

# Blue Gem

## AREA STRUCTURE PLAN

Bylaw No. 1470-20

Adopted By Council  
November 2020

Prepared For: Prepared By:



Three Hills



**TOWN OF THREE HILLS**

**BYLAW NO. 1470-20**

**TOWN OF THREE HILLS BLUE GEM AREA STRUCTURE PLAN BYLAW**

**BEING A BYLAW OF THE TOWN OF THREE HILLS FOR THE PURPOSE OF ADOPTING THE TOWN OF THREE HILLS BLUE GEM AREA STRUCTURE PLAN.**

**WHEREAS** it is deemed necessary and expedient to adopt an area structure plan for the purpose of providing a framework for the subdivision and development of the undeveloped land west of the CN Rail line located within North East Quarter of Section 36, Township 31, Range 24, West of the 4<sup>th</sup> Meridian and the South West Quarter of Section 36, Township 31, Range 24, West of the 4<sup>th</sup> Meridian.

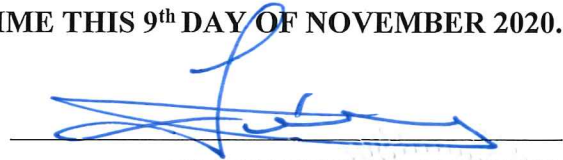
**NOW THEREFORE** the Council of the Town of Three Hills, duly assembled, and under the powers conferred upon it by the *Municipal Government Act*, RSA 2000, C, M-26, as amended.

**THAT** Schedule "A", that is attached to and forms part of this Bylaw, is hereby adopted as the Town of Three Hills Blue Gem Area Structure Plan.

**READ A FIRST TIME THIS 13<sup>th</sup> DAY OF OCTOBER 2020.**

**READ A SECOND TIME THIS 9<sup>th</sup> DAY OF NOVEMBER 2020.**

**READ A THIRD TIME THIS 9<sup>th</sup> DAY OF NOVEMBER 2020.**



(CHIEF ELECTED OFFICIAL)



(CHIEF ADMINISTRATIVE OFFICER)

SEAL

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# SECTION ONE

## Planning Context

# 1

*This section outlines the policy context of the Blue Gem ASP as well as the interpretation, monitoring, review and amendment of policies herein.*

### 1-1 HISTORY

This Area Structure Plan is named for the Blue Gem mine, which was opened in Three Hills in 1919, shortly after the community was incorporated as a Village. The Blue Gem mine was active for 12 years and helped establish an economic foothold for Three Hills as it grew to a town in 1929.

Unfortunately, a series of accidents at the mine, led to it being abandoned in 1931. Despite its misfortunes, the Blue Gem mine was an important component in the early growth of Three Hills and indicative of the work ethic and entrepreneurial spirit of the area.

### 1-2 PURPOSE

The Blue Gem Area Structure Plan (“Blue Gem ASP” or the “Plan”) is a statutory plan that provides a comprehensive development concept for the lands within the plan area. As outlined in Section 633 (1) of the Municipal Government Act (MGA), ASPs are developed “*for the purpose of providing a framework for subsequent subdivision and development of an area of land...*”

The MGA empowers municipalities to shape their communities. It regulates how municipalities are funded and how they should plan for growth. Per the MGA requirements, the Plan addresses the following:

- Sequencing of development proposed for the area,
- Proposed land uses,
- Proposed density of population, and
- General location of major transportation routes and public utilities.

### **1-3 POLICY CONTEXT**

Policies within the Plan are consistent with the following regulation, statutory plans and local bylaws:

#### **Provincial Regulation**

All development within the Plan will be consistent with Provincial regulation, in particular the MGA and those of Alberta Parks and Environment (AEP).

#### **Three Hills Municipal Development Plan (MDP)**

The Plan demonstrates its consistency with the Vision and Guiding Principles of the MDP by:

- Balancing development with respect for the environment,
- Supporting the local economy and providing employment opportunities for residents,
- Envisioning a safe and inclusive community, and
- Proposing servicing strategies that are efficient and sustainable.

The Town may require a Concept Plan to be prepared for areas of land, to provide a more detailed and comprehensive framework for future redesignation, subdivision and development, to encourage collaboration between landowners, and to achieve efficient and orderly development.

#### **Town of Three Hills and Kneehill County Intermunicipal Development Plan (IDP)**

The Plan falls within the IDP's intermunicipal referral boundary. The Town will notify Kneehill County on all any proposals, applications, or studies within the plan area.

#### **Land Use Bylaw (LUB)**

The Development Concept prepared for the Plan can be accommodated within the Three Hills Land Use Bylaw (LUB). Land use categories shown on the Development Concept do not signify land use districts specified in the LUB. Future development proposals within the areas currently designated Urban Reserve District (UR) will require an amendment to the LUB prior to development.

#### **Integrated Sustainability Plan (ISP)**

The Integrated Sustainability Plan (ISP) provides direction for the development and alignment of the Town's municipal plans and policies and is used to guide Council and Administration in the preparation of capital and operating budgets.

The Plan demonstrates its consistency with the ISP by:

- Respecting healthy ecosystems by observing environmental protections,
- Supporting a diverse social and economic climate,
- Providing a range of employment opportunities, and
- Envisioning a high-tech employment area with access to recreation, amenities, services and retail.

### **Economic Development Strategic and Future Growth Plan (EDSFG)**

The EDSFG provides specific strategic objectives, goals and actions to facilitate economic development and create an environment where residents and businesses are inspired and welcome.

The Plan demonstrates its consistency with the EDSFG by:

- Providing opportunities for retention and expansion,
- Addressing current needs within the local workforce and industry context,
- Providing a framework to accommodate future growth and strategic planning objectives, and
- Providing a process to facilitate future development proposals.

## **1-4 PLAN INTERPRETATION**

### **Map Interpretation**

Unless otherwise specified within this 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 utility/road rights-of-way. Details shown on the maps will be subject to further study at the development approval stage. No measurements or area calculations shall be taken from the Plan maps.

### **Policy Interpretation**

Where “shall”, “will” or “require” are used in a policy, the policy is considered mandatory in order to achieve a desired result.

Where “should” or “encourage(d)” is used in a policy it is anticipated that the policies will be applied in all situations unless it can be clearly demonstrated to the satisfaction of the Development Authority, that the policy is not reasonable, practical and feasible in a given situation.

Where a policy requires compliance within a Concept Plan, that requirement may be deferred to the Subdivision Approval or Development Permit Approval stage at the discretion of the Development Authority.

### **Appendix Interpretation**

Appendices included herein do not form part of the statutory portion of the Plan. The purpose of an appendix is to provide information to further clarify the intent of the Plan policies.

**1-5 MONITORING AND REVIEW**

The Plan is a long-term policy document that promotes a vision for development and provides guiding principles and policies that work towards achieving that vision over-time.

The policies within the Plan will be monitored and should be reviewed and updated every 10 years until such time as build-out of the plan area is achieved. The Plan may also be amended in response to changes in the overall policy direction within the Town or specific planning applications.

**1-6 AMENDING THE ASP**

If major changes with regards to land use, road networks or any other significant aspect of the plan are contemplated, an amendment to the Plan, that includes a public hearing, shall be held in accordance with the MGA.

Minor changes will not require an amendment if, in the opinion of the Development Authority and/ or Council, the intent of the Plan is still achieved.

Where an amendment to this Plan is requested by an applicant, the applicant shall be required to submit the justification and information necessary to support the amendment.

**1-7 LIMITATIONS**

Policies within the Plan are not to be interpreted as an approval for a use on a specific site. This Plan does not confirm that any particular site within the plan area is suitable for a particular purpose. Detailed site conditions or constraints – including environmental considerations – must be assessed on a case-by-case basis as part of an application for a Land Use Amendment, Subdivision, or a Development Permit.





# SECTION TWO

## Plan Area

# 2

*This section highlights the existing conditions within the plan area and the opportunities and constraints as they relate to future development.*

### 2-1 LOCATION

The plan area is comprised of approximately 86.4 hectares of land located in west Three Hills, adjacent to Kneehill County (see **Figure 1**).

The Plan located within Section 36 of Township 31, Range 24, W4M, situated south of Highway 583 and bounded on its west by Range Road 241. A portion of the Plan's east boundary abuts 1<sup>st</sup> Avenue West and 3<sup>rd</sup> Street South provides access through the plan area.

Existing development along the Plan's periphery includes commercial and light industrial to the north and east, and undeveloped agricultural lands to the south west of Range Road 241 in Kneehill County. The cemetery is located at the north boundary of the plan area.

### 2-2 LANDS IN THE PLAN AREA

There is no development within the plan area and lands are currently farmed.

Topography of the Plan is best described as generally flat with rolling micro-topography and pothole wetlands, with a gradual slope to the south. Surface water drains via the natural seasonal drainage course running along the southeastern border of the area.

**2-3 CURRENT LAND USE**

As shown on **Figure 2**, lands within the Plan at the time of adoption are designated Urban Reserve (UR) district and Industrial General (I1) District.

The purpose and intent of the UR district is to protect lands for future forms of development by restricting premature subdivision and development of parcels of land and to provide for a limited range of temporary uses that can easily be removed when the land is re-designated to allow for urban forms of development.

Future development proposals within the areas currently designated UR District will require an amendment to the LUB prior to development. The approximate areas for existing land uses are as follows:

**Table 1 – Current Land Use**

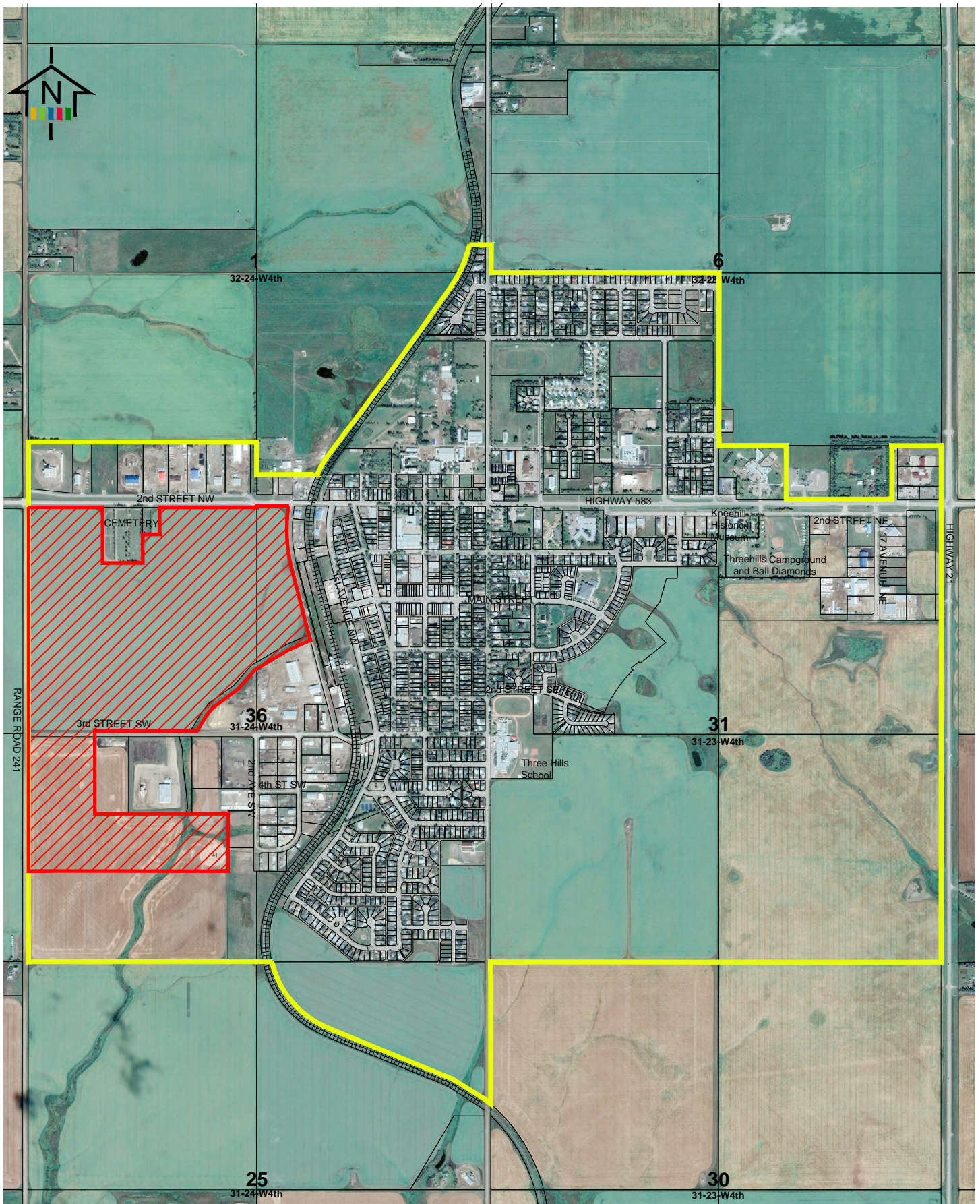
Land Use	Area** Hectares
Urban Reserve (UR) District	79.5
Industrial General (I1) District	6.9
<b>Total</b>	<b>86.4</b>

\* Land Use Districts are subject to change through future Land Use Amendment applications and/ or changes to the Land Use Bylaw.  
 \*\* Areas are approximate only and any discrepancies are a result of rounding.

**2-4 PLAN AREA CONTEXT**

Potential development constraints within the plan area are shown in **Figure 3** and described below. Policy within the Plan has been crafted to proactively address these constraints.

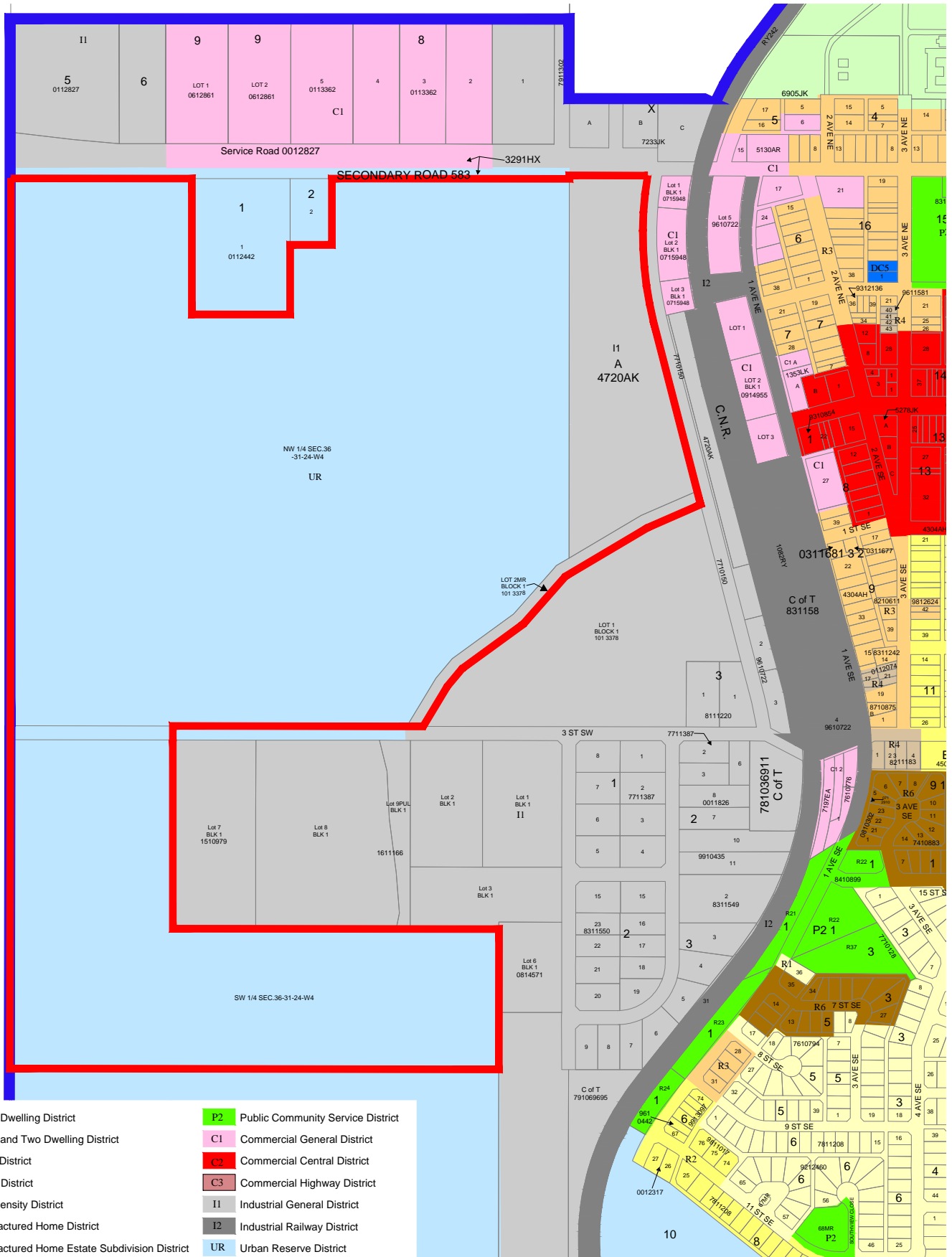
- **Topography**  
 The plan area generally slopes from the northeast to the southwest with an elevation change of approximately 16 meters. A low-lying area in the Plan’s southeast connects to a drainage channel with a northeast-southwest orientation.
- **Environmentally Sensitive Areas**  
 Ephemeral or intermittent wetland features exist in the plan area.
- **Adjacencies**  
 Adjacent development includes industrial, commercial and recreational uses as well as undeveloped lands within Kneehill County.



- Town Boundary
- Blue Gem ASP Boundary



**TOWN OF THREE HILLS  
BLUE GEM ASP**  
FIGURE 1.0  
PLAN LOCATION  
NOVEMBER 2020



NW 1/4 SEC.36  
-31-24-W4

NW 1/4 SEC.36  
-31-24-W4  
UR

SE 1/4 SEC.35  
-31-24-W4

SW 1/4 SEC.36-31-24-W4

- |  |                                      |
|--|--------------------------------------|
| R1 Residential Single Dwelling District                      | P2 Public Community Service District |
| R2 Residential Single and Two Dwelling District              | C1 Commercial General District       |
| R3 Residential Mixed District                                | C2 Commercial Central District       |
| R4 Residential Estate District                               | C3 Commercial Highway District       |
| R5 Residential High Density District                         | I1 Industrial General District       |
| R6 Residential Manufactured Home District                    | I2 Industrial Railway District       |
| R7 Residential Manufactured Home Estate Subdivision District | UR Urban Reserve District            |
| P1 Public Use and Institutional District                     | DC Direct Control District           |

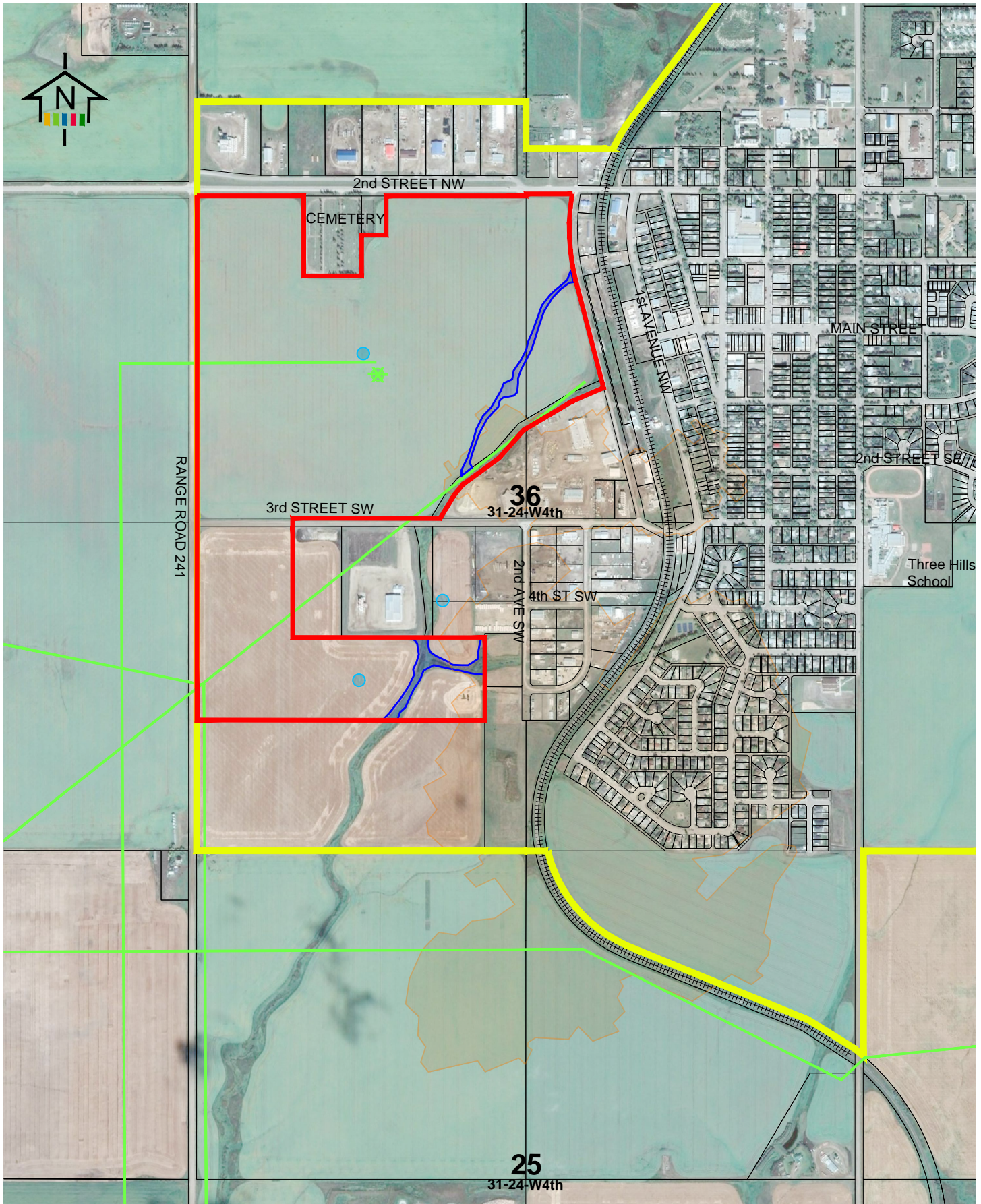
Source: Town of Three Hills Land Use Map 2017



Three Hills

- Town Boundary
- Blue Gem ASP Boundary

**TOWN OF THREE HILLS**  
**BLUE GEM ASP**  
 FIGURE 2.0  
 PLAN AREA & CURRENT LAND USE  
 NOVEMBER 2020



Three Hills

- Town Boundary
- Blue Gem ASP Boundary
- Water Well
- ✱ Abandoned Gas Well
- Gas Pipeline
- Potential Wetlands
- Underground Coal Mine
- CN Railway

**TOWN OF THREE HILLS**  
**BLUE GEM ASP**  
 FIGURE 3.0  
 PLAN AREA CONTEXT  
 NOVEMBER 2020



# SECTION THREE

## Development Concept

# 3

*This section provides the overall Development Concept for the Blue Gem ASP, showing the general location of land uses, community amenities and the road network within the plan area.*

### 3-1 VISION

***The Blue Gem area is a centre of excellence for business and technology, including commercial, industrial and agricultural processing uses. Development is integrated with environmentally sensitive areas and the area provides a sustainable business-ready environment, attracting investment and linking students and residents with employment opportunities.***

### 3-2 GUIDING PRINCIPLES

The following principles provide guidance on the nature of development within the plan area:

#### **Sustainability**

Infrastructure and servicing should be developed in an efficient manner following sustainable best practices. Energy efficiency, innovative development strategies and alternative servicing options for new construction should be considered.

### **Environmental Stewardship**

Natural areas should be protected from negative development impacts. Innovative approaches such as green infrastructure, water conservation and low impact development should be encouraged for future development.

### **Long Term Stability**

Commercial and industrial development should be encouraged to provide opportunities for local employment, support a healthy local economy and foster a vibrant and diverse local economy where people want to live, work and play.

### **Centre of Excellence**

Striving for excellence creates an environment that promotes creativity and innovation and attracts a sustainable workforce. Technological connectivity and innovative development proposals should be supported to attract a vibrant workforce.

### **Managed Growth**

Planning should be put in place to establish appropriate policy and processes to facilitate development and provide a business-ready environment. Development should proceed in an efficient and logical order.

## **3-3 MARKET CONDITIONS AND CONSIDERATIONS**

The Three Hills economy supports a population of 3,212 residents who have access to an attractive downtown commercial core, various shopping options, and health and government services. The Town's recreation facilities, elementary and secondary schools, and historic Prairie College draw visitors from throughout the region and beyond.

The local agricultural, oil and gas, and retail sectors benefit from the Town's central location, multi-modal connection opportunities, (including access to Highway 21), and businesses friendly environment. The Town's diverse economy has allowed Three Hills to remain resilient, particularly with respect to periodic downturns in the energy sector.

The 2019 EDSFG identified gaps in business subsectors within the Town. These included a lack of offices for professional and health services as well as a lack of retail options for clothing and groceries and motion picture and video industries.

## **3-4 CONSULTATION**

The Development Concept was prepared in consultation with plan area landowners, stakeholders, the general public and Administration.

Due to the unprecedented COVID-19 pandemic ongoing during the Plan's development, engagement opportunities occurred via online and virtual methods in order to protect the safety and well-being of landowners, stakeholders and staff. Ideas and comments for the Plan were gathered through telephone interviews and an online survey.

This feedback was used to establish a vision and guiding principles to inform the Development Concept and policies within this Plan. Consultation milestones included:

- **Stakeholder Survey (April 2020)** shared online with Council and key stakeholders to obtain feedback regarding challenges, opportunities, and an overall vision for the plan area.
- **Landover Interviews (April 2020)** conducted to gather feedback on development priorities, a vision for the Plan, and any other opportunities and challenges associated with the plan area. Interviews were completed with all three (3) plan area landowners.
- **Community Open House (September 2020)** for the community to learn about the purpose of the ASP and obtain feedback used to refine the Development Concept and draft ASP.

### 3-5 DEVELOPMENT CONCEPT

The Development Concept, shown in **Figure 4**, has been created by using input gathered from the consultation process to prepare a design that respects the physical and man-made constraints within the plan area.

The Development Concept accommodates predominately industrial and ancillary uses with an open space corridor proposed in environmentally sensitive areas. Special consideration will be given to areas adjacent to the existing cemetery lands in order to provide a sensitive interface with future development.

Four primary land use areas have been identified within the Plan including:

- **Industrial.** The Industrial area is intended to provide for primarily light and medium industrial uses that have minimal to no impacts on adjacent landowners in terms of operational nuisance. A wide range of lot sizes and configurations can be accommodated within the area.
- **Highway Commercial.** Lands adjacent to Highway 583 are proposed to accommodate highway commercial uses consistent with current development along the Highway 583 corridor to the east. Access to Highway 583 provides opportunities for local and regional commercial uses.
- **Mixed-Use.** The Mixed-Use area accommodates a mix of Commercial, Industrial and Institutional uses and provides a transition between the commercial development along Highway 583 and the industrial uses proposed to the south.
- **Open Space.** An open space corridor has been proposed within the natural drainage corridor along the southeast portion of the plan area. This corridor preserves the natural area, accommodates future stormwater facilities, and enhances overall walkability by providing valuable connections between the key land use areas and existing development to the east.

The uses above are a general indication for future land use and do not constitute land use approvals per the Town's Land Use Bylaw. Prior to development land use amendments will be required to comply with the Land Use Bylaw in place at time of development.



The Plan has been developed in a grid layout that can be modified to accommodate smaller scale development and environmental constraints. The grid layout supports a variety of lotting scenarios and flexibility to adapt to specific development requirements.

The local road network may be revised without an amendment to the Plan so long as adjacent landowners are not negatively impacted by the proposed changes and revised alignments are consistent with Town’s standards.

The following Land Use Statistics are based on the Development Concept:

**Table 2 – Land Use Statistics <sup>1,2</sup>**

Proposed Land Use	Area* Hectares
<b>Gross Developable Lands</b>	
Industrial	52.8
Highway Commercial	10.5
Mixed-Use	13.0
Open Space	10.1

<sup>1</sup> All calculations are approximate and will be confirmed at the Concept Plan stage.

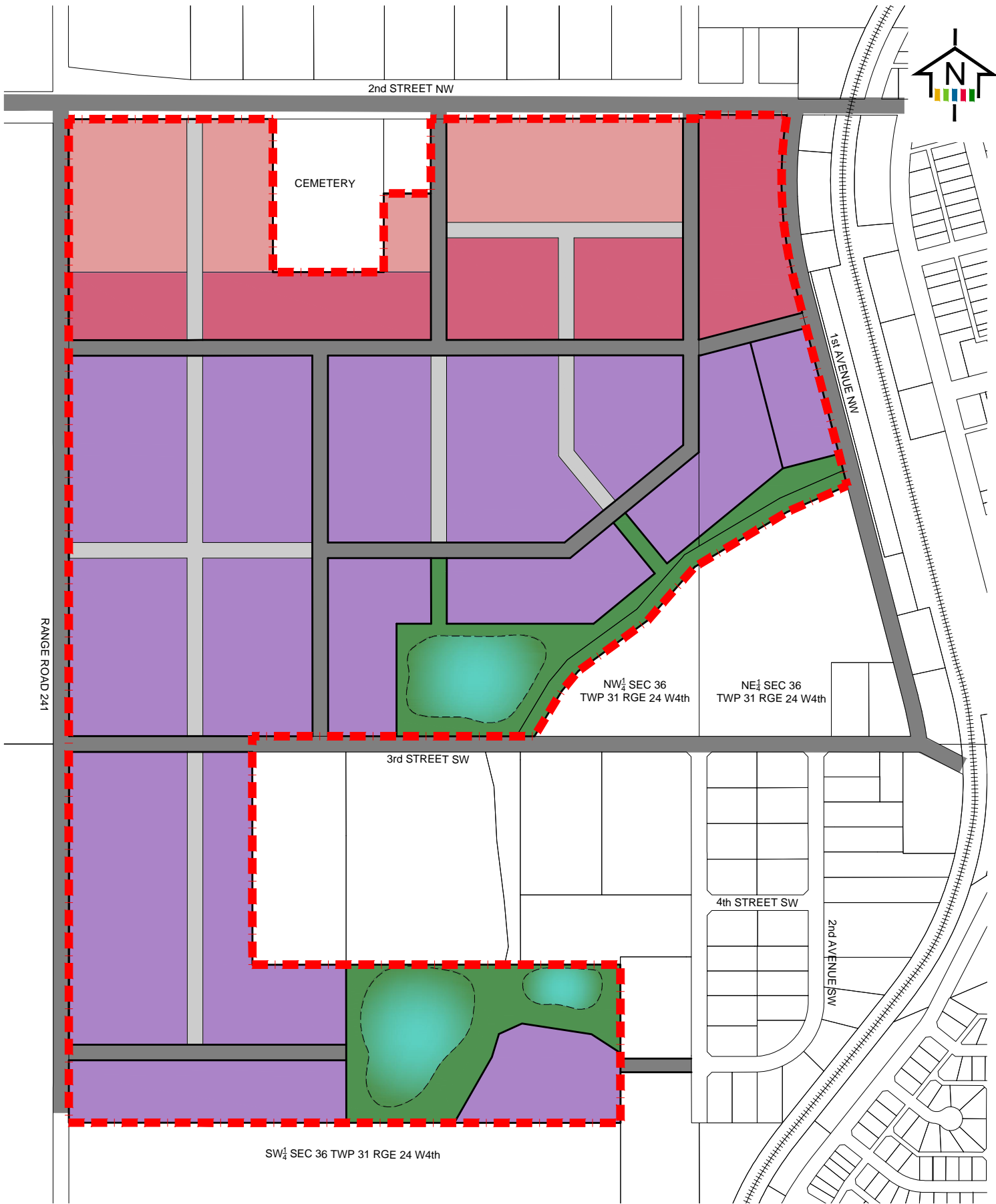
<sup>2</sup> Environmental Reserve (ER) and Municipal Reserve (MR) will be identified and dedicated at the Concept Plan stage.

\* Areas are approximate only and any discrepancies are a result of rounding.

### 3-6 CONCEPT PLANS

Concept Plans are not legislated under the MGA, but are important decision-making tools approved by the Development Authority. Concept Plans are smaller in scale than ASPs but provide greater detail than an ASP and can be completed in a single phase (or several small phases) of development. An ASP is intended to provide a broad framework for future development, however detailed technical information may change over time and ASPs should be flexible enough to accommodate evolving technology and market conditions without requiring constant amendments as development progresses.

The Town may require a Concept Plan be prepared for areas of land, to provide a more detailed and comprehensive framework for future redesignation, subdivision and development, to encourage collaboration between landowners, and to achieve efficient and orderly development. Policies regarding Concept Plans are provided in **Section 4.1 – General Development** and **Section 7.2 – Concept Plans**.



Three Hills

- Blue Gem ASP Boundary
- Highway Commercial
- Industrial
- Mixed Use
- Open Space
- Primary Road Network
- Optional Road Network

**TOWN OF THREE HILLS**  
**BLUE GEM ASP**

FIGURE 4.0  
 DEVELOPMENT CONCEPT  
 NOVEMBER 2020



# SECTION FOUR

# Development Framework

# 4

*This section details the policies designed to actualize the economic and social potential of the plan area.*

## 4-1 GENERAL DEVELOPMENT POLICY

The Development Concept has been designed to respond to stakeholder feedback, align with current statutory policy and reflect market conditions. The following policies apply to all development within the Plan.

<b>Policy 4.1.1</b>	Concept Plans will be required prior to approval of Subdivision or Land Use Redesignation applications. Requirements for a Concept Plan application are provided in <b>Appendix A</b> .
<b>Policy 4.1.2</b>	Relaxations to the Concept Plan requirements may be considered at the discretion of the Development Authority for single parcel developments or those less than 2 hectares which conform to the Plan and are contiguous to existing development.
<b>Policy 4.1.3</b>	Municipal Reserve (MR) dedication shall be up to ten (10) percent of the developable land. At the discretion of the Development Authority MR should be dedicated as cash-in-lieu when subdivision occurs.

<b>Policy 4.1.4</b>	Building setbacks and landscaping requirements shall comply with the requirements of the LUB.
<b>Policy 4.1.5</b>	Institutional uses may be integrated, where appropriate, throughout the plan area.
<b>Policy 4.1.6</b>	Appropriate landscaping, building orientation, building design and screening shall be required as conditions of subdivision or development permit approval in order to mitigate any unsightly operational areas and to ensure view corridors are protected.
<b>Policy 4.1.7</b>	Developers are encouraged to consider energy efficiency and alternative servicing options for new construction.
<b>Policy 4.1.8</b>	Sidewalks and pedestrian access shall be provided in accordance with Town standards.

#### 4-2 HIGHWAY COMMERCIAL

The purpose of the Highway Commercial Area is to accommodate retail development that creates a regional service centre.

<b>Policy 4.2.1</b>	The Highway Commercial Area shall be provided in the areas shown on <b>Figure 4</b> .
<b>Policy 4.2.2</b>	Access to development sites shall be provided to the satisfaction of the Development Authority.
<b>Policy 4.2.3</b>	Integration of hard and soft landscaping shall be encouraged. Hard landscaping can include, but is not limited to, raised planters, sculptures and public art, street furniture and vertical landscape treatments.

#### 4-3 MIXED-USE

The purpose of the Mixed-Use Area (see **Figure 5**), is to provide a transition between industrial and commercial uses.

<b>Policy 4.3.1</b>	The Mixed-Use Area shall be provided in the areas shown on <b>Figure 4</b> .
<b>Policy 4.3.2</b>	A range of uses including local commercial, amenity spaces and light industrial may be permitted in the Mixed-Use Area.
<b>Policy 4.3.3</b>	Integration of hard and soft landscaping shall be encouraged. Hard landscaping can include, but is not limited to, raised planters, sculptures and public art, street furniture and vertical landscape treatments.

**4-4 INSTITUTIONAL**

Institutional uses may be located in any area of the Plan to adequately accommodate local and regional needs, as long as the uses do not preclude the development of industrial uses on adjacent parcels. Uses may include, but are not limited to, buildings and structures for the purpose of accommodating public or quasi-public services, utilities or facilities such as essential public services, municipal utilities, public facilities and educational institutions.

The Town’s cemetery is located immediately adjacent to the north boundary of the Plan. Proposed uses in the plan area may have impacts on the cemetery that could include noise, noxious odors, dust, impeded view corridors, vibration, emissions, etc. Parcels adjacent to the cemetery will require appropriate setbacks and landscaping treatment to mitigate negative effects.

<b>Policy 4.4.1</b>	Institutional uses may be integrated, where appropriate, in any of the policy areas.
<b>Policy 4.4.2</b>	Municipal amenities shall be identified at the Concept Plan stage.
<b>Policy 4.4.3</b>	Developers of institutional uses are encouraged to consider energy efficiency and alternative servicing options for new construction.
<b>Policy 4.4.4</b>	All development adjacent to the cemetery shall require mitigating measures such as screening and setbacks.
<b>Policy 4.4.5</b>	New institutional uses shall be responsible for providing appropriate mitigation measures onsite, where development is proposed adjacent to industrial areas.

**4-5 PARKS, OPEN SPACE AND TRAILS**

Natural areas within the Plan will be used to create an open space network that accommodates passive recreational amenities and stormwater management solutions within the existing drainage corridor. View corridors shall be maintained and natural vegetation shall be retained within open spaces wherever feasible.

<b>Policy 4.5.1</b>	Parks and open spaces shall be provided generally in the areas shown on <b>Figure 4</b> .
<b>Policy 4.5.2</b>	Regional trails shall be provided to ensure the plan area is connected to any adjacent established areas and / or existing trail systems if applicable.
<b>Policy 4.5.3</b>	No development shall be permitted within Alberta Environment and Parks (AEP) setbacks from a wetland as determined by a Wetland Impact Assessment or Biophysical Impact Assessment prepared by a Qualified Professional.
<b>Policy 4.5.4</b>	Areas identified as Environmental Reserve shall be dedicated at the time of subdivision in accordance with Provincial regulations.

<b>Policy 4.5.5</b>	Innovative servicing strategies to incorporate stormwater management facilities within the open space corridor shall be encouraged.
<b>Policy 4.5.6</b>	Impacts to existing drainage channels shall be minimized.
<b>Policy 4.5.7</b>	View corridors shall be maintained and natural vegetation shall be retained within open spaces wherever feasible.

#### 4-6 INDUSTRIAL

The purpose of the Industrial Area is to provide for industrial uses that have minimal to no impacts on adjacent landowners in terms of operational nuisance. Uses may include building and structures for the purpose of manufacturing, processing, fabricating, assembly, warehousing, storage and distribution of goods or materials that do not create conditions that have a significant adverse impact or are dangerous beyond the boundaries of the site by way of noise, odors, airborne emissions, lighting or vibration and are not dependent on significant outdoor storage.

<b>Policy 4.6.1</b>	The Industrial Area shall be provided in the areas shown on <b>Figure 4</b> .
<b>Policy 4.6.2</b>	Development sites shall provide conveniently located, safe and accessible pedestrian linkages that connect building and site entrances with internal and public pedestrian networks.
<b>Policy 4.6.3</b>	Development sites shall provide conveniently located amenity spaces for employees, to be identified in a site plan at the development permit stage.
<b>Policy 4.6.4</b>	Industrial development shall be buffered and landscaped so as to minimize impacts on adjacent Environmental Reserve or Municipal Reserve lands.
<b>Policy 4.6.5</b>	Development in light industrial areas shall not have an adverse impact on adjacent areas by way of noise, dust, odours, outdoor lighting or other emissions.
<b>Policy 4.6.6</b>	Non-industrial uses shall be ancillary to industrial uses.
<b>Policy 4.6.7</b>	Integration of hard and soft landscaping shall be encouraged. Hard landscaping can include, but is not limited to, raised planters, sculptures and public art, street furniture and vertical landscape treatments.
<b>Policy 4.6.8</b>	Development visible from 1 <sup>st</sup> Avenue NW shall provide a visually appealing interface through different building forms and massing, a variety of building materials, and architectural detailing.
<b>Policy 4.6.9</b>	A noise study may be required to identify attenuation measures related to the potential impact of proposed uses.



# SECTION FIVE

# Transportation Framework

# 5

*This section addresses how pedestrians, cyclists and motorists are accommodated within and beyond the plan area.*

## 5-1 TRANSPORTATION NETWORK

The Transportation Network (see **Figure 5**) will accommodate anticipated traffic volumes in an efficient, safe and effective manner.

Should smaller lot sizes be required, additional local roads (optional road network) may be designed to further subdivide the area. The local road network shall be re-evaluated and revised as necessary via the Concept Plan approval process.

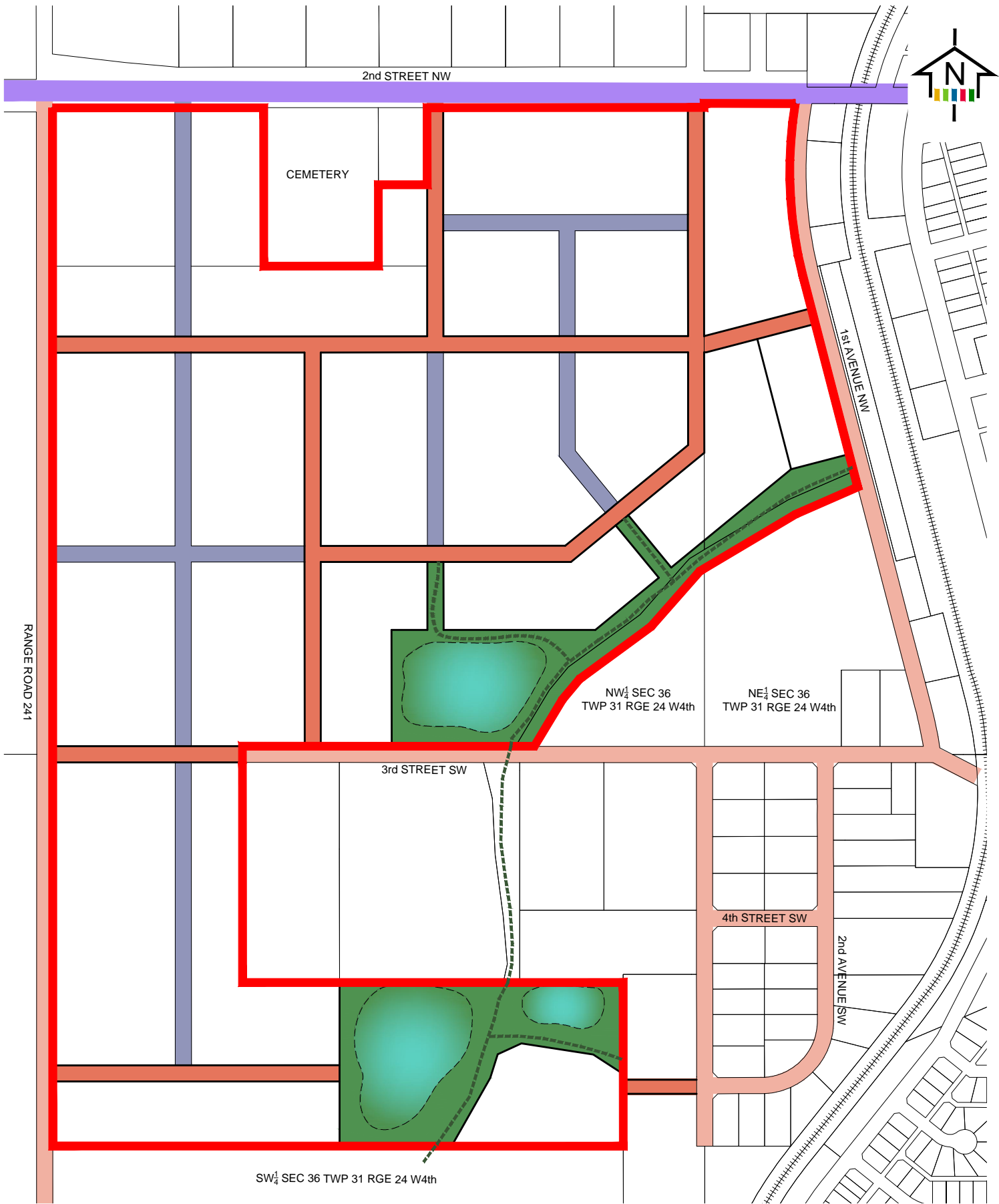
The roads within the plan area will be maintained at a standard sufficient to accommodate existing and proposed development.

**Policy 5.1.1** The roadway network shall be consistent with Town’s established—planning documents and engineering standards.

**Policy 5.1.2** Intersection treatments at locations where plan area roads meet the existing highway/road network may be cost shared by all benefiting developers through the Standard Development Agreement process.

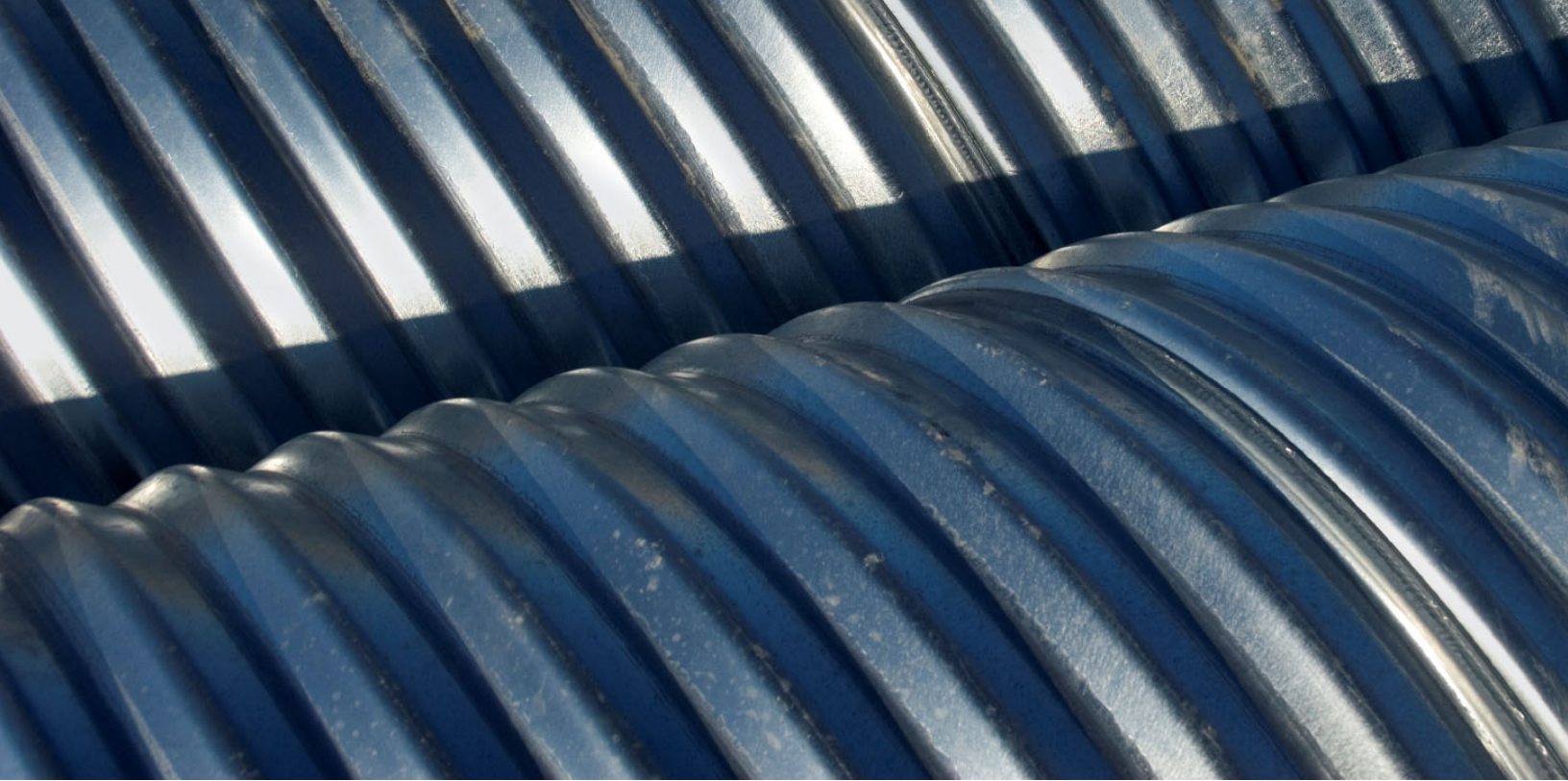
<b>Policy 5.1.3</b>	Roundabouts may be considered in the design of key intersections where feasible.
<b>Policy 5.1.4</b>	A Traffic Impact Assessment (TIA) may be required as a supporting study to a Concept Plan.
<b>Policy 5.1.5</b>	The optional road network may be revised within a Concept Plan without requiring an amendment to the Plan so long as adjacent landowners are not negatively affected by the proposed changes and revised alignments are consistent with Town standards.
<b>Policy 5.1.6</b>	Buffering and sound attenuation measures may be required to mitigate traffic noise.
<b>Policy 5.1.7</b>	Roadway design shall accommodate expected heavy vehicle traffic in the Industrial Area.





- Blue Gem ASP Boundary
- Existing Secondary Highways
- Existing Collectors
- Potential Pedestrian Connections
- Open Space
- Collector Road
- Optional Road
- Existing Rail Line

**TOWN OF THREE HILLS**  
**BLUE GEM ASP**  
 FIGURE 5.0  
 TRANSPORTATION NETWORK  
 NOVEMBER 2020



# SECTION SIX

## Servicing Framework

# 6

*This section addresses the efficient provision of water, sanitary and stormwater services within the plan area.*

### 6-1 GENERAL SERVICING POLICY

The following policies apply to the development of all servicing infrastructure within the plan area. Existing servicing infrastructure will be retained until such time as redevelopment occurs. Development/re-development or upgrading of servicing infrastructure will align with current Town standards and tie in to existing regional services where applicable. **Figures 6, 7 and 8**, represent a high-level view of how servicing is likely to occur. The specific alignment and design of servicing infrastructure shall comply with the Town’s master servicing plans in place at the time of development.

- |                     |   |
|---------------------|---|
| <b>Policy 6.1.1</b> | Utility rights-of-way and easements shall be provided to accommodate municipal utilities at the discretion of the Development Authority and shallow utilities as determined necessary by utility providers. |
| <b>Policy 6.1.2</b> | Utility alignments may be refined at the Concept Plan stage without an amendment to this Plan.  |

<b>Policy 6.1.3</b>	Utility rights-of-way and easements and public utility lots shall be dedicated to the Town as required, to accommodate the development or the extension of municipal utilities necessary for development.
<b>Policy 6.1.4</b>	A developer may be required to provide, or enter into an agreement to provide when required, the utility rights-of-way or easements necessary to accommodate the extension of municipal utilities through or adjacent to a site in order to allow for the servicing of a site.
<b>Policy 6.1.5</b>	Utilities shall be aligned to avoid Environmental Reserve lands unless otherwise approved by the Approval Authority. Temporary disturbance for utility installation shall be reclaimed to the satisfaction of the Town.
<b>Policy 6.1.6</b>	New or redevelopment shall be required to tie in to existing regional services and preserve or improve existing drainage patterns.

## 6-2 WATER

The water distribution system for domestic uses and fire protection in the plan area is supplied by main trunks extending from existing water systems.

<b>Policy 6.2.1</b>	The regional water distribution looping system shall comply with the Town’s master servicing plans, as amended.
<b>Policy 6.2.2</b>	The design of the water distribution system shall ensure that all land has sufficient looping and connections to provide for adequate fire flows as development progresses.

## 6-3 SANITARY

The wastewater collection system in the plan area is supplied by gravity sewers, forcemains and lift stations connecting to existing wastewater systems.

<b>Policy 6.3.1</b>	Sanitary servicing shall comply with the Town’s master servicing plans, as amended.
<b>Policy 6.3.2</b>	Any downstream infrastructure improvements to facilitate the development shall be identified prior to the approval of Subdivision or Land Use amendments.
<b>Policy 6.3.3</b>	All onsite sanitary infrastructure shall be at the cost of the developer.
<b>Policy 6.3.4</b>	Offsite infrastructure costs associated with the development shall be established through offsite levies.

**6-4 STORMWATER**

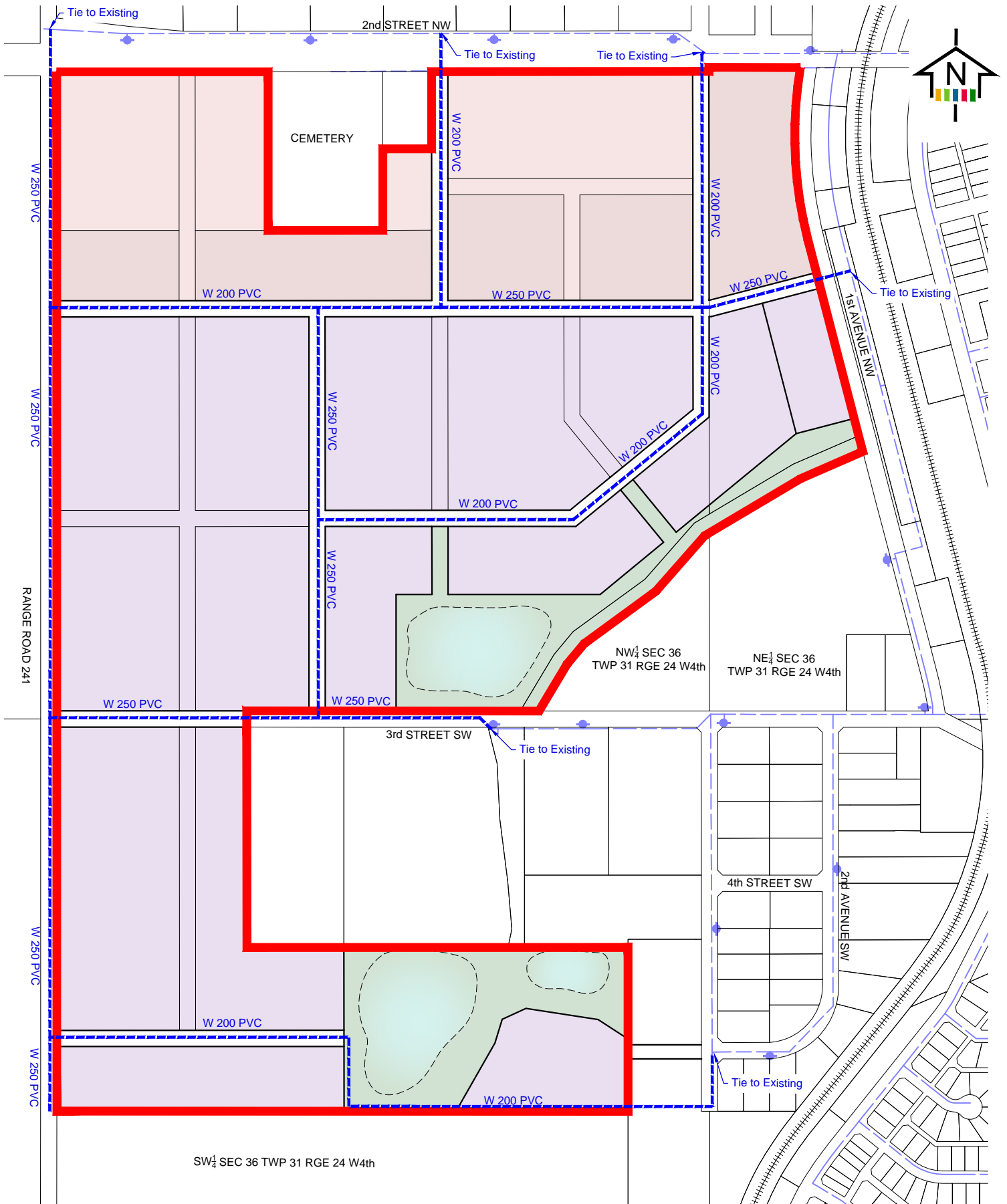
Appropriate facilities for stormwater management facilities are proposed throughout the plan area to control stormwater and alleviate the impact of post-development flows on overland conveyances.

<b>Policy 6.4.1</b>	Stormwater management shall comply with the Town’s master servicing plans, as amended.
<b>Policy 6.4.2</b>	The pre-development release rate shall be required to be achieved and detailed as a part of the Stormwater Management Plan.
<b>Policy 6.4.3</b>	Existing wetlands may be incorporated into the stormwater management system.
<b>Policy 6.4.4</b>	The use of engineered stormwater wetlands is encouraged within the open space corridors to ensure long-term sustainability, water quality improvements and pleasing aesthetics, in a manner that continues to provide viable habitat.

**6-5 SHALLOW UTILITIES**

Shallow Utilities include telephone, natural gas, electrical, internet, and cable services. The developer will be responsible for the provision of these services and extension from adjacent developed/developing areas.

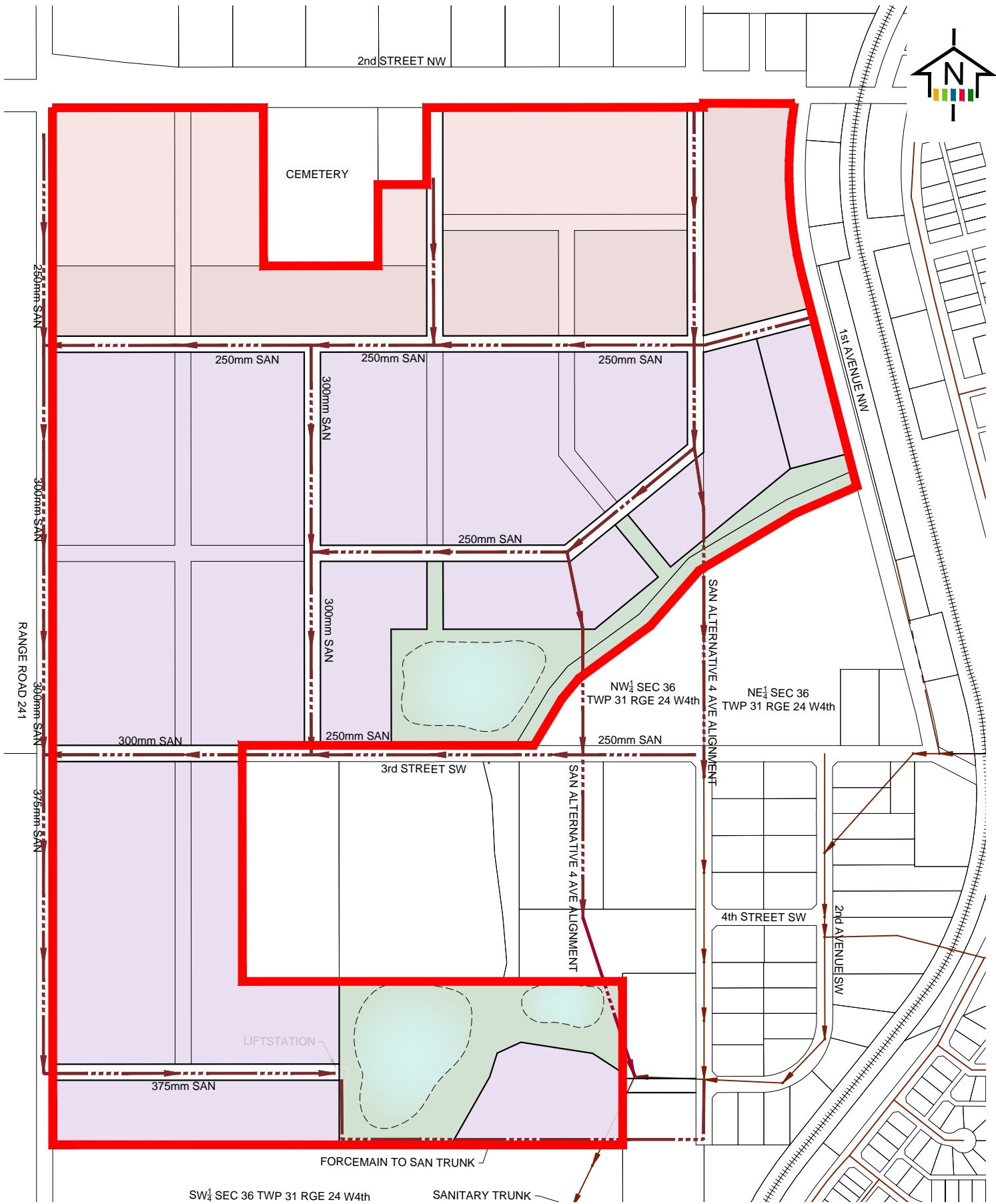
<b>Policy 6.5.1</b>	The location of all shallow utilities and the provision of rights-of-way and easements and related line assignments shall be addressed to the mutual satisfaction of the Town, the landowner and the utility companies.
<b>Policy 6.5.2</b>	Detailed design of shallow utilities shall be determined at the Subdivision stage.



Three Hills

- Blue Gem ASP Boundary
- Existing Waterline
- Existing Hydrant
- - - Proposed Waterline

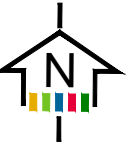
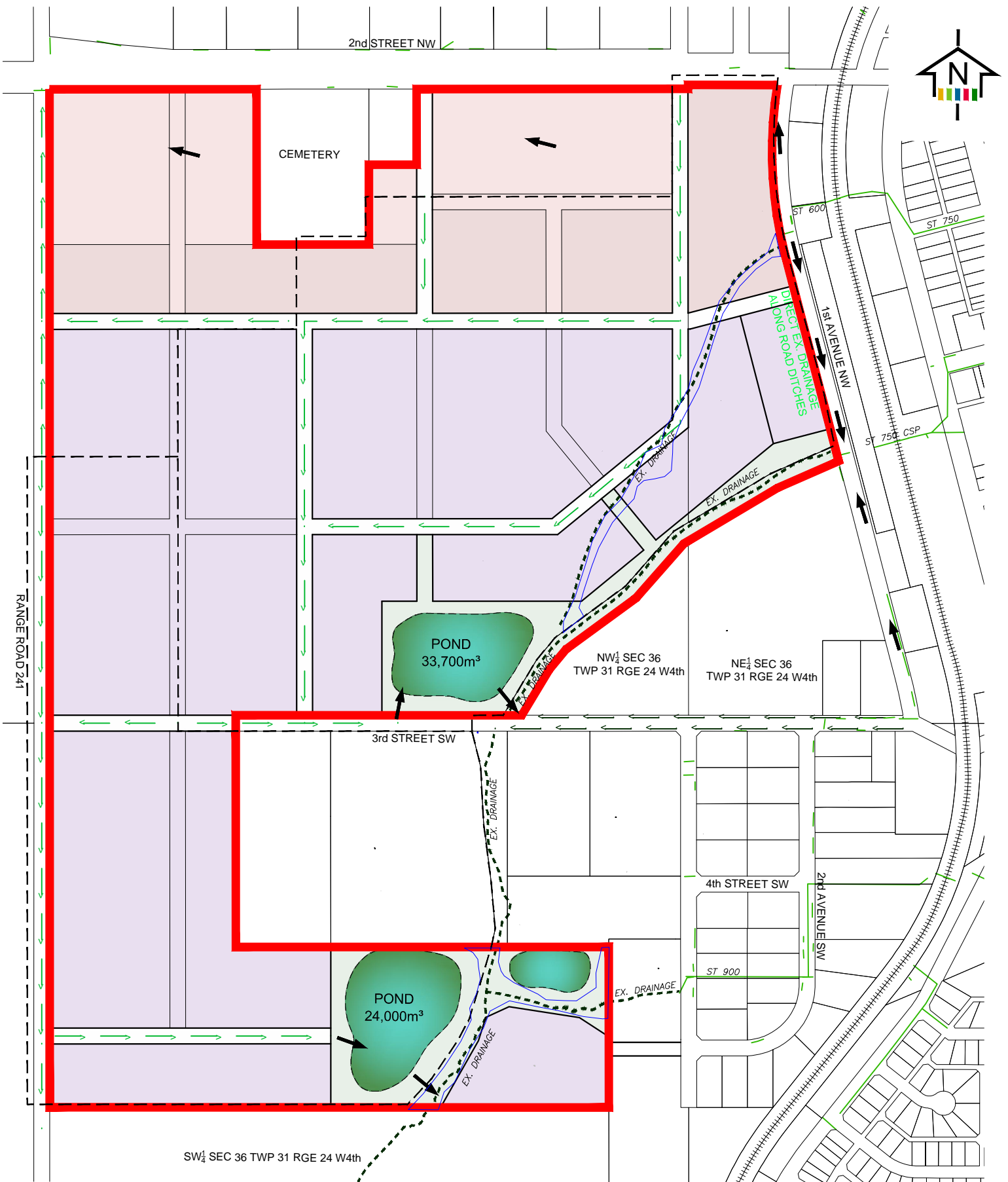
**TOWN OF THREE HILLS**  
**BLUE GEM ASP**  
 FIGURE 6.0  
 WATER DISTRIBUTION  
 NOVEMBER 2020



Three Hills

- Blue Gem ASP Boundary
- Existing Sanitary line
- - - Proposed Sanitary line
- ▶ Direction of flow

**TOWN OF THREE HILLS**  
**BLUE GEM ASP**  
 FIGURE 7.0  
 SANITARY SERVICING  
 NOVEMBER 2020



- █ Blue Gem ASP Boundary
- Existing Storm line
- Proposed Flow Direction
- Existing Ground Contours
- Proposed Storm Catchment Boundary
- Existing Wetlands
- Proposed open Space
- Proposed SWM Area
- Existing Drainage Ditch
- Storm Drainage Direction

**TOWN OF THREE HILLS**  
**BLUE GEM ASP**  
 FIGURE 8.0  
**STORMWATER MANAGEMENT**  
 NOVEMBER 2020



# SECTION SEVEN

# Implementation

# 7

*This section outlines the proposed sequence of development and the process required to proceed with future planning applications.*

## 7-1 SEQUENCE OF DEVELOPMENT

The general sequence of future development within the Plan has been determined in consideration of capacity and constraints within the transportation and servicing framework.

**Policy 7.1.1** It is anticipated that development will generally proceed as shown on **Figure 9**.

**Policy 7.1.2** The sequence of development of the plan area:

- shall be informed by patterns of growth management that consider infrastructure capacity, servicing availability, environmental stewardship, and the topography of land; and
- shall occur through a staged approach to ensure a logical expansion of development.

**Policy 7.1.3** Variances to the proposed sequence of development may be permitted so long as an acceptable strategy to provide the required infrastructure is justified to the satisfaction of the Development Authority.



**7-2 CONCEPT PLAN REQUIREMENTS**

The Town may require a Concept Plan be prepared for areas of land, to provide a more detailed and comprehensive framework for future redesignation, subdivision and development, to encourage collaboration between landowners, and to achieve efficient and orderly development.

Prior to land use redesignation or subdivision, a Concept Plan will need to be approved by the Development Authority to address design, servicing and transportation issues. Requirements for a Concept Plan application are provided in **Appendix A**.

As noted in **Policy 4.1.2** relaxations to Concept Plan requirements may be considered at the discretion of the Development Authority.

- Policy 7.2.1** Subdivision and development applications shall not be approved for areas requiring a Concept Plan unless the plan has been accepted by the Development Authority.
- Policy 7.2.2** Land Use approval for areas requiring a Concept Plan shall not be granted unless the plan has been accepted by the Development Authority.

**7-3 CIRCULATION AND COLLABORATION**

Responsible development within the Plan boundary entails decision making which is sensitive to existing adjacent uses. Development applications will require engagement with adjacent landowners within the Town.

- Policy 7.3.1** Adjacent landowners, provincial agencies and other stakeholders shall be circulated on Concept Plan applications per Town protocol.
- Policy 7.3.2** Upgrading of roadways between municipalities in the plan area shall be coordinated where appropriate.



2nd STREET NW

CEMETERY

PHASE 5

PHASE 2

PHASE 1

PHASE 4

1st AVENUE NW

RANGE ROAD 241

NW $\frac{1}{4}$  SEC 36  
TWP 31 RGE 24 W4th

NE $\frac{1}{4}$  SEC 36  
TWP 31 RGE 24 W4th

3rd STREET SW

PHASE 3

4th STREET SW

2nd AVENUE SW

SW $\frac{1}{4}$  SEC 36 TWP 31 RGE 24 W4th

-  Blue Gem ASP Boundary
-  Development Boundaries



Three Hills

# TOWN OF THREE HILLS BLUE GEM ASP

FIGURE 9.0  
SEQUENCE OF DEVELOPMENT  
NOVEMBER 2020

# Appendix A

## Concept Plan Application Requirements

### CONCEPT PLANS

Concept Plans are not legislated under the MGA, but provide important decision-making tools approved by resolution of Council. Concept Plans are smaller in scale than ASPs but provide greater detail than an ASP and can be completed in a single phase (or several small phases) of development. Concept Plans will be required prior to approval of Subdivision or Land Use Amendment applications.

### CONCEPT PLAN REQUIREMENTS

The following items comprise a complete Concept Plan Application:

#### CONCEPT PLAN (MAP):

- 6 copies of the proposed area (map) and a digital (PDF) copy, at a minimum scale of 1:2000, with all dimensions and areas in metric showing:
    - north arrow
    - legal description
    - Concept Plan boundary
    - ownership boundaries (if different from Concept Plan boundary)
    - the plan location in the parent ASP
    - proposed land uses
    - land development statistics
    - proposed street names
    - existing contours with a minimum contour interval of 1.5 metres
    - the proposed road system identifying road standards, any road closures, and any temporary and emergency access roads and turnarounds
    - layout of proposed and existing utility systems (water, sanitary and storm), including high-pressure gas lines, pipelines, and overhead powerlines and associated setbacks
- Note:** Detailed design of shallow utility alignments shall be determined at the subdivision stage
- proposed reserve land such as municipal reserve (MR) and environmental reserve (ER) etc.
  - existing vegetation, water bodies and any unique species or topographical features
  - offsite infrastructure required to service and access the Concept Plan area, and
  - any public facilities identified in the ASP

## REPORTS SUPPORTING THE CONCEPT PLAN:

- 6 copies of the Concept Plan report and a digital (PDF) copy which includes:
  - design rationale
  - explanation of any unique design features
  - site concepts
  - justification for proposed land uses
  - reserve analysis that determines the amount of reserve owing
  - any buffering and nuisance mitigation measures
  - phasing plan (map) that identifies the sequence of development
  - information on existing edge conditions that may have an influence on the plan
  - location of sour gas wells and facilities within 1.5 kilometres of the plan area
  - public engagement process
  
- The following studies may be required to be prepared in support of a Concept Plan:
  - Historical Resource Overview (HRO), and if required, a Historical Resource Impact Assessment (HRIA)
  - Biophysical Impact Assessment (BIA)
  - Geotechnical Report (including Slope Stability Analysis if any slopes are greater than 15%)
  - Stormwater Management Plan
  - Water/Wastewater Servicing Strategies
  - Traffic Impact Assessment (TIA)
  - Phase 1 Environmental Site Assessment (ESA)
  - Market Study Analysis
  - Groundwater impact analysis and soils study

## ADMINISTRATIVE REQUIREMENTS

- A copy of the Certificate(s) of Title
- Copies of any restrictive covenants, utility rights-of-way, easements or caveats registered on the Title(s)
- All required application fees
- A letter of authorization from the landowner if the applicant is not the landowner
- Abandoned well declaration form (if applicable)