

**The Vistas – Olds, Alberta
NE ¼ 6-33-1-W5th**

Area Structure Plan Report



**Stantec Consulting Ltd.
October 2005**

112871475

**Bylaw Number 2006-02
Office Consolidation to March 2008**

Table of Contents

1.0 INTRODUCTION.....	1.1
1.1 PURPOSE.....	1.1
1.2 DEFINITION OF PLAN AREA.....	1.2
1.3 BACKGROUND.....	1.2
2.0 SITE CONTEXT & DEVELOPMENT CONSIDERATIONS.....	2.1
2.1 TOPOGRAPHY, SOILS & VEGETATION	2.1
2.2 HISTORICAL RESOURCES.....	2.1
2.3 EXISTING FEATURES.....	2.1
2.4 EXISTING LAND USE.....	2.1
2.5 SURROUNDING DEVELOPMENT.....	2.1
3.0 DEVELOPMENT OBJECTIVES & PRINCIPLES.....	3.1
3.1 DEVELOPMENT OBJECTIVES	3.1
3.1.1 Residential	3.1
3.1.2 Municipal Reserves and Educational / Community Facilities.....	3.2
3.1.3 Transportation	3.2
3.1.4 Ecological Stewardship.....	3.2
4.0 DEVELOPMENT CONCEPT	4.1
4.1 NEIGHBOURHOOD UNIT.....	4.1
4.2 RESIDENTIAL	4.1
4.2.1 Low Density Residential	4.1
4.2.2 Medium Density Residential (R2 / R3)	4.1
4.2.3 Commercial.....	4.2
4.3 PARKS AND OPEN SPACES.....	4.3
4.3.1 School Central Park Site	4.3
4.3.2 Linear Park Sites	4.4
4.3.3 Walkways and Multi-Use Trail.....	4.4
4.3.4 Utility Corridors and Stormwater Management Facilities.....	4.4
4.4 TRANSPORTATION.....	4.4
4.4.1 Collector Roads.....	4.4
4.4.2 Local Roads.....	4.5
4.4.3 Laneways.....	4.5
5.0 CONCEPTUAL SERVICING	5.1
5.1 STORMWATER DRAINAGE	5.1
5.2 SANITARY SERVICING.....	5.1
5.3 WATER DISTRIBUTION.....	5.2
5.4 SHALLOW UTILITIES.....	5.2

Stantec
THE VISTAS
AREA STRUCTURE PLAN REPORT
Consolidated March, 2008

6.0 IMPLEMENTATION.....	6.1
6.1 DEVELOPMENT STAGING	6.1
6.2 RE-DISTRICTING & SUBDIVISION	6.1

1.0 Introduction

1.1 PURPOSE

The purpose of The Vistas Area Structure Plan Report (The Vistas ASP) is to describe the land use framework and development objectives for the quarter section of land at the northwest end of Olds located north of Imperial Estates and west of 57 Avenue. The Vistas property (NE ¼ of Section 6-33-1-W5) includes an area of approximately 64.3 hectares (158.8 acres) and identified by the Town as future residential development in the Municipal Development Plan.

Stantec Consulting Ltd. on behalf of Manor Investments Ltd has prepared The Vistas ASP.

Manor Investment's commitment through the area structure plan is to develop a balanced community of residential and recreational opportunities with complimentary land uses. In order to achieve this, Manor Investments intend to integrate the area with interconnected parks and open space linkages. Together, these aspects will provide the Town of Olds with a unique area for community development.

Approval of the area structure plan will provide the basis for proceeding with Manor Investments' and the Town of Olds' vision for this area. The plan provides the opportunity to develop components of the overall vision in the initial phases of development through a variety of housing forms and lifestyles, and by beginning the interconnected multi-use trail system incorporated as an integral part of the overall development concept.

The purpose of this document is to describe the land use pattern and development objectives for The Vistas ASP. The Vistas ASP will implement the land use framework and development objectives by identifying the following:

- the size and location of various land uses;
- the alignment of roadways, multi-use trail system 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 (redistrictings and plans of subdivision) will refine the concept presented by the Area Structure Plan for The Vistas development.

1.2 DEFINITION OF PLAN AREA

The Vistas ASP consists of land located within the NE ¼ Section 6-33-1-W5 and includes an area of approximately 64.3 hectares. As shown on Figure 1.0 – Location Context, The Vistas ASP is defined by the following boundaries, within the Town of Olds.

- **North Boundary** – Mountain View County Town of Olds Boundary;
- **West Boundary** – NW ¼ Section 6-33-1-W5M;
- **East Boundary** – 57 Avenue;
- **South Boundary** – Existing Country Residential – Imperial Estates.

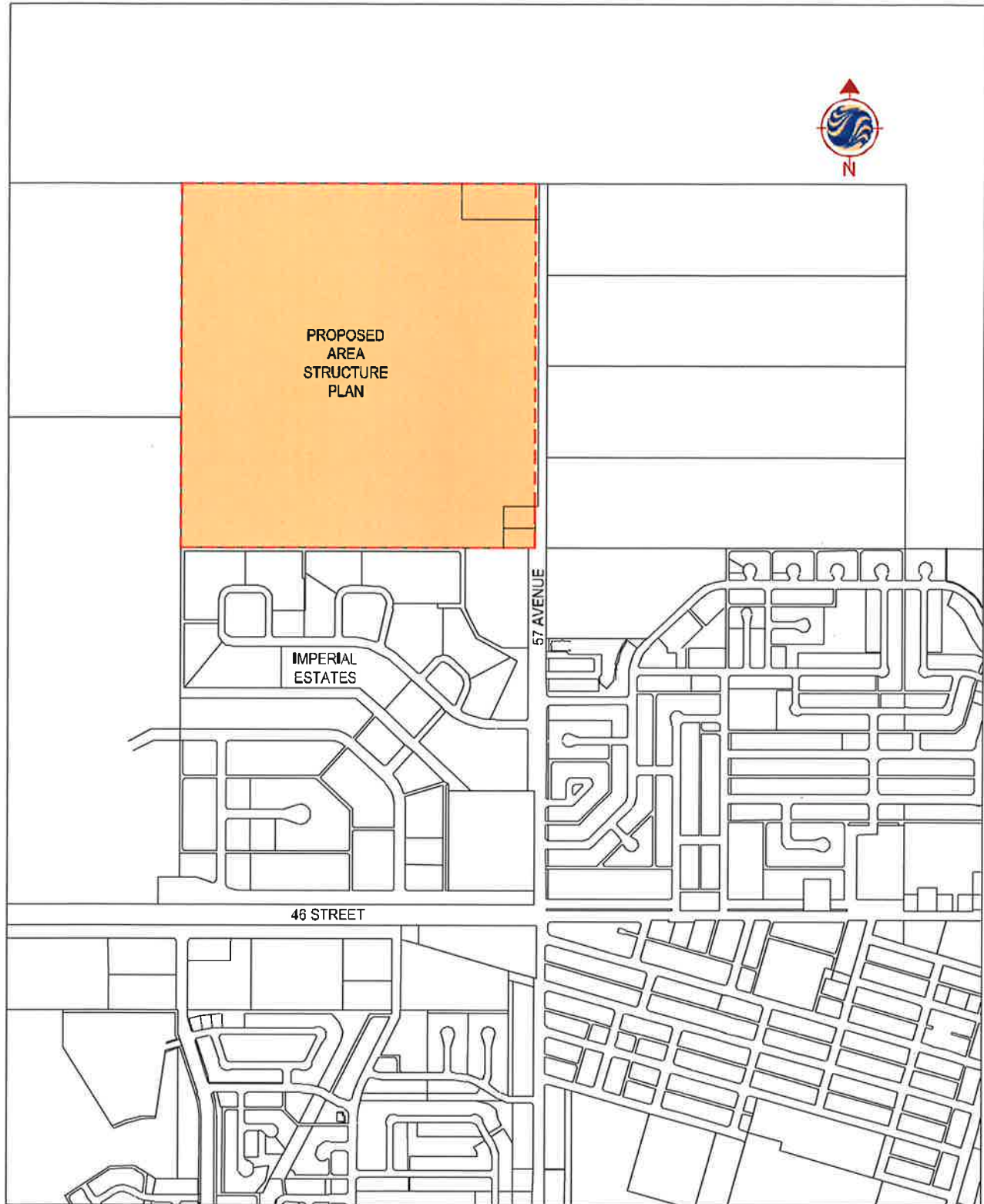
The Vistas ASP constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations and is located entirely within the Town of Olds town limits.

1.3 BACKGROUND

Relevant Planning Documents:

The following relevant documents have been reviewed and referenced in preparation of this Area Structure Plan:

- The Town of Olds – Servicing Record Drawings; and
- Town of Olds Municipal Development Plan (MDP).
- Northwest Area Structure Plan.



W:_ltd\112871475-Becker Developments(Olds)\dwg\outline_plan.dwg
2005-12-09 03:58PM By: jbesick

NOVEMBER, 2005
112871475

ORIGINAL SHEET - ANSI A



Stantec

Stantec Consulting Ltd.
600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5
Tel. 403.341.3320
Fax. 403.342.0969
www.stantec.com

Client/Project

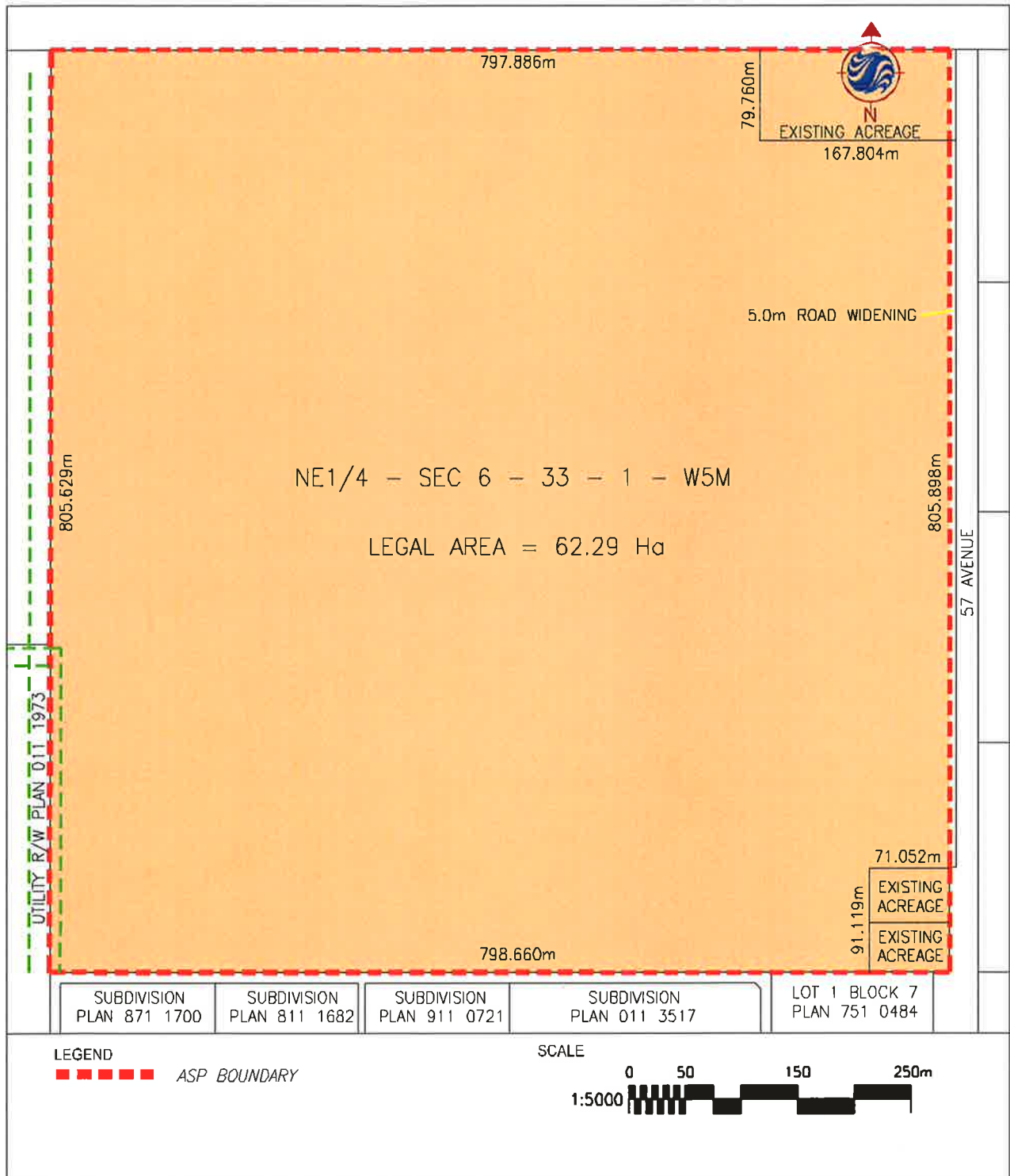
MANOR INVESTMENTS LTD.
THE VISTAS
OLDS, AB

Figure No.

1.0

Title

LOCATION PLAN



W:_ltd\112871475-Becker Developments(Olds)\dwg\outline_plan.dwg
2005-12-09 03:08PM By: jbeisick

NOVEMBER, 2005
112871475

ORIGINAL SHEET - ANSI A



Stantec

Stantec Consulting Ltd.
600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5
Tel. 403.341.3320
Fax. 403.342.0969
www.stantec.com

Client/Project
MANOR INVESTMENTS LTD.
THE VISTAS
OLDS, AB

Figure No.
2.0

Title
LEGAL BOUNDARY

2.0 Site Context & Development Considerations

2.1 TOPOGRAPHY, SOILS & VEGETATION

As shown on Figure 3.0 – Existing Conditions, the topography of The Vistas lands slopes gently from the highest area in the north east of the plan down to the southwest and lowest area in the Plan. The high to low elevations have a total difference of approximately 4.5 m.

Soils in the area are underlain by silt or clay, underlain by shallow bedrock. The soil conditions do not present any impediment to urban development. This quarter section has remained as vacant agricultural land for a considerable length of time. There is limited vegetation existing on the site aside from an existing stand of trees located along the north boundary of the plan area.

2.2 HISTORICAL RESOURCES

There are no historical resources for this land identified in the current January 2001 publication (2nd Edition) of "A Listing of Significant Historical Sites and Areas" from the Alberta Historical Resources Foundation.

2.3 EXISTING FEATURES

There are three existing acreages located in this quarter section. Two are located in the southeast corner and the third in the northeast corner of the plan.

2.4 EXISTING LAND USE

The subject area has been vacant agricultural land since the early 1900's. Utility right-of-ways are registered on the land for the Town of Olds sanitary sewer trunk, which parallels the west boundary in the southwest corner of the plan. This property is currently zoned as urban reserve with the exception of two acreages in the southeast corner, which are zoned R1.

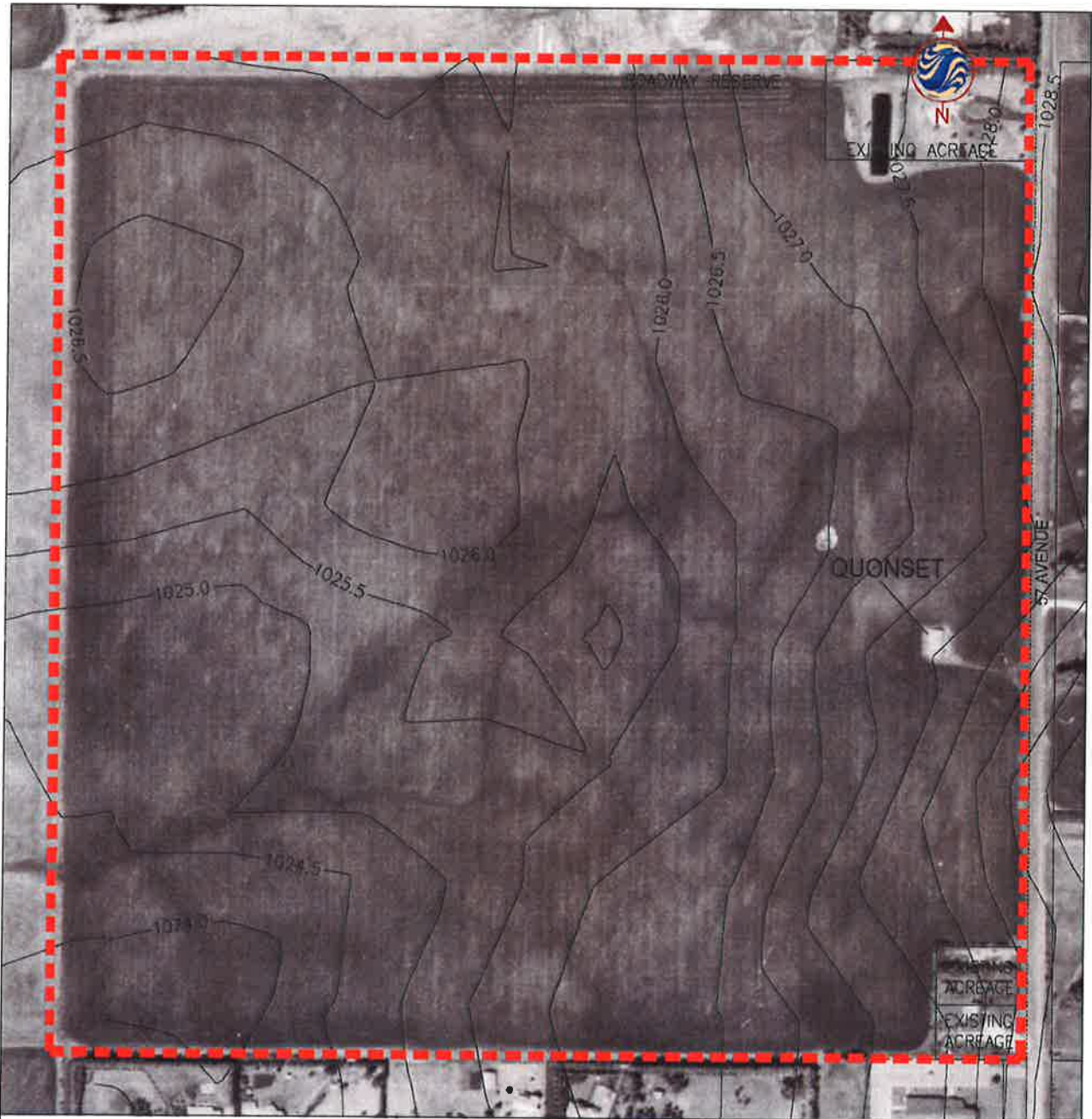
2.5 SURROUNDING DEVELOPMENT



The existing Imperial Estates neighbourhood is located directly south of the proposed The Vistas Development. The adjacent lots are one acre in size and larger and are zoned R5A. There is also an existing church located directly to the southeast, which bounds the proposed development.

The Town of Olds Wastewater Treatment Facility is located in the southwest corner of the quarter section to the west. The remainder of this quarter section is vacant agricultural land.

The lands to the east are also currently used for agricultural purposes with the exception of the two existing acreages, which bound 57 Avenue in the southwest corner.

There is an existing intensive livestock operation located in the quarter section to the north.



LEGEND
 *ASP BOUNDARY*
 *EXISTING GROUND CONTOURS*

SCALE
 0 50 150 250m
 1:5000

W:_ltd\112871475-Becker Developments(Olds)\dwg\outline_plan.dwg
 2005-12-09 03:40PM By: jbeisick

NOVEMBER, 2005
 112871475

ORIGINAL SHEET - ANSI A



Stantec

Stantec Consulting Ltd.
 600, 4808 Ross Street
 Red Deer AB Canada
 T4N 1X5
 Tel. 403.341.3320
 Fax. 403.342.0969
 www.stantec.com

Client/Project
 MANOR INVESTMENTS LTD.
 THE VISTAS
 OLDS, AB
 Figure No.
 3.0
 Title
 EXISTING
 CONDITIONS PLAN

3.0 Development Objectives & Principles

3.1 DEVELOPMENT OBJECTIVES

The Vistas Area Structure Plan has been prepared as a comprehensively planned residential neighbourhood taking advantage of both the natural topography, and local area attributes. The main objectives of The Vistas ASP are:

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

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

3.1.1 Residential

- Encourage a variety of housing types; including single detached housing, duplexes, row housing and possibly multi-story apartment buildings. All housing forms and options will recognize consumer preferences and be in conformance with municipal standards and policies set forth by the Town of Olds. It is expected that a large percentage of the homes in this development will be mid size and larger. [2008-06]
- Orient residential lots to take advantage of potential mountain views to the west.
- Encourage pedestrian friendly streetscapes and building siting.
- Provide direct and safe pedestrian linkages to the community nodes such as the open space areas, and the school site.
- Locate residential development to take advantage of features such as stormwater management facilities, parks / open spaces and a school site.
- Orient larger parcels of medium density residential development adjacent to the collector and / or major collector road system to provide easy access and, where appropriate, to provide a transitional land use between adjacent single family development and major roads.

3.1.2 Municipal Reserves and Educational / Community Facilities

- Provide a school and park site for educational and community association facilities within the neighbourhood and surrounding communities through the dedication of municipal reserves.
- Locate and size these sites to address the student and overall populations generated within designated catchment areas.
- 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.

3.1.3 Transportation

- Provide a logical, safe and efficient transportation system within the plan area to address pedestrian, bicycle and other multi-use modes, and the transit / vehicular transportation needs of residents moving to, from and within The Vistas ASP as well as the adjacent areas.
- Provide access to 57 Avenue via two collector roadway connections.
- Provide non-vehicular circulation options throughout The Vistas area with special attention to linkages to the school / park site.
- Minimize walking distances by creating an interconnected street network and providing walkways where roadway connections are not feasible.

3.1.4 Ecological Stewardship

- Develop land in an efficient manner and encourage intensive urban development.
- Employ parallel land uses where possible by incorporating open spaces with the stormwater management facilities and the utility corridors to optimize the use of these areas.
- Encourage naturalized landscaping on public and private lands to the extent acceptable to the Town of Olds 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.
- Support the Town of Olds directive to mandate energy efficient construction and other innovative building and infrastructure techniques.

4.0 Development Concept

4.1 NEIGHBOURHOOD UNIT

The development concept for The Vistas ASP has been prepared in response to current and anticipated residential market trends within the Town of Olds 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 Vistas ASP is comprised of 64.3 hectares of land and is bounded on the north by the Mountain View County boundary, to the east by 57 Avenue and future residential development, to the west by future development, and by existing residential development to the south. These boundary conditions create a logical planning unit and the basis for the design as shown on Figure 4.0 – Development Concept. The land use statistics and densities are represented in Table 1 and Table 2 following the Development Concept.

4.2 RESIDENTIAL

The majority of land within The Vistas 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

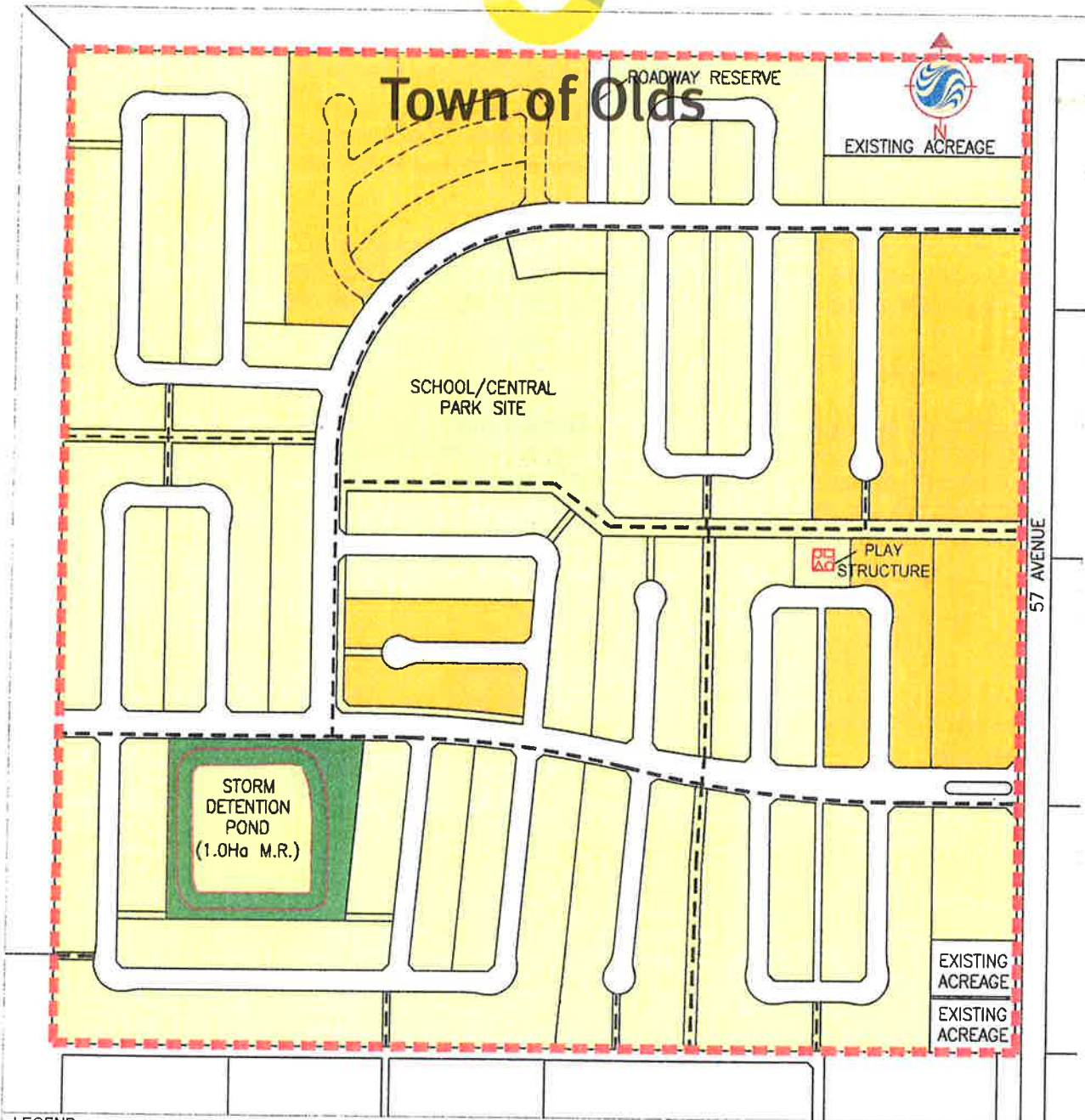
As shown on Figure 4.0, consideration has been given to the location of low density residential in proximity to the amenities offered by the stormwater management facilities, school / park sites and utility corridors. Within the low density residential areas identified in the plan, housing forms will consist of single detached housing catering to a variety of lot and home sizes. These lots will typically have an average lot depth of 36 meters. The lots contemplated along the southern boundary will be larger to provide a transition between the existing acreages to the south.

Large acreage style lots are proposed directly north of the two existing acreages, located on 57 Avenue at the southeast corner of the plan.

Where it can be accommodated by the grade of the land, lots will be designed for walkout basements.

4.2.2 Medium Density Residential (R2 / R3)

Three pockets of multi family areas are identified in The Vistas ASP. The first is situated along the east boundary of the Plan. A second potential site for multi-family is identified in the northwest corner of the Plan if market conditions dictate a need when this area develops. The third site is situated in the centre of the development, south of the proposed school site and northeast of the storm water pond. These sites are primarily intended for duplex, row houses, townhouses, or multi-story buildings. It is anticipated that the east cell of multi family will have



LEGEND

- Single Family
- R2/R3 Multi Family
- Open Space (M.R.) 7.55 Ha
- Open Space (P.U.L.) 1.31Ha

- ASP Boundary
- Trail System

SCALE



W:\active\112871475-Becker development\05a-Drawings_Prelim_Design\112871475-LDD\dwg\outline_plan.dwg
 2007-02-07 11:45AM By: jbeisick

OFFICE CONSOLIDATION
 MARCH, 2008
 112871475

ORIGINAL SHEET - ANSI A



Stantec

Stantec Consulting Ltd.
 600, 4808 Ross Street
 Red Deer AB Canada
 T4N 1X5
 Tel. 403.341.3320
 Fax. 403.342.0969
 www.stantec.com

Client/Project
MANOR INVESTMENTS LTD.
THE VISTAS
OLDS, AB

Figure No.
 4.0

Title
DEVELOPMENT
CONCEPT

apartment style development directly adjacent to 57 Avenue and transition to duplex or row housing style development in the interior of the subdivision. The centre cell is intended to primarily accommodate duplex or other development contemplated in the General Residential District (R2) in the Land Use Bylaw. [2008-06]

The multi family sites are ideally situated to provide efficient pedestrian access and vehicle access throughout the development and to the rest of the Town. This is accommodated by direct access to collector roadways and the close proximity of the linear park system.

4.2.3 Commercial

Although there is no commercial specifically identified on the Plan Concept, as allowed within the Town's R2 / R3 zoning as a discretionary use, there may be consideration for a small neighborhood commercial site within the R2 / R3 areas adjacent to 57 Avenue. This would be driven by market conditions at the time of developing these areas.

Table 1

**Area Structure Plan
 Land Use Statistics**

Land Uses	Area (ha)	% of GDA
Gross Area	64.3	100
3 existing acreages	1.99	
Net Developable Area	62.31	100
Low Density Residential – single family detached	32.42	52.0
Medium Density Residential (R2)	8.28	13.3
Medium Density Residential (R3)	3.37	5.4
Open Space – Municipal Reserve	6.23	10.0
Parks and Open Space (M.R. and P.U.L.)	1.31	2.1
Roads and Lanes	10.70	17.2

[2008-06]

Table 2

Residential Units and Population

Land Use	Area (ha)	Density units/ha	Density persons/unit	Population
R1 – single family detached	32.42	18	2.5	1459
R2 – medium density	8.28	40	2.5	828
R3 – medium density	3.37	65	2.5	547
Total				2834
Average Population				44.3 per ha
				[2008-06]

4.3 PARKS AND OPEN SPACES

4.3.1 School Central Park Site

Both the Red Deer Catholic School Board and Chinook's Edge School Division have indicated a need for new school sites in the Town of Olds within five to fifteen years. In order to facilitate this future need, one school site has been identified in The Vistas ASP. This site is approximately ten acres in size and will provide four acres for the building site plus an additional six acres to meet the recreational needs of the school and the entire community.

The school site / central park is adjacent to the main collector roadway. Therefore, efficient transportation linkage is provided for the many students that may be bused or dropped off at this school site.

This site is large enough to accommodate the school site plus at least one soccer field or ball diamond plus other recreational uses such as playgrounds, hockey rinks, or multi-use pads. The ultimate recreational uses and configurations will be determined, in the future, when this site develops.

There is a small parcel of residential identified at the north east corner of the school/park site. During negotiation of the Development Agreement, it will be determined if this parcel should remain as residential or be converted to park space.

4.3.2 Linear Park Sites

There are two linear parks planned for this neighbourhood. The first is an east/west connection between 57 Avenue and the school site. The second is a north / south park that links the existing development to the south to the school site.

In order to provide a recreational amenity early in the development, a small parkette has been included at the north end of phase one. This park will be developed with a play structure to service phase one as well as future phases.

4.3.3 Walkways and Multi-Use Trail

The Vistas ASP is designed with an extensive neighbourhood pathway system to convey pedestrian and bike traffic throughout the neighbourhood and linking to adjacent major collectors roadways, adjacent developments, and the school / park site.

As shown on Figure 4.0, the proposed lineal park will be utilized for a multi-purpose path, which will typically be 2.50 m wide and paved with asphalt. This path will link with the existing neighborhood and pathway to the south as well as the school site, 57 Avenue, and the future development, to the west and east.

4.3.4 Utility Corridors and Stormwater Management Facilities

The stormwater management facility proposed in the southwest corner of the plan could be utilized for recreational activities. This facility will be designed to ensure a safe environment for all users while maintaining the integrity of the stormwater control function for which it is designed. It is anticipated that this facility will be a dry landscaped area and would only contain water during extreme rainfall events. The remainder of the time this facility will function as any other landscaped park.

4.4 TRANSPORTATION

The system of roads proposed for The Vistas neighbourhood provides its residents and the surrounding, traveling public with safe and efficient access from this area.

4.4.1 Collector Roads

Access to this development is provided via 57 Avenue, which is an existing major collector roadway that links this proposed development to Highway 27 (46 Street) and the rest of the Town. Until development proceeds to the west, this is the only access to and from the Vistas Lands. A 5.0 meter road widening has already been provided along the boundary of this development to facilitate future improvements to this roadway.

Two collector roadways are proposed for this development. The first will connect to 57 Avenue at the south end of the Plan and will then extend westerly to connect to future development to the west.

A second collector connection to 57 Avenue will be provided at the north end of the Plan. This collector road will swing southerly and connect to the south collector road at the southwest corner of the Plan.

The proposed collector roads will have a carriage width of 11.0 meters and a right-of-way width of 20.0 meters, and all collector roads will be designed as per Town of Olds design standards.

4.4.2 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 will have a 9.5 meter wide carriage way and a 15.0 meter wide right-of-way for any lots that have rear lanes. For lots that do not have rear lanes the local roads will be 10.5 meters wide complete with a 17.0 meter wide right-of-way. All local roads proposed will have monolithic curb and gutter sidewalks on one side of the roadway.

At the north end of the plan a roadway reserve has been identified as a potential connection to the land, to the north. Once development proceeds in this area, an assessment should be done to evaluate the likelihood of the lands to the north ever developing. If not, then consideration should be given to modifying the plan and changing this parcel to residential. If required in the future, this parcel should be landscaped until needed.

4.4.3 Laneways

Only two lanes are currently identified in the plan, which are both located in the southeast corner of the neighbourhood. As per town guidelines this lane will be 6.0 meters wide, and this lane will be paved with asphalt.

Lanes will be maintained for a two year period by the Developer until Final Acceptance by the Town.

Lots that do not have rear lanes, when backing onto another lot, will be constructed with a concrete drainage swale to convey drainage between these lots. At the detailed design stage a detail for this swale will be developed in consultation with the Town. This detail will likely include an easement for maintenance access for the Town.

5.0 Conceptual Servicing

5.1 STORMWATER DRAINAGE

One large Stormwater Management Facility (SWMF) will be incorporated into the layout for The Vistas Plan to properly manage and control major storm events. This facility will be located in the southwest corner of the neighbourhood. This facility will be sized to accommodate stormwater detention for 1:100 year storm events, and will be a dry storm detention pond that could be utilized for recreational use. Once a detailed servicing study is completed for The Vistas, the stormwater management requirements will be confirmed and if necessary this detention pond increased or reduced in size, or possibly a second small detention pond incorporated into the school site.

All storm sewers within the development will be sized to accommodate a 1 in 5 year stormwater event with the stormwater being conveyed on the streets to the stormwater detention facility during extreme stormwater events. An existing ditch located in the adjacent quarter section will be extended to the southwest corner of this development to convey stormwater from the storm detention pond. This stormwater will discharge into this ditch at pre-development runoff rates.

All stormwater facilities and storm sewers will be designed in accordance with the Town of Olds Design Guidelines and will be turned over to the Town of Olds after a two-year maintenance period. The storm system will also be designed to accommodate weeping tile connections to the homes either via a shallow or deep storm connection.

As discussed with the Town of Olds, 1.0 hectare of municipal reserve credit will be granted for the storm detention facility. The remainder of this facility will be zoned as a public utility lot.

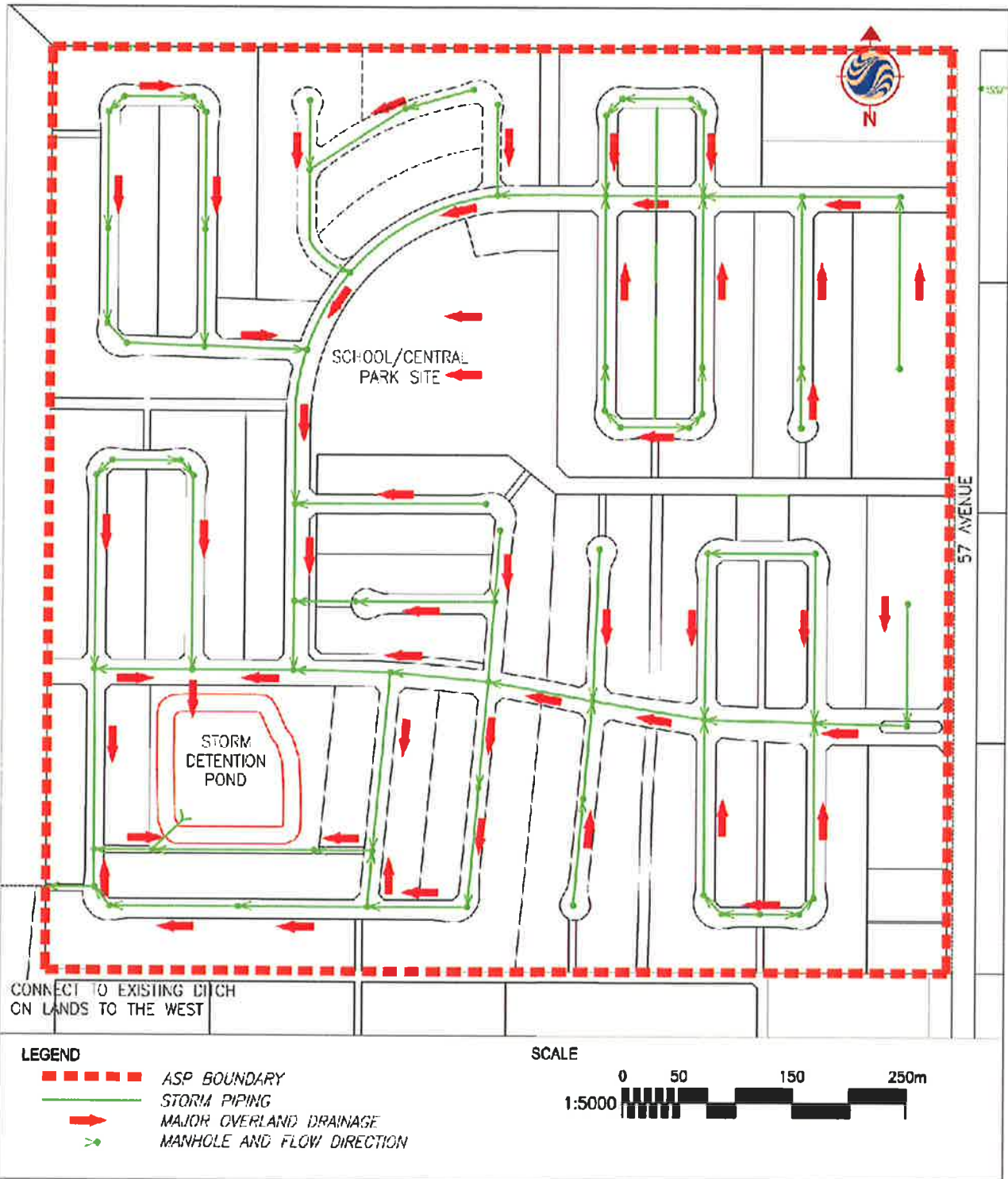
The major drainage and the overall storm system are shown in Figure 5.0.

5.2 SANITARY SERVICING

There is an existing 375 mm sanitary trunk that parallels the south boundary of the proposed development. There is also an existing 600 mm sanitary trunk that parallels the west boundary at the southwest corner of the Plan. Both of these gravity lines have excess capacity and a connection is contemplated to both of these trunks.

In order to service this development as well as future development to the east a 450 mm sanitary trunk will be extended from the existing 600 mm trunk in the southwest corner of the Plan, along the collector road alignment, to the northeast corner of the development. This trunk will eventually be pushed across 57 Avenue.

In order to service the first phase of development a connection will be made to the existing 375 mm trunk just west of the church. The remainder of the development will be serviced off of the sanitary trunks located in the collector roads.



W:_ltd\112871475-Becker Developments(Olds)\dwg\outline_plan.dwg
 2005-12-09 03:59PM By: lbeisick

NOVEMBER, 2005
 112871475

ORIGINAL SHEET - ANSI A

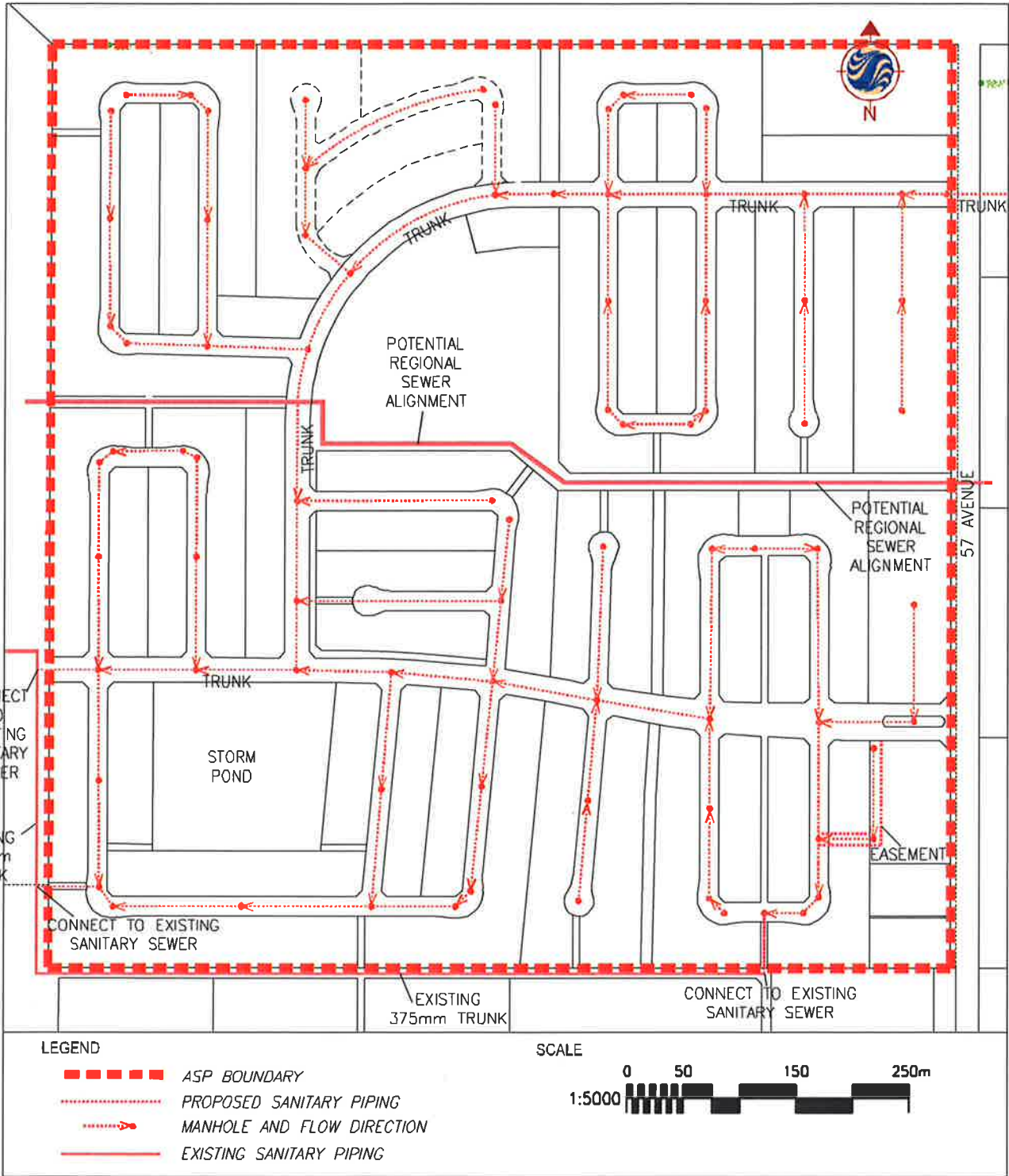


Stantec Consulting Ltd.
 600, 4808 Ross Street
 Red Deer AB Canada
 T4N 1X5
 Tel. 403.341.3320
 Fax. 403.342.0969
 www.stantec.com

Client/Project
MANOR INVESTMENTS LTD.
THE VISTAS
OLDS, AB

Figure No.
5.0

Title
**PROPOSED STORM WATER
 MANAGEMENT PLAN**



W:_ltd\112871475-Becker Developments(Olds)\dwg\outline_plan.dwg
 2005-12-09 03:41PM By: jbeisick

NOVEMBER, 2005
 112871475

ORIGINAL SHEET - ANSI A



Stantec

Stantec Consulting Ltd.
 600, 4808 Ross Street
 Red Deer AB Canada
 T4N 1X5
 Tel. 403.341.3320
 Fax. 403.342.0969
 www.stantec.com

Client/Project

MANOR INVESTMENTS LTD.
 THE VISTAS
 OLDS, AB

Figure No.

6.0

Title

PROPOSED SANITARY
 SEWER PLAN

The majority of sanitary pipes in this development will be 200 mm diameter except for the sanitary trunks in the collector roadways. More detail on sanitary system will be provided when the detailed engineering stage is completed.

All sanitary sewer facilities will be designed in accordance with the Town of Olds Design Guidelines and will be turned over to the Town of Olds after the Developer has maintained them for two years. The overall sanitary sewer system is conceptual and is illustrated in Figure 6.0.

5.3 WATER DISTRIBUTION

There is an existing 250 mm watermain located in 57 Avenue, which will be utilized as the main water feed for the proposed development. This connection will be adjacent to the church and extended north up 57 Avenue to service The Vistas. This 250 mm main will then be extended west along the south collector road and then northeast up the other collector roadway.

Eventually a second feed will be provided to the Town of Olds with the extension of a new water trunk, which will be extended from the east side of town. This trunk will connect into the development at the northeast corner of the plan where the collector road connects to 57 Avenue. Similarly another loop connection to their development is contemplated in the southwest corner of the development.

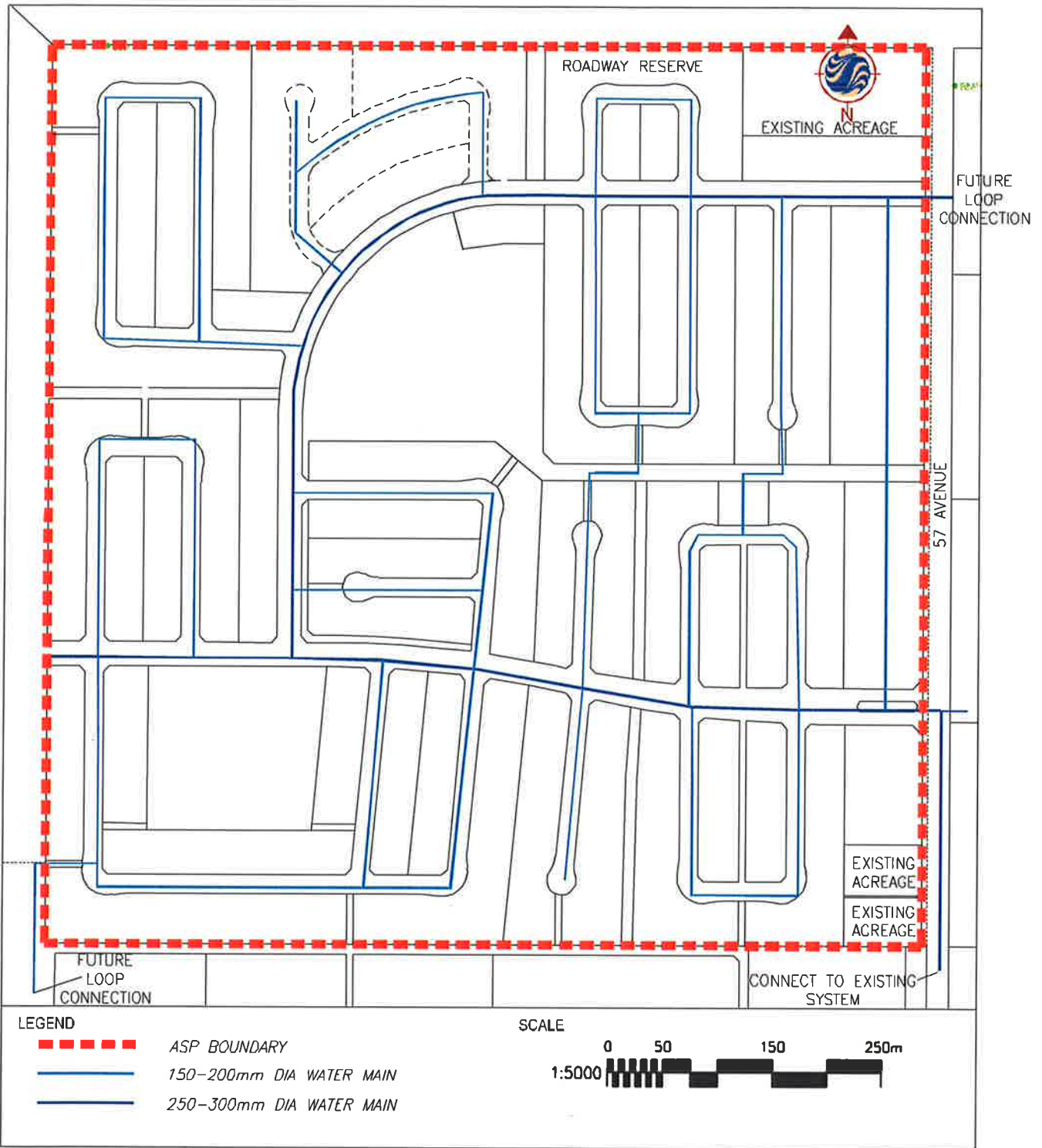
The overall water distribution system needed to service the plan area is shown conceptually on Figure 7.0.

All watermains will be designed in accordance with the Town of Olds Design Guidelines and will be turned over to the Town of Olds after a two-year maintenance period.




5.4 SHALLOW UTILITIES

There are no major servicing concerns regarding shallow utilities (gas, power, telephone super-net and cable). All shallow utilities will be extensions of those already in place in adjacent developments to the south.

Shallow utility servicing in the form of electricity, gas, cable, conduit for super-net and telephone will follow typical Town of Olds standards including shallow bury within easements paralleling the road rights-of-way.



LEGEND

-  ASP BOUNDARY
-  150-200mm DIA WATER MAIN
-  250-300mm DIA WATER MAIN

SCALE



W:_ltd\112871475-Becker Developments(Olds)\dwg\outline_plan.dwg
2005-12-09 03:41PM By: jbeisick

NOVEMBER, 2005
112871475

ORIGINAL SHEET - ANSI A



Stantec

Stantec Consulting Ltd.
600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5
Tel. 403.341.3320
Fax. 403.342.0969
www.stantec.com

Client/Project

MANOR INVESTMENTS LTD.
THE VISTAS
OLDS, AB

Figure No.

7.0

Title

PROPOSED WATER
DISTRIBUTION PLAN

6.0 Implementation

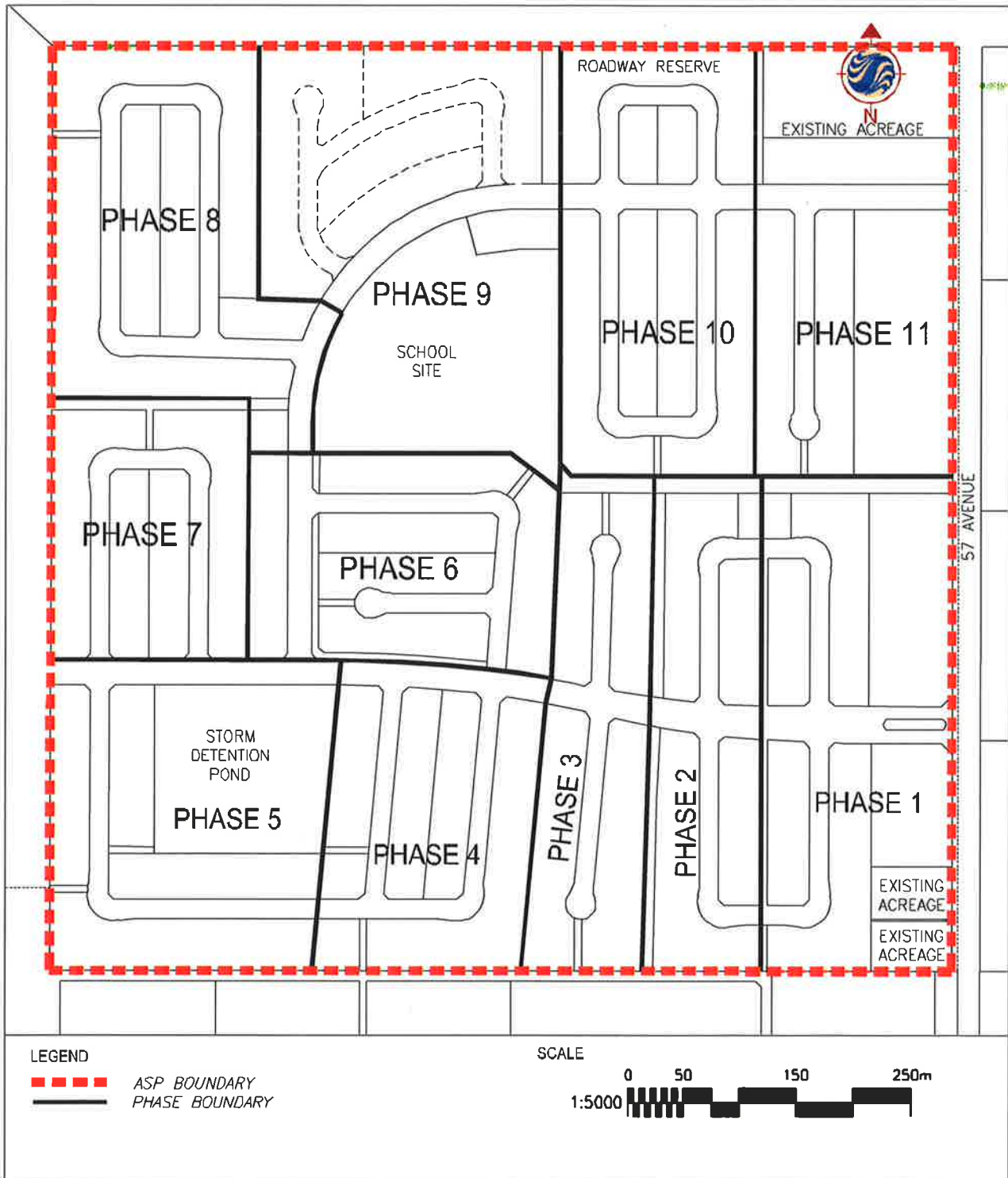
6.1 DEVELOPMENT STAGING

Infrastructure to service The Vistas development will be extended from the south and west into this development. Each successive stage will be developed with the logical economical extension of these municipal services with the intent of meeting the needs of the regional and local housing market.

Development phasing will proceed from the southeast corner of the plan and extend west until the southern half of the quarter section is developed. Then development will begin in the north half of the development starting on the west side. The phasing boundaries, as shown on Figure 8.0, are conceptual, and may vary when the actual re-districting and subdivision applications are made.

6.2 RE-DISTRICTING & SUBDIVISION

Re-districting and subdivision applications to conform to the land use designations described in The Vistas ASP will be undertaken as necessary. Guided by the Town of Olds MDP and The Vistas ASP, re-districting's and subdivisions will be required to adhere to the Town of Olds Land Use Bylaw and the informational requirements necessary for each application.



LEGEND

- ASP BOUNDARY
- PHASE BOUNDARY

SCALE



W:_ltd\112871475-Becker Developments(Olds)\dwg\outline_plan.dwg
 2005-12-09 03:42PM By: jbeisick

NOVEMBER, 2005
 112871475

ORIGINAL SHEET - ANSI A



Stantec

Stantec Consulting Ltd.
 600, 4808 Ross Street
 Red Deer AB Canada
 T4N 1X5
 Tel. 403.341.3320
 Fax. 403.342.0969
 www.stantec.com

Client/Project

MANOR INVESTMENTS LTD.
 THE VISTAS
 OLDS, AB

Figure No.

8.0

Title

PROPOSED
 PHASING