

BYLAW NO. 4679

A BYLAW OF THE CITY OF MEDICINE HAT to amend Bylaw No. 3617, the Hamptons Area Structure Plan.

WHEREAS Council wishes to adopt amendments to the Hamptons Area Structure Plan as shown in Schedule "A", and Schedule "B",

AND WHEREAS the requirements of the *Municipal Government Act* RSA 2000, Chapter M-26 with regard to the advertising of this Bylaw have been complied with;

AND WHEREAS copies of this Bylaw and related documents were made available for inspection by the public at the office of the City Clerk as required by the *Municipal Government Act* RSA 2000, Chapter M-26;

AND WHEREAS in accordance with the City's policies and procedures respecting Area Structure Plan amendments, copies of this Bylaw and related documents were forwarded to the Municipal Planning Commission and to the City Planner & Director of Development Services, for review and comment;

AND WHEREAS a public hearing with respect to this Bylaw was held in the Council Chambers at City Hall on September 7, 2021 at 6:30 p.m.;

NOW THEREFORE THE MUNICIPAL CORPORATION OF THE CITY OF MEDICINE HAT, IN COUNCIL ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the Hamptons Area Structure Plan Amending Bylaw No. 4679.
2. Bylaw No. 3617 is amended by deleting Sections 4.2, 4.2.1, 4.2.3, 4.3, 5.2, 5.3 and 5.4 in the Area Structure Plan forming part of that Bylaw, and replacing them with Sections 4.2, 4.2.1, 4.3, 5.2, 5.3 and 5.4 in Schedule "A" attached hereto and forming part of this Bylaw.
3. Bylaw No. 3617 is amended by replacing Table 1 "Approximate Land Use Areas" in the Area Structure Plan forming part of that Bylaw, with Table 1 in Schedule "A" attached hereto and forming part of this Bylaw.
4. Bylaw No. 3617 is amended by replacing Figures 1, 2, 3, 4, 5, 6 and 7 in the Area Structure Plan forming part of that Bylaw, with Figures 1, 2, 3, 4, 5, 6, and 7 as set out in Schedule "B" attached hereto and forming part of this Bylaw.

5. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME in open Council on July 5, 2021.

READ A SECOND TIME in open Council on September 7, 2021.

READ A THIRD TIME in open Council on September 7, 2021.

SIGNED AND PASSED on September 8, 2021.

MAYOR: Keith E. (Ted) Clugston



CITY CLERK: Angela Cruickshank

Schedule "A"

*Proposed Amendment to Bylaw 3617 and 4594
Hamptons Area Structure Plan*

The purpose of the Area Structure Plan (ASP) amendment is to modify the text of the original ASP Bylaw No. 3617 and the 2020 ASP Amendment Bylaw No. 4594 to incorporate the proposed development plan for Hamptons Phase 3. This ASP amendment only outlines text amended for Bylaw No. 3617 and Bylaw No. 4594.

4.2 Residential Development

Bylaw No. 4594

The Hamptons subdivision will be predominately made up of Single Detached Houses which includes manufactured homes. Additionally, the Hamptons subdivision will incorporate a minor component of Duplexes and Garden Apartments Figure 3. Garden Apartments are three-storey walk-up structures with high quality landscaping and design. The three-storey apartment development will be located close to the stormwater wetlands area in the southeast part of the community. As noted in Section 1.2, the Manufactured Home Community may remain indefinitely until such time as it is comprehensively redeveloped as a residential subdivision (if it occurs). Should future comprehensive redevelopment of the Manufactured Home Community occur, a future ASP amendment and comprehensive outline plan submission will be required.

Amendment to Bylaw No. 4594

The Hamptons subdivision will be predominately made up of Single Detached Houses, including manufactured homes. As noted in Section 1.2, the Manufactured Home Community may remain indefinitely until such time as it is comprehensively redeveloped as a residential subdivision (if it occurs). Should future comprehensive redevelopment of the Manufactured Home Community occur, a future ASP amendment and comprehensive outline plan submission will be required.

4.2.1 General Residential Policies

Bylaw No. 4594

7. Land Use densities will be in the range of Single Detached (4-7 units per gross acre), Semi-Detached/Duplexes (4-7 units per gross acre), and three-storey Garden Apartments (30-40 units per net acre).

Amendment to Bylaw No. 4594

7. Land Use densities will be in the range of Single Detached (4-7 units per gross acre) and Semi-Detached/Duplexes (4-7 units per gross acre).

4.2.3 Multi - Unit Policies

Bylaw No. 3617

1. Details of the actual size, design and orientation of multi-unit residential areas will be determined through the Subdivision/Redesignation Stage.
2. Multi-unit residential development will be located and designed to be suitably integrated and be compatible with adjacent low density residential development.
3. Development surrounding the wetlands area will be suitably integrated into the public spaces.

*Proposed Amendment to Bylaw 3617 and 4594
Hamptons Area Structure Plan*

4. At grade parking areas will be landscaped.

Amendment to Bylaw No. 3617

Section 4.2.3 is deleted and removed.

4.3 Municipal Reserve Dedication

Bylaw No. 4594

The 2.83ha (7.0ac) school site and open spaces identified in Figure 3 Land Use Concept will receive municipal reserve credit.

Potential MR credit for the buffer between the Single Detached Manufactured Home Community (if applicable) will be determined by the Development Authority at FSR and Detailed Design stage.

Bylaw No. 3617

A municipal reserve credit of 35 percent of the total wetland area, minus the sediment fore-bay, plus the constructed wetland will be provided for the stormwater facility. The appropriate portions of this area will be landscaped and used for recreation use. Ten percent of the developable land (gross developable area) will be dedicated as municipal reserve.

Amendment to Bylaw No. 3617 and 4594

The 2.90ha school site and the 2.19ha open space, shown in Figure 3, will receive municipal reserve credit. Potential MR credit for the 1.15ha buffer between the existing Hamptons development and the Single Detached Manufactured Home Community will be received if applicable. Including the 1.15ha buffer zone, 9.8 percent of the developable land (gross developable area) will be dedicated as municipal reserve. Municipal reserve credit, equivalent to approximately 0.2% of the of the developable land (gross developable area), will be sought for the stormwater management facility landscaping in accordance with the City's Municipal Reserve Credit Policy bring the total MR dedication to 10.0% of the developable land (gross developable area).

5.2 Sanitary Sewer

Bylaw No. 3617

The balance of the property will drain southwards, ultimately being collected at a new trunk sewer at the southeast corner of the property. Delivery of sewage from that point would be via a new trunk sewer which will connect to the Southlands Lift Station in the Southlands subdivision.

Amendment to Bylaw No. 3617

The balance of the property will drain southwards, ultimately discharging to the sewer truck within South Boundary Road at a point upstream of the South Boundary Road SE and 13th Ave SE intersection, shown in Figure 5. The flows will ultimately discharge to the Southlands Lift Station in the Southlands subdivision.

*Proposed Amendment to Bylaw 3617 and 4594
Hamptons Area Structure Plan*

5.3 Water Supply

Bylaw No. 3617

Water supply to the property will be from the 300 mm watermain that is currently stubbed to the south end of Sprague Way. This watermain will be extended into the area and will connect to Vista Drive SE which will connect to the 300 mm main from the South Vista Heights subdivision. The 300mm watermain will be extended along Vista Drive SE to the intersection of Hamptons Road SE and then to the intersection with 13th Avenue SE. The stub will be left at 13th Avenue SE for future connections to the City distribution system. The system will be looped and in accordance with the City of Medicine Hat's Servicing Guidelines. The water distribution system is shown on Figure 5.

Amendment to Bylaw No. 3617

Water supply to the property will be from the 300 mm watermain stubbed to the south end of Sprague Way. This watermain will be extended into the area and will connect to Vista Drive SE which will connect to the 300 mm main from the South Vista Heights subdivision. The 300mm watermain will be extended along Vista Drive SE to the intersection of Hamptons Road SE. A second 300mm watermain will be extended south from the 13th Ave SE and Southlands Boulevard SE intersection to Hamptons Road SE then continue west within the Hamptons Road right-of-way and connect to the existing stub at the intersection of Vista Drive SE, shown in Figure 6. The system will be looped and in accordance with the City of Medicine Hat's Servicing Guidelines.

5.4 Storm Drainage

Bylaw No. 3617

There is an existing treated effluent sewage lagoon in the southeast corner of the property. This lagoon will be redesigned as the permanent Stormwater Management Facility for the Hamptons area. The plan indicates that a park within the Phase 2 boundary will be used for an interim stormwater detention facility until the permanent facility, shown in Figure 7, can be constructed. The provision, location, removal and subsequent restoration of any interim stormwater management measures will be addressed in the approved Functional Servicing Report and as terms and conditions of respective service agreements associated with subdivision approvals.

Amendment to Bylaw No. 3617

There is an existing treated effluent sewage lagoon in the southeast corner of the property. On May 20, 2021, Alberta Environment and Parks (AEP) authorized Lansdowne Equity Ventures Ltd. to decommission and reclaim the sewage lagoon, works is to be completed on or before July 1, 2021. The reclamation of the lagoon is anticipated to be completed in June 2021.

A portion of the reclaimed lagoon will be redesigned as the ultimate Stormwater Management Facility (SWMF) for the Hamptons area. The existing interim stormwater detention facility, including the interim pond and all associated piping and overland conveyance, will remain in service until the ultimate SWMF is operational. At that time the interim SWMF will be decommissioned and the ultimate SWMF, shown in Figure 7, will resume service to the Hamptons development, South Boundary Road ditch flows as outlined in the South Sector Storm Trunks and Outfalls Study and the fully built-out development, outlined as the

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Manufactured Home Community in Figure 3. A cost sharing agreement will be implemented with the Manufactured Home Community.

TABLE 1 – Approximate Land Use Areas

LAND USE	+/- ACRES	+/- HECTARES	% GDA	POPULATION
GROSS DEVELOPABLE AREA	156.89	63.49	100.0%	
RESIDENTIAL				
Single / Semi-detached (6 upa, 3 persons/unit)	57.30	23.19	36.5%	1031
Manufactured Home Community (6 upa, 2.5 persons/unit)	35.90	14.53	22.9%	539
TOTAL RESIDENTIAL	93.21	37.72	59.4%	1570
COMMERCIAL	2.13	0.86	1.4%	
OPEN SPACE / MR				
School Site (MR)	7.17	2.90	4.6%	
Open Space (MR)	5.51	2.19	3.4%	
Buffer	2.84	1.15	1.8%	
Wetland (MR)	0.0	0.0	0.0%	
TOTAL OPEN SPACE / MR	15.42	6.24	9.8%	
ROADS AND LANES	38.82	15.71	24.7%	
WETLAND PUL	7.31	2.96	4.7%	

Schedule "B"













