

## Cottonwood Meadows

Area Structure Plan  
NE 26-39-27-W4M



Prepared by:

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February 2007  
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**Stantec**



# Cottonwood Meadows Area Structure Plan

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# COTTONWOOD MEADOWS AREA STRUCTURE PLAN

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## 1.0 Introduction

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### 1.1 PURPOSE

The purpose of this Area Structure Plan (ASP) is to describe the land use framework and development objectives for the parcel of land, located primarily in the NE quarter section 26-39-27-W4M, which will be referred to as Cottonwood Meadows.

These parcels were first contemplated in the Town of Blackfalds Municipal Development Plan as one of a number of neighborhood units accommodating future residential growth in northeast Blackfalds.

This report has been prepared by Stantec Consulting Ltd. on behalf of Heritage Land Management Ltd.

The Developer's intent through the Cottonwood Meadows ASP is to develop a balanced community of residential, commercial and recreational opportunities with complimentary land uses. In order to achieve this, the intent is to integrate the area with interconnected parks and open space linkages, in addition to development of high-quality residential opportunities that compliment the existing topography of the area. Together, these aspects will provide the Town of Blackfalds with a unique area for community development.

This document will describe the land use pattern and the development objectives for the Cottonwood Meadows ASP. The ASP will implement the land use framework and development objectives by identifying the following:

- the size and location for various land uses;
- the alignment of roadways and lanes;
- the open park system;
- the proposed development density;
- servicing concepts for deep utility servicing; and
- the development staging sequence.

The detailed design of each phase (re-districtings and plans of subdivision) will refine the concept presented by the ASP Bylaw for the Cottonwood Meadows ASP.

## 1.2 PLAN AREA

Figure 1.0 shows that the subject lands are located in the northeast and a portion of the northwest quarter of **Section 26-39-27- W4M** in the northeast corner of the Town of Blackfalds, bordered by Panorama Estates to the south. The ASP is defined by the following boundaries:

**East Boundary** – Vacant Agricultural Land (Lacombe County boundary),

**North Boundary** – Township Road 39-S and country residential development (Lacombe County boundary),

**West Boundary** – C & E Trail / Highway 2A and proposed commercial development,

**South Boundary** – Panorama Estates (existing residential development).

The property is legally described as the NE quarter section 26-39-27- W4M, and a portion of the NW quarter section 26-39-27-W4M. Figure 2.0 – Legal Boundaries, illustrates the boundary of this development.

The Cottonwood Meadows ASP constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations and is consistent with the area identified in the Town's Municipal Development Plan.

## 1.3 POLICIES AND RELEVANT PLANNING DOCUMENTS

The following relevant documents have been reviewed and referenced in preparation of this outline plan report:

- Town of Blackfalds Parks and Open Space Plan, January 2003
- Town of Blackfalds Master Plan: Growth and Infrastructure, May 2000
- Town of Blackflads Municipal Development Plan
- Parkland Geotechnical, 2006, Geotechnical Study completed for the NE ¼ 26-39-27-W4M
- Town of Blackfalds Minimum Design Standards for Development, September 2001
- Town of Blackfalds, 2003, Transportation Study

The Cottonwood Meadows Area Structure Plan has been prepared as a Statutory Plan. It adheres to Section 633 of the Municipal Government Act of Alberta and follows the guidelines and policies set forth by the Town of Blackfalds for the development of new areas.




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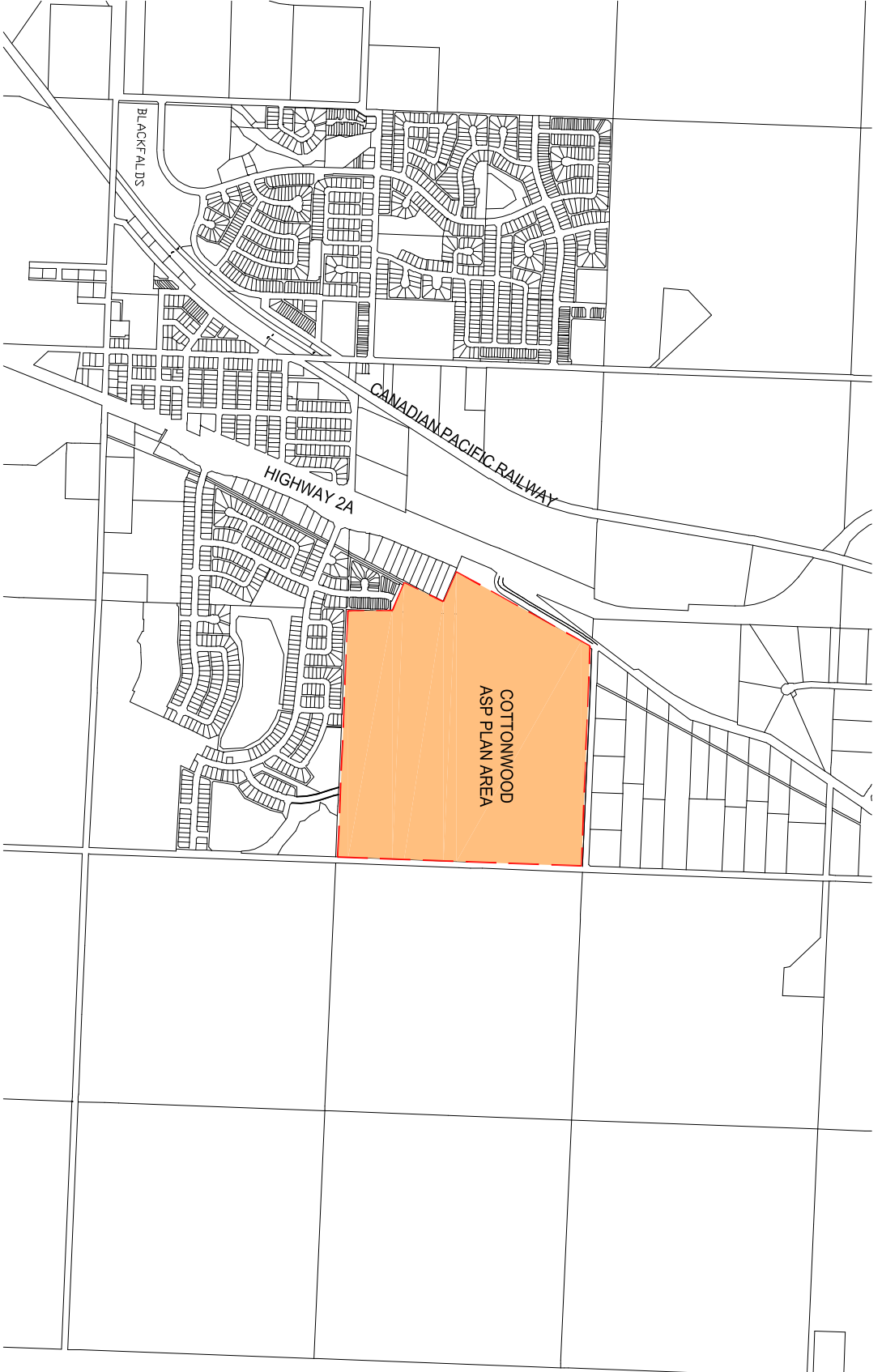
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**Legend**

 ASP BOUNDARY

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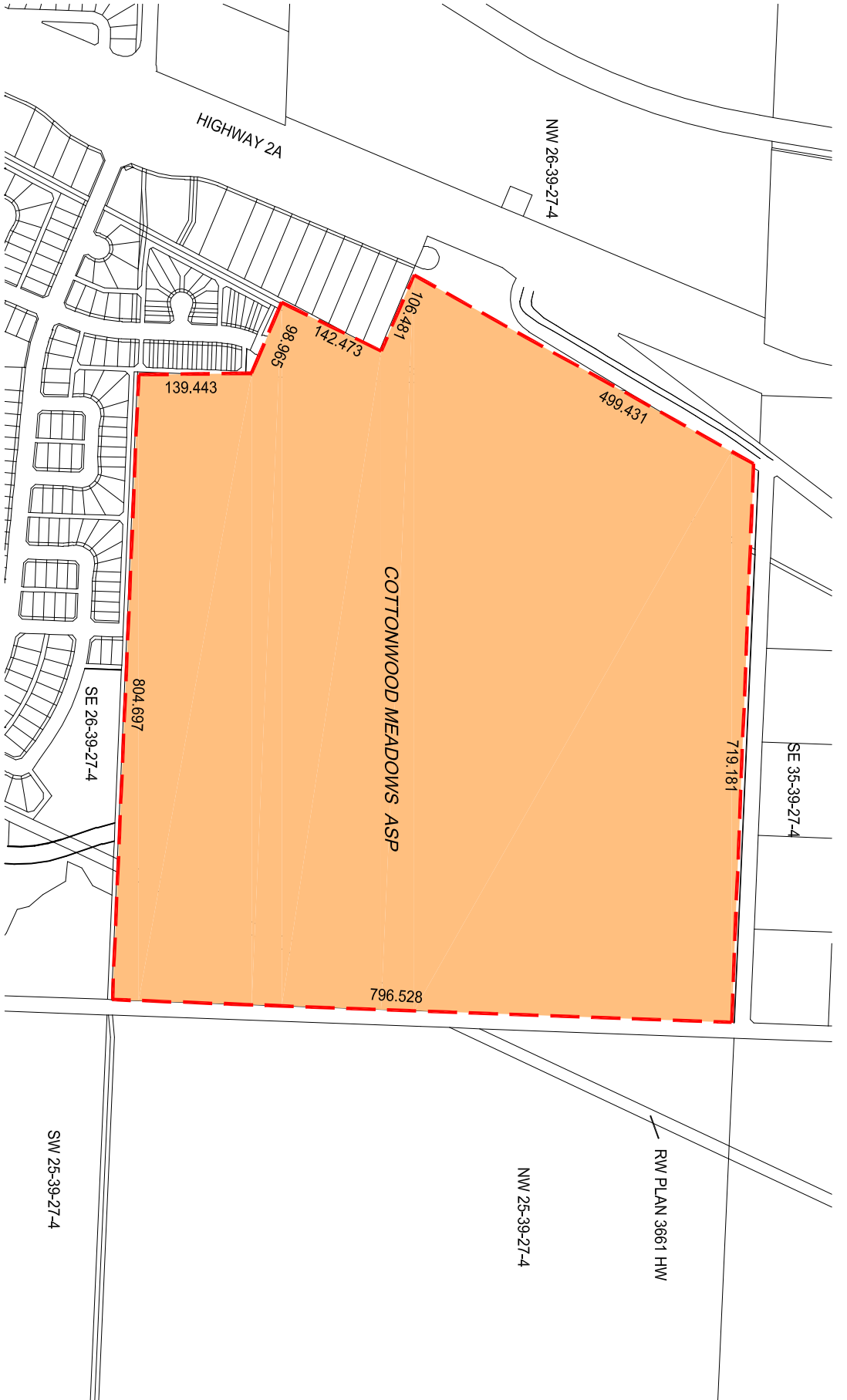
COTTONWOOD MEADOWS  
AREA STRUCTURE PLAN  
BLACKFALDS, AB

Figure No.

1.0

Title

**LOCATION PLAN**



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**Legend**

— ASP BOUNDARY



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COTTONWOOD MEADOWS  
 AREA STRUCTURE PLAN  
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Figure No.

2.0

Title

**LEGAL BOUNDARY**



The land contained within the ASP is within the Town of Blackfalds boundaries and is currently zoned agricultural.

## **2.0 Site Context and Development Considerations**

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### **2.1 TOPOGRAPHY AND SOILS**

As shown on Figure 3.0 – Existing Conditions, the site topography is comprised of rolling terrain. The majority of the site, including the southwest corner, most of the northwest corner, and the northeast corner of the quarter section drains to the existing wetland feature in the extreme southeast corner of the plan. There is another low-lying area in the extreme northeast corner of the plan that accommodates drainage from the northeast portion of the plan. The contours range from 869.0, which is the approximate water level of the existing wetland in the southeast corner, to 881.0 on top of an existing knoll in the southwest corner.

Based on the geotechnical report prepared by Parkland Geotechnical Consulting Ltd., in October of 2006, the soils are similar to those found in existing neighborhoods in Blackfalds and are suitable for urban development. Generally, the soil profile at the site consisted of topsoil, fine sand and silty sand, and deposits of silt and clay at depth. Groundwater levels encountered are typical of what is found in other parts of Blackfalds.

### **2.2 NATURAL FEATURES**

The most substantial natural feature on this property is the existing wetland located in the southeast corner of the plan. This existing feature is approximately 35 acres in size and straddles all four quarters located within section 26-39-27-W4M. This water body is surrounded by a stand of trees which consists primarily of poplar trees.

There is also a depressed area in the extreme northeast corner which may contain water during some wet periods of the year. This depression is surrounded by a thin stand of poplar trees.

There are a few scattered stands of trees, primarily poplar, along the north boundary of the quarter section adjacent to the county roadway, as well as some existing trees adjacent to the abandoned farm site in the southwest corner.

### **2.3 HISTORICAL LAND USE**

The subject area is undeveloped agricultural land and there once was an old farmyard located in the southwest corner, which still contains some abandoned buildings.

Access to this property is accommodated via the C & E Trail that is located on the west side of the quarter section.

### **2.4 ADJACENT LANDS AND SURROUNDING DEVELOPMENT**

Adjacent property to the north is the existing country residential development, in Lacombe County called Blackstone and Greystone Estates. Access to this development is accommodated via Township road 39-S which borders Cottonwood Meadows.



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**Legend**

-  ASP BOUNDARY
-  EXISTING CONTOURS
-  EXISTING TREES
-  POWER POLES



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AREA STRUCTURE PLAN  
BLACKFALDS, AB

Figure No.

3.0

Title

EXISTING CONDITIONS

The C & E Trail and Highway 2A are located to the west of this proposed development. There is also existing and proposed commercial development to the west that parallels Highway 2A as well as some existing multi family duplex housing to the southwest along Prairie Ridge Road. Also, to the northwest, across the C & E Trail, there are a couple of existing acreages.

Panorama Estates, which is an existing urban residential development, is located to the south. The ASP was approved in 2003 and a large percentage of this development has been completed.

Vacant agricultural land is located to the east and is currently within the jurisdiction of Lacombe County. This property is presently being considered for annexation into the Town of Blackfalds.

## **2.5 EXISTING UTILITIES**

An existing overhead power transmission line extends through the southeast corner of the quarter section. Also the recently completed City of Red Deer regional water line, which services the Town of Blackfalds and Town of Lacombe with water from the City of Red Deer parallels this transmission line. A feeder line from this regional line to the Town of Blackfalds also extends along the north boundary of the proposed development. These existing water lines and the overhead transmission line are protected by registered right-of-ways.

There is an existing overhead power line that parallels the county roadway to the north and also an ATCO high-pressure gas line that cuts through the northwest corner of the plan.

At the south end, parallel to Panorama Estates, there is an existing Telus fiber optics line.



## **3.0 Development Objectives and Principles**

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### **3.1 DEVELOPMENT OBJECTIVES**

The Cottonwood Meadows ASP has been prepared as a comprehensively planned residential neighborhood taking advantage of both the natural topography, the close proximity of the Highway 2A corridor and the other attributes of the area. The main objectives of the Cottonwood Meadows ASP are:

- To develop a plan consistent with the general intent and purpose of the Town of Blackfalds Municipal Development Plan (MDP);
- To provide a framework to deliver high quality, comprehensively planned residential and commercial areas by defining the general pattern and composition of land uses, linkages, servicing designs and development staging; and
- To ensure the implementation of the plan takes place in an orderly, phased manner.

### **3.2 DEVELOPMENT PRINCIPLES**

Development of the various land uses within the Cottonwood ASP is defined through the following general principles:

#### **3.2.1 Residential**

- Encourage a variety of housing types, including single detached housing, and multi family housing. 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.
- Establish sufficient overall residential densities within the Cottonwood ASP to help support the efficient provision of educational facilities and recreational facilities.
- Situate residential development to optimize the views offered by the existing topography on this site.
- Locate residential development to take advantage of features such as existing wetland features and parks / open spaces.
- Orient larger parcels of medium density residential development adjacent to the collector road system to provide easy access.

- Locate concentrations of medium density residential housing next to commercial development.

### **3.2.2 Commercial**

- Provide a large commercial site to accommodate a range of retail commercial development for the residents of Blackfalds and surrounding areas.
- Locate commercial development in close proximity to Highway 2A in order to provide convenient access opportunities for shoppers and to reduce traffic flows within the residential district to the east.
- Integrate commercial developments into the fabric of the neighborhood to the extent possible without causing negative impacts on surrounding land uses.

### **3.2.3 Municipal Reserves and Educational / Community Facilities**

- Provide a school and park site for educational and community association facilities within the neighborhood through the dedication of municipal reserves.
- 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.
- Utilize the existing regional water line right-of-way and transmission line right-of-way as a linear linkage from the south end of the neighborhood to the north end.

### **3.2.4 Transportation**

- Provide a logical, safe and efficient transportation system within the plan area to address pedestrian, bicycle and other multi-use modes, and vehicular transportation needs of residents moving to, from and within the Cottonwood Meadows ASP as well as the adjacent areas.
- The transportation network will accommodate direct access to and from Highway 2A to the commercial area.
- Provide non-vehicular circulation options throughout the Cottonwood Meadows plan area with special attention to linkage between the School / Park site, wetlands, and park in Panorama Estates.

### **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 Storm Water Management Facilities and the utility corridor 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, bicycle and other multi-use travel, and connect them to the surrounding areas.
- Encourage energy efficient construction and other innovative building and infrastructure techniques.

## **4.0 Development Concept**

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### **4.1 NEIGHBOURHOOD UNIT**

The development concept for the Cottonwood Meadows ASP has been prepared in response to current and anticipated residential market trends within the Town of Blackfalds and the Central Alberta region. An analysis of these trends and an assessment of their implications assist in shaping the plan with respect to the type, size and location of various land uses.

The Cottonwood Meadows ASP is comprised of 65.26 hectares of land and is bounded on the west by an existing highway, to the north and south by existing residential development, and the east by future residential development. These boundary conditions create a logical planning unit and the basis for design as shown on Figure 4.0 and Figure 5.0 – Development Concept. The land use statistics, and residential units are represented in Table 1 following the Development Concept.

### **4.2 RESIDENTIAL**

The majority of land within the Cottonwood ASP is intended for residential development. A mix of low and medium density residential dwelling units is described and will be implemented based on market conditions and consumer preferences at the time of development.

#### **4.2.1 Low Density Residential**

A large percentage of the lots proposed in the Cottonwood Meadows development will be conventional detached dwellings with the R-1L designation. These lot types are spread throughout the development concept and are in close proximity to the open space amenities.







Within the low density (R-1L) areas identified in the plan, the housing forms will consist of single detached housing catering to a variety of lot and home sizes. These lots will typically be around 15.0 meters wide with corner lots having a minimum width of 16.5 meters with a minimum parcel area of 550 square meters and 600 square meters respectively.











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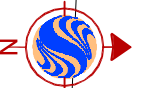
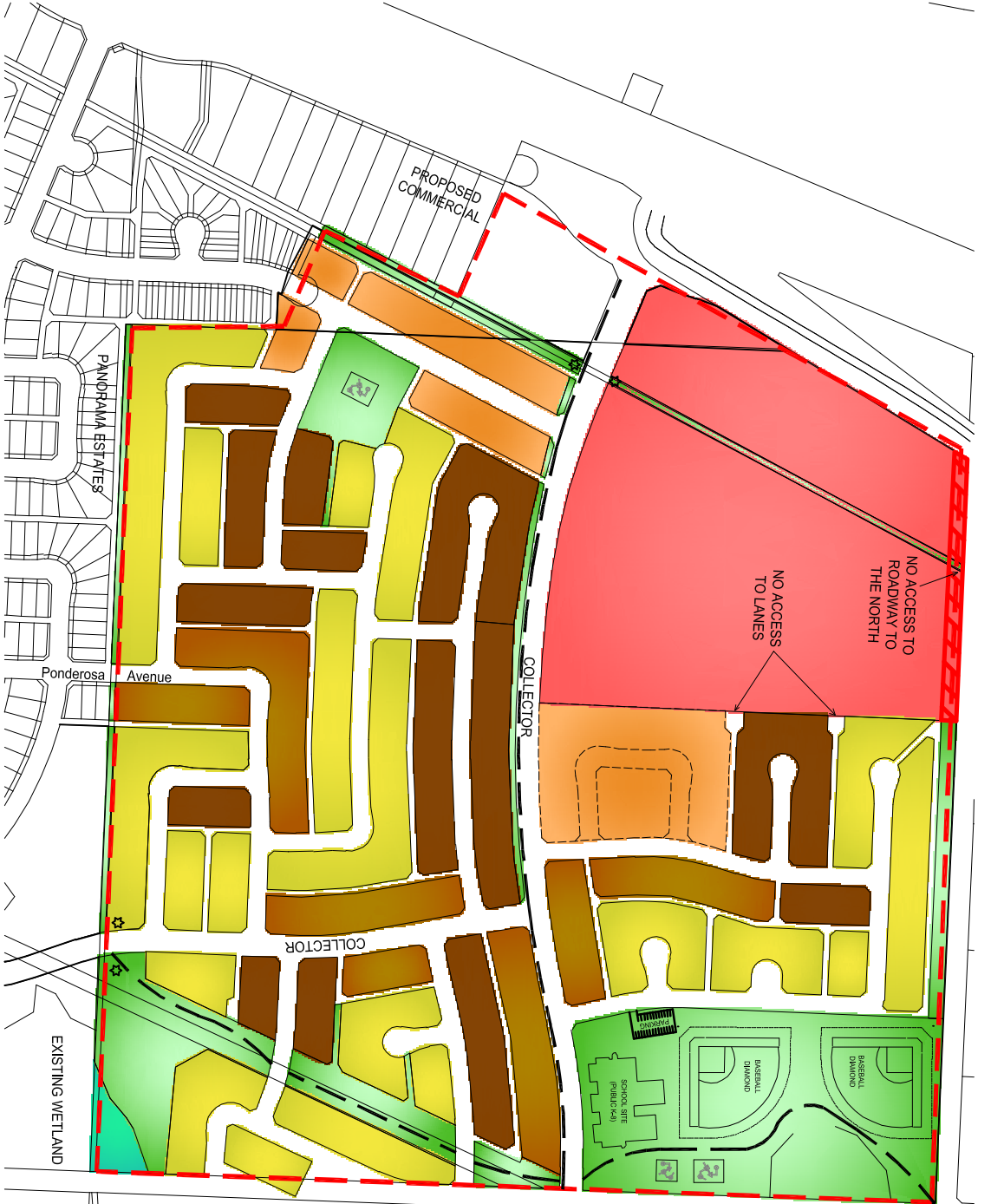
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-  Large Lot Residential (R-1L)
-  Medium Lot Residential (R-1M)
-  Small Lot Residential (R-1S)
-  Multi Family
-  Municipal Reserve (MR)
-  Public Utility

**Legend**

-  Commercial
-  ASP Boundary
-  Multi-Purpose Trail
-  Potential Entry Feature Sign
-  Playground Structure
-  Landscape Buffer

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COTTONWOOD MEADOWS  
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Figure No.

4.0

Title

CONCEPT  
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Figure No.

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Title

CONCEPT PLAN  
WITH AIR PHOTO

**Table 1: Land Use Allocation: Cottonwood Meadows**

**February 2007**

| LAND USE CATEGORY / COMPONENT                                       | AREA (ha)    | % OF PLAN AND AREA | NUMBER OF DWELLING UNITS |
|---|--------------|--------------------|--------------------------|
| Gross Plan Area   | 65.26        | 100.00%            |                          |
| Arterial Roadways   | 0.00         |                    |                          |
| Net Developable Area  | 65.26        | 100.00%            |                          |
| <b>Total Residential Development</b>                                | <b>29.02</b> | <b>44.47%</b>      | <b>557</b>               |
| The total housing stock in the base scenario is made up as follows: |              |                    |                          |
| Conventional Detached Dwellings (R1-L)                              | 13.49        | 20.67%             | 203                      |
| Conventional Detached Dwellings (R1-M)                              | 6.19         | 9.49%              | 115                      |
| Conventional Detached Dwellings (R1-S)                              | 5.26         | 8.06%              | 121                      |
| Multi-Family Dwellings (R2)   | 4.08         | 6.25%              | 118                      |
| <b>Open Space</b>   | <b>10.63</b> | <b>16.29%</b>      |                          |
| Municipal Reserves  | 9.67         | 14.82%             |                          |
| Environmental Reserve   | 0.96         | 1.47%              |                          |
| <b>Transportation</b>   | <b>13.14</b> | <b>20.13%</b>      |                          |
| Roadways and Lanes  | 13.14        | 20.13%             |                          |
| <b>Commercial</b>   | <b>12.48</b> | <b>19.12%</b>      |                          |
| Commercial  | 12.48        | 19.12%             |                          |

#### **4.2.2 Residential Single Dwelling Medium Lot (R-1M)**

Medium sized lots (R-1M) are also proposed in the development concept. These as well will be spread throughout the development. These lots will range in width from 12.5 meters for interior parcels to 14.0 meters on corner lots and will range in area from between 460 square meters and 510 square meters respectively.

#### **4.2.3 Residential Single Dwelling Small Lot (R-1S)**

To accommodate the continuing demand for more affordable housing in the Central Alberta Region, the development concept includes some detached dwelling units with the R-1S designation. These lots are generally concentrated along the two collector roadways as well as some lots located in the northeast corner and the south central portion of the plan.

The minimum widths for interior parcels are 10.5 meters and 11.5 meters for corner parcels. The related parcel areas are 360 square meters and 410 square meters respectively.

#### **4.2.4 Medium Density Residential (R2)**

Market trends in medium density residential development point to a growing interest in more lifestyle oriented housing. The Cottonwood Meadows Plan proposes that the medium density residential (R2) sites be more integrated into the community with access in close proximity to the collector roadways. The sites in close proximity to the large commercial site will help to ensure exposure of these features to many residents.

There are two areas designated for multi-family development proposed for this neighborhood. The first is along Prairie Ridge Road at the entrance to this development. The second is just east of the proposed commercial development and adjacent to the east / west collector link.

It is anticipated that these sites may be developed with row housing or duplex homes.

### **4.3 PARKS AND OPEN SPACES**

#### **4.3.1 Large Park Site / School Site**

A large park site together with the K – 9 school planned for the Cottonwood Meadows is located in the northeast corner of the plan. The two areas providing over 5.74 hectares (14.2 acres) of land with direct access to a multi use trail system connecting all parts of the plan and is directly opposite the collector roadway network provide vehicle access to this site. This site will be integrated with the existing low lying area feature at this location.

As shown on Figure 4.0, this Central Park Site could accommodate two Ball diamonds, two playground facilities, a parking lot and other amenities. The Town of Blackfalds will determine the actual layout and facilities to be constructed in this park when it comes time to develop this park.

### **4.3.2 Local Park Sites**

There is a local parkette, which is approximately 1.0 hectare in size, planned in the southwest corner of the plan area. This park will service as a recreational amenity in the first phase of development and provide some park space to service the residents in the southwest quadrant of the development.

### **4.3.3 Walkways and Multi-Use Trail**

The walkway system consists of a separate walk on all of the collector roads. Also, a 2.5 meter paved walkway / path will be constructed along the linear park located within the power line right-of-way on the east side of the plan. This path will link the park spaces in Cottonwood Meadows with those in Panorama Estates. This path system will also be extended through the large park area in the northeast corner of the development.

### **4.3.4 Existing Wetlands**

The existing wetlands in the southeast corner of the plan will be retained in the natural state and will function as a passive recreational amenity for the residents of Cottonwood Meadows and surrounding communities. Some of the existing trees surrounding this feature will be removed to accommodate lots developed along it, but will only involve removing trees from the building site. Trees in the back yards will not be touched, but left for selective removal by the home owner.

This wetland, as well as the low lying area in the northeast corner of the Plan, will also function as stormwater management facilities for this project.

### **4.3.5 Topsoil Stockpile**

One topsoil stockpile is proposed within this development during building activities to provide a source of topsoil so builders can re-topsoil their lots after housing construction is completed. This pile will be located on a corner of the school / park site in the northeast corner of the plan.

## **4.4 EDUCATIONAL AND COMMUNITY FACILITIES**

As shown on Figure 4.0, the central school / park site has been located in the northeast corner of the Plan. The site accommodates an Elementary School along with a large park site in order to share these amenities between the school and the rest of the community. The school site itself would occupy 1.4 hectares of this overall park.

This school site borders one collector roadway as well as one local roadway and is appropriately located to serve the Cottonwood Meadows area as well as outside areas without significantly disrupting local traffic flows. Because the site is bounded by two roadways, the school can utilize an independent drop off location for school buses, which is separated from a parent drop off location.



## **4.5 COMMERCIAL**

A Commercial development totaling 12.48 hectares (30.8 acres) is planned for the Cottonwood Meadows neighbourhood. This area will be developed as primarily retail commercial development and will consist of a mixture of “big box “ stores and national specialty stores. It may also include some type of entertainment use as well as some limited amount of office space.

This site is ideally situated to provide ease of access from Highway 2A for the residents of Blackfalds and surrounding communities who will travel to this destination but with limited impact to proposed and existing residential homes.

The following measures will be taken in order to buffer the commercial area from the proposed residential neighbourhood:

- A 6.0m wide green space landscaped buffer is proposed along the lots to the south of the commercial site complete with a 6.0 feet high uniform vinyl fence, which will be installed on private property by the developer to further buffer the commercial area. (This fence will also enhance the entrance into this community) Also access from the rear of these lots will not be permitted, which will reduce the traffic conflicts and parking concerns adjacent to the commercial site.
- A 8.0m wide berm is proposed between the commercial site and residential development to the east, with half of the berm to be on the commercial site and the other half on the residential lots. The residential lot depths along here will be made 4.0 meters deeper to accommodate this and on the commercial site this will consist of a portion of the landscape setback requirement. Also, a 6.0 feet high uniform vinyl privacy fence will be installed by the developer on the top of the commercial portion of the berm and the developer will also provide some trees for screening on the residential portion of the berm. As well, access will not be permitted between the residential properties and the commercial site including from the two lanes that bound this site.
- The regional waterline on the north side of the commercial site will be part of the commercial site property and will be developed as a landscape buffer strip. No access will be permitted across this right-of-way to the County roadway to the north.

## **4.6 TRANSPORTATION**

The system of roads proposed for the Cottonwood Meadows neighborhood provides its residents and the surrounding traveling public with safe and efficient access to this proposed development.

### **4.6.1 Arterial Roadways (Highway Access)**

Access to this development is accommodated via Highway 2A to the west. This roadway is currently under the jurisdiction of Alberta Infrastructure and Transportation and any

improvements, if required, must be approved through this agency. One all-directional access is proposed for this major transportation corridor.

#### **4.6.2 Collector Roadways**

The Area Structure Plan provides two collector roadways linking to adjacent arterial roads, which are identified on Figure 4.0. The first connects to Highway 2A to the west and stretches across the development to the east boundary where it will provide future access to the development to the east. The second collector connects this collector to the existing Panorama Estates development to the south.

Collector roadways will be constructed within 22.0 meter wide right-of-ways, as per the Town of Blackfalds specifications, and will have separate sidewalks complete with landscaped boulevards. Roadway cross sections are shown on Figure 6.0.

#### **4.6.3 Local Roads**

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 have been designed to meet the current 18.0m rights-of-way, as per the Town of Blackfalds Specifications.

#### **4.6.4 Laneways**

The Cottonwood ASP has been designed with the majority of lots backing on to laneways, however lanes have not been provided for lots backing onto open space areas. Rear laneways will be designed to the Town of Blackfalds specifications and are shown as 6.0m.



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Legend

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COTTONWOOD MEADOWS  
 AREA STRUCTURE PLAN  
 BLACKFALDS, AB

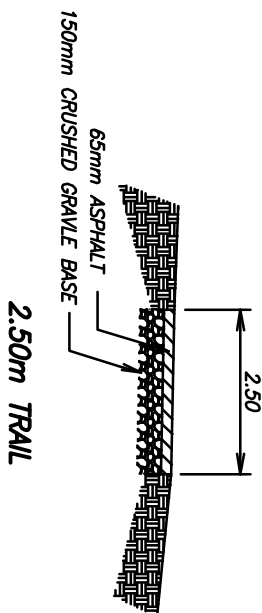
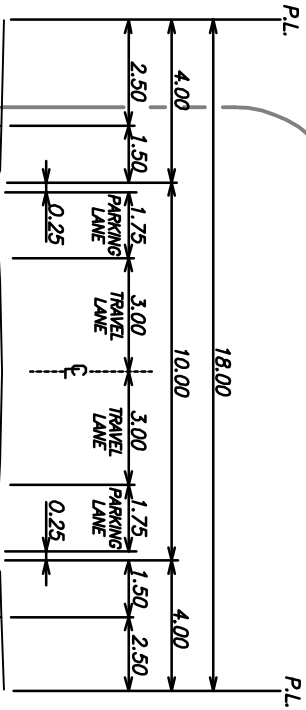
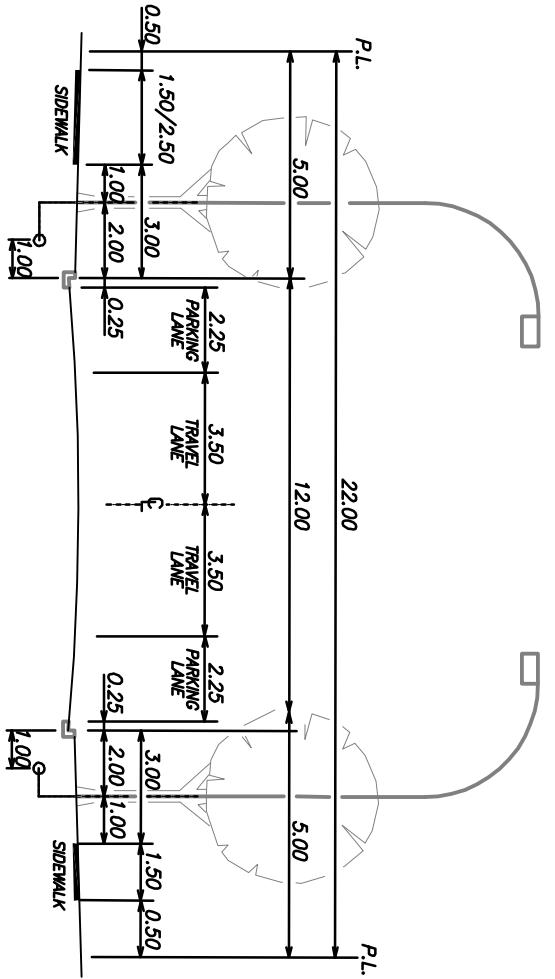
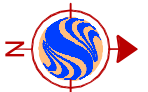
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6.0

Title

ROAD CROSS  
 SECTION PLAN

FEBRUARY, 2007  
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## **5.0 Municipal Servicing**

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### **5.1 STORMWATER MANAGEMENT**

The existing wetland area in the southeast corner of the plan and the existing low lying area in the northeast corner are to be utilized as stormwater management facilities (SWMF) for the proposed Cottonwood Meadows development. The majority of the stormwater from this development will be routed via an underground storm system during normal rainfall events and via a major overland route during major storm events to the large 12.0 hectare wetland area in the southeast corner of the plan. Stormwater runoff from the residential area in the northeast corner will be directed to the northeast low lying area.

A storm pipe system will service the commercial area and route this stormwater to the southeast wetland. Some onsite stormwater detention will be required within the commercial area to store water during major events.

All storm sewers within the development will be sized to accommodate a 1 in 5 year stormwater event with stormwater being conveyed on the streets to the stormwater management facilities during large stormwater events. The proposed stormwater system is illustrated on Figure 7.0.

All stormwater facilities and storm sewers will be designed in accordance with the Town of Blackfalds Design Guidelines and will become the responsibility of the Town of Blackfalds to maintain after a two year period.

### **5.2 SANITARY SEWER SERVICING**

The sanitary sewer system has been designed entirely as a gravity serviced system, without the need to construct any sanitary lift stations within the development itself. This system will connect to the existing sanitary system in Panorama Estates at two locations. The first at an existing stub at the end of Ponderosa Avenue and the second connection will be made along Pioneer Way. From this point sanitary flows will be routed to existing lift stations in Panorama Estates, and then into existing force mains, and eventually to the wastewater treatment facility at the southeast corner of Blackfalds. The overall conceptual sanitary sewer system is shown on Figure 8.0.

The majority of the sanitary pipes will be 200mm in diameter, except for the sanitary main along Pioneer Way and the east / west collector servicing the commercial site, which will be 250mm diameter.

All sanitary sewer facilities will be designed in accordance with the Town of Blackfalds Guidelines and will become the responsibility of the Town to maintain after a two year period.



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- Legend**
- ASP BOUNDARY
  - STORM MAIN
  - MAJOR OVERLAND DRAINAGE
  - MANHOLE AND FLOW DIRECTION

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COTTONWOOD MEADOWS  
AREA STRUCTURE PLAN  
BLACKFALDS, AB

Figure No.

7.0

Title

STORMWATER MANAGEMENT  
PLAN

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112846027

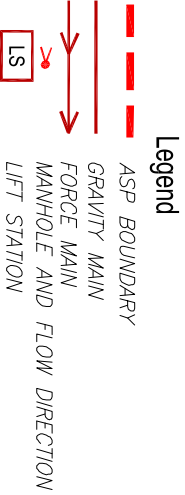
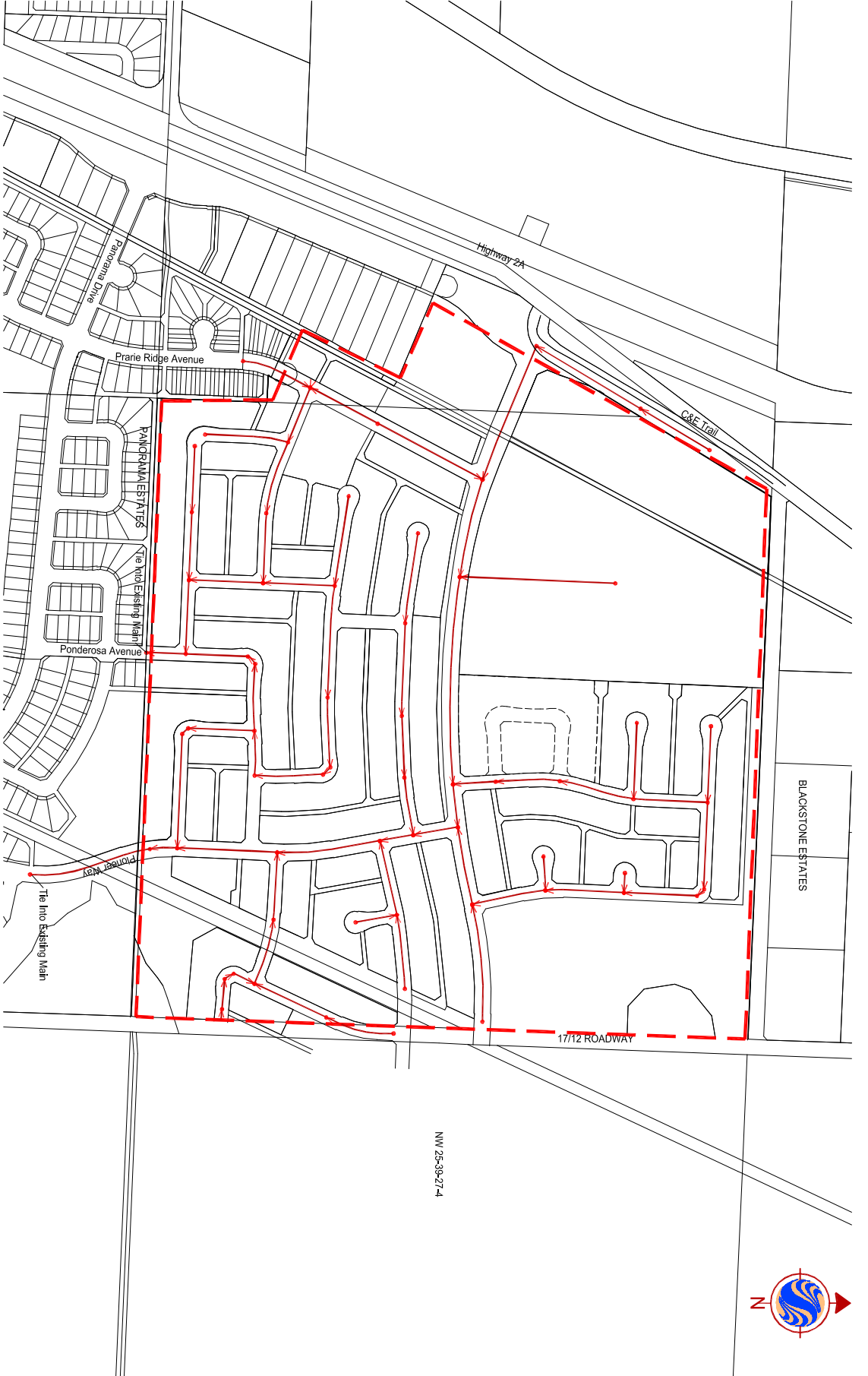
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COTTONWOOD MEADOWS  
AREA STRUCTURE PLAN  
BLACKFALDS, AB

Figure No.

8.0

Title

**SANITARY  
PLAN**

FEBRUARY, 2007  
112846027

NW 25-39-27-4

### **5.3 WATER DISTRIBUTION**

The overall water distribution system needed to service the Cottonwood Meadows area is shown on Figure 9.0. As shown, connections to the existing water system in Panorama Estates will occur at three locations. These include connection points along Prairie Ridge Avenue, Ponderosa Avenue, and Pioneer Way. Also a water connection will be made to the water system to the west of this development and provide water service from the proposed new water reservoir on Broadway Avenue. Water stubs will be provided for the future development to the west.

All water main facilities will be designed in accordance with the Town of Blackfalds Design Guidelines and will become the responsibility of the Town to maintain after a two year period.

Water mains in this development are expected to range in size from 150mm to 300mm in diameter.

### **5.4 SHALLOW UTILITIES**

Shallow utility services will be provided by the following companies:

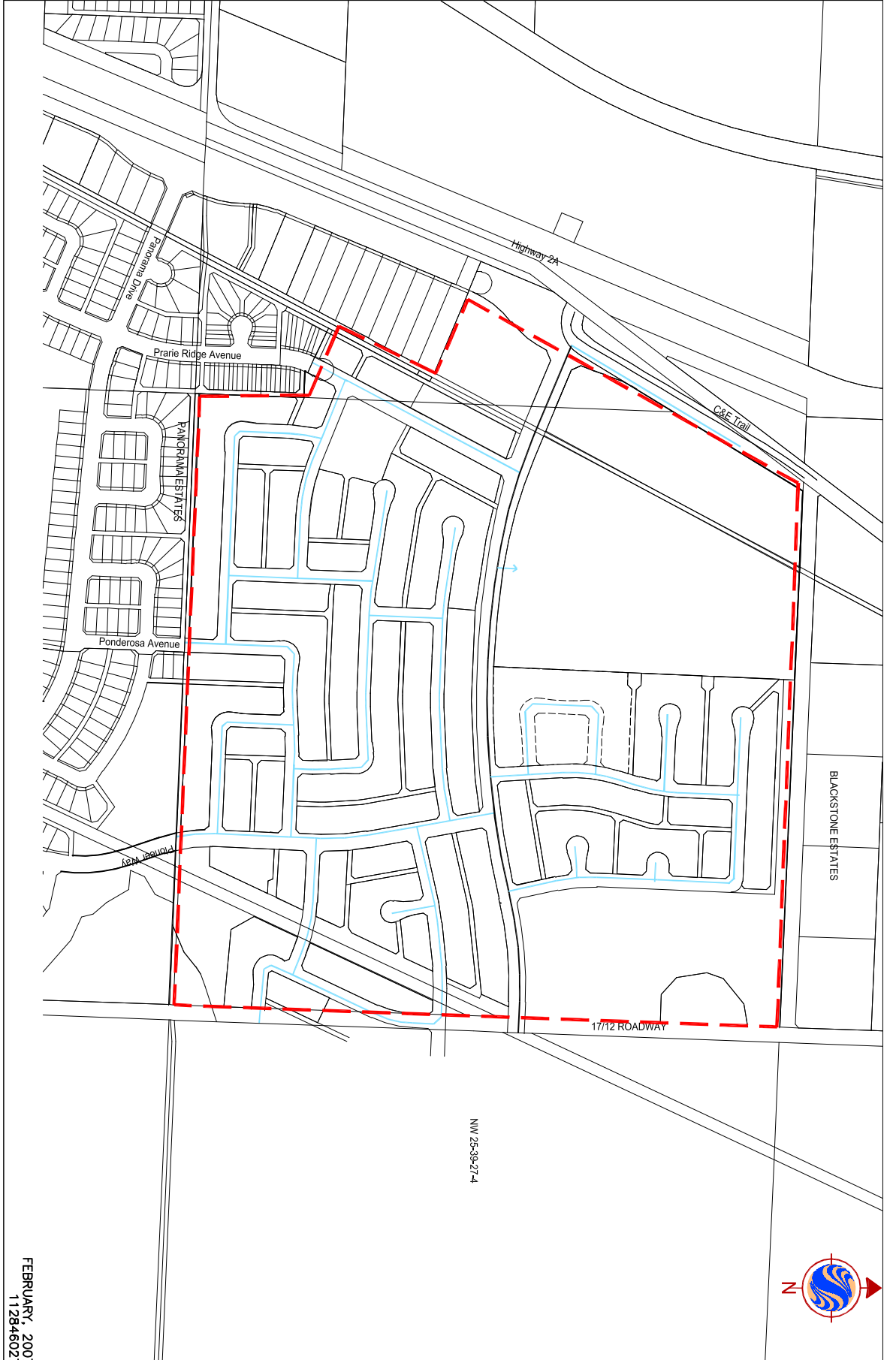
- Fortis Alberta (Electricity and Streetlights)
- ATCO Gas (Natural Gas)
- Telus Communications (Telephone)
- Shaw Cable (Cable Television)

There are no major servicing concerns regarding shallow utility servicing of this property. All shallow utilities will be extensions of those already in place in the existing Town of Blackfalds.



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**Legend**

-  ASP BOUNDARY
-  WATER MAIN
-  TRUNK WATER MAIN

NOTE: PROPOSED HYDRANTS NOT SHOWN.  
LOCATIONS TO BE DETERMINED  
IN SERVICING STUDY.

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COTTONWOOD MEADOWS  
AREA STRUCTURE PLAN  
BLACKFALDS, AB

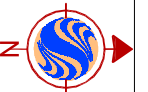
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9.0

Title

**WATER  
PLAN**

FEBRUARY, 2007  
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## **6.0 Implementation**

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### **6.1 DEVELOPMENT STAGING**

Infrastructure to service the Cottonwood Meadows ASP will be extended into this development from the existing sanitary and water system in Panorama Estates. 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 10.0 – Phasing, the phasing is will begin in the south end of the Plan and extend to the north.

### **6.2 REDISTRICTING AND SUBDIVISION**

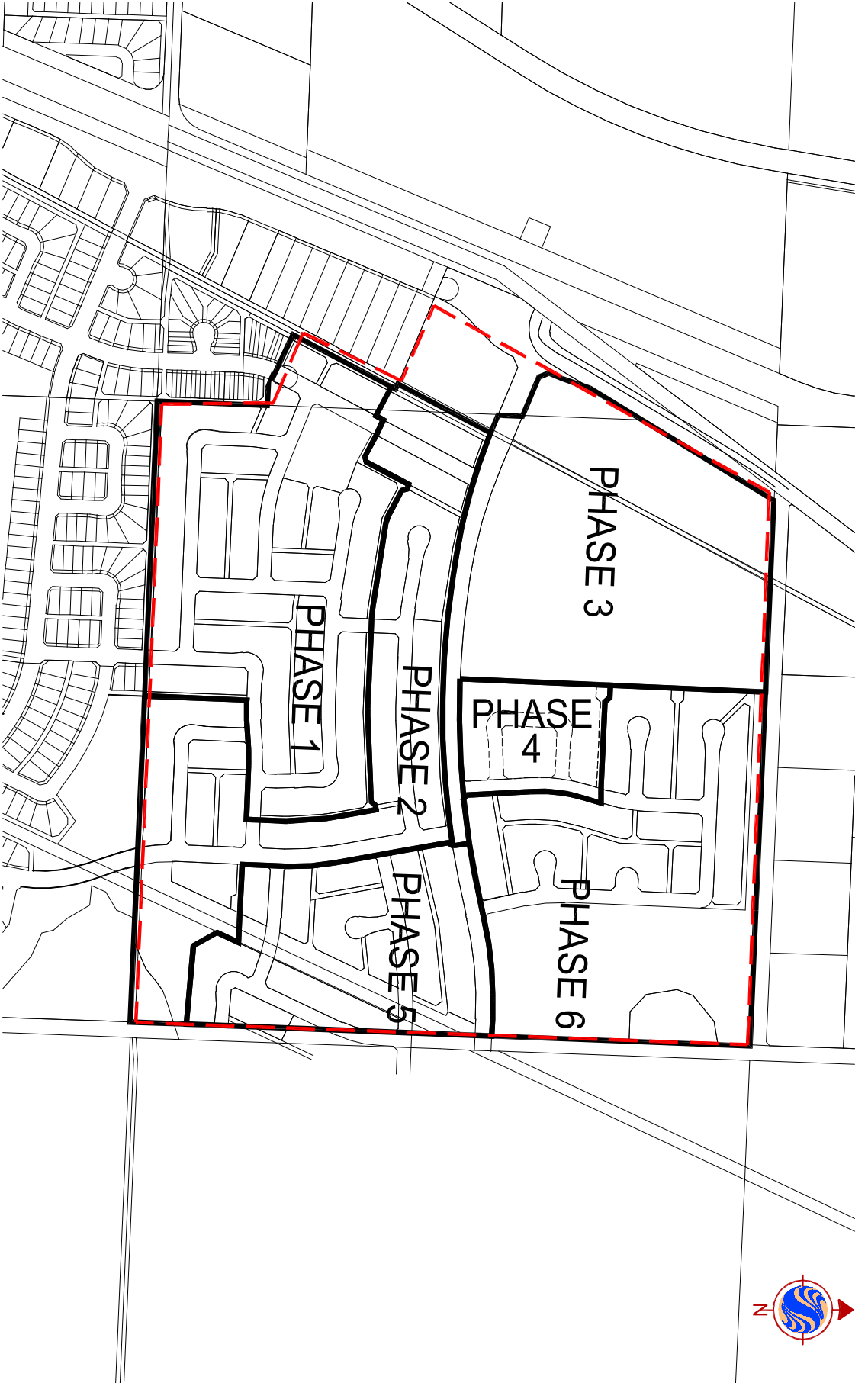
Redistricting and subdivision applications, to conform to the land use designations described in the ASP, will be undertaken as necessary. Guided by the Town of Blackfalds MDP and the Cottonwood ASP, re-districtings and subdivisions will be required to adhere to the Town of Blackfalds Land Use Bylaw and the informational requirements necessary for each application.



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COTTONWOOD MEADOWS  
AREA STRUCTURE PLAN  
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Figure No.

10.0

Title

PHASING  
PLAN

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