

## **BYLAW NO. 3190**

**A BYLAW OF THE CITY OF MEDICINE HAT** to adopt the Northeast Crescent Heights Phase 4 Conceptual Scheme and amend Bylaw No. 2174, the Northeast Crescent Heights Area Structure Plan Bylaw, and Bylaw No. 3181, the City of Medicine Hat Land Use Bylaw.

**WHEREAS** a conceptual scheme referred to as the Northeast Crescent Heights Phase 4 Conceptual Scheme has been prepared to provide the framework for subdivision and development of certain land legally described as a Portion of Block C, Plan 8010575;

**AND WHEREAS** it is deemed appropriate to adopt the Northeast Crescent Heights Phase 4 Conceptual Scheme;

**AND WHEREAS** the conceptual scheme proposes a redesign of the subdivision layout and changes to the land use classifications as shown in the Northeast Crescent Heights Area Structure Plan;

**AND WHEREAS** the land shown on Schedule "B" to this Bylaw and legally described as a Portion of Block C, Plan 8010575 (hereinafter referred to as the "subject land") is presently designated as R-1 "Single Family Residential District", R-2 "Low Density Residential District", R-3 "Medium Density Residential District", TU "Transportation & Utilities District" and UR "Urban Reserve District" under the City of Medicine Hat Land Use Bylaw;

**AND WHEREAS** an application has been made to redesignate portions of the subject land as R-1 "Single Family Residential District", R-2 "Low Density Residential District", and R-5S "Manufactured Home Subdivision Residential District", as shown on Schedule "B" to this Bylaw;

**AND WHEREAS** the requirements of the *Municipal Government Act* S.A. 1994, Chapter M-26.1 regarding 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* S.A. 1994, Chapter M-26.1;

**AND WHEREAS** a public hearing with respect to this Bylaw was held in the Council Chambers at City Hall on the 4th day of January, 1999 at 6:30 p.m.;

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

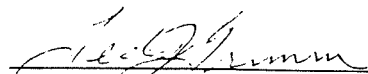
1. The Northeast Crescent Heights Phase 4 Conceptual Scheme, attached as Schedule "A" to this Bylaw, is hereby adopted.
2. Bylaw No. 3181, being the City of Medicine Hat Land Use Bylaw, is amended by redesignating portions of the subject land as R-1 "Single Family Residential District", R-2 "Low Density Residential District" and R-5S "Manufactured Home Subdivision Residential District", as shown on Schedule "B" to this Bylaw.
3. Bylaw No. 2174, being the Northeast Crescent Heights Area Structure Plan Bylaw, is amended with respect to subdivision design, land use classification and other matters as required in order to comply with the conceptual scheme and revised land use designations referred to in sections 1 and 2 of this Bylaw.

**READ A FIRST TIME** in open Council on December 7, 1998

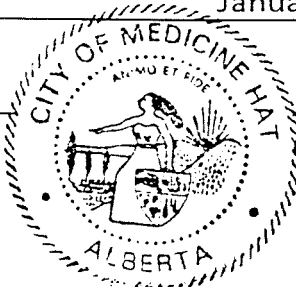
**READ A SECOND TIME** in open Council on January 4, 1999

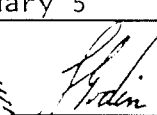
**READ A THIRD TIME** in open Council on January 4, 1999

**SIGNED AND PASSED** on January 5, 1999



**MAYOR - TED J. GRIMM**





**CITY CLERK - L.P. GODIN**



Medicine Hat  
The Gas City

*NORTHEAST CRESCENT HEIGHTS*

*PHASE 4*

*CONCEPTUAL SCHEME*

Prepared By  
Planning & Engineering Services Department

## 1. INTRODUCTION

This conceptual scheme represents a redesign of the Phase 4 subdivision layout for the Northeast Crescent Heights Area and is prepared as a supporting document for the purposes of amending the Northeast Crescent Heights Area Structure Plan (Bylaw 2174) adopted by City Council on 15 October 1981. The area under study contains 26.3 hectares of land located north of Hatcher Drive and 22 Street N.E.; west of 11 Avenue N.E.; east of Hunt Crescent and south of the park formerly known as the Western Co-operative Fertilizer Buffer Park. The site is situated west of the Ranchlands Area. (See Figure 1).

All lands contained in the conceptual scheme area are owned by the City of Medicine Hat and the area is a logical extension of the Northeast Crescent Heights residential area.

## 2. PURPOSE

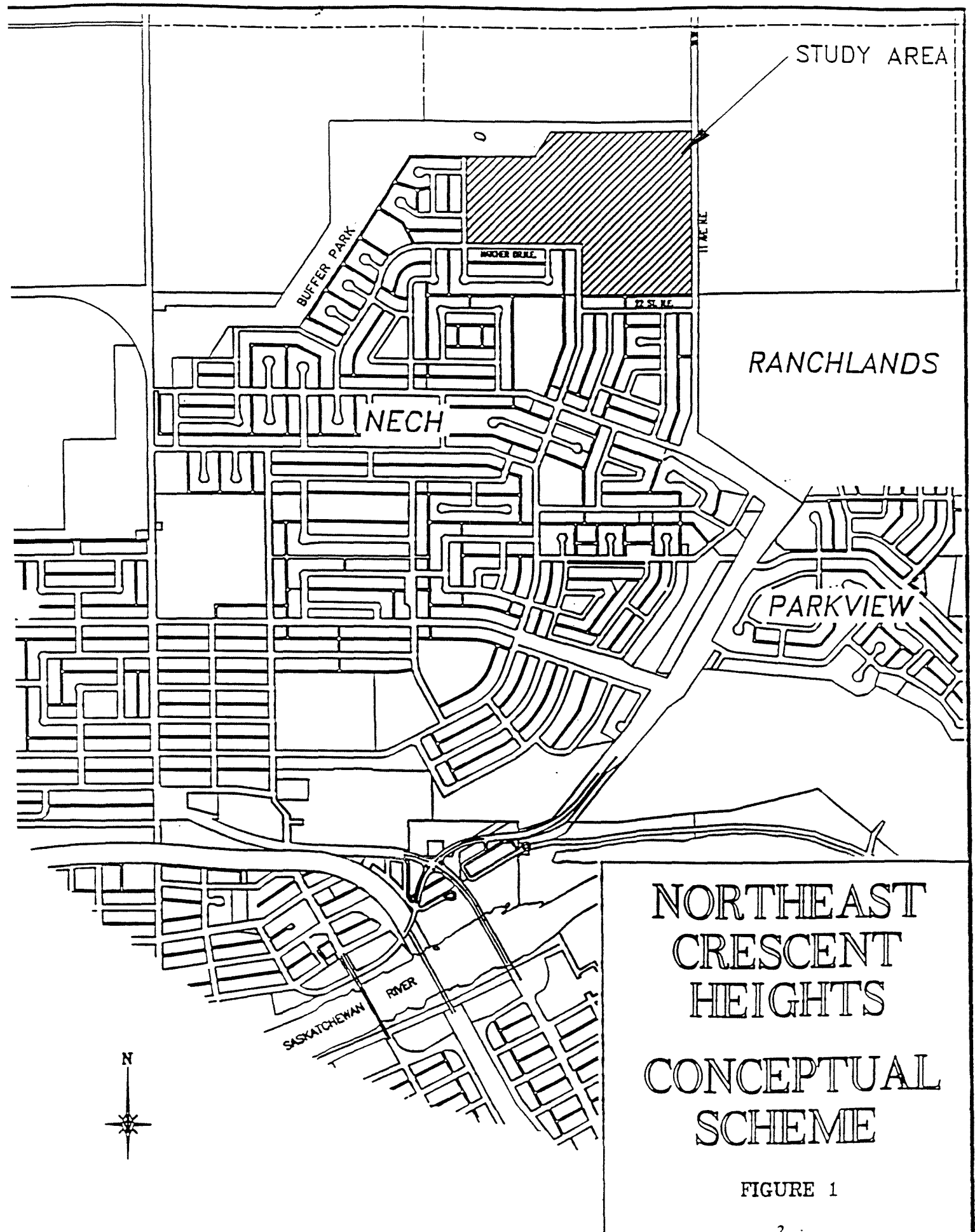
The purpose of this Northeast Crescent Heights - Phase 4 Conceptual Scheme is to redesign the residential component of the Area Structure Plan. This Conceptual Scheme will be utilized:

- to determine roadways and utility requirements
- to provide a revised subdivision design
- to provide land use classifications for the study area.

## 3. SITE ANALYSIS

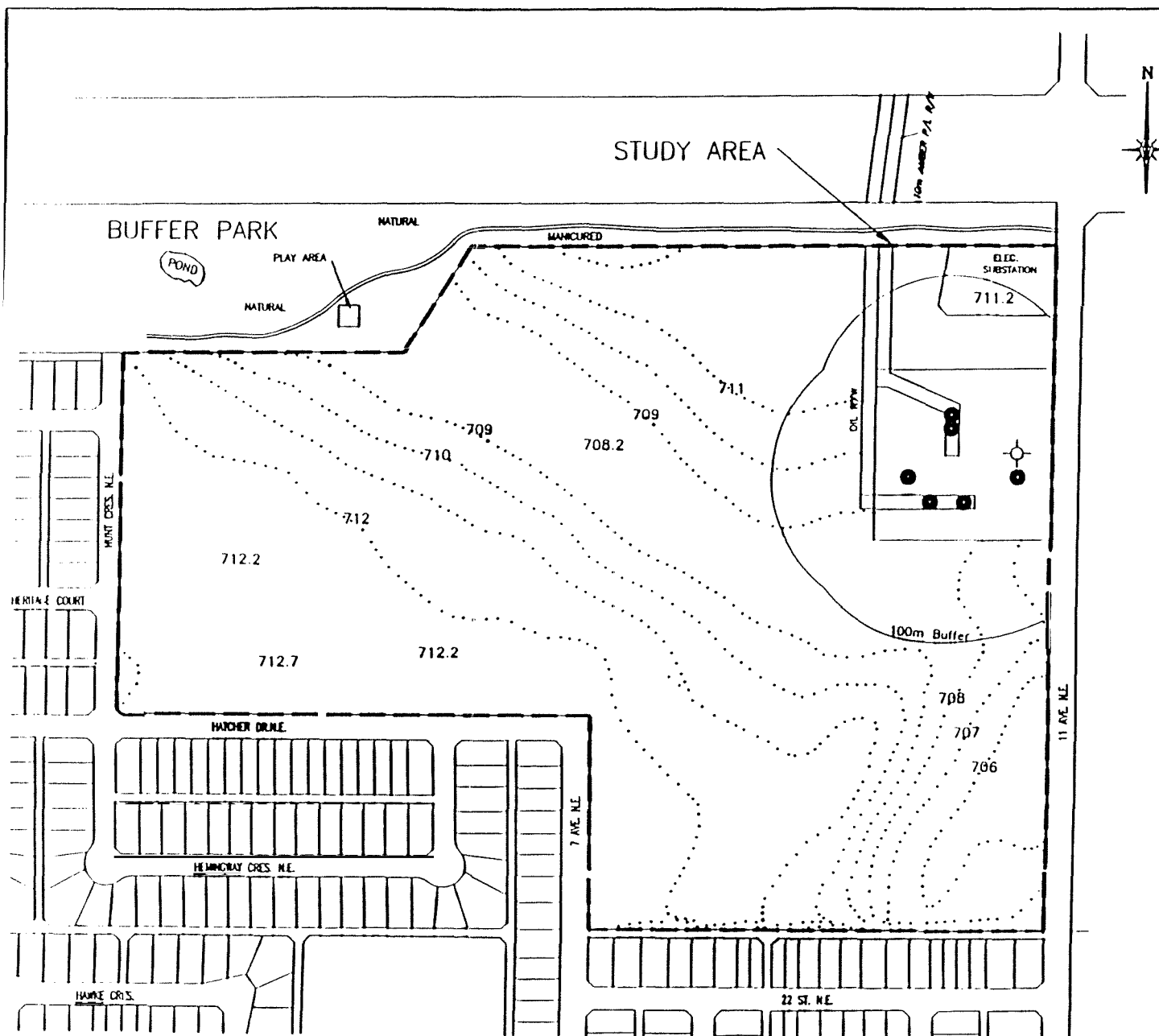
The subject land is vacant native pasture which has been leased for limited grazing purposes over the past years. The site is relatively flat with a slight draw running diagonally across the centre of the site from the northwest to a low point in the southeast corner. Generally the topography of the site does not present any constraints to development, however, the relatively flat site will not allow the sanitary and storm sewers to flow into existing sewers in the area. Some site grading will likely be required.

Figure 2 depicts the site constraints, showing the existing electric substation in the northeast corner and the locations of the oil wells and pipeline rights of way. The oil wells present the largest constraint to development of this site. In accordance with Section 10 of the Subdivision & Development Regulations of the Municipal Government Act, there is a requirement to maintain a 100 metre separation between the well heads and any adjacent residences. A 100 metre buffer around the wells impacts an area of 4.4 ha land that otherwise would have been residential. Based on the fact that the oil wells currently have a 10 to 15 year life expectancy and given changing technologies, this could be extended to 20 years or longer, the oil wells create a major constraint to development of a portion of



# NORTHEAST CRESCENT HEIGHTS CONCEPTUAL SCHEME



FIGURE 1

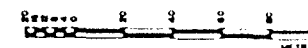


# NORTHEAST CRESCENT HEIGHTS...

## CONCEPTUAL SCHEME

**FIGURE 2**  
**SITE CONSTRAINTS**

-  ABANDONED GAS WELL
-  ACTIVE OIL WELL



this site as originally proposed in the Northeast Crescent Heights Area Structure Plan. At this point in time, the well site area is not suitable for residential development and must be maintained as a buffer from adjacent development.

The study area has been assigned land use classifications in the Land Use Bylaw, based on the original subdivision design in the area structure plan. The majority of the study area is currently classified R-1 "Single Family Residential District," with three pockets of R-2 "Low Density Residential District," a single multifamily site (R-3 "Medium Density Residential District") and TU "Transportation & Utility " site for the electric substation.

Figure 3 shows the existing utility infrastructure in the area. The electric, gas and water utilities can be extended from the existing lines. Due to the topography of the site, the sanitary and storm sewers cannot drain by gravity to existing lines. An engineering study was commissioned to analyse the utility servicing for this area. Based on this report, it was determined the storm drainage will have to be directed via a piped system through the Ranchlands to the river. Initially it was determined the sanitary sewer for North East Crescent Heights would be pumped via a lift station and force main to the existing 200mm sewer in 11 Avenue NE. This lift station would also service 50 ha of Phase 2 of Ranchlands. After further analysis, it was determined it is more economical to develop Northeast Crescent Heights in conjunction with Ranchlands Phase 2 and constructing the required storm and gravity sanitary trunk lines through Ranchlands.

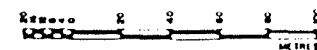
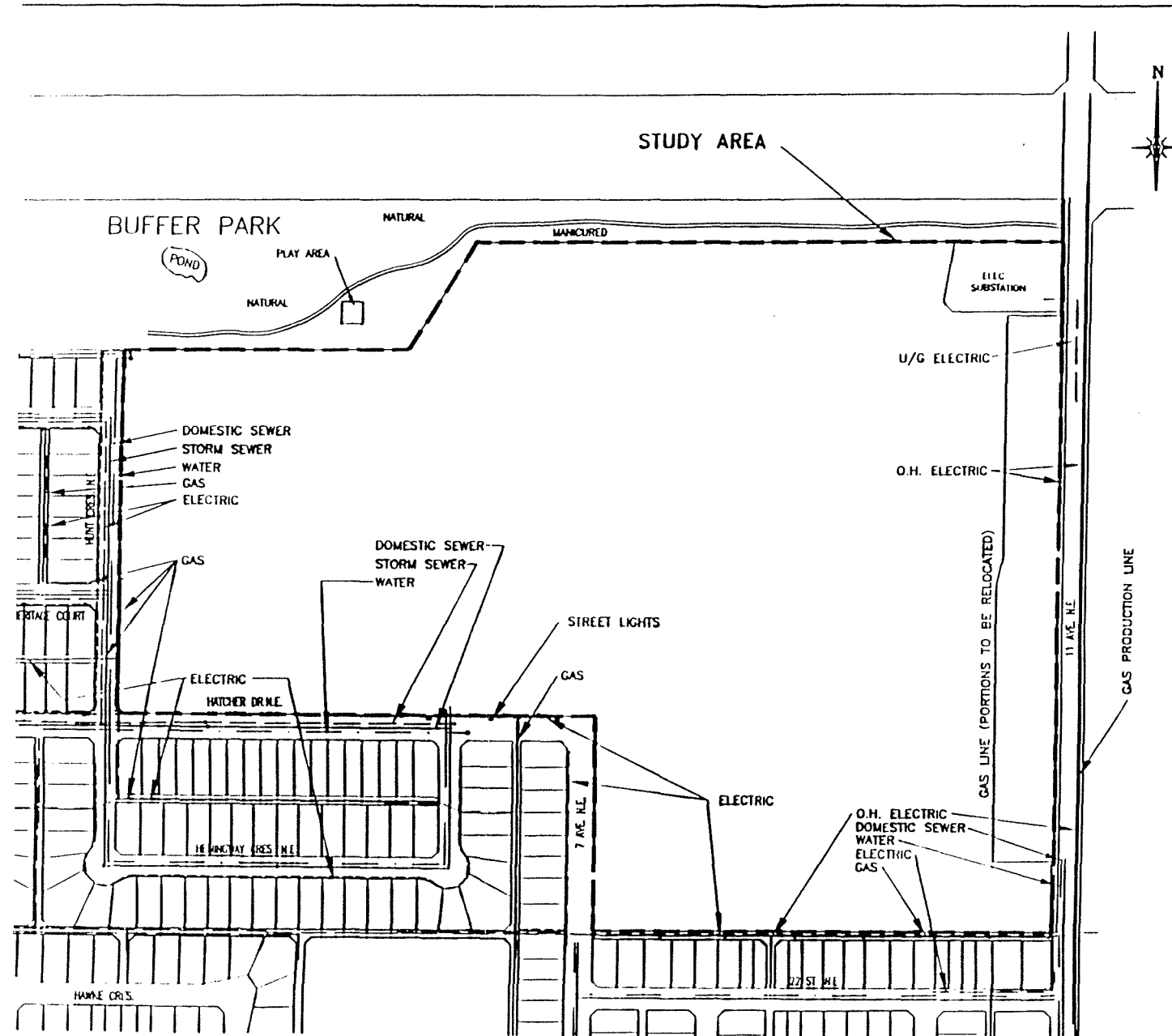
#### **4. CONCEPT**

Figure 4 shows the subdivision design for the study area. The main features of the plan are as follows:

1. The majority of the site is proposed for residential, generating approximately 200 R-1 & R-2 lots ranging in size from 14 to 18 metres in width. The prime land use for the area is R-1 "Single Family Residential," with a number of R-2 "Low Density Residential" lots interspersed.
2. No large multi-family sites are provided, although a 0.67 ha (Dual Frontage Block) parcel having frontage on two roads is suitable for a unique double fronting duplex/townhouse type development. Any development of this type should be carefully controlled and should be subject to development guidelines as outlined in Appendix A.
3. The site configuration provides the opportunity to create some extra deep lots capable of accommodating manufactured homes for individual owners. It is proposed these dwellings consist of only new, double wide units. Once again, to ensure compatibility and integration, development guidelines in Appendix A establishing type, size, style and setbacks are recommended.

# NORTHEAST CRESCENT HEIGHTS CONCEPTUAL SCHEME

FIGURE 3  
EXISTING UTILITIES





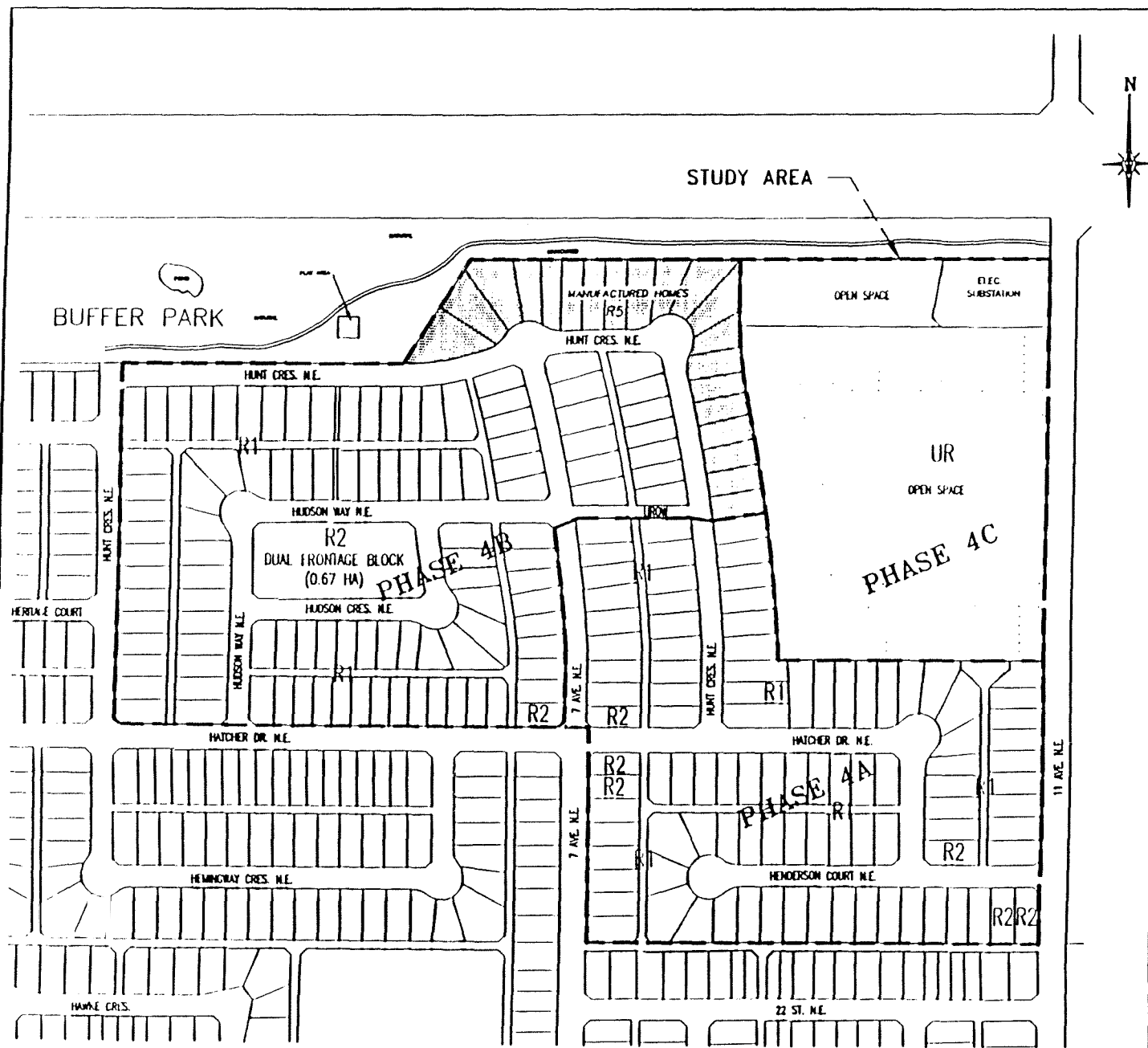
4. A 5.6 ha buffer area in the northeast corner of the study area is required to separate the proposed development from the existing oil wells. This buffer area meets the 100 metre requirements of the Subdivision & Development Regulation. While the oil wells are active, this area should be classified UR "Urban Reserve" and retained as open space and maintained to at least a prairie landscape standard, with some appropriate landscaping to screen the existing oil wells. However when all the wells are abandoned, the setback requirement will be significantly reduced to a small area around each well head, which would allow for a resubdivision of this area into another stage of development. Since these wells may not be abandoned for the next 10 to 20 years, the situation should be reviewed at that time to determine the feasibility and suitability of resubdividing this area into residential lots. A possible design for this area (Phase 4-C) is shown Figure 4.
5. No municipal reserve is being currently being provided as the reserve requirement for this site was met by the dedication of the 32.3 ha buffer park that runs along the northerly boundary of the study area. The Parks & Outdoor Recreation Department is in the process of developing trails and playground areas in the buffer park, as well as leaving some areas in a natural prairie state. The subdivision design allows for access to this park. If and when the well site buffer area (Phase 4-C) is resubdivided, two open space or park areas could be created.

## **5. IMPLEMENTATION**

The purpose of this Conceptual Scheme is to form the basis for the orderly and economical development of this area. As a result, it is to be adopted by City Council after it has been reviewed by the Municipal Planning Commission. To fulfill the planning requirements of the Municipal Government Act, a public hearing on the conceptual scheme is required. As part of the adoption process, the existing Northeast Crescent Heights Area Structure Plan and the City of Medicine Hat Land Use Bylaw require amendment. To streamline the adoption process, the public hearing for the adoption of the conceptual scheme, the amendment of the Area Structure Plan and Land Use Bylaw should be held together.

To encourage innovative ideas, it is recommended that the 'dual frontage' block be marketed as a single development by means of a 'request for proposals'. In this process issues such as uniqueness of design, variety of housing units and landscaping and parking should be used to evaluate proposals.

To ensure an integration of the 'non traditional' housing types proposed in this plan, the development guidelines located in Appendix "A" should be also be adopted and implemented. These guidelines establish the criteria and standards under which the development of sites in the study area should take place. These development guidelines will provide direction to the City as land owner, the prospective purchasers and the Development Approval Authority.



# NORTHEAST CRESCENT HEIGHTS...

## CONCEPTUAL SCHEME

**FIGURE 4**  
**SUBDIVISION DESIGN**  
**& PROPOSED LAND**  
**USE CLASSIFICATION**

----- PHASING BOUNDARY

LOT TYPE	NO.
R1	194
R2	7
MFG	20
TOTAL	221

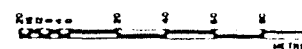


Figure 4 shows the subdivision design, staging and proposed land use classifications for the study area. The individual lots sizes will be determined at the time of subdivision based on survey plans reflecting market conditions. The site consists of approximate 220 lots which is of sufficient size to be developed in two sub phases (Phases 4-A & 4-B). At such time as all the wells in the study area are abandoned, a third development sub phase (Phase 4-C) is possible, however, since this could be 15 to 20 years in the future, this situation need to be carefully reviewed at that time. Based on the fact that the sanitary and storm water services will flow to a low area near the southeast corner of the site, it is logical to start development in the southeast and progress in a northwesterly direction.

The Reid Crowther & Partners Ltd. Engineering Study commissioned for this area indicated that it is uneconomical to develop Northeast Crescent Heights independent of Ranchlands. Since both the stormwater and sanitary sewer systems flow to a low spot on 11 Avenue N.E. and then must be routed through Ranchlands, via gravity mains, the two areas must be planned and developed in a coordinated manner.

## **APPENDIX A**

### **NORTHEAST CRESCENT HEIGHTS - PHASE 4 CONCEPTUAL SCHEME**

#### **DEVELOPMENT GUIDELINES**

## DEVELOPMENT GUIDELINES

The City of Medicine Hat as a land owner and policy maker attempts to provide a variety of properties for different housing types in its subdivisions. To this end, the Northeast Crescent Heights - Phase 4 Conceptual Scheme proposes several areas which will allow non traditional residential developments. The following development guidelines are provided to promote a consistency and compatibility between different types of housing types.

### 1. Single Family Residential

- A variety of house styles and exterior types and finish is encouraged.
- The same exterior style should not appear more than once every five houses.
- Front Setbacks shall range between 5.5 m and 7.5 m with a 0.5 m stagger between adjacent houses.
- Landscaping in the form of trees (Minimum of 2/lot), shrubs and grass is required.

### 2. Manufactured Homes

Homes in this area may be either A277 or CSA Z240 MH standard, and must comply with the following requirements:

- Double wide homes only.
- All homes shall be placed on a basement.
- All home are to have been constructed within the past year.
- All homes shall have sloped roof with eave overhangs.
- Front Setbacks shall range between 5.5 m and 7.5 m with a 0.5 m stagger between adjacent homes.
- Front drive garages are encouraged.
- Landscaping in the form of trees (Minimum of 2/lot), shrubs and grass is required.

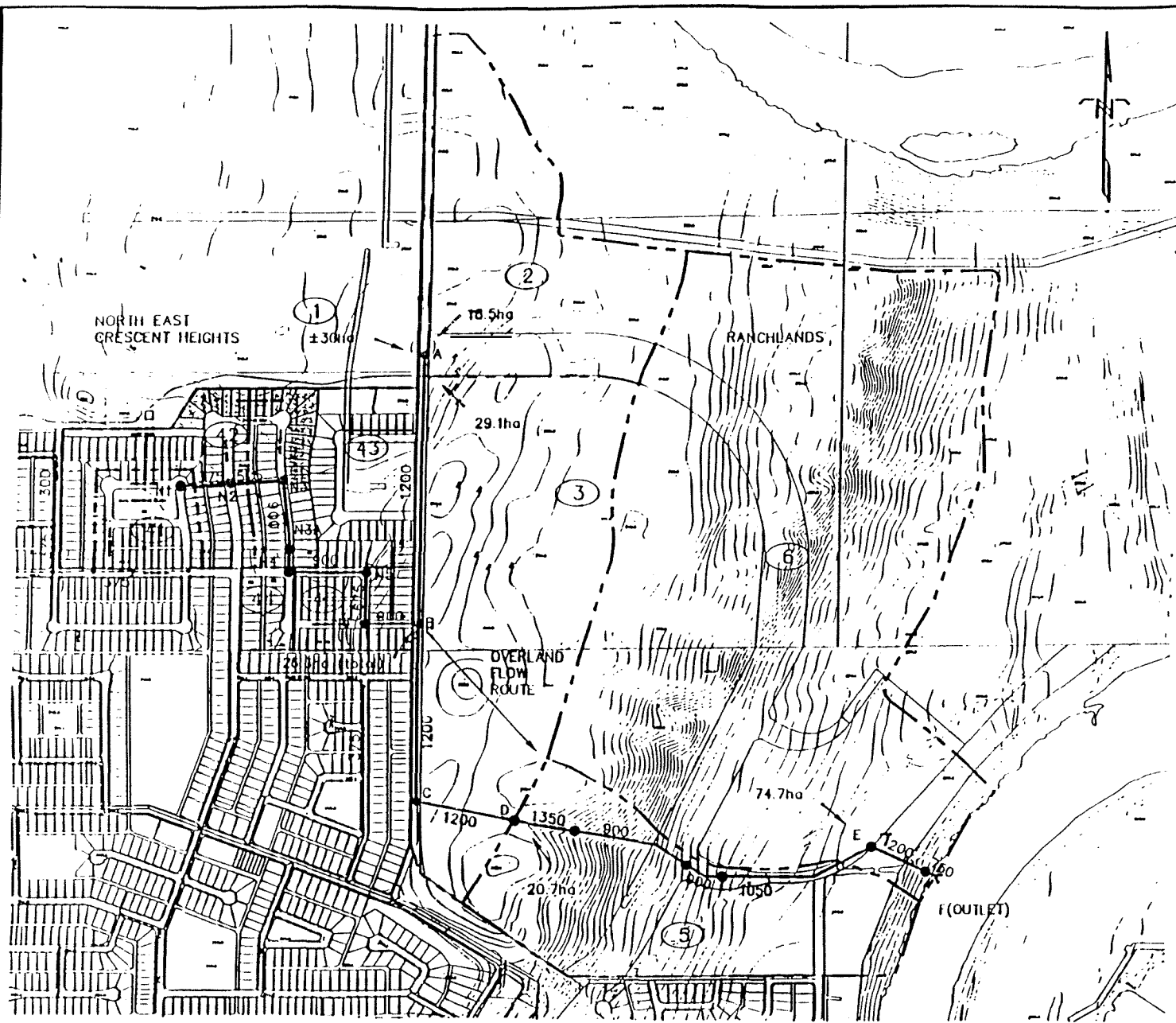
### 3. Dual Frontage Block

- Development by a single developer, based on a design proposal process.
- The exterior appearances of these units should include a variety so that no two units look alike and they are compatible with the units in the surrounding residential neighbourhood.
- A mix of house types and densities is encouraged.
- Building setbacks should range between 5.5 m and 7.5 m, and the setbacks should take into account the type of development proposed and their impact on the surrounding area.
- Parking must be integrated into the design.
- Landscaping in the form of trees, shrubs and grass is required, and should be part of the design proposal.

**APPENDIX B**

**NORTHEAST CRESCENT HEIGHTS - PHASE 4  
CONCEPTUAL SCHEME**

**ENGINEERING REPORT  
UTILITY SERVICING MAPS**



Medicine Hat  
The Gas City

Public Services Division  
Planning & Engineering Services Department

SUBDIVISION DEVELOPMENT  
SERVICING STUDIES  
NORTH EAST CRESCENT HEIGHTS

- (2) SUBCATCHMENT NUMBER
- SUBCATCHMENT BOUNDARY
- Size (mm) ● STORM SEWER (MINOR) SYSTEM
- MINOR SYSTEM INFLOW

PRELIMINARY

Reid  
Crowther

Reid Crowther & Partners Ltd  
Civil Consulting Engineers

STORMWATER  
MANAGEMENT  
SYSTEM

SCALE 1:7500

FIG 5.1



Medicine Hat  
The Gas City

Public Services Division  
Planning & Engineering Services Department

SUBDIVISION DEVELOPMENT  
SERVICING STUDIES  
NORTH EAST CRESCENT HEIGHTS

- 200 PROPOSED WATERMAINS  
AND SIZE IN mm
- 200 EXISTING WATERMAINS  
AND SIZE IN mm
- 150 FUTURE WATERMAINS  
AND SIZE IN mm
- 684 kPa NODE PRESSURES FOR  
MAXIMUM DAY

Reid  
Crowther

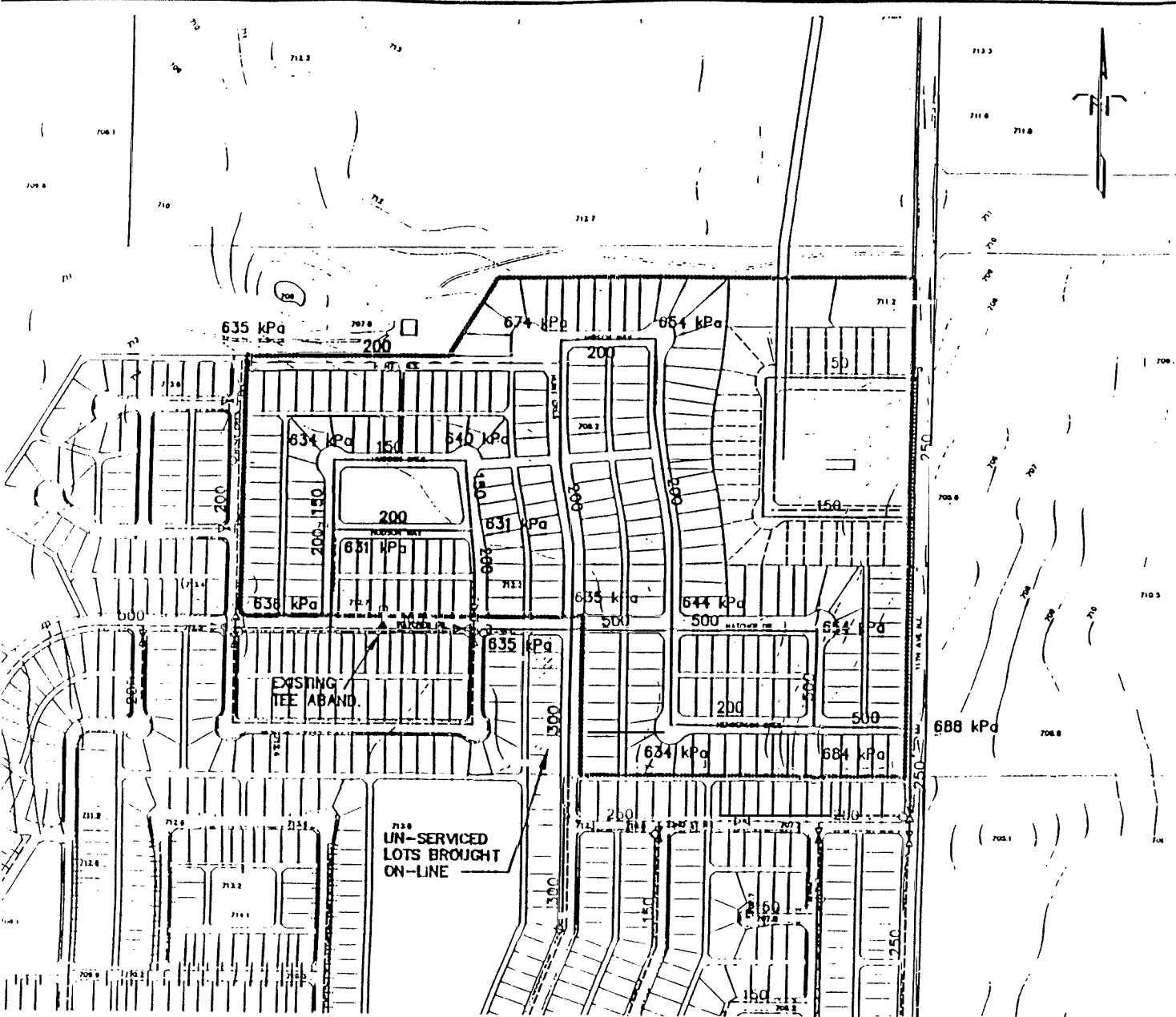
Reid Crowther & Partners Ltd  
Consulting Engineers

PROJECT NUMBER 2567603

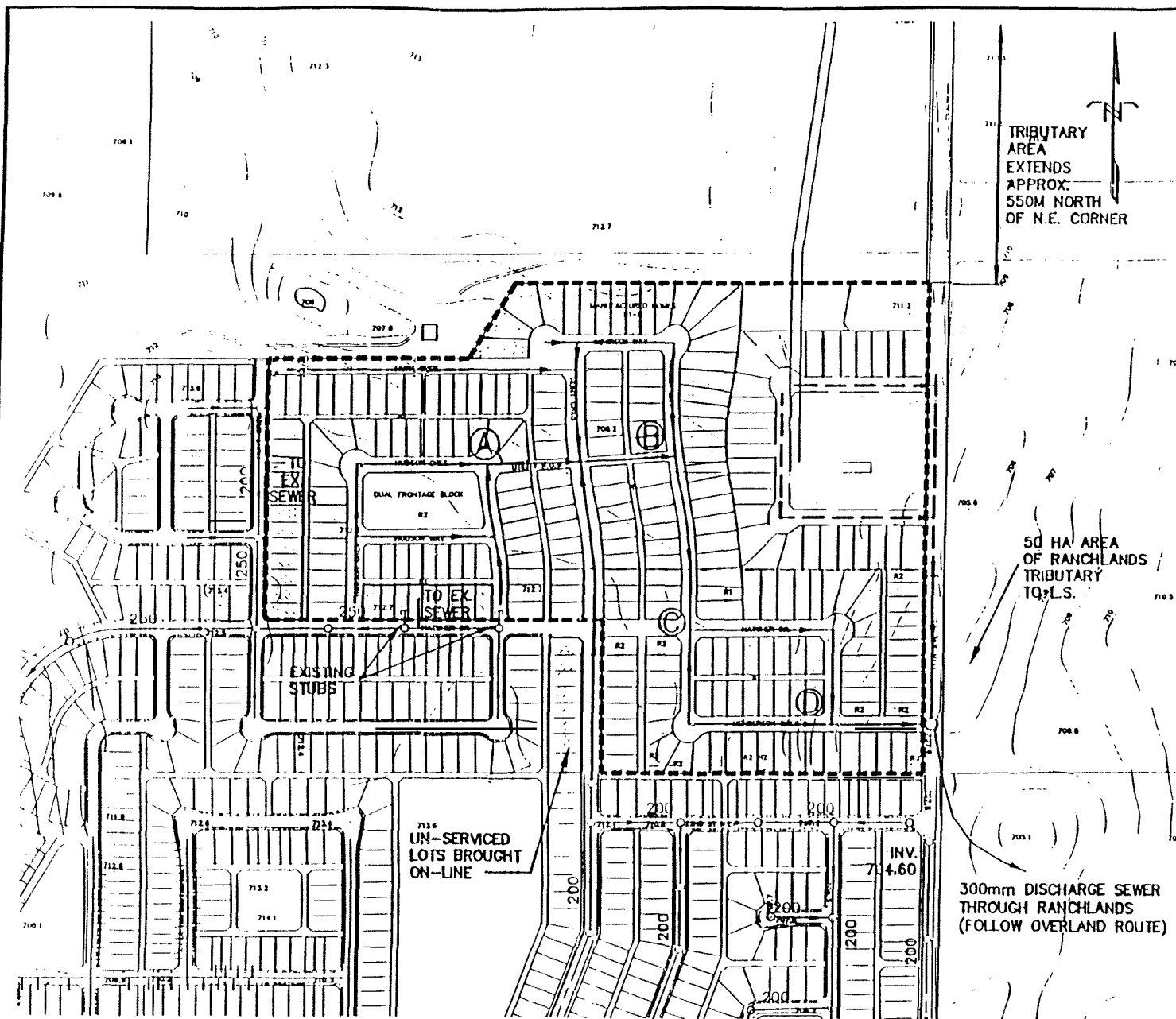
WATER DISTRIBUTION

SCALE 1:4000

FIG 6.1









Medicine Hat  
The Gas City

Public Services Division  
Planning & Engineering Services Department

**SUBDIVISION DEVELOPMENT  
SERVICING STUDIES  
NORTH EAST CRESCENT HEIGHTS**

 GRAVITY SEWER  
 (ALL 200mm DIAM)

 FUTURE SEWER  
 (ALL 200mm DIAM)

LOCATION	GROUND	INVERT	DEPTH
A	711 0	708 5	2 5
B	710 0	707 5	2 5
C	710 5	706 6	3 9
D	707 5	704 0	2 5

PRELIMINARY

Reid  
Crowther

**Reid Crowther & Partners Ltd**  
**Consulting Engineers**

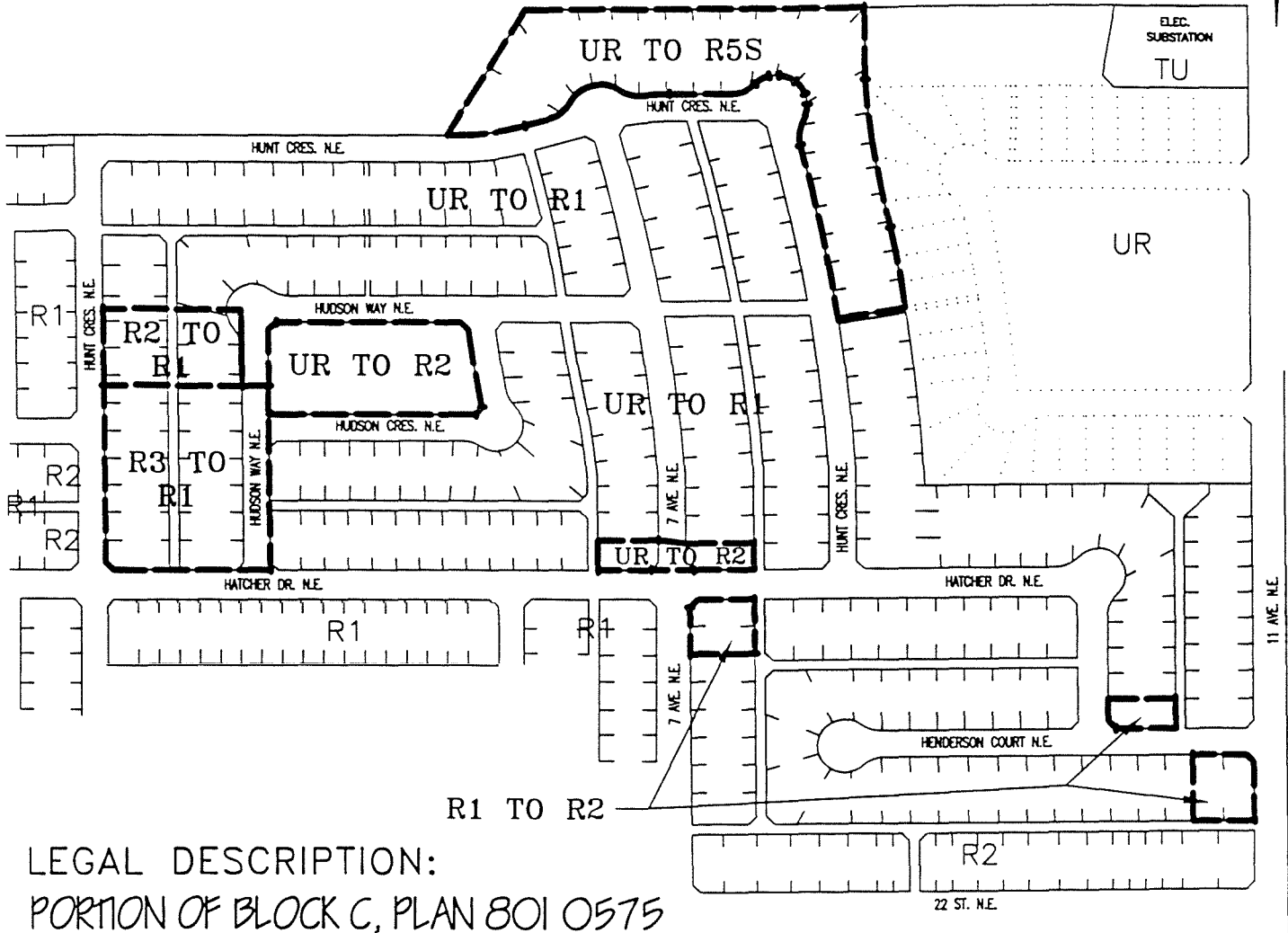
PROJECT NUMBER 2567603

SANITARY SEWER  
ON-SITE

SCALE 1:4000

FIG 7.2

# SCHEDULE B



LEGAL DESCRIPTION:  
PORTION OF BLOCK C, PLAN 801 0575

## PROPOSED LAND USE AMENDMENT

From UR - "Urban Reserve District"  
To R1 - "Single Family Residential District"

From UR - "Urban Reserve District"  
To R2 - "Low Density Residential District"

From UR - "Urban Reserve District"  
To R5S - "Manufactured Home Subdivision Residential District"

From R1 - "Single Family Residential District"  
To R2 - "Low Density Residential District"

From R2 - "Low Density Residential District"  
To R1 - "Single Family Residential District"

From R3 - "Medium Density Residential District"  
To R1 - "Single Family Residential District"