drainage patterns have been altered on the northern section of the plan area when a culvert and small dugout were installed by the Town in 1997 pursuant to the Ditch Easement Agreement.

2.2 Human Features

2.2.1 Existing Structures (Heritage Aspect)

The plan area has several structures that are used by the landowners for their agricultural activities. The plan area was part of the land originally chosen by the founder of Didsbury, Jacob Y. Shantz. His son, Ephraim, had the house built in 1906 and the barn in 1911. The buildings represent typical turn of the century Mennonite construction, similar to structures in Ontario and Pennsylvania, maybe worthy of preservation for their provincial and local historical significance. The present owners wish to preserve and restore the two original buildings. The owners are exploring the possibility of starting a heritage farm and education centre.

In addition to the existing buildings, a historical quarry is located on the north bank of the coulee. Sandstone was removed from this area and can be found in the original school (now

museum). The old quarry on the ¼ section and the “rock’s” located on SW17 have and continue to serve as a local gathering points for the Town’s youth and naturalists.

2.2.2 Road Allowance

There is an unimproved road allowance (further west it is 7th Avenue) along the south border of the plan area.

2.2.3 Utilities

The Town of Didsbury installed a 450 mm main sanitation line running west to east across the subject lands in 1992 (see Figure 3).

2.2.4 Oil Well Site (2.8 acres)

There is an inactive oil well (Olds 8-18, Camino Resources) that has potential to produce natural gas, with a small amount of oil, for approximately 10 to 15 years. Camino has expressed a desire to market the gas, which has previously been flared off during production. Future production from the well and all future development adjacent to the lease will conform to the Alberta Energy and Utilities Board guidelines and regulations.

3.0 Development Concept

3.1 Proposed Land Uses

3.1.1 Residential

Town water and sewer must service all development unless Town council approves alternative systems. Wells and septic systems will not be allowed on the ¼ section. General residential (e.g. single family, multiple dwellings, & large lots etc.) will account for the majority of the development; however, other residential housing types may be considered. For example, medium and high density residential would be encouraged in the northwest section of the plan area, which has good access to a major road (15th Avenue) and the commercial district on 20th Street.

The average density proposed for the ¼ section is 14 lots per hectare for a total population of approximately 2,175 in 680 dwellings.

3.1.2 Open Space and Parks/Recreation

Open space and parks/recreation lands include, but may not be limited to, land that is not developable due to steep slopes and natural drainage areas. The type of land designation will be negotiated with the Town to maintain the appropriate percentage of reserve land.

Commercial and/or recreational uses (e.g. golf course) in the coulee will be subject to approval by Alberta Environment and the Town.

3.1.3 Institutional

Land will be made available if the Chinook’s Edge School Board and the Town deem it necessary to construct additional educational facilities or provide lands for such purposes. Any

lands dedicated for institutional purposes will be included in the reserve requirement as per the Municipal Government Act (MGA).

3.1.4 Road Network

The road network will provide efficient access to the collectors and arterials identified in Figure 4. Roads shall be constructed to the Town's engineering standards and will be detailed at the outline plan stage. There will be two access points to 15th Avenue as illustrated in Figure 4.

Road improvements and standards will be negotiated with Mountain View County concerning 10th Street to facilitate the provision of a collector road to access the ¼ section from the east.

The internal road network will be designed at the outline plan stage; however, the orientation of internal roads will maximize solar gain of lots along the road network where feasible.

3.1.5 Water/Sewer

The developer(s) will provide all on and off site public utilities at their cost with designs to be provided at the outline plan stage. Utilities include, but are not limited to, water, sewer, natural gas, electricity and street lighting.

All municipal water and sanitary sewer systems will meet or exceed the Town of Didsbury's engineering standards.

3.1.6 Storm Water Drainage

Storm water drainage will be designed to contain storm run-off within the plan area prior to discharge into the coulee on the south portion of the lands. Discharge rates will be subject to approval by the Town and Alberta Environment. The goal of the storm water drainage system is to contain and clean the water as it moves through the residential development. Infiltration swales, linear drainage ditches, dry/wet ponds and constructed wetlands may be used to reduce, contain, and treat storm run-off.

4.0 Implementation

4.1 Phasing

Subdivision and development will be contiguous with existing development to allow for efficient extension of services. Size and timing of each phase will be influenced by, among other things, market demand, available servicing, and requests by the Town and the owners and/or developers. The general direction and location of phasing is outlined in Figure 5.

The first phase of development will be located in the northeast part of the ¼ section identified as Phase 1A, 1B and 1C.

4.2 Outline Plans

Outline plans will be prepared for each phased area identified in Figure 5 will be to the satisfaction of the Town prior to redesignation and subdivision as per the Land Use Bylaw and the Municipal Development Plan.

4.3 Land Use Bylaw

Lands not being developed will retain the Urban Reserve District (UR) designation until council has approved an outline plan if deemed necessary.

4.4 Subdivision Applications

Subdivision applications concerning lands within the plan area will conform to the DASP and any outline plan adopted by Council.

4.5 Preparation and Approval Process

Input was solicited from Town administration and adjacent landowners during the preparation of the DASP. Several meetings were held with the development officer and the Town's planner. In addition, an open house was held in June 27, 2002 to receive comments and concerns from the public. The information and comments gathered from the public were presented to the Municipal Planning Commission.

Figure 1

LEGEND

Watercourse



Cultivated Land



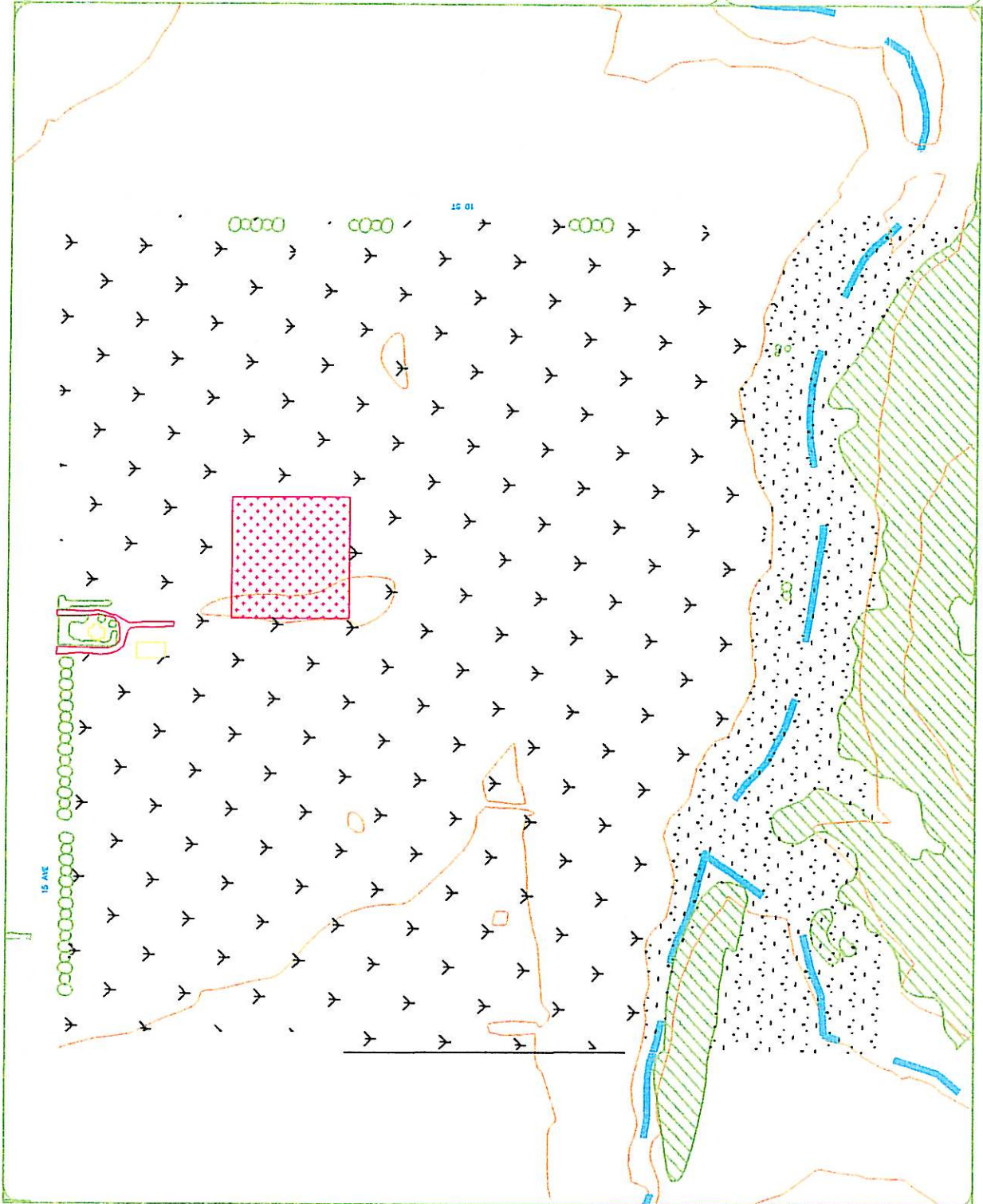
Treed Land



Native Pasture



Oil Lease



**TOWN OF DIDSBURY
Dorin Area
Structure Plan
Existing Vegetation**

Not to Scale.

This is a conceptual plan only.

Modified By: Jason Whitfield

Existing (1997) Storm Water Retention Pond

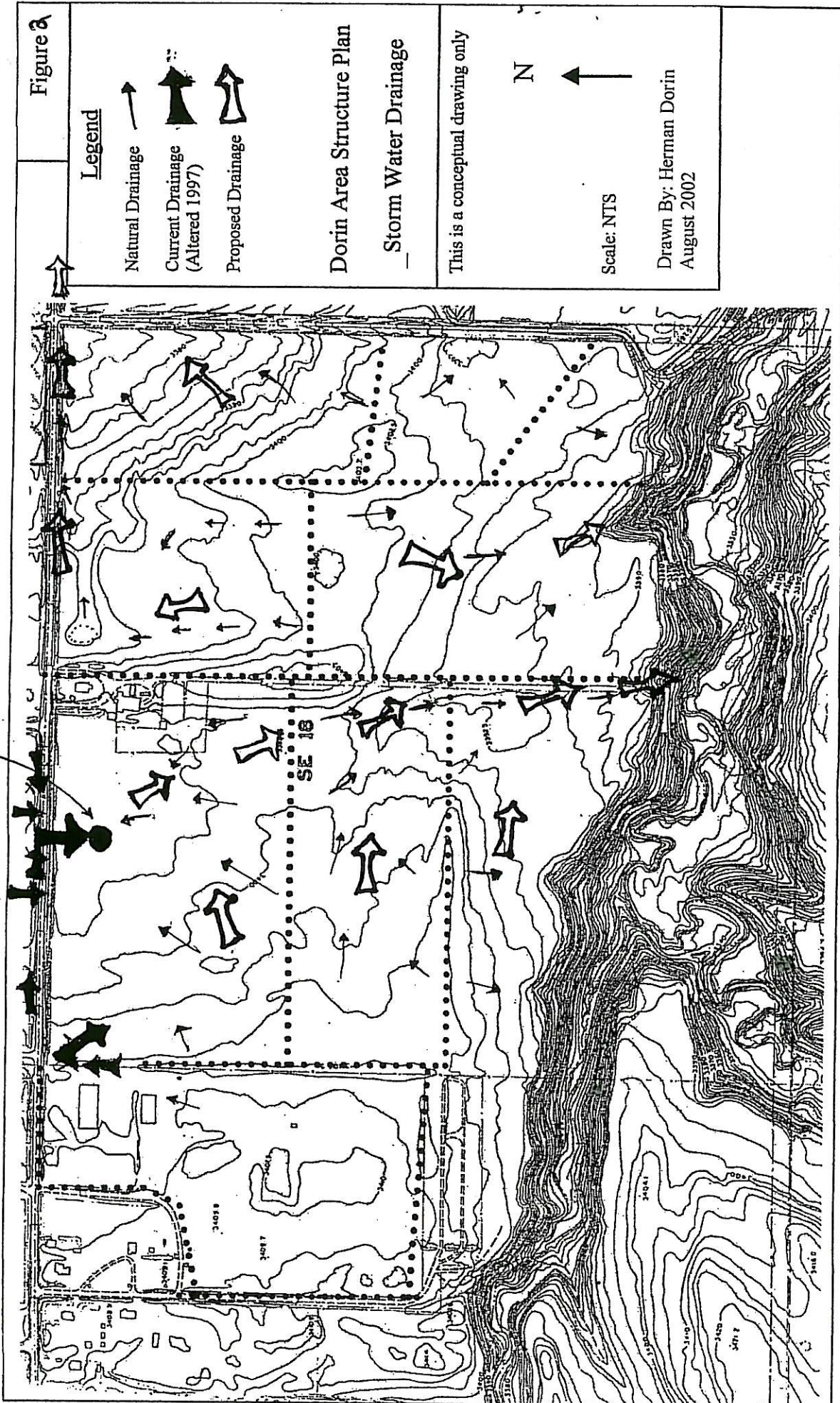





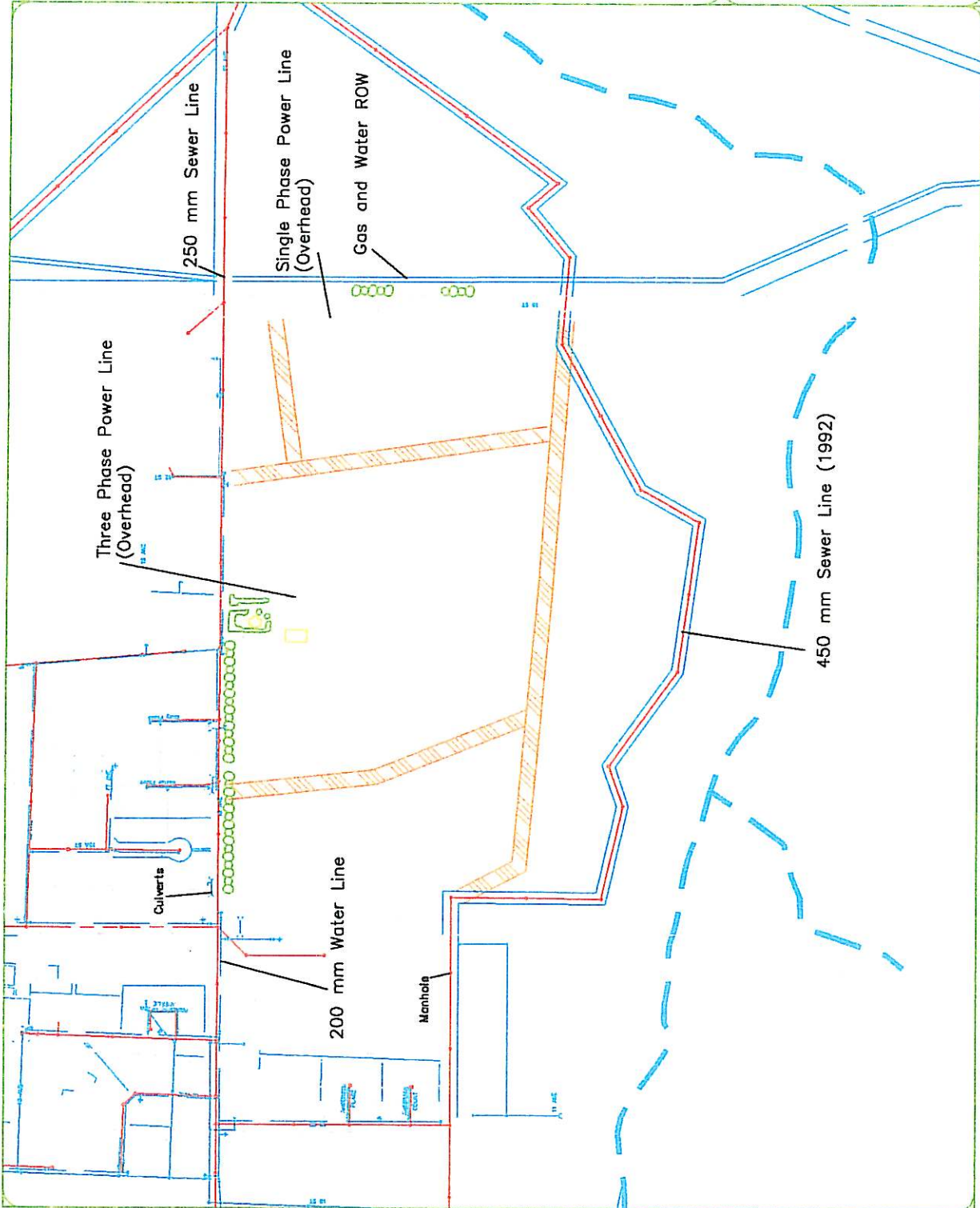


Figure 3

LEGEND

- Watercourse 
- Municipal Water Line 
- Municipal Sanitary Line 
- Power Lines 
- Oil Well Site 
- URRV Corridor (water/sewer/natural gas/electricity - to follow road network) 



**TOWN OF DIDSBURY
Dorin Area
Structure Plan**

Public Utilities

Not to Scale.

This is a conceptual plan only.

Modified By: Jason Whitfield August 2002

Figure 4

LEGEND	
PAVED	GRAVEL
ARTERIAL	COLLECTOR
RAILWAY CROSSING	4-WAY STOP
New Collector	Oil Lease

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Scale: NTS

TOWN OF DIDSBURY
Dorin Area
Structure Plan
Proposed Road Network

This is a conceptual drawing only.
Modified By: Jason Whitfield
August, 2002

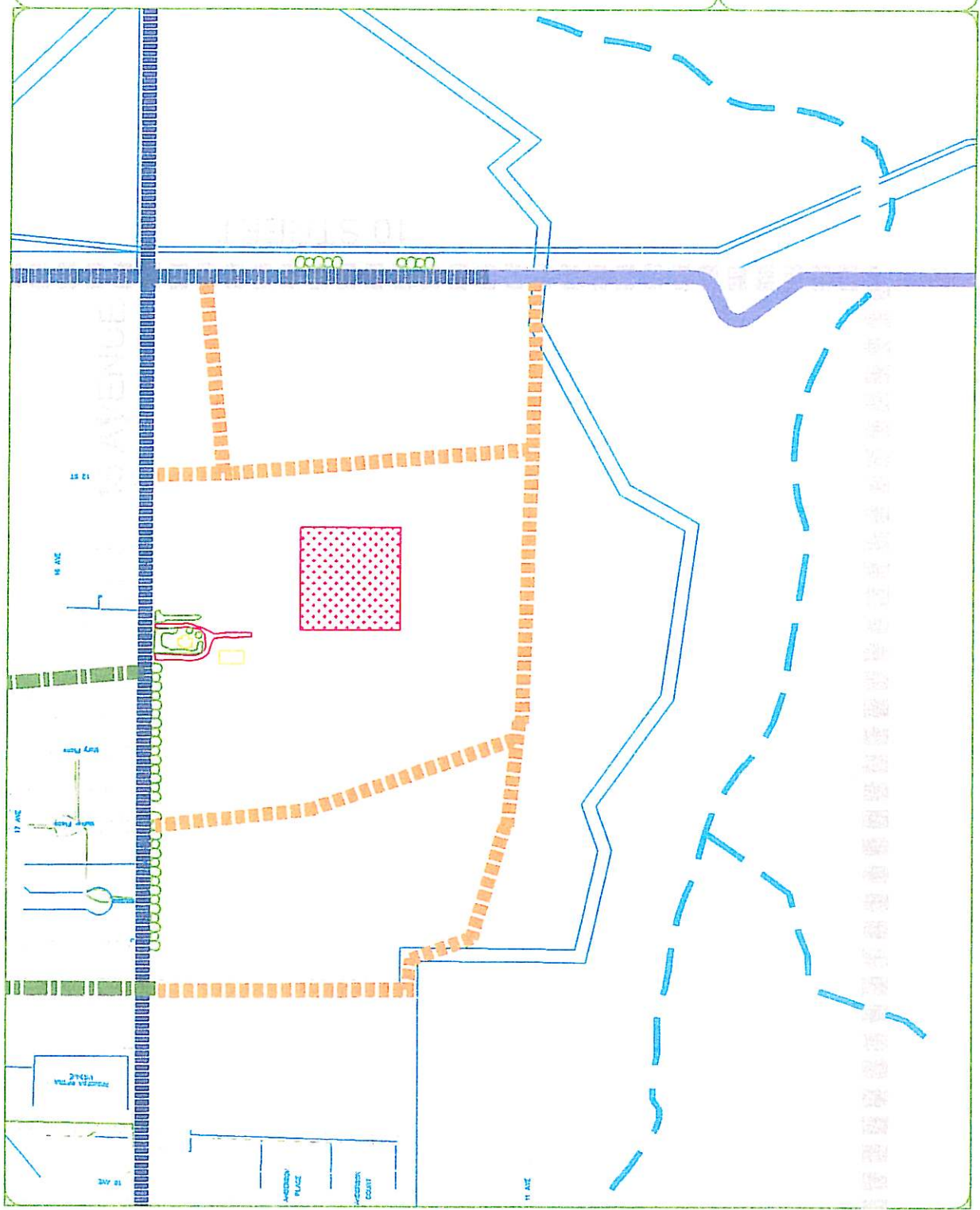


Figure 5

LEGEND	PAVED	GRAVEL
ARTERIAL		
COLLECTOR		
RAILWAY CROSSING		
4-WAY STOP		
New Collector		
Oil Lease		

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↑

Scale: NTS

TOWN OF DIDSBURY
Dorin Area
Structure Plan
Development Phasing

This is a conceptual drawing only.
 Discussion purposes only.
 Modified By: Jason Whitfield
 August 2002

