

BYLAW NO. 4603

A BYLAW OF THE CITY OF MEDICINE HAT to adopt Bylaw No. 4603, the Brier Run Area Structure Plan.

AND WHEREAS Council wishes to adopt the Brier Run Area Structure Plan as shown in Schedule "A";

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 a public hearing with respect to this Bylaw was held in the Council Chambers at City Hall on December 16, 2019 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 Brier Run Area Structure Plan Bylaw No. 4603.
2. The Brier Run Area Structure Plan as set out in Schedule "A" attached hereto, is adopted.
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME in open Council on November 18, 2019.

READ A SECOND TIME in open Council on December 16, 2019.

READ A THIRD TIME in open Council on December 16, 2019.

SIGNED AND PASSED on December 17, 2019.


MAYOR: Keith E. (Ted) Clugston


CITY CLERK: Angela Cruickshank

Schedule "A"
Brier Run Area Structure Plan



**Brier
Run**

Brier Run Area Structure Plan

 **Medicine Hat**
The Gas City
LAND & BUSINESS SUPPORT

Submitted to The City of Medicine Hat
by IBI Group
December 16, 2019 | #38511 Final Report



1	Introduction	1
1.1	Purpose.....	1
1.2	Plan Implementation	1
1.3	Regulatory Framework.....	2
2	Plan Area & Context.....	3
2.1	Plan Area.....	3
2.2.1	Brier Run - History Behind the Name.....	3
2.2	Site Context	6
2.3	Existing Land Use	8
2.4	Site Characteristics.....	10
2.4.1	Family Leisure Centre (FLC) and Outdoor Recreation Facilities	10
2.4.2	Topography & Geotechnical Considerations.....	10
2.4.3	Environment	10
2.4.5	Restrictive Covenant - Parks	12
2.4.6	Gas Infrastructure.....	12
2.4.7	Additional Utilities	12
2.4.8	Access & Integration with Existing Communities.....	12
2.4.9	Summary of Site Characteristics.....	12
3	Vision, Identity & Core Values	15
3.1	Vision	15
3.2	Community Identity.....	15
3.3	Core Values.....	16
4	Land Use Framework.....	18
4.1	Land Use Concept.....	18
4.1.1	Stakeholder Consultation.....	18
4.2	Community Land Use Components	20
4.2.1	LIVE	20
4.2.2	WORK	21
4.2.3	PLAY.....	23
4.2.4	Overall Land Use Statistics	25



BRIER RUN AREA STRUCTURE PLAN

4.3 Landscape & Design	26
5 Mobility & Transportation	27
5.1 Integration into the Existing Network	27
5.1.1 Connecting to the Existing Network	27
5.2 Internal Circulation	28
5.2.1 Transportation Corridor	30
5.2.2 Minor Collectors	31
5.3 Transit Service	32
5.4 Pedestrian Circulation & Trail System	32
6 Servicing	33
6.1 Water	34
6.2 Sanitary	36
6.3 Storm Water	38
6.4 Shallow Utilities	40
6.4.1 Electricity	40
6.4.2 Gas	42
7 Implementation	44



Introduction

1.1 Purpose

The purpose of the Brier Run Area Structure Plan (ASP) is to establish a general land use framework and policy guide to ensure the efficient and orderly development of the plan area that is:

- Sustainable and environmentally responsible;
- Supportive of an integrated land use approach to facilitate a complete, healthy, active lifestyle community;
- Inclusive, offering a broad range of innovative and affordable housing choices and age-in-place options;
- Well integrated and respectful of the surrounding communities and businesses;
- Considerate of the site's history, recreational assets and infrastructure; and
- Consistent with Council's Strategic Objectives.

1.2 Plan Implementation

The areas noted and general land use boundaries reflected in this plan are intended to be approximate and should be confirmed at the time of development and detailed design.





1.3 Regulatory Framework

The Brier Run ASP has been prepared in conformity with the legislative requirements outlined in Section 633 of the Municipal Government Act (MGA) and the City of Medicine Hat standards and policies, such as the Medicine Hat Plan (Municipal Development Plan), Medicine Hat Land Use Bylaw, Municipal Servicing Standards Manual, Roadway System Master Plan, Parks System Management Plan and other City of Medicine Hat source policy and guiding documents. The preparation of the Brier Run ASP included the review and alignment with the following documents in the provided chart.

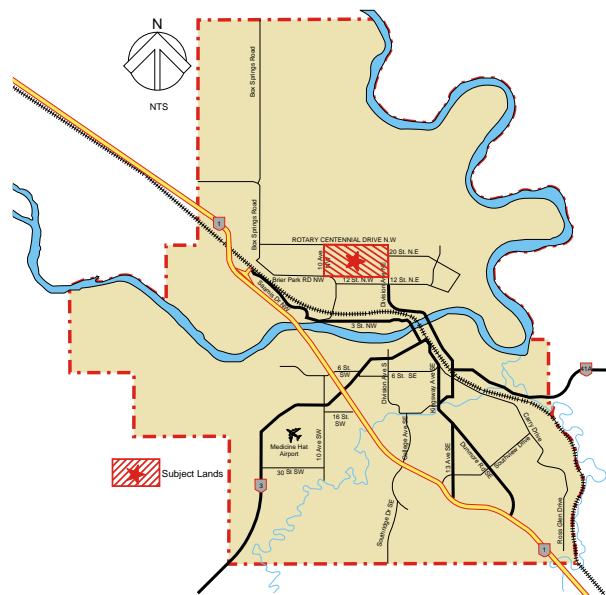
The Brier Run Plan area represents a priority greenfield development area and has been earmarked for both employment and residential development in a number of policy documents. Furthermore, 50% of the land is earmarked for recreational purposes, including a potential school site.

Review of Regulatory Framework - Summary

Policy / Report Document	Level of Relevancy to the Brier Run ASP		
	High	Modest	Low
City of Medicine Hat Council Strategic Plan	High	Modest	Low
City of Medicine Hat Municipal Development Plan (MDP)	High	Modest	Low
2012 Medicine Hat N1/2 Section 1-13-16-W4M Lands: Visioning Exercise	High	Modest	Low
2011 City of Medicine Hat Growth Management Strategy	High	Modest	Low
2011 City of Medicine Hat Recreation Master Plan	High	Modest	Low
2010 City of Medicine Hat Cycling Master Plan	High	Modest	Low
2010 City of Medicine Hat Leisure Trails Future Development Plan	High	Modest	Low
2010 City of Medicine Hat Parks System Management Plan	High	Modest	Low
2015 Municipal Servicing Standards Manual	High	Modest	Low
2013 City of Medicine Hat Land Use Bylaw (Bylaw #4168)	High	Modest	Low
2013 Soil and Groundwater Monitoring and Sampling Report for Four Snow Disposal Sites	High	Modest	Low
2012 City of Medicine Hat Community Environmental Roadmap	High	Modest	Low
2012-2022 City of Medicine Hat Waste Management Strategy: Background Report	High	Modest	Low
2009 City of Medicine Hat Leisure Trails and Alternative Transportation Needs Assessment and Public Consultation Report	High	Modest	Low
2014 South Saskatchewan Regional Plan (SSRP)	High	Modest	Low
2013 City of Medicine Hat Roadway System Master Plan: Road Network Plan Update	High	Modest	Low
2011 City of Medicine Hat Transit Ride Guide	High	Modest	Low
2010 City Medicine Hat Fire Service Strategic Plan	High	Modest	Low
2001 City of Medicine Hat Northlands Development Guidelines	High	Modest	Low
2010 Tri Area Intermunicipal Development Plan	High	Modest	Low



Figure 1: Brier Run Location and Regional Context



2.1 Plan Area

Brier Run is located in north central Medicine Hat as shown in **Figure 1: Brier Run Location and Regional Context**. The Plan Area is comprised of the NW Quarter Section 1-13-6-W4M and NE Quarter Section 1-13-6-W4M.

2.2.1 Brier Run - History Behind the Name

Brier: The Brier family name has been a long standing pillar in the Medicine Hat industrial community since the turn of the 20th century. Originally from Nova Scotia, Henry Brier is best known for establishing a brick manufacturing company in the Brier Park area of Medicine Hat known as Burnside Farm. The Brier family's roots in Medicine Hat stretch back to 1887, when Henry brought his family from England and created a home just west of Medicine Hat. After losing the manufacturing business to a fire in 1905, Henry returned Burnside Farms to farm and remained in the Brier Park hills above Medicine Hat.

Henry and his wife Susannah had 8 children; many of their sons worked for Canadian Pacific Rail and Burnside Farm. Their second oldest daughter, Amy, studied in Washington and returned to Medicine Hat in 1911 to live with her brother James as he continued running Burnside Farms. Amy lived in Medicine Hat until 1964 and was the last surviving member of the Brier family.

In 1959, the City of Medicine Hat decided to officially name industrial areas west of Crescent Heights to Brier Park as a tribute to the original family that settled the area. Shortly afterwards, the Goodyear Rubber and Tire Company moved into Medicine Hat on the Brier Park Lands. The area in between Brier Park and Crescent Heights was used for storage and recreation, until the Family Leisure Centre was built on the east quarter section between the two areas.

The name Brier Run continues the tribute to the Briers, one of the original families that called Medicine Hat home and helped to make it to be what it is today.



BRIER RUN AREA STRUCTURE PLAN

Run: In this case, the word run is used to describe a parcel of land carved by tracks, trails or 'runs'. Years of local residents walking from Brier Park Road or 14th street NW to the new family leisure centre on the northeast edge of the parcel have carved the natural landscape into sections. The natural topography of the lands run downwards, creating a slight slope from the East to the Western edge of the property, bordered on both sides by longitudinal runs leading to the family leisure centre.

The name Brier Run captures the changing spirit of the land from its beginnings in industry to an active recreational park, while maintaining a connection to its roots as a natural landscape carved by the people using it.

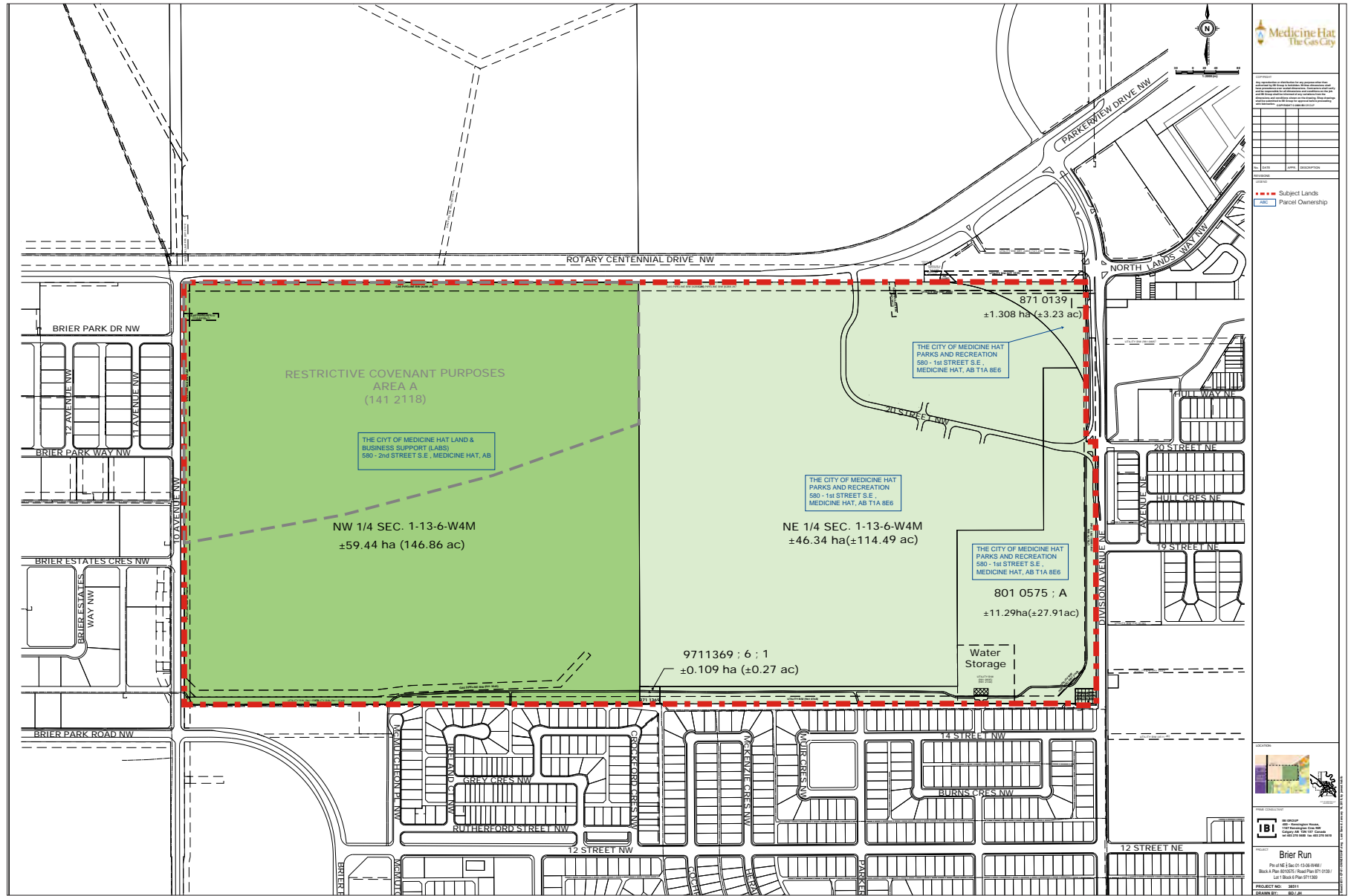
The legal parcel information is shown in **Figure 2: Legal & Ownership Plan**. The NW Quarter Section is controlled by the City of Medicine Hat Land & Business Support (LABS) and has been earmarked for future development in both the Medicine Hat Plan and the Growth Management Strategy. The NE Quarter Section is controlled by the City of Medicine Hat Parks and Recreation and intended for open space and recreational purposes, as well as for school board needs.

Although the Plan Area is controlled by different City Departments, this Plan is the result of collaboration between the two City departments and fosters the opportunity to deploy uses strategically across the site and not be limited to existing use or ownership boundaries. The resultant yield of open space and developable land should remain similar to what has been previously earmarked but does not need to follow the current physical allocation and may be re-distributed. For the purposes of planning an integrated community, the entire site is treated as one comprehensive project area. The Plan Area is approximately 118 hectares (292 acres).





BRIER RUN AREA STRUCTURE PLAN



DECEMBER 16, 2019

Figure 2: Legal & Ownership Plan

PLAN AREA & CONTEXT




2.2 Site Context

The Brier Run plan area is bounded by 10th Avenue on the west, Rotary Centennial Drive NW (formerly 23rd Street) on the north, Division Avenue on the east and the community of Crescent Heights on the south, as shown in **Figure 3: Aerial Photo of Plan Area and Immediate Surroundings**.

Summary of Existing Surrounding Uses:

ABUTTING BOUNDARY	EXISTING USE(S)
West	Range of Industrial and business uses
North	Generally vacant land with heavy industrial uses farther north
Northeast	Mix of commercial and multi-family residential uses
East	Residential uses and school
South	Residential uses
Southwest	Open Space



 Subject Site

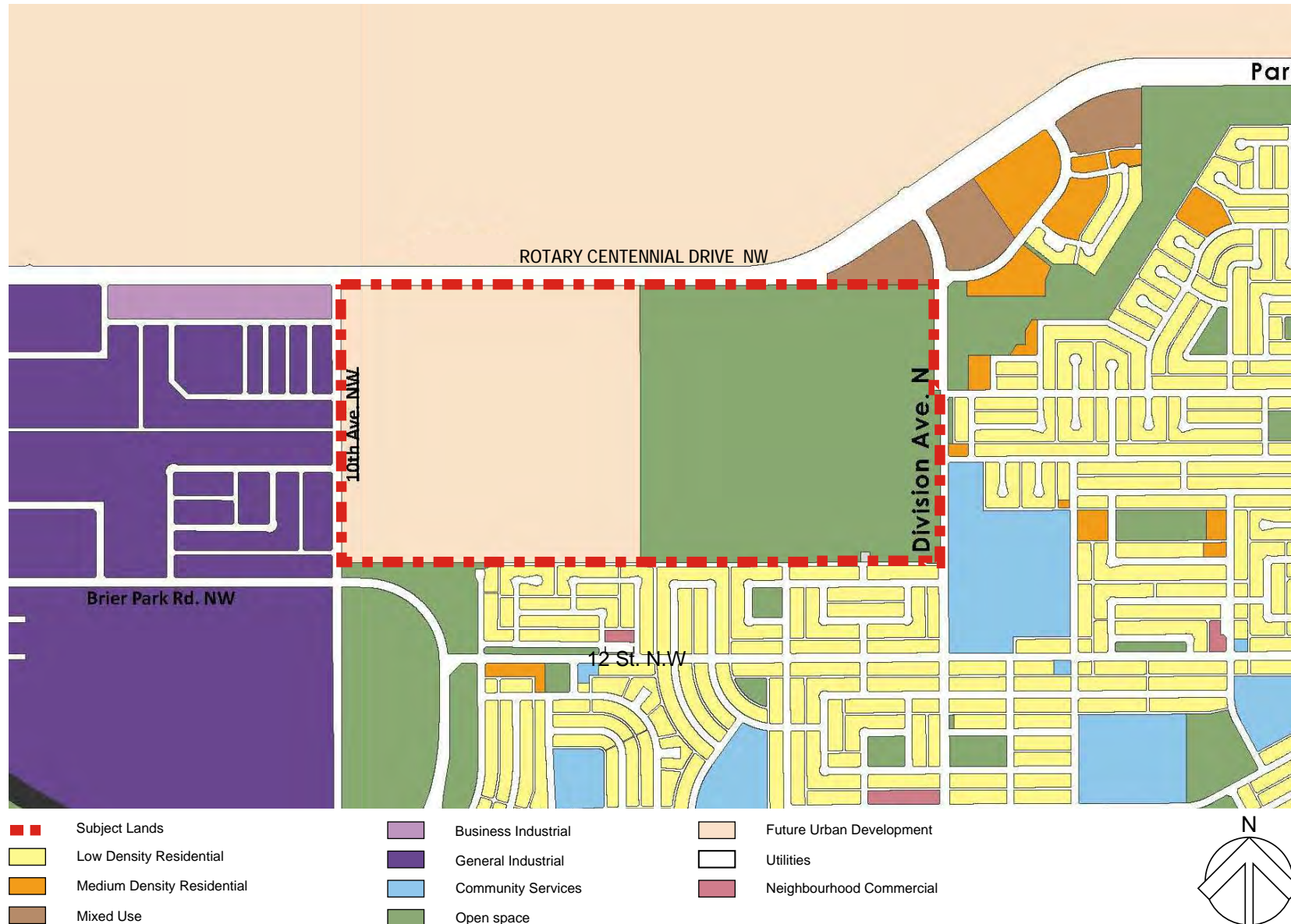


2.3 Existing Land Use

The table below outlines the current breakdown of the Plan Area in terms of areas, landowners and land use. The plan area is currently comprised of two land uses FUD - Future Urban Development District and OS - Open Space District as shown in **Figure 4: Existing Land Use Map**.

Existing Land Use Summary of Plan Area

	Area (in hectares/ acres)	Landowner	Current Land Use District	Existing Land Characteristics
NW Quarter Section 1-13-6-W4M	59.44/146.86	The Municipal Corporation of the City of Medicine Hat (Land and Business Support)	FUD - Future Urban Development District - protects land identified as future greenfield development areas from premature subdivision and development, until urban development of the land can proceed in an orderly fashion consistent with the City's Municipal Development Plan.	Generally undeveloped greenfield grassland currently used as an unprogrammed greenspace for walking/biking and temporary storage.
NE Quarter Section 1-13-6-W4M	58.91/145.56	The Municipal Corporation of the City of Medicine Hat (Parks & Recreation)	OS - Open Space District - provide for the development of open spaces within the community that may contain landscaped parks, natural areas, recreational and cultural facilities, and related Accessory Uses.	Family Leisure Centre and outdoor recreation facilities (ball diamonds, multi-purpose sports field, soccer fields, playground, BMX park, reservoir, parking, and trails.
Total Area	118.12/291.86			





2.4 Site Characteristics

The Plan Area has many unique features that present both opportunities and constraints to the development of the land. These elements are described in this subsection.

2.4.1 Family Leisure Centre (FLC) and Outdoor Recreation Facilities

The plan area is mostly undeveloped, but the east half of the site is home to the Family Leisure Centre (FLC) and associated recreational facilities. Therefore, the FLC is a key element of the Plan Area and will play a major factor in the future development of the plan area.

The FLC is a multipurpose recreational centre located at the core of NE quarter, which contains an aquatic park, ice arena, fitness centre, running and walking track, multipurpose gymnasiums and indoor multipurpose playing fields and field house. The FLC offers both structured and unstructured health and lifestyle opportunities for all ages.

The FLC is currently complemented by a series of outdoor recreational facilities that include:

- Methanex Bowl - a lighted synthetic turf field for football/soccer/rugby
- 3 regulation size soccer pitches
- 4 ball diamonds
- BMX track

- A rubber-floor accessible “Viking” themed playground
- Outdoor plaza & concessions
- Accessible outdoor fitness equipment

The FLC is a well used amenity and serves a broad demographic group of the City. Given its prominent and central position within the plan area, the FLC will be an integral part of future community development within the Brier Run Area.

2.4.2 Topography & Geotechnical Considerations

The plan area has a gently undulating topography with an overall surface drainage towards the south. Aside from a few temporary loam stockpiles, the site is generally level with few resounding natural topographical features. The site has an elevation range of approximately 5 metres, varying from approximately 709m to 714m. The general topography of the site is illustrated in **Figure 5: Site Contour Map**.

No significant slopes or slope stability considerations are anticipated and the geotechnical conditions of the plan area are generally favourable to support future development. Nonetheless, subsurface conditions should be carefully reviewed on a project by project basis at time of development and should refer to the recommendations provided in the Geotechnical Investigation report conducted for the plan area.

2.4.3 Environment

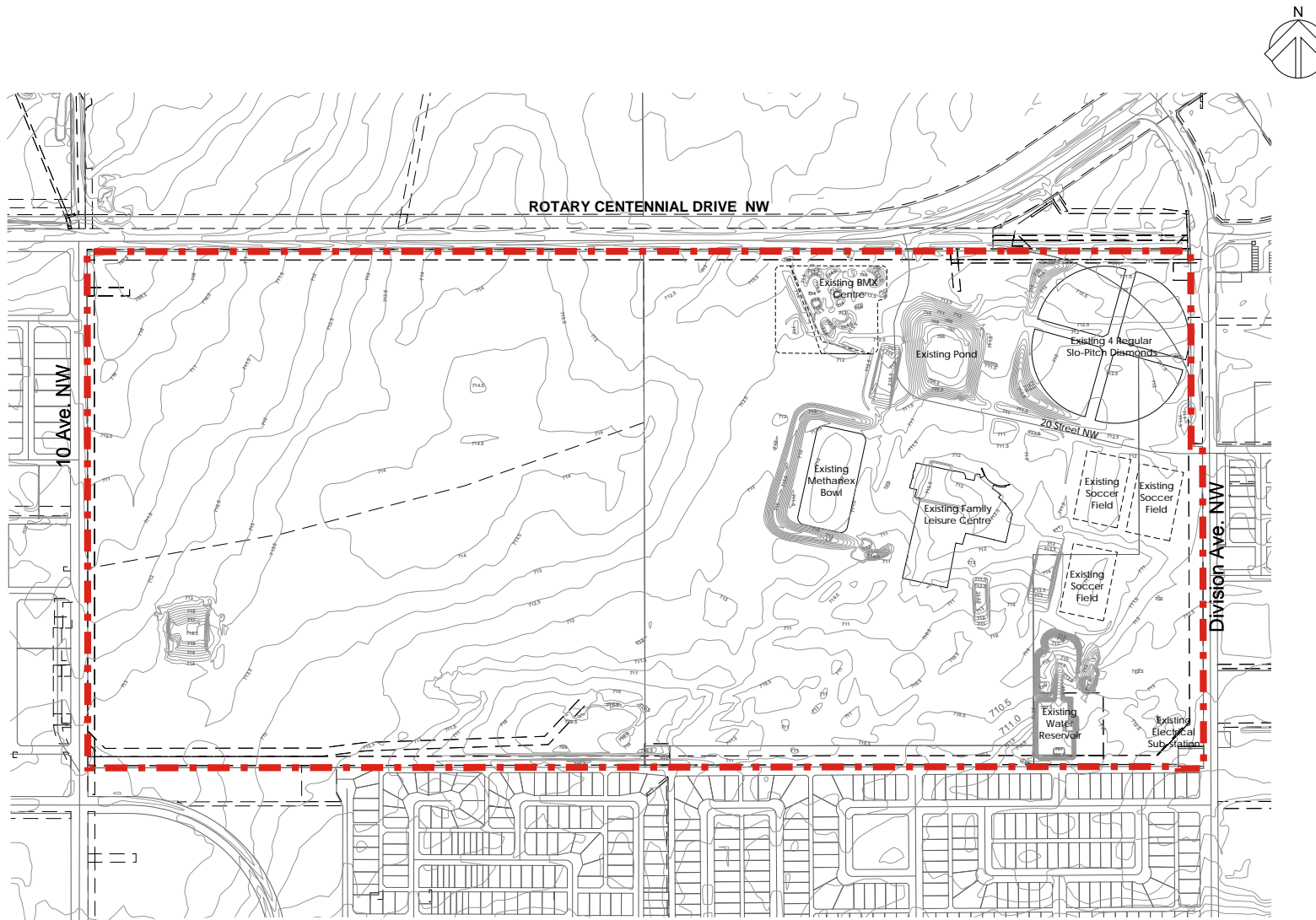
The site is predominantly undeveloped with the exception of where the FLC and associated recreational facilities exist. The undeveloped areas are generally covered with dry mixed grasses and native prairie with no significant habitat types such as watercourses or wetlands. Pedestrian and vehicle travel trails, and temporary industrial and snow storage areas are evident across the undeveloped areas of the site and reflect a history of human disturbance and use related to recreational and industrial development.

Biophysical studies recorded signs on property of 5 bird species, Richardson’s ground squirrel, coyote, domestic dog and an unidentified rabbit species. No federally or provincially listed species were recorded on the Property. A number of other species were noted that could potentially occur on the site given the landscape context and existing vegetation of the site. However, no physical evidence of these other species were observed.





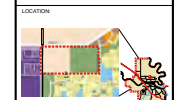
BRIER RUN AREA STRUCTURE PLAN



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shall be submitted to the design professional for review and approval.

REV.	DATE	BY	DESCRIPTION

REVISIONS
Legend:
■ Subject Lands



PROJECT
Brier Run
Plot of NE 1/4 Sec. 01 T13-48-R4M /
Block A Plan 801025 / Road Plan 871 0138 /
Lot 1 Block 6 Plan 9711369

PROJECT NO: 38511
DRAWN BY: JH
CHECKED BY: BL
SCALE: 1:2500
START DATE: 2015-05-21
CURRENT DATE: 2016-07-30

SHEET TITLE
Existing Contours



DECEMBER 16, 2019

Figure 5: Site Contour Map



Specific zones of vegetation/grasses within the plan area were identified during public consultation sessions as areas that are used for local academic and research programs, and opportunities to recreate or move these grasses off-site may be explored with the local educational/nature groups during detailed design. Preserving or moving these grasses within the plan area may be considered at time of detailed design, if the grasses can be reasonably integrated into the open space network.

2.4.4 Restrictive Covenant – Heavy Industrial Buffer/Setback

A portion of the Plan Area, specifically the NW Quarter Section is encumbered by a Restrictive Covenant that limits development of this Quarter Section. The Restrictive Covenant prohibits overnight accommodation (including but not limited to hotels, motels, private residences, etc.) on approximately the north half of the NW Quarter Section.

2.4.5 Restrictive Covenant - Parks

(Applicable only to Plan 801 0575, Lot A)

A portion of the Plan Area, specifically Plan 801 0575, Lot A located in the NE Quarter Section has a Restrictive Covenant registered on it that indicates that the lands shall only be developed for parks, recreation, sports and related purposes and for the City's utility infrastructure.

If this land is to be developed for any other purpose, the Restrictive Covenant would need to be discharged. The intent of Brier Run is to maintain the quantity of land identified within the Restrictive Covenant for the listed purposes. However, the RC may be discharged and the lands may be re-distributed throughout the Brier Run ASP study area.

2.4.6 Gas Infrastructure

There are four sweet gas wells located on the Plan Area with an Alberta Energy Regulator (AER) 100 metre (328 feet) setback. Development of permanent additional overnight accommodation or public facilities is not permitted within the 100 metre setback. It is possible to request a relaxation of the 100 metre setback to 50 metres (164 feet) and a relaxation will be requested. The four gas wells tie into a natural gas pipeline system. The setback from the gas pipeline setback is equal to the pipeline right-of-way. Prior to any development in these areas, an evaluation of the potential negative impacts and if required a need for mitigation strategies should be developed. Phasing of development will need to be considered around the setback areas.

2.4.7 Additional Utilities

Other utilities located on the perimeter of the Plan Area include pipeline right-of-ways to the north and west, utility right-of-ways to the south and east, and a road plan located in the northeast corner that is to be discharged as part of the ASP process. An existing water reservoir is located in the southwest corner of Plan 801 0575, Lot A with a Regulator Sub-Station in the southeast corner. An irrigation water reservoir is located to east of the BMX track.

Wherever possible, future detailed engineering and subdivision design should encourage strategic intergration of utilities / infrastructure components with various land use and landscape elements of the plan.

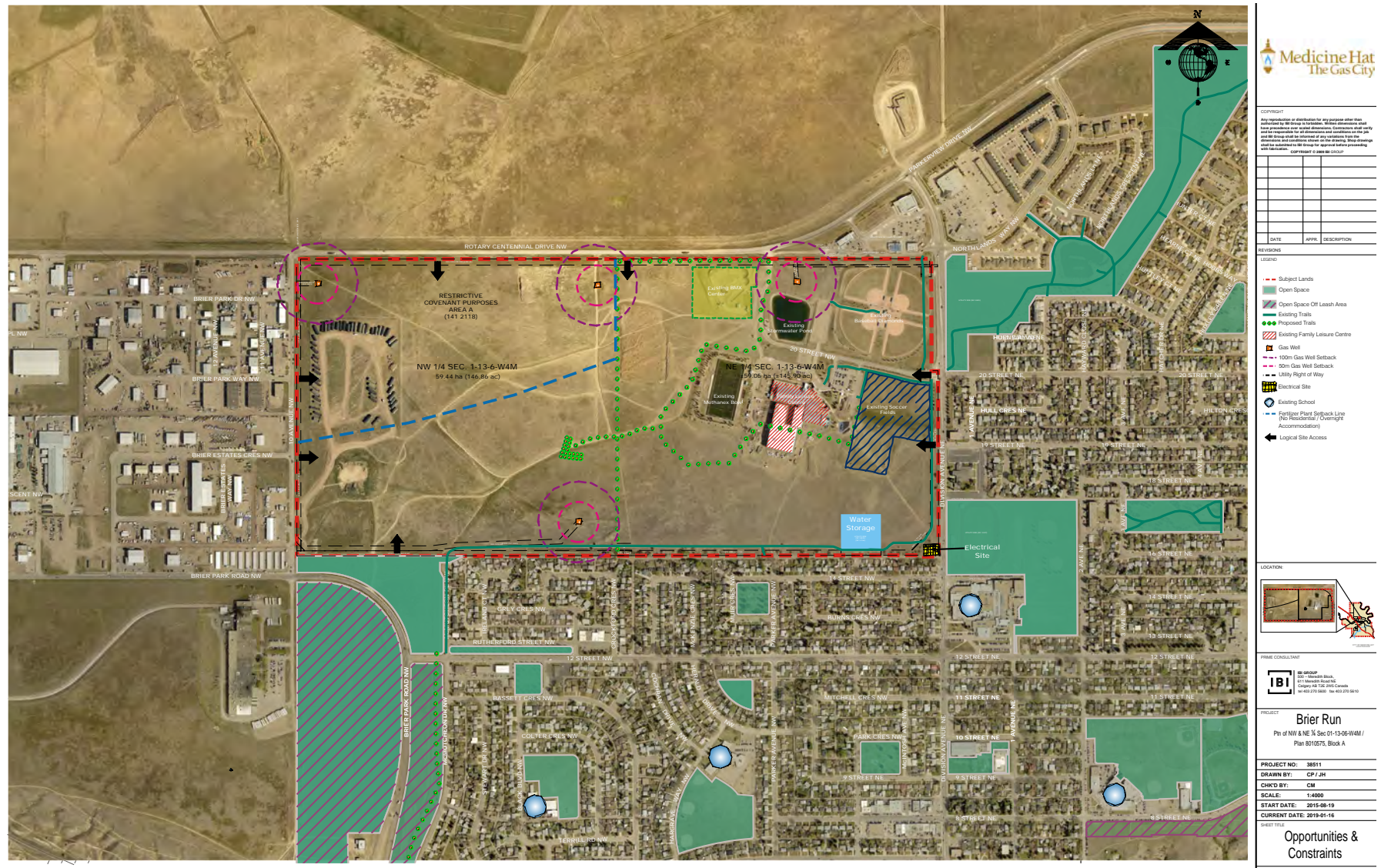
2.4.8 Access & Integration with Existing Communities

Access in and out of the Brier Run ASP area will need to logically and safely integrate with the existing transportation network that surrounds the plan area, giving consideration to the alignment of new roads with existing intersections. This will be especially important along 10th and Division Avenue NW, where a rhythm of intersection points have already been established.

Access from Rotary Centennial Drive NW has more flexibility but access points should be properly spaced in regard to the classification of Rotary Centennial Drive NW. The existing access into the site north of the Methanex bowl from Rotary Centennial Drive NW is encouraged to remain in its present location.

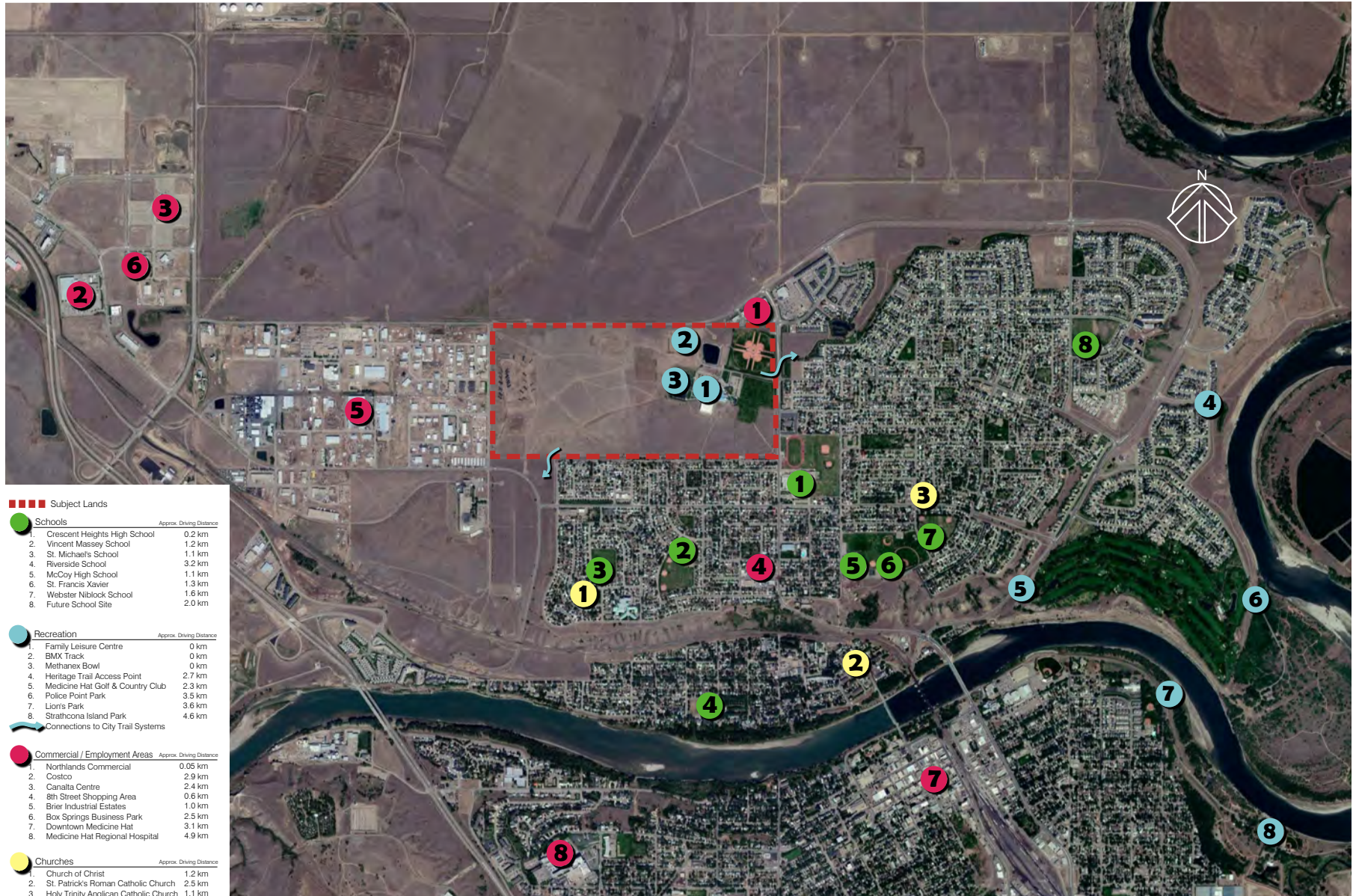
2.4.9 Summary of Site Characteristics

The Plan Area has many unique characteristics as shown in **Figure 6: Opportunities & Constraints** that present both opportunities and constraints to the development of the land.





BRIER RUN AREA STRUCTURE PLAN



Preliminary : For Discussion Purposes Only



3.1 Vision

Brier Run will be the first complete, active lifestyle community in Medicine Hat by design. The name and logo were selected and designed to inspire work-life balance, energy and healthy activity, respectively; and where all of life's daily activities can converge within one vibrant and dynamic community.

The Plan Area's proximity to existing residential communities, employment uses, a commercial node to the northeast and the FLC at its heart, lends itself naturally to the creation of a unique, walkable community where residents have opportunities to live, work and play.

The vision for Brier Run is to further add to this blend of uses by creating new live, work and play opportunities within the plan area that facilitates a livable and inclusive urban form and character.

This community will offer a diverse blend of innovative and attainable housing options, local employment opportunities, recreational and leisure pursuits and cater to a broad age demographic.

3.2 Community Identity

Brier Run is proposed to be a new unique complete community that has been designed to foster an active and healthy lifestyle, where physical activity can readily be a part of the daily work routine. This is achieved by closely integrating employment, commercial services, a range of housing options for all age groups, community infrastructure, schools and open space; all accessible within reasonable walking or cycling distance, while still accommodating motorized access to areas within and outside the plan area.

This community is emphasized by its robust allocation of employment, housing and recreational uses that will allow future residents to stay active, be more socially connected, and maintain a healthy, balanced lifestyle.



BRIER RUN AREA STRUCTURE PLAN

3.3 Core Values



LIVE ACTIVELY

- Healthy and active lifestyles options
- Enjoy age-in-place opportunities
- Walking and biking options along a series of trails
- Work-play life balance



WORK CLOSE

- High quality local employment/jobs
- Visit or work at well-designed local commercial and light industrial/business areas
- Promote local economic development & resiliency



PLAY & THRIVE

- Live, work and play all within one community
- An attractive, high quality and memorable community identity
- A broad range of accessible indoor/outdoor recreational pursuits and service amenities



BE CONNECTED

- Integrated local opportunities for all facets of daily life
- Integrated mobility options - walking, roller-blading, cycling, public transit, automobile
- Connected trails and parks
- Respectfully blended with existing neighborhoods and the Family Leisure Centre (FLC)
- Sense of pride in community/sense of place



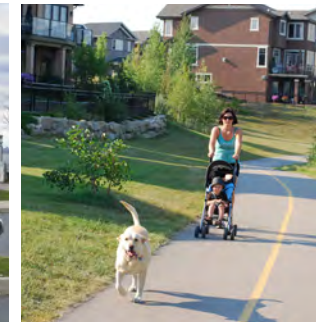


BRIER RUN AREA STRUCTURE PLAN



HAVE CHOICES

- A full mix of employment, housing, retail, recreational facilities, local jobs and social gathering spaces
- A diverse socio-economic demographic fabric
- An inclusive community
- Entry level housing options
- Opportunity to age-in-place
- Young families to active seniors



STAY SAFE

- A diverse, livable and safe community
- Active, pedestrian friendly public streetscapes
- Accessibility for all
- Family friendly and safe neighbourhoods
- A sensitive interface with adjacent surrounding areas



LIVE SUSTAINABLY

- Vibrant local mix of uses, activities, amenities and services
- Optimize return on investment into infrastructure and utilities
- Responsive and adaptable to changing needs over time
- High quality built environment
- Complete, healthy community with lower costs of living and impact on infrastructure





Land Use Framework

4.1 Land Use Concept

The Land Use Concept Plan for Brier Run is shown in **Figure 7: Land Use Concept**. This plan has been developed through careful analysis of the opportunities and constraints applicable to the site, as well as the needs of the City and the public through proactive engagement with key stakeholders and City departments. The Plan reflects a strategic coalescence of all these factors and lays out the general land use pattern, circulation networks, and infrastructure system to support Brier Run as a complete active lifestyle community. Brier Run will be its own sub-community, seamlessly integrated into the existing City fabric.

The land uses and plan elements that are shown are generally located as identified, but are intended to be flexible. Any fine tuning to the exact land use boundaries may be made without an amendment to this ASP if the overall vision and core values are maintained. The

exact land use typologies, in terms of location size and mix will be confirmed at the land use, conceptual scheme and/or subdivision stage, and is intended to provide flexibility and allow the ultimate land use provisions to be adaptive to the market conditions at that time.

4.1.1 Stakeholder Consultation

The Brier Run ASP has been directly informed by a series of consultation initiatives that involved all City departments, business organizations and public stakeholders. The land use concept is the culmination of collaborative dialogue with neighbouring businesses, City staff, school boards and the general public through focused stakeholder meetings, two public open houses, online survey and trade shows. The consultation efforts were critical in shaping this plan and ensures that the Brier ASP represents a plan that well balances the various stakeholder needs, the City's objectives and captures and protects the overall public interest.



BRIER RUN AREA STRUCTURE PLAN



DECEMBER 16, 2019

Figure 7: Land Use Concept

LAND USE FRAMEWORK



4.2 Community Land Use Components

All the land use components and important plan elements on the Land Use Concept for the plan area have been allocated into three (3) key categories: Live, Work and Play. The key components of the concept plans are outlined below within one of these three categories.

4.2.1 LIVE

This category captures the residential typologies that are key to a complete community. The residential land use within Brier Run will be mainly single family dwellings. In certain areas, multi-family in the form of semi-detached, townhouse, apartment or mixed use (residential on top of commercial) may be appropriate. These would be located in key central locations such as along corridors, close to amenities and transit, etc. As identified in the City of Medicine Hat Municipal Development Plan (MDP), under Greenfield Areas, Brier Run will achieve a minimum density target of at least 17 dwelling units per gross hectare or approximately 7 dwelling units per gross acre.

Projected residential units: 400-500 units

Projected residential population: 1,100-1,200 residents

The residential components are centrally located within the plan area and provides a sensitive transition to the existing Crescent Heights community to the south, the existing and future employment uses to the west and north, and the recreational amenities to the northeast and east.

Residential Area

This area is allocated for a variety of low to medium profile neighbourhood residential housing choices that can meet the evolving demographic profile in Medicine Hat. Internal site circulation patterns for the residential zone will be determined at the land use and subdivision stage. This may include a range of housing options with denser forms located closer to the centre of the plan area or along the main east-west spine road.

Multi-Family Residential / Commercial

This area is envisioned as a centrally located, grade oriented, mixed use community hub which can include commercial and multi-residential built forms that accommodate all age brackets from singles through to young families, empty nesters and seniors. This zone is envisioned as the west gateway area into the pedestrian priority zone and the recreational hub that resides to the east. A mix of uses is supported to anchor this west entry into the pedestrian priority zone, while encouraging walkability that easily connects to the array of indoor and outdoor recreational amenities.



4.2.2 WORK

This category includes the various industrial and commercial typologies largely concentrated in the west and central northwest portion of the Plan Area, adjacent to the existing Brier Industrial Estates area west of the site. Given the overnight accommodation use restrictions due to the heavy industrial setback, this northwest cell renders the area ideal for employment uses such as industrial and/or commercial development.

The employment lands proposed within Brier Run will add to and complement the existing Brier Industrial Estates area and provide a new employment hub for residents of Brier Run and the City of Medicine Hat. A broad blend of employment uses are accommodated within Brier Run, each with specific performance expectations to address and mitigate land use interface conflicts, while optimizing employment opportunities. For example, for the area north of the future residential (Business Industrial/ Commercial), the employment uses proposed will provide a sensitive transition between the employment area and the proposed residential area within Brier Run. For the other employment areas that are farther away from the residential area, the requirements will be less restrictive, but still need to be sensitively deployed. For example, uses that do not contribute excessive dust, light or sound.

This employment hub will be easily accessible and walkable from the future residential areas within Brier Run and will feature gathering places, connections to the open space trail systems/ walking loops, relaxing water features and easy access to commercial services. Future businesses and employees will be able to enjoy and take advantage of the lifestyle amenities offered within the community of Brier Run.

Commercial uses are also broadly supported within this category and envisioned to allow residents to shop locally. This support can accommodate a range of retail, service and office uses focused along the internal collector spine road that runs east-west and meant to face future residential zones due to their more compatible nature.

A centrally located node has also been earmarked to accommodate commercial uses in a street oriented mixed-use form, and the character and actual blend of uses may be determined at the detailed design stage, contingent on the market conditions at that time.

In addition to the local employment within Brier Run, future residents will also enjoy having the closest proximity to regional employment opportunities in the northwest part of the city, such as Brier Industrial Estates, Box Springs and other heavy industries.

Anticipated number of Jobs: 850-950

Commercial/Business: Potential for Future Recreational

This area is intended for a broad range and scale of commercial and business uses that can primarily service the local community as well as beyond. An innovative spectrum of uses can be accommodated but the uses should not have external yards and activity is generally contained inside of buildings. Uses permitted do not generate any external noise, dust, odour or significant light impacts. Uses are generally complementary to and compatible with residential development. The built form and site



design should be considerate of the residential interface to the south of this zone. Access to this commercial/business zone is focused off the internal north-south collector and north-south minor arterial. Secondary access will be offered through the Custom east-west collector or future internal public roads may also be developed. Any use that involves overnight accommodations are strictly prohibited. Furthermore, in lieu of commercial uses, this area can accommodate recreational facilities or the relocation of existing facilities to this zone, if the need arises.

Optional Mixed Use Commercial

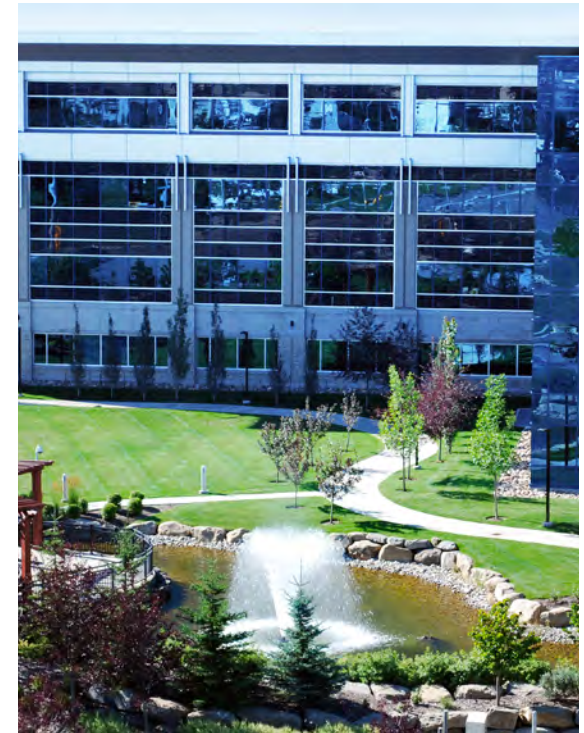
Given the strategic commercial location of this area, the existing recreational use may be transitioned to commercial with multi-family residential and mixed retail uses. The existing sports fields will need to be relocated, but this will be at the discretion of the City of Medicine Hat. If the site is transitioned to a commercial or mixed use, it is intended to accommodate for a broad range and scale of commercial uses that can service primarily the local community as well as beyond. External noise, dust, odour and lighting impacts are limited. There would be no restrictions on uses that involve overnight accommodations in this location. Servicing for this site will also need to be carefully reviewed before it can be designated for commercial uses.

Business Industrial / Industrial Retail

This zone is intended for business, industrial and commercial uses that can benefit from the exposure along an arterial roadway. The uses may require external yards for storage and related facilities, with minimal external noise, dust, odour and light impacts. Access to this commercial zone is focused off the internal north-south major road, but secondary access through the General Industrial zone or future internal public roads may also be considered. Any use that involves overnight accommodations are strictly prohibited.

General Industrial

This zone is intended for low-intensity industrial and business uses that are generally complementary to the existing Brier Park light industrial area to the west. The uses may have external yards for storage and related facilities with limited external noise, dust, odour and light impacts. Uses should be compatible with the residential development to the east and should consider robust landscape treatment along the east side of this zone. Access to this zone will be focused off of 10th Avenue NW. Any use that involves overnight accommodations are strictly prohibited.





4.2.3 PLAY

A rich array of indoor and outdoor recreational amenities will be located throughout the Brier Run community, connected through a series of trails and open space networks. The NE Quarter Section (half of the plan area) is currently earmarked for open space and/or recreational uses but this plan facilitates the ability to strategically redeploy the open space and recreational assets across the entire plan area, as long as approximately half of the study area remains as open space networks and recreational facilities. This may be in the form of trails, indoor and outdoor recreational facilities, school, reservoirs, storm ponds, plazas and public gathering places.

The specific land use areas that comprise the Play category are described below. The areas shown as Open Space in the Brier Run area are part of the City's overall park and open space area. Parks are intended to serve a variety of residents. Based on changing demographics and recreational needs, the proposed amenities and facilities shown may change and will not require an amendment to the ASP.



Open Space

This is the dominant general land use across the Brier Run ASP area and represents all the recreational facilities, outdoor sports fields, plazas, gathering spaces, trail connections and green space. Stormwater management facilities will also be encompassed under this category and are intended to be integrated with the trail system within the plan area and offer a series of different outdoor experiences. Note: The open space area (50% of the site) is intended to serve a variety of residents and city needs. Based on changing demographics and recreational needs the proposed amenities and facilities may change over time.



Potential Separate Elementary School Site

This area is intended to accommodate a separate school if required. In the interim or if the school is ultimately deemed unnecessary, this area can remain as open space and/or accommodate recreational and/or open space facilities.





BRIER RUN AREA STRUCTURE PLAN



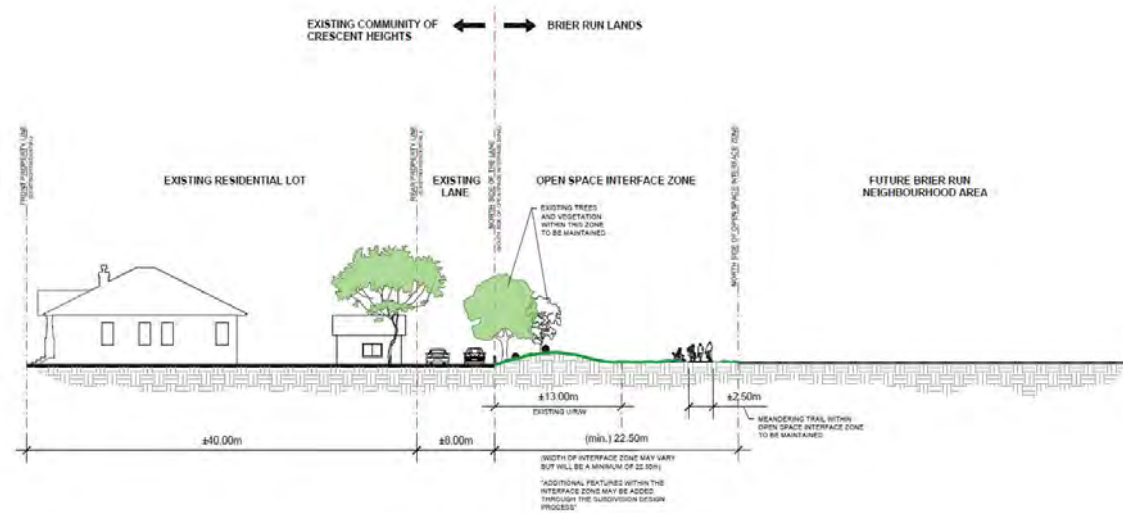
Open Space Interface Area

This is planned as a green space strand along the south edge of the plan area to enhance, augment and formalize the existing trail system while creating a sensitive transition from the existing residential community to the south to the future residential uses within the plan area. This trail system will be an important east-west segment of the overall trail system within the Brier Run ASP and will connect to sub-trail connections that reach all parts of the plan area. The proposed trail will be organic in form, and retain the native prairie grasses where reasonable, while encouraging existing trees to be protected and/or new trees to be added or to replace existing trees that reach the end of their natural lifespan (provided conflicts with utility lines can be minimized or avoided). Portions of the existing trail can be retained and/or reconfigured to add enhancements or to facilitate connections to new trails. The ultimate trail alignment will be determined at the detailed design stage.



Proposed Pedestrian Priority Zone

Although vehicles will be allowed along this segment of roadway, the design priority is given to other mobility choices and is intended to be pedestrian, cycling and transit friendly, while slowing down the private automobile. Innovative design and complementing built form and landscaping, where appropriate, are encouraged to help create a comfortable human environment.



Trail Connections

A series of trails are envisioned to offer a variety of mobility choices across the plan area. These trails are intended to offer not only a potential commuting function, but also for key recreational programming, training purposes or leisure activities throughout all seasons. Design considerations at the detailed design stage will encourage healthy lifestyles. In some instances, these trail connections can be integrated with a roadway profile. The final locations of the connecting trails will be determined at the detailed design stage, but it is important that various mobility options are available to access every corner of the plan area.



Storm Pond

General areas have been identified as possible locations for storm water management facilities. These infrastructure components will also serve an environmental role and be integrated as part of the open space system as well as double as an attractive transitional space between non-residential and residential uses. These pond locations and size are general in nature and the final size and location of these storm ponds can vary from what is shown and will be determined at the detailed design stage.



4.2.4 Overall Land Use Statistics

The overall plan area statistics provided in the table below is based on the Land Use Concept. These areas are approximate include the public roads that each use fronts upon. These areas are only to be used as a general reference and the actual areas will be determined at the detailed design stage.

FUTURE LAND USE	HECTARE	ACRE	% OF GROSS AREA
Gross Developable Area (GDA)	118.12	291.88	
Open Space/Recreational/Potential School	44.67	110.38 *	37.8%
Existing Open Space / Potential Commercial ^S	5.35	13.22 *	4.5%
Roads	19.06	47.10	16.1%
PUL (Storm Water, Reservoirs, etc.)	5.00	12.36	4.2%
Subtotal Net Developable (NDA)	44.04	108.82	
Commercial/Business (Potential for Future Recreational) ^S	8.19	20.25	6.9%
Business Industrial/Industrial Retail	4.66	11.50	3.9%
General Industrial	12.94	31.98	11.0%
Total Employment Lands	25.79	63.73	
Residential - Low Density Single Detached	8.87	21.91	7.5%
Residential - Low Density Semi-Detached/Rowhousing	5.64	13.94	4.8%
Residential - Medium Density - Multi-family	1.61	3.98	1.4%
Multi-family/Mixed Use	2.12	5.25	1.8%
Total Net Residential Development	18.25	45.09	

NOTE: Approximately 50% of the site is earmarked for recreational purposes, including a school site. Areas shown are approximate only and use allocation may change due to market conditions. Actual areas will be confirmed at the subdivision stage.

* = Use allocated for recreational purposes.

^S = Notes use areas that may be swapped between commercial and recreational uses.



Photo by Sue Zeng on Unsplash



Photo by Jason Leung on Unsplash



4.3 Landscape & Design

Overview

As the Brier ASP is committed to creating an active lifestyle community, the landscape and design elements should also support the realization of this objective. Providing a comfortable and desirable public realm that encourages people to walk, run, cycle and/or use other forms of mobility choices should be applied throughout the plan area. Creative approaches to landscape design and attractive, durable building architecture facing the street is encouraged to offer interest and pedestrian comfort. Street trees along every roadway create a tree canopy, complemented with separate sidewalks on both sides to optimize connectivity.

Building Interface along Central East-West Spine & Pedestrian Corridor

To facilitate an enjoyable pedestrian friendly environment along the central east-west spine road while integrating both motorized and non-motorized mobility choices, it is recommended that surface parking between buildings and the east-west collector road be minimized wherever possible. Where parking does need to exist between the buildings and the road, the site and landscape design should ensure that the pedestrian experience is comfortable and safe through thoughtful landscape interface treatment that is provided between the public sidewalk and the parking area. The design should also draw people from the public sidewalk to the building entries in logical and safe locations.

Low Impact Development (LID)

Wherever possible Low Impact Development (LID) solutions are encouraged within all boulevard areas, especially along arterials and collectors. Integrating LID's within local residential street profiles could be practical and be explored in flankage situations. LID solutions enhance the pedestrian experience and offer storm water management benefits and goes to support the City's sustainability objectives. LID should also be considered within the open space/trail networks, wherever practical.

Open Space/Trail Network

Brier Run has been designed to include a series of well-connected open space networks that will connect all areas and uses across the plan area. The quality and contiguous character of this open space network is integral to the plan and encourages active and regular use of the network for both recreation and commuter purposes, across and through the site. Future development and infrastructure components should be integrated with these networks wherever possible, and creative ideas to create interest and engage users of all types is highly encouraged.

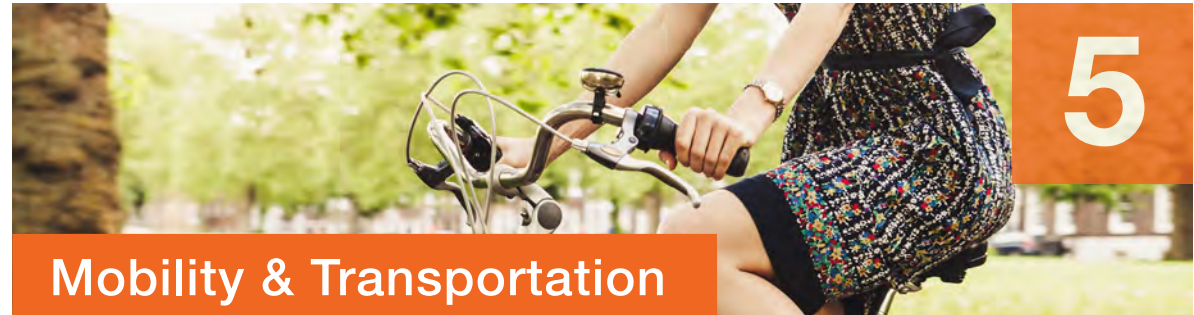


Photo by Blubel on Unsplash

5.1 Integration into the Existing Network

The Brier Run ASP has been prepared given due consideration of the City of Medicine Hat's Roadway System Master Plan (2013) and the Cycling Master Plan (2010) and how the future transportation and mobility networks within Brier Run seamlessly connect to the existing and future envisioned mobility networks. A Transportation Impact Assessment (TIA) has been completed that supports the proposed ASP configuration.

As a community centered around an active lifestyle, accommodating mobility options in addition to private vehicles is a key priority. Therefore, Brier Run has been designed to offer efficient mobility networks that supports a range of options that allow residents and visitors to readily move within and outside the community via walking, biking, transit and private automobile. Careful considerations should also be given to accessible mobility options across the plan area.

5.1.1 Connecting to the Existing Network

Brier Run will seamlessly integrate into the existing road system safely and efficiently, and

be well aligned with the immediately surrounding network. The proposed road network can readily accommodate the proposed concept and anticipated traffic.

The exact locations of the roads will be finalized at the detailed design stage, but generally, the proposed road network connections into the surrounding road system are based on the following:

Rotary Centennial Drive (North Boundary): A maximum of three (3) well-spaced connections to Rotary Centennial Drive NW is proposed to provide access in and out of Brier Run from this arterial into all areas of the Brier Run Community. The City's minimum spacing requirements for intersections onto Rotary Centennial Drive NW should be carefully considered in the final design, but should be spaced generally as shown in the concept plan.

The exact location, configuration (ie. all turns or right-in/right out only) as well the final number of access points into the ASP area from Rotary Centennial Drive will be determined at the detailed design stage.



10 Avenue NW (West Boundary): Access to Brier Run from the west will be via 10th Avenue NW and access points should align with Brier Park Way and Brier Estates Crescent NW. Two access points are envisioned off of 10th Avenue NW.

Division Avenue NW (East Boundary): Two potential access points into Brier Run are possible from Division Avenue NW where one will maintain the existing intersection aligned with 20th Street NW, while if a second access point is desired, it should be either aligned with 19th Street NW or an appropriate distance south of 19th Street NW.

Interface with Crescent Heights & Brier Park Road – Realigned: The majority of the south boundary of the Brier Run ASP area is shared with the north boundary of a laneway on the north side of the existing community of Crescent Heights. Although there are potential direct access opportunities into Crescent Heights given how it was historically configured, this plan does not contemplate direct vehicular access into Crescent Heights except at one location.

The existing Parker Avenue Right of Way extends to the boundary of Brier Run ASP plan area and this Right of Way is proposed to be left as is and connect through into the Brier Run ASP to serve as a minor local road connection. This is the only vehicle access point planned between Crescent Heights and Brier Run and is primarily intended for local traffic and pedestrian connections. No other vehicle connections through the south boundary of the ASP area are planned. However, pedestrian and cycling connectivity along various points of the south boundary will be supported.

On the southwest portion of the site, Brier Park Road is proposed to be realigned northwards, as reflected in the concept plan, and will run through the west side of the Brier Park ASP area until it meets Rotary Centennial Drive NW. This road will provide efficient access to and from the south.

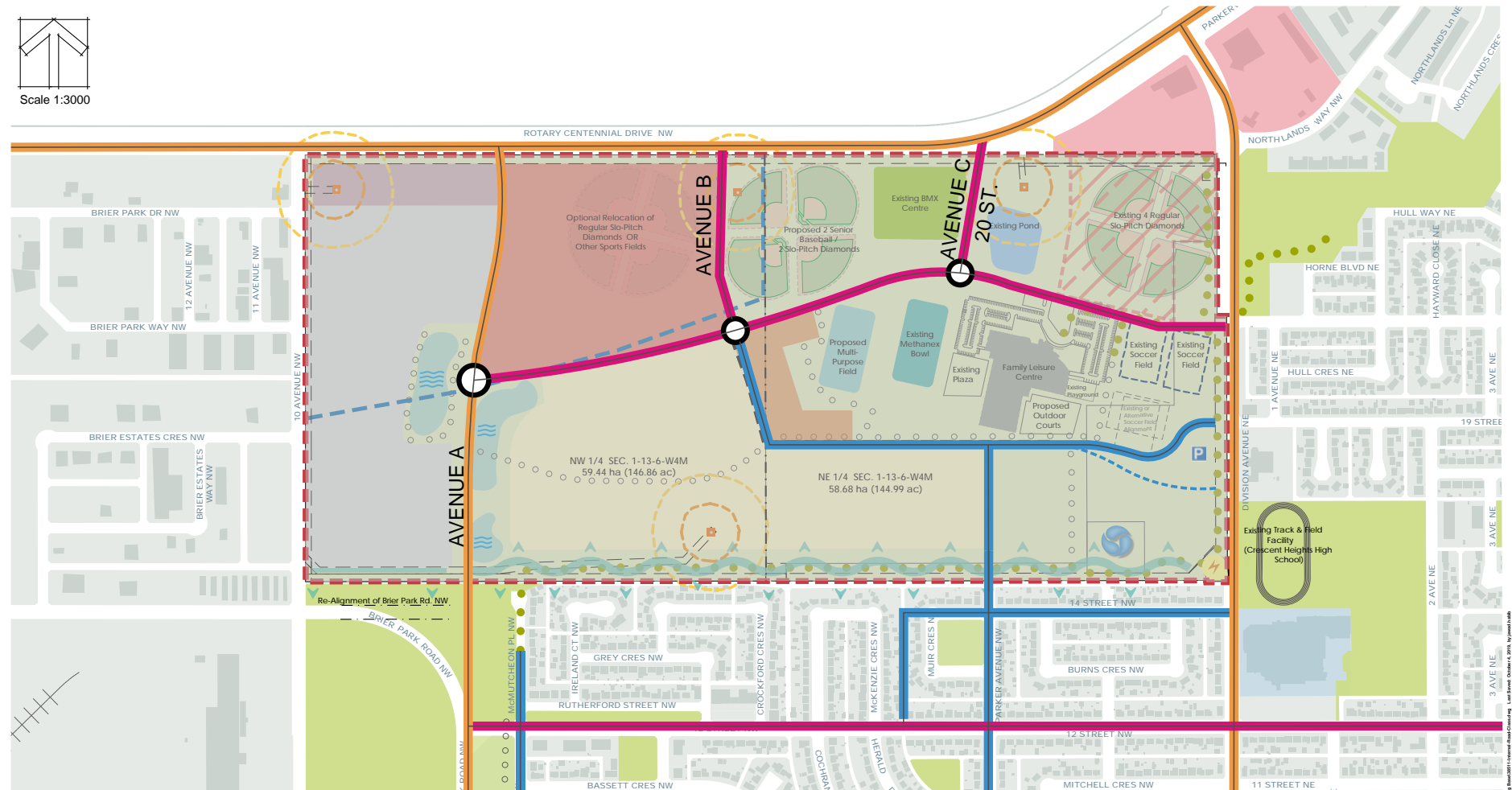
5.2 Internal Circulation

Brier Run will be serviced internally by three road types as illustrated in **Figure 8: Internal Road Classification**.



BRIER RUN AREA STRUCTURE PLAN

Scale 1:3000



- LEGEND**
- Transportation Corridor (Road designation to be determined at FSR)
 - Minor Collector 1,000 - 8,000
 - Local Roadway <3,000
 - Alternative Access Point to Division Avenue



DECEMBER 16, 2019

Figure 8: Internal Road Classification

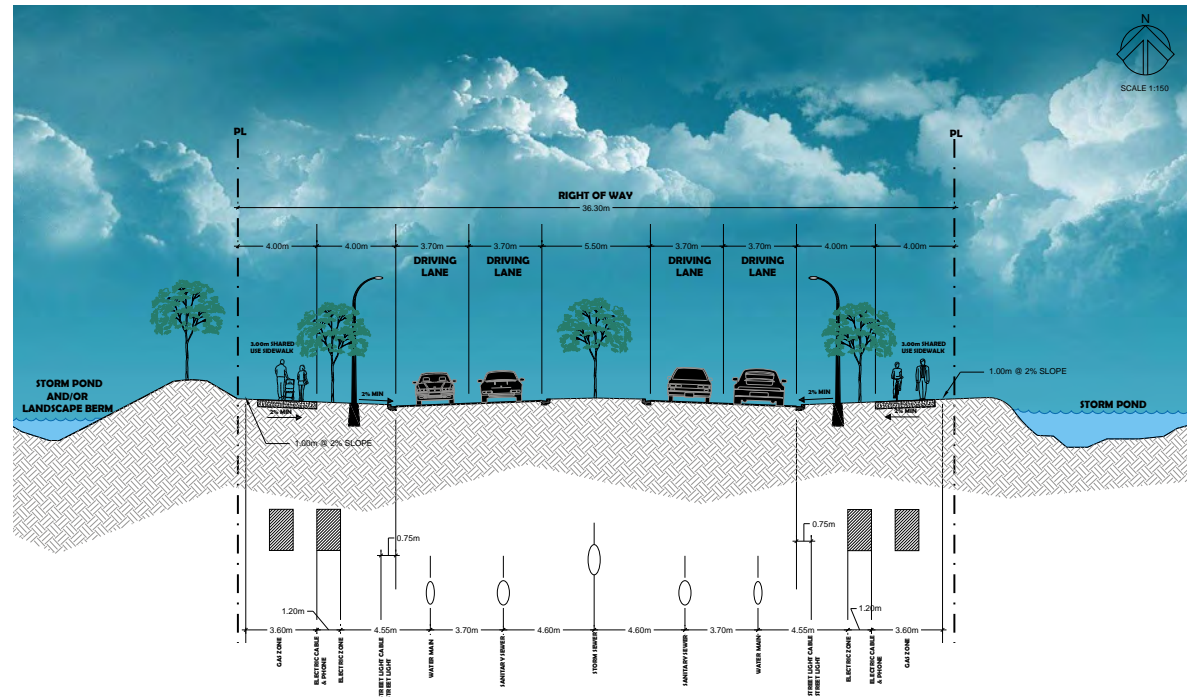
MOBILITY & TRANSPORTATION



5.2.1 Transportation Corridor

Although the road classification for Avenue A may require further consideration at the detailed design stage (ie. Minor Arterial or Major Collector), this road will service the west end of the site and provide the main north-south circulation system into and from the City centre to the employment zone on the west side of the Brier Run community. The realignment of Brier Park Road NW is anticipated to enable this efficient network configuration. This will be the primary southwest entry or gateway into Brier Run and signage and landscaping that communicate the unique character and brand of the community, as well as a sense of arrival in to the community, is encouraged.

This road will also serve as a transition area between the non-residential uses on its west side with the residential uses on the east side. Storm water management facilities are proposed to be integrated adjacent to the south end of the minor arterial road to further enhance the transitional character from west to east. Along the other portions of this road, the integration of Low Impact Development (LID) and innovative stormwater management features are encouraged.

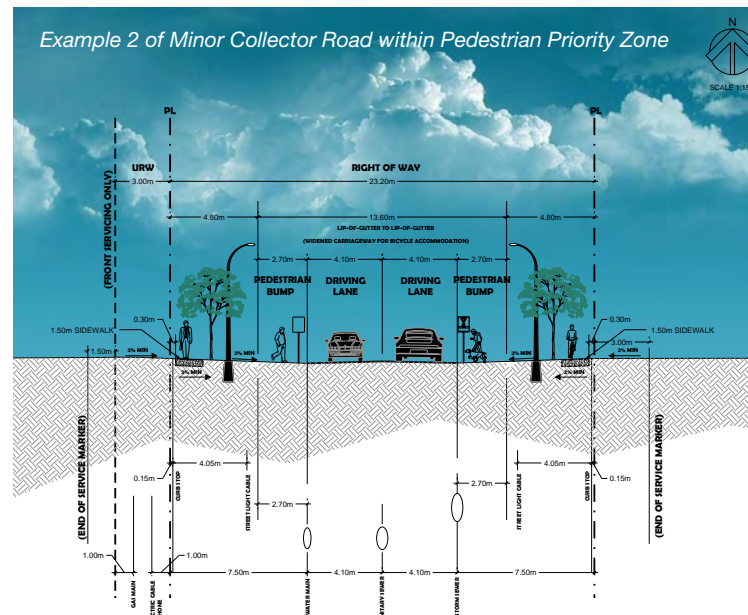
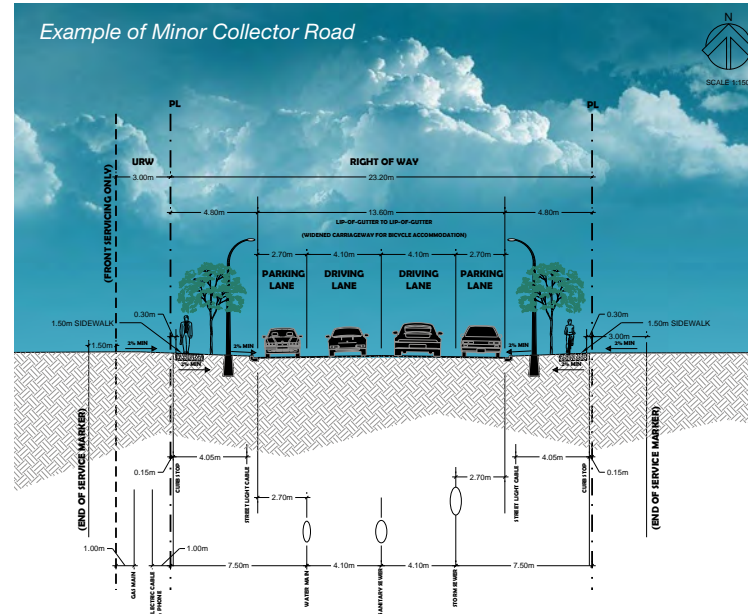




5.2.2 Minor Collectors

The main east-west connection will be offered by a minor collector system that runs through the relative centre of the plan area. This will also serve as a transit route. Two minor collector connection points from this main east-west spine to Rotary Centennial Drive NW is also proposed to offer multiple access points into and out of the community of Brier Run.

The east-west minor collector is intended to be pedestrian friendly and implementation of separate sidewalks and buildings fronting onto this street are encouraged. Furthermore, the middle segment of the east-west minor collector is proposed to be customized to prioritize pedestrian flow and transit movement, while discouraging fast moving through traffic. The roadway will be pinched and any future buildings are encouraged to front onto this segment of the road. Use of different roadway surfacing, colour and signage are all possible elements that would be encourage within this zone. A mix of uses that draw people here at all times of the day are welcome in this zone.





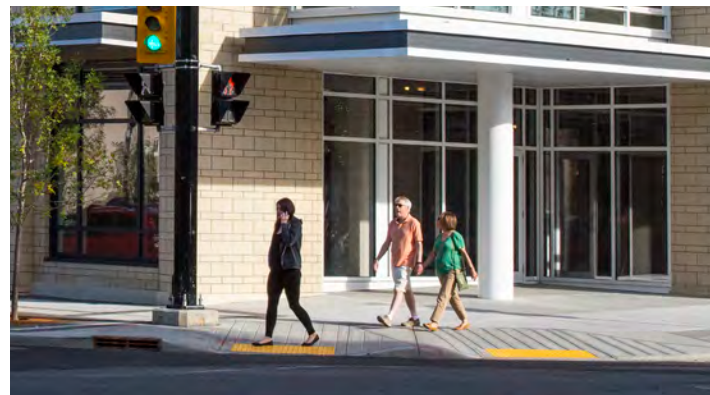
5.3 Transit Service

Transit is anticipated to service the entire Plan area along the east-west minor collector system and offer every resident a less than 400m walk to a transit stop.

5.4 Pedestrian Circulation & Trail System

Brier Run will include a series of trails that will provide a multipurpose network for walking, jogging, cycling, rollerblading, skateboarding, etc. and will be part of a comprehensive systems of parks, regional and local trails that will provide connections from Brier Run to the broader city and the Heritage Trail System.

A key part of this network is an east-west open space corridor that will provide a transition and buffer with the existing community to the south. This substantial linear green space will retain its use as a regional trail and will supplement additional landscape and recreational features.





Servicing

According to the Municipal Development Plan the entire Brier Run site should be connected and serviced by the City's infrastructure. Accordingly, the Municipal Servicing Standard Manual and Alberta Environment ESSR Standards set the minimum utility design standards for the site. The service utility design of the Brier Run site should also comply with all applicable legislative and statutory bylaws.

In order to achieve proper drainage on site, re-grading will be required. The site geotechnical report provides basic guidelines for fill and compaction for deep fills onsite and should be used to inform any future site grading design and construction practices. A preliminary review of the proposed grading has indicated that overall, net fill may be required to meet the proposed site grades. The amount of fill depends on whether piped or overland emergency escape routes are used for the proposed storm ponds. Exact numbers will be provided at the detailed engineering stage for each phase.



BRIER RUN AREA STRUCTURE PLAN

6.1 Water

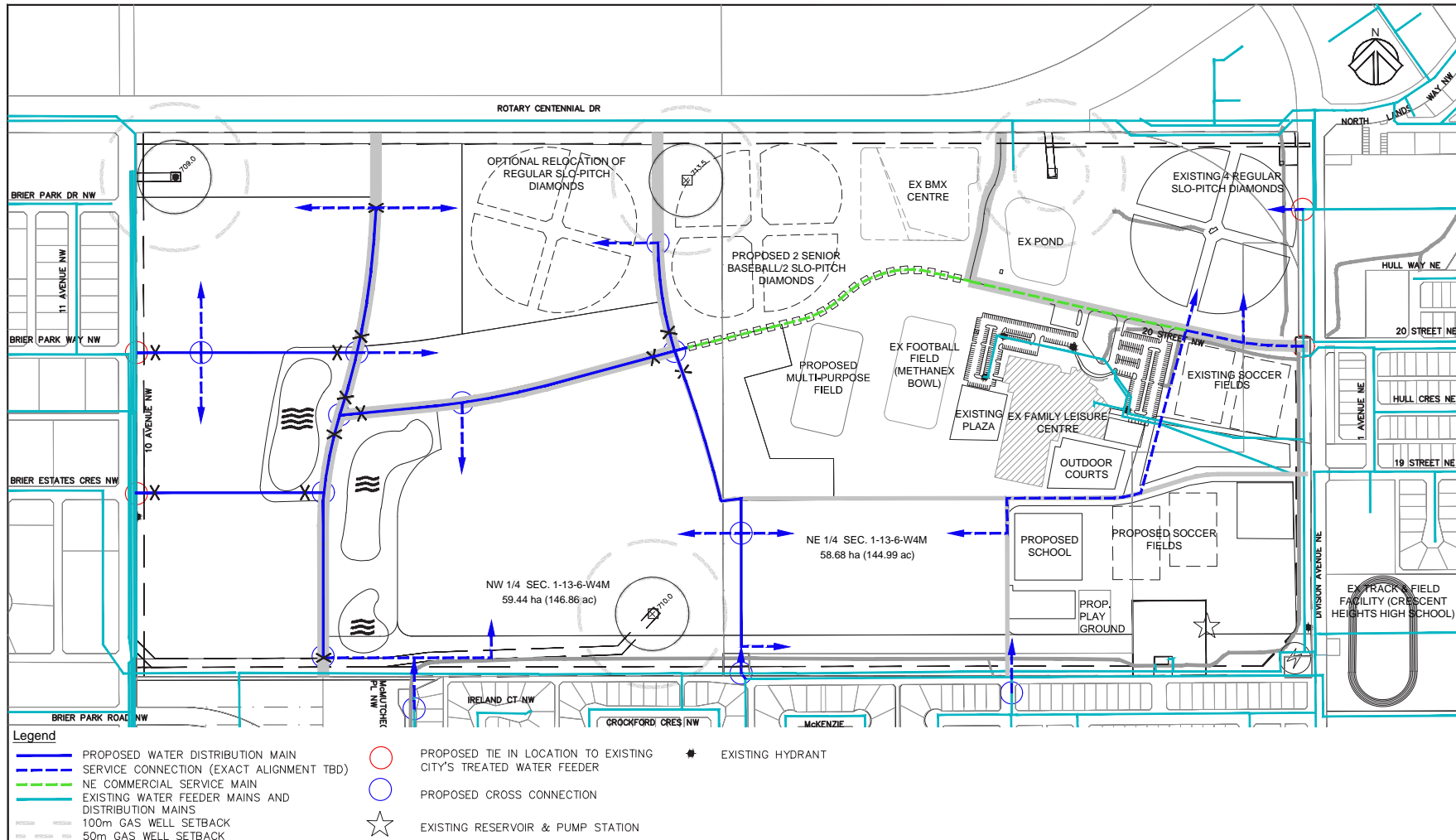
The City of Medicine Hat's Environment Utilities (EU) Department has indicated that only a looped connection to the 750mm PVC feeder main within 10th Avenue NW can be used to provide long term water service to the Brier Run development. The internal areas of Brier Run will be serviced by a series of looped connections stemming from the two 10th Ave services. Potential locations have been indicated in **Figure 9: Proposed Water Distribution Plan**. Sizes and exact design flows will also be determined at the detailed design stage for each phase when exact uses are more definitive.

It is possible that a number of connections will be required between Brier Run and Crescent Heights. Exact locations and details will be explored at the detailed design stage. A cross-tie connection between the main Brier Run network and the 500mm Division Avenue line may be required.

The potential northeast commercial development could be serviced by 10th Street and/or Division Avenue. The necessity of the latter connection and the cost implications will be the primary governing factor in the decision for how the northeast site should be serviced.

New or relocated playing fields at the north end of Brier Run can be irrigated by the site's proposed water network. Potential playing fields, at the far southeast corner of the site may also be serviced by the Brier Run water network, however, phasing of the Brier Run development may delay irrigation connections. Alternatively, if capacity exists in the irrigation pond, FLC site or lines within Division Ave., the fields could be provided irrigation on their own schedule.







6.2 Sanitary

EU has indicated that the Brier Run sanitary sewer network is to connect to the city system via the 600mm PVC line running along the south boundary of the site that connects to the east. This line currently services the area to the west of Brier Run but plans are in place to divert existing flows in the 600mm main and create the capacity for Brier Run. Environmental Utilities has indicated that short term capacity in the line is estimated to be a maximum of 80L/s. The full capacity of the line, estimated to be 220L/s, is to be confirmed during detail design and is a critical factor in determining phasing of the Brier Run development.

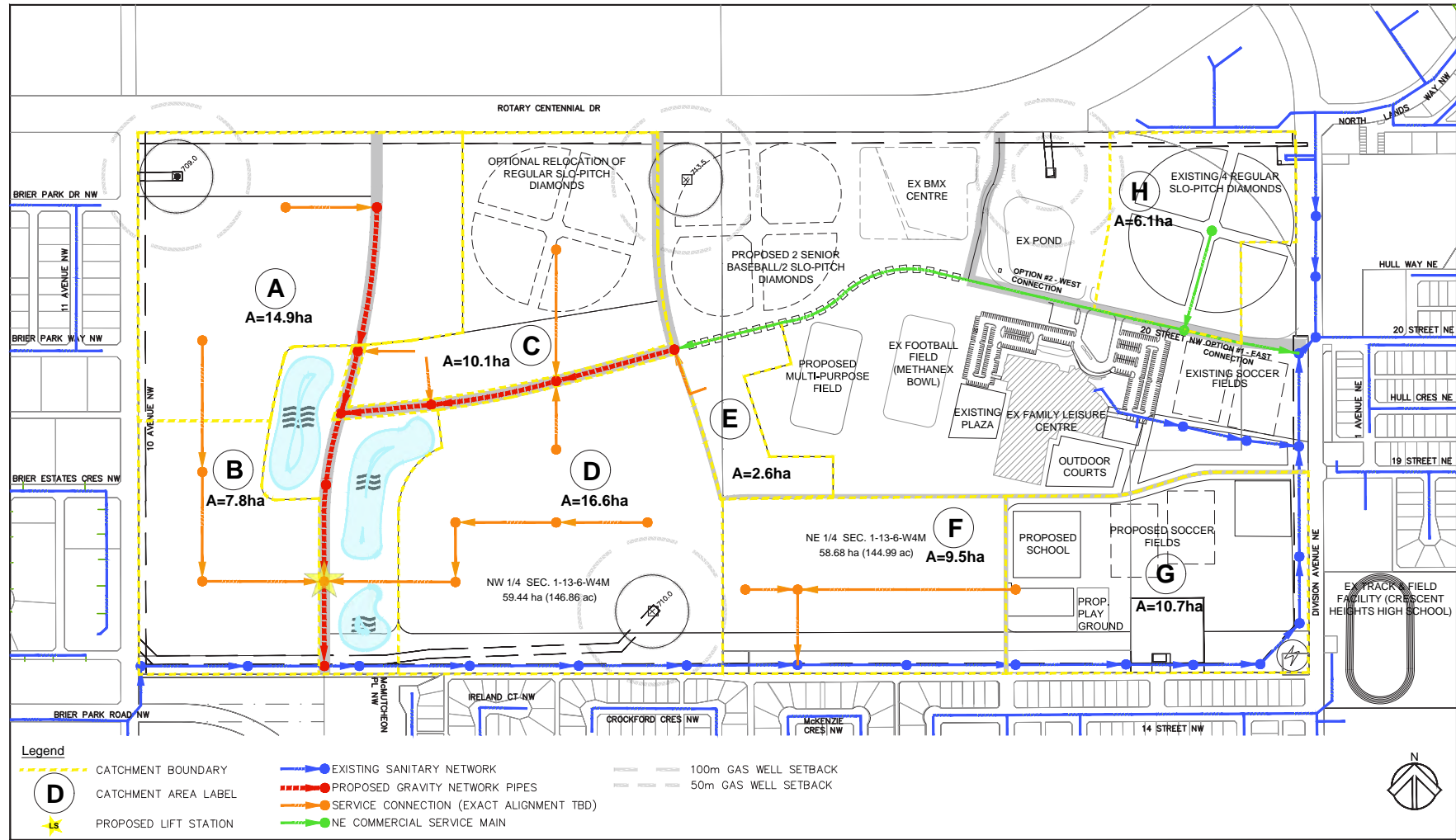
Due to the shallow depth of the 600mm main, a sanitary lift station has been proposed to allow for connection to this line and to ensure reasonable site grades. The lift station will be located towards the southwest corner of the site near the primary connection to Brier Park Road. This location was chosen as it is most practical for grading, phasing and aesthetics. See **Figure 10: Sanitary Servicing Plan**.

In the interest of minimizing the size of the proposed lift station, a second tie to the 600mm line, at the east end of Brier Run, is proposed. The second tie will also reduce the amount of fill necessary to drain the southeast end of the site by gravity. The development of this area is still dependent on the phased capacity of the existing 600mm line.

The relative location of the potential NE commercial site makes gravity drainage to either tie a challenge but alternative connection to Division Ave could be explored to determine if it can service this cell if it is to become commercial. Prior to detailed design, a cost-benefit analysis should be completed to determine which approach would best meet the needs of the site and overall development.



Photo by Vadim Fomenok on Unsplash





6.3 Storm Water

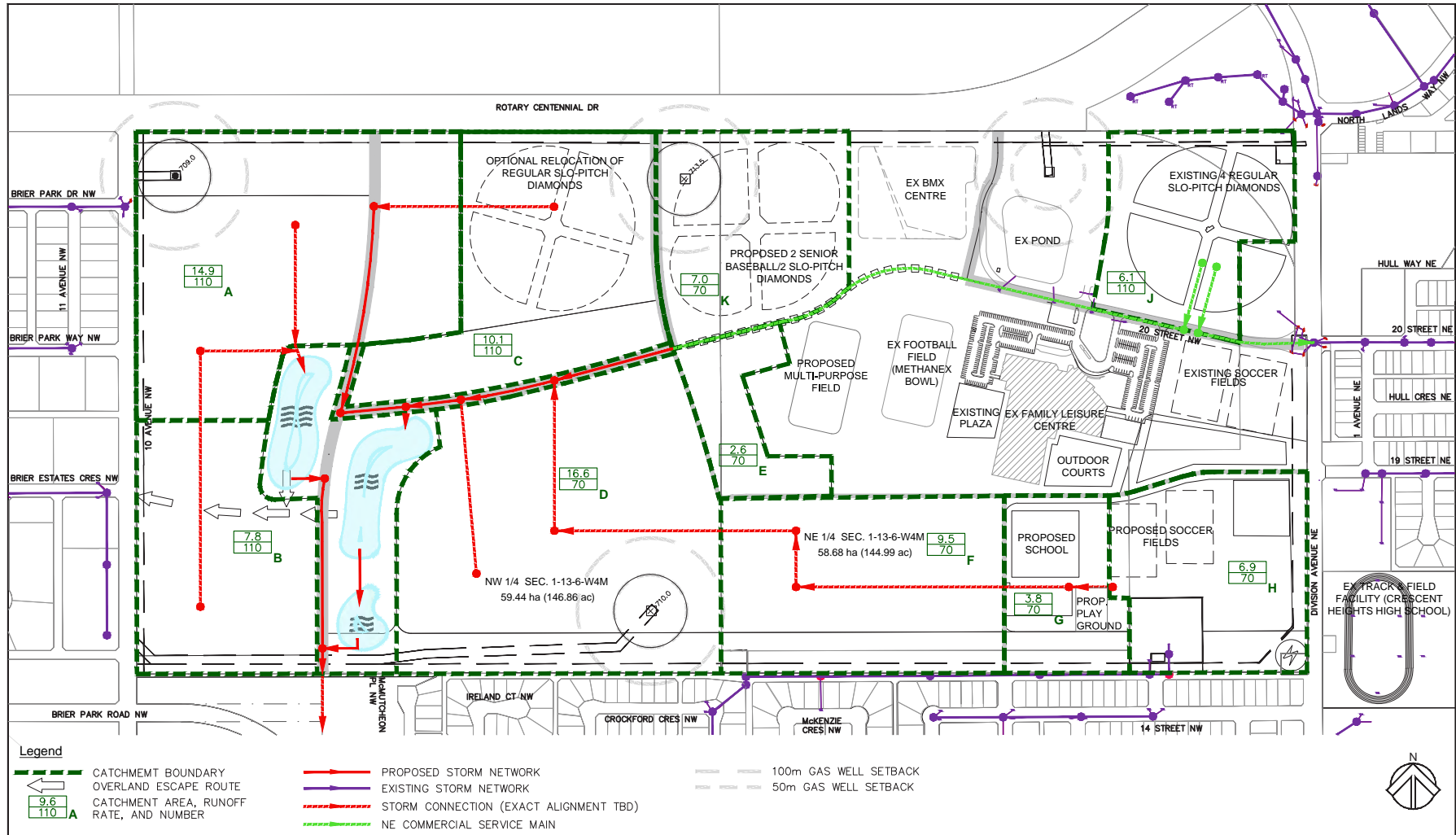
The storm sewer design for the Brier Run site is governed by the “City of Medicine Hat Northwest Drainage Study”, by Stantec Consulting Ltd. and is overseen by the City of Medicine Hat’s Municipal Works (MW) Department. Brier Run occupies a portion of the two quarter sections (approximately 111ha) that is designated to drain to proposed Trunk Proponent F to an outfall in the South Saskatchewan River at a rate of 3L/s/ha.

Two or three Storm Water Management Facilities (SWMF) have been proposed to provide stormwater quantity and quality control. Using multiple SWMFs instead of one creates better practical and fiscal opportunities for staged development. These SWMFs will be located along the Trunk F alignment at the west end of Brier Run. The ponds shown on report figures are approximations of shape and size for illustrative purposes and will be confirmed at the detailed design stage. The proposed overland escape route for both ponds will be west, towards 10th Avenue NW, via a future roadway or UR/W.

An alternate overland escape route, south to the green space adjacent to Brier Park Road, should be considered at the detailed design stage. If there are concerns about site fill quantities, a piped overland escape route could be considered as it would help to lower site grades.

An approximation of the storm network is indicated on **Figure 11: Stormwater Management Plan**. Pipes were sized based on release rates of 70L/s/ha for residential areas and playing fields, and 100L/s/ha in commercial and industrial areas. Exact pipe alignments and sizes should be confirmed at the detailed design stage. The site overland conveyance system should be designed to accommodate the 1:100 year storm event.







FLC Site

The FLC site is included in the Trunk F catchment area, but falls outside of the scope of the Brier Run Functional Servicing Study. Existing grades for this area suggest that the irrigation pond currently captures runoff from this site. If the City foresees that the irrigation pond may be removed, accommodation for FLC runoff should be considered prior to detailed pond design.

The proposed playing fields at the SE corner of Brier Run will drain, north, towards the FLC site. Boundary grades in this area, along Division Avenue, are such that the field elevations will be too low to drain to the Brier Run SWMFs. The runoff from these fields will not be significant enough to impact the FLC site. Exact runoff volumes and drainage paths should be confirmed at the detailed design stage.

Northeast Commercial Development

As per the master drainage plans for the area, this site was intended to drain to Trunk F, via the SWMFs at the west end of Brier Run. However, as with the sanitary system, gravity storm drainage for this area may be challenging due to existing grades and infrastructure. MW has indicated that drainage to the irrigation pond, matching existing conditions is not a feasible option for any future development. A private lift station and connection to the Brier Run SWMF could be explored, as could private onsite storage and treatment.

An alternative servicing arrangement could include utilizing the storm connections within Division Avenue or North Lands Way. Further exploration will be required to determine if this alternative connection is feasible.

Crescent Heights Flooding Reports

The City's Municipal Works department (MW) retained Stantec to review the drainage and stormwater considerations in the city's north. This review was completed in 2009, and resulted in the "Northeast/Northwest Crescent Heights Drainage Study Final Report". This report explored flooding concerns in the existing, offsite development south of Brier Run.

The report recommendations would impact on the Brier Run lands. Should there be a desire to implement these recommendations, negotiations to obtain sufficient land would need to occur between MW (as stormwater authority) and LABS (as landowner and developer). This issue is outside the scope of the Brier Run ASP and is not discussed further.

Brier Industrial Estates Flooding

MW also retained Stantec to review the drainage and stormwater considerations in the city's Brier Industrial Estates. This review was completed in 2016 and resulted in the "Brier Industrial Estates Drainage Study: 2016 Update".

The report recommendations would impact on the Brier Run lands. Should there be a desire to implement these recommendations, negotiations to obtain sufficient land would need to occur between MW (as stormwater authority) and

LABS (as landowner and developer). This issue is outside the scope of the Brier Run ASP and is not discussed further.

Water Quality

The quality of stormwater leaving the Brier Park development is governed by both the City of Medicine Hat and the Province of Alberta. The ideal treatment approach will be determined at the detailed design stage and will include a combination of SWMFs, oil-grit separators and LID features.

The Province of Alberta requires that some watershed areas meet average annual runoff volume targets. These targets require the use of LID practices and can have a significant impact on SWMF sizing and infrastructure costs. Though there are currently no requirements for the South Saskatchewan River watershed, they have the potential to be implemented in the future and would impact the proposed SWMF sizing and use of LIDs within Brier Run.

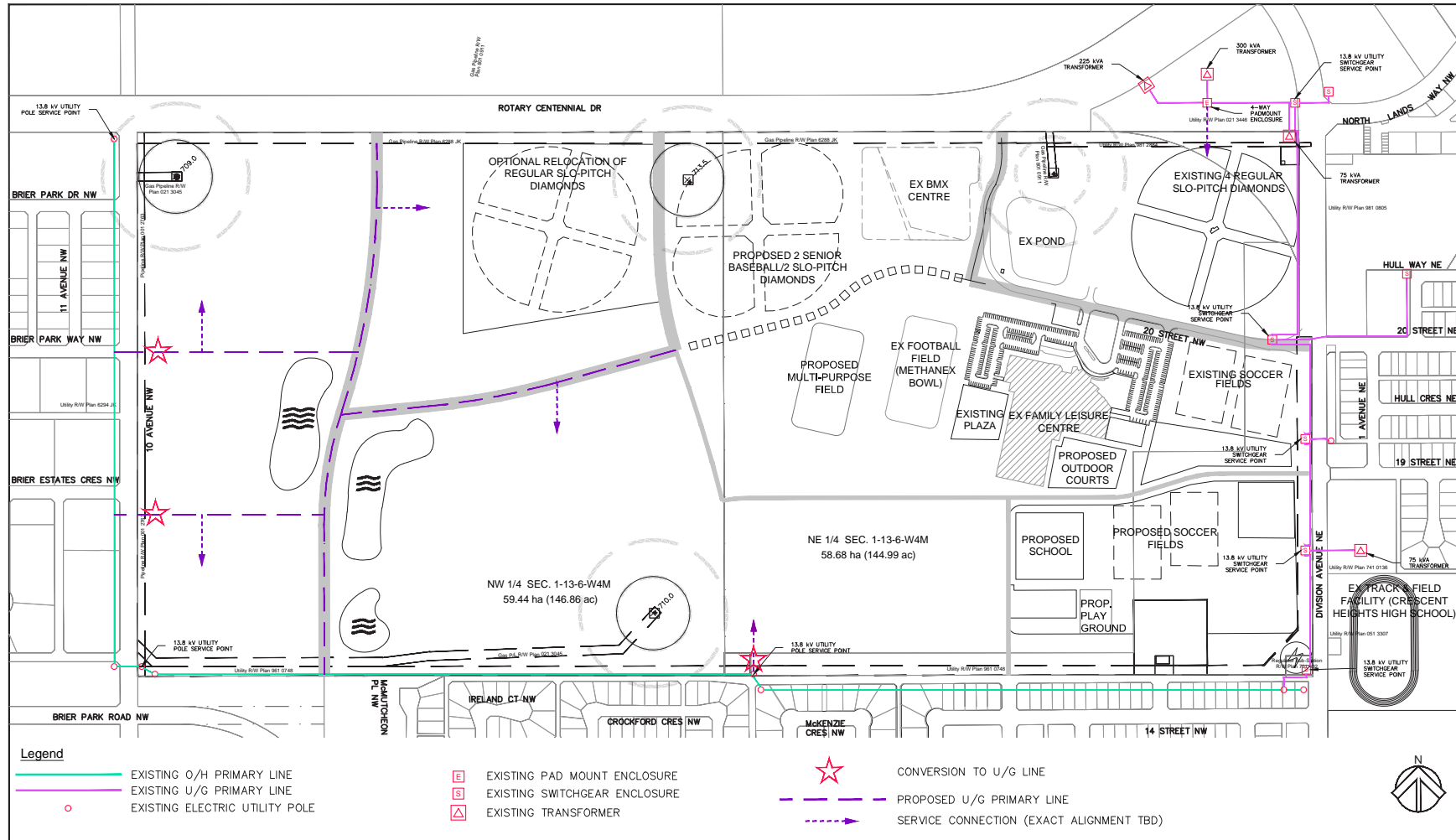
6.4 Shallow Utilities

6.4.1 Electricity

It is proposed that Brier Run will be entirely serviced by underground lines. Existing infrastructure, preferred tie in locations and preliminary onsite layout have been indicated in **Figure 12: Electrical Distribution Plan**. Exact details, service level requirements and alignment of the onsite electrical distribution system will be established at the detailed design stage of each phase.



BRIER RUN AREA STRUCTURE PLAN





6.4.2 Gas

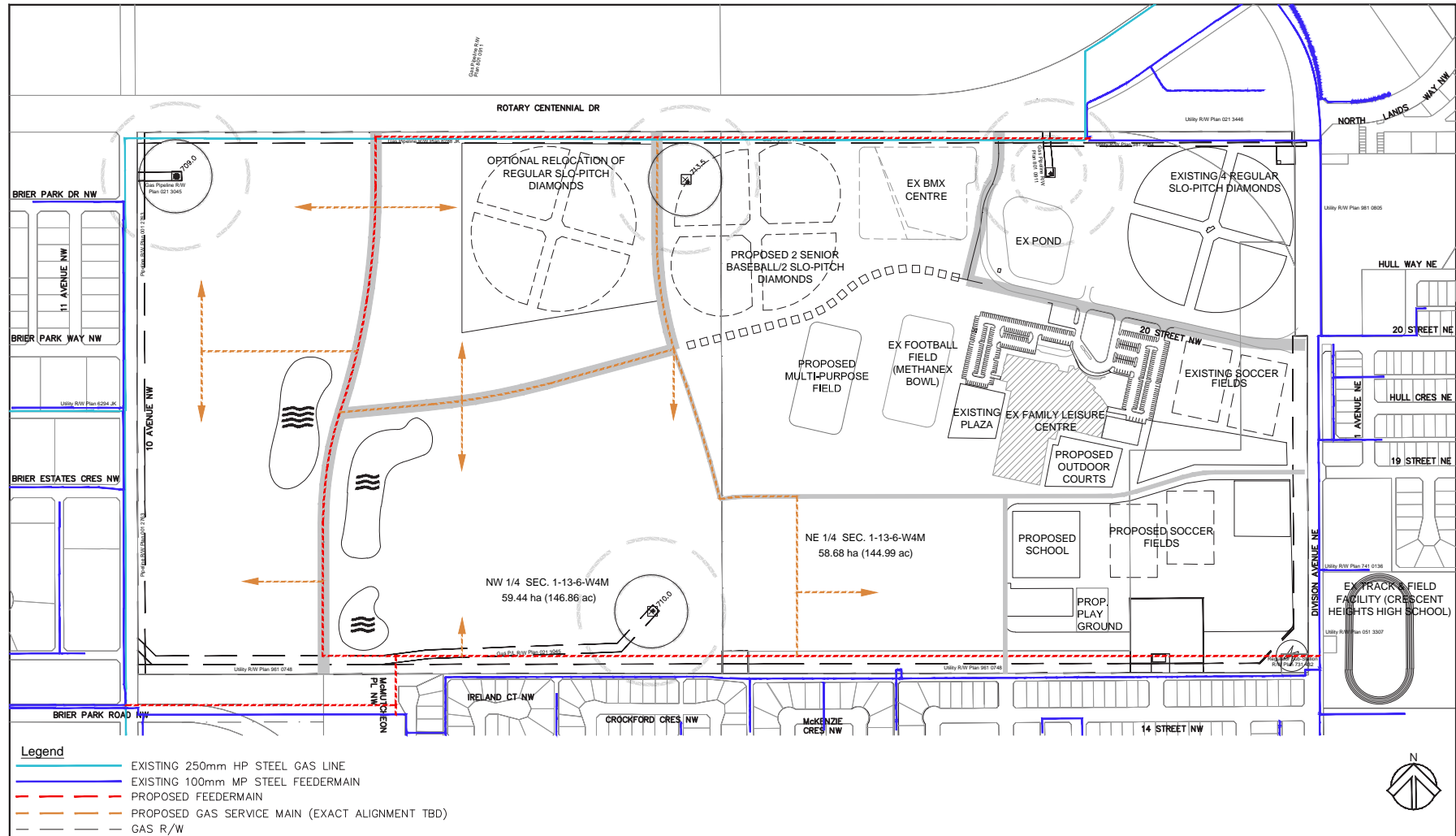
In order to reach the Brier Run area, a new feeder main will need to be constructed throughout the Brier Run site. This feeder will connect to existing mains southwest of Brier Run, at approximately Brier Park Road and 10th Avenue NW. The line will extend east, along the southern boundary of Brier Run before connecting with existing mains within Division Ave. A gas main will also be added to the north boundary of Brier Run and will run east to connect with exiting lines in 23rd St.

Both the south boundary feeder main and north boundary feeder main, along with the western (running north-south within Brier Run) feeder main connecting the two, will need to be constructed before onsite connections can be established. All other site gas mains can be constructed according to the overall design phasing.

Existing and proposed pipe layouts can be found in **Figure 13: Gas Distribution Plan**. Exact details, service level requirements and alignment of the onsite gas distribution system will be established at the detailed design stage of each phase.

There are four active gas wells located within the Brier Run area, three along the north property line and one at the southeast corner of NW ¼ 1-13-6-W4M. The gas wells are owned by the City of Medicine Hat Gas Utility. These wells are in varying levels of production and are classified as sweet gas wells. This designation requires a development setback of 100m. No disturbance, whatsoever, is permitted in these areas. It may be possible for the City to apply for a relaxation to reduce the setback to 50m.

Along with the wells, there is a network of gas utility right-of-ways (URW) that run around the boundary of the site and to each of the wells. These URW will need to be considered at the detailed design stage. Gas wells and utility right-of-ways are noted on all servicing figures.





Development Sequencing

Development of the ASP area is anticipated to be generally from west to east with a focus on the employment and non-residential uses first. The servicing solution should facilitate an efficient west to east progression of development, with minimal disruption to the operations and access to the existing recreational facilities throughout the implementation of the Brier Run ASP.

Servicing is anticipated to be generally from West to East, however, the ultimate development sequencing may vary and be contingent on market conditions, developer objectives and changes in Council priorities that may occur from time to time.

Each stage of development should be implemented in an efficient and economical manner and be considerate of the site's constraints and opportunities. The ultimate development timing and size of each stage will be at the discretion of the developer, but completed in collaboration with the approval authority.

It is also anticipated that the school site will likely be the last element to be developed. Parker Avenue is intended to not be upgraded until a school is needed and will not be a through route at any time during the development of Brier Run, unless it is for emergency access only. It should be noted again that if a school is ultimately not needed for the site earmarked for a school, this site will remain as open space and/or recreational use.

Development within close proximity to the existing sweet gas wells should be carefully considered, especially prior to the decommissioning of the gas wells. Detailed design should consider how development can be phased to recover the land within the existing gas well setbacks where reasonably possible. Prior to the gas wells being decommissioned, relaxations to the gas well setbacks can be explored with the relevant approval authority.



Future Land Use Designation

Development within the Brier Run ASP as per the Land Use Concept will require formal land use approvals through the City Planning Department utilizing the current available Land Use Bylaw districts.

This table serves to illustrate what the general ASP land use classifications may look like through implementation. The City of Medicine Hat candidate land use district(s) appropriate for each ASP Land Use classification has been identified with an check mark where appropriate. This is based on the current Land Use Bylaw in effect at the time this ASP was produced. If the current Land Use Bylaw is updated before the implementation of Brier Run, the new Land Use Bylaw will need to be the new reference point. "DC*" identifies the district that is considered most appropriate for the ASP use classification, but may require specific provisos/controls to be added to the base district provisions to make it consistent with the ASP intent/vision.

ASP General Use Classification	POTENTIAL CANDIDATE MEDICINE HAT LAND USE DISTRICTS										
	R-LD	R-MD	MU	C-N	C-R	C-H	I-B	I-G	CS	OS	TBD
Residential	✓	✓									
Multi-family / Commercial		✓	✓	✓							
Commercial / Business / Possible Recreation				DC*	DC*	DC*					
Recreation / Possible Future Commercial			✓	✓	✓					✓	
Business Industrial / Industrial Retail					DC*	DC*					
General Industrial							DC*	✓			
School									✓		
Open Space / Playfields									✓	✓	

* This table is intended only as a guide. Specific land use designations should be assigned in collaboration with the City's planning department.

✓ = viable Medicine Hat Land Use districts

DC* = customization of base Land Use district envisioned using Direct Control or an overlay. Alternatively, a new district could be created specific to Brier Run or as part of a future Land Use Bylaw review process.



**Brier
Run**



Medicine Hat
The Gas City

LAND & BUSINESS SUPPORT