

BYLAW NO. 4594

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", Schedule "B", and Schedule "C";

AND WHEREAS the *Municipal Government Act* RSA 2000, Chapter M-26 authorizes a municipal council to designate an area of the municipality as a redevelopment area;

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 amending Area Structure Plans, copies of this Bylaw and related documents were forwarded to the Municipal Planning Commission and to the General Manager of Planning & 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 the 19th of May, 2020 at 6:30 p.m.;

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

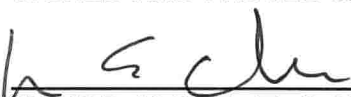
1. This Bylaw may be cited as Hamptons Area Structure Plan Amending Bylaw No. 4594.
2. Bylaw No. 3617 is amended by making the text changes to the Area Structure Plan forming part of that Bylaw, as set out in Schedule "A" attached hereto and forming part of this Bylaw.
3. Bylaw No. 3617 is amended by replacing Figures 1, 2, 3, 4, 5, 6, 7, 7A and 8, in the Area Structure Plan forming part of that Bylaw, as set out in Schedule "B" attached hereto and forming part of this Bylaw.
4. Bylaw No. 3617 is amended by replacing Table 1 "Approximate Land Use Areas" in the Area Structure Plan forming part of that Bylaw, as set out in Schedule "C" 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 APR 20 2020.

READ A SECOND TIME in open Council on MAY 19 2020.

READ A THIRD TIME in open Council on MAY 19 2020.

SIGNED AND PASSED on MAY 20 2020.


MAYOR: Keith E. (Ted) Clugston




CITY CLERK: Angela Cruickshank

Schedule "A" – Bylaw No. 4594



Hamptons ASP Text Amendments

Reference: Hamptons ASP Amendment

March 23, 2020

SECTION 1.2 LOCATION & EXISTING USES

Existing Text	Amended Text
The subject land is located in the SE quarter of Section 18-12-5-W4M and consists of 160 acres (Figure 2). The land contains the existing 16.2 ha (40 acres) South Ridge Estates Mobile Home Park developed approximately thirty years ago when the land was in Improvement District #1. It was developed without a water supply from the City of Medicine Hat and relied on treated water from a reservoir and pump house supplied from the St. Mary's River Irrigation District (SMRID) canal. The balance of the site is under cultivation except for a small fenced vehicle storage area and a small playground for South Ridge Estates residents in the northern portion of the site.	The subject land is located in the SE quarter of Section 18-12-5-W4M and consists of approx. 64 hectares (160 acres) (Figure 2), including the existing Medicine Hat Village Manufactured Home Community. It was originally developed without a water supply from the City of Medicine Hat and relied on treated water from a reservoir and pump house supplied from the St. Mary's River Irrigation District (SMRID) canal. A majority of the ASP area has now been developed, with the exception of the southeastern portion of the plan area bordered by 13 Avenue SE and South Boundary Road (approx. 13.2 ha).

SECTION 1.3 LAND OWNERSHIP

Existing Text	Amended Text
The owners of the 160 acres (64.7 ha) are comprised of: Lansdowne Equity Ventures Ltd., (since 1989) – 156.31 acres (63.2 ha), SMRID (canal right-of-way) – 2.69 acres (1.08 ha) City of Medicine Hat (road right-of-way) – 1 acres (0.4 ha)	The owners of the 160 acres (64.7 ha) are comprised of: Lansdowne Equity Ventures Ltd., (since 1989) – 156.31 acres (63.2 ha); SMRID (canal right-of-way) – 2.69 acres (1.08 ha) City of Medicine Hat (road right-of-way) – 1 acres (0.4 ha) <i>Remove/Delete Section 1.3 Land Ownership.</i>

Reference: Hamptons ASP Amendment

SECTION 2.1 SITE CONSIDERATIONS

Existing Text	Amended Text
The Mobile Home Park will remain in operation for the foreseeable future. There are no current plans to close or relocate the Mobile Home Park.	The Manufactured Home Community may remain in operation indefinitely. There are no current plans to close or relocate the Manufactured Home Community.

SECTION 3.3 LAND USE BYLAW AND EXISTING LAND USE DESIGNATIONS

Existing Text	Amended Text
The Land Use Bylaw currently districts the plan area as Manufactured Home Community Residential District (R5P), Direct Control (DC) and a northerly piece of land designated as Parks and Recreation District (P1). Additional Land Use Bylaw amendments which will replace the current designations will be required to implement the Hamptons ASP.	The current Land Use Bylaw districts identified in the plan area consist of Low-Density Residential District (R-LD), Open Space District (OS), Community Services District (CS), Utilities District (U), and Medium Density Residential District (R-MD).

SECTION 4.2 RESIDENTIAL DEVELOPMENT

Existing Text	Amended Text
The Hamptons subdivision will be predominantly made up of single detached homes with a component of semidetached, row housing, and garden apartments. Garden Apartments are three-storey walkup 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. The detached homes will make up approximately three quarters of the dwelling units in the subdivision. There will be row housing / townhouses in each quadrant of the neighbourhood (Figure 3).	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 walkup 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.

Reference: Hamptons ASP Amendment

SECTION 4.2.1 GENERAL RESIDENTIAL POLICIES

Existing Text	Amended Text
2. The subdivision design will minimize the impact on the existing South Ridge Estates mobile home park. 7. Land Use densities will be in the range of Single Detached (4-7 units per gross acre), Row Housing (18-20 units per net acre), and three-storey Garden Apartments (30-40 units per net acre).	2. The subdivision design will minimize the impact on the existing Manufactured Home Community. 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).

SECTION 4.3 MUNICIPAL RESERVE DEDICATION

Existing Text	Amended Text
The 2.83 ha (7.0 ac) school site, the 0.5 ha (1.2 ac) community parks and the linear parks will receive municipal reserve credit.	The 2.83 ha (7.0 ac) 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 Detail Design stage.

Reference: Hamptons ASP Amendment

TABLE 1 – APPROXIMATE LAND USE AREAS

Please refer to *Table 1.0 Approximate Land Use Areas*

SECTION 4.5 PARKS AND COMMUNITY FACILITIES

Existing Text	Amended Text
Ten percent of the gross developable area will be dedicated to open space/recreational uses and the public elementary school. There will be 0.5 ha or larger park areas in each quadrant for other nonorganized recreational activities (Figure 3). These park areas will be consistent with the Open Space Guidelines. A 2.83 ha (7 ac) elementary school site will be located along the west edge of the Hamptons. The public school board preferred this location, allowing children in the southern part of South Ridge, South Vista Heights and Hamptons to fall within the 1.2 km "walk to school" radius. The public school board advises that this school will be built as early as possible.	A minimum of ten percent of the gross developable area will be dedicated to open space/recreational uses and the public elementary school. A park space with a north-south linear pathway will be incorporated into the northwest quadrant of the Hamptons low-density residential subdivision. A buffer between the low-density residential development and Manufactured Home Community will also be explored. Level of MR Credit for the buffer (if applicable) will be determined at FSR and Detail Design stages. Park areas designated as MR will be consistent with the Open Space Guidelines unless otherwise approved by the Development Authority. A 2.83 ha (7 ac) elementary school site will be located along the west edge of the Hamptons. The public school board preferred this location, allowing children in the southern part of South Ridge, South Vista Heights and Hamptons to fall within the 1.2 km "walk to school" radius. The public school board advises that this school will be built as early as possible.

Reference: Hamptons ASP Amendment

SECTION 4.6 MOBILE HOME PARK MANUFACTURED HOME COMMUNITY

Existing Text	Amended Text
The timing of the redevelopment of the Mobile Home Park, if it occurs, will be dependant on the residential market demand for the area. Current projections suggest that redevelopment of the site will not occur within the next 7 years and the Mobile Home Park could remain in its current location indefinitely. During subdivision construction of Phase 1 a temporary screening fence along the Mobile Home Park west boundary will be built for safety and to minimize negative construction impacts on current residents. This fence will be removed in a later Phase.	Future redevelopment of the Manufactured Home Community, if it occurs, will require an Amendment to the ASP with an accompanying outline plan detailing the proposed comprehensive residential subdivision. The number of existing road connections to 13th Avenue SE will also be reduced to provide a more efficient traffic flow along 13th Avenue SE (Figure 4).

SECTION 4.7 TRANSPORTATION

Existing Text	Amended Text
The primary accesses to the Hamptons subdivision upon full development will be via 13th Avenue SE and South Boundary Road. Major collector roads will bring traffic from these boundary roads into the community. The balance of the subdivision will be served by a number of residential streets and culdesacs. There will also be a road connection to South Vista Heights to the west (Figure 4).	The primary accesses to the Hamptons subdivision upon full development will be via 13th Avenue SE and South Boundary Road. Major collector roads will bring traffic from these boundary roads into the community. The balance of the subdivision will be served by a number of residential streets and culs-de-sac. There will also be a road connection to South Vista Heights to the west, in addition to two primary accesses to the Manufactured Home Community along 13th Avenue SE (Figure 4). A potential connection of the Manufactured Home Community to the future Hamptons Road is encouraged as development of the southeast plan area (Phase 4) occurs.

Reference: Hamptons ASP Amendment

SECTION 4.7.2 ACCESS

Existing Text	Amended Text
The scheduling and phasing of development is shown on Figure 8 with Phase 1 anticipated as the first phase of development. Vista Drive SE will be constructed as part of Phase 1 to connect to the adjacent subdivision roads to the west. Vista Drive SE connecting to South Boundary Road will be built during Phase 1. Following the completion of Phase 1, development will move to Phase 2 with the main access being constructed onto South Boundary Road from Vista Drive SE. At this point there would be access from the south, and west. Phase 3 would be implemented subsequently, and access would be provided onto 13th Avenue SE from Hamptons Road SE. Phase 4 will ultimately be developed if and when the mobile home park is closed and there will be a second access onto 13th Avenue SE (Hamptons Drive SE) north of Hamptons Road SE, however, the primary access to 13th Avenue SE would remain from Hamptons Road SE.	The scheduling and phasing of development is shown on Figure 8, noting that Phase 1 and Phase 2 are near full buildout. Vista Drive SE has been constructed as part of Phase 1 to connect to the adjacent subdivision roads to the west. Vista Drive SE connecting to South Boundary Road has also been completed during Phase 1. Phase 2 provides a primary access from the south and west onto South Boundary Road via Vista Drive SE. Phase 3 consists of the existing Manufactured Home Community. Specific site improvements may be conducted over time including the potential buffer, as well as refinement to the number of vehicular access points connecting to 13th Avenue SE (Figure 3). The Manufactured Home Community may ultimately be redeveloped if and when the Manufactured Home Community is closed. As noted in Section 4.6, any comprehensive redevelopment of the Manufactured Home Community, should it occur, is subject to a future ASP Amendment and detailed outline plan. Phase 4 represents the remaining area of the ASP to be developed primarily for residential purposes and a logical extension of recent residential development within the western half of the ASP area along with the ultimate storm solution for the Hamptons community. Access to this phase of development will be provided from the future Hamptons Road SE, connecting to 13th Avenue SE and Vista Drive SE.

Reference: Hamptons ASP Amendment

SECTION 4.7.4 PROPOSED TRAIL NETWORK

Existing Text	Amended Text
The trail systems within the parks and along major collector roadways are to be 2.4m asphalt trails which can be used for walking, bicycling, jogging, or inline skating.	The public trail systems within the parks and along major collector roadways are to be asphalt trails to be used for walking, cycling, and other forms of non-motorized transportation. Pathways within municipal reserve parcels will be constructed to City standards unless otherwise approved by the Development Authority. Development of a north-south pathway connection through the buffer between the Manufactured Home Community and adjacent Single Detached areas (Phase 1 and 2) may be explored in conjunction with the Development Authority.

SECTION 5.3 WATER SUPPLY

Existing Text	Amended Text
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. The mobile home area will continue to be serviced from a 200mm line extended south from the South Ridge community, but will be connected to the looped system planned throughout.	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. The Manufactured Home Community will continue to be serviced from a 200mm line extended south from the South Ridge community, but will be connected to the looped system planned throughout. An additional water service will be required for future intensification of the existing Manufactured Home Community along the east and south boundaries of the parcel. This service will connect to the 300mm watermain in the 13 th Avenue SE intersection with Southlands Boulevard SE.

Reference: Hamptons ASP Amendment

SECTION 5.4 STORM DRAINAGE

Existing Text	Amended Text
<i>New subsection and text to be added to section 5.4</i>	5.4.2 Interim Storm Serving The Manufactured Home Community currently has no storm infrastructure, and releases stormwater to the adjacent lands along 13th Avenue SE, the vacant green space area to the west (between the Manufactured Home Community and developed Hamptons community), and into the existing temporary storm pond. Future development of the southeast corner of the Hamptons Subdivision will be required to collect both minor and major storm flows from the drainage ditch along the western boundary of the Manufactured Home Community. Further development of the Manufactured Home Community will require the addition of an interim site dry pond to collect runoff from the southeast portion of the Manufactured Home Community and discharge through the storm main as shown in Exhibit E-5 of the 13th Avenue SE Functional Planning Study. Prior to construction of this new storm line, the alignment must be secured within a Utility Right-Of-Way or the Road Widening must be complete. Upon full development of the southeast corner of the Hamptons ASP; the Manufactured Home Community storm service shall be redirected into the storm pipe network within the Hamptons ASP plan area (discharging into the ultimate storm pond), or the Manufactured Home Community may continue to discharge to the storm main along 13th Avenue SE (see Figure 7A).

Reference: Hamptons ASP Amendment

SECTION 5.5 DEVELOPMENT SEQUENCE

Existing Text	Amended Text
The phasing for the Hamptons is shown on Figure 8. Development will commence in the west of the subdivision abutting South Vista Heights. Redevelopment of the mobile home park will occur as the last stage of development.	The phasing for the Hamptons is shown on Figure 8. Phase 1 and 2 have been completed in the west area of the subdivision (abutting South Vista Heights). Phase 3 represents the Manufactured Home Community, which may remain indefinitely. Development of Phase 4 will commence at a future date determined by the landowner.

GENERAL

Any reference to the term "mobile home park" throughout the Hamptons ASP shall be replaced with "Manufactured Home Community".

Schedule "B" – Bylaw No. 4594



HAMPTONS ASP AMENDMENT | FIGURE 1

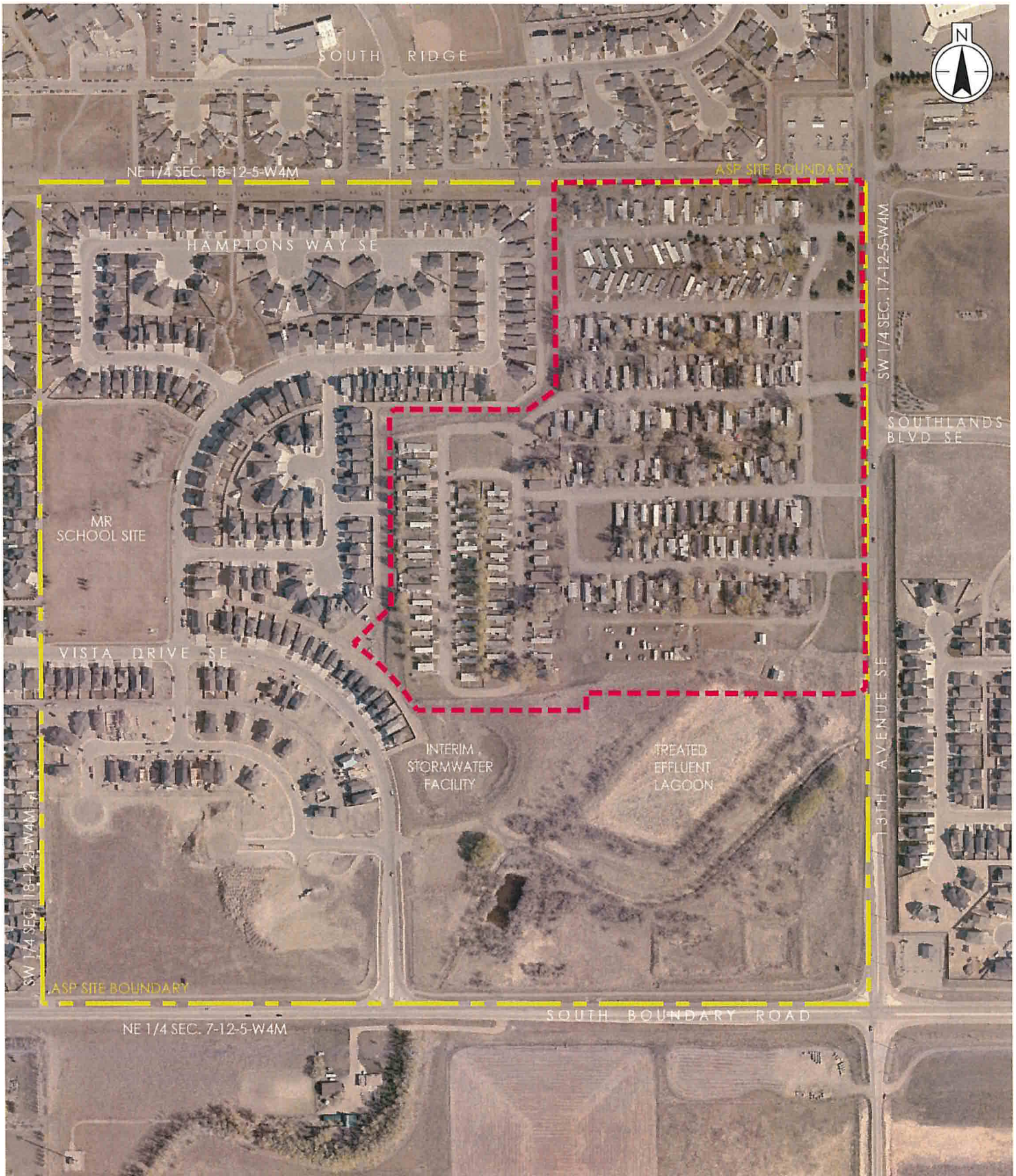
Site Location

50 25 0 50 100 (m)
1:5000



116500545

April 2020



HAMPTONS ASP AMENDMENT | FIGURE 2

Existing Features

LEGEND

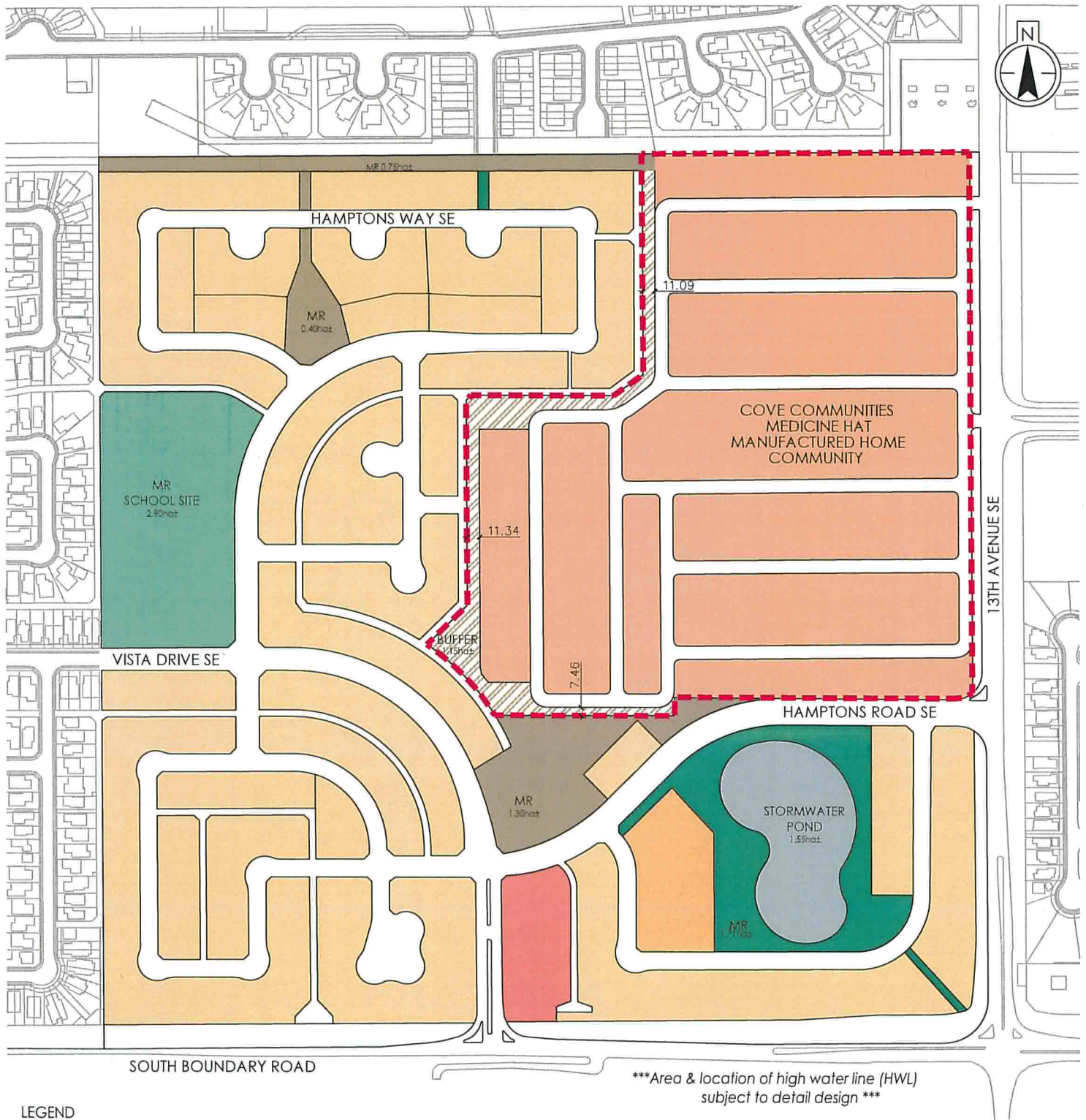
--- ASP Amendment Area

50 25 0 50 100(m)
1:5000



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April 2020



HAMPTONS ASP AMENDMENT | FIGURE 3

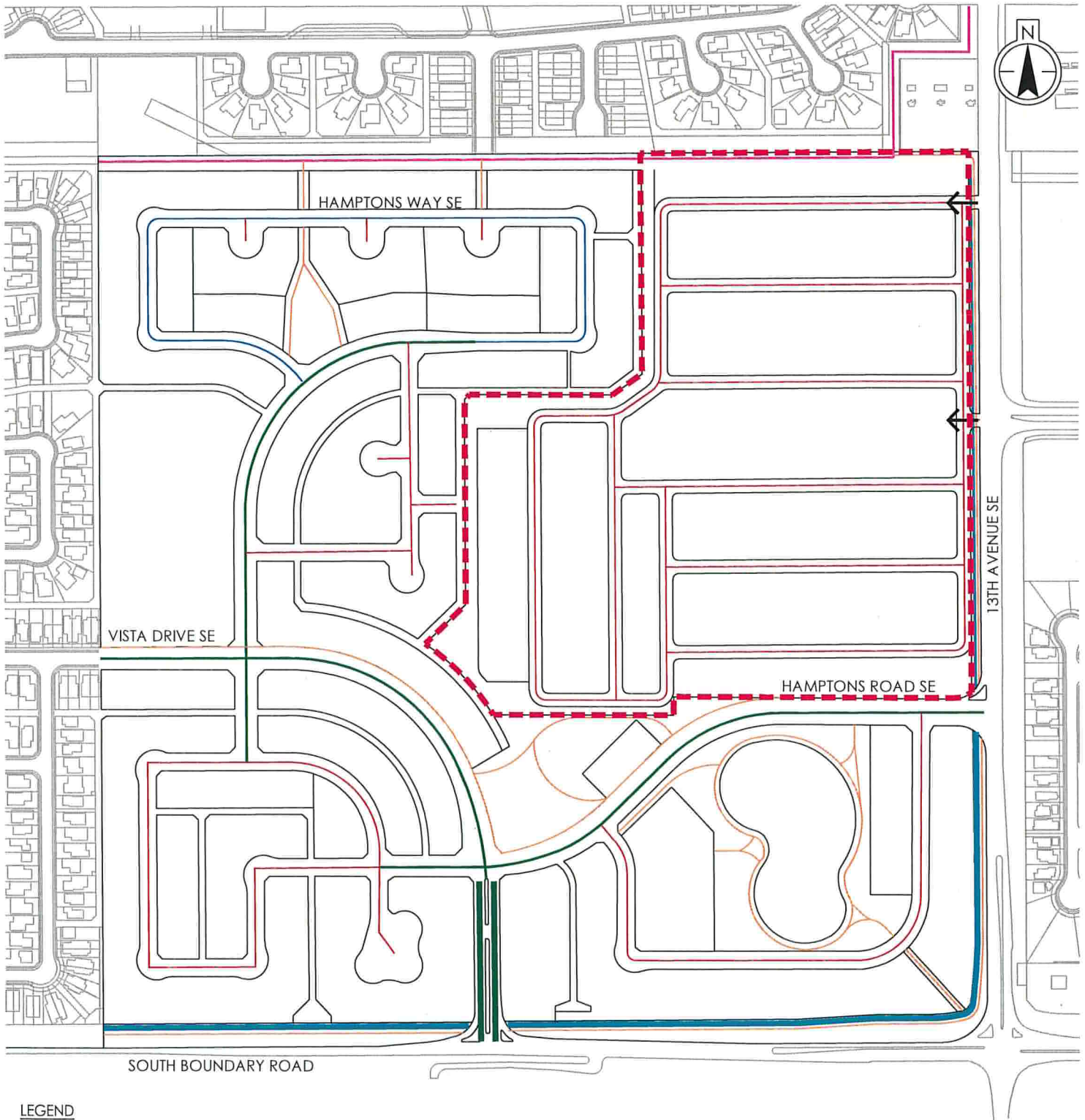
Land Use Concept

50 25 0 50 100 (m)
1:5000



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April 2020



LEGEND

- | | | | |
|------------------------------|------------------------|-----------------------|--------------------|
| Major Collector Entry Street | Low Volume Residential | Screen Fence | ASP Amendment Area |
| Major Collector | Trail/ Pathway | Noise Abatement Fence | |
| Minor Collector | Existing Trails | Vehicle Access | |

HAMPTONS ASP AMENDMENT | FIGURE 4

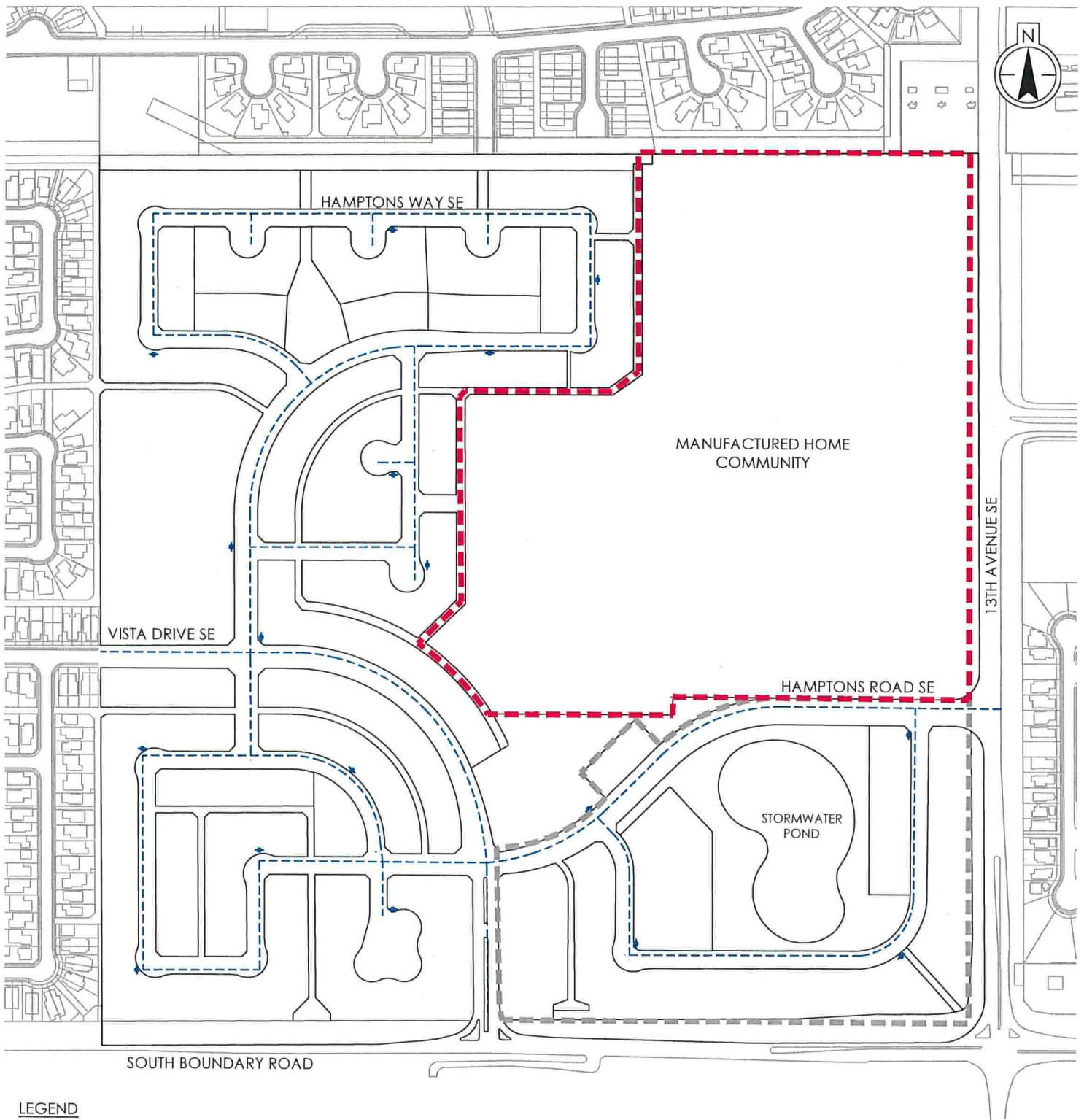
Transportation System & Trail Network

50 25 0 50 100 (m)
1:5000



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April 2020



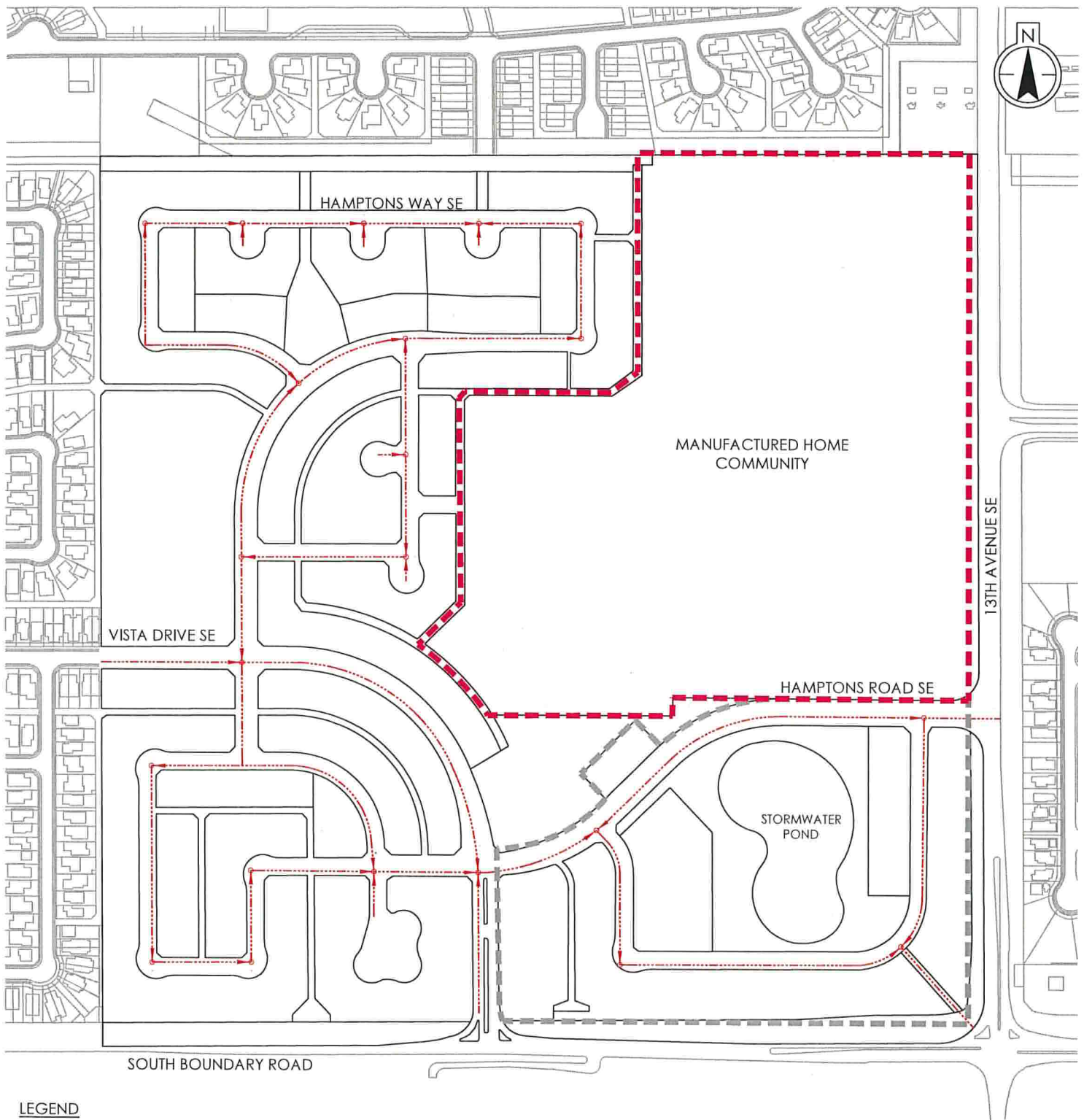
HAMPTONS ASP AMENDMENT | FIGURE 5

Watermain Layout

50 25 0 50 100 (m)
1:5000



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April 2020



HAMPTONS ASP AMENDMENT | FIGURE 6

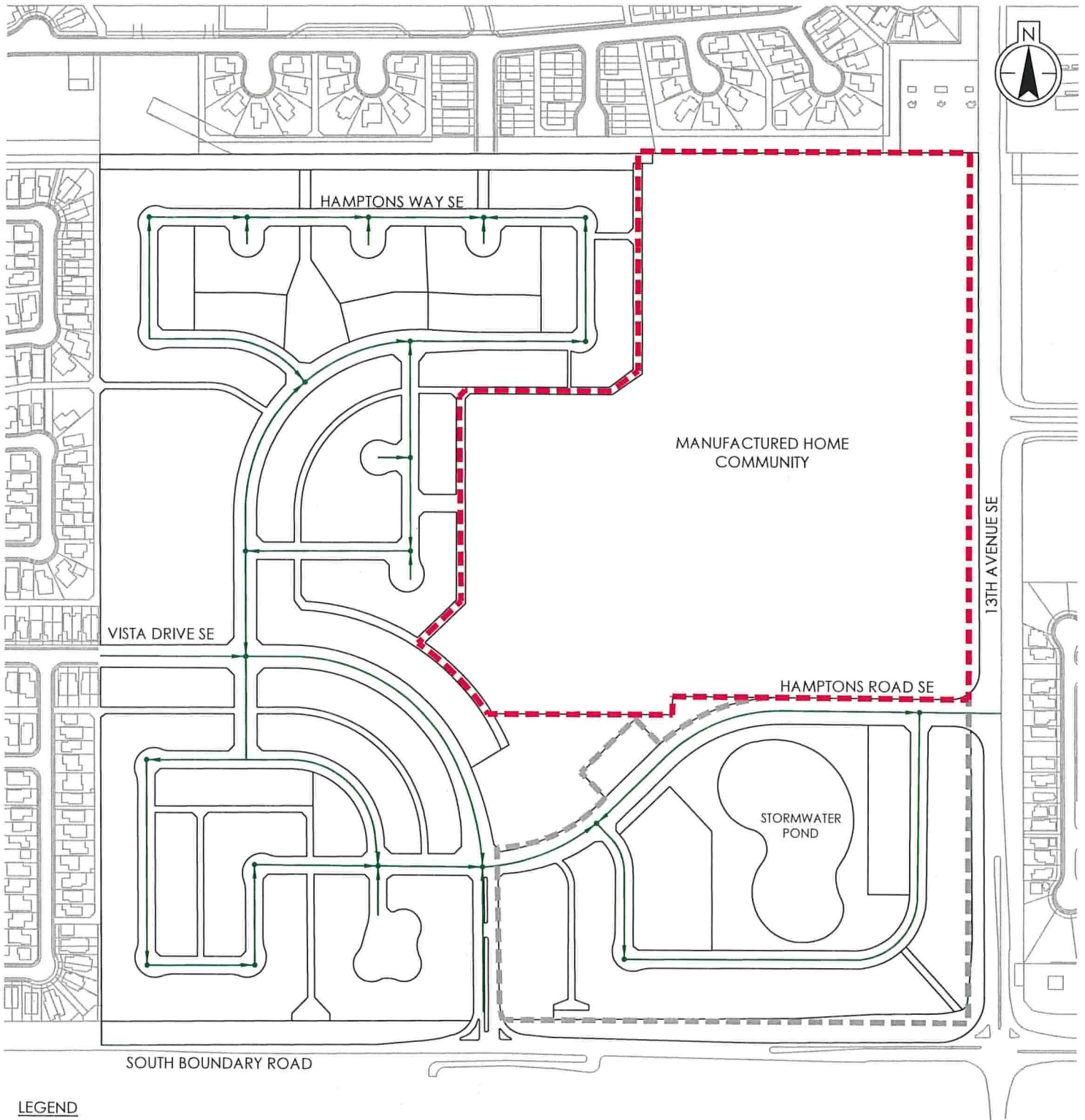
Sanitary Sewer Layout

50 25 0 50 100(m)
1:5000



116500545

April 2020



LEGEND

- Storm Sewer
- - - ASP Amendment Area
- Manhole with Flow Route
- - - ASP Area Subject to Future Development / Potential Amendment

HAMPTONS ASP AMENDMENT | FIGURE 7

Stormwater Servicing

50 25 0 50 100 (m)
1:5000



116500545

April 2020

Stantec Consulting Ltd.
290-220 4 Street South
Leithbridge AB T1J 4J7
Tel: (403) 329-3344
www.stantec.com



Stantec

Notes
1. THIS STORMWATER SERVICING PLAN IS FOR THE INTERIM
CONDITION OF THE MANUFACTURED HOME COMMUNITY.
NOTHING ILLUSTRATED OUTSIDE OF THE DEVELOPMENT
LIMITS IS INTENDED TO PROVIDE UPDATED INFORMATION
ON THE REMAINDER OF THE HAMPTONS DEVELOPMENT.

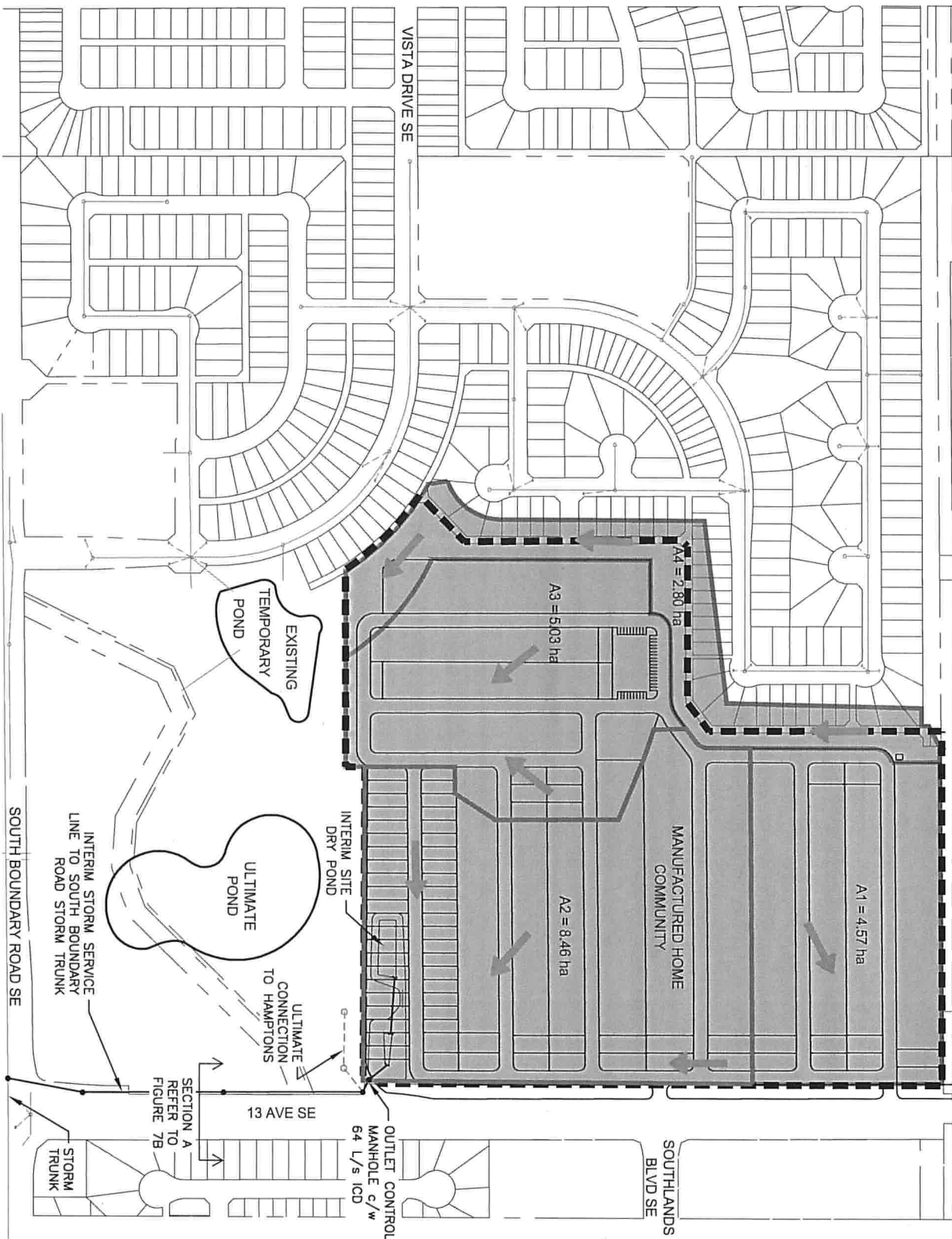
Legend
— LIMITS OF DEVELOPMENT
— CATCHMENT AREA

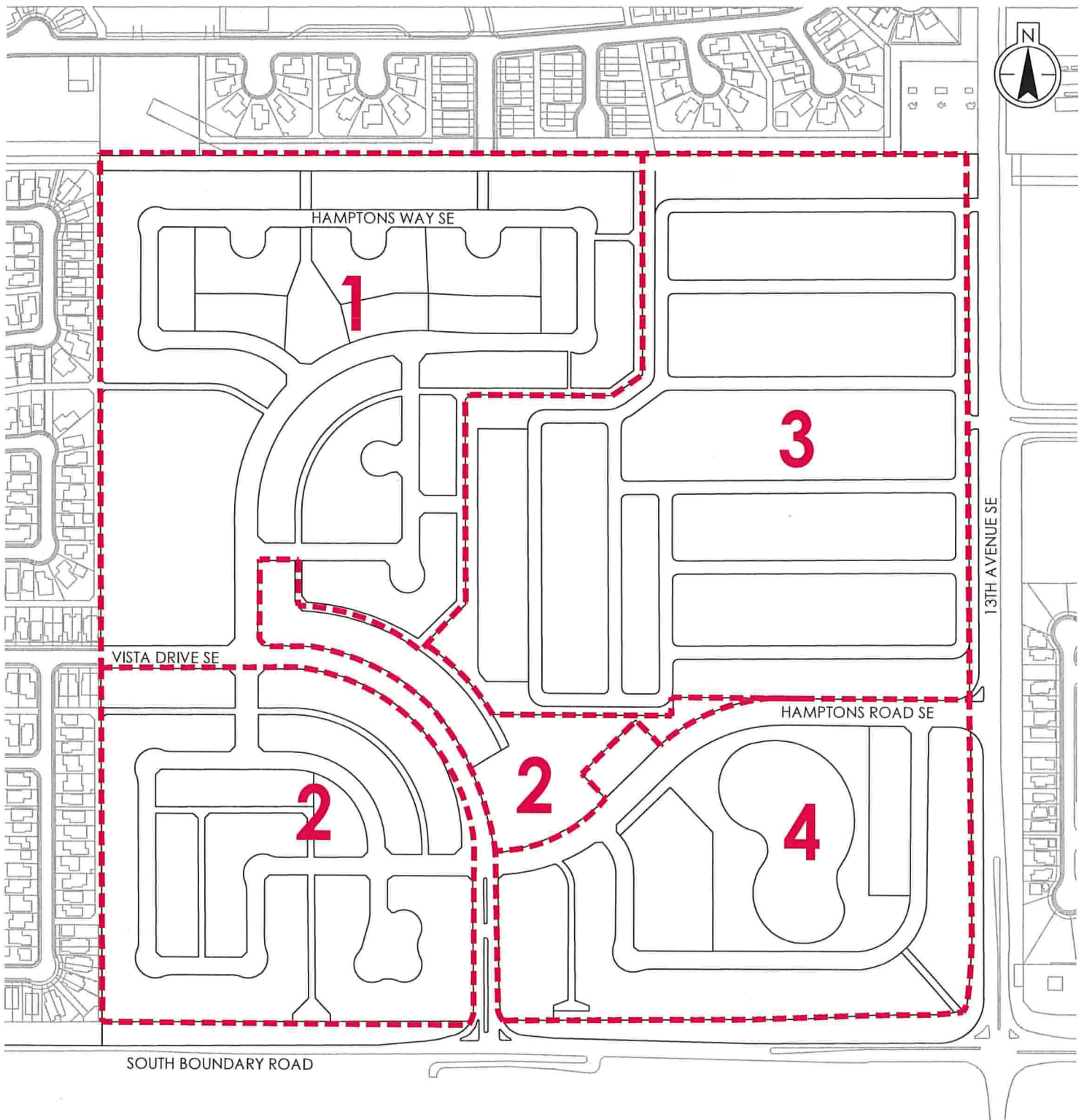
Client/Project
CITY OF MEDICINE HAT
MANUFACTURED HOME
COMMUNITY

Project No.
116500545

Title
Interim Stormwater
Servicing for Manufactured
Home Community

Revision
Date
2019.07.24
Figure No.
7A





NOTE: PHASES 1 AND 2 ARE EITHER NEARLY CONSTRUCTED OR PENDING FINAL PLANNING AND SUBDIVISION APPROVALS. PHASE 4 IS A CONCEPT LAYOUT ONLY AND SUBJECT TO A FUTURE ASP AMENDMENT

HAMPTONS ASP AMENDMENT | FIGURE 8

Development Sequence

50 25 0 50 100 (m)
1:5000



116500545

April 2020

Schedule "C" – Bylaw No. 4594

TABLE 1.0 APPROXIMATE LAND USE AREAS

Land Use	+/- Hectares	+/- Acres	% of DA ¹	Population ²
Residential				
Single/Semi-detached (6 upa)	21.76	53.77	34.0%	968
Garden Apartments (35 upa)	0.95	2.35	1.5%	164
Manufactured Home Community (6 upa)	14.53	35.90	22.7%	539
Total	37.24	92.02	58.3%	1,671
Commercial				
Commercial	0.83	2.05	1.3%	-
Total	0.83	2.05	1.3%	-
Open Space				
School Site (MR)	2.90	7.17	4.5%	-
Open Space (MR)	4.27	10.55	6.6%	-
Other				
Buffer ⁴	1.15	2.84	-	-
Total	7.17	17.72	11.1%	-
Roads / PUL				
Roads (Public)	10.55	26.07	16.5%	-
Roads (Private)	3.25	8.03	5.1%	-
Public Utility Lot (PUL)	1.79	4.42	2.8%	-
Lanes & Walkways	1.54	3.81	2.4%	-
Stormwater Management Facility (Pond) ³	1.55	3.83	2.4%	-
S.B. & 13 th Ave. Widening ¹	0.16	0.40	-	-
Total	18.84	46.55	29.2%	-
SUBTOTALS	64.08	158.34	-	1,671
DEVELOPABLE AREA (DA) TOTALS ¹	63.92	157.95	100.0%	1,671

¹ Developable area has excluded the remaining South Boundary Road and 13 Ave SE widening requirement (0.16 ha).

² Single/Semi-detached persons per dwelling assumption = 3 ppl/dwelling (as per 2005 adopted Hamptons ASP)
 Apartment persons per dwelling assumption = 2 ppl/dwelling (as per 2005 adopted Hamptons ASP)
 Single Detached (manufactured home) persons per dwelling assumption = 2.5 ppl/dwelling

³ Stormwater Management Facility (Pond) size subject to detailed design.

⁴ Level of MR credit (if applicable) to be determined at FSR and Detail Design stages.