



ROCKY VIEW COUNTY
Cultivating Communities

DALROY COMMUNITY AREA STRUCTURE PLAN



Bylaw C-6240-2006, Adopted May 09, 2006

ROCKY VIEW COUNTY
Development Services

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-6240-2006

A Bylaw of the Municipal District of Rocky View No. 44 to adopt an Area Structure Plan pursuant to Section 633 of the Municipal Government Act.

WHEREAS the Council of the Municipal District of Rocky View No. 44 wishes to adopt the Area Structure Plan affecting the lands as shown on Schedule "A", known also as the Dalroy Community Area Structure Plan, attached hereto and forming part of this bylaw; and

WHEREAS a notice was published on Tuesday, April 11, 2006 and Tuesday, April 18, 2006 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, May 9, 2006; and

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That the Area Structure Plan be adopted to provide a framework for subsequent land use changes, subdivision and development for the lands as shown on Schedule "A", known also as the Dalroy Community Area Structure Plan, attached to and forming part of this bylaw.
2. That this Bylaw shall come into effect upon the date of third and final reading.

DIVISION 5

File: 616-22 -- 2005-RV-009

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, April 4, 2006, on a motion by Councillor Habberfield.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, May 9, 2006 on a motion by Councillor Solberg.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, May 9, 2006 on a motion by Councillor Neustaedter.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

SCHEDULE 'A'

FORMING PART OF BYLAW C-6240-2006

An Area Structure Plan known also as the Dalroy Community Area Structure Plan, attached to and forming part of this bylaw.

**DALROY COMMUNITY
AREA STRUCTURE PLAN
OFFICE CONSOLIDATION
October 2014**

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises of the following Bylaw's.

Bylaw	Amendment Type	Date of Approval
C-6240-2006	Original Bylaw	May 09, 2006
C-7400-2014	Amendment #1 to the Dalroy Community Area Structure Plan for the purpose of allowing highway commercial land uses <ul style="list-style-type: none">a. Sections 4.2, 4.3.7, 5.3 and 5.3j)b. Figure 3	October 14, 2014



ACKNOWLEDGEMENTS

This document has been prepared with the participation and assistance from the following:

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All Community Members who attended the Open House Consultation Meetings.

1.0 INTRODUCTION	1
2.0 AREA STRUCTURE PLAN PROCESS	3
2.1 Provincial Legislation	3
2.2 Municipal Land Use Policies	4
2.3 Study Objectives	4
2.4 Community Consultation	4
3.0 PLANNING VALUES	6
3.1 Guiding Principles	6
3.2 Plan Area Vision.....	6
3.3 Principles of Development	7
3.4 Planning Horizon.....	7
4.0 THE LAND USE CONCEPT.....	8
4.1 The Plan Area	8
4.2 Future Land Use Scenario	8
4.3 Plan Area Opportunities and Constraints	11
4.3.1 Highway 9.....	11
4.3.2 Servicing.....	11
4.3.3 Natural Areas	11
4.3.4 Solid Waste Management	11
4.3.5 Commercial Uses	13
4.3.6 Recreational Uses	13
5.0 PLAN POLICIES	14
5.1 General Policies	14
5.2 Existing Hamlet and Hamlet Expansion Areas	15
5.2.1 Hamlet Residential	16
5.2.2 Hamlet Commercial	17
5.3 Balance Lands	18
5.4 Recreation/Open Space.....	19
5.5 Institutional	20
5.6 Community Services	22
5.7 Servicing	22

5.8	Stormwater Management.....	23
5.9	Transportation And Access	24
6.0	DEVELOPMENT PHASING	27
6.1	Phasing Strategy	27
7.0	PLAN IMPLEMENTATION.....	29
7.1	Monitoring.....	29

FIGURES

Figure 1 – Location Plan	2
Figure 2 – Site Plan	10
Figure 3 – Future Land Use Scenario	12
Figure 4 – Recreation and Open Space	21
Figure 5 – Transportation Access Network	26
Figure 6 – Development Phasing	28

1.0 INTRODUCTION

The Hamlet of Dalroy is a small community situated one mile south of Highway 564 and approximately one half mile east of Highway 9 (Figure 1). The Hamlet of Dalroy contains a community hall, an equestrian park, and a small commercial operation. There are 18 residences within the current hamlet boundary, while the surrounding community contains both agricultural and country residential parcels of varying size.

The Hamlet of Dalroy is a historical hamlet within the Municipal District of Rocky View (MD). An original railway settlement, its origins date back to 1910. In recent history, the CP Rail Line has been abandoned and the Hamlet's former station grounds have been converted to residential land uses. Despite this recent development activity, the growth of the Hamlet has been minimal.

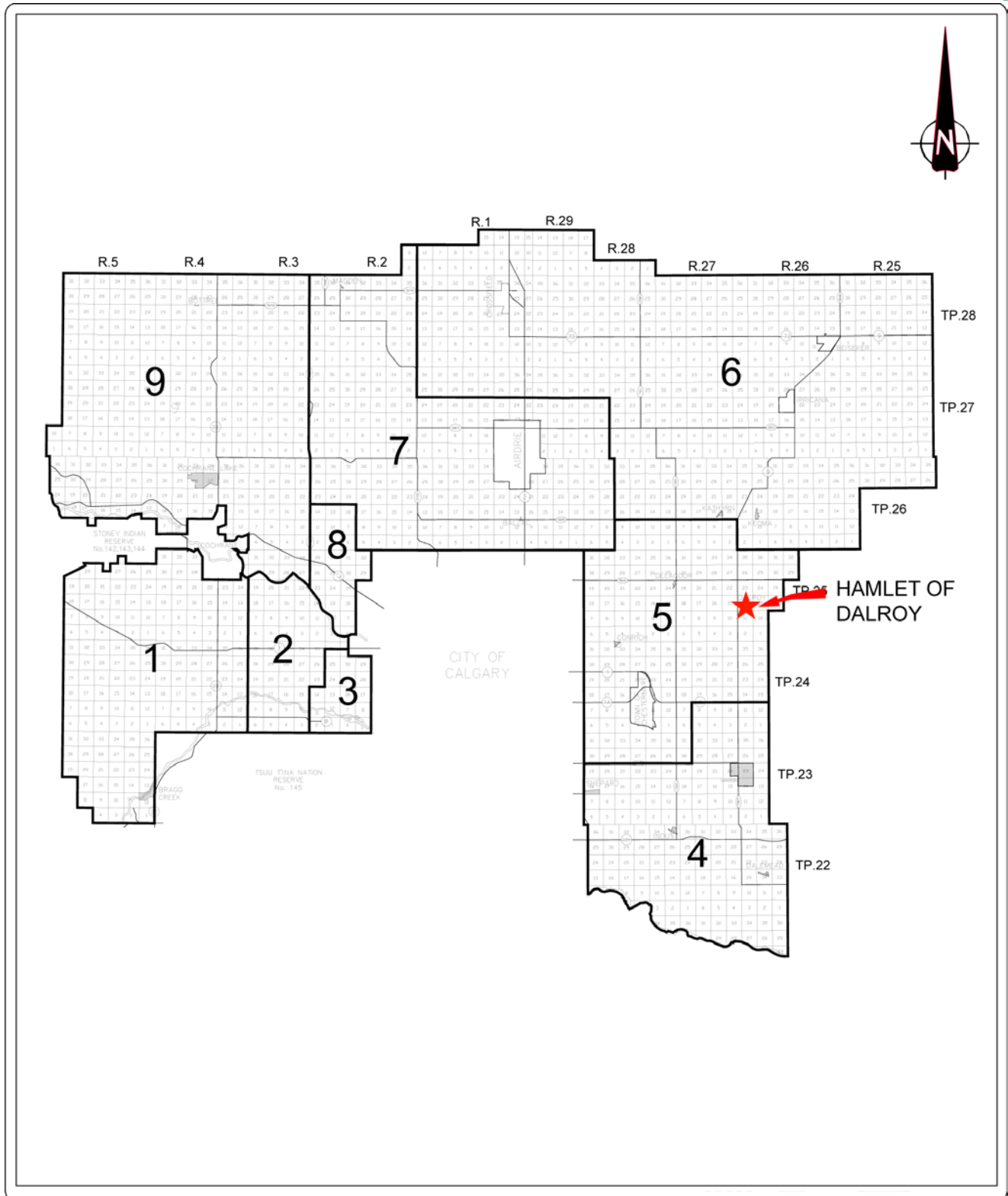
The last Municipal Census, conducted in the year 2000, recorded 42 people living in 13 single-family dwellings. However, since 2000, five more single-family dwellings have been constructed. Recently, interest has been expressed within the community to prepare a plan that will define possible expansion opportunities and the type of future development that is considered desirable within the existing hamlet and the surrounding community. In response, MD Council adopted a Terms of Reference for preparation of an Area Structure Plan to guide future redesignation, subdivision, and development applications.

The purpose of the Area Structure Plan (ASP) is to develop a long-range plan that reflects the community's aspirations, represents all landowners, and identifies the opportunities and constraints for future growth and development within the Plan Area.



Dalroy Hall

DALROY COMMUNITY AREA STRUCTURE PLAN



CLIENT/PROJECT DESCRIPTION

MD OF ROCKY VIEW
HAMLET OF DALROY ASP

SCALE

AS SHOWN

DATE

05/05/02

TITLE

SITE LOCATION PLAN
FIGURE 1

2.0 AREA STRUCTURE PLAN PROCESS

2.1 PROVINCIAL LEGISLATION

The Dalroy Community Area Structure Plan (ASP) has been prepared pursuant to Part 17 of the Municipal Government Act (MGA). Provincial requirements are outlined in s.633 (1) of the *Municipal Government Act (Revised Statutes of Alberta, 2000, Chapter M-26)*.

The Act states:

633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.

(2) An area structure plan

a. must describe

- i. the sequence of development proposed for the area,*
- ii. the land uses proposed for the area, either generally or with respect to specific parts of the area,*
- iii. the density of population proposed for the area either generally or with respect to specific parts of the area, and*
- iv. the general location of major transportation routes and public utilities,*

and

b. may contain any other matters the council considers necessary.

In addition, a Hamlet, in order to be provincially recognized, must meet the requirements of s. 59(2) of the MGA in the Province of Alberta.

59(2) An unincorporated community may be designated a hamlet if the community

- a. consists of 5 or more buildings used as dwellings, a majority of which are on parcels of land smaller than 1850 square metres,*
- b. has a generally accepted boundary and name, and*
- c. contains parcels of land that are used for non-residential purposes (commercial, recreational, public service, industrial)."*

The Hamlet of Dalroy is not a provincially recognized hamlet by virtue of the requirements as defined above. Should the Hamlet of Dalroy develop residential properties on lots less than 1,850 m², a formal process would be required for hamlet recognition at the municipal level.

2.2 MUNICIPAL LAND USE POLICIES

In addition to compliance with provincial legislation, an ASP must comply with the broader objectives of the MD's Municipal Development Plan (MDP) and Land Use Bylaw (LUB). An ASP is more detailed than an MDP and is intended to provide a framework for the community's future growth and development.

The Municipal Development Plan states that hamlets are:

“an integral part of the municipal settlement pattern, and serve as a community focus for the rural residents ...” and that they “... maintain their status as service centres with the potential to offer a wide range of community facilities for surrounding residents...”

2.3 STUDY OBJECTIVES

The following objectives were identified for the Dalroy Community Area Structure Plan¹:

- 1) To describe existing development and conduct a baseline assessment of the present development opportunities and constraints.
- 2) To establish a future land use scenario and development pattern within the existing Hamlet satisfying the Hamlet requirements as stipulated by the Province of Alberta and to identify future growth options outside the Hamlet, having regard for existing development opportunities and constraints and possible Hamlet expansion. Phasing of development and interface mitigation should be included.
- 3) To establish an access management plan, in concert with the existing transportation infrastructure network and policies, addressing short and long-term Municipal and Provincial transportation requirements within the Plan Area.
- 4) To establish land use policies that support future utility infrastructure needs within the Plan Area.
- 5) To meet with the intent of the Municipal Development Plan for hamlets within the Municipal District of Rocky View as it pertains to its status as a service centre with potential to offer a wide range of community facilities.

2.4 COMMUNITY CONSULTATION

An ASP can only be successful if it is truly reflective of the vision and values of the community. The MD Council appointed an Advisory Committee to provide direction throughout the preparation of the ASP. The Advisory Committee consisted of five Plan Area landowners (Public Members), one MD Councillor, and one staff member from the MD Long Range Planning Section. The Public Members were selected from volunteers who responded to an invitation to

¹ Dalroy Community Area Structure Plan Terms of Reference. Adopted by Council Feb. 1, 2005

participate on the Advisory Committee. The committee's members represented the residential and agricultural components of the community.

The role of the Advisory Committee was to provide background and clarity on issues, act as a "community barometer" when discussing development options, and to gather information from community members.

On May 12, 2005, a Community Visioning Workshop was held at the Dalroy Community Hall. Consensus was reached on several issues regarding the future development of the Hamlet and surrounding area:

- 1) Importance of providing recreational opportunities.
- 2) Expansion of the Hamlet boundary.
- 3) Formal provincial recognition of Dalroy as a Hamlet is important.
- 4) The need for future upgrades of Highway 9 and Dalroy Road.
- 5) Concern regarding increased use of Highway 9 due to developments outside the MD, such as proposed development in the Hamlet of Lyalta in Wheatland County.
- 6) The Community supports light commercial and home-based businesses.
- 7) Green spaces and pathways are encouraged.
- 8) All residential development should be single detached dwellings.
- 9) Seniors housing development based on bungalow cottages is encouraged.
- 10) Heavy industry should be prohibited.

The draft Plan was presented to the Community at an Open House held on June 27, 2005, with opportunities for the Community to provide comments and feedback. A second Open House was held on January 31, 2006 to present the revised draft Plan and to obtain further feedback from the Community. Through consultation with the Community, after the adoption of the original Terms of Reference, additional lands were included in the Plan area.

A statutory public hearing was held on May 09, 2006, at which time the Dalroy Community Area Structure Plan was adopted by Bylaw No. 6240-2006.

3.0 PLANNING VALUES

In order to accomplish the proposed goals and objectives for the Dalroy Community Area Structure Plan, a conceptual approach was utilized that incorporated a number of guiding principles.

3.1 GUIDING PRINCIPLES

- Inclusivity – that all people have the right to information and the right to be involved in the discussion regarding their community. The ASP preparation process was structured to include landowners, other stakeholders and professionals to ensure all factors affecting the future planning and development of the Plan Area were considered.
- Ownership - an ASP is a statutory document, administered and implemented by the MD. However, for the ASP to be truly effective, residents and other stakeholders must accept "ownership" of the plan. For this to occur, all affected stakeholders were actively involved throughout the Plan preparation process.
- Consultation - the ASP will affect, and be of interest to, not only Dalroy Community landowners, but also surrounding landowners and others with a range of interests in the Plan Area. Consequently, the ASP preparation process provided a variety of opportunities for stakeholders to be involved and contribute to the final ASP.
- Vision - the ASP was prepared based on a "vision statement" that was developed and adopted by the Advisory Committee and further refined by the Community.

3.2 PLAN AREA VISION

After receiving input at the Community Visioning Workshop, the Advisory Committee developed a vision statement for the Plan Area. During the course of preparing the ASP, the vision was clarified with the community and was intended to provide direction to the development of policies within the Plan. It will also provide direction to the subsequent preparation of conceptual schemes, as required by this Plan. The vision statement for the Dalroy Community Area Structure Plan is:

The Dalroy Community Plan Area includes the Hamlet of Dalroy and the surrounding country residential and agricultural parcels (Balance Lands) that benefit from the services in the Hamlet. The Hamlet itself is small, is primarily residential, has Provincial Hamlet Status, and contains lots that are a minimum size of 1850 m².

The vision includes:

- expansion of the Hamlet of Dalroy;
- provincial recognition of the hamlet;
- a small but vital population;

- local business development to serve the needs of the surrounding community; and
- integration of opportunities to live, play and work.

3.3 PRINCIPLES OF DEVELOPMENT

The major objectives for future development within the Plan Area are as follows:

- 1) To ensure all development is in accordance with current statutory policy, as well as provincial and municipal standards.
- 2) To provide for future residential land use in a manner that is sensitive to the rural surroundings and the environment.
- 3) To provide high quality design and development for all components of the Plan Area including residential, recreational, commercial uses and methods of servicing.
- 4) To address standards of servicing that are environmentally sustainable in the long-term,
- 5) To provide appropriately situated recreational, residential, and commercial uses within the Plan Area.
- 6) To develop an efficient roadway system inside the Plan Area.
- 7) To encourage recognition of environmental features as amenities; facilitating passive recreational activities such as walking, hiking, and wildlife viewing.

3.4 PLANNING HORIZON

This ASP is a long-range planning document with a planning horizon of 20 years. While the goal is to look far into the future, the reality is that current conditions can be changeable and unpredictable. Periodic review of the document will ensure that the goals and the vision are current and that the direction it provides for development is still appropriate.



4.0 THE LAND USE CONCEPT

The Land Use Concept reflects a rural community with a comfortable, relaxed quality of life that includes trails and pathways, is pedestrian orientated, and supports “community” in the broadest sense of the word. The Land Use Concept also highlights the Plan Area’s existing infrastructure constraints and natural features that were essential considerations for designing the Future Land Use Scenario.

4.1 THE PLAN AREA

The Plan Area is identified on **Figure 2** and includes land within the Hamlet boundary and in the surrounding area. At the request of the landowner, the lands within the Northwest quarter section were added to the Plan area after the adoption of the original Terms of Reference, in consultation with the Community. These lands have common considerations as they pertain to community facilities, potential hamlet growth corridors, and transportation and utility infrastructure. The Plan Area extends approximately one half mile east and west from the current Hamlet boundary and approximately one half mile north.

The Hamlet of Dalroy is not formally recognized as a hamlet by the Province because there are not enough residences on small lots and there is not a sufficient mix of land uses. Future small lot residential development in the Hamlet is proposed, but will require access to municipal piped servicing, in the long term. Policies will direct the future location of development and determine how services will be supplied.

4.2 FUTURE LAND USE SCENARIO

The overall land use scenario for the Plan Area delineates an expanded Hamlet that includes residential, recreational, and commercial development that services and enhances the surrounding Community (**Figure 3**). The Balance Lands, as outlined in the land use scenario, will contain comprehensively planned, country-residential developments that will be linked to the Hamlet through pathways and transportation networks. Home-based businesses are supported in all portions of the Plan Area. Highway Commercial Uses may be considered at the north east corner of Township Road 252A and Highway 9.

Hamlet expansion is needed to accommodate the residential and commercial growth that is anticipated to occur in the Hamlet. Lot sizes of a minimum of 1,850 square metres will be encouraged in order to achieve Provincial Hamlet Status which will enable Dalroy to qualify for provincial infrastructure and servicing grants.

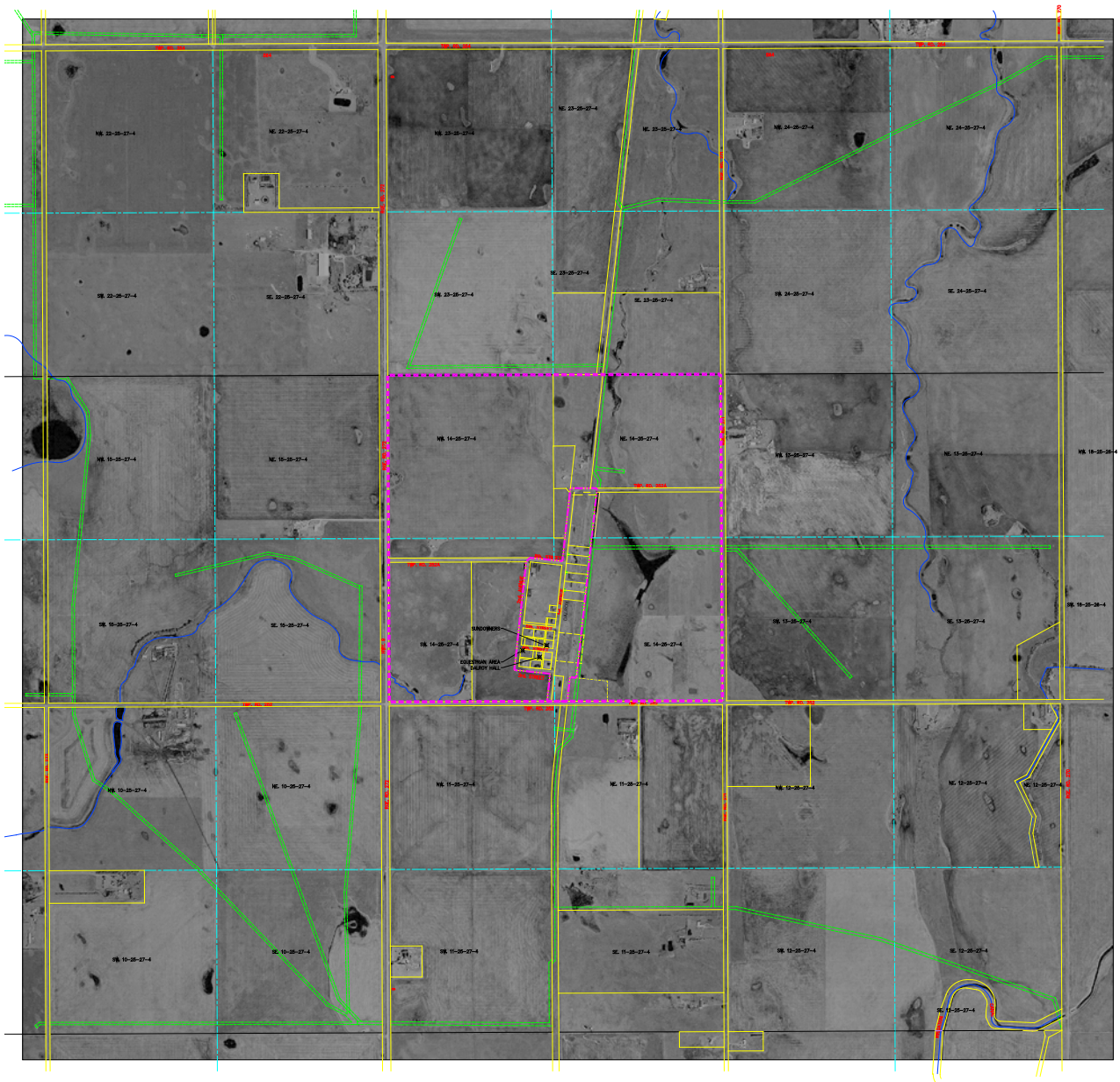
The existing recreational amenities, the Dalroy Community Hall and the equestrian centre, will be enhanced by the identification of future opportunities such as a ball diamond and a network of walking trails and pathways. These recreational amenities will benefit the residents of the Hamlet, the Plan Area’s Balance Lands, and the surrounding agricultural community.

It is anticipated that municipal piped water and sewer services will be available, for this area, in the near future (3 to 5 years). All new development will be

required to tie into the municipal piped services, while existing development will have the option to tie in.

The main access road for the Hamlet will continue to be Township Road 252 on the south and 252A in the north; both provide access to Highway 9. An internal transportation network has been outlined to allow for traffic flow and linkages throughout the Plan Area.

DALROY COMMUNITY AREA STRUCTURE PLAN



■■■■■ **STUDY AREA**
————— **EXISTING HAMLET BOUNDARY**



PROJECT DESCRIPTION
 MD OF ROCKY VIEW
 HAMLET OF DALROY ASP

SCALE
 AS SHOWN

DATE
 05/12/20

TITLE
 SITE PLAN
 FIGURE 2



4.3 PLAN AREA OPPORTUNITIES AND CONSTRAINTS

The Plan Area contains various infrastructure constraints, natural features, and growth opportunities that should be considered when development occurs. These include the following:

4.3.1 Highway 9

Highway 9 is a two-lane paved provincial highway paralleling the plan area in a north/south direction with a speed limit of 100 kilometres per hour. This highway is classified as a major arterial highway within the National Highway System, as approved by Transport Canada and agreed to by Alberta Infrastructure and Transportation (AIT). Minimum standards for Highway 9 have been established, such as minimum speeds and providing free-flow operations. No additional access will be permitted to the highway. It is scheduled for upgrades over the next 10 years which will include road widening and acceleration and deceleration lanes. Land on either side of the highway may be required for expansion of the road Right-of-Way.

4.3.2 Servicing

Currently, the Hamlet is serviced by individual wells, septic fields, and pump-out tanks. However, it is anticipated that the Plan Area could receive Municipal water and sewer services within the next 3 to 5 years. These services will provide sufficient capacity for the full build out of the Hamlet.

Development of components of utility infrastructure cannot be done in isolation. If the Plan Area were to develop to higher densities, it would follow that upgrades to power lines, gas lines, and shallow utilities would also be required.

4.3.3 Natural Areas

There is a low-lying area, within the Plan boundary, located to the east of the existing Hamlet. There has been concern about the drainage and the Community has expressed interest for this area to be maintained as an engineered or natural wetland/stormwater pond. Stormwater and drainage areas can be incorporated into recreational opportunities and can be easily connected into the future pathways and trails.

4.3.4 Solid Waste Management

The MD is taking a comprehensive approach to solid waste management through the establishment of a Solid Waste Master Plan. As development occurs, the MD is looking at hamlets as possible locations for administering solid waste and recycling collection and handling services. This may include curb side collection programs, locating recycling collection or processing facilities, transfer sites and/or other necessary infrastructure as the population, service level and community needs dictate.



4.3.5 Commercial Uses

One of the criteria for provincial hamlet status is the inclusion of “non-residential” uses. The Dalroy Community supports the development of local commercial, home based businesses, and services such as convenience grocery stores, video rental, restaurant/café, etc. that could provide an opportunity to both live and work within the community.

4.3.6 Recreational Uses

Community residents identified appropriate future recreational opportunities for the Hamlet such as a ball diamond; potentially located east of the Dalroy Community Hall. The Community also indicated support for recreational uses to be located near each other; allowing for linkages to existing and future recreational areas. This provides an opportunity for a shared parking lot between the ball diamond and the Dalroy Hall. Recreational uses are encouraged to be within walking distance of each other.

Passive recreational uses are encouraged throughout the Plan Area, especially through the development of pathways that could provide linkages from the surrounding country residential developments, to the Hamlet. Trails around stormwater ponds could provide additional recreational opportunities as well as an aesthetic amenity.

4.3.7 Highway Commercial Uses

Highway Commercial Uses may be considered at the north east corner of Township Road 252A and Highway 9 provided that transportation access management is appropriate and adequate screening is provided from the adjacent Balance Lands. Highway Commercial Uses are uses that provide services to the traveling public, and include businesses that require a high degree of visibility and/or ease of access to transportation routes. These uses should maintain a high standard of visual quality.

5.0 PLAN POLICIES

This section outlines policies to guide future development in the Plan Area, based on the future Land Use Scenario illustrated in **Figure 3**. The Land Use Scenario will guide the Community's growth over time, as appropriate levels of services become available to accommodate residential and commercial growth. The scenario also promotes the development of recreational amenities linked through pedestrian pathways and trails.

The Land Use Scenario consists of three main policy areas; the existing Hamlet, the proposed Hamlet Expansion Area, and the Balance Lands. The policies of this Plan are intended to provide for a balance of uses within the Hamlet and Hamlet Expansion areas that are compatible and complimentary to the development of the Balance Lands.

5.1 GENERAL POLICIES

The following general policies apply to the entire Plan Area; existing Hamlet, Hamlet Expansion Area, and Balance Lands.

- a) The land use policies contained within the ASP are to be applied to the Dalroy Community; divided into the existing Hamlet, Hamlet Expansion Area, and Balance Lands.
- b) Development of lands within the Plan Area should be sensitive to adjacent land uses outside of the Plan Area. Development should occur in a manner that provides an appropriate transition between land uses.
- c) Appropriate transitions should be provided between the more intense Hamlet land uses and the less intense uses of the Balance Lands.
- d) Home-based businesses are supported in all areas and shall be consistent with the MD's Land Use Bylaw.
- e) Except where otherwise stated, Conceptual Schemes should be required to support redesignation and subdivision applications. Conceptual Schemes should be prepared in conjunction with the Development Phasing Strategy contained in Section 6.0 of this Plan, be comprehensive in nature, and shall include:
 - i) A Stormwater Management Plan.
 - ii) A Traffic Impact Assessment addressing any impacts on the regional and/or provincial road network.
 - iii) A Municipal and Environmental Reserve Dedication Strategy.
 - iv) For proposals for residential development, within 0.8 kilometres (half mile) of Highway 9, appropriate mitigation features to minimize the impacts of being in close proximity to a major highway.
 - v) Architectural controls and guidelines.

- vi) A Transportation Network illustrating access points and development standards.
 - vii) Phasing for development including; preparation of an urban overlay that anticipates densities compatible with provision of municipal water and sewer service, access points, and provision of municipal reserves.
 - viii) A servicing strategy demonstrating the suitability of the land to support individual ground water wells and private sewage treatment systems, as well as, provisions to tie in to piped services in the future.
 - ix) An Emergency Services Plan, developed in conjunction with the Municipality.
 - x) Demonstration of how the new development will be compatible with existing uses, community recreation sites, and adjacent agricultural operations.
 - xi) Periphery landscaping and aesthetic details that will enhance the development area.
 - xii) A strategy to address recreational uses, open space, and potential pathway development for use by area residents.
 - xiii) A community consultation program, effective throughout the preparation of the Conceptual Scheme.
- f) All redesignation, subdivision, and/or development applications shall meet all municipal regulations and standards.
 - g) Hamlet and Hamlet Expansion development should promote a balanced range of uses to provide services and amenities to the surrounding residential and agricultural community.
 - h) All new development should incorporate environmental/green policies such as but not limited to; low flow showerheads, low flush toilets, solar panels, cisterns or rain barrels for landscaping. Once municipal servicing is available, these measures shall become mandatory.
 - i) There shall be no new direct access from Highway 9 to the study area. Township Roads 252 and 252A will continue to provide access into the Hamlet.
 - j) All subdivision and development proposals shall address and meet the minimum setback requirements established by the Alberta Energy and Utilities Board (AEUB) in regards to oil and gas pipelines, wells, and facilities.

5.2 EXISTING HAMLET AND HAMLET EXPANSION AREAS

Appropriate expansion of the Hamlet will be required to achieve the Community vision and to accommodate future residential and commercial growth. Hamlet expansion will be directed by several factors:

- Willingness of the landowner(s) to convert the land from its current agricultural use.
- Long-term access to municipal water and wastewater services.
- Additional planning that includes residential, commercial, and recreational uses; architectural controls; and integration of public lands and open space.
- Integrated regional servicing strategies regarding water, wastewater, solid waste management, and stormwater management.

The area for hamlet expansion, illustrated in **Figure 3**, is a logical extension of the existing Hamlet. The creation of a contiguous planning unit assists in the development of efficient transportation and servicing linkages. The expansion area to the east of the existing Hamlet will incorporate residential, recreational, and commercial uses, while the western expansion will primarily include residential, with some recreational use.

Any development that occurs in the Hamlet expansion areas prior to the availability of municipal water and wastewater should use individual, on-site water and wastewater systems, with the provision to connect to future municipal services through a deferred servicing agreement.

5.2.1 HAMLET RESIDENTIAL

In addition to the General Policies, the following policies apply to the existing Hamlet and the Hamlet Expansion Area (unless otherwise specified).

- a) Future lots for residential development shall not be smaller than 1,850 square metres (20,000 square feet). This minimum lot size is larger than what is allowed within the Hamlet Residential Single Family Residential (HR-1) District. A new land use district should be created within the Municipality's Land Use Bylaw to implement this larger minimum lot size.
- b) All new hamlet residential development should be single detached housing.
- c) All new hamlet residential development shall gain access from roadways internal to the Hamlet. Third Street shall be upgraded and extended to provide access into the new Hamlet Residential areas.
- d) Conceptual Schemes should be required to support redesignation and subdivision applications in the Hamlet Expansion Area and on the Balance Lands. Within the existing Hamlet, a Conceptual Scheme shall be required at the discretion of Council.
- e) Where possible, proposals in the Hamlet Expansion area should include pedestrian connections to the Dalroy Hall and other community recreation sites within the plan area.
- f) This plan supports the development of a senior's complex to provide aging in place, and to provide an alternative to leaving the community to retire. Proposals to incorporate this form of housing in the Hamlet Expansion Area

should be incorporated within a conceptual scheme, prepared in accordance with Section 5.1.e) of this Plan.

5.2.2 HAMLET COMMERCIAL

At the time of adoption of this Plan, two parcels designated Hamlet Commercial exist in the Hamlet, on the west side of 1st Avenue. One of these parcels contains a small commercial business. The Community is willing to accept more commercial development as long as it is small scale, locally oriented, and compatible with the rural nature of the community. A proposed commercial site, located on the east side of 1st Avenue, is identified on **Figure 3**. Large-scale commercial development is not considered appropriate for the Plan Area.

In addition to the General Policies, the following apply to potential commercial development in the Hamlet and Hamlet Expansion Areas.

- a) All future commercial uses should be compatible in form and scale to existing residential and non-residential uses.
- b) Commercial uses that do not create any pollution or off-site impacts are supported for the Hamlet and Hamlet Expansion area.
- c) All new commercial development shall be designated to an appropriate Land Use District, in the Land Use Bylaw, and shall:
 - i) not exceed a maximum of two storeys or 10 metres (m) in height;
 - ii) not create any form of pollution; air, noise or groundwater;
 - iii) not exceed any noise level that contravenes Rocky View County Noise Bylaw;
 - iv) incorporate storm water control measures that could include roof top storage, reduced lot grading, reduced hard surfaces, grassed channels and/or other approved stormwater retention facilities;
 - v) incorporate landscaping into the site; and
 - vi) incorporate security lighting that is low mast and directed to the structure, as opposed to away from the structure, to reduce light pollution.
- d) Signage will be in accordance with Rocky View County Land Use Bylaw and will be sensitive to the rural agricultural character of the community. Signs proposed to be placed within one-half mile of the right-of-way of Highway 9 will require approval from the province, in accordance with the Subdivision and Development Regulation.
- e) If further development, or a change of use, occurs on the properties that are currently designated Hamlet Commercial, the owner/developer shall be required to demonstrate environmental and ecological performance standards to mitigate any negative impact on the community.

- f) Additional long term commercial development may be appropriate along Township Road 252 on the west side of First Avenue. However, a proposal for this type of development would require an amendment to this Plan.

5.3 BALANCE LANDS

The Balance Lands are those parcels of land located outside of the proposed Hamlet Expansion Area, but still within the Plan area. The Community vision indicates that these lands are most suitable for country residential, home-based businesses, and agricultural uses. Highway Commercial Uses may be considered at the north east corner of Township Road 252A and Highway 9. It is not the intention of the Plan to promote the premature conversion of agricultural land to non-agricultural uses and the continuation of extensive agricultural uses is encouraged on the Balance Lands. The Balance Lands have been divided into two sub areas; Balance Lands A and Balance Lands B. The difference between these two areas is minimum allowable parcel size. In addition to the General Policies, the following policies apply to the Balance Lands.

- a) Extensive agriculture is encouraged on the Balance Lands through the continuation of existing agricultural operations and the introduction of new general agricultural uses as defined in the Land Use Bylaw.
- b) The introduction of intensive agricultural uses (either Confined Feeding Operations (CFO) or Local Livestock Operations (LLO), as defined in the Land Use Bylaw) is not considered appropriate within the Plan Area.
- c) For lands within the Balance Lands A area, the maximum gross density shall be 0.5 units per gross developable acre (1 unit/2 gross developable acres); parcel sizes shall not be smaller than one acre.
- d) For lands within the Balance Lands B area, parcel sizes shall not be smaller than two acres.
- e) A Conceptual Scheme, prepared in accordance with Section 5.1.e) of this Plan will be required to support all applications proposing to create more than a single lot. Conceptual schemes should be comprehensive in nature and should be prepared in conjunction with the Development Phasing Strategy contained in Section 6.0 of this Plan.
- f) Home-based businesses are encouraged within the Balance lands to facilitate creation of a live/work environment in the Plan Area.
- g) All housing shall be single detaching dwellings.
- h) Access for future country residential lots shall be provided from internal municipal roads.
- i) If a proposed site meets current provincial and municipal requirements, servicing by individual ground water wells and private sewage treatment systems is appropriate until municipal water and wastewater services are available.

- j) Highway commercial uses may be considered appropriate at the north east corner of Township Road 252A and Highway 9 provided that:
 - i) the site does not exceed 1.5 ha (3.7 ac) in size;
 - ii) appropriate measures are taken to ensure that access management is addressed to the satisfaction of the Province and County; and
 - iii) an appropriate interface with the adjacent Balance Lands is provided through on-site landscaping.

5.4 RECREATION/OPEN SPACE

The Dalroy Community supports an excellent community centre, the Dalroy Hall, which provides a wide range of recreational and support services. An adjacent equestrian facility also provides recreational amenities. The Dalroy Hall and the equestrian facility will continue to serve as a focal point for the community. The conceptual schematic for the recreation and open space strategy is illustrated on **Figure 4**.

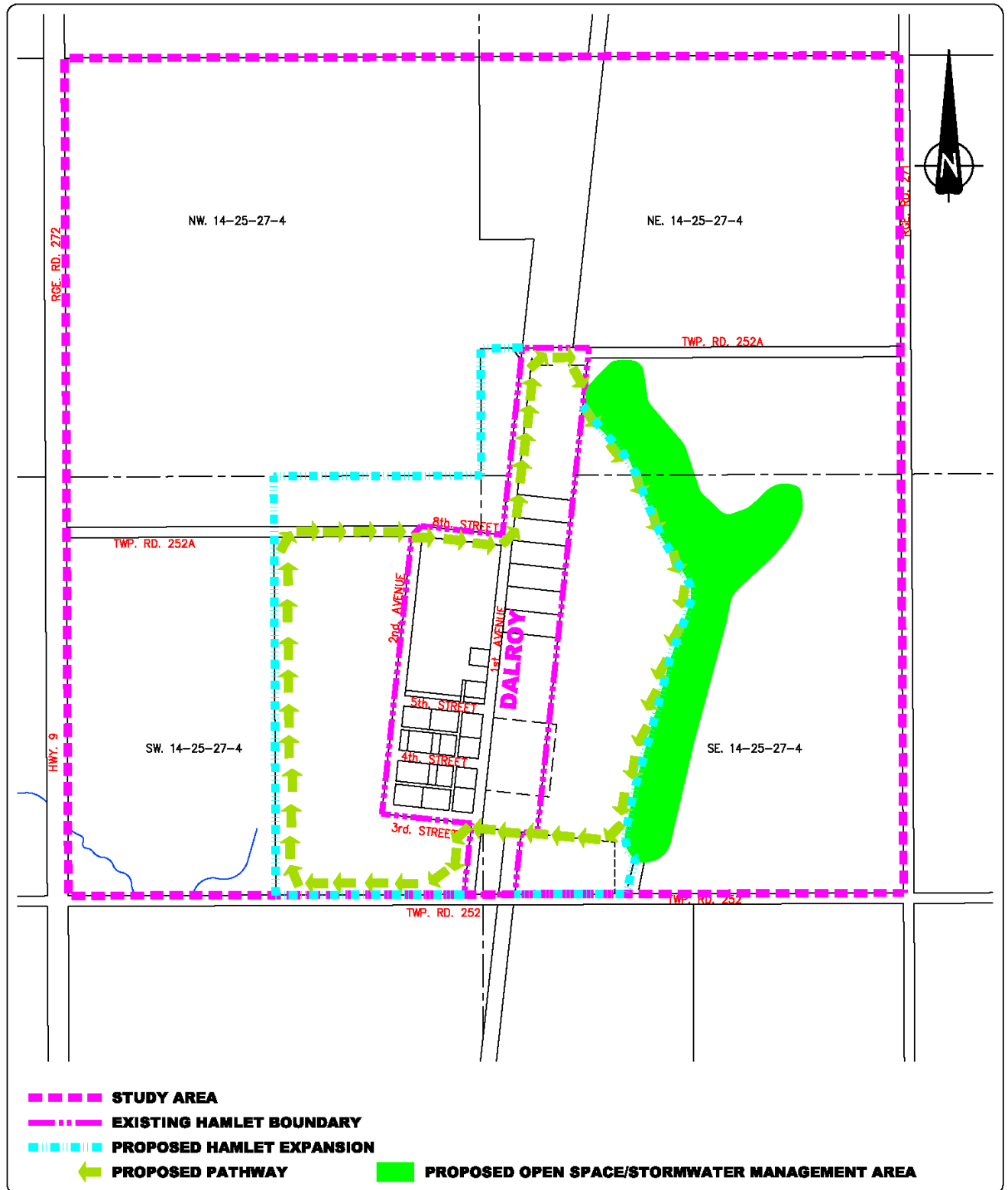
- a) The Community supports the dedication and/or acquisition of lands for development of a community ball diamond and associated facilities. Appropriate sites shall be identified at the Conceptual Scheme stage, in collaboration with the Community and the Irricana Recreation Board.
- b) Proximity and pedestrian linkages to the Dalroy Hall should be considered when determining possible recreation sites.
- c) Paths and trails should be constructed, in conjunction with new development, to link the existing and new residential areas to the community recreation sites (i.e.: Dalroy hall, ball diamond, equestrian park), and/or centrally planned municipal reserve sites.
- d) Pathways should accommodate multiple users, including equestrian movements, and shall be constructed to adopted municipal standards.
- e) Future municipal reserve dedication should be directed to the development of recreation facilities and paths/linkages between these facilities. Future Municipal Reserves should be taken as land, cash in lieu of land, or a combination of the two; as required to best fulfill this objective.
- f) The MD should endeavour to work with the Irricana Recreation Board to determine long range recreation needs and appropriate use of cash-in-lieu funds.
- g) The primary pathway system is conceptually identified in the Recreation Concept illustrated in **Figure 4**, including a path around the storm water pond east of First Avenue. Additional pathways to connect future residential development to the primary pathway system should be identified in the future Conceptual Schemes.

5.5 INSTITUTIONAL

It is not anticipated that development contemplated as outlined in this Plan will require provision of a school site. However, ongoing dialogue and review by the School Districts should occur as conceptual schemes are prepared.

- a) Conceptual Schemes and applications for redesignation and subdivision should be referred to affected School Divisions for review and comment.

DALROY COMMUNITY AREA STRUCTURE PLAN



PROJECT DESCRIPTION

MD OF ROCKY VIEW
HAMLET OF DALROY ASP

SCALE

NTS

DATE

05/12/20

TITLE

RECREATION & OPEN SPACE
FIGURE 4

5.6 COMMUNITY SERVICES

Community, protective and emergency services are provided to the Plan Area through collaboration amongst the MD and surrounding municipalities. In order to maintain adequate levels of service in the Plan Area, all new development must consider requirement for each of these services. At the time of adoption of this Plan, Police services to the Plan Area are provided by the RCMP detachments at Strathmore and the Special Constables of the Municipal District of Rocky View No. 44, while Fire services are provided by facilities and emergency personnel in Irricana, Langdon and/or Chestermere.

- a) The need for Community support and leisure services should be addressed during the evaluation of future subdivision and development applications.
- b) The Municipality should continue to monitor and review all existing mutual aid agreements to ensure maximum efficiency for emergency service response within the Plan Area.

5.7 SERVICING

The Dalroy Community does not presently have piped water and sewer services. Opportunities for future development to tie into municipal water and wastewater services are anticipated, in the short term. Until these services are available, utility servicing using individual ground water wells and private sewage treatment systems that meet provincial and municipal standards is appropriate.

After adoption of this Plan, all new development will be required to tie into municipal services when they become available. To facilitate this, a deferred servicing agreement should be registered on the certificate of title for any new lots created by subdivisions approved prior to the delivery of municipal services. The MD will provide the option for any existing homes to tie into the municipal services.

The following servicing policies apply to the Dalroy Community:

- a) Sidewalks are not required for any new residential development.
- b) Street lighting should not be installed in the Plan Area in order to support “dark sky” policies.
- c) Shallow utilities shall be provided by private service providers and shall be extended at the sole cost of the developer when subdivision occurs.
- d) A deferred servicing agreement shall be registered against each new certificate of title (lot) created within the Plan Area, requiring the owner to tie into municipal services when they become available.
- e) Tying into municipal servicing shall not be mandatory for any development existing at the time of Plan adoption, however this option will be made available by the Municipality.
- f) Prior to the extension of the piped municipal services, residential development in the Hamlet and Hamlet Expansion Area may be permitted

with an individual ground water well and private sewage treatment system on lots with an area of 1,850 m². This will allow residential lots as small as 1,850 m² to be created prior to full piped services being available.

- g) Prior to availability of municipal servicing, residential development within the Balance Lands should be serviced by individual ground water wells and private sewage treatment systems that meet all applicable provincial and municipal requirements.
- h) The future municipal servicing system should accommodate adequate water supply for fire protection.
- i) The MD should introduce solid waste and recycling services and infrastructure in accordance with the Solid Waste Master Plan. Consideration should be given to the installation of recycling and solid waste collection bins on municipally-owned lands adjacent to the Dalroy Hall.

5.8 STORMWATER MANAGEMENT

Within the Plan Area, stormwater is retained within a low-lying area that runs in a north/south direction, east of the existing hamlet boundary. Any future development within the Plan Area will require studies to address potential drainage issues. Construction of a stormwater pond will be required prior to development occurring in the eastern portion of either the Hamlet Expansion Area or the Balance Lands.

- a) Applications for subdivision and development within the Plan Area require the preparation of a stormwater management plan, prepared to the satisfaction of the Municipality, addressing stormwater on both local and regional service basin levels including drainage to Serviceberry Creek, to the north of the Plan Area.
- b) Stormwater infrastructure, necessary to implement any recommendations of the Stormwater Management Plan shall be:
 - Constructed to the satisfaction of the Municipality, and
 - The responsibility of the developer, and
 - Located on Public Utility Lots (PUL).
- c) Applications for subdivision and development within the existing Hamlet shall address stormwater runoff on a site specific basis, utilizing, where appropriate, existing stormwater infrastructure. Where such an application(s) exceeds the capacity of existing stormwater infrastructure, the developer shall be responsible for development, provision, and installation of any infrastructure required to address these additional impacts.
- d) The first developer to redesignate land east of First Avenue, outside of the existing Hamlet, shall be required to construct a stormwater pond to address stormwater management from the majority of the lands within this drainage area. The MD should consider implementation of an infrastructure cost

recovery initiative, to ensure proportionate contributions from subsequent developers.

- e) Storm water ponds should be developed as amenities for the community to enhance the rural character of the area; these ponds should be designed as engineered or naturalized wetlands when subdivision occurs.
- f) There are no areas within the plan area that are considered to be environmentally significant; however, wetland areas should be maintained where possible.

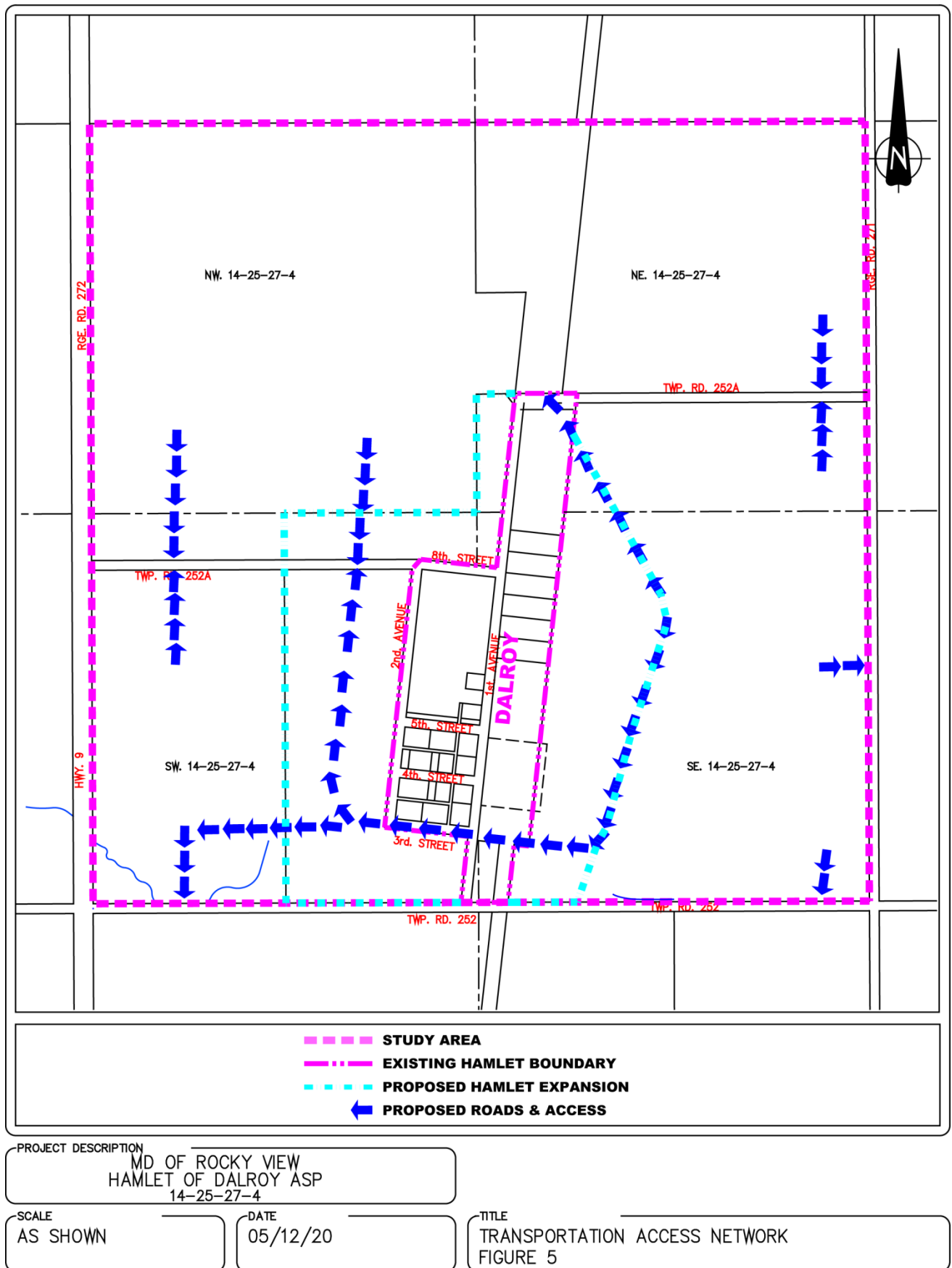
5.9 TRANSPORTATION AND ACCESS

Figure 5 identifies a conceptual Transportation Access Network. The western half of the Plan Area is within a half mile of Highway 9; a provincial highway. As a result, all approvals and proposals for development and access onto the highway system must meet the standards and specifications of Alberta Infrastructure and Transportation. Additionally, internal subdivision roads proposed within the Plan Area must meet adopted municipal standards.

- a) In accordance with provincial regulations, there shall be no new direct access considered onto Highway 9 for the Hamlet; Township Road 252 and Township Road 252A will be the only access points onto Highway 9.
- b) All new internal residential roads shall be constructed in accordance with the Municipality's Servicing Standards for Subdivision and Road Construction.
- c) The traditional grid pattern of roads should be maintained.
- d) New subdivisions and/or developments should provide safe and efficient access to all building sites for emergency service apparatus and equipment.
- e) First Avenue should serve as the main collector road through the Hamlet of Dalroy, connecting Township Road 252 and 252A.
- f) Third Street shall be upgraded and extended both east and west of First Avenue and serve as the east/ west connector road to tie in new north/south roads constructed by the developer at the time of subdivision.
- g) Applications for subdivision or development within the Plan Area are required to obtain Roadside Permits and approvals from Alberta Infrastructure and Transportation, in accordance with the Subdivision and Development Regulation.
- h) Future upgrading of First Avenue, Township Road 252 and 252A shall occur as development continues and upgrading costs will be borne by the developers.
- i) Traffic calming devices, such as speed bumps, may be installed near recreational facilities to mitigate traffic impacts.
- j) Range Road 271 is not developed to municipal standards and is often unusable by farm equipment. Future development shall be required to contribute to future upgrades of this Road.

- k) When Range Road 271 is sufficiently upgraded, movement of farm equipment should be encouraged to use this road rather than First Avenue.
- l) Depending on the location within the Plan Area, future development will trigger upgrades to existing roads or construction of new roads and accesses that should be the responsibility of the developer as follows (refer to **Figure 5**):
 - Development east of the wetlands in the SE 14-25-27-4 shall be responsible for the construction of an access road to Range Road 271. Access shall also be provided from Township Road 252.
 - Lands in the NE and SE of 14-25-27-4 shall access Township Road 252A from the south and north respectively.
 - When the NW 14-25-27-4 develops, access shall be built onto Township Road 252A at a point connecting and aligning with access points from the SW 14-25-27-4.
 - Lands in the SW of 14-25-27-4 shall be connected to the Hamlet core via a Third Street extension and shall connect north to Township Road 252A and south to Township Road 252.

DALROY COMMUNITY AREA STRUCTURE PLAN



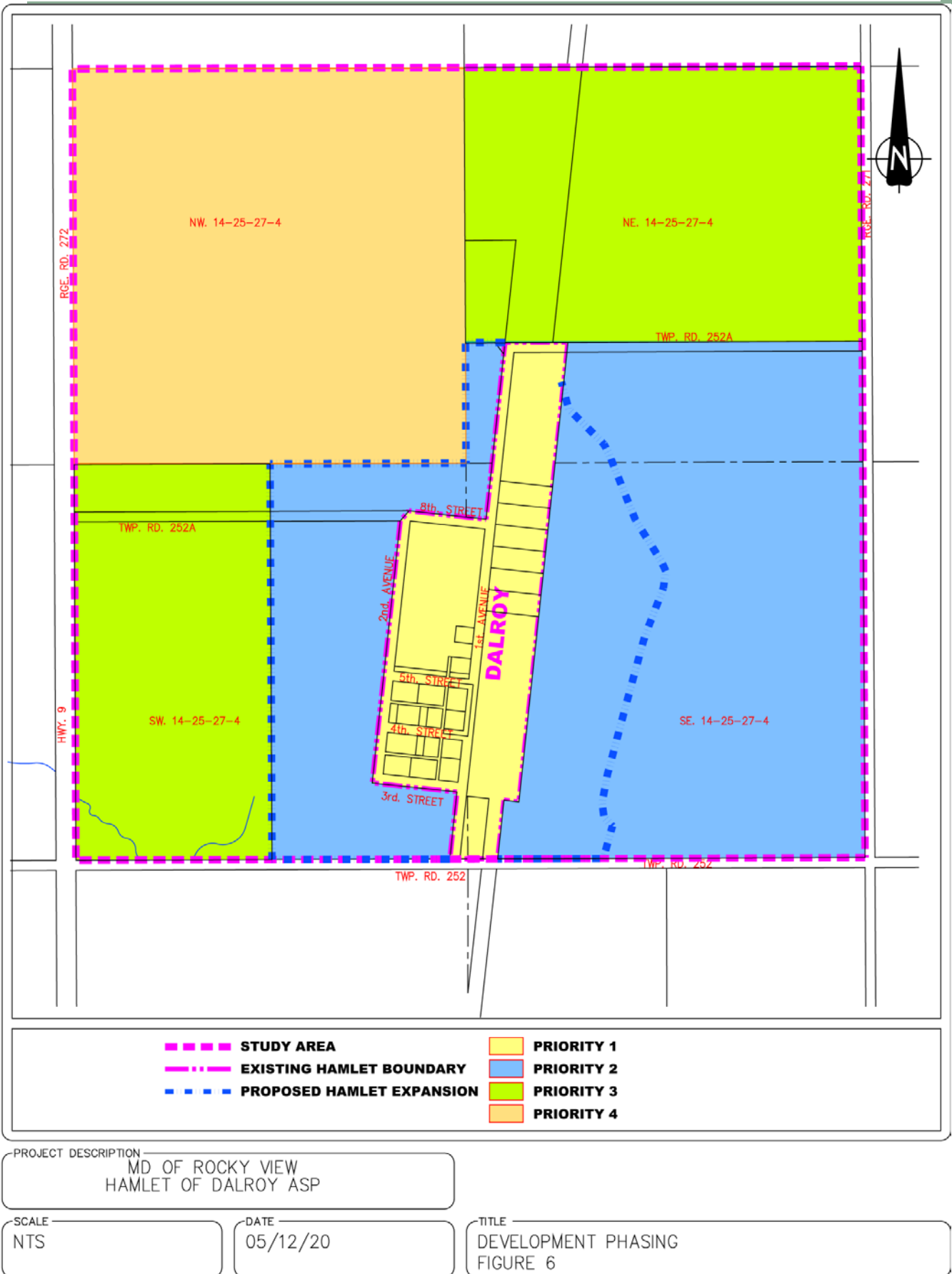
6.0 DEVELOPMENT PHASING

Figure 6 illustrates the Development Phasing strategy for the Plan Area. The Community Vision identifies the continued viability of the Hamlet as both a residential community and a service centre to the surrounding agricultural area, as a first priority. Building on this, the expansion of the Hamlet is the second priority. Stormwater management within the Plan Area will need to be addressed through development of a stormwater pond to the east of the existing Hamlet boundary. Therefore, lands affected by the stormwater issues are included in Priority Area 2. The Dalroy Community is recognized as primarily agricultural community and the preservation of agricultural land from premature conversion is important. Priority Area 3 contains Plan Area lands that are already fragmented and agricultural production is somewhat compromised. In addition, these lands have existing road access to the Hamlet. Finally, lands in Priority Area 4 are completely unfragmented and have limited or no access to the Hamlet. These factors will dictate the phasing of development within the Plan Area.

6.1 PHASING STRATEGY

- a) Development of lands in the Dalroy Community ASP shall occur in accordance with the four Priority Areas identified in **Figure 6**.
- b) Development of eighty percent (80%) of a Priority Area should be underway prior to development being approved in a subsequent Priority Area.
- c) Priority Area 1 is the infill of the existing Hamlet. Preparation of Conceptual Schemes within this priority area shall be at the discretion of Council.
- d) Priority Area 2 is the entire Hamlet Expansion Area and Balance Lands A. Both areas can develop concurrently, but Balance Lands A cannot develop before the Hamlet Expansion Area. The lands east of the existing Hamlet, in the Hamlet Expansion and Balance Lands A area, should be addressed comprehensively in a single conceptual scheme. Development of a stormwater pond east of the Hamlet shall be a requirement of the first phase of development identified in this conceptual scheme.
- e) Priority Area 3 includes those portions of the Balance Lands in the SW and the NE 14-25-27-4. Lands within each quarter section should be the subject of a comprehensive Conceptual Scheme for that respective quarter section, prepared in accordance with Section 5.1.e) of this Plan.
- f) Priority Area 4 is the Balance Lands in the NW 14-25-27-4. All lands within this priority area should be the subject of a single conceptual scheme, prepared in accordance with Section 5.1.e) of this Plan.
- g) All new redesignation, subdivision, and development outside of the existing Hamlet shall be required to provide a phasing plan for the proposed development, indicating access points, phasing for development and provision of municipal reserves (Policy 5.1 e).

DALROY COMMUNITY AREA STRUCTURE PLAN



7.0 PLAN IMPLEMENTATION

Rocky View County *Municipal Development Plan* (MDP) is the guiding document for all development within the municipality, while the *Land Use Bylaw* (LUB) establishes the land use rules and regulations. The Dalroy Community ASP is intended to serve as a policy guide to assess redesignation, subdivision and/or development applications. While the Dalroy Community ASP is required to be consistent with both the MDP and the LUB, it represents a more detailed level of planning. Policies contained in the MDP will defer to the policies of the adopted Dalroy Community Area Structure Plan.

Development in the Plan Area should be consistent with policy contained within the ASP and should be acceptable to the community.

- a) Redesignation and subdivision applications shall be evaluated according to the policies of this plan.
- b) The Land Use Bylaw should be amended to include new Land Use Districts, specific to the Dalroy Community ASP, to effectively implement the policies of this Plan.
- c) As the Dalroy Community ASP is a bylaw of the Municipality, a formal process, as outlined in the Municipal Government Act, is required to amend the Plan.
- d) Future applications to amend this Plan will be considered only after a community consultation program has occurred, the proposed amendment is found to meet the Community's vision, and the amendment has received community support.
- e) The vision and the policies of this Plan should be reviewed periodically to ensure that the direction of the document continues to meet the desires of the community.

7.1 MONITORING

The future land use and development outlined in the Dalroy Community Area Structure Plan is intended to address a long-term planning and development horizon. As conditions change within the Plan Area, Rocky View County, and the region, it may be necessary to amend this ASP. Such amendments may result from regular review of the ASP.

Monitoring of the Dalroy Community Area Structure Plan is expected to occur on a regular basis including measurement of achieved results in terms of the criteria identified in the following policies:

- a) The Municipality may use the following benchmarks or indicators with respect to achievement of the Vision of this Area Structure Plan:
 - Lot size
 - Number of lots per application
 - Location of applications in terms of Phasing Area and Land Use Scenario classification

- Population growth
 - Residential density
 - Type of development, i.e. commercial, residential, recreational
 - Achievement of Provincial Hamlet Status
 - Adequacy of recreational, community, and emergency services
- b) The Municipality may use a variety of methods to collect information for the above-mentioned indicators including, but not limited to:
- Municipal application databases and tracking systems,
 - Community Surveys,
 - Municipal Census