



**Westland Village**  
Area Structure Plan Amendment

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## **1 Introduction**

There are two primary purposes for this area structure plan amendment. The first is to allow for an improved transportation network and reallocated land uses as a result of the transportation network changes and identified site constraints. The second is to re-organize the development sequence to allow for logical and efficient development of the lands.

The subject lands are located in the Town of Redwater, on lands known as “SW 25-57-22 W4.”

## **2 Policy Context**

### **2.1 Municipal Development Plan**

This area structure plan amendment is consistent with the Town of Redwater’s Municipal Development Plan (MDP), which was approved in 2009 as Bylaw No. 754. The MDP identifies different portions of the subject lands as Highway Commercial, Residential Phase I, and Major Recreation and Institutions in its future land use map.

### **2.2 Westland Village Area Structure Plan**

The Westland Village Area Structure Plan was approved as Bylaw 767 in 2010. The approved development concept is illustrated as Figure 1.

### **2.3 Land Use Bylaw**

The subject land has the following land designations under Land Use Bylaw No. 766:

- R1 - Residential Single Family District
- R5 – Residential Medium Density District
- R6 – Residential High Density District
- C3 – Highway Commercial District
- SP – Semi-Public District

Prior to subdivision, some areas will need to be redistricted to a district compatible with the proposed changes as described in this area structure plan amendment.

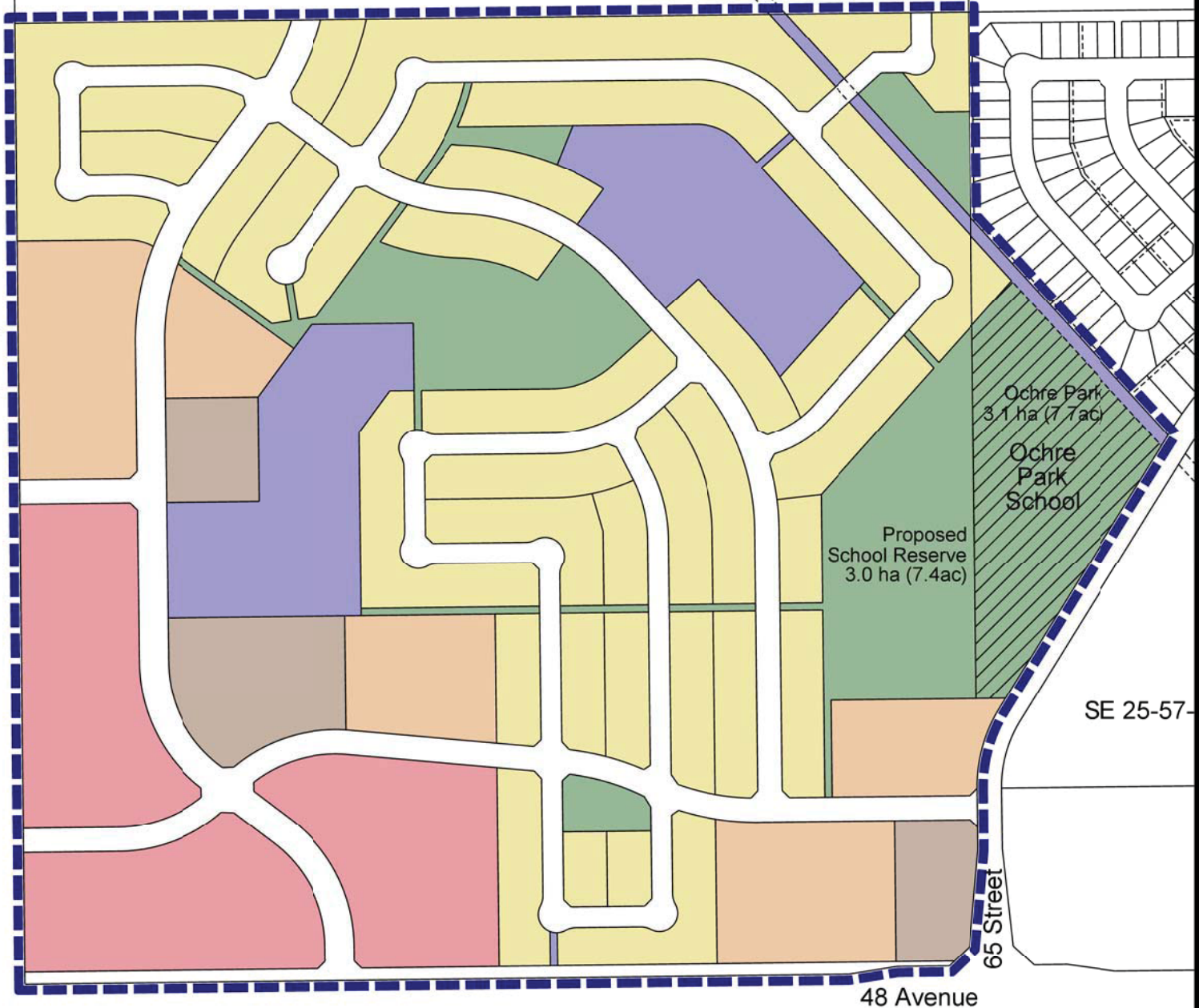
## **3 Proposed Amendment**

### **3.1 Land Use and Transportation Network**

The proposed development concept is illustrated as Figure 2. As illustrated in this figure, the southerly road running west through the commercial site to the adjacent quarter section, passed Highway 28, is removed. It is determined that the access point at the mid section of the site is sufficient to accommodate the anticipated traffic.

NW 25-57-22-4

Highway 28



SE 25-57-

65 Street

48 Avenue

NW 24-57-22-4

- Low Density
- Medium density
- High Density
- Commercial
- Park
- PUL
- Existing School site

**FIGURE 1**  
**APPROVED DEVELOPMENT CONCEPT**

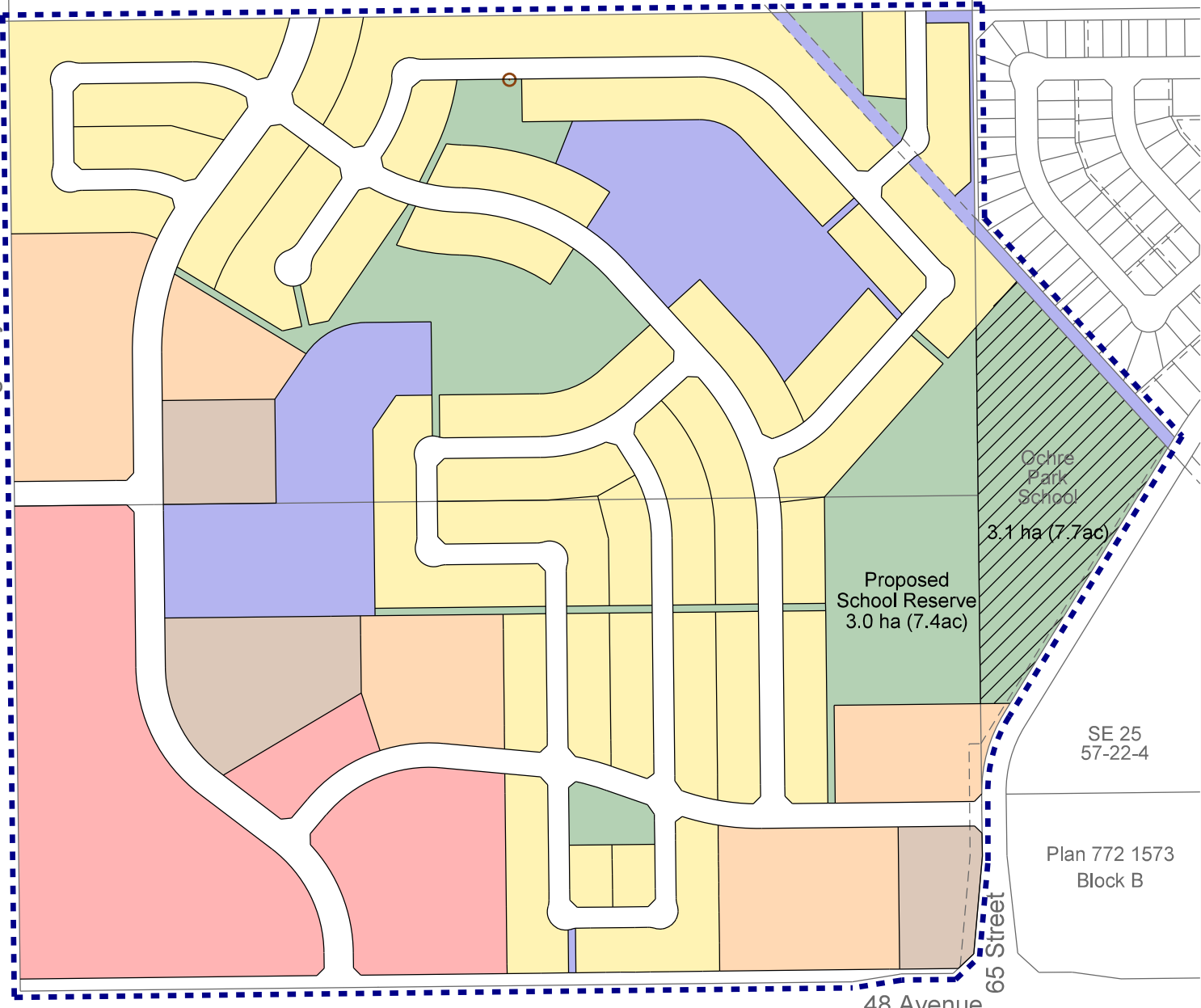
**WESTLAND VILLAGE**  
**AREA STRUCTURE PLAN**

SW 25-57-22-4



NW 25-57-22-4

Highway 28



Ochre Park School  
3.1 ha (7.7ac)

Proposed School Reserve  
3.0 ha (7.4ac)

SE 25 57-22-4

Plan 772 1573 Block B

48 Avenue

65 Street

NW 24-57-22-4

Plan 982 4118 Lot 1

- Low Density
- Medium density
- High Density
- Commercial
- Park
- PUL
- Existing School site
- Abandoned Well

## FIGURE 2 PROPOSED DEVELOPMENT CONCEPT

WESTLAND VILLAGE  
AREA STRUCTURE PLAN AMENDMENT

NW 25-57-22-4  
TOWN OF REDWATER

Scale 1:5000  
April 23, 2013  
7160500 ASP base 19.dgn



The intersection of the two collector roads in the southwest corner is also realigned so that the roads intersect at a 90 degree angle to improve traffic safety. Commercial lands were reallocated accordingly to accommodate the alignment. A second road re-alignment has been made in the northeast corner of the site, to align the road with the stormwater sewer outfall pipe.

There is currently a 3.0 m PUL in the northeast corner, outside of the site boundary. The Town's proposed "Parks and Greenspace" plan shows this PUL as a walkway. To improve the safety and usability of this walkway, we have added a 3.0 m municipal reserve strip to increase the walkway width to 6.0 m.

### **3.2 Site Constraints**

A previously identified abandoned well in the approved plan text has been added to the development concept map. As a result, the residential designation on the well area as shown on the approved plan has been redesignated to park space in the proposed development concept plan.

### **3.3 Utility Services**

The amendment requires some changes to the servicing concepts described in the approved plan to correspond with proposed changes in staging. These changes have been reflected in the following updated servicing drawings for the Area Structure Plan.

#### **3.3.1 Municipal Water**

Two additional water distribution mains are proposed to extend from the mid and southern parts of the site to Highway 28 to provide further servicing to the west (refer to Figure 3).

#### **3.3.2 Sanitary Servicing**

Sanitary servicing lines have been revised to reflect a change in sanitary flow to accommodate the development staging (refer to Figure 4).

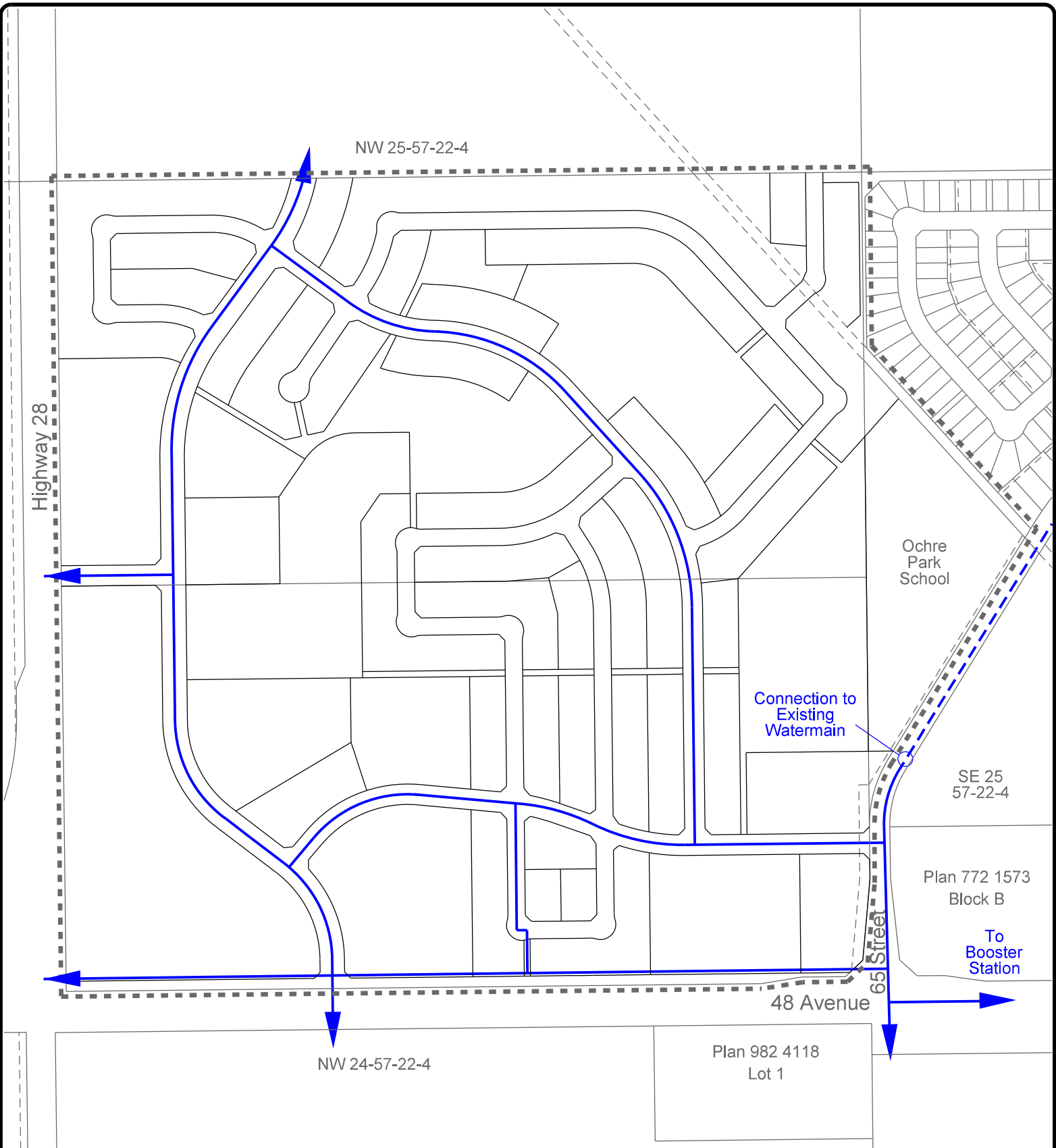
#### **3.3.3 Storm Water Drainage**

As shown in Figure 5, the alignment of the storm sewer connecting the two ponds is revised. Storm sewer alignments have also been revised to reflect changes in the road alignments.

### **3.4 Staging**

The approved staging concept is illustrated as Figure 6, and the proposed staging concept is illustrated as Figure 7.

The development will continue to proceed from the southeast corner towards the northwest. As a result of current market conditions, the development sequence has been re-organized to move commercial development ahead in the schedule to Stages 3 and 4. No amendment to the Area Structure Plan will be required if future staging is restructured to cater to changing market conditions and if no change to the servicing scheme is warranted.



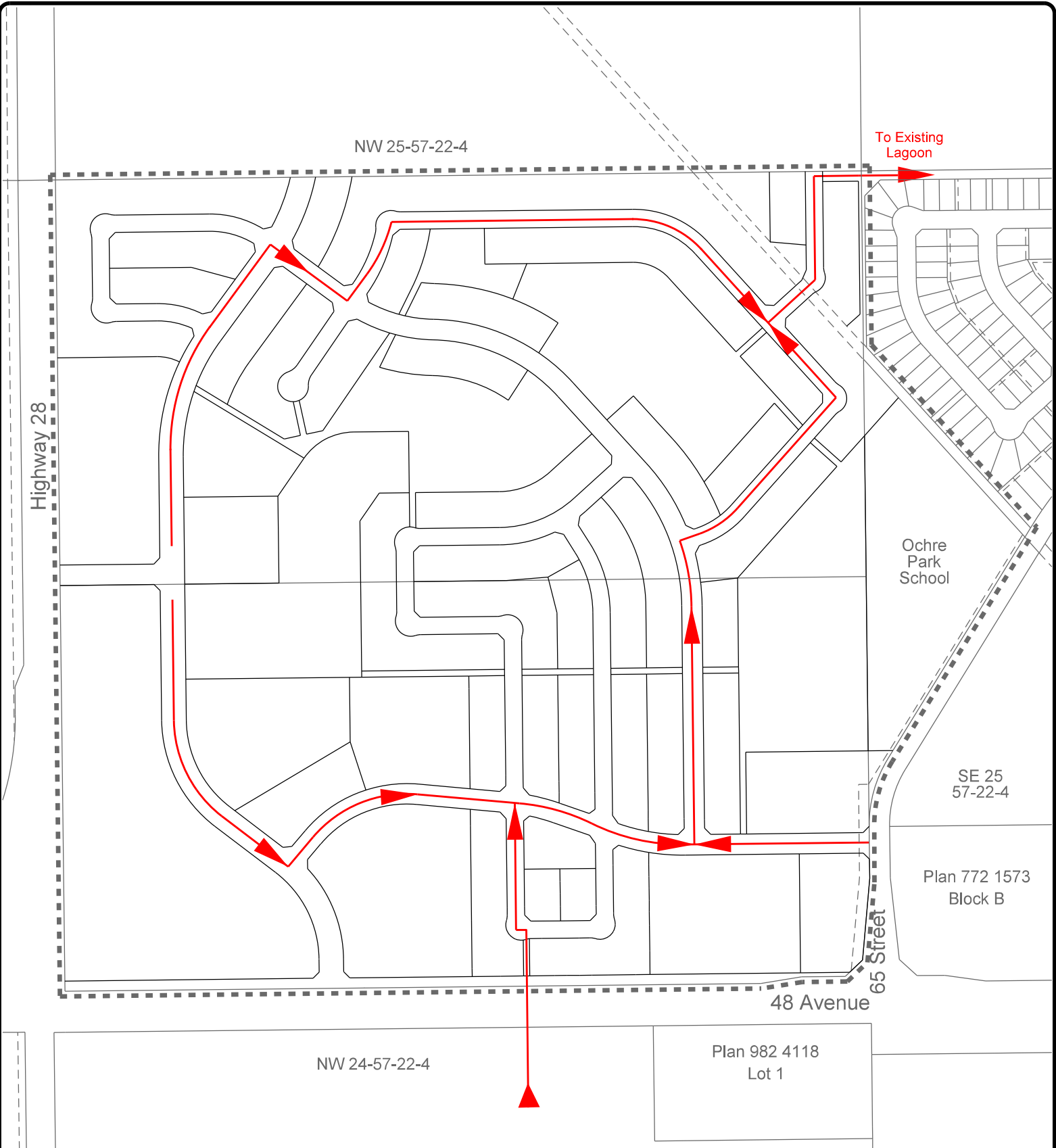
- Plan Boundary
- Proposed Water Distribution Main
- - - - Existing Watermain

**FIGURE 3**  
**PROPOSED WATER SERVICING**  
 WESTLAND VILLAGE  
 AREA STRUCTURE PLAN

NW 25-57-22-4







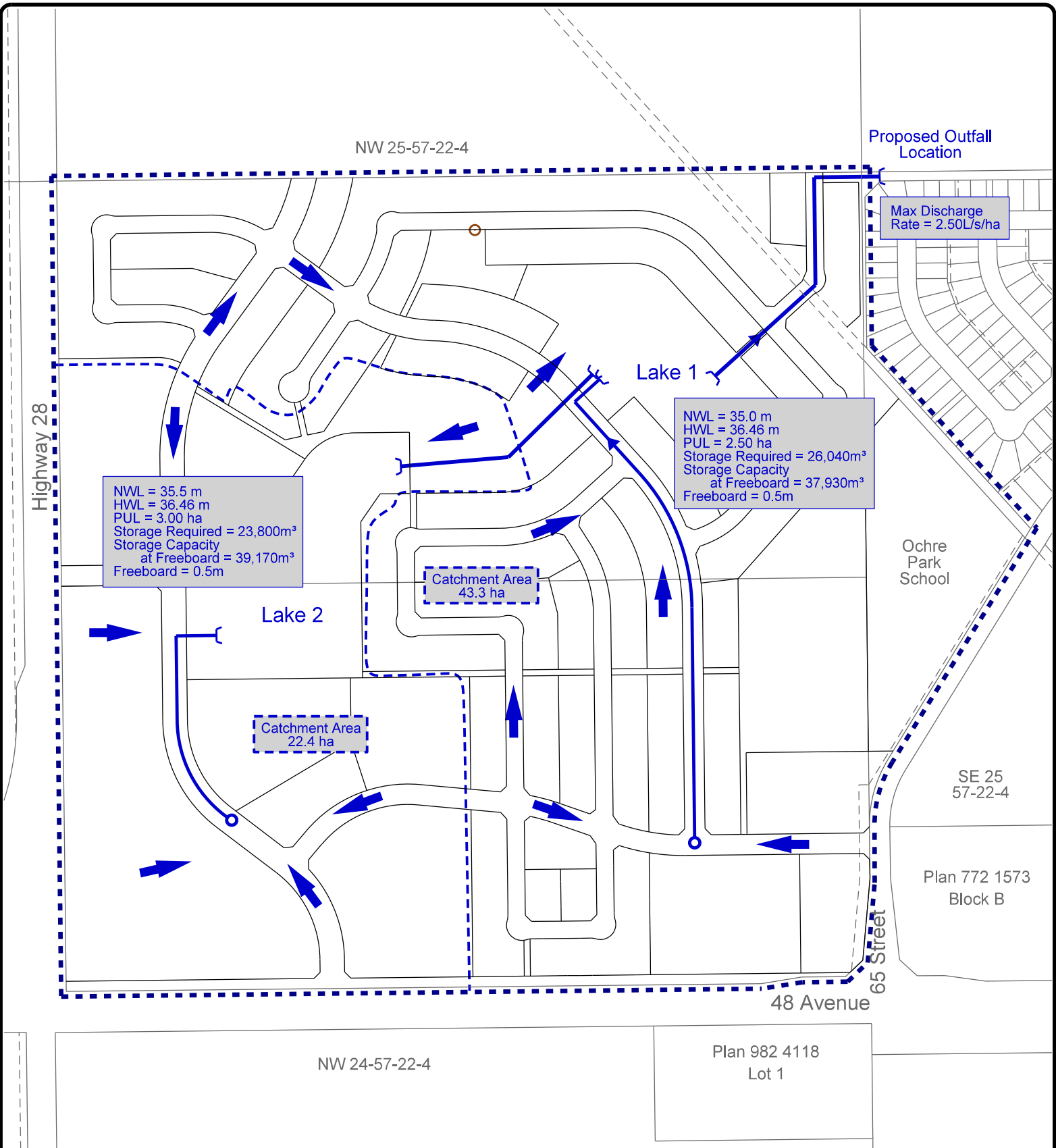
- Plan Boundary
- Proposed Sanitary Sewer

## FIGURE 4 PROPOSED SANITARY SERVICING

WESTLAND VILLAGE  
AREA STRUCTURE PLAN

SW 25-57-22-4





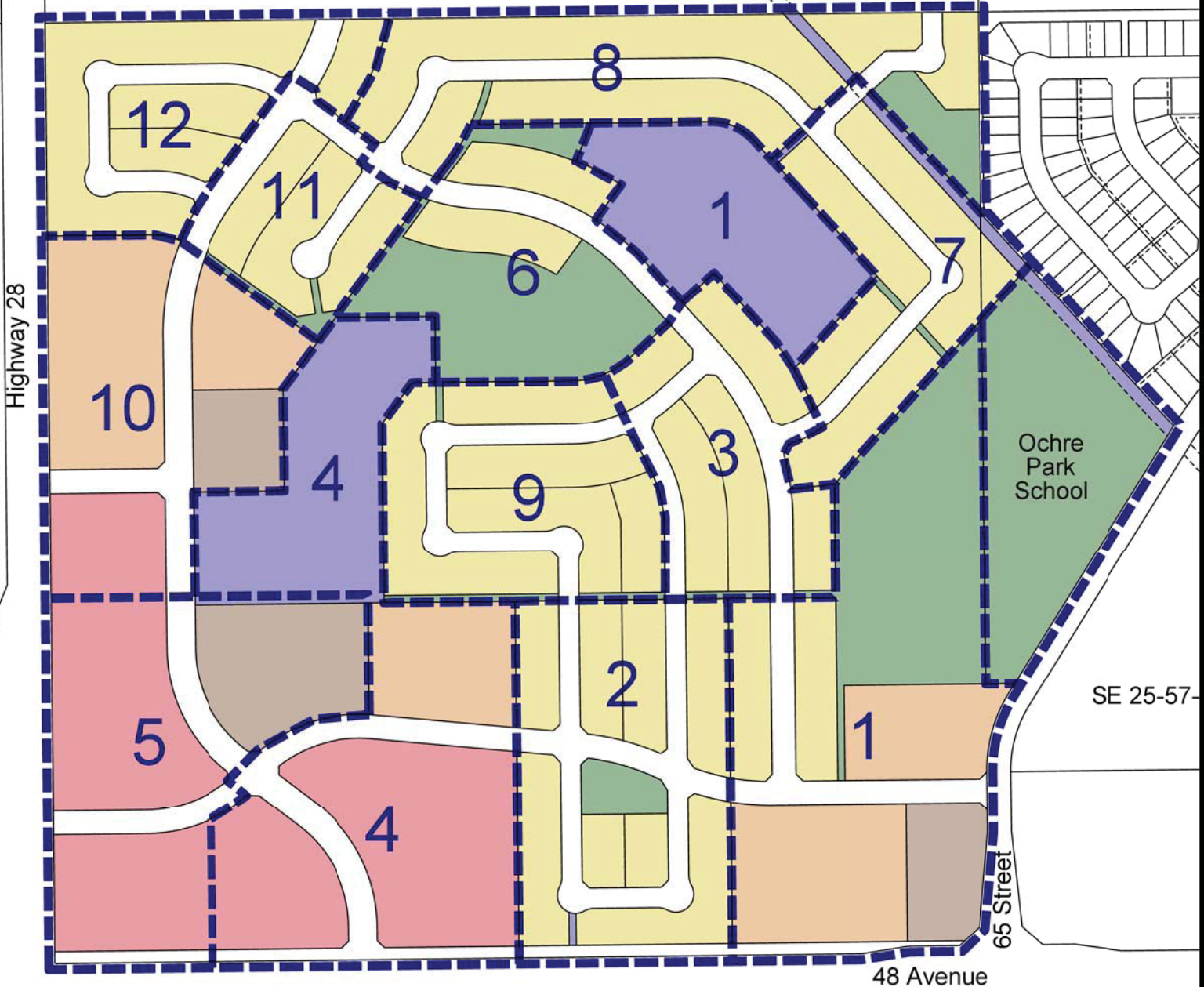
- Plan Boundary
- Proposed Storm Mains
- - - Drainage Boundary
- ➔ Direction of Flow

**FIGURE 5**  
**PROPOSED STORMWATER MANAGEMENT**  
 WESTLAND VILLAGE  
 AREA STRUCTURE PLAN

SW 25-57-22-4



NW 25-57-22-4



NW 24-57-22-4

SE 25-57-

48 Avenue

65 Street

Ochre Park School

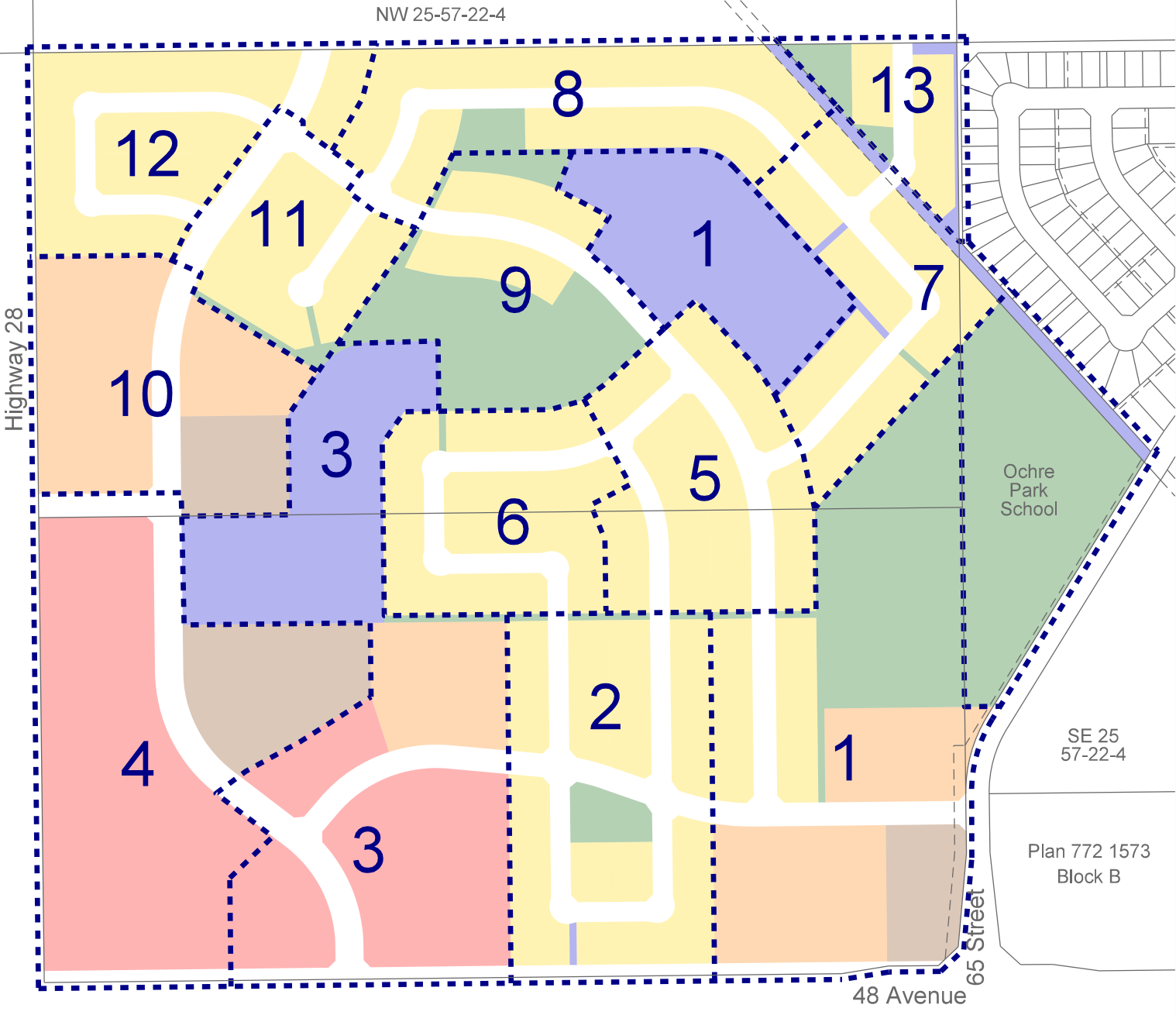
Staging Boundary is conceptual and is subject to change

### FIGURE 6 APPROVED STAGING

WESTLAND VILLAGE  
AREA STRUCTURE PLAN

SW 25-57-22-4





Staging Boundary is conceptual and is subject to change

# FIGURE 7 PROPOSED STAGING

WESTLAND VILLAGE  
AREA STRUCTURE PLAN

SW 25-57-22-4



## 3.5 Infrastructure Phasing

### 3.5.1 Water

The construction phasing of water infrastructure will generally follow that of the subdivision phasing plan. Stage 1 will include two connections to the existing distribution system. Stages 2 and 3 will each include looped connections into the main parallel to 48th Avenue. Stage 4 will include the installation of stubs for future development to the west. Looping requirements for Stage 7 and 8 can be determined at the time of development based on the number of un-looped lots. Stage 10 may require pre-installation of the overall system loop through Stage 11.

The water infrastructure phasing plan is shown in Figure 8.

### 3.5.2 Sanitary

The sanitary sewer system consists of two main segments as shown in Figure 10. The downstream portion of segment S1 along with offsite infrastructure will need to be installed to service Stage 1, and then extended to service the future lands to the south of Westland Village, and Stages 2 to 8. Segment S2 will need to be extended Stage by Stage to service Stages 9 to 12.

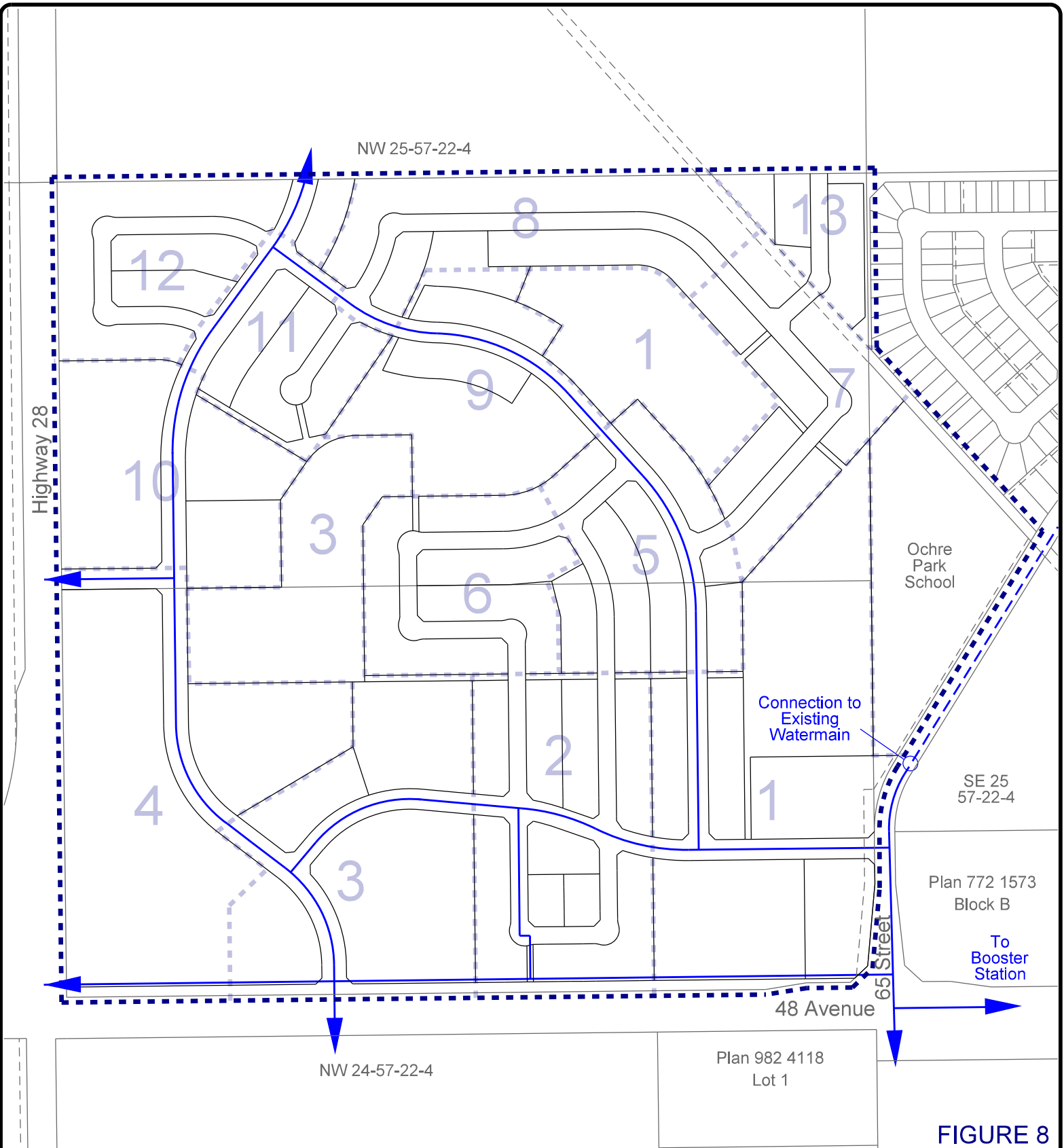
The sanitary sewer infrastructure phasing plan is shown in Figure 9.

### 3.5.3 Storm

The major stormwater management infrastructure will be installed in two phases. Stage 1 and 2 of development will require construction of Lengths 1 and 2 as well as Lake 1 and a downstream overland conveyance. Stages 3 and 4 will require construction of Lengths 3 and 4.

As Stages 3 and 4 will proceed before Lake 1's catchment area is fully developed, they may be able to take advantage of Lake 1's unused capacity and thereby delay the construction of Lake 2. In this scenario, drainage from Stages 3 and 4 would be directed through an overland drainage swale to Length 4 and into Lake 1. When the remainder of Lake 1's catchment area is developed, it would trigger the need to complete Lake 2 to the ultimate configuration.

The sanitary sewer infrastructure phasing plan is shown in Figure 10.

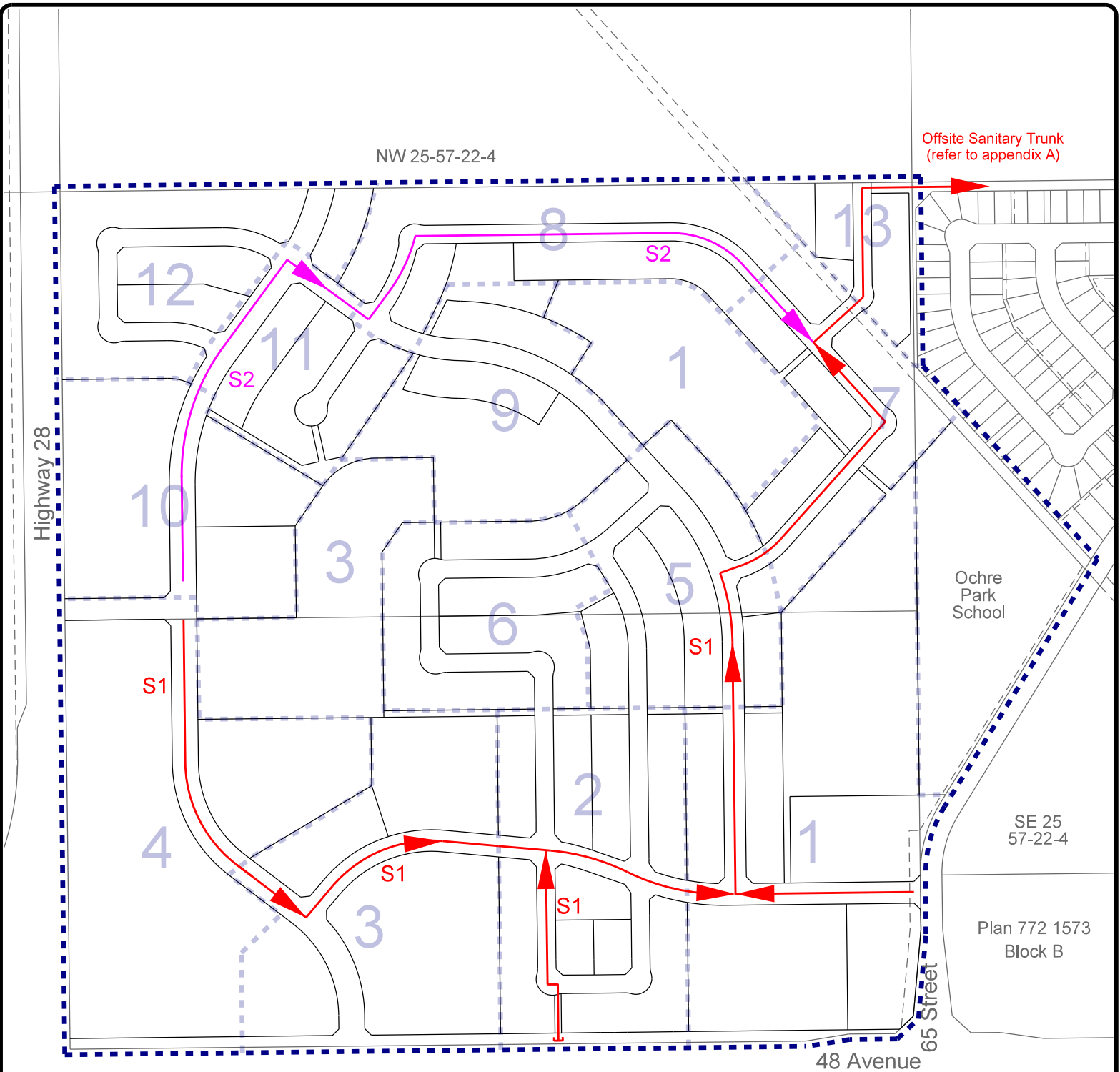


- Plan Boundary
- ... Staging Boundary
- Proposed Watermain

**FIGURE 8**  
**PROPOSED WATER**  
**INFRASTRUCTURE PHASING**  
 WESTLAND VILLAGE  
 AREA STRUCTURE PLAN

SW 25-57-22-4





Offsite Sanitary Trunk  
(refer to appendix A)

NW 25-57-22-4

Highway 28

Ochre Park School

SE 25 57-22-4

Plan 772 1573 Block B

48 Avenue

65 Street

NW 24-57-22-4

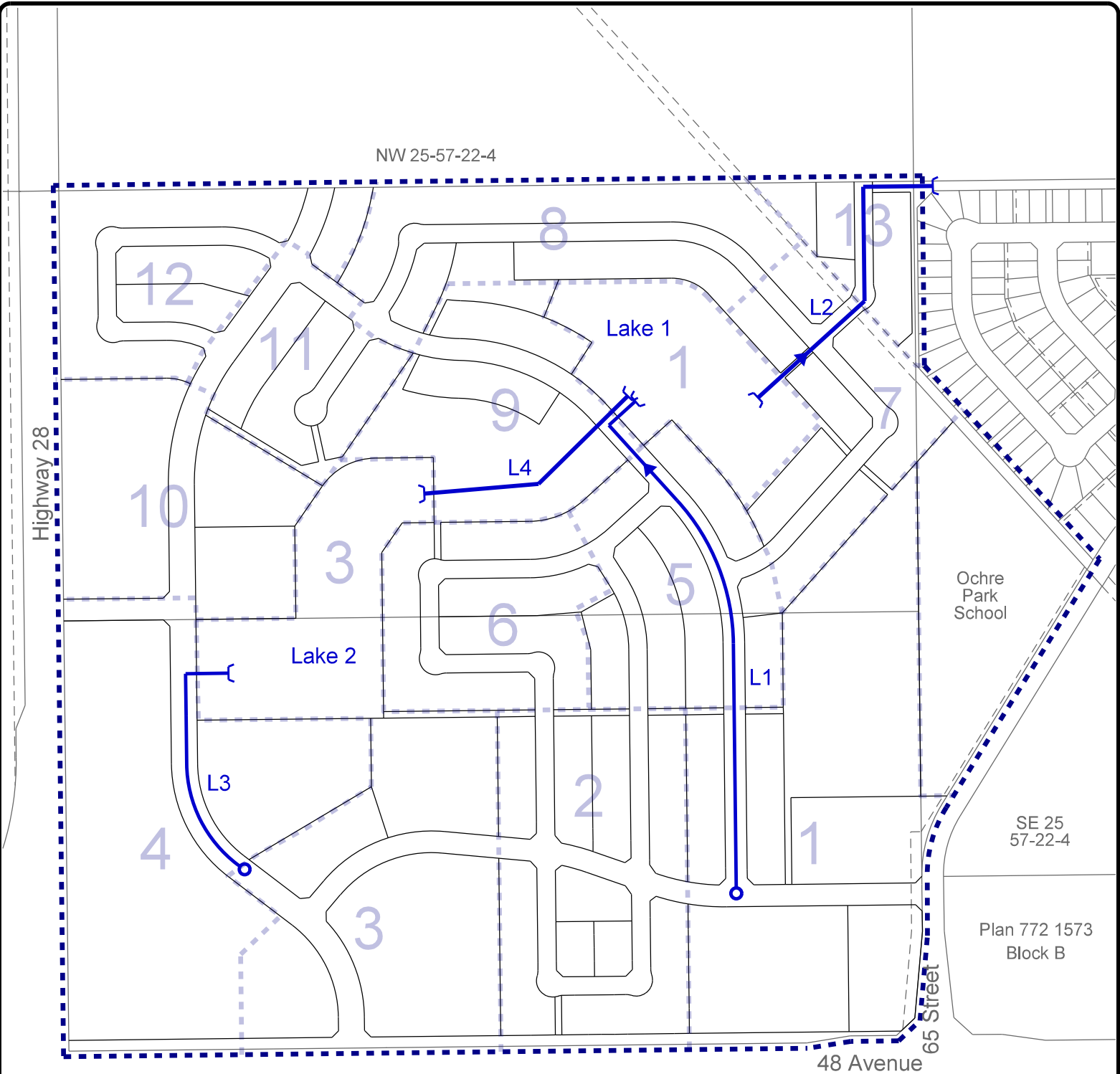
Plan 982 4118 Lot 1

**FIGURE 9**  
**PROPOSED SANITARY INFRASTRUCTURE PHASING**  
WESTLAND VILLAGE  
AREA STRUCTURE PLAN

SW 25-57-22-4

- Plan Boundary
- Staging Boundary
- S1 : Segment 1
- S2 : Segment 2





NW 24-57-22-4

Plan 982 4118  
Lot 1

- Plan Boundary
- ..... Staging Boundary

- L1 : Length 1
- L2 : Length 2
- L3 : Length 3
- L4 : Length 4

**FIGURE 10**  
**PROPOSED STORM**  
**INFRASTRUCTURE PHASING**  
WESTLAND VILLAGE  
AREA STRUCTURE PLAN

SW 25-57-22-4





### 3.6 Demography

These changes will result in an increase of 16 high density units, increase of 2 medium density units, and decrease of 11 low density units. There is minimal change in the total population, with an overall increase of eight (8) persons. The approved Area Structure Plan statistics are shown in Table 1 and the amended statistics are shown in Table 2.

Table 1: Approved Development Statistics

	Area (ha)	%				
<b>Gross Area</b>	<b>66.1</b>	<b>100.0%</b>				
Road Widening (Highway 38)	0.7	1.1%				
<b>Uses (Non-Residential)</b>						
Municipal Reserve (Parks - New)	6.7	10.1%				
Municipal Reserve (Ochre School Site)	3.1	4.7%				
Public Utility (SWMF/PUL)	6.2	9.3%				
Commercial	8.0	12.1%				
Circulation	10.2	15.4%				
<b>Subtotal - Non-Residential</b>	<b>34.8</b>	<b>52.7%</b>				
<b>Residential</b>			<b>Units</b>	<b>%</b>	<b>Pop*</b>	<b>%</b>
Low Density	21.7	32.9%	476	52.3%	1215	55.4%
Medium Density	6.7	10.1%	201	22.1%	513	23.4%
High Density	2.9	4.4%	233	25.6%	466	21.2%
<b>Subtotal - Residential</b>	<b>31.3</b>	<b>47.3%</b>	<b>910</b>	<b>100.0%</b>	<b>2194</b>	<b>100.0%</b>

Table 2: Proposed Development Statistics

	Area (ha)	%				
<b>Gross Area</b>	<b>66.0</b>	<b>100.0%</b>				
Road Widening (Highway 38)	0.7	1.1%				
<b>Uses (Non-Residential)</b>						
Municipal Reserve (Parks - New)	6.5	9.9%				
Municipal Reserve (Ochre School Site)	3.1	4.8%				
Public Utility (SWMF/PUL)	6.4	9.7%				
Commercial	8.6	13.0%				
Circulation	9.6	14.5%				
<b>Subtotal - Non-Residential</b>	<b>35.0</b>	<b>53.0%</b>				
<b>Residential</b>			<b>Units</b>	<b>%</b>	<b>Pop*</b>	<b>%</b>
Low Density	21.2	32.1%	465	50.7%	1186	53.9%
Medium Density	6.8	10.2%	203	22.1%	518	23.5%
High Density	3.1	4.7%	249	27.2%	498	22.6%
<b>Subtotal - Residential</b>	<b>31.1</b>	<b>47.0%</b>	<b>917</b>	<b>100.0%</b>	<b>2202</b>	<b>100.0%</b>

#### **4 Rationale**

The proposed amendment promotes efficient use of land and will improve the overall development process.

It is anticipated that the proposed road alignments will resolve any projected traffic problems, while improving the connectivity and safety of the transportation network. The redesignation of the well site from residential to park space responds to any safety precautions set out by the Province and municipality. The reordering of the development sequence will cater to the market conditions and promote development within the community.