

MICHENER CENTRE DEVELOPMENT & SUBDIVISION GUIDELINES



Prepared by:
Parkland Community Planning Services
August, 1996

Approved by Council: October 21, 1996
Amended by Council: October 5, 1998

MICHENER CENTRE DEVELOPMENT AND SUBDIVISION GUIDELINES

INTRODUCTION

Prior to any development or subdivision, the City will require an Outline Plan to be developed for each of the four parcels noted below. The purpose of these guidelines is to identify issues and conditions under which any outline plan would be prepared. These guidelines are intended to ensure protection of the environmental integrity of the Gaetz Lakes Sanctuary, to preserve and enhance unique environmental features on the Michener Centre lands, and to identify potential land uses. The Outline Plan is expected to deal with these issues on a more comprehensive basis than these guidelines. The guidelines deal with four distinct areas of the Michener site which could be developed independently of each other.

- Area 1** The triangular parcel of land south of 67 Street and on the east boundary of the Gaetz Lakes Sanctuary
- Area 2** The rectangular parcel of land west of Clearview and north of Ross Street
- Area 3** The rectangular parcel of land surrounding the Gaetz House
- Area 4** The quarter section west of 30 Avenue and south of 67 Street.

The attached map identifies each of these areas

DEVELOPMENT AND SUBDIVISION GUIDELINES

AREA 1	The triangular parcel of land south of 67 Street and on the east boundary of the Gaetz Lakes Sanctuary
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1. In terms of any development on this site, the following factors shall be addressed in an Outline Plan prior to development or subdivision.
 - (a) **Slope Stability** - The developer shall address the recommendations in the Wildlife Corridor Study (Appendix A) and the Geotechnical Study (Appendix B). A setback of 45 metres from the top of bank is required.
 - (b) **Protection of Gaetz Lakes** - The developer shall be required to design the subdivision to ensure that the Gaetz Lakes is protected from any negative impacts (for example, no trails or walkways which would directly access the escarpment). Fencing of the sanctuary site is to be undertaken; the design must include a low profile fence which does not impede wildlife movement. Cost will be negotiated between the City and the respective developer.

- (c) **Land Use** - In addition to existing agricultural use, the only land uses permitted on this site are institutional uses related to the delivery of Michener Centre services or residential uses.

AREA 2 The rectangular parcel of land west of Clearview and north of Ross Street

1. In terms of any development on this site, the following factors shall be addressed in an Outline Plan prior to development or subdivision:
 - (a) **Protection of the Drainage Course** - The developer shall be required to maintain and protect both the drainage course and the tree stand on the north side of the site.
 - (b) **Protection of Gaetz Lakes** - The developer shall be required to design the subdivision to ensure that the Gaetz Lakes is protected from any negative impacts.
 - (c) **Constructed Wetlands** - It is required that surface storm water from this subdivision be channelled into the existing creek channel and that the existing creek channel be enhanced so that it will function as a constructed wetland. The constructed wetland will be designed to treat the storm water to remove any substances which are harmful to the Gaetz Lakes Sanctuary. Subject to the recommendations of the Gaetz Lakes Sanctuary Master Plan, the naturally treated storm water will flow through to Gaetz Lakes. The possibility of an overflow connection to the storm sewer should be investigated; construction of this connection will be required if technical studies indicate that it is needed to protect the water quality entering Gaetz Lakes.
 - (d) **Geotechnical Evaluation** - The developer shall conduct a geotechnical evaluation on the Gaetz Creek bank.
 - (e) **Land Use** - The only land use permitted on this site are institutional uses related to the delivery of Michener Centre services or residential uses.

AREA 3 The rectangular parcel of land surrounding the Gaetz House.

1. In terms of any development on this site, the following factors shall be addressed in an Outline Plan prior to a development or subdivision.
 - (a) **Slope Stability** - The developer shall address the recommendations in the Wildlife Corridor Study (Appendix A) and the Geotechnical Study (Appendix B). A setback of 45 metres from the top of bank is required.
 - (b) **Protection of Gaetz Lakes** - The developer shall be required to design the subdivision to ensure that the Gaetz Lakes is protected from any negative impacts (for example, no trails or walkways which would directly access the escarpment). Fencing of the sanctuary site is to be undertaken; the design must include a low profile fence which does not impede wildlife movement. Cost will be negotiated between the City and the respective developer.

- (c) **Historic Integrity of the Gaetz House** - The developer shall ensure that the development design preserves the historic integrity of the Gaetz House.
- (d) **Land Use** - The only land uses permitted on this site are institutional uses related to the delivery of Michener Centre services or residential uses.

AREA 4 The quarter section west of 30 Avenue and south of 67 Street.

1. In terms of any development on this site, the following factors shall be addressed in an Outline Plan prior to development or subdivision.
 - (a) **Slope Stability** - The developer shall address the recommendations in the Wildlife Corridor Study (Appendix A) and the Geotechnical Study (Appendix B). A setback of 45 metres from the top of bank is required.
 - (b) **Protection of Gaetz Lakes** - The developer shall be required to design the subdivision to ensure that the Gaetz Lakes is protected from any negative impacts (for example, no trails or walkways which would directly access the escarpment). Fencing of the sanctuary site is to be undertaken; the design must include a low profile fence which does not impede wildlife movement. Cost will be negotiated between the City and the respective developer.
 - (c) **Constructed Wetlands** - The developer shall be required to investigate the use of a wetland to treat the storm water in this area. It is intended that the constructed wetland treat storm water from this subdivision and that the subdivision be designed to feed storm water into the constructed wetland. The constructed wetland shall be located at the site of the existing north wetland.
 - (d) **Preservation of Trees** - The linear stands of trees which extend from the two existing wetlands shall be preserved and integrated into the subdivision design.
 - (e) **Municipal Reserve** - Dedication of municipal reserve will be required at the east boundary of the site to preserve an existing tree stand located west of 30 Avenue.
 - (f) **Land Use** - In addition to existing agricultural use, the land uses permitted on this site are residential, institutional uses; and possibly commercial use; the existing Deerhome site could be considered for a commercial use such as a hotel or conference centre.

Note:

1. Ground water levels are high on this site.
2. There appears to be a natural ground water flow from the north wetland to Gaetz Lakes. Any ground water flows should be maintained.

All Areas:

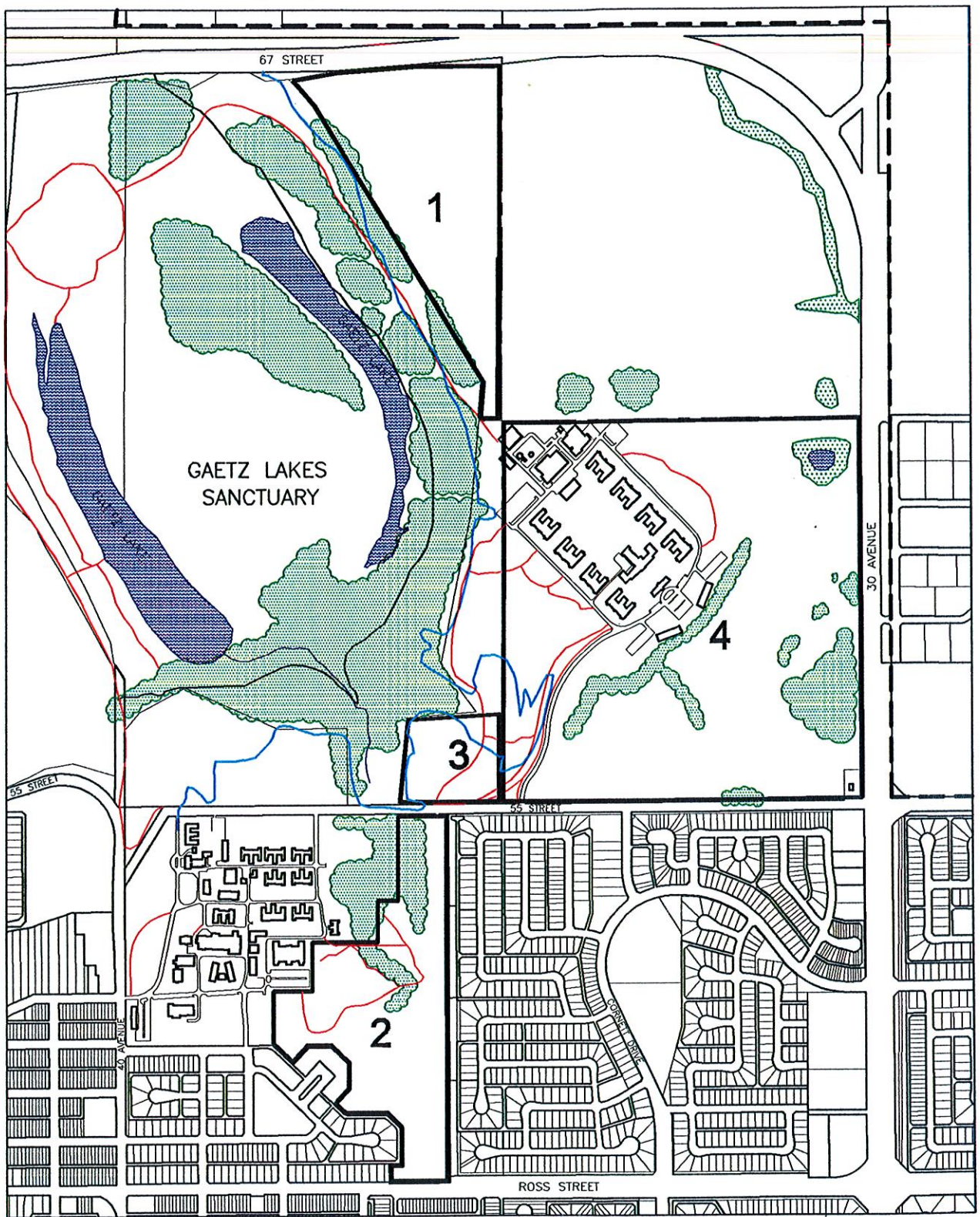
1. A trail system shall be constructed to connect with existing pathways in upper McKenzie Trail and with the Michener Centre Trail System.
2. Any Outline Plan shall be prepared in accordance with the Subdivision and Development Guidelines.

PROCESS FOR OUTLINE PLAN APPROVAL






Any proposed Outline Plan will be submitted to the following agencies for comment prior to being submitted to City Council:

1. Gaetz Lakes Sanctuary Committee
2. Normandeau Cultural and Natural History Society
3. Environmental Advisory Board
4. Heritage Preservation Committee
5. Red Deer River Naturalists
6. Citizen's Action Group for the Environment
7. Alberta Public Works
8. Michener Centre

The Outline Plan must be adopted by Council prior to any development or subdivision being considered.



MICHENER CENTRE DEVELOPMENT & SUBDIVISION GUIDELINES

-  LOW AREA
-  TREED AREA
-  TOP OF BANK
-  BOTTOM OF ESCARPMENT
-  TRAILS



AUGUST, 1996