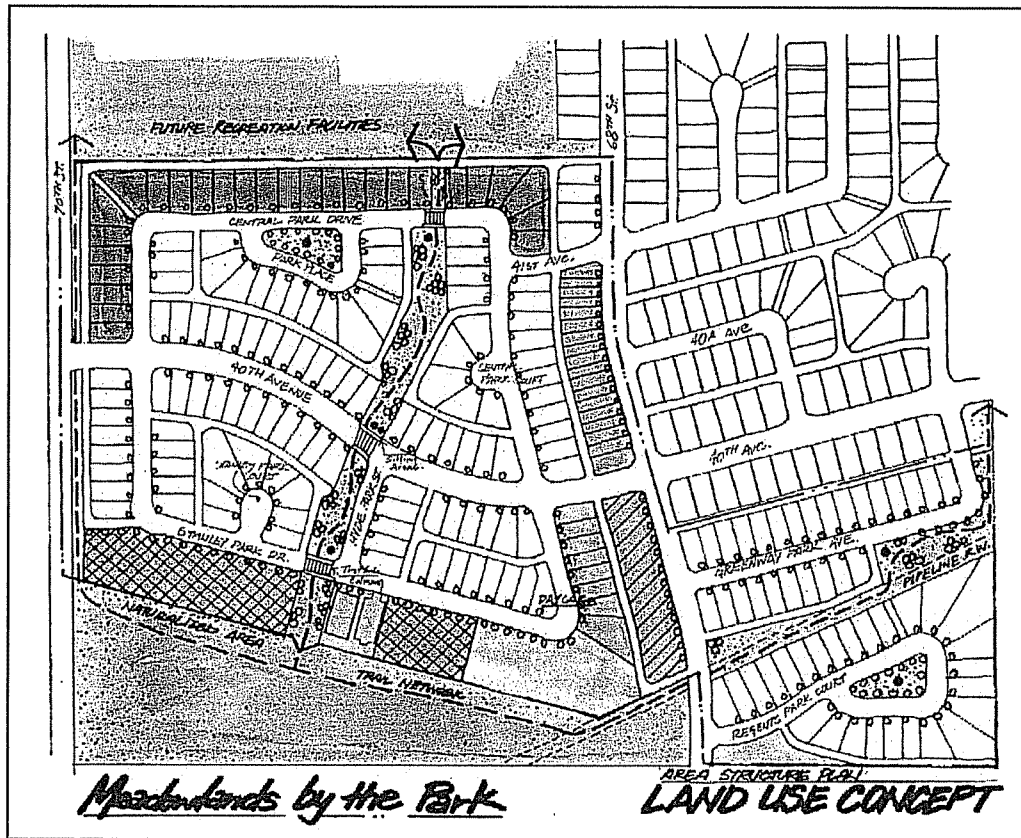


Meadowlands by the Park

AREA STRUCTURE PLAN

(Amendment to Southwest Area Structure Plan, July 1995)

Town of Stettler, Alberta



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April 25th, 2007

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1.0 INTRODUCTION

1.1 Purpose

The purpose of the Meadowlands Area Structure Plan is to act as a future guide for future subdivision and development within the site area. This Plan is consistent with county policies advancing complete and compact community planning. The Land Use Plan should be interpreted as conceptual only. The exact layout of the roads and lots will be determined at the time of subdivision and will follow engineering standards as well as Land Use Bylaw 1797-98 and other applicable bylaw and regulation requirements.

1.2 Location and Size

The site is located in the southwest corner of the Town of Stettler. It consists of two blocks:

Plan 012 2779 Block 3:	4.99 acres
Plan NW 36-38-20-W4:	75.94 acres
<u>Total site area</u>	<u>80.93 acres (32.75 hectares)</u>

1.3 Existing Land Use and Policy Context

The land is currently used for agricultural or is vacant. The land is currently designated Urban Reserve intended for future residential development to respond to the need for further housing in the community.

The Town of Stettler Municipal Development Plan (MDP) provides guidance for future development within the town.

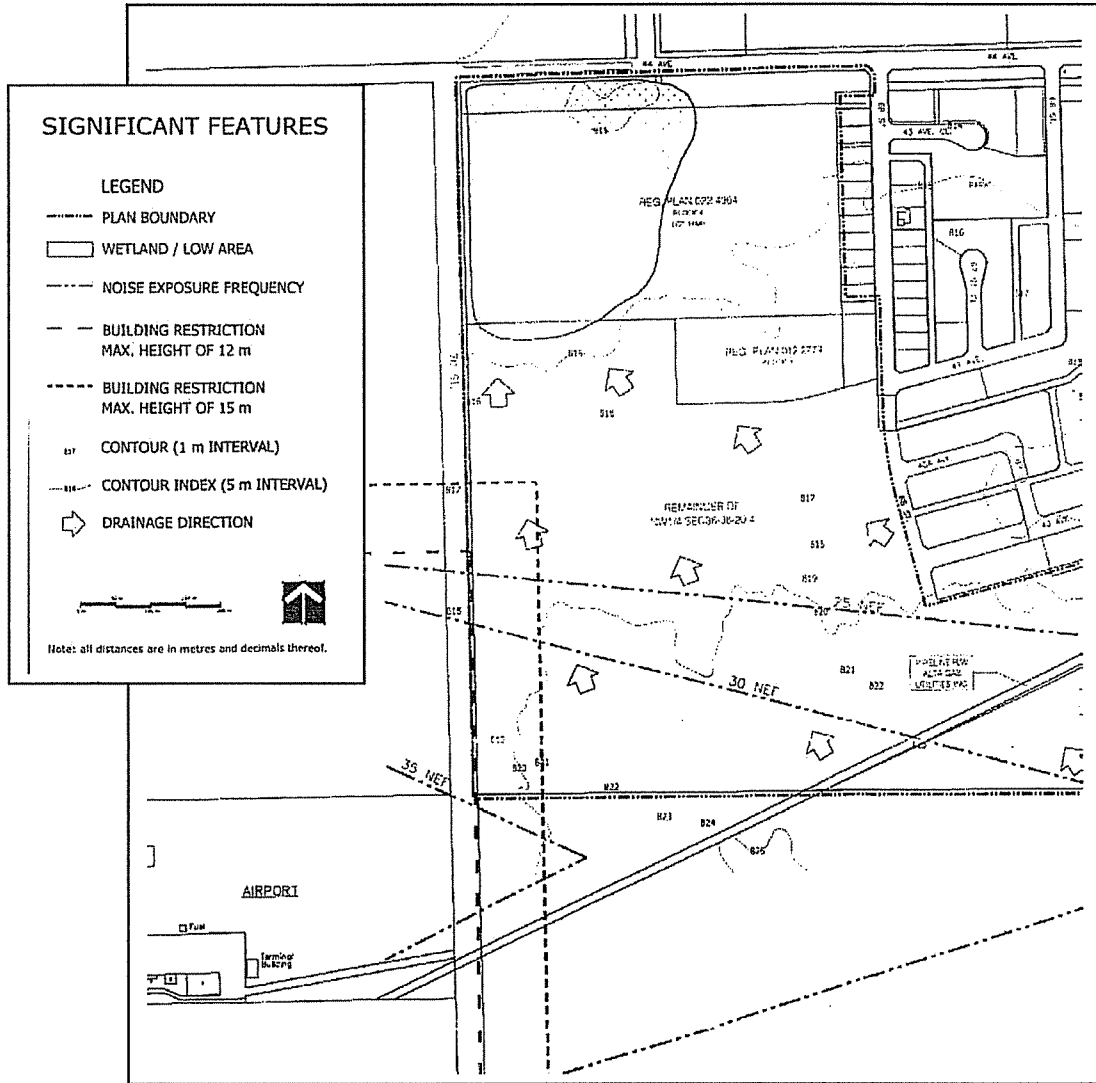
The MDP outlines a number of goals and policies consistent with good town planning principles.

- Land is always available to serve the community's present and future requirements.
- All new developments shall follow established structure plans as close as possible, and will require the negotiation of a development agreement and be fully serviced where deemed appropriate, cost effective, and required by other acts.
- Future development is carried out in a manner that ensures that Stettler remains an attractive community.
- Municipal infrastructure is provided in an economical and efficient way.
- A safe, efficient, and economical road network is provided.

1.4 Site Analysis

The site is open field and slopes gently from south to north. The existing Grandview residential community adjoins the east side of the property and can provide easy access to the property by 40th and 41st Avenues. 65th Street provides north to south access on the east border of the site between 40th Avenue and 44th Avenue to the north. A major recreation facility is planned north of the site. Open field is located south of the site, limited in development due to the Airport requirements. 70th Street borders the west of the site and forms the western border of the Town.

- Development of the site should consider the following (see illustration):
1. The Alta Gas Utilities gas line 10 metre right-of-way running through the southeast portion of the site; and
 2. The building height restrictions on the site due to the adjoining Airport;



Storm sewer, water supply, and sanitary sewer are available at the eastern boundary of the area with sufficient capacity to supply the short-term needs of the development. Servicing the long term needs of the development will require the installation of new sanitary sewer and storm sewer trunk lines.

2.0 LAND USE CONCEPT PLAN AND SERVICING

2.1 Land Use Concept Plan

The Meadowlands Land Use Concept Plan illustrates features (see page 5) that are consistent with the Town of Stettler Municipal Development Plan. These features include a variety of residential land uses, an attractive greenway (linear park) central to the development and connected to the surrounding park system, and other land uses that complement the neighbourhood.

Features of the Land Use Plan

1. A variety of Residential Land Uses

The Plan includes the following residential mix:

- Standard residential lots (50 to 60 feet lot frontage);
- Large residential lots (62 feet lot frontage);
- Narrow residential lots (minimum of 44 feet frontage);
- Detached Duplex lots;
- Detached Fourplex lots;
- Cluster Garden Home lots; and
- An Apartment parcel on the south border of the site.

2. An Integrated Park System

The plan illustrates a central linear park (greenway) that is intended to link the major planned recreational facilities to the north, the naturalized area to the south, and the neighbourhood to the east. The intent is to link into Stettler's comprehensive park and trail system. Walking and biking is therefore promoted in Meadowlands. In addition, a bus stop will be located in the central area of the neighbourhood within a 5-minute walk of every resident.

3. Other Supporting Land Uses

In addition to the residential uses, a Public Use parcel is provided for a Place of Worship and a residential lot has been dedicated for a Daycare facility in the southeast corner (residential lot) of the site to support the residential community.

2.2 Transportation Plan

All roadways will be developed in accordance with the Land Use Concept Plan on page 5 and in accordance with the Town of Stettler road standards established in the Town of Stettler Transportation Study (1982). Lanes will be required throughout the plan area except where they back onto park areas or open space. The lanes shall be sufficient width to accommodate installation of town utilities.

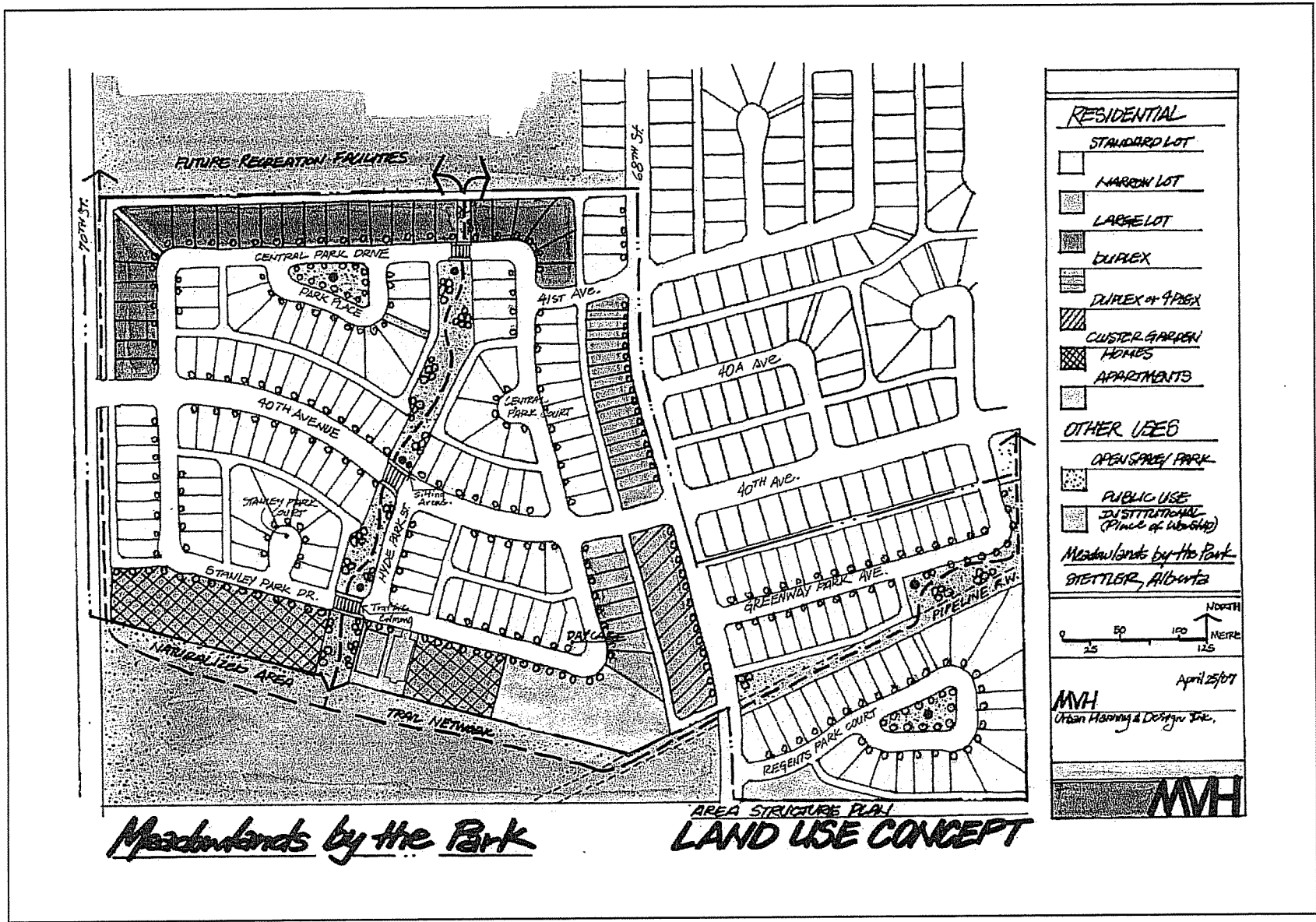
2.3 Servicing

The development will be connected to the town's water, sanitary and storm sewer system and will be phased to efficiently use existing and proposed services. The short-term component of the development shall be serviced by the extension of existing town utilities available in the Grandview subdivision. The long-term development will require the installation of new sanitary and storm sewer trunk lines.

2.4 Implementation and Phasing

This Meadowlands Area Structure Plan will guide future development. These future Plans will include subdivision and construction of necessary infrastructure to service the site. Adjustments to the proposed lots sizes and roadway alignment may be made without amendment to this Area Structure Plan.

The Plan will be phased generally from north to south with an estimated 60 to 80 lots for each phase.



Meadowlands by the Park

AREA STRUCTURE PLAN
LAND USE CONCEPT