

2017



Westgate Developments Ltd.

**COMBINED AREA STRUCTURE PLAN
GREENFIELD ESTATES AND WESTGATE BUSINESS PARK**

300, 400 Palisades Way Sherwood Park Alberta T8H 2T9

PUBLISHING INFORMATION

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For Greenfield Estates and Westgate Business Park**

AUTHOR: Joel West Consulting Ltd.
Planning and Land Development Management

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ADDITIONAL COPIES: Joel West Consulting Ltd.
#9, 6565 40th St. S.E.
Calgary, AB T2C 2J9

PHONE: 403-554-9701

E- mail: t.kemna@joelwest-67.com

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The consulting team would like to acknowledge the contributions of others in the preparation of this area structure plan. The acknowledgements will be completed prior to the formal submission to the Town of Westlock.

Consultant Team

Project Lead, Planning, Project Development and Construction Manager

- Joel West Consulting Ltd.

Concept Planning and Design

- Joel West Consulting and ARKK Engineering Corporation

Prime Engineering

- ARKK Engineering Corporation

Geotechnical Assessments

- ARKK Engineering Corporation

Stormwater Management

- ARKK Engineering Corporation

Traffic Impact Assessment

- ARKK Engineering Corporation

ESA Phase 1

- ARKK Engineering Corporation

Surveyors

- Hamilton and Olsen Surveys Ltd.

Biophysical Assessments

- ECOVENTURE INC.

OVERVIEW

Westgate Developments Ltd. is presenting this Combined Area Structure Plan to provide a Vision for the future development of land located within the Town of Westlock Alberta; Greenfield Estates is bound by the north south extension of 98 Ave to the north – collector road and accessed by Highway 18 and an east-west extension of 97 street. The Westgate Business Park is bound by the east-west extension of 93 Street and north-south by the 104 Ave extension.

The Combined Area Structure Plan will be home to approximately 58 R1 – Single Family oversized lots all averaging over Fifty (50') foot frontage or more and 54 R2 - large Duplex and town home lots. The R2 lots all average sixty (60') foot frontage. The two (2) townhome lots contain six (6) residential units each.

In the Mixed-use Commercial Westgate Business Park, there are two R3 – high density lots to facilitate one condo and one Senior assisted living residential buildings with a maximum of eighty (80) units each. With a mixed-use work-live model, Highway commercial, Professional buildings, and light industrial lots. This combined area structure plan could potentially increase Westlock's population by approximately 550 - 600 residents.

Westgate Business Parks' mixed use commercial and residential lots and Greenfield Estates' low to medium density residential are the two proposed development area concepts.

Greenfield Estates and Westgate Business Park have distinct identities that function together as an integral part of the town. It will be an area where public amenities are located within comfortable walking distance, with excellent pedestrian connections, public walking providing access to wider employment, work-live, light commercial, retail, leisure and cultural destinations in the Town of Westlock, Alberta. Conservation of the unique natural environment within the Westgate developments combined ASP, including the Greenfield Pond, Green spaces, Pathways ensures and enables residents, workers, and visitors to enjoy their natural surroundings.

The Area Structure Plan refines and implements the strategic objectives and policies identified within the Westlock Master Development Plan and has been influenced by The Town's broader planning and sustainability objectives. It has been informed by specific engineering, transportation, and land use studies and transportation and servicing constraints in the area. The Plan has evolved through a consultation and open house exercise involving landowners, the public, Town Administration, school boards, and other key stakeholders.

The purpose of this area structure plan (ASP) is to provide further direction regarding future development in the area than that provided in the Municipal Development Plan. This ASP provides guidance for the plan area to ensure smart growth development.

An ASP is a long-term document with a horizon around 20 – 25 years. It is anticipated that as variables change this plan will have amendments. The plan may be amended in the future but the broad intent of the plan should remain consistent.

Through this process, detailed policies and guidelines have been developed. These will be used to direct land use, subdivision, and development permit applications that will collectively shape the future development of the combined area structure plan to achieve the plan vision.

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1.0 Introduction

1.1 Vision & Objectives

The Vision and Objectives for Westgate Developments Combined Area Structure Plan hopes to present today the aspirations of The Town of Westlock, its partners and stakeholders. They have been influenced by a review of relevant Town of Westlock Policy and Bylaws, community and stakeholder consultation and a thorough understanding of the Plan Area. The Policies contained within this Area Structure Plan (ASP) aim to guide development to achieve the Plan Objectives and realize the Westgate Developments Ltd. Combined ASP Vision.

1.1.1 Vision

Westgate Developments' vision is to create communities that stand the test of time, leaving a legacy for future generations to come. As developers, we have an opportunity to create sustainable and innovative communities by paying attention to the finer details of planning and design – while continually caring and thinking about individuals and keeping their lifestyles in mind. Westgate Developments' mission and goal is to develop communities where we want to live, work, and call the community home.

1.1.2 Objectives

1. Complete Community
Foster the development of vibrant, diverse and attractive communities that have access to ample opportunities for recreation, cultural development, education and employment. Complete communities provide a physical and social environment where residents and visitors can live, work and play.
2. Safe and Healthy Neighborhoods
Promote safe and healthy neighborhoods through the delivery of good design, safe public realm and recreational facilities that complement the quality of the built environment.
3. Built Design
Improve the quality of new buildings, homes and public realm in terms of design, diversity, character, performance specification, health, sustainability and management to create attractive, vibrant, livable complete communities.
4. Towns' Image
Enhance Westlock's image through the Town's entranceway of Hwy 44 - Westgate Business Park development design features, to provide visitors with a positive impression when entering Westlock.
5. Community Diversity
Enhance community diversity and sustainability by encouraging affordable home ownership and rental

opportunities by providing access to a range of housing opportunities and community facilities to enable social integration.

6. Walkable Communities

Develop integrated and well connected, compact communities based on a network of streets that encourage walking and cycling and are complemented by efficient public transport to increase accessibility to schools, retail, services and places to work and play.

7. Natural Area Conservation

Conserve and enhance the existing wetlands, habitats and gradients to ensure a visually appealing and biologically diverse development, where the built form is designed to respect the functions and values of the natural environment.

8. Environmentally Sustainable Design

Encourage sustainable design solutions by creating communities where energy and resource use are minimized and building designs incorporate green building methods and alternative energy solutions.

9. Economic Viability

Provide a wide and diverse range of opportunities for capital investment in the future development of the Westlock area.

10. Employment

Provide for a range of employment opportunities in a mixed-use context focused around the trade and industry area surrounding Westlock Alberta and the Westlock Healthcare Centre. Additionally, encourage mixed uses, home occupation, accessory dwelling units and live-work units around within the Plan area to maximize the opportunities for a positive jobs-to-housing balance.

1.2 Growth Rationale

The strategic decision to proceed with land use development concept for the Westlock Area was based on the following growth management rationale:

- The Town of Westlock approved policy plans in place and bylaws, will help ensure that there is a sufficient supply of pre-planned land to respond to variations in growth rates and to support a healthy, competitive land market.
- The financial capital costs for infrastructure adopted Offsite Levy prepared and addressed as part of the consideration to proceed with the Westgate Developments Combined Area Structure Plan in hopes to make Land Use Development application.
- Residential development within the Plan area supports The Town's job/housing balance policies and provides an opportunity to house a significant population base adjacent to the employment opportunities offered within the Plan area and surrounding region.
- A greater mixture of land uses is required to meet commercial and employment needs for the community and region.

1.3 Strategic Policies

In developing the Westgate Developments Combined ASP, a wide range of existing plans, policies and guidelines that have been adopted by Council to provide direction for development within Westlock have been reviewed and considered. The Vision and Policies for the Westgate Developments Combined ASP Plan have been influenced by these documents and the Plan both complies with these policies and aims to deliver the identified aspirations and principles. A summary of the interrelationship between these adopted plans and policies and the Westgate Developments Combined ASP objectives is provided in the Land Use Concept Plans.

1.4 Municipal Government Act

Westgate Developments' Combined ASP framework follows the requirements set out by the Municipal Government Act. An ASP as defined by the Municipal Government Act Section 633 must address the below:

- The sequence of development for the plan area;
- Land uses;
- Population density;
- Transportation network and location of public utilities;
- Provide guidance for future subdivision and development;
- Other matters established by the Municipal Council.

1.5 Municipal Development Plan

Our Combined Area Structure Plan is designed with the Town of Westlock's' Municipal Development Plan (MDP) for the subject lands listed as a residential and commercial mixed use growth, within the MDP. This area structure plan strives to achieve the community's vision as established in the MDP.

1.6 Land Use Bylaw Amendment

With the proposed Westgate Developments Combined ASP, an amendment to the Land Use Bylaw will be required to establish the appropriate districts to allow for the development of the plan areas.

1.7 Community Consultation

Westgate Developments Ltd. held a community Open House May 26th, 2017. With prior advertising and signage to encourage community member's thoughts and welcoming input. The Town of Westlock community members were introduced to the developers' owner, team of professional consultants and the ASP display stations. Community members engaged in constructive conversations with the ability to leave written comments and suggestions. The Open House

Community Consultation was received well. Comments and suggestions resulting from the community members was considered and is reflected in increasing the R2 – Duplex Lots and a few large estate sized lots to accommodate oversized three car garages.

2.0 Influencing Factors

2.1 Plan Boundary

The Greenfield Estates is bordered by:

- Single family homes 98th Ave North, 98a Ave, 98th St., 97th St. East, and 95th St.
- Spirit Center
- Westlock Cemetery

The Westgate Business Park is Bordered by:

- Westlock Healthcare Centre
- Skyview Lots under construction
- 93rd St. East and West and Highway 44 (104th Ave.) North and South
- Westlock County lands bordering the south

2.3 Access

The Combined ASP access to the plan Westgate Business Park is accommodated by Highway 44 (104) Ave and 93 St. Access to the Greenfield Estates ASP area is accommodated by Highway 18, 98th Ave and 97th Street.

2.4 Ownership

The Westgate Developments Ltd. has an agreement in place with the landowner for the purchase of the ASP Plan areas.

Table 1 Land Owners

Land Area	Owner	Short Legal	Area (ha).
Greenfield Estates	Westgate Developments Ltd.	4; 26; 59; 32; NW	14.1 (34 Acs)
Westgate Business Park	Westgate Developments Ltd.	4; 26; 59; 32; NE	9.3 (24 Acs)

NE 1/4 SEC 33-68-28-4

NW 1/4 SEC 33-68-28-4

NE 1/4 SEC 34-68-28-4

NW 1/4 SEC 34-68-28-4

TOWN OF WESTGATE

Greenfield ESTATES

Westgate BUSINESS PARK

NE 1/4 SEC 31-68-28-4

NW 1/4 SEC 32-68-28-4

NE 1/4 SEC 32-68-28-4

NW 1/4 SEC 33-68-28-4

NE 1/4 SEC 33-68-28-4

THIS DRAWING IS AN ARTIST'S CONCEPTION
DEVELOPER HAS THE RIGHT TO MAKE MODIFICATIONS AND CHANGES

FIGURE 1
LOCATION PLAN
AREA STRUCTURE PLAN
WESTGATE DEVELOPMENTS LTD
BOUNDARIES CONTAINING APPROX. 14.1 ha & 9.3 ha
Scale: 1:5000
MAY 2017

2.6 Figure 2 Ownership Plan



3.0 Timeframe of the Plan

The Plan is future-oriented and depicts how the Plan Area is to be developed over a five-year time frame through a series of phases. Proposed ASP with Detailed Construction engineering submitted and approved Westgate Developments Ltd. hope is to start land development construction late summer 2017.

3.1. Map Interpretation

Unless otherwise specified within the Plan, the boundaries or locations of any symbols or areas shown on a map are approximate only, not absolute and shall be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines or road and utility rights-of-way.

3.1.1 ASP Interpretation

Where the ASP purpose, it is provided for information only to enhance the understanding of the ASP. Should an inconsistency arise between the purpose of the ASP and the Town of Westlock's' policy and bylaws the policy will take precedence.

Where actual quantities or numerical standards are contained within a mandatory policy (e.g., density policies), the quantities or standards may be deviated from if the deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible, and the intent of the policy is still achieved.

Where the ASP may be deviated from in a specific situation where the deviation is necessary to address unique circumstances that will otherwise render compliance.

Where a policy requires compliance at the ASP stage, that requirement may be deferred to the Subdivision Approval or Development Permit Approval stage. We ask the Town of Westlock to consider the deviation requested with a formal letter, without requiring an amendment to the Plan.

This ASP Land Use Concept Plan Interpretation is requested for the deviation required for the Greenfield Estate Lots located along the south boundary.

3.1.2 Guideline Interpretation

Where the guidelines identify information or analysis to be submitted as part of the ASP Land Use Concept Plan. Amendment application, requirements will be applied as needed and may be varied or expanded upon as determined appropriate given the specific circumstances that exist.

Where the guidelines identify standards to be addressed within an Land Use Concept Plan we ask the Town of Westlock to consider the guidelines may be varied without an amendment to the Plan.

Where the policies of this plan refer to compliance with the guidelines it is understood that the guidelines are provided for direction only.

3.2 Monitoring and Review

The Plan shall be monitored over time in relation to development to ensure they remain current and relevant. Where determined necessary, the monitoring by: Westgate Developments and the Town of Westlock shall be updated through plan amendments and formal letters of approval from the Town of Westlock, in process either generally or in response to a specific issue.

3.3 ASP Amendments

Any change to the text or figure within the Plan requires an amendment to the Plan, in accordance with the MGA. Where an amendment to the Plan is requested, the applicant shall submit the supporting information necessary to evaluate the potential amendment.

3.4 ASP Limitations

Area Structure Plans are long-term planning documents by nature. As such, they promote a vision for a community and put in place policies and guidelines that work towards achieving that vision over time.

4.0 Environmental Conditions

The topography of the site is gently undulating with slopes of 0.5 to 2% to the west; generally, higher lands in the east and south of the ASP area result in the drainage within the ASP area trending towards the northwest. The ASP area is a flat landscape, predominantly cleared and utilized for agricultural purposes; at the time of the ASP preparation, the area was cultivated, with wheat stubble present in the area. No wetlands or water courses were found within the site.

The site was divided in two areas: Westgate Business Park and Greenfield Estates. To the south of the Westgate Business Park a forested area is present; this area is dominated by aspen poplar and balsam poplar. To the north there is a row of trees planted by the Town of Westlock; this row extends to the west approximately 160m, starting close to the intersection of 93 Street and Highway 44. To the west, existing infrastructure is present which includes underground services (sewer line and storm sewer line). This area is not included within the ASP area, and it drains towards the existing interim stormwater pond on the Greenfield Estates area (NW-32-059-26 W4). There is an interim drainage ditch / channel that collects runoff from the Westgate Business Park and the area west of it, and conveys runoff to the existing interim stormwater pond.

The Greenfield Estates area is generally flat with slopes varying from 0.5% to 2%. The current land use is agricultural, and area was cultivated at the ASP development time, with wheat stubble present in the area. An interim stormwater pond was built in 2010/2011, has approximately 2 hectares of area, and currently holds runoff water; runoff is conveyed to the retention pond through an interim channel / ditch system that starts in the southeast corner of the property and ends in the southeast corner of the retention pond. Within this area no wetlands or watercourses were present and wildlife activity is limited. On the southern side of the pond there are two large stockpile of topsoil and subsoil from pond excavation. Along the western boundary of the ASP area (Greenfield Estates) there is a shelter belt tree line of spruce trees and shrubs which backs onto a park area.

4.1 Land Use

Currently the lands are being utilized for agricultural operations.

4.2 Right of Ways

Within the ASP area there are several right of ways, including potable water lines, and natural gas pipelines. Many the corridors will remain in their current alignment. The existing AltaGas pipeline right of way provides a substantial constraint to development (Greenfield Estates) and will be relocated.

4.3 Environmental Site Assessments ESA

Environmental site assessments will be completed and submitted in the two weeks for review and use.

With presenting the Combined ASP we don't foresee any environmental constraints that would affect the Land Development approval process.

4.4 Geotechnical Assessment

The Combined ASP Geotechnical Assessment was completed by ARKK Engineering Corporation in April 2017. Nine boreholes were drilled using a track-mounted drill rig, and standpipes / monitoring wells were installed in all boreholes. A locked steel protector was installed at each standpipe location to house the stick-up portion of the standpipes for security and liability reasons.

Topsoil and subsoil were encountered in all borehole locations. The topsoil was clayey, contained organics and trace rootlets and was dark brown to black. The topsoil ranged in thickness from about 150mm to 300mm. The subsoil was clayey, contained some silt and sand and was brown. The subsoil ranged in thickness from about 100mm to 300mm. The combined thickness of topsoil over subsoil approximately ranged from 250mm to 600mm.

A clay layer extending to depths ranging from about 0.75m to 2.45m was encountered underlying the subsoil in all borehole locations. A glacial clay till deposit was encountered underlying the shallow clay layer in all borehole locations. Clay till was the predominant soil encountered in the boreholes, and extended to the termination of the boreholes, except for BH-01, 03 and 04 locations, which terminated in sand. The clay till deposit was interbedded with lenses and layers of glacial sand.

Water bearing glacial sand lenses and layers ranging in thickness from 10mm to more than 3m were encountered interbedded in the clay till layer deposit at variable depths. A sand layer encountered at BH-01 and 03 location extended from about 2.9m depth to the termination of the boreholes generally at 5.9m depth.

A deep clay layer was encountered embedded in the clay till deposit at about 7.5m and 4.5m depth in BH-08 and BH-09 locations, respectively, interbedded in the clay till. The clay layer thickness was about 1.5m in BH-08 and more than 1.3m in BH-09, where it extended to the termination of the borehole.

Ground water levels were taken from the monitoring wells. It should be noted that the groundwater level fluctuates seasonally. The highest elevation of the groundwater level typically occurs sometime after spring thaw. Water levels varied from 0.4m to 3.1m in April 2017.

5.0 Land Use Concept

5.1 Residential Areas Greenfield Estates / Westgate Business Park

5.1.1 Purpose

The purpose of these policies is to provide the framework for the establishment of residential neighborhoods within the Plan area that are pedestrian oriented, allow for diverse housing options and create a sense of community. The Residential Area comprises most lands within the central and eastern portions of the Plan area.

The character of each community will be established through Architectural Guidelines and Design Principles, the placement of homes and buildings and their relationship to the street they front, street widths and landscaping of the public and private realms. The detailed residential design framework will be determined through the Town of Westlock's Municipal Development Plan.

5.1.2 Residential Area

1. Composition of Residential Area

Subject to policies of the Plan:

- a range of residential housing forms shall be allowed within the Residential Area;
- Multi-Residential Development within the Residential Area shall be designed to be compatible with the built form of the surrounding lower density residential area;
- alternative housing forms (e.g., three or more-bedroom dwelling units within multi residential development, community-oriented institutional uses, recreational uses, public uses, neighborhood commercial uses, 'live- work' and other similar and accessory uses to the above may be allowed within the residential area where determined to be compatible and appropriate; and
- open space and other public focal points such as the Rotary Trail areas and shall be provided throughout the Residential Area and Commercial.

2. 'Live-Work' Units within the Westgate Business Park Area

'Live-Work' units compatible with the surrounding area are encouraged throughout the commercial mixed use residential Area. 'Live-Work' units are encouraged to be located, but not limited to:

- Within the Westgate Business Park Neighborhood;
- Is adjacent to or near commercial uses; and
- Adjacent to or near walking routes, collector and major roads.

3. Neighborhood parks and recreation facilities in the Residential Area

- Detailed design and development plans for each of the Greenfield green space and municipal reserve MR areas will be prepared by Westgate Developments Ltd., with the Town of Westlock Procedures and Design Standards, for Development October 2009.
- Neighborhood parks and recreation facilities within the Residential Area is:
 - connected to each community by suitable pedestrian routes; and
 - visibly located and designed to be easily and safely accessible by all residents.
- Neighborhood parks and recreation facilities are:
 - designed to be durable, particularly about the size of plant materials, types of landscapes and building materials;
- sized and configured to create spaces that are functional, safe and flexible and provide for residential and work-live recreational opportunities;

- designed to be environmentally sensitive MR and green spaces and apply sustainable technologies where appropriate, for example, permeable materials on pathways, energy efficient lighting;
- provided with low water vegetation to encourage low demands in irrigation;
- provide enhanced visibility to natural open space systems; and
- inclusive of residential frontage to ensure “eyes on the street” for Man-Made Constraints.

6.0 Design Approach

6.1 Neighbourhood and Community Design

This Combined ASP uses traditional and modern elements of neighborhood and community design. There is a lot of supporting and proven literature available on how to design and build better communities that are utilized and in focus within the ASP Land Use Concept Plans.

The plan is to create a much-needed addition to the Town of Westlock. Our aim is to create a community where all walks of life flourish in their neighborhoods. This plan has an attractive streetscape for both the residential and mixed use commercial areas, which contributes to the goals and vision set out in the Town of Westlock Development Plan.

6.2 Smart Growth

The Town of Westlock has local smart growth principles to create diverse communities and foster unique neighborhoods and mixed land use commercial areas. The Town encourages growth in its existing communities' areas and the Combined ASP is a continuous addition to the Town's economic and growth plan. This plan is not outside of the Municipal Development Plan Bylaw and adopts the smart growth of mixed land uses for both residential and commercial areas, create diverse housing opportunities, preserve open space and parks, create new open spaces and parks areas, and utilize smart growth sustainable principles within the Municipal Development Plan.

7.0 Man Made Constraints

7.1 Development Under Construction

To the west of the Westgate Business Park, there is a land development project under construction, comprised of approximately 4.4ha. The project is currently on hold, and presents itself with incomplete underground servicing and incomplete road infrastructure.

7.2 AltaGAS High Pressure Pipeline

AltaGAS owns and operates a high-pressure gas line that crosses the Greenfield Estates ASP area from the south to the northeast corner of the property. The line was built in 1954 using a steel pipe, Ø114.3mm (4 inch), approximately 1.6m below existing land elevation.

The communication with AltaGAS is the proposed relocation of the high-pressure gas-line to the south and east borders of Greenfield Estates within the town of Wedlock's Laneway adjacent to the area.

7.3 Existing Stormwater Management Features

The east portion of the Westgate Business Park drains north and into a small depression west of the hospital's helipad. During extreme storm events, runoff collected in this depression would overflow to the northwest and into the Town's drainage system. Surface water runoff from the remaining portion of the Westgate Business Park is collected by an existing storm water line (Ø1050mm) installed in the abandoned development west of the Westgate Business Park area. The system discharges the runoff into an existing interim ditch / channel system south of the Greenfield Estates area and conveys the runoff to the existing interim stormwater pond. The interim storm water pond was built in 2010/2011 and is covers an area of about 2 hectares. The pond currently has no outlet. When the pond is full, the water backs up into the ditch along the east side of the proposed Greenfield Estates development (98A Ave). This ditch drains into the storm sewer along 99 Street. The northeast corner of the proposed Greenfield Estates development also drains to this point.

The northwest corner of the proposed Greenfield Estates development drains north west and into the parking lot of the Rotary Spirit Centre. During an extreme rainfall event is likely that the pond would also overflow in this direction. Along the west, north, and east boundaries of the developments, runoff generally flows north and is collected in the Town's storm drainage system. The Westlock Health Centre owns and operates a storm water drainage system and a lift station that directs runoff from the area into the Town's storm water system along Highway 44.

A previous assessment determined that the stormwater system within the abandoned sub-division was not constructed as

per the design. The road is not finished and the catch basins and other components appear to be blocked with sediment. The current condition of the system is not considered functional. The system should be remediated prior to being relied upon for the proposed developments.

7.4 Existing Sanitary Sewer Lines

The existing sanitary sewage collection system in the Town of Westlock contains a Ø375mm sewer line running east to west along 93 Street, in the northern portion of the proposed Westgate Business Park. The line extends along 93 Street and connects to the Ø450mm diameter Southwest Wastewater Trunk Sewer.

The trunk sewer is routed from the proposed Westgate Business Park both north and east, and travels directly through the proposed Greenfields Estates development, and then continues to the northeast and then north along 96 Avenue. Directly north of the Greenfield Estates Development there are also existing Ø 200mm diameter minor collector mains along 98A Avenue and 99 Street.

7.5 Existing Water Lines

The existing water distribution system in the Town of Westlock contains a Ø300mm diameter water main which connects to a dedicated pipeline to Pickardsville which supplies the regional water distribution system. The Ø300mm main is located along 93 Street, north of the Westgate Business Park area. The line extends along 93 Street, through the development under construction (west of Westgate Business Park).

The Ø300mm water line reaches the Greenfield Estates area by the south border heading north, along the alignment of 98 Avenue and connects to an existing underground Ø150mm water line along the alignment of 97 Street.

7.6 Rotary Trail

The Rotary Trail has 9.6km and it is used by the community for walking, jogging, roller blading or cycling. A part of the existing trail system is located north of the Westgate Business Park area, along 93 Street, and north of Greenfield Estates, from 98 Avenue to the west boundary of the ASP area.

[illegible]

8.0 Development Concepts

8.1 Theme

Westgate Business Park and Greenfield Estates will have a traditional theme with modern influence with today's construction materials. This theme will reflect and blend with the Town of Westlock community areas. The entrance to both locations will have similar community entrance signage, architectural guidelines and landscape vegetation. The joint theme will carry through in form and function to seamlessly come together in similar styles.

8.2 Commercial Mixed Use Theme

The Concepts for Westgate Business Park will blend well with Greenfield Estates' look and feel, however because of the mixed-use highway commercial (CH), commercial multi -purpose (CMP), industrial light (IL) through to the transition west neighborhood high density residential (R3). The focal point of the ASP is the Storm water pond where the landscape will be an addition to the community in athletics and walkable component function around the pond with walking paths to pay attention to the neighborhood recreational use.

8.3 Density

8.3.1 Purpose

The purpose of the Combined ASP is to establish the minimum density requirements for each Community within the Plan area. Compliance with this minimum density has been evaluated during the concept planning stage and ASP stage.

Greenfield Estates density is low to medium density in a balanced concept and number of R1 to R2 lots ratio.

Westgate Business Park density is medium to high density residential in balance from commercial mixed use to high density residential lots. It is intended that the neighborhood commercial use will provide services required by the residents of Greenfield Estate, Westgate Business Park and the community. We anticipate the commercial areas will exhibit a small neighborhood shop format rather than large box format. This will enhance the community environment.

To provide a walkable community the ASP addresses the functionality of the Town of Westlock's existing walking paths and sidewalks with creating new routes given in the ASP as part of the developer's commitment to pedestrian accessibility.

8.3.2 Density Policies

1. Community Development Areas

The Town of Westlock Municipal Development Plan states:

ASP for new communities in future Westlock areas will achieve a minimum 10%.

2. Plan Area Density

The minimum residential density required, when calculated over the entire Westgate Developments Area Structure Plan area has meet the Town of Westlock Master Development Plan. And design procedures and standards for construction.

3. Density

The density for this ASP are displayed in Figures 4 through to 6a conceptually identifies areas within the Plan Area where various ranges of residential density should be located, in accordance with the policies of this Municipal Development Plan.

4. Minimum Densities

For meeting the intent of the density policies of the Plan, the minimum residential densities identified within the Plan has met the minimum density requirement.

8.3.3 Special Density Area

8.3.4 Purpose

The purpose of these policies is to provide for Special Density Areas within a community on a voluntary basis. These areas may need to review and will need to contain densities established by Council.

Special Density Areas can exceed typical service standard levels of the transportation network and will be characterized by a high-quality community design that emphasizes an employment and transit supportive development pattern, and other elements that minimize the impact of vehicle traffic.

8.4 Medium Density/Mixed Use Area

8.4.1 Purpose

The Medium Density/Mixed Use Area, as identified on figures 5, 5a, 6, and 6a will provide for a medium density residential development area in a mixed-use setting include residential, commercial, retail and office uses. The Medium Density/Mixed Use Area will provide for transit supportive development and a transition in density between the High Density/Mixed Use Area and the Residential Area.

8.4.2 Low Density and Medium Density/Mixed Use Area

1. Composition of Low Density Medium Density/ Mixed Use Area
 - The predominant use of land within the Low and Medium Density/Mixed Use Area, as identified on figures 5, 5a, 6 shall be medium density residential development including, but not limited to, multi-residential development buildings with Westgate Business Parks retail and commercial uses located at grade.
 - In addition, offices, recreational, local commercial and retail uses within the Medium to High Density/Mixed Use Areas of the ASP Concepts.
2. ASP Land Use Concepts aim to meet the Approving Authority and their policies. Integrated into the Combined ASP low, medium to high density residential nature of the area in the form of mixed use buildings.
 - Residential and ancillary commercial uses will:
 - provided and meet the needs of the residents;
 - comprehensively designed within a pedestrian oriented environment in mind,
 - consisting predominantly of smaller scale businesses and shops;
 - through the land use concepts the ASP applies the Medium - High Density/Mixed Use Area; and
 - in the form of mixed use developments, integrated with uses such as residential dwelling units, employment uses, affordable housing, assisted/senior's living units and other compatible uses to the satisfaction of the Approving Authority.
 - Open space, consisting of soft landscaped areas, provided within the Low and Medium Density/Mixed Use Area to meet the active and/or passive recreational needs of residents.
 - Seniors housing facilities and special care uses are located within the Medium Density/Mixed Use Area.
 - Child Care Uses and special needs housing are encouraged to be in the Medium Density/Mixed Use Area.
 - No drive-thru businesses shall be located within the residential Medium Density/Mixed Use Area.

3. Compatibility of Medium Density/ Mixed Use Area Development within the Medium Density/Mixed Use Area is designed to be compatible both with development within the Commercial/ Mixed Use area Westgate Business Park and with the surrounding low density residential area of Greenfield Estates;
4. Design of Medium Density/Mixed Use Area
The Medium Density/Mixed Use is designed with a simple street network (public or private) and accordance with the Development Design Guidelines in Westlock Master Development Plan and Environmental Design Guidelines.

8.5 Natural Area

Natural Area Management Plan

Requirements for a Natural Area Management Plan shall be reviewed prior to the approval of an Outline Plan/ Land Use Amendment, or detailed land use planning for lands protected within EOS. If a Natural Area Management Plan is deemed required, it will be completed under the guidelines and specifications of the Westlock Parks and Recreation Natural Area Management Plan.

8.6 Open Space Municipal Reserve MR

Westgate Developments Ltd. Voluntary Dedication exceeds minimum of 10 % Municipal Reserve. In accordance with the Municipal Government Act 10% of the gross area of the ASP shall be dedicated as municipal reserve, excluding areas identified as environmental reserve. The Combined Greenfield Estates and Westgate developments MR is over 25%.

8.7 Public Open Spaces

8.7.1.Purpose

The purpose of the public open space system is to provide a range of passive and active recreational opportunities contributing to the social, environmental, cultural and economic well-being for residents and visitors. The design of the system should create an environment of connectivity, user safety, comfort and enjoyment. Success will be attained if the Storm water pond watersheds, drainage systems, mature vegetation and biologically diverse areas work together in connections can be achieved through the inclusion of green infrastructure such as bioswales and soft surface landscape green spaces.

The location, size and configuration of the system will be determined through the ARKK Engineering and the Town of Westlock's Storm Water Master Plan.

Amendment process for Municipal Reserve, Municipal School Reserve lands and/or Environment Reserve Easements.

8.7.2 ASP Public Open Space

In the design of the public open space system three functions should be achieved social function, biophysical function, and aesthetic function. Although each parcel may not equally achieve these functions, the overall diversity of the system has a net benefit which meets these requirements.

1. Social Function

The intent of the social function is to create an overall sense of individual well-being and to encourage social gathering for a wide variety of user groups, ages, abilities, etc. The following objectives are encouraged to be demonstrated at the ASP Land Use Concept Plans and Vision.

- a. Integration of the space into the wider community through pedestrian walking routes, green spaces and municipal reserve areas.
- b. Seasonal adaptability to provide year-long usability.
- c. Visibility of the open space to encourage public access.
- d. Opportunities to connect with natural features.
- e. Ability to encourage public access.
- g. Ability to encourage a diversity of user access and activity.
- h. Where possible, encourage the development of perimeter residential frontage to overlook open space.

2. Biophysical Function

The intent of the biophysical function is to promote biodiversity as well as contributing to a positive impact on habitat zones, air quality and the physical environment.

- a. The application of sustainable technologies, where appropriate; for example, permeable materials on pathways, energy efficient lighting, and water efficiency measures for potential future irrigation requirements.
- b. The potential of the open space to maintain and enhance existing mature tree stock and overall biodiversity.
- c. The ability of the open space to provide some shading and sunlight access.
- d. Connection via green infrastructure such as bio swale, soft landscape green spaces and paths.

- e. Linkages to larger ecological areas such as the Storm Pond watersheds, drainage system, plantings of vegetation and biologically diverse areas.

3. Aesthetic Function

The intent of the aesthetic function is to contribute to the overall urban form of the combined ASP area.

- a. The open space will provide view corridors and visual aesthetic impact within the ASP areas.
- b. Sizing and articulation of the open space will create spaces that are functional, safe, flexible and provide for a variety of recreational opportunities for varying user age groups.
- c. Maximize sunlight exposure by avoiding adjacent shadowing from buildings yet provide tree clusters for seasonal shading.

8.8 Implementation

Detailed design and development plans for each of the parks will be prepared by the developer in consultation with The Town of Westlock. Such plans should address the requirements of Open Space, including project design, landscaping, performance standards and maintenance. Issues related to visibility, access, use, lighting, safety and security, seating and solar exposure should also be addressed.

8.9 Environmental Sustainability

8.9.1 Purpose

The purpose of these policies is to promote environmental sustainability through urban design, recycling, water conservation, resource conservation and energy conservation.

8.9.2 Environmental Sustainability Policies

1. Street Trees

- a. Street trees within boulevards should be provided as per The Town of Westlock's Complete Design Standards Guide.

2. Water Conservation

Encourage water conservation measures such as:

- a. the use of rain gardens, open ditches or swales, and pervious driveways and parking areas to maximize infiltration of stormwater and minimize runoff into environmentally critical areas;
- b. water efficient open space, parks, and other landscaped areas, including the use of drought-tolerant vegetation for landscaping and xeriscaping strategies; and
- c. matching water quality to water use by incorporating rainwater collection systems on site and architectural design for the use of rainwater for irrigation and other uses, Review of Urban Growth



[illegible]

8.11 Figure 5 Westgate Business Park East Neighborhood Concept

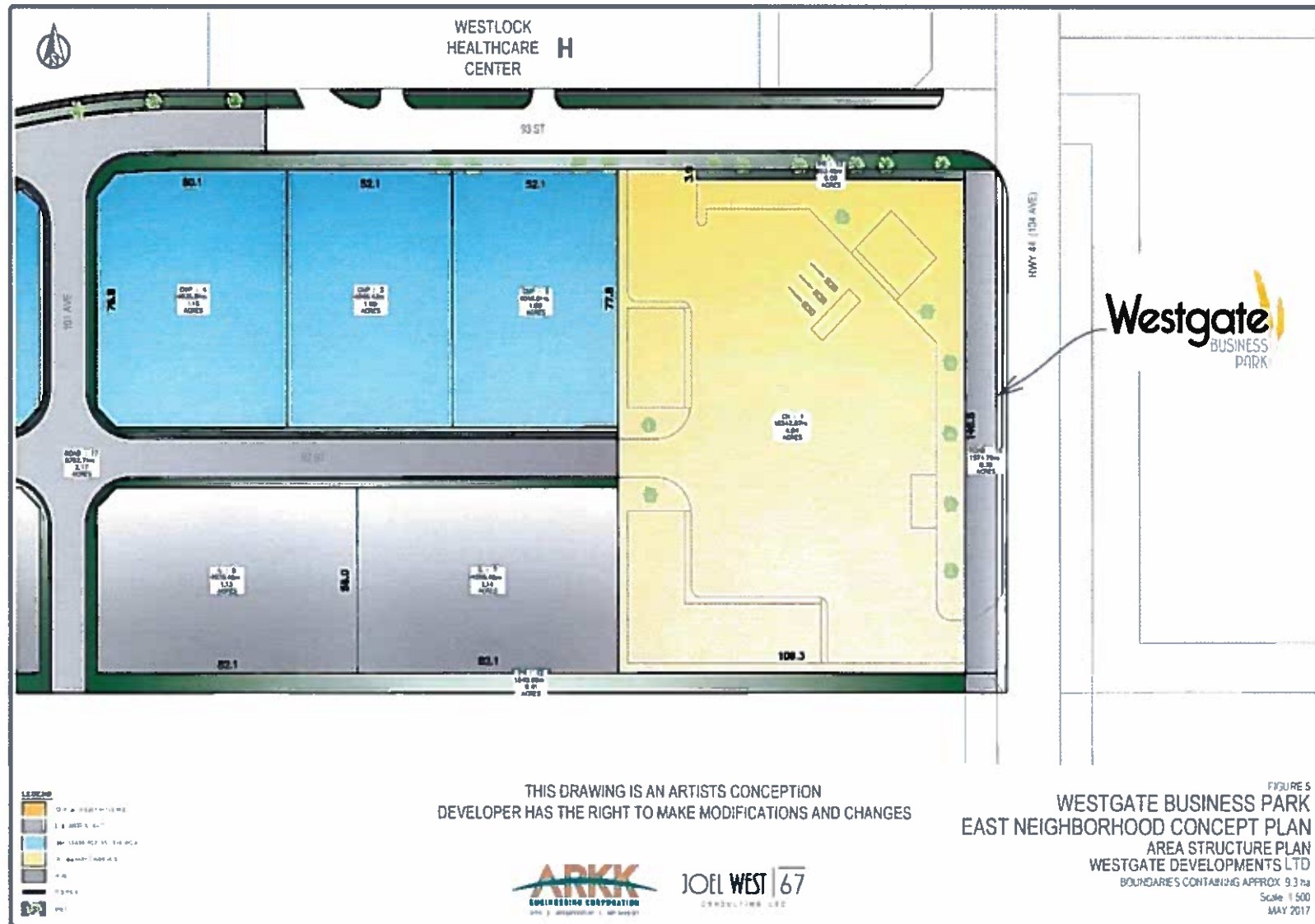
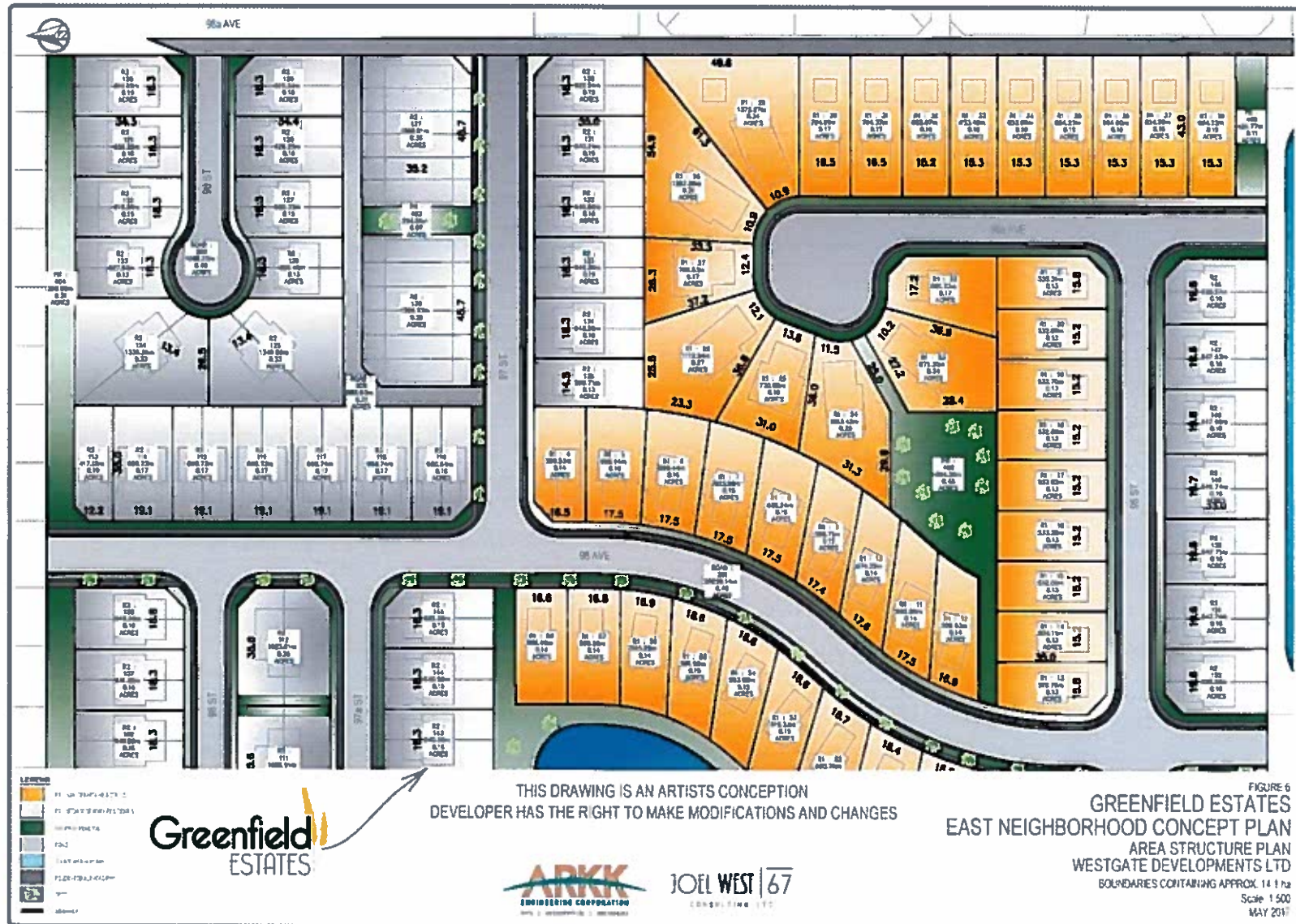


Figure 5a: Westgate Business Park West Neighborhood Concept Plan. This is an area structure plan showing land parcels, roads, and landscaping. The plan includes a north arrow, a legend, and a scale. The parcels are color-coded: orange for '1517-2017-2017', yellow for '1517-2017-2017', blue for '1517-2017-2017', and grey for '1517-2017-2017'. The roads are labeled '1517-2017-2017' and '1517-2017-2017'. The scale is 1:500. The plan is titled 'Westgate Business Park West Neighborhood Concept Plan' and 'Area Structure Plan'.

8.13 Figure 6 Greenfield Estates East Neighborhood Concept



8.14 Figure 6a Greenfield West Neighborhood Concept



9.0 Land Use Stats and Projection Tables

9.1 Land Use Statistics Combined Table

Land Use	Description	Area
Gross Development Area	Combined	58 Acres
Residential R1	Single Family	28 Acres R1 & R2 Combined
Residential R2	Duplex / Townhome	
Residential R3	Condo	2.43 Acre
Residential R3	Senior Assisted Living	2.47 Acre
CH	Commercial Highway	4.04 Acre
CMP	Commercial Multi Purpose	5.2 Acre
LI	Light Industrial	4.2 Acre
PR Westgate Business Park	Public Reserve	1.4 Acre
PR Greenfield Estates	Public Reserve	6.9 Acre
UR	Utility Reserve	3.36 Acre
Total Developed Area	Combined	54.64 Acres

9.2 Unit & Population Projections Table

Density	Units	Population
Low density R1	58 - Single Family Units	162
Medium Density R2	54 – Duplex Units	108
Medium Density R2	2 Town Homes – 6 Units	36
High Density R3	1 Condo – 80 Units	160
High Density	1 Assisted Living – 80 Units	120
Work- Live	Apartment 6 Units	12
Total Population		598

10.0 Transportation and Mobility Traffic Impact

The purpose of the transportation and mobility is defined in the Traffic Impact Assessment to provide for a functional, safe and efficient regional road network. The general alignment of the regional roads is shown on the Land Use Concept plan and Transportation concept plan and the Traffic Impact Assessments.

10.1 Traffic Impact Assessment

10.1.1 Purpose

The purpose of the transportation and mobility is to provide the submission of a Traffic Impact Assessment (TIA) to address the network improvements required to serve a proposed development.

Traffic Impact Assessment (TIA) The Greenfield Estates and Westgate Business Park TIA shall be submitted as separate assessments due to the proximity to separate Highways. Highway 18 and Highway 44

The TIA address the internal road network, including the design, capacity and timing of the network improvements necessary to serve the subject site; the perimeter road network, including the design, capacity and timing of construction required to serve the subject site; and the coordination of the development of the subject site with timing of construction and capacity of any transportation improvements.

10.2 Greenfield Estates

The proposed transportation network for Greenfield Estates are to be planned, designed and constructed in accordance with the Town of Westlock design standards and typical specifications. Figure 8 identified the proposed road network for the ASP area.

The plan includes the extension of existing collector roads to serve the community. The proposed roadway network includes a north-south extension of 98 Avenue - collector road - accessed via Highway 18 (Highway Arterial), and an east-west extension of 97 Street – collector road – that will connect to 98 Avenue in a "T" intersection. The remainder of the transportation network is comprised of local residential streets and avenues.

10.2.1 Emergency Access

Emergency Access as required, emergency access to the developing portion of the community will be identified at the Land Use Bylaw Amendment stage. Information received from the Town of Westlock has indicated that there is a need to accommodate an emergency access located at the southeast corner of the Greenfields Estate area. A green lane was planned to provide access to 98A Avenue through the existing lane located east of the ASP area.

10.3 Westgate Business Park

The proposed transportation network for Westgate Business Park are to be planned, designed and constructed in accordance with the Town of Westlock design standards and typical specifications. Figure 8 identified the proposed road network for the ASP area.

The plan includes the extension of existing collector road to serve the community. The proposed roadway network includes an east-west extension of 93 Street up to the existing alignment of 99 Avenue. Local Residential roads will connect to the north of 93 Street (100 Avenue and 99 Avenue) to provide access to the Westgate Business Park. Local Industrial roads will connect to the south of 93 Street (101 Avenue and 92 Street) to provide access to individual commercial and industrial lots at the Westgate Business Park area.

10.4 Roadway Network

10.4.1 Collector Roadways

Collector roadway will provide access from the arterial roadway to the northern and western portions of the ASP area. It will be designed and constructed within a 20m wide right-of-way, as per the Town of Westlock specifications.

10.4.2 Local Residential Roadways

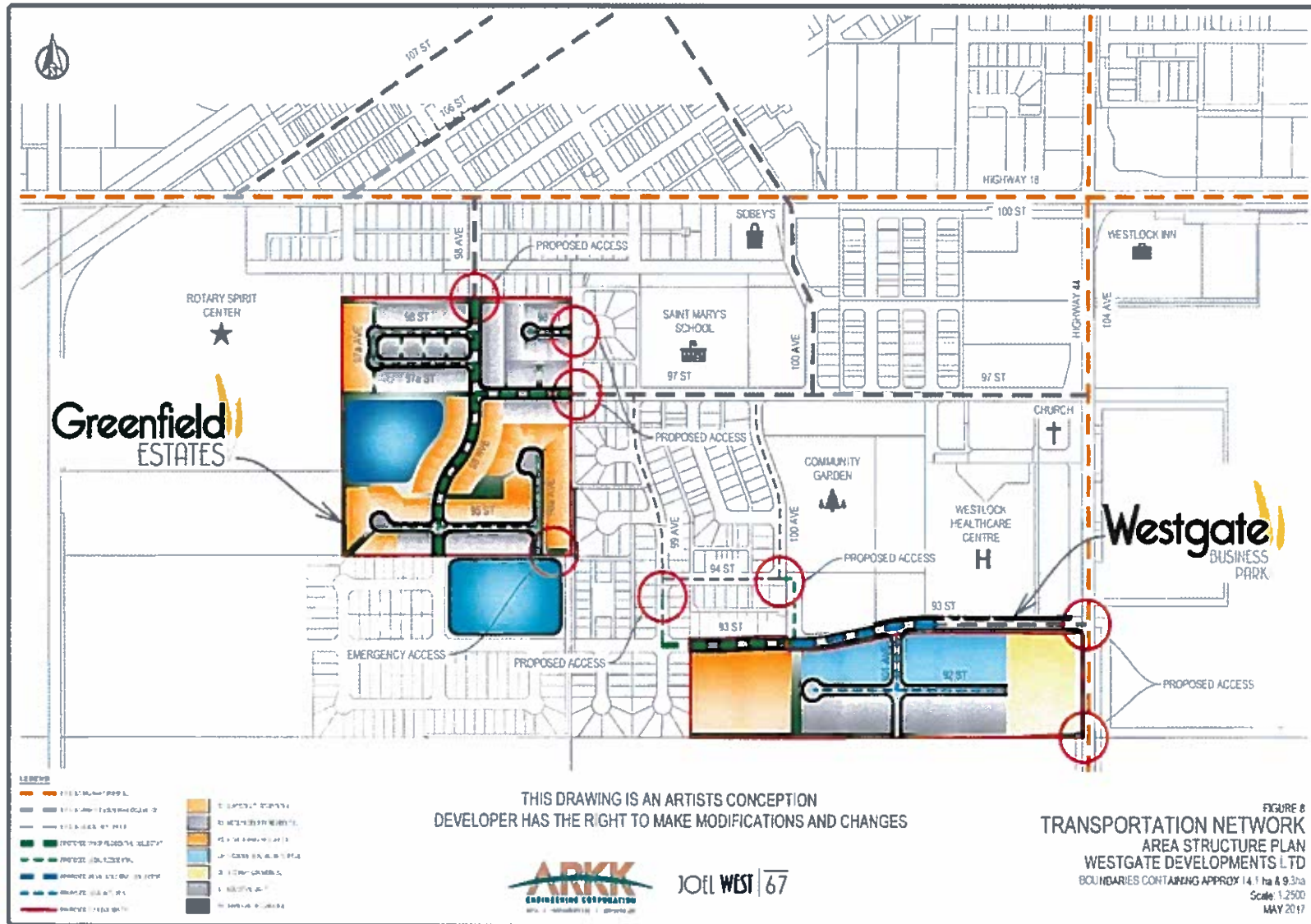
A system of local roadways to provide access to individual residential lots, based on a modified grid system designed to

discourage outside traffic from shortcutting through residential areas. The local roadways will be constructed within a 17m (minimum) wide right-of-way, as per the Town of Westlock specifications.

10.4.3 Local Industrial Roadways

A system of local industrial roadways to provide access to individual light industrial lots is planned. The local industrial roadways will be constructed within a 18m (minimum) wide right-of-way, as per the Town of Westlock specifications.

10.5 Figure 8 Transportation Network



11.0 Utility Servicing

An analysis of the sanitary sewer, water and storm servicing requirements for the ASP area was conducted in accordance with the goals and objectives of the Town of Westlock Municipal Development Plan (MDP) and the Area Structure Plan (ASP) criteria set by Town's bylaws.

The design of the Conceptual Storm Servicing Concept was also aligned with directives from the Alberta Water Act, the Alberta Environment Stormwater Management Guidelines, and the 2009 Town of Westlock Storm Water Management Master Plan.

Water and Wastewater servicing concepts were developed based on the current Town of Westlock Water and Wastewater Masterplans and the Alberta Environment Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems, and accepted municipal engineering practices.

Franchise utility servicing (gas, power, data, cable, etc.) information was contributed by the respective utility owner.

11.1 Servicing – Water

The Town Water Masterplan indicates that a Ø300mm water main has been constructed around 2009 along 93 Street immediately north of the Westgate Business Park. To service the Westgate Business Park area, ARKK will connect to the Ø300mm main as shown in Figure 9, and proceed both east and west offset from the proposed sanitary servicing south along the proposed main access roadway to the park. Proposed lots one thru to ten will be serviced from this proposed watermain. Lots 13 and 14 will be serviced from the existing Ø300mm watermain on 93 Street.

During the detailed design phase, modelling of the proposed water system will be completed, and main sizes will be confirmed against the Town's Master Plan requirements. Watermains will be a minimum size as recommended in the Master Plan, but will be increased in size if necessary to meet the fire protection requirements of the proposed development.

To provide fire flows to the Westgate Business Park, it may be required to run the proposed waterline using an easement through one of the lots two through five, and to provide a second flow path into the Westgate Business Park.

Referring to Figure 9A, the water servicing in the Greenfield Estates area will be along an alignment within the road right of way. A connection will be completed at the existing watermain at 98A Avenue and 95 Street, and will be run north to service homes within this cul-de-sac area. The existing watermain running west along the proposed 95 Street alignment will service the cul-de-sac in the western part of the development.

A watermain will be installed within the proposed 98 Avenue right of way between 95 and 97 Street and will provide service connections to the proposed lots on the east and west side of 98 Avenue, as well as the proposed lots on the north and south side of the proposed 97 Street roadway.

The lots located in the northeast corner of Greenfield Estates area will be serviced from the existing watermain located at

98 Street and 98A Avenue; the lots in the northwest area will be serviced by a looped main running east west along the road rights of way from 98A Avenue. The watermain will be extended along 98 Avenue north to provide a connection at 99 Street and 98 Avenue. This will also provide a second source of water to the proposed development. Refer to Figure 9A — Conceptual Water Servicing Plan.

Existing records and preliminary surveys of the area between the proposed Westgate Business Park and the proposed Greenfield Estates development have not conclusively determined the extent and sizing of the existing water systems. These will be determined during the detailed design phase, and any required portions of the water distribution will be constructed.

11.2 Servicing – Sanitary Sewer

The Town of Westlock MDP has stipulated that the ASP lands should be serviced. Existing records and preliminary surveys of the area between the proposed Westgate Business Park and the proposed Greenfield Estates development have not conclusively determined the extent and sizing of the existing sanitary systems. These will be determined during the detailed design phase, and any required portions of the water distribution will be constructed.

11.2.1 Westgate Business Park

The Westgate business park will be serviced via connection to the existing Southwest Wastewater trunk system. Referring to Figure 9, lots 1 thru to 10 will be serviced by proposed sanitary sewer connected to the existing Ø450mm sanitary sewer at 93 Street. Proposed lots 13 and 14 will be serviced by direct connection to the trunk main on 93 Street.

11.2.2 Greenfield Estates

The Greenfield Estates development will have approximately 70 lots serviced by direct connection to the existing Ø450mm diameter sanitary sewer. The southeast area will be serviced from a sanitary sewer main north from sanitary manhole number 756. The southwest area will be serviced by a sanitary main to the west from manhole number 758. The northeast area of the development will be serviced by connection to the existing Ø200mm sanitary sewer running along 98A Avenue. The northwest portion of the development will be serviced by a connection to existing sanitary manhole number 762. The proposed main will be installed along 98 Avenue north to service the proposed medium residential lot number 113, with a connection that will run east west to service the residential lots 101 through to 112. Preliminary sewer sizing indicated Ø200mm sanitary mains would be of adequate size; this will be confirmed during the detailed design phase.

11.3 Servicing – Storm Sewer and Surface Water Management

Stormwater management systems have been designed to service the proposed developments and to address changes to stormwater due to the proposed development. The stormwater management systems have been developed based on the policies, standards and guidelines defined in the Town of Westlock's Stormwater Master Plan. The town of Westlock and Westgate Developments Ltd., will evaluate and work through an engineered stormwater management. It is also proposed that the Town of Westlock purchase land to the south of Greenfield Estates to allow construct Pond "H" to manage upstream runoff before it enters the proposed developments.

The engineering firm will provide the following:

- biophysical impact assessment report;
- stormwater management report;
- conceptual design plan;
- preliminary grading plan;
- restoration/landscape plan; and
- other applicable information where determined necessary by Alberta Environment and Parks.

The Combined ASP stormwater management system for the proposed developments will utilize a dual drainage concept with minor and major systems. The minor system consists of storm sewers, catch basins, manholes design to convey the 5-year or 10-year return period storm event, depending on land value, in accordance with current Town of Westlock design guidelines. The major system will convey runoff more than the 5-year storm to a SWMF via overland drainage routes (roads, swales). The SWMF is to be sized to store runoff up to the 100-year, 24-hour storm event when discharging into the existing downstream system at 4L/s/ha. Furthered detail from ARKK Engineering Corporation is provided in the "Schedule of Accompanying Documents".

11.3.1 Minor System

The minor system has been preliminarily sized to convey the 10-year, 4-hour peak flow at the crown of the pipe for the high value commercial developments within the Westgate Business Park. The minor system for the other portions of the developments have been sized to convey the 5-year, 4-hour peak flow at the crown of the pipe system. Figure 2 show the proposed manhole and pipe layout and pipe sizes. The minimum slopes and depth of cover generally conform to the design standard. During detailed engineering the pipe system layout, depth, and size will be optimized as the grading plans are finalized and optimized for construction.

11.3.2 Major System

The major storm system will consist of streets, gutters, and swales. The system will direct runoff that exceeds the capacity of the minor system toward the SWMF. The design of the major system will be performed and optimized during detailed design phase along with the grading plan.

11.3.3 Stormwater Management Facility (SWMF)

The purpose of a SWMF is to off-set the increased runoff volume and peak flow that results from developing land (increased imperviousness). This allows upstream development to occur while maintaining the pre-development risk of flooding for the downstream areas, for the 100-year design event.

The existing interim SWMF in the Greenfield Estates development area will need to be modified to meet the needs of the development and to conform to the design standards. A key requirement for the SWMF is to provide an outlet to drain collected runoff into the downstream storm system; the SWMF currently has no outlet. If the SWMF is full prior to an extreme rainfall event, it will not reduce the peak flow entering the downstream drainage system. Also, the SWMF will need to be deepened by approximately 3m to facilitate grading, drainage, and the provision of a permanent pool.

The analysis indicates that the existing SWMF is significantly undersized to control the upstream runoff from the upstream watershed to the flow rates required by the Town, under the existing conditions. Furthermore, the storage volume that is available at any given time is dependent on the water level and if the pond has been emptied by pumping. The proposed developments are estimated to increase the runoff volumes by approximately 10%.

It is proposed that the existing SWMF be redeveloped within roughly the existing footprint of the pond. It is understood that the Town will manage the flows from the area upstream of the proposed developments by constructing Pond H shown in the 2009 Stormwater Master Plan, in concert with the proposed developments. The Town would also construct east-west ditching along the south boundaries of the proposed developments and the abandoned development to convey the upstream runoff directly into Pond H. Directing the runoff away from the developments would reduce the existing risk of flooding for the existing lots adjacent to and downstream of the proposed development.

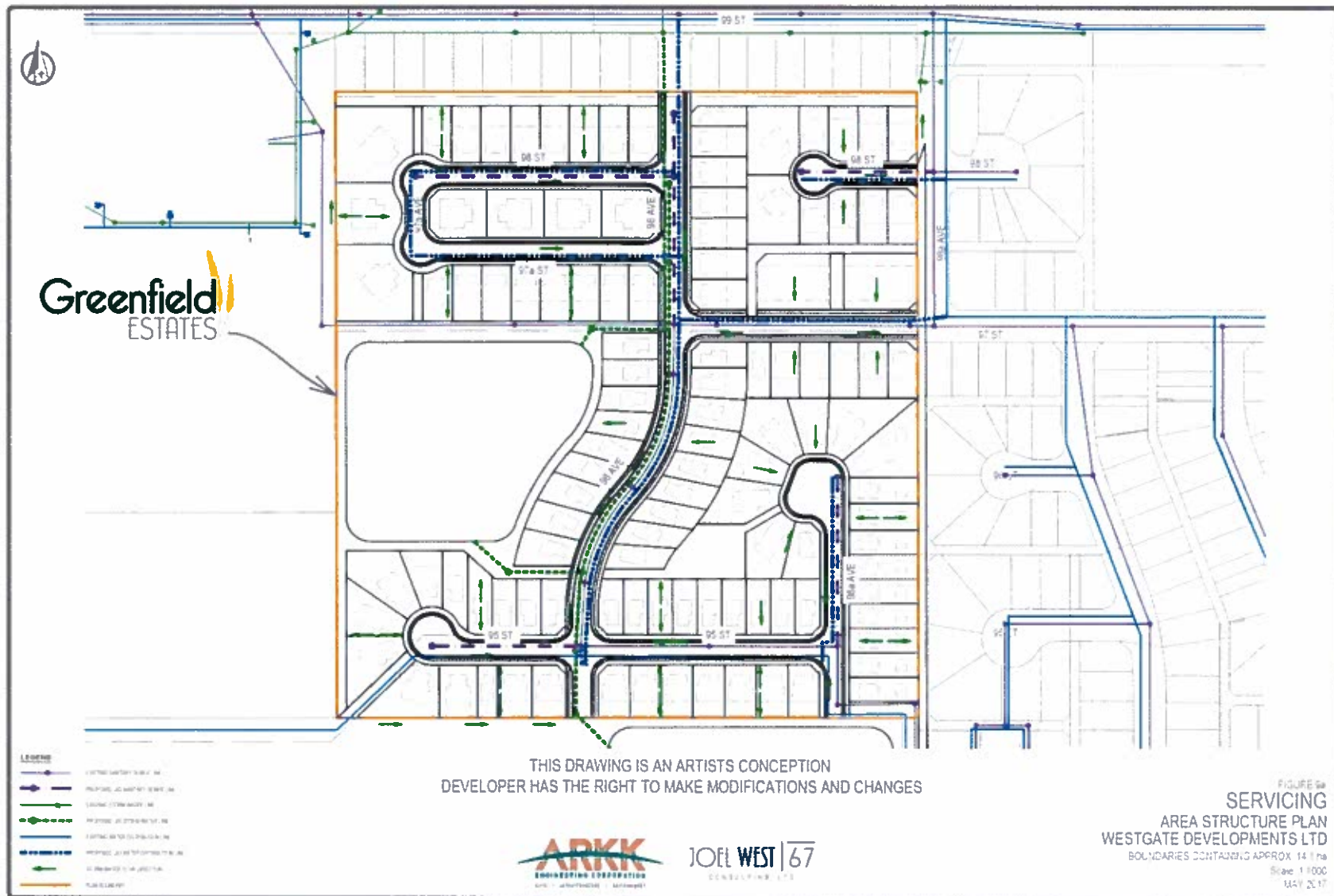
An overflow route is proposed for the SWMF to allow the excess flows to be directed to the downstream system (Rotary Spirit Centre parking lot), in a similar manner as the existing conditions.

11.4 Servicing – Shallow Utilities

It is anticipated that natural gas, power, cable TV, data and telephone services will be provided through extensions of the existing systems.

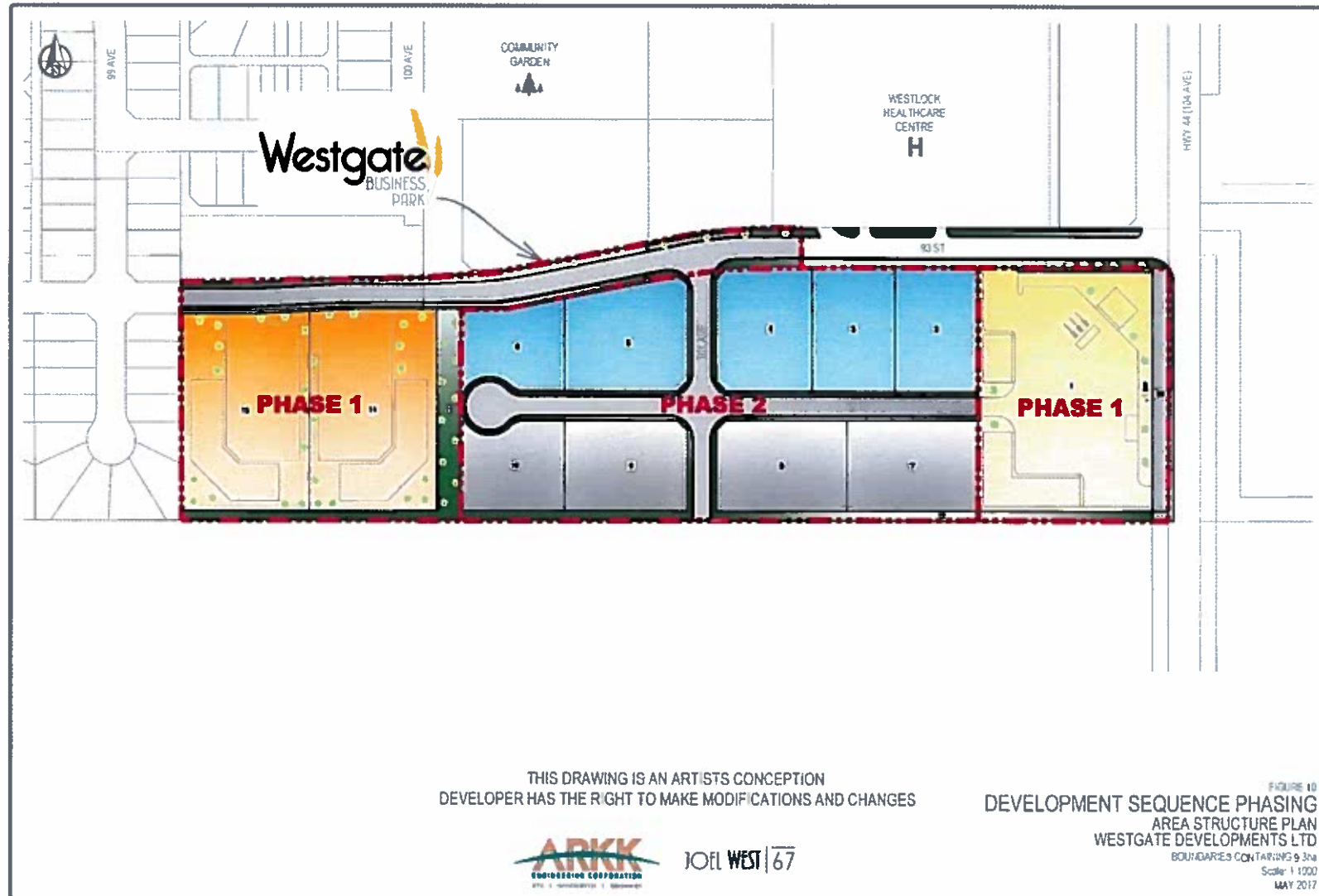
The shallow utilities will be extended from the existing adjacent neighborhoods. These utilities will be placed underground, and the developer will grant rights-of-way. Alternative non-typical shallow utility alignments will be required to implement the pedestrian corridor.

11.6 Figure 9a Servicing Greenfield Estates

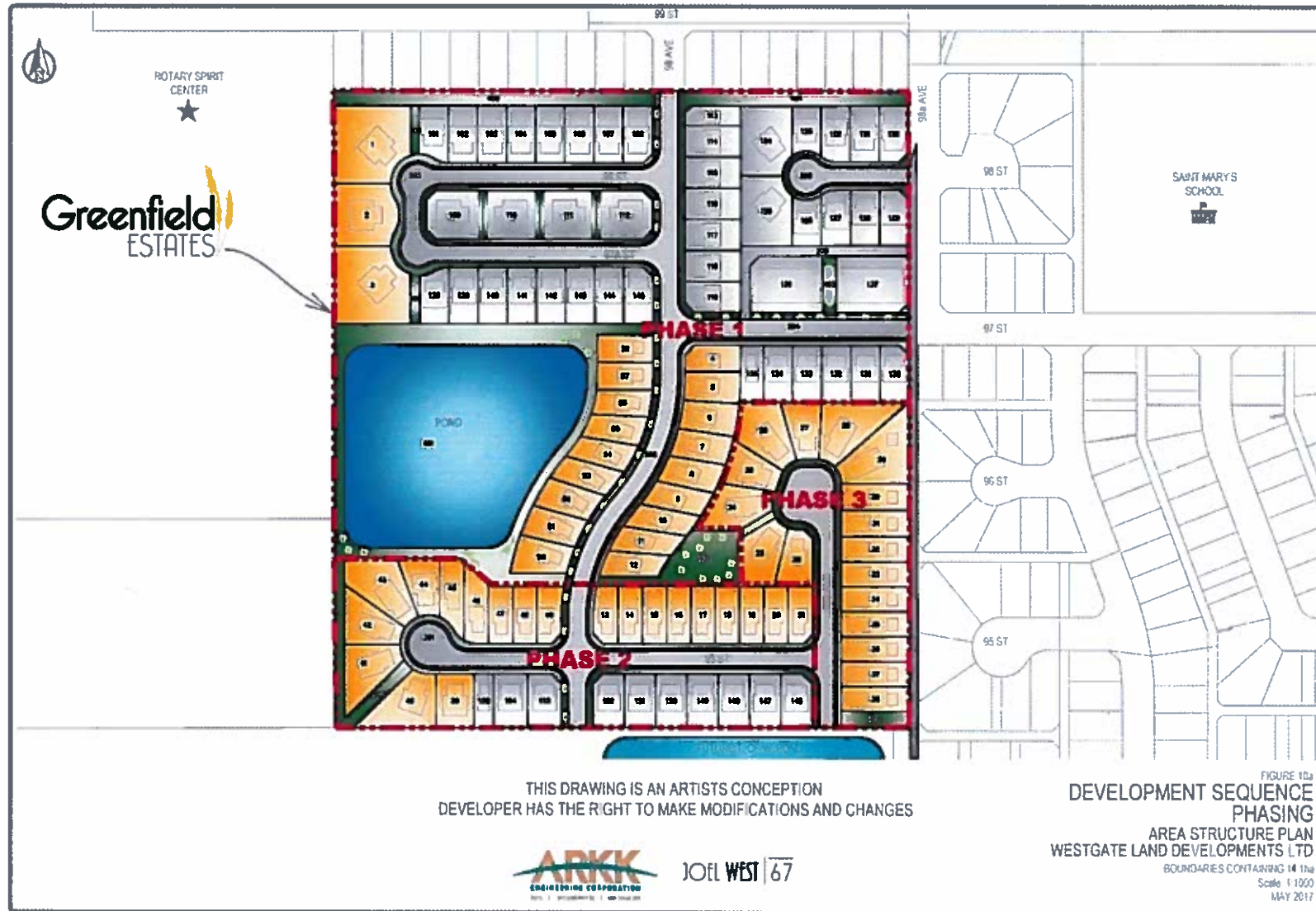


12.0 Development Sequence

12.1 Figure 10 Westgate Business Park Development Sequence Phasing



12.2 Figure 10a Greenfield Estates Development Sequence Phasing



13.0 Architectural Guidelines

The purpose of design guidelines is to provide direction for development to ensure the vision and objectives of the Plan are met. The guidelines are intended to be applied in a flexible manner and may be varied or revised as determined appropriate. To achieve the optimal design solution, it is anticipated that negotiation and innovation will occur in relation to the guidelines.

Architectural guidelines will be submitted to the Town of Westlock and tied to title upon plan of Survey

General Guidelines

The following general guidelines will apply to all areas and development within the Plan.

1. Built Form
 - a. Development is designed:
 - i. to ensure that active frontages are oriented towards the street.
 - ii. for individuality and identity with architectural character that provides visual interest and avoids monotonous massing (e.g., by using high quality building materials, architectural detailing, varying roof pitches, stepping down development on grades etc.).

The Combined ASP provides a variety of housing and commercial mixed use lots, which accommodate a variety of residential and commercial building types and styles.

References

Area Structure Plan Framework and References

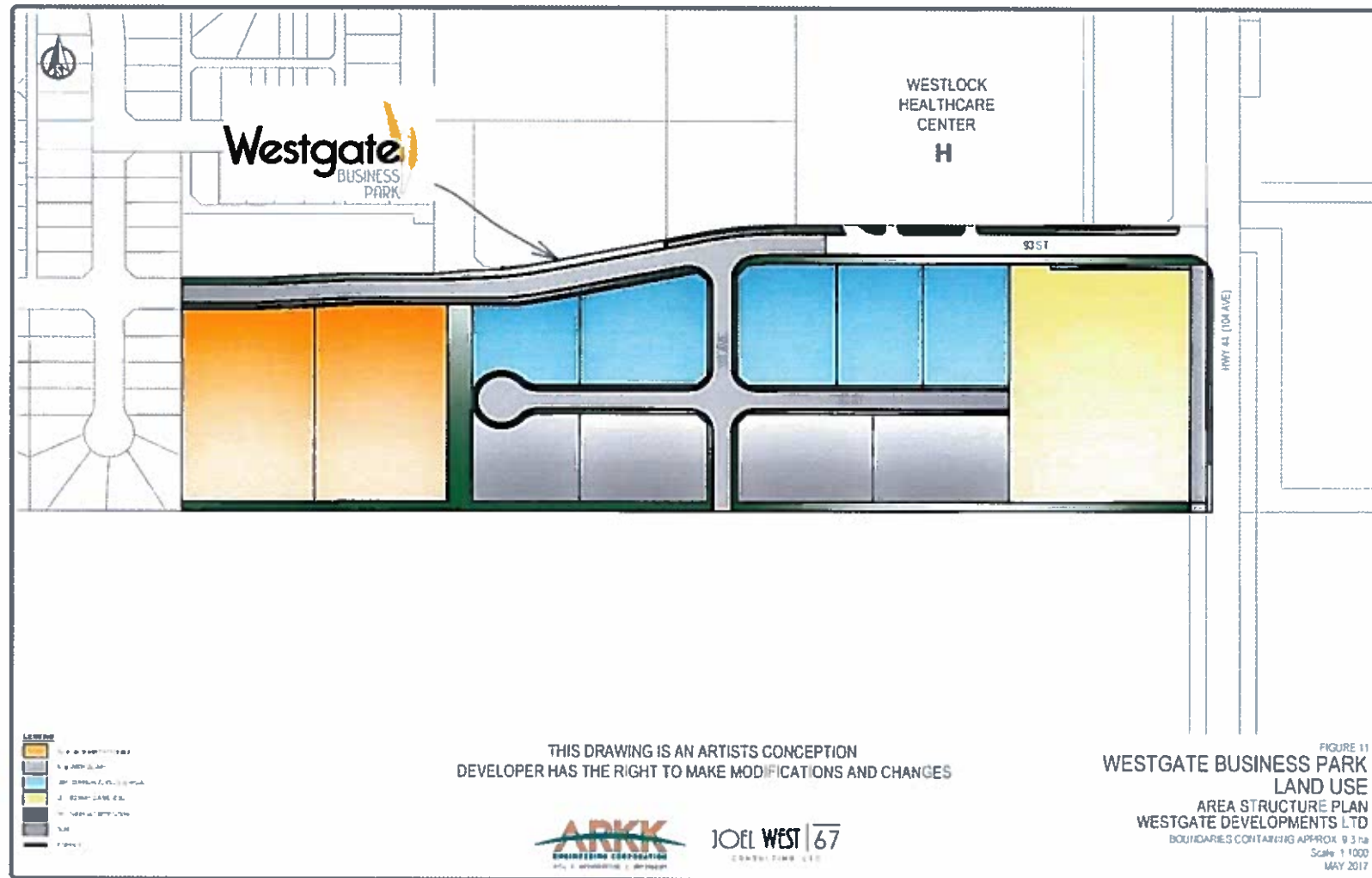
A wide range of the Town of Westlock plans, policies and guidance documents have been influential in the preparation of the Westgate Developments Ltd. Combined Area Structure Plan. Some of these documents have been referenced within the main body of the ASP and consideration should be given to these documents at the Outline Plan, Subdivision and Development Permit stage for any development in the Plan area.

The reference documents are listed below and their consideration within the preparation of the Plan is summarized with:

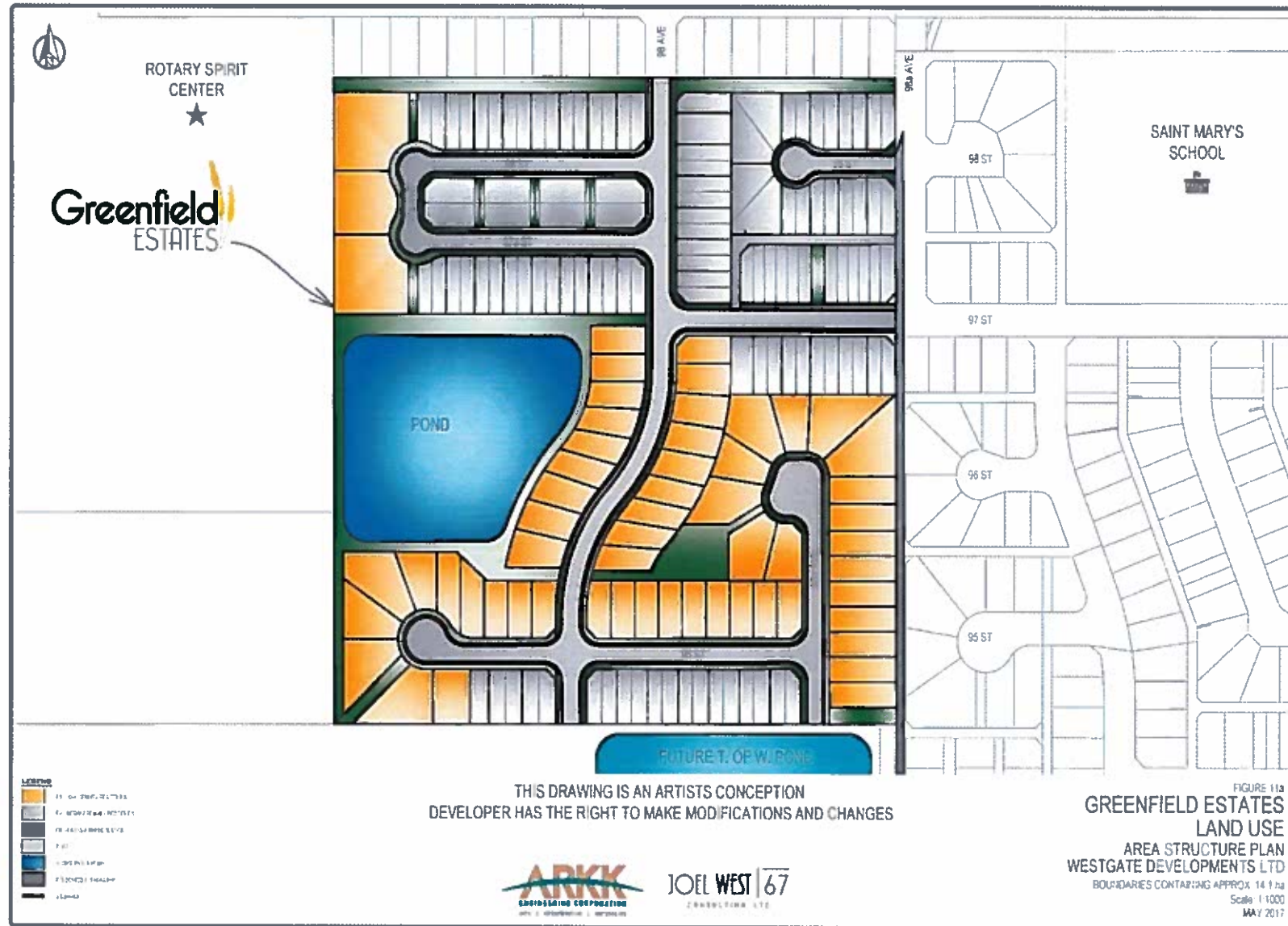
- Town of Westlock Municipal Development Plan – Bylaw 2015.03, May 2015
- Town of Westlock Procedures and Design Standards for Development - October 2009
- Town of Westlock Land Use Bylaw 2015-02, May 2015
- Province of Alberta Municipal Government Act - January 1, 2017
- Environmental Development Review Policy, 2006.

Appendix A

Land Use Bylaw Amendment Figure 11 Westgate Business Park



Appendix A Land Use Amendment Figure 11a Greenfield Estates



Schedule of Accompanying Documents

1. Desktop Biophysical Assessment for Greenfield Estates and Westgate Business Park – May 1, 2017
Author: ECOVENTURE INC.
2. Geotechnical Report for Greenfield Estates and Westgate Business Park
Author: ARKK Engineering Corporation
3. ESA Phase One for Westgate Business Park and Greenfield Estates
Author: ARKK Engineering Corporation
4. Storm Water Management Plan for Westgate Business Park and Greenfield Estates
Author: ARKK Engineering Corporation
5. Traffic Impact Assessment for Greenfield Estates
Author: ARKK Engineering Corporation
6. Traffic Impact Assessment for Westgate Business Park
Author: ARKK Engineering Corporation

GLOSSARY

Abbreviations:

ASP: Area Structure Plan

BIA: Biophysical Impact Assessment

DP: Development Permit

ER: Environmental Reserve

ESA: Environmentally Significant Area

IDP: Intermunicipal Development Plan

LID: Low Impact Development

MDP: Municipal Development Plan MGA:

Municipal Government Act MR: Municipal Reserve

TIA: Traffic Impact Assessment

General Definitions

The following general definitions shall apply:

1. **Approving Authority** means the Subdivision Authority, Development Authority or Subdivision and Development Appeal Board of The Town of Westlock, as the context implies.
2. **The Town** means The Town of Westlock
3. **Concept Plan** means a Plan submitted at the Outline Plan/Land Use Amendment application stage at the discretion of the Approving Authority, showing the relationship of the design of the subject site with adjoining parcels, the possible development of adjoining parcels, and/or the next phases of development. A Shadow Plan may include, but not limited to land use patterns, environmental features, road network and pathway connections.
4. **Core Infrastructure** means water utilities, transportation and facilities regard to accommodate subdivision and development activity in the ASP area.
5. **Council** means the Council of The Town of Westlock.