



HAWKRIDGE ESTATES
NE ¼ Section 36-36-28-W4

Outline Plan

Prepared for:
Hawkridge Estates Developments Ltd.

Prepared by:

Stantec Consulting Ltd.
600 – 4808 Ross Street
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September 2015

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1.0 Introduction

1.1 PURPOSE

Stantec Consulting on behalf of Hawkridge Estates Developments Ltd. has prepared this Outline Plan.

The purpose of the Outline Plan Report is to describe the land use framework and development objectives for a portion of the NE ¼ Sec 36-36-28-W4M section of land in Penhold. This quarter section is located at the north end of Penhold, east of Highway 2A and south of Highway 42. The Plan includes an area of approximately 42.8 hectares (105.7 acres) and is included in Penhold's Municipal Development Plan.

The commitment is to develop a balanced community of residential, commercial, and recreational opportunities with complementary land uses. In order to achieve this, the area has been integrated with interconnected parks and open space linkages, and the development of high-quality residential opportunities. Together, these aspects will provide the Town of Penhold with a unique area for community development.

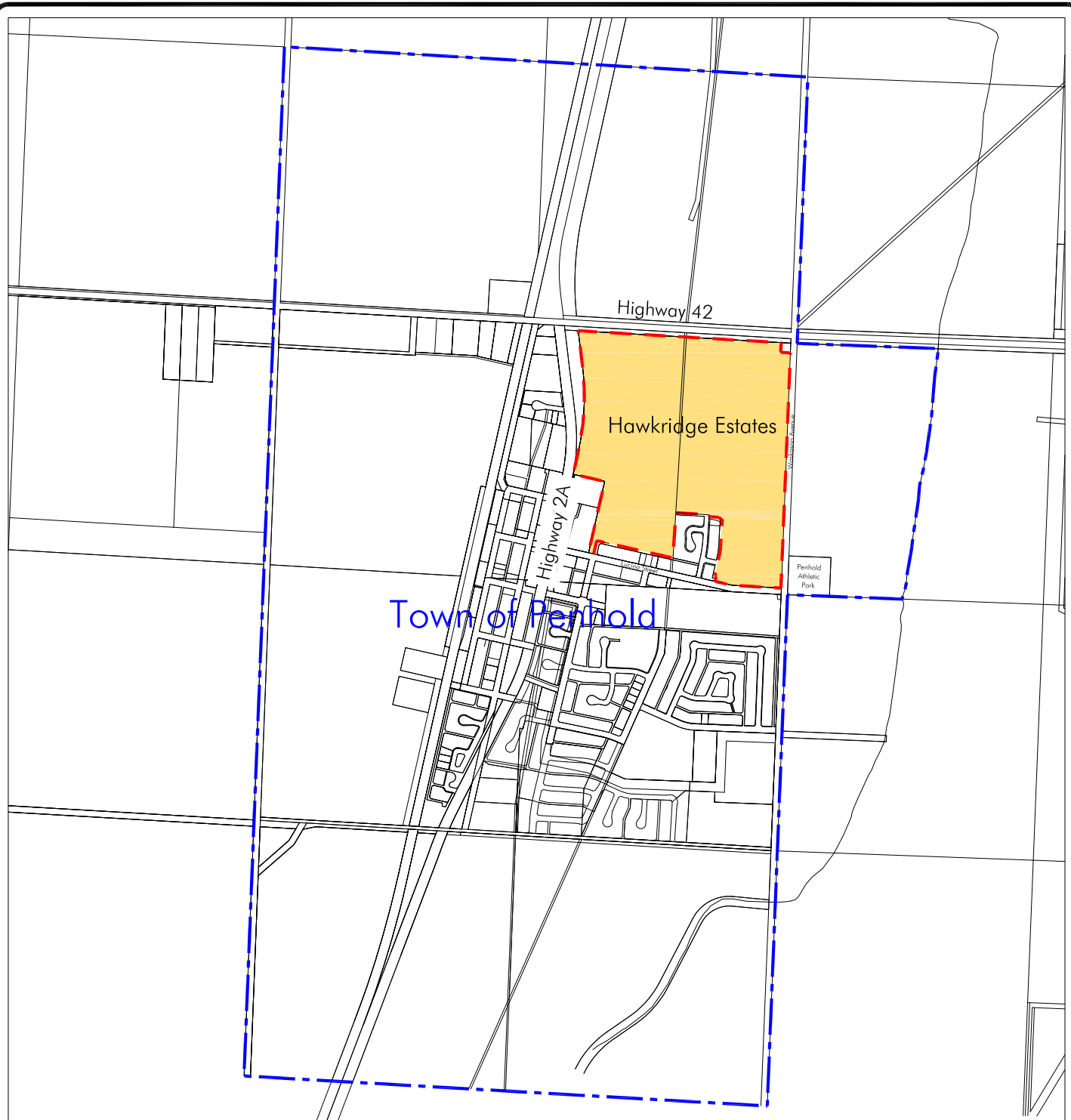
Approval of the Outline Plan will provide the basis for proceeding with Hawkridge Estates Developments Ltd.'s vision for this area. The Outline Plan provides the opportunity to develop components of the overall vision in the initial phases of development through recreational amenities, and a variety of housing forms and lifestyles.

The purpose of this document is to describe the land use pattern and development objectives within the Plan Area. The Outline Plan will implement the land use framework and development objectives by identifying the type, size, and location of various land uses; density of development; location of major roadways; conceptual servicing designs; and sequence of development. The detailed design of each phase (redistricting and plans of subdivision) will refine the Concept presented by this Outline Plan.

1.2 DEFINITION OF PLAN AREA

The Outline Plan Area consists of land located within the NE¼ Section 36-36-28-W4M, an area of approximately 42.8 hectares, as shown on **Figure 1.0 – Location Context**. The Plan Area does not include an existing residential development shown at the bottom of the Plan Area or the existing commercial development at the southwest corner of the Plan Area. Also excluded are a future road widening along Highway 2A and a 0.06 hectare parcel in the northeast corner of the Plan Area, which is an existing pump station for the Regional Sewer Line.

This Outline Plan constitutes a logical planning unit with respect to identifiable Plan boundaries and servicing considerations.



Legend

- Outline Plan Location
- Outline Plan Boundary
- Town Boundary



FIGURE 1.0 - LOCATION CONTEXT HAWKRIDGE ESTATES

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May 2, 2011

1.3 BACKGROUND

This is a non-statutory Plan, but will serve as the basis for implementing the individual phases of development. It was prepared in consultation with the Town of Penhold as well as Parkland Community Planning Services.

2.0 Site Context & Development Considerations

2.1 TOPOGRAPHY

As shown on **Figure 2.0 – Existing Features**, the topography of the Plan Area includes a primary hill with the majority of the site sloping to the southeast corner of the quarter section and approximately one quarter of the site sloping to the northwest. The highest point recorded within the Plan Area, at a geodetic elevation of approximately 900.50 meters, is located in the center of the Plan Area. The lowest elevation in the southeast corner is approximately 893.0 meters and the lowest elevation in the northwest corner is approximately 897.0 meters.

2.2 NATURAL FEATURES

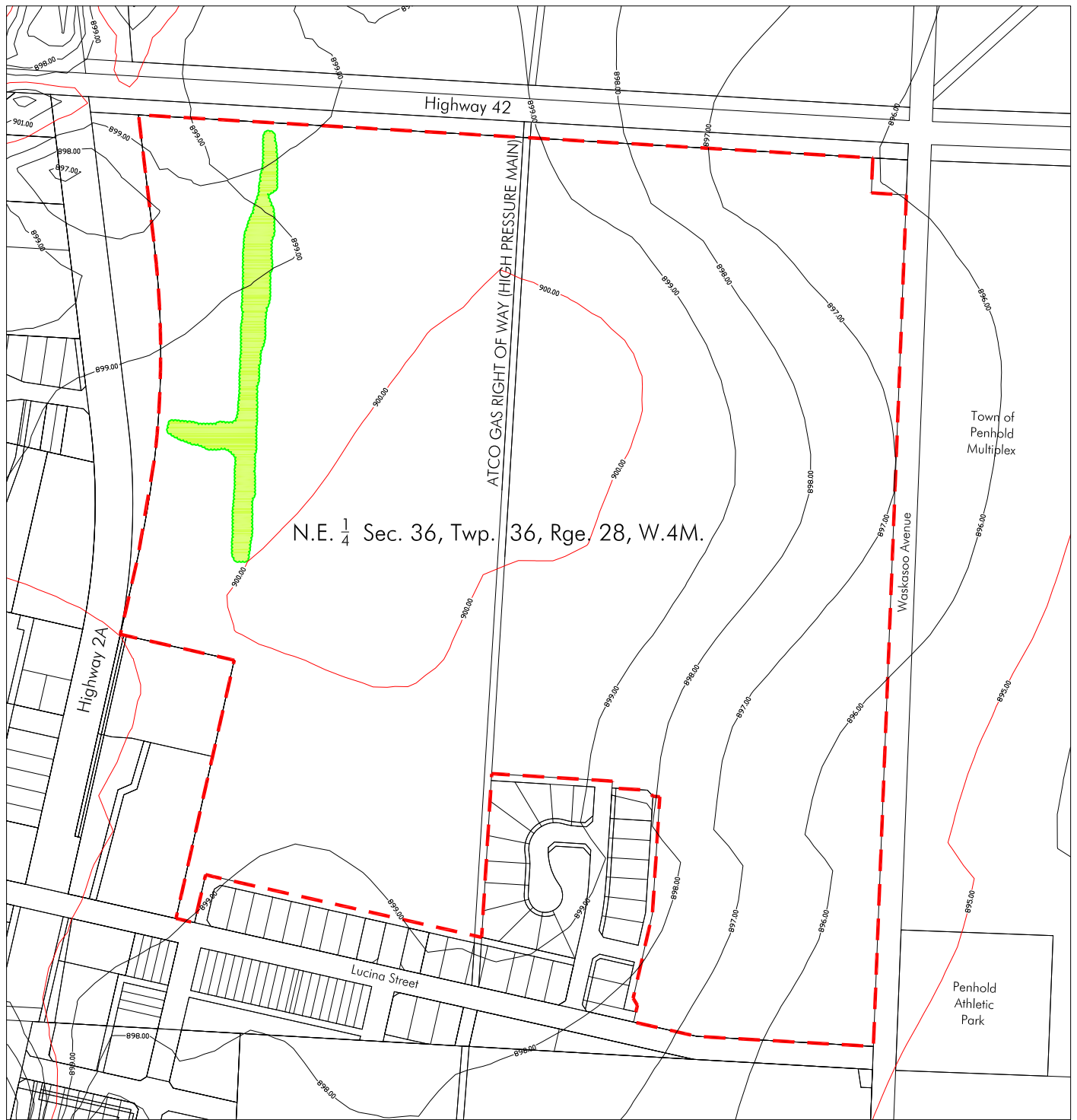
There is limited non-agricultural vegetation existing within the Plan Area with the exception of a narrow band of trees in the northwest corner.

2.3 EXISTING LAND USE

A majority of the Plan Area has been used for agricultural cultivation for several decades.

There is one existing ATCO Gas high-pressure gas line that runs parallel, north / south through the middle of the Plan Area as shown on **Figure 2.0 – Existing Features**. This Right-of-Way is approximately 6.0 meters wide and has been shown within the Concept Plan as park/open space. The development restrictions for this Right-of-Way include:

- Cover cannot be reduced over the pipeline but may be increased; in any event the minimum cover must be 2.0 meters over the pipeline.
- Parallel walkways can be constructed on the Right-of-Way, but must be located between the pipeline and the nearest boundary of the Right-of-Way, but must not encroach onto the Right-of-Way by more than 3.0 meters, nor be constructed over the pipeline.
- Trees will not be allowed on the Right-of-Way.
- Shrubs must be hand planted no closer than 3.0 meters from the pipeline and have a mature height of no more than 2.0 meters.
- Lighting is not acceptable on the Right-of-Way.
- No parking is allowed on the Right-of-Way.



Legend

- Outline Plan Boundary
- 895.50- Contour
- Existing Trees



FIGURE 2.0 - EXISTING CONDITIONS
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2.4 SURROUNDING DEVELOPMENT

Located directly east of the Plan Area, across Waskasoo Avenue, is NW ¼ Sec 31-36-27-W4M and the Penhold Regional Multiplex. Through the middle of this quarter section runs Waskasoo Creek. Located in the southwest corner of the quarter where the baseball diamond is presently was once a landfill which was closed in the 1970's. Alberta Environment has relaxed the setback requirement from this landfill to 70.0 meters to allow for the subdivision and development of new residential lots north of Lucina Street and west of Waskasoo Avenue. The remainder of the NW ¼ Sec 31-36-27-W4M is used for agricultural farmland as it has been since the early 1900's.

Located south of the Plan Area are Aspen Close, Maplewood Boulevard, and Lucina Street. Existing residential development fronts onto all of these roadways. The majority of SE ¼ Sec 36-36-28-W4M, to the south of Lucina Street, is existing residential development.

West of Highway 2A, which borders the Plan Area to the west, is residential development, commercial land, and a school site. There is also an existing commercial site directly southwest of the Plan Area, which is approximately 2.32 hectares in size. A large portion of this site is presently occupied by Satellitebus, which is a Bus Tour Company.

Located north of the Plan Area are Highway 42 and the SE ¼ Sec 1-37-28-W4M. This property, which was recently annexed into the Town, is currently being planned as a combination of residential, commercial, and light industrial uses.

3.0 Development Objectives & Principles

3.1 DEVELOPMENT OBJECTIVES

Hawkridge Estates has been prepared as a comprehensively planned residential neighbourhood taking advantage of the natural topography, the existing gas line utility corridor, and locational attributes of the area. The main objectives of the Hawkridge Estates Outline Plan are as follows:

- Develop a Plan consistent with the general intent and purpose of the Town of Penhold Municipal Development Plan.
- Provide a framework to deliver high quality, comprehensively planned residential areas by defining the general pattern and composition of land uses, linkages, servicing designs and development staging.
- Address and accommodate existing uses (i.e. the utility corridor and surrounding transportation routes) affecting the Plan Area.
- Ensure the implementation of the Plan takes place on an orderly, phased basis.

3.2 DEVELOPMENT PRINCIPLES

Development of the various land uses within the Plan Area is defined through the following general principles:

3.2.1 Residential

- Encourage a variety of housing types including single detached housing, row housing, and apartments.
- Ensure all housing forms and options recognize consumer preferences and are in conformance with municipal standards and policies set forth by the Town of Penhold.
- Locate residential development to take advantage of features such as storm water management facilities, parks and open spaces, and utility corridors.
- Locate low-density housing adjacent to existing homes along Aspen Close, Maplewood Boulevard, and Lucina Street.

3.2.2 Commercial

- Provide for commercial development opportunities to serve Hawkridge Estates and surrounding residents.

- Locate and orientate commercial sites along arterial and/or collector roadways to ensure high visibility and to provide convenient access opportunities.
- Integrate commercial developments into the fabric of the neighbourhood without causing negative impacts on surrounding land uses.
- Provide convenient pedestrian linkages to commercial areas.

3.2.3 Municipal Reserves and Recreational Facilities

- Allow for the provision of dispersed park space within the neighbourhood to provide open space and opportunities for recreation for residents through the dedication of Municipal Reserves.
- Park spaces should allow for both active and passive recreational activities.

3.2.4 Transportation

- Provide a logical, safe, and efficient transportation system within the Plan Area to address pedestrian, bicycle, and vehicular transportation needs of residents moving to, from, and within the Plan Area as well as the adjacent areas.
- Provide non-vehicular circulation options throughout the neighbourhood.
- Minimize walking distances by creating an interconnected street network and providing walkways where roadway connections are not feasible.

3.2.5 Ecological Stewardship

- Develop land in an efficient manner and encourage intensive urban development.
- Incorporate open spaces into compatible land uses such as the storm water management facilities and the gas line utility corridor to optimize the use of these areas.
- Encourage naturalized landscaping on public and private lands to the extent acceptable to the Town of Penhold to minimize environmental and economic costs associated with their maintenance.
- Promote the development of open spaces and walkway linkages for pedestrian traffic and connect them to the surrounding areas.
- Encourage energy efficient construction and other innovative building and infrastructure techniques.

4.0 Development Concept

4.1 NEIGHBOURHOOD UNIT

The Development Concept has been prepared in response to current and anticipated residential market trends within the Town of Penhold and the Red Deer region. An analysis of these trends and an assessment of their implications assist in shaping the Plan with respect to the type, size, and location of various land uses.

The Development Concept is shown on **Figure 3.0 – Development Concept**. The land use statistics, number of residential units, and population are represented in Table 1 and 2 following the Development Concept. In order to establish the overall density in the Plan Area, an estimate of the total area of land use districts (zoning) is shown in these two tables.

4.2 RESIDENTIAL

The majority of land within the Plan Area is intended for residential development. A mix of low and medium density residential dwelling units is proposed and will be implemented based on market conditions and consumer preferences at the time of development. Residential density for the Hawkridge Estates neighbourhood is approximately 13.3 units per net developable hectare.

4.2.1 Low Density Residential

As shown on **Figure 3.0 – Development Concept**, a majority of the development will be low density residential. Four types of residential lots are proposed, which include larger single family detached (Low Density Residential - R1), mid-sized single family detached (Low Density Small Lot Residential - R1-A), and small-sized single family detached with and without garages (Low Density Narrow Lot Residential R1-B & Low Density Narrow Lot with Garage R1-C).

R1 single-family lots have been located in the southwest, southeast, and northwest portions of the Plan Area. In both the southeast and northwest locations, the R1 lots have been designed to back on to green space which may allow for the creation of walk-out basements. The size of Low Density Residential lots will be 555 sq.m. or larger.

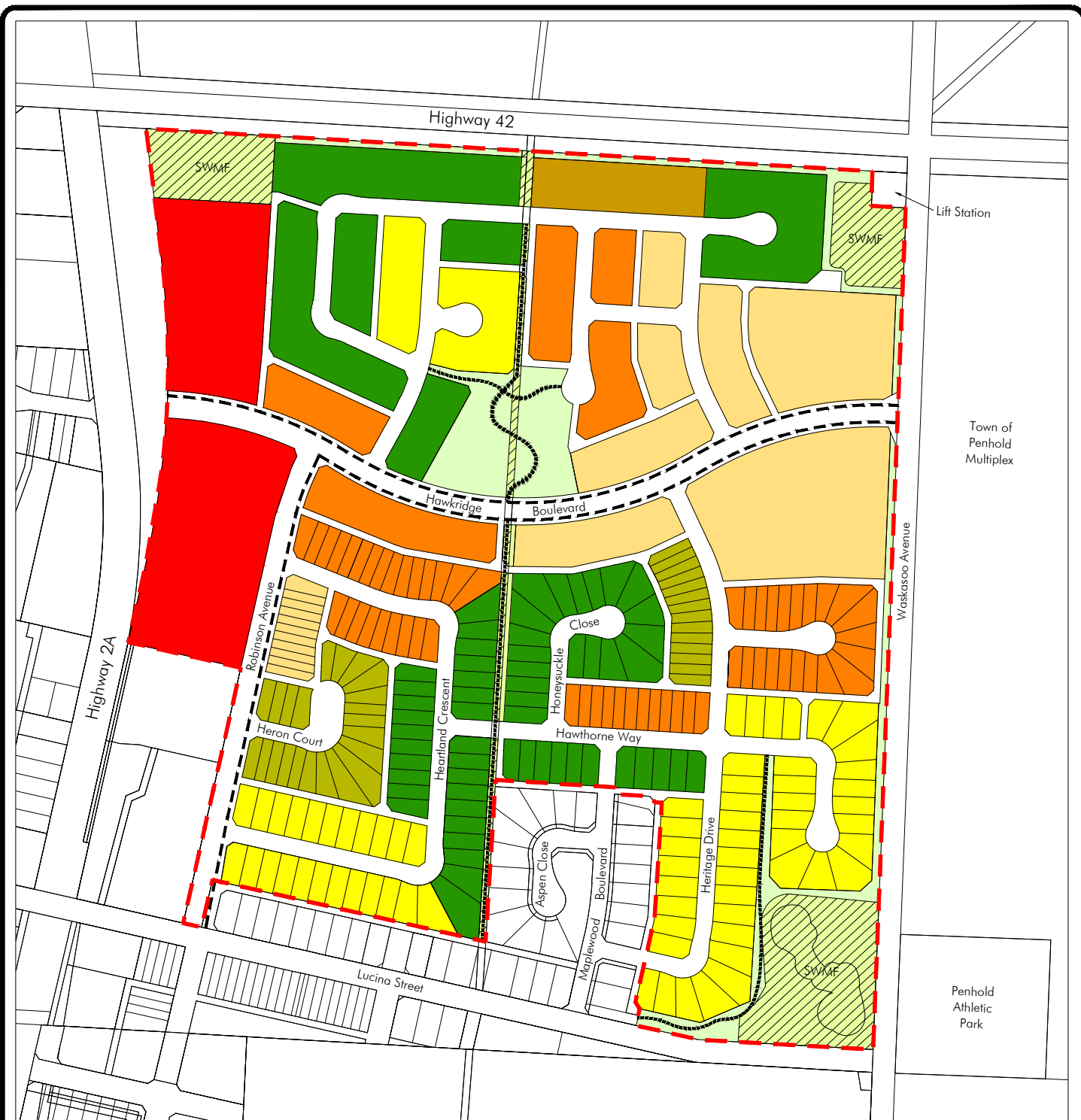
Also proposed throughout the neighbourhood is a mixture of mid size and smaller lots. The R1-A mid-size lots have been dispersed throughout the neighbourhood and will typically be 460 sq.m. to 555 sq.m. in size; whereas the Low Density Narrow Lots will range from 350 sq.m. to 460 sq.m. in size.

4.2.2 Medium Density Residential (R2 / R3)

Market trends in medium density residential development point to a growing interest in more lifestyle oriented housing and thus a shift of locating medium density sites closer to low density housing and oriented away from arterial roadways.

Friday, October 02, 2015, Stafford

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Legend

- R1
- R1A
- R1B
- R1C
- R2

- R3
- MR
- PUL
- Commercial
- Outline Plan Boundary

- Multi-Use Trail
- Trail
- SWMF Storm Water Management Facility

FIGURE 3.0 - DEVELOPMENT CONCEPT
HAWKRIDGE ESTATES

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There has been a limited amount of R2 housing located within Hawkridge Estates. These areas are intended for the development of duplexes and are located along local roadways.

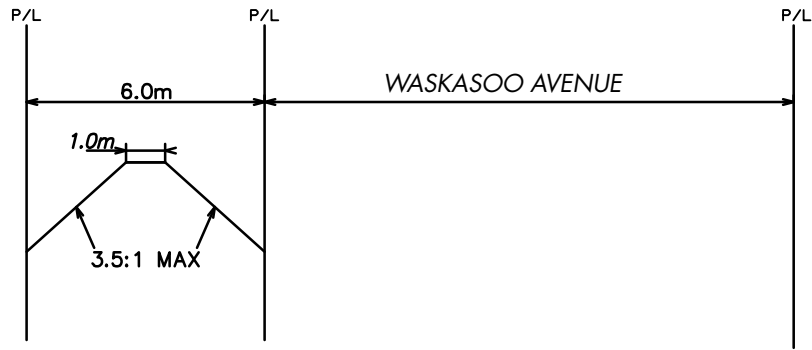
The Hawkridge Estates Concept has identified several areas for medium density residential development. Most of these areas have been identified to have street frontage while two have been created with internal roadways. The R3 areas that incorporate municipal frontage are envisioned to include larger row housing, townhouses, or fourplexes in some combination. The R3 sites that will incorporate internal roadways are envisioned to consist of multiple unit dwellings such as eight or twelve-plex condo style buildings, apartments, etc.

The larger R3 sites will be developed in a manner that creates an attractive appearance along the abutting public roadways and, where necessary, provide a transition from adjacent low density residential areas. This may be achieved through the use of landscaping, fencing, or visually interesting building exteriors. The precise treatment of each parcel and its buildings will be determined at the time of development permit approval.

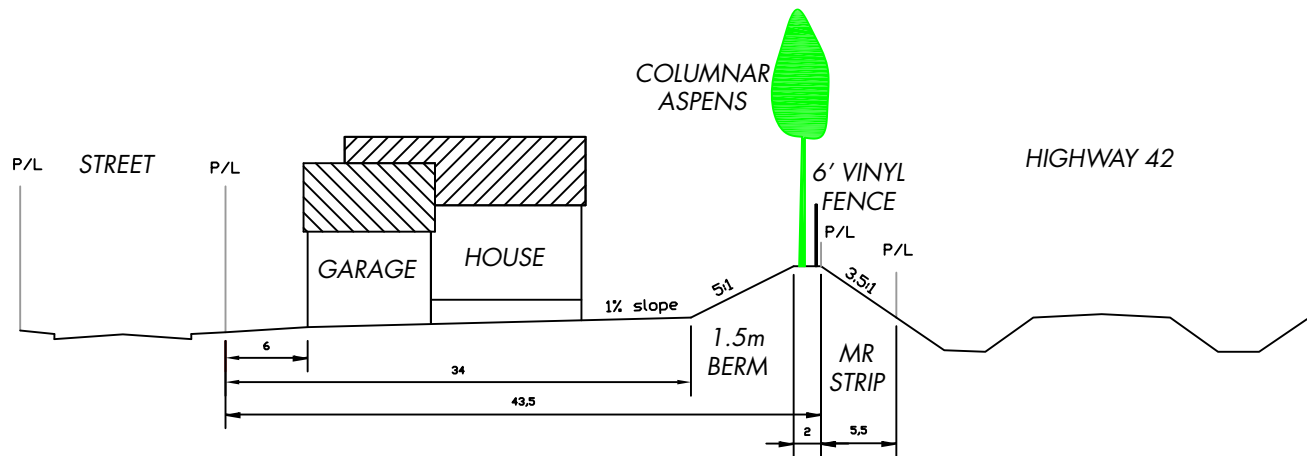
The area and population calculations attributed to medium density residential development are shown in *Table 1.0 – Land Use Summary* and *Table 2.0 – Density Summary*.

Table 1.0 – Land Use Summary

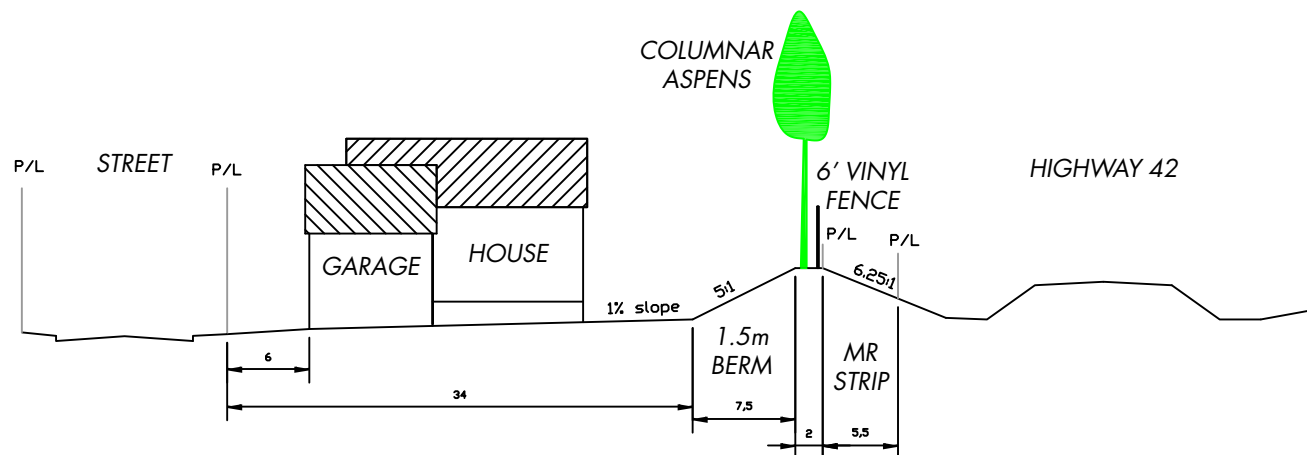
	Hectares	Acres	% of NDA	Units
Gross Area	42.82	105.81		
Net Developable Area	42.82	105.81		
Low Density Residential - R1	5.27	13.02	12.3%	81
Low Density Small Lot Residential—R1A	6.94	17.15	16.23%	116
Low Density Narrow Lot—R1B	4.60	11.37	10.7%	108
Low Density Narrow Lot with Garage—R1C	0.66	1.63	1.5%	14
General Residential – R2	1.51	3.73	3.5%	36
Multiple Unit Residential (Townhouses)—R3	2.38	5.88	5.6%	74
Multiple Unit Residential – R3	3.16	7.81	7.4%	142
Highway Commercial—C2	3.66	9.04	8.5%	
Municipal Reserve—MR	2.37	5.86	5.5%	
Public Utility Lot—PUL	2.92	7.22	6.8%	
Roadway and Lanes	9.35	23.10	21.8%	
Total	42.82		100.00%	571
Gross Density 13.3 du/ha				



6.0m BERM/BUFFER STRIP



TYPICAL CROSS-SECTION HIGHWAY SAME ELEVATION



TYPICAL CROSS-SECTION HIGHWAY 1m HIGHER



FIGURE 4.0 - PROPOSED BERM CROSS-SECTIONS
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Table 2.0 – Density Summary

Residential Land Use	Hectares	Units /Ha	Units	Persons/Unit	Population
Low Density Residential – R1	5.27	15.37*	81	3	243
Low Density Small Lot —R1A	6.95	17.70*	116	3	348
Low Density Narrow Lot—R1B	4.6	23.80*	108	3	324
Low Density Narrow Lot with Garage—R1C	0.66	21.21*	14	3	42
General Residential — R2	1.51	23.80*	36	2.8	101
Multiple Unit Residential (Townhouse)—R3	2.38	31.10*	74	2.8	207
Multiple Unit Residential— R3	3.16	44.90*	142	2.8	398
Total	24.53	13.3	571		1654

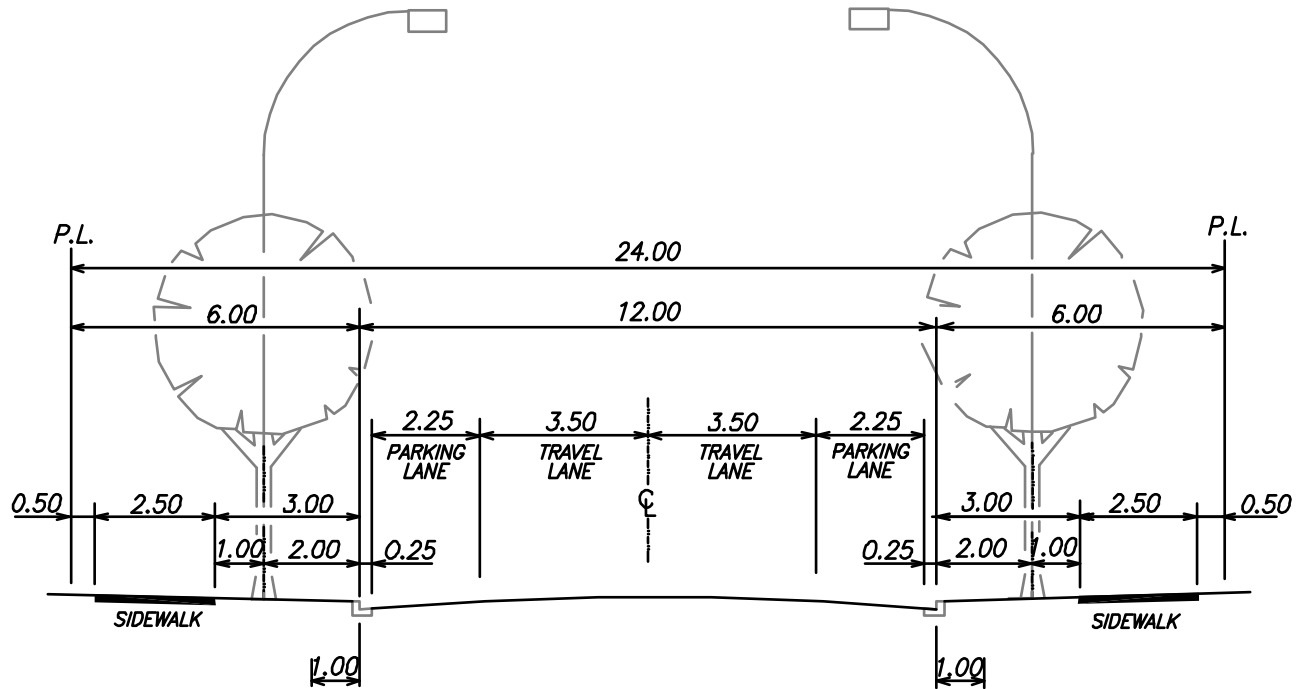
*assumed based on LUB, actual units may differ

4.3 PARKS AND OPEN SPACES

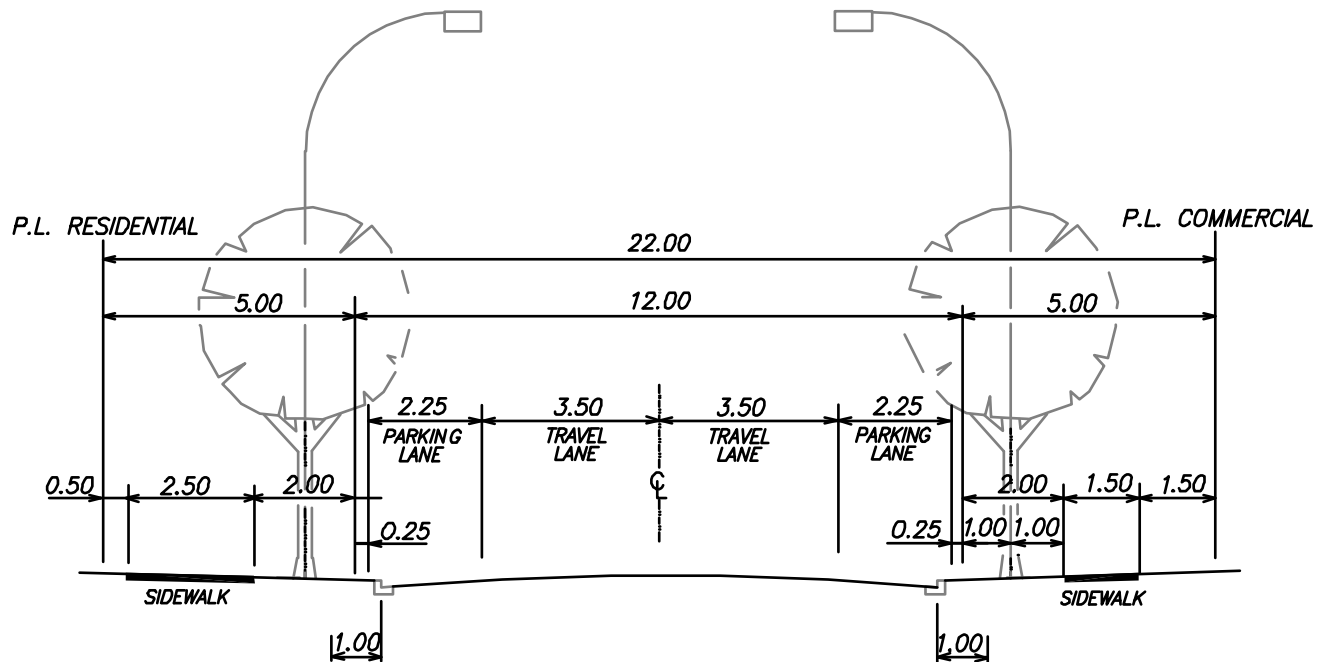
The Town of Penhold Municipal Development Plan requires that a minimum of 10% of the developable land is to be dedicated as municipal and/or school reserve at the time of subdivision. This land shall be used to provide parks, recreation areas, linear park corridors that accommodate key trail routes, and a school site when necessary.

The total amount of Municipal Reserve dedication to be provided is 4.61ha which accounts for 10% of the developable land in the Plan Area and the deferred reserve from previous subdivisions in the quarter section. In order to meet the dedication requirement, the Hawkridge Estates neighbourhood proposes to dedicate 2.37ha of land as Municipal Reserve and the remaining 2.24ha will be provided as cash-in-lieu. As each phase of subdivision proceeds, a combination of land and cash-in-lieu will be provided. The amount of cash-in-lieu paid will be proportionate to the size of the subdivision being applied for in relation to the remaining phases to be developed.

For the purposes of calculating the cash-in-lieu amounts, a value of \$75,000 per acre (based on 2010 land values) has been agreed to by the Town's subdivision authority and the Developer. A CPI adjustment, as published by Statistics Canada for the Province of Alberta, will be applied to the \$75,000 amount for each calendar year beyond the 2010 base year. The amount will be calculated as of the date that tentative subdivision approval is granted. The payment of the



24.0m UNDIVIDED COLLECTOR ROADWAY



22.0m UNDIVIDED COLLECTOR ROADWAY



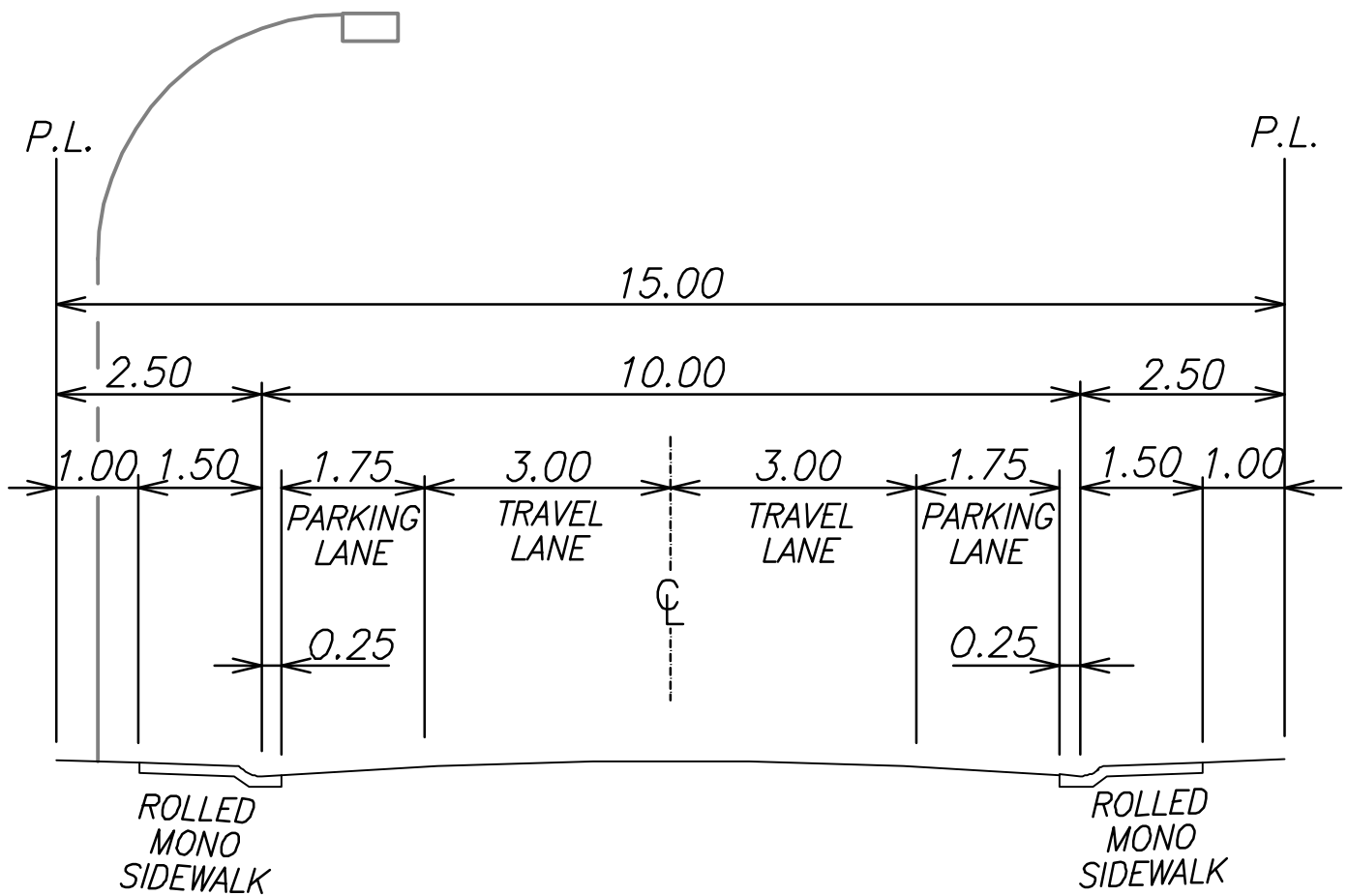
FIGURE 5.0 - COLLECTOR ROADWAY CROSS-SECTIONS
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15/10 UNDIVIDED LOCAL ROADWAY



FIGURE 6.0 - LOCAL ROADWAY CROSS SECTION
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cash-in-lieu amount for each phase of subdivision will occur upon execution of the development agreement for each phase of development.

4.3.1 Recreational Park Site

A large central park, approximately 1.14 hectares in size, is situated in the north central portion of the Plan Area. This park has been located along the ATCO Gas ROW to allow for connectivity to Hawkridge Estates' linear park system.

As shown on **Figure 3.0 – Development Concept**, the location of this park, with housing surrounding, allows for the possible creation of lots with walk-out basements. Specific recreational amenities to be constructed within the park site will be chosen during time of development in consultation with the Town of Penhold.

4.3.2 Other Open Spaces

A 5.5 meter wide reserve strip will be dedicated along Highway 42 and a 6.0 meter wide reserve along Waskasoo Avenue to provide a buffer between the roadways and residential development. Berms will be constructed along these buffer strips and will be landscaped to provide screening and noise attenuation; the Highway 42 berm will also include a vinyl fence. Proposed cross-sections of these berms are shown in **Figure 4.0 – Proposed Berm Cross-Sections**. The detailed design of the berm and the landscaping along the berm will be established at the time of development agreement for the phase including the berm. The design will ensure that the top of the berm is higher than the elevation of the road surface of Highway 42 and that the landscaping creates an attractive entranceway to the Town. A restrictive covenant requiring that the uniform colour and style of fence provided at the time of development is maintained by future lot owners will be registered against the relevant titles.

4.3.3 Public Utility Lots (PUL)

Three areas within Hawkridge Estates have been designated as stormwater management facilities. These areas, located in the northwest corner, northeast corner, and southeast corner of the Plan Area, have been identified as PULs; however, they will serve the neighbourhood as areas for passive recreational opportunities.

The existing ATCO Gas pipeline Right-of-Way, which runs north to south directly through the middle of the Plan Area, has also been identified as a PUL. This PUL will be landscaped and form part of the linear park system within Hawkridge Estates.

4.4 COMMERCIAL

Approximately 3.66 hectares of land within the neighbourhood has been allocated for commercial use. These lands are located along the western boundary of the Plan Area, adjacent to Highway 2A. At this location, and with linkage to the main street through Penhold, the site will act as an important focal point for the neighbourhood and the entire Town of Penhold.

Access to the commercial sites will be from the main east-west collector road, which connects directly to Highway 2A. There is an existing stand of mature trees that have been preserved along the east side of the commercial site as a buffer to the adjacent residential area. If the commercial development requires the removal of these trees, a landscaped buffer strip will be required as part of the development permit process.

4.5 TRANSPORTATION

The system of roads proposed for the Hawkridge Estates neighbourhood provides its residents and the surrounding, traveling public with safe and efficient access from this area.

4.5.1 Collector Roadways

The Hawkridge Estates Concept provides two collector roadways linking the neighbourhood to Penhold's existing roadway infrastructure. The north-south collector is an extension of the existing Robinson Avenue, which will be extended north from Lucina Street. This roadway then connects to the east-west collector roadway, which extends from Highway 2A to Waskasoo Avenue through the center of the Plan Area. Alberta Transportation has indicated that in order to facilitate a direct connection from Hawkridge Estates to Highway 2A a connection must be made in the location shown on the Development Concept.

The number of driveways and access points onto Hawkridge Boulevard from residential properties will be limited. Where access is available to a parcel via a rear lane, no front driveways will be allowed. The two large R3 sites on the east end of Hawkridge Boulevard may have direct access onto Hawkridge Boulevard.

Collector roads will be constructed within 24.0 meter and 22.0 meter wide Rights-of-Way as per the cross-section shown on **Figure 5.0 – Collector Roadway Cross-Sections**.

4.5.2 Local Roads

The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short-cutting through local roads. Local roads have been designed to meet the current 15.0 meter wide ROW requirement as shown on **Figure 6.0 – Local Roadway Cross-Section**.

4.5.3 Laneways

The majority of Hawkridge Estates has been designed with lots backing on to laneways, with the exception of some lots that back onto green spaces. Rear laneways will be designed to the Town of Penhold standards and are shown as 6.0 meter wide Rights-of-Way.

4.5.4 Intersection Improvements

A Traffic Impact Assessment was completed for the Hawkridge Estates Plan Area. This study noted that intersection improvements will be required at the intersection of the east-west

collector road and Highway 2A. This improvement will include a left and right turn bay onto the collector road. The work required for this improvement is to be completed when the collector road connection is made to Highway 2A.

4.5.5 Commercial Accesses

Alberta Transportation has stated that they will not approve any direct access to the commercial areas proposed within Hawkridge Estates from Highway 2A. Vehicular accesses will be provided along the east-west collector and should be setback as far as possible from Highway 2A. An additional access point could be provided to the south commercial site from Robinson Avenue. It would most likely be located across from the local road intersection in order to minimize the number of intersections along Robinson Avenue.

Pedestrian access will come from the trail/sidewalk network along the east-west collector and Robinson Avenue.

4.5.6 Waskasoo Avenue

Waskasoo Avenue, previously called Range Road 280, currently exists as a gravel roadway; however, the Town of Penhold has proposed an upgrade of this roadway to an urban collector in 2012.

5.0 Engineering Services

This entire area is to be fully serviced with municipal water and sanitary sewer systems. All of these utilities will be designed and installed in accordance with accepted engineering practices and shall be satisfactory to the Town of Penhold.

5.1 STORMWATER DRAINAGE

Three large storm water management facilities (SWMF) have been incorporated into the layout of the neighbourhood to properly manage and control major storm events. Due to the natural drainage pattern found within the Plan Area, there are SWMFs located in the northwest, northeast, and southeast corners of the Plan Area. Each SWMF has been designed to accommodate 1:100 year storm water flows and restrict flows to predevelopment rates from this site.

An underground storm pipe system will be constructed to convey minor storm events, up to and including 1 in 5 year duration, from the Plan Area. This pipe system will discharge into the large SWMF in the southeast corner of the Plan. Predevelopment flows from the SWMF will then discharge into a new ditch that has been constructed to Waskasoo Creek. The proposed pipe system is shown in **Figure 7.0 – Storm Servicing**.

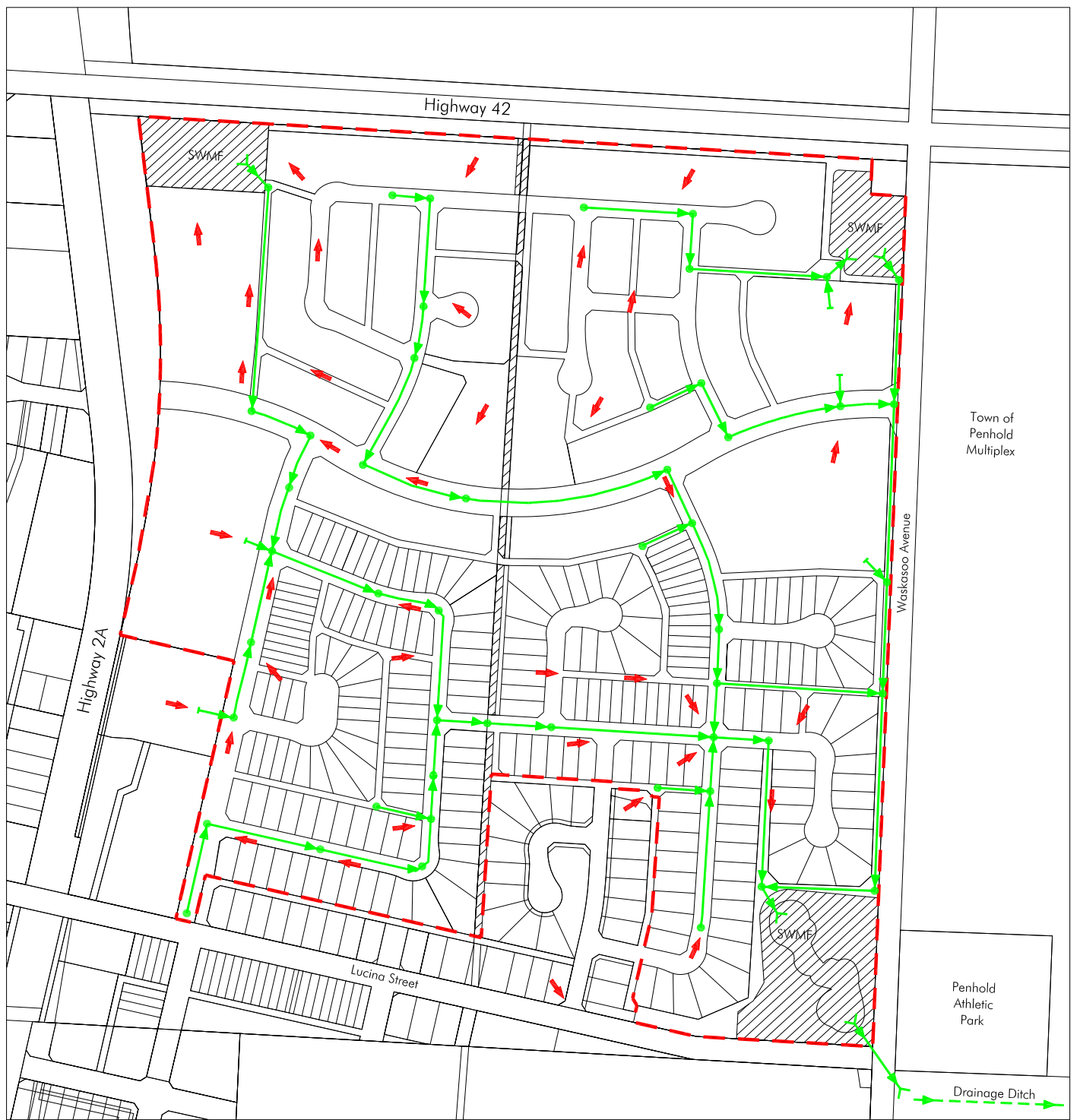
Because of the existing ATCO Gas Pipeline and the elevation of this line, it is difficult to direct major overland flows back to the SWMF in the southeast corner. Therefore when storm water flows exceed the capacity of the pipe system, these flows will be directed overland to the northwest and northeast corners of the Plan Area. These SWMFs will discharge back to the southeast pond.

5.2 SANITARY SERVICING

Most of the residential areas and commercial areas will be serviced with sanitary sewer from a direct connection to the Waskasoo Regional Sewer Line, located in Waskasoo Avenue. The Town of Penhold has been allocated 1,815 Cu.m of flow per day to this line, which routes flows to the City of Red Deer Waste Treatment Facility. Since this allocation was designed for a 7,500 population equivalent and Penhold presently has a population of approximately 2,322, there is more than sufficient capacity in this sewer line to accommodate the Plan Area. The overall sanitary system is illustrated on **Figure 8.0 – Sanitary Servicing**.

5.3 WATER SERVICING

The overall water distribution system needed to service the Plan Area is shown in **Figure 9.0 – Water Servicing**. This system will be an extension of the existing water line, which runs along Lucina Street. These lines will be tied in at Bouteiller Close during Phase 3, concurrent with the construction of the east-west collector.



Legend

- Storm Main
- Flow Direction
- Manhole
- - - Outline Plan Boundary
- Major Overland Drainage
- SWMF Storm Water Management Facility



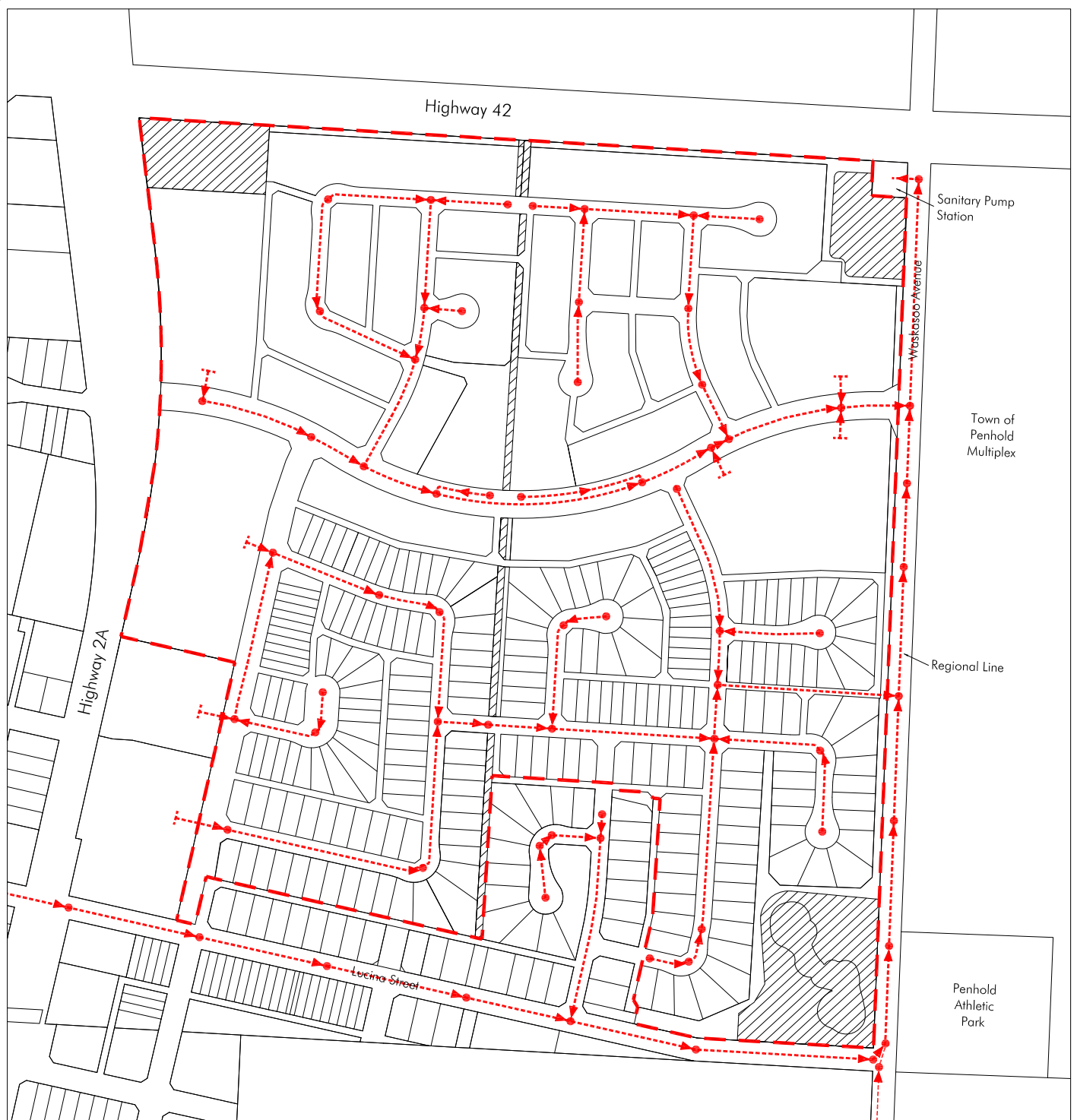
FIGURE 7.0 - STORM SERVICING
HAWKRIDGE ESTATES

Prepared for:
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PENHOLD, ALBERTA

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SCALE: 1:5000
PROJECT # 112846006

May 2, 2011



Legend

- Sanitary Main
- > Flow Direction
- Manhole
- Outline Plan Boundary
- SWMF Storm Water Management Facility



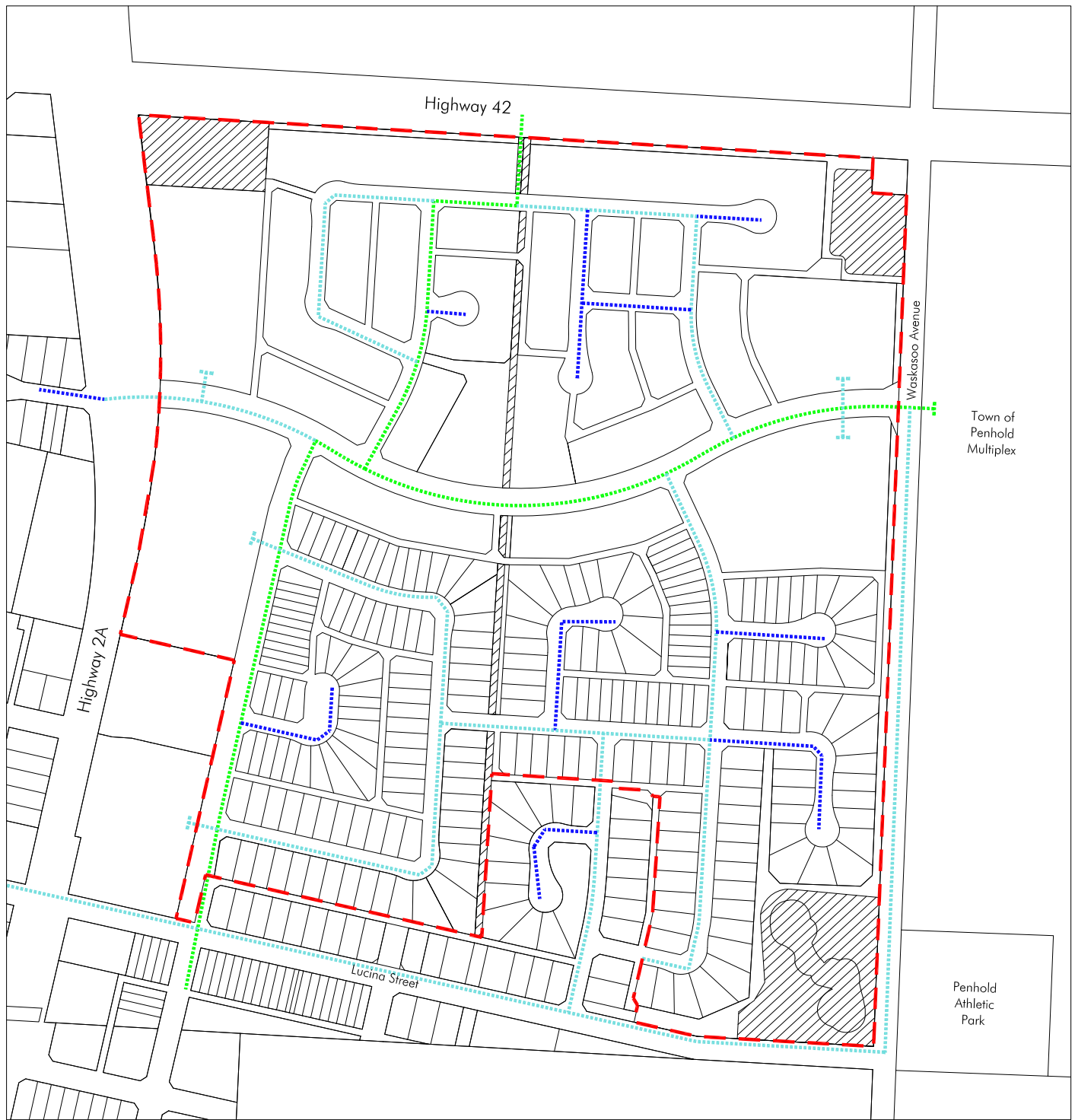
FIGURE 8.0 - SANITARY SERVICING
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Legend

- 300mm Water Main
- 200mm Water Main
- 150mm Water Main
- - - Outline Plan Boundary



FIGURE 9.0 - WATER SERVICING
HAWKRIDGE ESTATES

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Upon the Town's request, the proposed water mains in Robinson Avenue, the east-west collector, and then north to Highway 42 have been oversized from 200mm to 300mm in diameter. A 300mm waterline is also proposed along Hawkridge Boulevard to connect the water line in Waskasoo Avenue to the Penhold Regional Multiplex; this will be done in Phase 5.

The Developer is to complete the required watermain upgrading in Robinson Avenue, from the water reservoir to Lucina Street, in conjunction with the completion of Phase 3.

The Town has indicated that there is sufficient water well capacity to meet the needs of the entire Plan Area.

5.4 SHALLOW UTILITIES

There are no major servicing concerns regarding shallow utilities (gas, power, telephone and cable). All shallow utilities will be extensions of those already in place along Lucina Street and Maplewood Drive.

6.0 Implementation

6.1 DEVELOPMENT STAGING

Infrastructure to service the Plan Area will be extended into the neighbourhood from the existing development to the south as well as from the Regional sewer line. Each successive stage will be developed with the logical and economical extension of these municipal services with the intent of meeting the needs of the regional and local housing market.

As shown on **Figure 10.0 - Phasing**, development in the first stage is anticipated to begin from the existing accesses off Maplewood Boulevard. By stage two, Robinson Avenue will be extended north across Lucina Street. The phasing boundaries are shown conceptually and may vary from those of actual redistricting and subdivision applications. As well, portions or all of separate phases may be developed concurrently if there is sufficient demand and / or if the engineering design is made more efficient as a result.

In some instances the phasing shown on **Figure 10.0 - Phasing**, does not match the logical progression of municipal servicing, in particular for water servicing. In these circumstances the Developer may have to extend municipal servicing through undeveloped areas in order to accommodate the servicing needs of the proposed development. In such an instance, appropriate easements will be required to be registered.

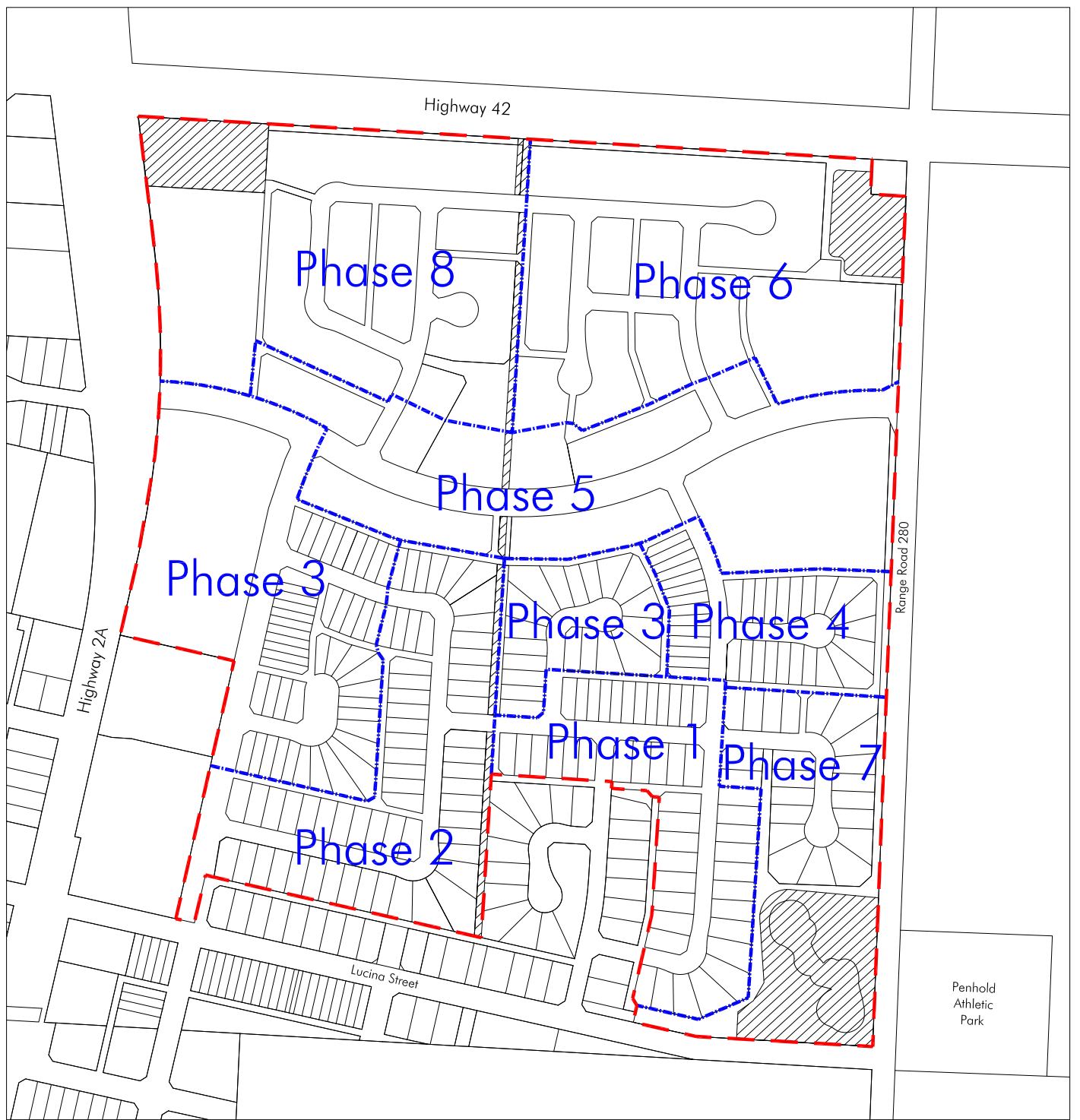
6.2 REDISTRICTING & SUBDIVISION

Redistricting and subdivision applications will be made for each phase of development. The following will apply to these applications:

- The Town should ensure that all subdivisions and/or development activity in the area conforms to the Plan, as well as the Town's Land Use Bylaw.
- As tentative plans of subdivision are submitted, Council may need to re-designate the affected land prior to any subdivision application approval.

As local conditions and circumstances change, it may be necessary for Council to make amendments to the Plan. Public consideration shall be sought before any substantial amendments are considered.

In order to achieve the general intent of this plan Council will require the Developer to enter into a development agreement, as a condition of subdivision approval, with the Town of Penhold.



Legend

- Phasing Boundary
- Outline Plan Boundary



FIGURE 10.0 - PROPOSED TENTATIVE PHASING
HAWKRIDGE ESTATES

Prepared for:
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