

BEING A BYLAW OF THE TOWN OF BLACKFALDS IN THE PROVINCE OF ALBERTA TO PROVIDE AN UPDATED FRAMEWORK FOR THE SUBSEQUENT SUBDIVISION AND DEVELOPMENT ON LANDS LEGALLY DESCRIBED AS THE NW 27-39-27-W4M.

A Bylaw of the Town of Blackfalds, in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act* (“MGA”), being Chapter M 26.1 of the Revised Statutes of Alberta, 2000 and amendments thereto, to repeal Bylaw 994/06 and all amendments thereto for the purpose of adopting an amended Area Structure Plan (ASP) for lands located in the Town of Blackfalds legally described as the NW 27-39-27-W4M.

WHEREAS, pursuant to Section 633(1) of the MGA, RSA 2000, Chapter M-26 and amendments thereto, for the purposes of providing a framework for subsequent subdivision and development of an area of land, a Council may by bylaw adopt an area structure plan.

WHEREAS, the Valley Ridge Estates Area Structure Plan identifies the sequence of development proposed for the area, land uses proposed for the area, expected density of population proposed for the area generally, and the general location of major transportation routes and public utilities, as required by Section 633 of the MGA.

WHEREAS, the area of land upon which the ASP shall apply is legally described as NW 27-39-27-W4M.

NOW THEREFORE, the Municipal Council of the Town of Blackfalds, duly assembled hereby enacts:

PART 1 – TITLE

- 1.1 That this Bylaw shall be cited as the “Valley Ridge Estates Area Structure Plan”.
- 1.2 Schedule “A” shall form part of this Bylaw.

PART 2 – VALLEY RIDGE ESTATES AREA STRUCTURE PLAN

- 2.1 That the document entitled “Valley Ridge Estates Area Structure Plan” as Schedule “A” attached hereto is hereby adopted for the lands located in the Town of Blackfalds legally described as the NW 27-39-27-W4M.

PART 3 – REPEAL

- 3.1 That Bylaw 994/06 and all amendments thereto are hereby repealed upon this Bylaw coming into effect.

PART 4 – DATE OF FORCE

- 4.1 That this Bylaw shall come into effect, upon the date on which it is finally read and passed.

READ for the first time this 14th day of May, A.D. 2024.

(RES. 146/24)

-Original Signed-

MAYOR JAMIE HOOVER

-Original Signed-

CAO KIM ISAAK

READ for the second time this 11th day of June, A.D. 2024.

(RES. 176/24)

-Original Signed-

MAYOR JAMIE HOOVER

-Original Signed-

CAO KIM ISAAK

READ for the third and final time this 11th day of June, A.D. 2024.

(RES.177/24)

-Original Signed-

MAYOR JAMIE HOOVER

-Original Signed-

CAO KIM ISAAK

UNCERTIFIED COPY

**Valley Ridge Estates
NW 27-39-27-4**

**AREA STRUCTURE PLAN
Blackfalds, Alberta**



UNCERTIFIED COPY

Stantec Consulting Ltd.

**Amended & Consolidated June xx, 2024
Approved January 2006**

Table of Contents

1.0 INTRODUCTION	3
1.1 PURPOSE	3
1.1.1 2024 Amendment	3
1.2 DEFINITION OF PLAN AREA	4
1.2.1 Plan Area 2024	4

2.0 SITE CONTEXT & DEVELOPMENT CONSIDERATIONS.....	6
2.1 TOPOGRAPHY, SOILS, AND VEGETATION	6
2.1.1 Topography, Soils, And Vegetation 2024	6
2.2 SURROUNDING DEVELOPMENT	7
2.2.1 Surrounding Development 2024	7

3.0 DEVELOPMENT OBJECTIVES & PRINCIPLES.....	9
3.1 DEVELOPMENT OBJECTIVES	9
3.2 DEVELOPMENT PRINCIPLES	9
3.2.1 Residential	9
3.2.2 Commercial and Industrial	10
3.2.3 Municipal Reserves and Recreational Facilities.....	10
3.2.4 Transportation	10
3.2.5 Ecological Stewardship	11

4.0 DEVELOPMENT CONCEPT	12
4.1 NEIGHBOURHOOD UNIT	12
4.2 RESIDENTIAL	12
4.2.1 Low Density Residential	12
4.2.2 Medium Density Residential	12
4.2.3 Residential Amendments 2024.....	13
4.3 PARKS, OPEN SPACE AND RECREATION AMENITIES	13
4.3.1 Abbey Center	13
4.3.2 Neighborhood Park and Trail System	13
4.3.3 Existing Wetland.....	14
4.3.4 Boundary Treatments	14
4.3.5 Parks And Open Space 2024	14
4.4 TRANSPORTATION AND CONNECTIVITY	15
4.4.1 Duncan Avenue Extension	15
4.4.2 Arterial and Collector Roadways	15
4.4.3 Local Roadways	15
4.4.4 Lanes	16
4.4.5 Pedestrian Routes.....	16
4.4.6 Transportation 2024	16
TABLE 1 – LAND USE STATISTICS	17
TABLE 2 - RESIDENTIAL UNITS AND DENSITY	17

5.0 ENGINEERING SERVICES	19
5.1 EXISTING INFRASTRUCTURE.....	19
5.2 STORMWATER DRAINAGE.....	19

VALLEY RIDGE AREA STRUCTURE PLAN

5.3 SANITARY SERVICING.....19

5.4 WATER SERVICING20

5.5 SHALLOW UTILITIES.....20

6.0 IMPLEMENTATION.....24

6.1 DEVELOPMENT STAGING24

6.2 REDISTRICTING & SUBDIVISION24

6.3 DEVELOPMENT CONSIDERATIONS 202424

UNCERTIFIED COPY

1.0 INTRODUCTION

1.1 PURPOSE

Stantec Consulting Ltd. on behalf of McWilliams Corp. has prepared the Valley Ridge Area Structure Plan (ASP), formally named the Blackfalds Malibu Area Structure Plan.

The purpose of the Valley Ridge Area Structure Plan is to describe the land use framework and development objectives for the NW ¼ Section 27-39-27-4 in the Town of Blackfalds. This quarter section is bounded by Highway 2 on the west side and the Harvest Meadows Subdivision on the east side. The proposed development includes an area of approximately 62.6 hectares (154.7 acres). A wetland exists directly to the north-west and extends slightly on that corner of the site. Another wetland exists directly north of the site. Commercial and industrial sites are located south of the site. Highway 597 is located further south.

McWilliams Corp. is committed to developing balanced communities of residential, recreational, commercial and industrial properties with complimentary land uses. In order to achieve this, we have integrated the area with interconnected parks, open space linkages and high-quality residential opportunities. Together, these aspects will provide the Town of Blackfalds with a unique area for community development.

Approval of the Area Structure Plan will provide the basis for proceeding with McWilliams Corp. and the Town of Blackfalds' vision for this area. The Area Structure Plan provides the opportunity to develop the components of this vision in the initial phases of development through recreational amenities and a variety of housing forms and lifestyles.

The purpose of this document is to define the land use pattern and development objectives for the Valley Ridge development. The Area Structure Plan will implement the land use framework and development objectives by identifying the type, size and location of various land uses, density of development, location of major roadways, conceptual servicing designs and sequence of development. Detailed design of each phase (redistricting and plans of subdivision) will refine the concept presented by this Area Structure Plan for the development.

1.1.1 2024 Amendment

Since the approval of the Blackfalds–Malibu Area Structure Plan in 2006, now referred to as the Valley Ridge ASP, a number of land use and design changes have been implemented, as shown in **Appendix A – ASP Comparison Plan**. The 2024 ASP aims to amend the plan to reflect what has been constructed and update the land use for the last developable residential area located on the north side of the Plan area. Each amendment is further described in each section of the ASP and referred to as 'Amendments 2024'. A summary of significant changes includes:

VALLEY RIDGE AREA STRUCTURE PLAN

- Realignment of Duncan Ave
- Realignment of Womacks Road
- Identification of the Abbey Center Site
- Redesign of areas
- Residential land use changes
- Additional of multi-family sites
- Addition of Commercial uses
- Removal of Social Care/Place of Worship site

1.2 DEFINITION OF PLAN AREA

The Valley Ridge Area Structure Plan consists of land located within the NW 27-39-27-4 and includes an area of approximately 62.6 hectares, as shown on **Figure 1.0 – Location Plan**.

The Valley Ridge Area Structure Plan constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations. The majority of the Plan area is under one titled landowner with the exception of the existing acreage in the southeast corner of the Plan. This acreage site currently also functions as a tree farm business.

1.2.1 Plan Area 2024

Since the plans approval in 2006, approximately 75% of the Plan area has been developed for a variety of residential, commercial, industrial, and recreational uses. All developed areas have been constructed and transferred to property owners. The remaining undeveloped lands include 5.45 ha multi-family residential and 9.29 ha of light industrial.

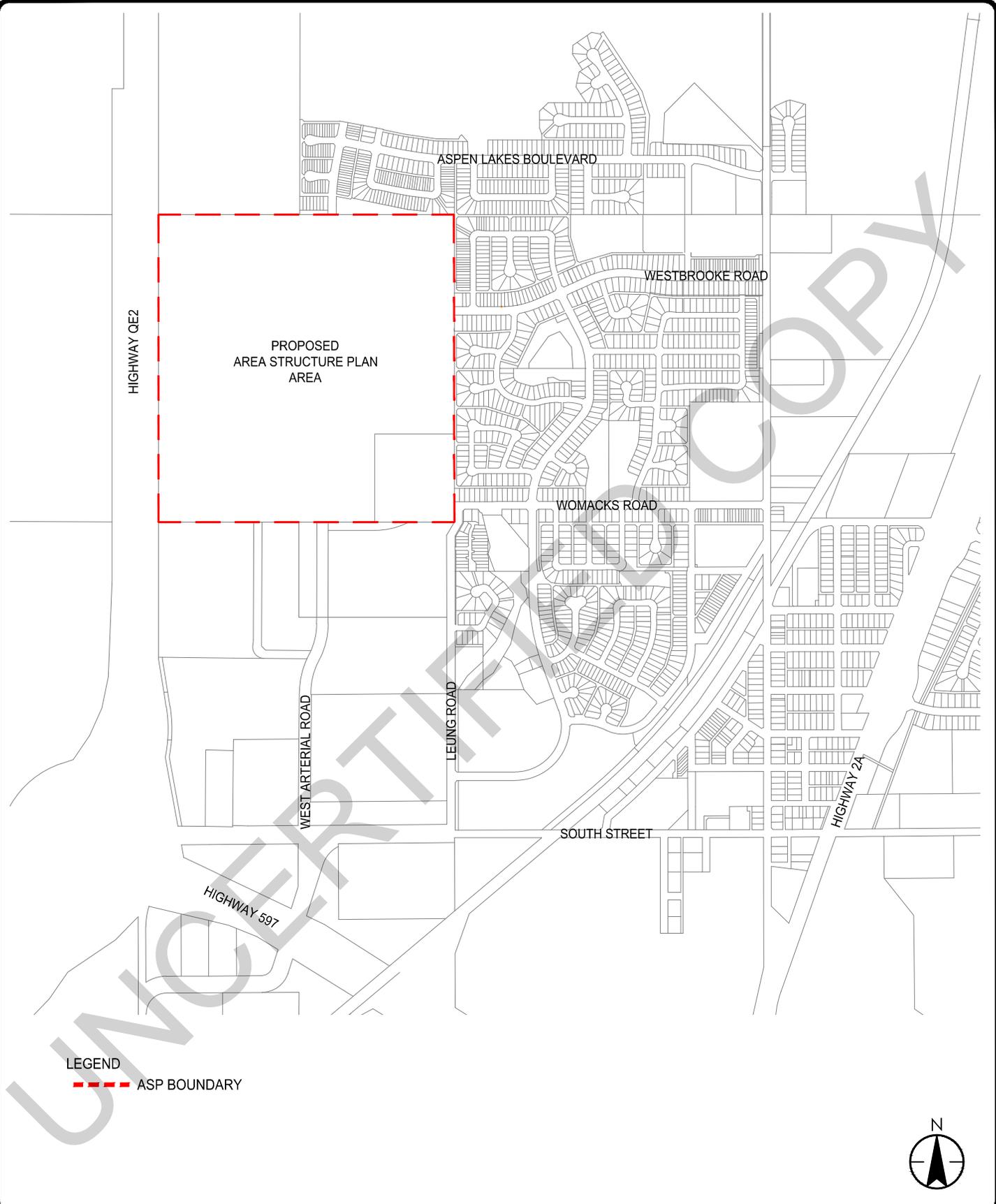


Figure 1
 Location Plan
 Valley Ridge Estates

Prepared for:
 McWilliams Corp.
 Blackfalds, Alberta



DRAWN BY: SAS
 CHECKED BY: GCL
 SCALE: 1:5,000
 PROJECT #: 112871553

January, 2024

2.0 SITE CONTEXT & DEVELOPMENT CONSIDERATIONS

2.1 TOPOGRAPHY, SOILS, AND VEGETATION

As shown on **Figure 2.0 – Existing Conditions Plan**, the existing topography on these lands is very dramatic and significantly impacts the development of the Concept Plan. There is a notable elevation drop in the northwest corner of the quarter section. A significant ridge divides this portion of the Plan, adjacent to the Highway, to the remainder of the Plan area. There is also a large depression in the north end of the Plan and a large knoll in the southwest corner. The majority of the land, located east of the existing ridge, generally drains to the northeast corner of the Plan.

The soils in this area are expected to consist of primarily sand covered by a thin layer of topsoil, which are suitable for urban development.

There are several small tree stands existing on this property. These tree stands are concentrated in the northwest corner of the development adjacent to the existing wetland and in the southeast corner of the Plan in the existing acreage and directly west of the acreage. There are also a few small tree bluffs along the existing ridge.

2.1.1 Topography, Soils, And Vegetation 2024

Since the majority of the Plan area has been graded and/or developed, the original vegetation and structures have been removed. The slope, tree stands, and wetlands in the north-west portion remain and will be addressed when development advances to these areas.

2.1.1.1 Slope Assessment

A slope stability study was completed by ParklandGEO in 2024 to define the necessary setbacks. Stability analyses assess the risk to development near crest areas, and determine the suitable buffer distances required to protect against potential slope movements. Through the Slope Stability Assessment, the Plan Area is determined to be suitable for residential development based on two setback considerations:

- The crest is defined as the line where there is a distinct break in the grade at the top of the slope as determined by the intersection of the slope angle with the extension of the upland surface grade.
- The building setback line (BSBL) for proposed permanent residential structures on any lots backing onto the slopes, should be at least 5 m back from the crest.

VALLEY RIDGE AREA STRUCTURE PLAN

2.2 SURROUNDING DEVELOPMENT

Of special consideration is the existing Harvest Meadows subdivision directly adjacent to the east side of the project site. It is important for the proposed layout of the new development to blend with this existing community.

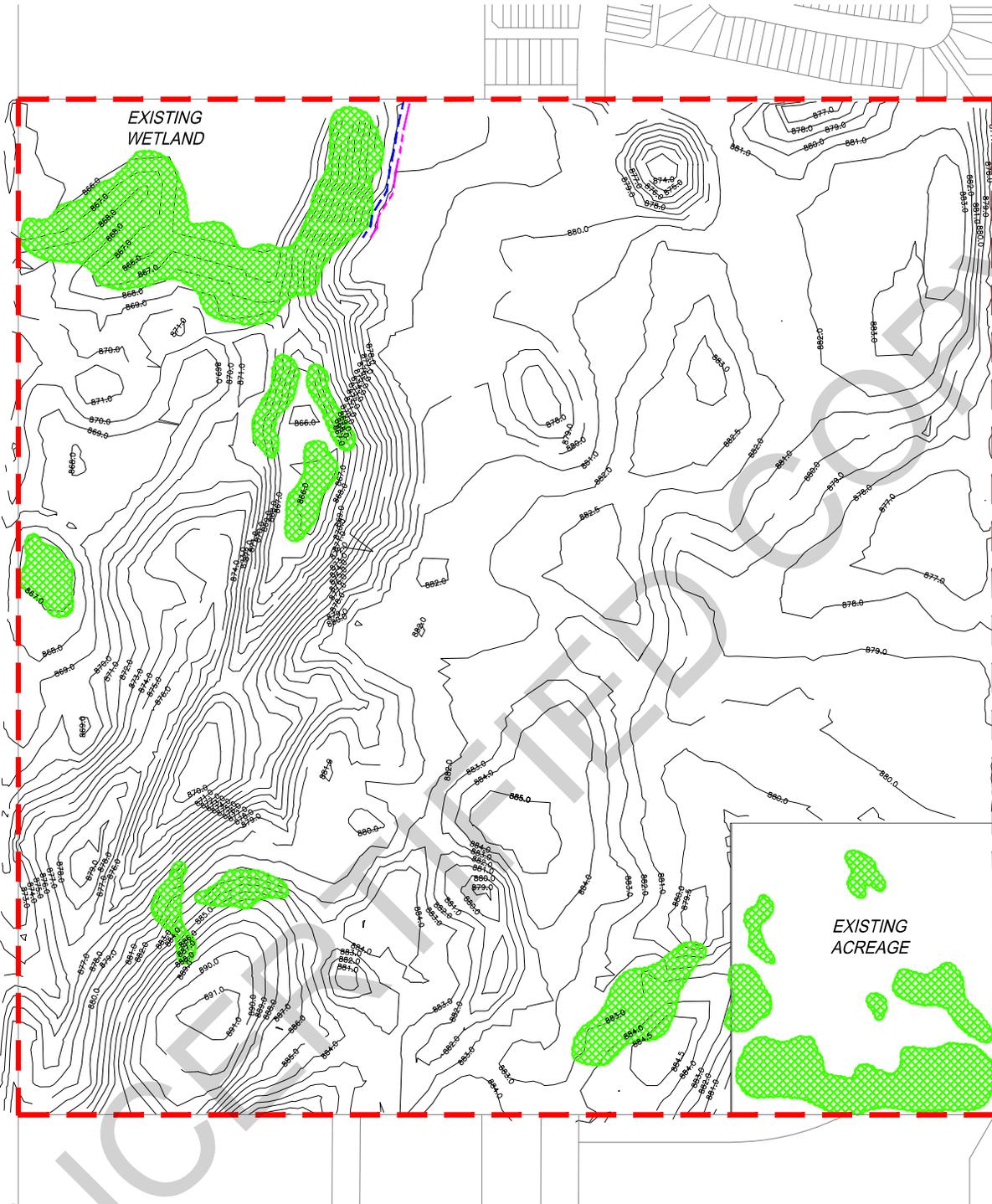
The west side of the property is bordered by Highway 2 and is paralleled by the aforementioned Harvest Meadows Subdivision to the east. Highway 2 borders the site on the west. The land to the south of the site was recently redeveloped for light industrial. The land to the north is undeveloped and is currently used for agricultural purposes. There is an existing acreage located at the south east corner of the site and has been included in this Area Structure Plan.

2.2.1 Surrounding Development 2024

Significant growth has occurred in adjacent areas over the last 15 years with development and recreation amenities. Developments adjacent to the Plan area include:

- North - the existing residential development of Aspen Lakes West is partially developed, with the remainder continuing to be farmland. A school has been identified within the neighbourhood and is expected to start construction in 2024.
- East – the neighbourhood of Harvest Meadows is completed.
- South – Lands to the south include a variety of industrial, educational, and recreational uses. Over the last few years, additional recreation amenities have been added, which include a pump track and skateboard park. A second school, Iron Ridge Secondary Campus, is scheduled to open in 2024.

HIGHWAY 2



LEGEND

-  CONTOURS
-  EXISTING TREES
-  TOP OF BANK
-  STRUCTURAL SETBACK LINE
-  ASP BOUNDARY



Figure 2
 Existing Conditions
 Valley Ridge Estates

Prepared for:
 McWilliams Corp.
 Blackfalds, Alberta



DRAWN BY: SAS
 CHECKED BY: GCL
 SCALE: 1:5,000
 PROJECT #: 112871553

February, 2024

3.0 DEVELOPMENT OBJECTIVES & PRINCIPLES

3.1 DEVELOPMENT OBJECTIVES

The Valley Ridge Area Structure Plan has been prepared as a comprehensively planned neighbourhood taking advantage of both the natural topography and location attributes of the area. The main objectives of the plan are:

- To provide a framework to deliver high quality, comprehensively planned residential, commercial, and Industrial areas by defining the general pattern and composition of land uses, linkages, servicing designs and development staging;
- To address and accommodate existing uses affecting the plan;
- To blend with the existing Town of Blackfalds through the use of appropriate design measures.
- To ensure the implementation of the plan takes place in an orderly and phased basis; and
- To provide passive and active recreational areas for use by the residents in this neighborhood
- To consider, and whenever possible, to embrace the history of the Town of Blackfalds through the design process.

3.2 DEVELOPMENT PRINCIPLES

Development of the various land uses within the Valley Ridge Area Structure Plan are defined through the following general principles:

3.2.1 Residential

- Encourage a variety of housing types, from single detached housing to higher density multi-family units.
- All housing forms and options will recognize consumer preferences and be in conformance with municipal standards and policies set forth by the Town of Blackfalds.
- Encourage pedestrian friendly streetscapes and provide direct and safe pedestrian linkages to the community nodes, such as open space and recreational facilities.

VALLEY RIDGE AREA STRUCTURE PLAN

- Locate residential development to take advantage of features such as stormwater management facilities, linear parks and other open spaces, and utility corridors.
- Create residential development that compliments and provides continuity to the existing Town of Blackfalds.

3.2.2 Commercial and Industrial

- Concentrate industrial development adjacent to Highway 2 to take advantage of marketing the opportunities of the highway.
- Integrate the industrial area along the east of the site parallel to highway 2 and the natural swale.
- Locate and orient commercial sites along arterial and/or collector roadways to ensure high visibility and to provide convenient access opportunities.
- The site is of sufficient size to support a local convenience center to serve the Valley Ridge development and surrounding area.
- Provide convenient pedestrian linkages to the commercial area and transit routes.
- A strong pedestrian link is planned along the swale that will act as a strong buffer between the residential and the industrial and commercial areas.

3.2.3 Municipal Reserves and Recreational Facilities

- Where possible and economically viable and sustainable, utilize future stormwater management facilities to provide pedestrian linkages and open space for passive or active recreational opportunities.
- Create open space linkages, which will be an amenity for passive recreation and serve as a means of pedestrian connectivity between the new development and the existing Town of Blackfalds.
- Allow for the provision of dispersed park space within the neighbourhood to provide open space and opportunities for recreation for residents through the dedication of Municipal Reserves.

3.2.4 Transportation

- Provide a logical, safe and efficient transportation system within the plan area to accommodate pedestrian, bicycle and other multi-use modes and the vehicular transportation needs of residents moving to, from and within the Valley Ridge development as well as the adjacent areas.

VALLEY RIDGE AREA STRUCTURE PLAN

- Provide non-vehicular circulation options throughout the neighborhood.
- Minimize walking distances by creating an interconnected street network.

3.2.5 Ecological Stewardship

- Develop land in an efficient manner and encourage intensive urban development.
- Incorporate open spaces into compatible land uses such as the stormwater management facilities to optimize the use of these areas.
- Encourage naturalized landscaping on public and private lands to the extent acceptable to the Town of Blackfalds to minimize environmental and economic costs associated with their maintenance.
- Promote the development of open spaces and walkway linkages for pedestrian traffic and connect them to the surrounding areas.
- Encourage energy efficient construction and other innovative building and infrastructure techniques.

4.0 DEVELOPMENT CONCEPT

4.1 NEIGHBOURHOOD UNIT

The development concept for the Valley Ridge Area Structure Plan has been prepared in response to current and anticipated residential, commercial, and industrial market trends within the Town of Blackfalds and the Central Alberta Region. An analysis of these trends and an assessment of their implications assisted in shaping the Plan area with respect to the type, size and location of various land uses. Valley Ridge is designed to be a natural extension of the Town's growth to the west.

The development concept is shown on **Figure 3.0 - Development Concept**. The land use statistics, number of residential units and density are represented in Table 1 & 2.

4.2 RESIDENTIAL

The majority of land within the Valley Ridge Development is intended for residential development. The remainder of the Plan area has been proposed for industrial and commercial uses.

A mix of residential dwelling units is provided and described based on market conditions and consumer preferences at the time of development. Residential density is anticipated to be 17.09 units per hectare. The lot depths will typically be around 35 meters for single-family housing. **Table 1 - Land Use Statistics**, and **Table 2 - Residential Units and Density** both show the relationship of area, units and projected density for the development.

4.2.1 Low Density Residential

The majority of the residential lots will be for low density single family detached homes. These lots, which will be zoned either R-1S or R-1M to appeal to a different market demands and price points. The R-1S lots will have a minimum lot width of 10.5 meters and the R-1M lots will have a minimum lot width of 12.5 meters. As shown on the Concept Plan, the R-1S lots are primarily concentrated in the northeast corner and south along Vista Trail of the development.

4.2.2 Medium Density Residential

The need to provide additional and more affordable housing options is a priority for the Developer and the Town of Blackfalds. Three areas have been identified within the Plan area along Vista Trail and adjacent to open spaces. These sites have been located along Vista Trail to provide residents direct access to main roadways and reduce traffic impacts in lower density areas. All medium density areas are located in close proximity to either open space, trails, the Abbey Center, and commercial lands to provide safe and convenient access to neighbourhood amenities.

VALLEY RIDGE AREA STRUCTURE PLAN

The south multi-family site, with a land use of R-2 Residential Multi-Dwelling District, is a multi-unit development with direct access to the Abbey Center and the commercial site. The second and third multi-family sites are located in the north. These two parcels of land are intended to be developed together as one project. Housing options for this area, consistent with the R4 Residential High Density District uses, may include townhome units with and without attached garages. Both multi-family sites provide smaller, affordable housing options.

4.2.3 Residential Amendments 2024

Rezoning of the residential areas have been generally consistent with the original approved ASP. The primary amendment to the residential area includes two parcels in the north that have been identified for R-4. These parcels are currently proposed to be developed as one project. The first development parcel is located east of Vista Trail and will advance to the west parcel.

Additional amendments have been presented for changes that were made prior to 2024, to clean up areas of the development concept related to the Abbey Center and market needs of smaller lots. General amendments for residential lands include:

- Removal of single family areas to support the Abbey Center and realignment of Womacks Road
- Moving south multi-family site to the south boundary and changing it from R-3 to R-2
- Addition of R-1S cul-de-sac (Vermont Close) above R-2 site
- Addition of R-1S along Westbrooke Road

4.3 PARKS, OPEN SPACE AND RECREATION AMENITIES

As shown in the Concept Plan, the parks and open space system consist of Environmental Reserves, parks, an extensive trail system, and the Abbey Center. These parks and amenities have been distributed throughout the neighbourhood to ensure convenient access by all residents and supplement park spaces in adjacent neighbourhoods to provide larger and more usable areas.

4.3.1 Abbey Center

Completed in 2014, the Abbey Center offers a variety of programed and non-programed activities for the Town of Blackfalds and surrounding communities. The Abbey Center provides indoor and outdoor playgrounds, a fitness center, a field house, an outdoor swimming pool, and a spray park. Valley Ridge is fortunate to have direct connections to the Abbey Center and recognizes its benefits of offering vast recreation options to the neighbourhood and Town.

4.3.2 Neighborhood Park and Trail System

A large central park will be the focal point of the development serving as an access point to the residential areas of the development. This park has sufficient room to accommodate many active recreational uses, which will be determined by the needs of the Town when it comes time

VALLEY RIDGE AREA STRUCTURE PLAN

to develop this area. Possible amenities could include a soccer field, a hockey rink, a multi purpose pad, a playground, or a combination of these uses.

A second park is planned at the north end of the development. This park will also function as an active recreational use for the neighborhood and surrounding neighborhoods. It could be developed with a playground or other use.

Along the boundary of Harvest Meadows an additional large park space is contemplated. Besides acting as a park amenity, this park will also serve a dual role in facilitating stormwater management for the residential areas. This facility may be developed as a dry stormwater detention pond or possibly as a constructed wetland style facility.

The dedicated pathway in this park system will connect to the sidewalks and streets through pathway openings between housing areas. These recreational trails will allow for an interconnected pedestrian system throughout the proposed development.

4.3.3 Existing Wetland

The existing wetland area at the north west portion of the Plan area, along with adjacent tree stands, will be preserved. Areas around the wetland and a portion of the ridge will be designated as environmental and municipal reserves.

This wetland has been crown claimed, a designation meaning that avoidance is the highest priority for any wetland impacts. While the Valley Ridge concept plan does not identify any development within the wetland, Town of Blackfalds 2015 Transportation Master Plan does identify the extension of Duncan Avenue to the north, which is further described in Section 3.4 – Transportation.

Any development within or bordering this wetland will require additional coordination and approvals via Alberta Environment and Protection.

4.3.4 Boundary Treatments

The west boundary of the planned residential area is clearly defined and separated from the industrial development by an industrial access road that provides strong boundary treatments. A landscaped linear park provides visual screening and a buffer between the industrial area to the west, the commercial development to the south, and the residential development. The change in elevation along this path also contributes to the separation of uses. As mentioned previously, a landscape concept will be prepared by a Landscape Architect and submitted to the Town for their approval once development proceeds.

Any possible noise disturbance issues related to Highway 2 will be looked at and resolved during the preparation of the related development agreement.

4.3.5 Parks And Open Space 2024

Since 2006, a majority of the open space and parks have been completed as proposed in the originally approved ASP. With the development of the Abbey Centre, a small greenspace in the southeast corner was removed from the concept plan. Additional recreation amenities,

VALLEY RIDGE AREA STRUCTURE PLAN

completed in recent years, south of Valley Ridge, further add to the options and connectivity of the open space network.

The remaining trails will be completed as part of future development phases.

4.4 TRANSPORTATION AND CONNECTIVITY

4.4.1 Duncan Avenue Extension

As presented in the *2015 Transportation Master Plan*, Duncan Avenue will extend north, ultimately connecting to TWP RD 400. Duncan Avenue is an important transportation route for the success of industrial lands located along west Blackfalds. The northern extension of Duncan Avenue will need to cross a crown claimed wetland and require significant considerations from the industrial land Developer, owners of the western portion of SW34 39-27-W4, the Town of Blackfalds and Alberta Environment and Protection.

Due to the size, impacted area, and crown claimed status of the wetland, it is not feasible for the Developers of Valley Ridge to complete all required efforts for the design and approval of Duncan Avenue. Ongoing discussion will be required with the Town to determine the process, cost sharing, and responsibilities related to the Duncan Avenue extension.

4.4.1.1 Emergency Access to the Industrial Area

Two emergency accesses have been proposed to provide access to the industrial area should Duncan Avenue be blocked. Both access points are identified as public utility lots and constructed with a minimum 3.0m wide paved walkway with swing bollards installed at both ends.

The north access will be connected to an internal roadway network within the multi-family site. The owner of the site and the Town will enter into an access agreement to ensure that safe and accessible access is provided.

4.4.2 Arterial and Collector Roadways

The Valley Ridge Area Structure Plan provides an extension of two collector roadways, Westbrook and Womacks road, to Vista Trail. A third collector connection via Vista Trail will extend north into the Community of Aspen Lakes west.

Collector roads will be constructed within 22.0 meter wide right-of-ways, as per the Town of Blackfalds specifications.

4.4.3 Local Roadways

The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through local roads. Local roads will be designed with 18 meter right-of-ways, as per the Town of Blackfalds specifications.

VALLEY RIDGE AREA STRUCTURE PLAN

4.4.4 Lanes

The majority of the Valley Ridge development has been designed with the lots backing onto laneways, with the exception of any lots that back onto green spaces. Rear laneways are shown as 6.0 meters wide.

Special consideration of the landscape adjacent to the lanes facing the existing roadway will occur. Screening of these lanes will be done through the use of various landscape materials.

4.4.5 Pedestrian Routes

Pedestrian connections between proposed open spaces and the nearby existing subdivision have been accounted for in that the principle of the pedestrian system is that all foot traffic from and to the open space system will feed into the north/south roadway spine serving as a backbone for the pedestrian traffic. The pedestrian network connects dedicated pathways to the sidewalks and streets through pathway openings between housing areas.

4.4.6 Transportation 2024

Since 2006, two realignments have been made to the original transportation network, Duncan Avenue and Womacks Road. Womacks Road was realigned to the south to create a larger parcel for the Abbey Centre. Duncan Avenue was realigned to create more ideal, developable sites on both sides of the road.

The 2024 ASP will also remove some local roadways and laneways on the proposed multi-family sites in the north. Each site will provide internal roads and parking, which will be presented as part of future Development Permits.

VALLEY RIDGE AREA STRUCTURE PLAN

TABLE 1 – LAND USE STATISTICS

	Area (ha)	Area (ac)	% of NDA
Gross Developable Area	62.54	154.54	
Environmental Reserve	2.63	6.50	
Net Developable Area	59.91	148.04	100.0%
Residential	19.42	47.99	32.4%
Single Family	12.58	31.10	21.0%
R1M	7.47	18.47	12.5%
R1S	5.11	12.63	8.5%
Multi-Family	6.84	16.89	11.4%
R2	1.39	3.44	2.3%
R4	5.45	13.45	9.1%
Commercial/Industrial	16.79	41.49	28.0%
C3	1.59	3.94	2.7%
Direct Control	0.26	0.65	0.4%
I1	14.94	36.91	24.9%
Open Space	14.30	35.35	23.9%
Parks and Recreation	8.32	20.56	13.9%
Abbey Centre	4.23	10.45	7.1%
Public Facility	5.99	14.79	10.0%
Roadways	9.39	23.21	15.7%

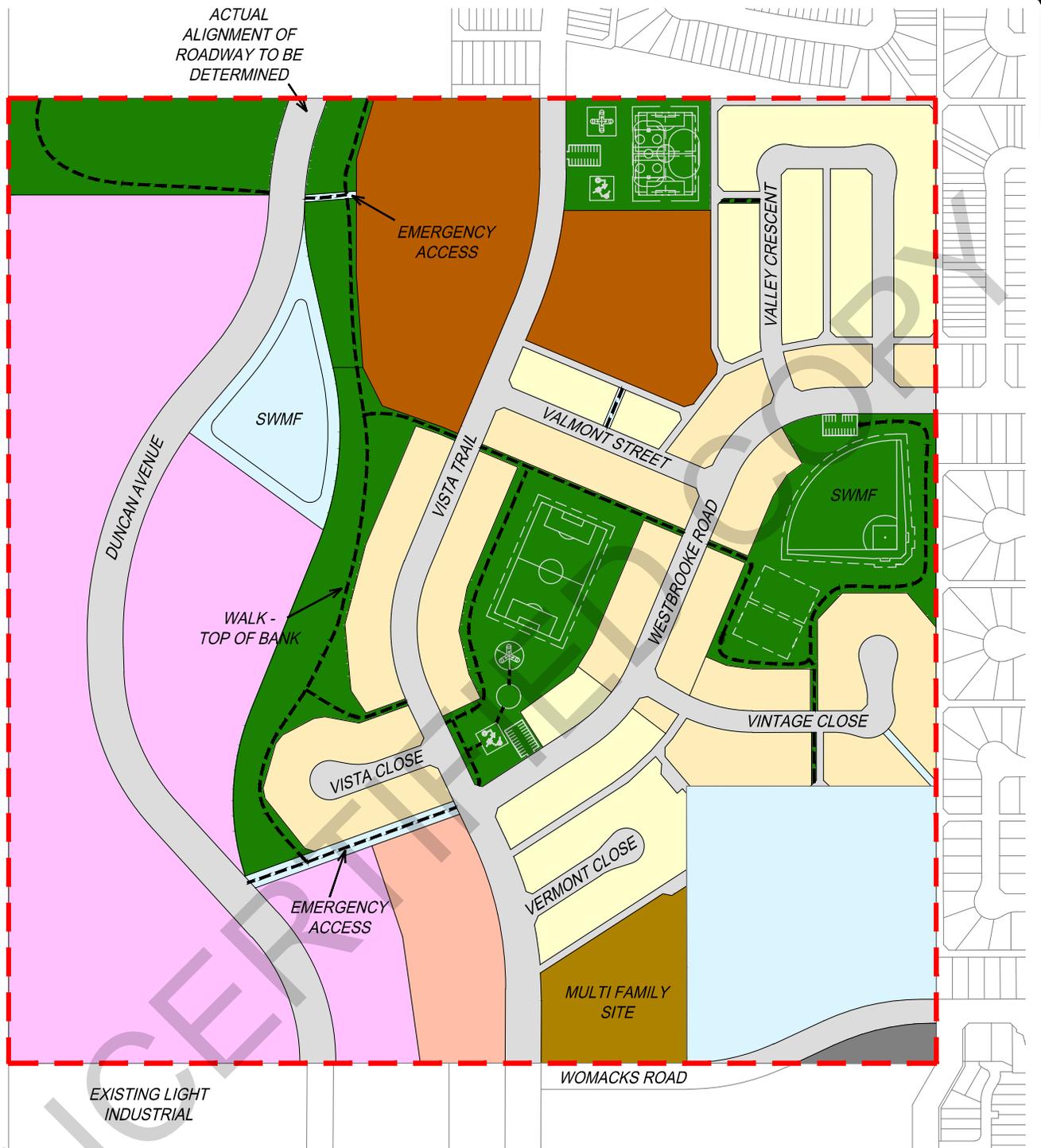
*Some Open Space used for stormwater management will not be creditable M.R. This will be determined at detailed design phase and is estimated at approximately 1 ha

TABLE 2 - RESIDENTIAL UNITS AND DENSITY

Land Use	Developable Area* (ha)	Units	Density (u/ha)
Single family (R-1S/R-1M)		300	
Multi family (R2/R4)		340	
Total	37.44	640	17.09

*DA = GDA – Commercial – Industrial – Environmental Reserve – Abbey Centre

HIGHWAY 2



LEGEND

- | | | | | | |
|---|----------------------|---|-----------------------|---|-----------------------------|
|  | R1-S - SINGLE FAMILY |  | C3 - COMMERCIAL |  | DC - DIRECT CONTROL |
|  | R1-M - SINGLE FAMILY |  | I1 - LIGHT INDUSTRIAL |  | TRAIL / MULTI-PURPOSE TRAIL |
|  | R-2 - MULTI FAMILY |  | PARKS & RECREATION |  | ASP BOUNDARY |
|  | R-4 - MULTI FAMILY |  | PUBLIC FACILITY | | |



Figure 3
Development Concept
Valley Ridge Estates

Prepared for:
McWilliams Corp.
Blackfalds, Alberta



DRAWN BY: SAS
CHECKED BY: GCL
SCALE: 1:5,000
PROJECT #: 112871553

February, 2024

5.0 ENGINEERING SERVICES

5.1 EXISTING INFRASTRUCTURE

This development will be serviced by the existing storm, sanitary, and water mains located in the Westbrook and Womacks road right-of-ways. All of these existing utilities are directly adjacent to this development along the east boundary. All utilities and servicing connections will be constructed in accordance with the Utility Bylaw requirements, and determined at the detailed design stage.

There are no existing gas lines or other shallow utilities located in the Plan area.

5.2 STORMWATER DRAINAGE

Two stormwater management facilities (SWMF) are incorporated into the layout for the Valley Ridge development to properly manage and control major storm events. The first pond is located within the northern portion of the industrial area, a second pond is located along the east boundary within the residential areas. The pond within the industrial area is envisioned as a wet pond, with the second being dry, allowing for recreation amenities at the bottom of the pond. Both SWMF's will be designed to accommodate 1:100 year stormwater flows and restrict flows to predevelopment rates from this site.

An underground storm pipe system will be constructed to convey minor storm events, less than the 1 in 5 year duration, from this development. This pipe system and the runoff will be directed into the SWMF's. The east pond will discharge through a pipe system, at a controlled rate, into the existing storm system. Runoff from the industrial area will be directed into a storm pipe system, which discharges into the constructed pond. As part of Water Act approval 00387959-00-00, the north pond will release into the north west wetland and ultimately be pumped through the Aspen Lakes West pond, releasing into the Aspen Lake. As the west industrial portion of the development will operate independently of the east portion, this SWMF may require additional consideration and design at the time of further industrial development. The proposed pipe system is shown in **Figure 4.0 – Stormwater Management Plan**.

5.3 SANITARY SERVICING

The sanitary sewer system to service this development is presented in **Figure 5.0 – Sanitary Sewer Plan**. All flows from within the Valley Ridge Development will be directed to the existing sewer system through the existing mains along Westbrook Road and Womacks Road.

The existing sanitary mains are too shallow to service this entire development and therefore, a sanitary lift station will be constructed at the north end of the industrial area. A forcemain will run parallel to the gravity main in Duncan Avenue, with a connection to the gravity main in the south.

VALLEY RIDGE AREA STRUCTURE PLAN

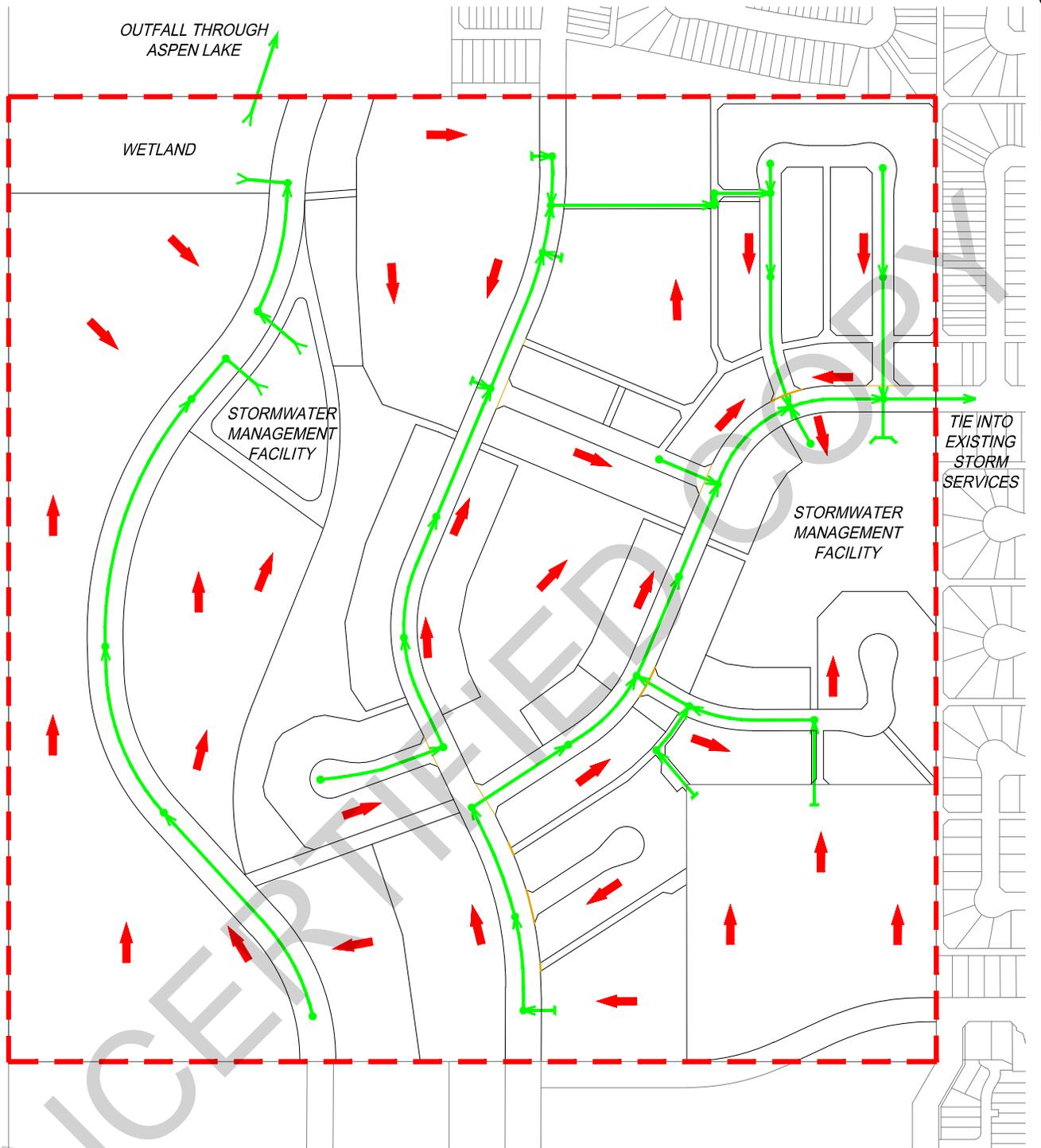
5.4 WATER SERVICING

The overall water distribution system needed to service the Valley Ridge Development is shown in **Figure 6.0 – Water Distribution Plan**. These mains will be an extension of the existing Town of Blackfalds system and will be connected at two different locations. Three future connection points will also be provided, two to the south and one to the north in order to accommodate future development.

5.5 SHALLOW UTILITIES

There are no major servicing concerns regarding shallow utilities (gas, power, telephone and cable). All shallow utilities will be extensions of those already in place in the existing Town of Blackfalds. This development will be serviced with streetlights.

HIGHWAY 2



LEGEND

- STORM PIPING
- MANHOLE AND FLOW DIRECTION
- ➔ MAJOR OVERLAND DRAINAGE
- - - ASP BOUNDARY



Figure 4
 Stormwater Management Plan
 Valley Ridge Estates

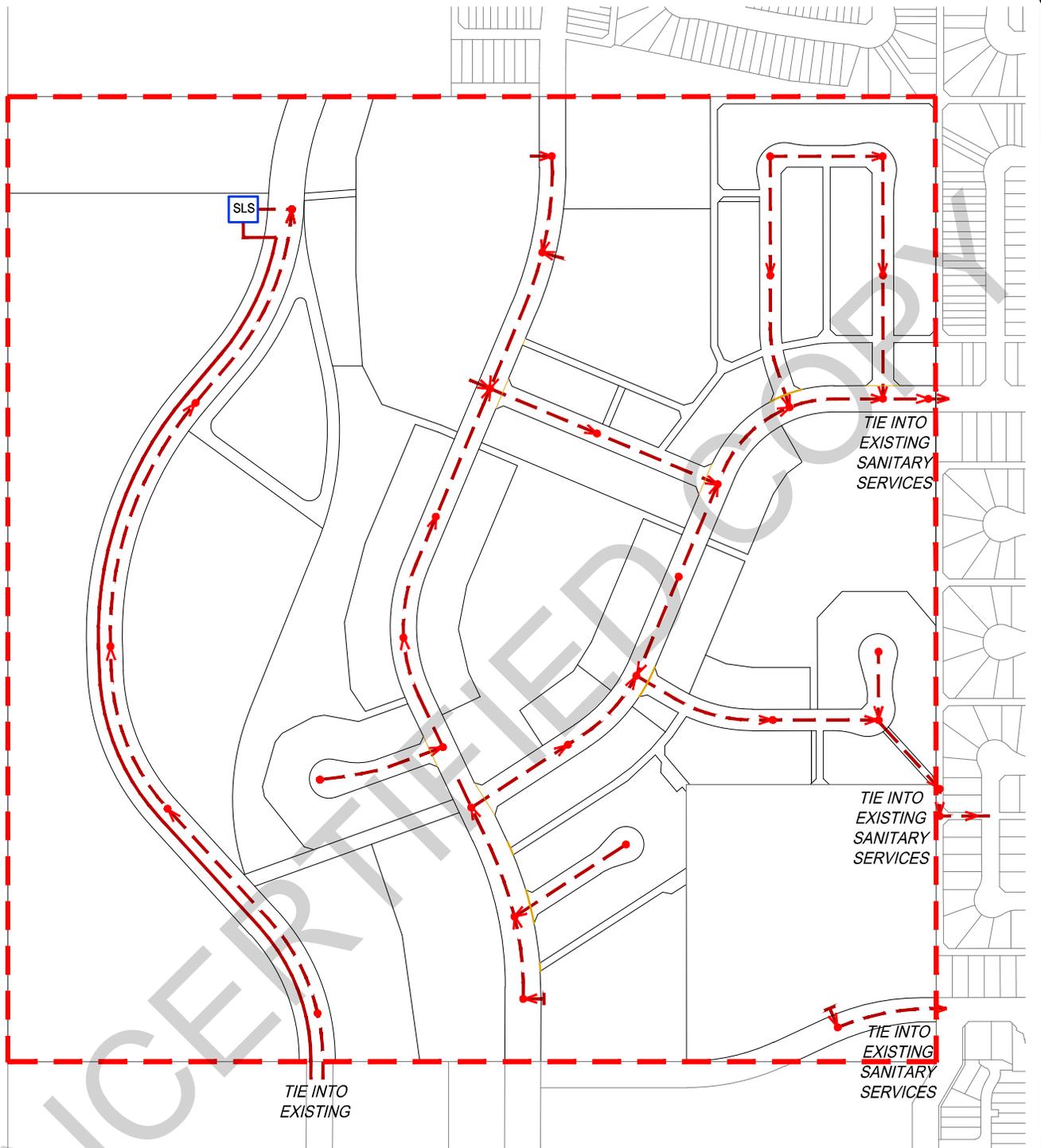
Prepared for:
 McWilliams Corp.
 Blackfalds, Alberta



DRAWN BY: SAS
 CHECKED BY: GCL
 SCALE: 1:5,000
 PROJECT #: 112871553

February, 2024

HIGHWAY 2



LEGEND

-  SANITARY PIPING
-  MANHOLE AND FLOW DIRECTION
-  ASP BOUNDARY



Figure 5
 Sanitary Sewer Plan
 Valley Ridge Estates

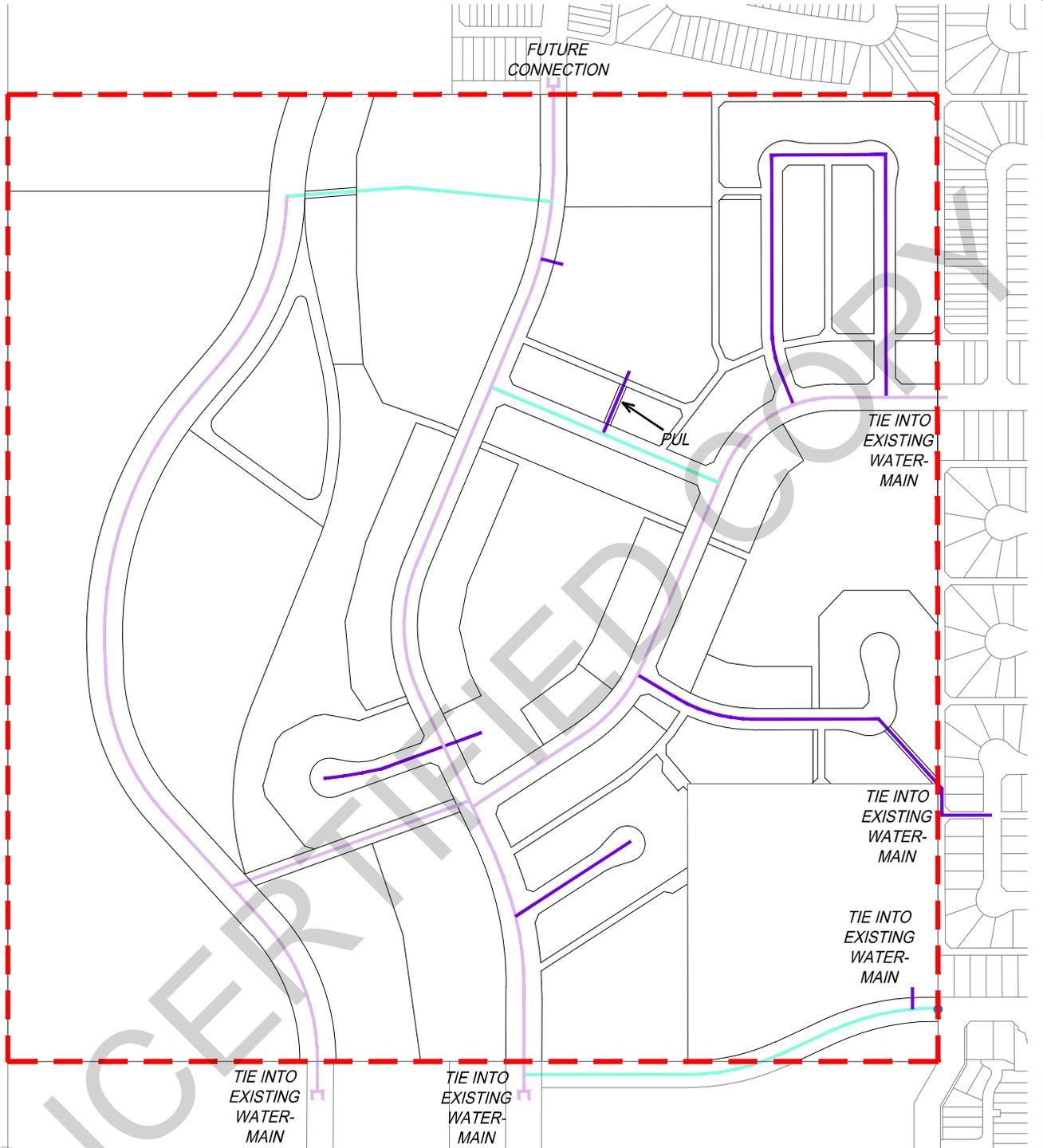
Prepared for:
 McWilliams Corp.
 Blackfalds, Alberta



DRAWN BY: SAS
 CHECKED BY: GCL
 SCALE: 1:5,000
 PROJECT #: 112871553

February, 2024

HIGHWAY 2



LEGEND

- 150mm WATER MAIN
- 200mm WATER MAIN
- 250mm WATER MAIN
- - - ASP BOUNDARY



Figure 6

Water Distribution Plan
Valley Ridge Estates

Prepared for:
McWilliams Corp.
Blackfalds, Alberta



DRAWN BY: SAS
CHECKED BY: GCL
SCALE: 1:5,000
PROJECT #: 112871553

February, 2024

6.0 IMPLEMENTATION

6.1 DEVELOPMENT STAGING

Infrastructure to service this development will be extended into the neighborhood from the existing infrastructure in the Town of Blackfalds. Each successive stage will be developed with the logical and economical extension of these municipal services with the intent of meeting the needs of the regional and local housing market.

As shown on **Figure 7.0 - Phasing**, development in the first part of the Valley Ridge Development is anticipated to begin from the extension of Westbrook Road. All construction traffic will be directed out of this entrance.

The phasing boundaries are shown conceptually and may vary from those of actual redistricting and subdivision applications. As well, portions or all of the separate phases may be developed concurrently if there is sufficient demand and / or if the engineering design is made more efficient as a result.

6.2 REDISTRICTING & SUBDIVISION

Redistricting and subdivision applications will be made for each phase of development. This document will assist in guiding these applications.

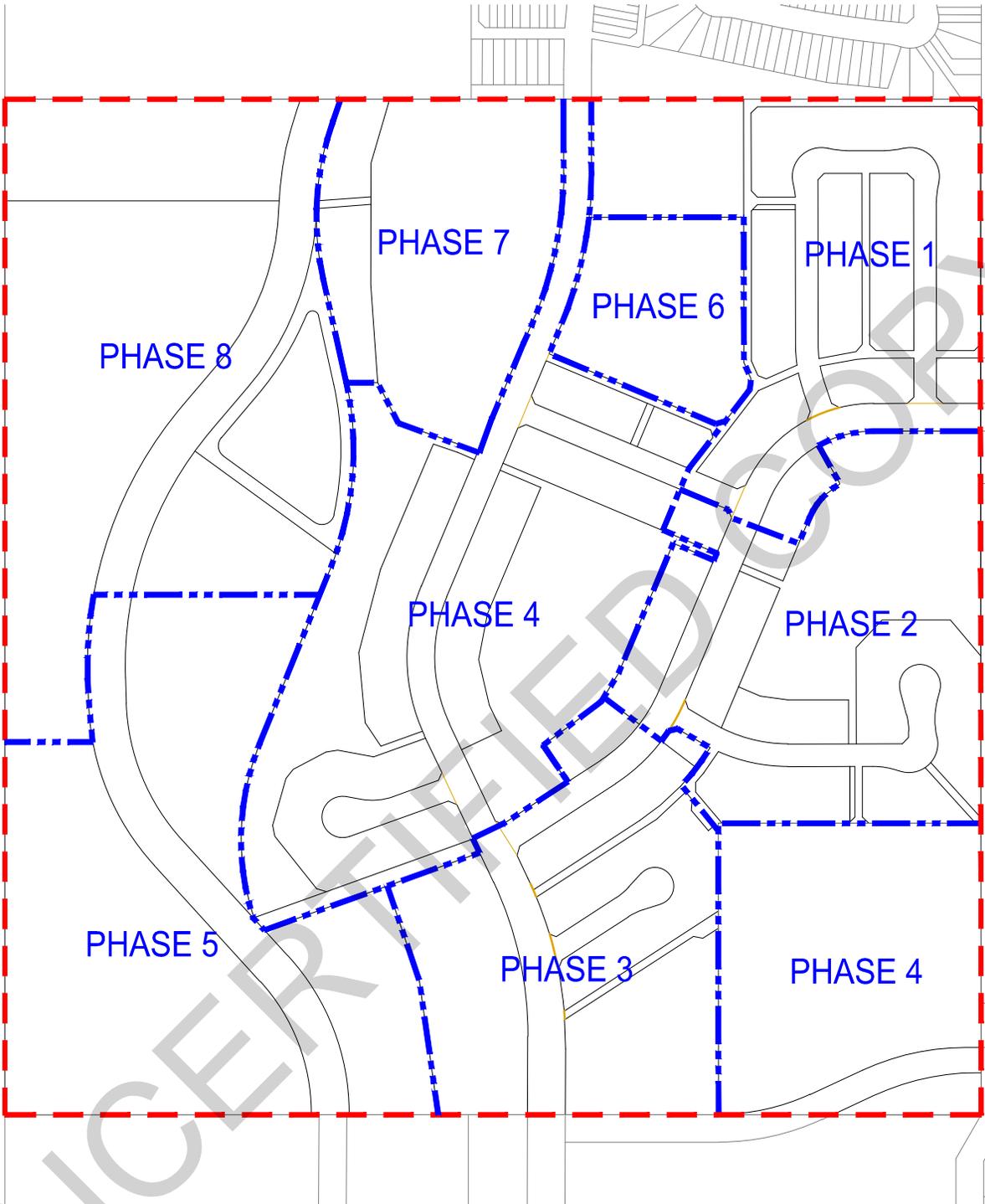
6.3 DEVELOPMENT CONSIDERATIONS 2024

The development of the Plan area has been divided into two parts, residential lands and west industrial areas. The development of these two areas has progressed at different rates due to separate ownership, different markets, and separate servicing considerations.

As mentioned in previous sections, the remaining developable residential areas are located along the north of the Plan area and will be developed as multi-sites, anticipated to start in 2024.

The western industrial areas will continue to advance based on industrial market needs. It is understood that development of the industrial lands may be limited based on the discussions related to Duncan Avenue. Additional amendments to the ASP may be required to develop the industrial lands based on servicing alignments, stormwater management, and road connections to the north.

HIGHWAY 2



LEGEND
 - - - PHASE BOUNDARY
 - - - ASP BOUNDARY



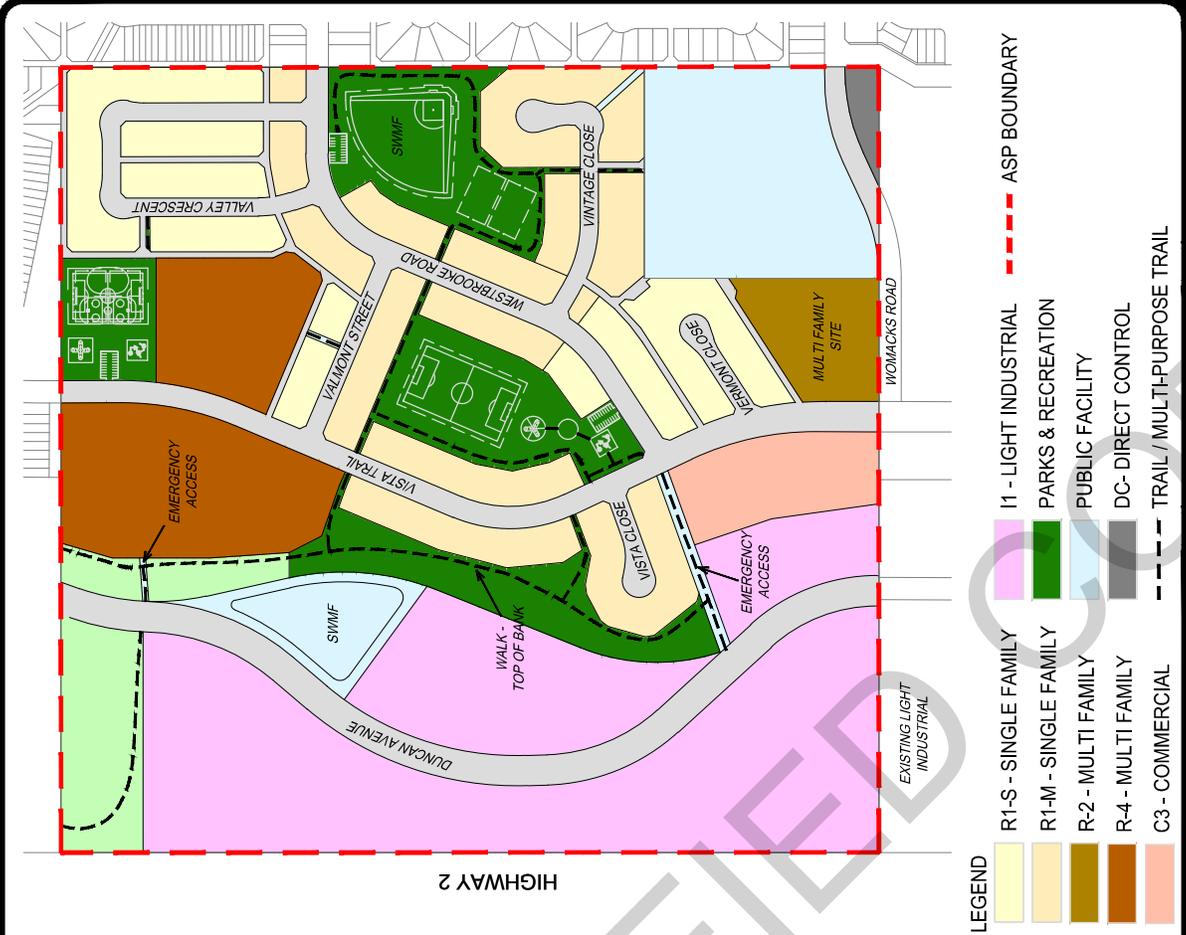
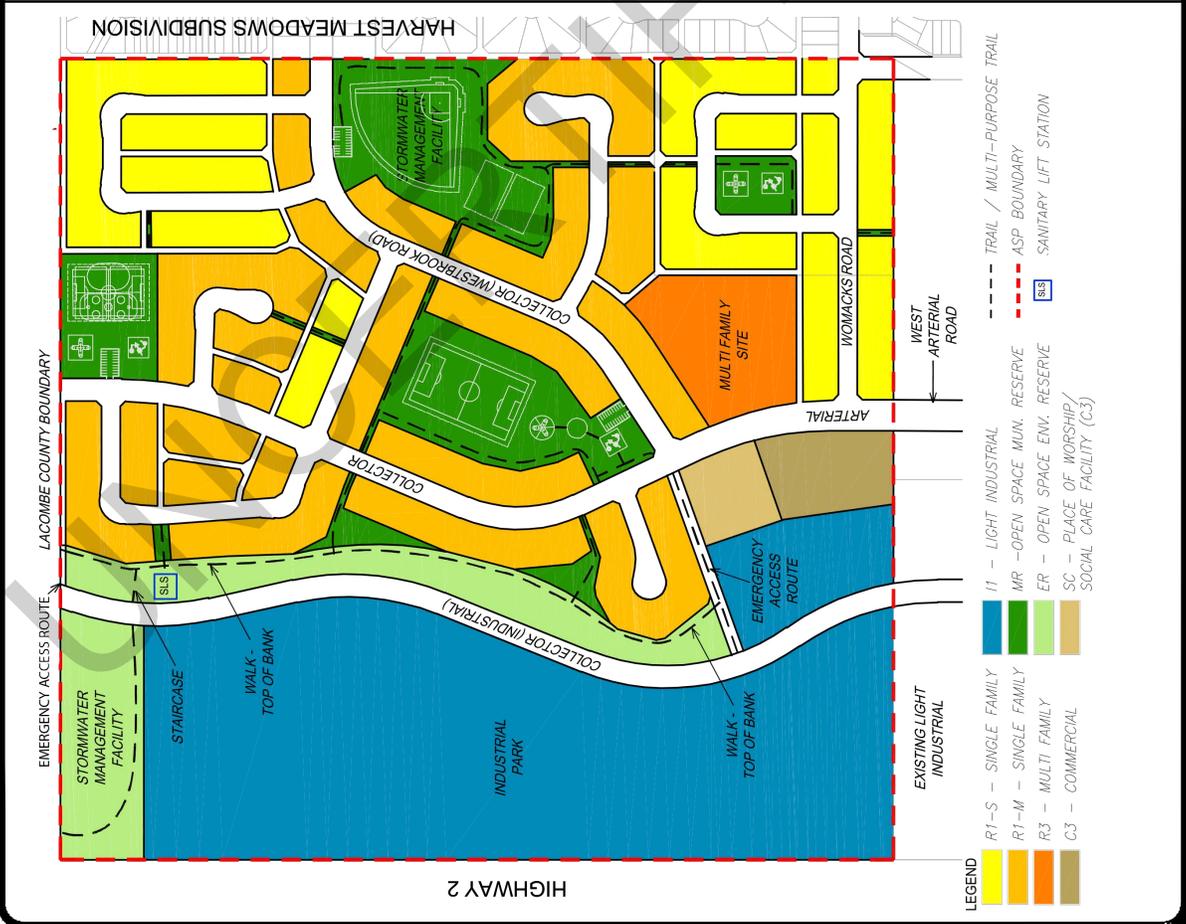
Figure 7
 Phasing Plan
 Valley Ridge Estates

Prepared for:
 McWilliams Corp.
 Blackfalds, Alberta



DRAWN BY: SAS
 CHECKED BY: GCL
 SCALE: 1:5,000
 PROJECT #: 112871553

February, 2024



Appendix A Development Concept Comparison Valley Ridge Estates

Prepared for:
McWilliams Corp.
Blackfalds, Alberta

Drawn By: SAS
Checked By: GCL
Scale: 1:5,000
Project #: 112871553

February, 2024



#1100, 4905-59th Street, Red Deer, AB T4N1X7
Ph: (403) 341-3320 Fax: (403) 342-0949