

AREA STRUCTURE PLAN

FOR

GRANUM MARKET SQUARE & GILEAD FOUNDATION OF ALBERTA

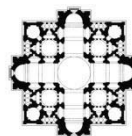


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1.0 Introduction

The preparation of an Area Structure Plan is required by the Municipal Government legislation and the Municipal District of Willow Creek standards and polices for large scale land use rezoning such as that planned by Foundation Capital and Gilead Foundation of Alberta.

1.1 Purpose of the Area Structure Plan

The purpose of the Area Structure Plan (ASP) is to develop planning, infrastructure solutions and architectural controls to create a successful, vibrant and attractive addiction healing centre and commercial development along the CANAMEX corridor. The ASP will provide policy guidance for the plan area in the interests of orderly development over an extended period of time.

1.2 Vision

The Gilead Foundation of Alberta desires to create a place of rest, recovery and healing for those in the community who are struggling with life controlling issues such as drug addiction, alcoholism, homelessness, abuse and violence. The Gilead Foundation is based on precedent in the UK. Randy and Lori Philpot have received extensive training in developing and operating community based Rehabilitation Centre and would like to produce an Addiction Healing Centre on this site to address the needs of the greater community. The Gilead Foundation of Alberta will operate on an extended family basis, working in a community setting with both male addicts, female addicts, and affected family members for a prolonged period of time. The vision and concepts of the Gilead Foundations have been demonstrated to successfully address the needs of addicted individuals.



The recently constructed Aldersyde Truck Stop is an excellent precedent for the project that we have planned for the proposed new interchange location. Once the CANAMEX corridor is realized the towns and villages along the highway will no longer be directly accessible and as such traffic will start to look for convenient access to service stations and commercial services. In light of this consideration, we would like to adapt the plans of the Aldersyde truck stop providing a



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similar facility at a proposed new interchange near the Gilead site. We would work closely together with a potential proprietor in order to determine the optimized configuration and to ensure that the appropriate goods and services are provided within the facility.

In addition to the truck stop we would also like to provide a small commercial mixed-use development with retail opportunities and professional opportunities similar to Langdon, Alberta to augment the facility and opportunity provided. The theme will be western based in keeping with the constituents in the area.

Initially as we plan to partner with Alberta Transportation, they suggested that the Granum location would be a good location for a rest stop. In light of this consideration we propose to create a rest stop area adjacent to our commercial venture to add impetuuous and desire for those who wish to utilize these services. We will work closely with Alberta Transportation in order to analyze how they normally provide rest areas and ensure that the design meets their specifications even though they are not specifically invested. See figures 1, 2, & 3 in the attached Appendix "A" for site location and proposed layout.



1.3 Policy Context

The ASP has been prepared in accordance with the requirements established in section 633 of the Municipal Government Act:

- 1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.
- 2) An Area Structure Plan
 - a) must describe

Description of the Sequence of Development Proposed for the Site with a Detailed Time Frame That Outlines the Timing Being Envisioned for the Development:

This project consists of two components: One being the truck stop and commercial venture; the second being the Gilead Foundation development. It is anticipated that both of these developments will run contiguous and that the first phase of each development will be commenced within a two year period. The Gilead Foundation is presently fundraising for its first phase of development and it is anticipated that the finances for the first phase will be secured within a 24 month period. This is nominally the time required in order to secure the Land Use, the Development Permit and the Building Permit Drawings for construction. Please find attached drawings that delineate the first phase of development. The first phase of the commercial development will consist of the

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truck stop which is anticipated to run concurrent with a commencement date within a two year period. There are two successive phases which are anticipated to occur in each two subsequent years with the third phase commenced within a six year period. With respect to the Gilead Foundation, each of the respective phases will also commence within a subsequent two year period with the third phase or final build out commenced within six years. We trust that the attached time chart and plans effectively address the time line requirement associated with this development. With respect to the playing field, it is anticipated that the playing fields will be developed in two phases in each of the intervening periods between the phased development, first and second phase and second and third phase respectively.

Statement of All Intended Land Uses Being Proposed for the Site / Proposed Designation for the Subject Land:

The land for this proposed development is presently zoned Rural-General. This designation is appropriate for the Gilead Foundation and can accommodate the Gilead Foundation without Land Use change. The Rural-Recreational Land Use is intended to accommodate playing fields which will augment the services being provided at the Gilead Foundation. It will provide the opportunity for a rest stop for travelers on Highway 2 and ultimately the CANAMEX Corridor and will also accommodate recreational activities for the residents for the Town of Granum.

The third Land Use being proposed is that of Rural-Commercial which will accommodate the highway commercial development by way of the truck stop and the mixed-use commercial development being proposed for the site which will accommodate a variety of mixed uses as well as a farmer's market.

Statement of the density of population proposed for the area either generally or with respect to specific parts of the area:

The density of population proposed for the Gilead Foundation site is 70 people (40 students/30 staff). Please note that this will be at the full build out and the population will gradually grow to this throughout the respective phases. Please note that the anticipated permanent population at the truck stop and rest area is 175 people based on staffing and as such this should provide a fairly good indication of the amount of permanent population. With respect to visitors, we are expecting visitor count to be 333 people based on 1/3 capacity of the Aldersyde truck stop.

Statement of the general location of major transportation routes and public utilities:

Please find attached a map that demonstrates the major transportation routes and public utilities for the proposed site and defines all of the necessary details in accordance with these concerns and considerations.

- b) may contain any other matters the council considers necessary.

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1.4 Land Use Bylaw

The Municipal District of Willow Creek No. 26 Land Use Bylaw No. 1250 divides land into districts. All land within the proposed area are currently designated Rural General (RG). This designation is appropriate for the Gilead Foundation and can accommodate the Gilead Foundation without Land Use change. The Rural-Recreational (RR) Land Use is intended to accommodate playing fields which will augment the services being provided at the Gilead Foundation. It will provide the opportunity for a rest stop for travelers on Highway 2 and ultimately the CANAMEX Corridor and will also accommodate recreational activities for the residents for the Town of Granum.



The third Land Use being proposed is that of Rural-Commercial (RC) which will accommodate the highway commercial development by way of the truck stop and the mixed-use commercial development being proposed for the site. The development will accommodate a variety of mixed uses as well as a farmer's market.

1.5 Interpretation of the Area Structure Plan

The ASP document forms the board context for the development plan. The area and boundaries shown in this document are approximate and deviations are expected as development progresses. Changes may be made to improve the design while still following the framework of intended uses agreed in the ASP.

2.0 Existing Conditions and Development Considerations

2.1 Land Location

The plan area is located at TWP 27 R10 W4, west of Highway 2 and the total land area is approximately 130 acres. Attached is a site plan showing the size and number of parcels required for the development.

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2.2 Access

Indicated on the site plan a proposed plan orchestrated with Alberta Transportation demonstrating the access and egress to the site. Please note that the site plan contemplates a future diamond as per the Alberta Transportation specifications. It also, addresses the service road issues and the road running along the western boundary of the Gilead/truck stop property will accommodate a service road allowing for service road tie-in and will be designated as such with the appropriate right-of-ways registered.



2.3 Land Ownership

Foundation Capital is the landowner of the plan area. The ASP was commissioned by Foundation Capital.

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2.4 Adjacent Land Use

The primary land use adjacent to the site is agricultural. Also adjacent to the site is Highway 2 which borders the east of the site. Highway 2 is a major travel corridor to access Northern Alberta, British Columbia, and the United States. Highway 2 belongs to the CANAMEX Trade Corridor. The ASP will take into account strategies for ensuring safe access for residents which will be agreed with Alberta Transportation.



2.5 Environmental Consideration

Topography

With respect to 2.5 Topography, the topography on the site is nominally level, open prairie and as such does not provide a major consideration relative to the development of the site. It becomes in essence a clean canvas for development and grades can be readily nominally modified in order to provide for any storm water retention and/or gradiance required and necessary on the site.

Geotechnical

With regards to the geotechnical exploration, please refer to Appendix "C" for a summary of the geotechnical work which will be performed on this site. We have spoken to Marc Sabourin of EBA Engineering and are primed to commission this work at the earliest opportunity that it is deemed required. Please confirm the scope of the work as outlined in EBA's report and once ratified we can commission this work in order to meet the requirements of the Land Use Application/Area Structure Plan.

Biophysical Assessment

The areas characterized with long hours of bright sunshine and prevailing southwest winds. In order to mitigate the wind environment and in order to provide seasonal shading substantive tree farm areas are being contemplated to mitigate and create for a small microclimate specific to this location.

Historical/Archaeological Concerns

The plan area is located within the same sections as the Claresholm Paleontological Sites (HRC=4). Daniel N. Spivak, Head of Resource Management Program at the Tyrell Museum of Paleontology, has looked into the Paleontological considers of the site. He has taken the position that there is no need for further follow-up



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regarding paleontological resources; however, he identified that if fossils were discovered by excavation/construction activities on the site, that the Royal Tyrell Museum should be contacted immediately.

2.6 Man Made Constraints

The major man made constraint is Highway 2 located on the eastern edge of the site. Access to the site will be provided through the existing access roads. The highway crossing will need to be reviewed with Alberta Transportation to provide a safe and efficient means to cross Highway 2 to access the Town of Granum.

The plan area has a transmission line right-of-way along the south boundary.

2.7 Community Consultation

A seminal meeting with the Oldman River Regional Services Commission (ORRSC) representative Mike Burla gave rise to an opportunity for the Developer and representatives to be introduced to the Administration of the MD. As a result the Community consultation then took place at several levels beginning with the Administration of the MD of Willow Creek followed by the Councils of the nearby municipalities and ultimately with the Community Residents in Granum.

Community Consultations

One of the key concerns raised during the community consultation was with respect to the intersection at Granum. The division in the highway in the grades, as such that the present intersection is dangerous and many collisions have occurred at this intersection. In order to mitigate these concerns we would propose a retooling of the intersection in order to accommodate a larger gap between the north bound and south bound traffic so that a vehicle is not in a compromised situation when maneuvering the turns at this intersection. We would recommend adjustments of the grades so that better site lines are achieved and it is possible for traffic to have clarity before engaging the intersection.

Another issue raised by the community was the credentials and effectiveness of the Gilead staff. Analysis has been undertaken and it has been demonstrated that the Gilead Foundation has an 85% success rate with its residents. At present there is no Alberta facility that has a long term living

environment for healing and it has been demonstrated in the industry that is the only successful solution. As such, the present data and status of healing centers in Alberta is 2.5% success rate statistically demonstrated. It has been indicated that Alberta is approximately 17 years behind in addiction healing centers and Gilead will be one of the first to demonstrate effective methodologies.



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Another concern that has been raised was with respect to property values and it has been demonstrated by the local real estate industry and in consultation with realtors who work in the area that the construction of this site will result in increased property values for all parcels within the vicinity. Please refer to Appendix "F" for details of the Community Consultation process.

MD Administration

When we initially met with the Administration at the MD we were informed that we were to undertake Community Consultation with the adjacent municipalities and with the Granum and area residents in order to determine any Community impact and make the necessary adjustments to the plans to ensure that the needs of the constituents were addressed. This initiated a sequence of Community Consultations beginning with the Community leaders and ultimately with the contiguous residents and the residents of the surrounding area. The developer was instructed to prepare an Area Structure Plan which, in addition to all of the specific requirements outlined, also responded to the needs of the Community Stakeholders.

Community Councils

Three community councils were approached relative to the development being proposed. These Communities consisted of Granum, Claresholm, and Fort MacLeod. In each instance the protocol defined by the MD administration was reviewed with the Councillors and then a comprehensive presentation was made of the proposed development. In each instance the presentation was graciously received and no specific concerns relative to the development were raised by the respective Councils the efforts relative to the goodwill of the Gilead Foundation were applauded and the developer was encouraged to continue the process towards the land rezoning to accommodate the functions proposed.

Contiguous Neighbours and Nearby Stakeholders

Following the presentations to the Councils a series of meetings were undertaken inviting the adjacent neighbours and nearby stakeholders and residents to attend and offer comments and suggestions. Concerns and suggestions were heard and the developer representatives responded to the suggestions in turn adjusting the plans accordingly. Specific revisions that were made to the design as a result of Community input are as follows:

1. The location of the playing fields were modified from their original location to be nearer the access from the Town of Granum and thereby more accessible.
2. This relocation of the Playing Fields also relocated the Gilead Foundation Buildings to be more distant from the Town and this was also seen as an advantage as the development would be nominally more remote and as such less accessible to the Town.
3. The design of what was originally contemplated to be a truck stop was augmented to become more of a Market Square and hub including gas services in contemplation of the pending Canamex Corridor alignment and it was felt that this broader use would be more appropriate for the benefit of the nearby residents particularly in the context of the pending interchange.

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4. Initially the design of the Market Square was more of a historic nature and demonstrated less of the Western motif which was later incorporated to respond more effectively to the region and its rich history and heritage as made evident in the town's original name which was "Leavings" to denote the location from which cattle were loaded onto trains to leave for eastern markets.

The Specific comments of the Residents that were collected are attached in the Appendix entitled Community Consultations which also provides the details relative to where each consultation was held and on the night of the week and it is also accompanied by an attendance record of those in attendance who wished to provide their names.

3.0 Land Use Concept

This proposed Area Structure Plan will be beneficial to the region as it intends to accommodate a new long term Addictions Healing Center for the region. At present, there are no long term addiction healing centers in the region, or in Alberta for that matter and all services provided in this regard tend to be limited to 28 days. The 28 day treatment is too short for long term success and it has been estimated that success rates are fewer than 3% success. By contrast, the Gilead Foundation and other centers with its long term approach has a success rate of over 85%. While the present land use can accommodate the Gilead Addictions Healing Centre it is intended to be supported by a Market Square/Truck Stop. The Market Square is to accommodate some regional business growth which will be complimentary to the development as it will allow employment opportunities for those that reside at the Addictions Healing Center. It will also add an economic influx into the community, particularly given that we are anticipating a transition with the new CANAMEX Corridor interchange. The development of the Market Square/Truck Stop is forward thinking relative to the pending future of this interchange and will provide an optimized location for a business energy center when the road reconfigurations are realized. The Market Square/Truck Stop is optimally located relative to the border and regionally to provide services to international travel and who will accommodate the same. Also planned for incorporation into the facility is a cattle liner truck wash which is often controversial; however, given that it will be managed in a way that will provide positive benefits by way of energy resources in methane digesters and the reutilization of water will create a professional and successful operation with minimal environmental impact and minimal detrimental impact on neighbors.

3.1 Planning Principles and Objectives

Principle #1: Provide a framework that facilitates the viability of the Gilead Foundation of Alberta Addiction Healing Centre, and commercial development along the CANAMEX Trade Corridor.

Objectives:

- Provide a phasing plan to identify development order. (see attached plan)
- Provide for the orderly provisions of roadways, trails and services as the development progresses.

Principle #2: Provide an attractive and appealing environment for residents.

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Objectives:

- Provide a safe environment for residents
- Use Architectural controls to ensure consistent high standards of design and construction.
- Use a consistent theme throughout the development to create a sense of place and identity.

Principle #3: Promote sustainable development.

Objectives:

- Promote the use of sustainable materials and building practices.
- Promote the provision and use of green energy sources.
- Promote aggressive water conservation by using conveyance fixtures and appliances which minimize water consumption and reduce the amount of water requiring sanitary treatment.

Principle #4: Design attractive and functional open spaces.

Objectives:

- Promote the design of park lands to take advantage of situation and environmental conditions.
- Promote the design of multifunctional amenity space to cater to all users.

Principle #5: Promote variety within the community.

Objectives:

- The objectives to promote variety within the community will be achieved through the diversity of live/work environment on the site. At present, there are no specific examples of situations where there is retail and office environment in the same building and the mixed-use concept being proposed for this site will offer a refreshing alternative to the land uses available within Granum proper.

3.2 General Land Use Concepts

The Area Structure Plan is conceptual in nature and deals with the general land uses and ideas proposed for the site. It is not intended to set hard and fast boundaries but to build a framework in which development can occur.

3.3 Smart Growth

Smart Growth is becoming an important concern in North America to assist in the control of urban sprawl. The goals are to achieve a compact form of development where a majority of residents needs are met within the community requiring fewer or shorter vehicle journeys. This emphasis on cycling and walking creates a healthier population and encourages social interaction helping to create a sense of place and community.

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3.4 Theme

The commercial development and Gilead Foundation of Alberta will have a consistent theme which will help to unify the developments. This will be evident in the signage, art and the architectural guidelines. The theme will follow an equestrian design for the site signage and development branding to create a character unique to the community.

3.5 Commercial Land Use

The main commercial land use will accommodate a truck stop and mixed-use commercial development which will accommodate a variety of mixed uses as well as a farmer's market.

3.6 Recreational Land Use

The recreational land use will consist of playing field which will serve both the Gilead Foundation and the community of Granum. It will also provide the opportunity for a rest stop for travelers on Highway 2 and ultimately the CANAMEX Corridor.

3.7 Trail Network

The Gilead Foundation and immediately contiguous residential area and mixed-use commercial zones will be interconnected with a trail network that will facilitate pedestrian activity between these functions. The network on the Gilead Foundation site will be monitored and security will be provided. The trail network will further extend also from the recreational and commercial areas through to Granum, particularly once the interchange is established and a pedestrian connection across the CANAMEX Corridor is provided. At present, a grade level crossing will be provided for in the context of an improved intersection with better sight lines and manoeuvrability.



The trail network is shown conceptually in Figure 4 in Appendix "A"

3.8 School Services

School services are provided on the site for students within the Gilead Foundation Centre. It is anticipated that families that arrive on the site may have children that require an educational component and as such qualified teachers will be brought in to address their needs as well as education will be a key component of the Addictions Healing Centre.

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3.9 Emergency Services

Immediate emergency services will be provided for by staff within the Gilead Foundation Centre who are particularly trained and have first-aid credentials in order to provide immediate emergency services. Beyond this the local region EMS services will be engaged.

4.0 Transportation Network

4.1 Objectives

- Provide a safe environment for all users whether motorists, or pedestrians.
- Ensure provision is made to accommodate the expected traffic volumes for the site.
- Provide alternative options to vehicle within the site area.

4.2 Collector Road Network

The collector road network is designed to provide efficient and effective access to all parts of the site. A transport analysis has been conducted to ensure that the road widths and roadways classifications are sufficient to accommodate peak period and the expected daily traffic flow.

The traffic Impact assessment is included in this area structure plan as Appendix "C"
The road network is designed to separate residential traffic from commercial traffic.

The road network is shown conceptually in Figure 5 in Appendix "A"

5.0 Utility Servicing

5.1 Water

The development intends to implement an aggressive water conservation strategy for all new construction. It is intended to reduce water consumption to 33% or better of the typical figures used to project water use.

Potable water for the development has been secured via the Leavings Water Cooperative in the form of 10 water connections as outlined in Dr. Bruce Jank's report. All water used on the site will be managed as outlined in Appendix "E", prepared by Dr. Bruce Jank.

5.2 Sanitary

Sanitary on the site will be managed as outlined in Appendix “E”, prepared by Dr. Bruce Jank.

5.3 Storm Water

Storm water will be collected and managed on site. The open space on site will be used to dissipate run off so that water levels in the creek are maintained at existing levels.

The water utility servicing strategy is included as Appendix "E".

5.4 Solid Waste Collection

A service provider such as BFI or Waste Management will be arranged to handle the collection of solid waste.

A collection system for equine waste will be available on site. Waste material will be collected and a controlled composting system used to recycle it for use in the landscape management.

5.5 Recycling Collection

It is intended that all of the developments at the Granum interchange for the Gilead Addictions Healing Centre and the Granum truck stop and the associated recreational area will be managed. Receptacles for recycled bottles will be placed in strategic locations throughout these facilities such that they are readily and conveniently available for use. In addition, there will be a labourer available in the context of the Gilead Addictions Healing Centre which will allow for intensive recycling operations as part of their undertaking in life skills. This first station will have ample opportunity to accommodate recycling.

5.6 Shallow Utilities

Shallow utilities: Electricity, Communications

Off grid for gas/heating

6.0 Natural Resources

An initial title search did not indicate that there are any oil or gas right-of-ways across the property and as such this will not need to be addressed. A new gas line will be run to the project and this will be negotiated with the respective utility. The only easements that presently exist on the site that we are aware of are with regards to electrical lines and these will be accommodated in the design.

7.0 Implementation Strategy

7.1 ASP Adoption by Bylaw

1. Proposal submission
2. Presentation to Council / Public Hearing
3. First and second readings
4. Third reading

7.2 Statement of Land Use

The land uses proposed for the Gilead Foundation of Alberta and commercial development are as follows:

- Rural General
- Rural Recreational
- Rural Commercial

7.3 Development Sequence

The development will be phased to ensure the orderly construction of roads and services to meet demand. Please refer to Figure 3 in Appendix A showing the intended phasing sequence.

7.4 Architectural Controls

The architectural controls for all of the residential development on this site are based loosely on the recently constructed bungalows at Granum. We consider this to be a western theme and log and timber construction in association with rock panels will provide the quality of finish appropriate for this aesthetic. The aesthetic, while it is based on Canadiana theme, will also have a western motif and will be coordinated controlled. Lengthy, large monolithic masses will not be acceptable and they will all be broken up to be with gables and dormers and truss configurations on order to ensure that it is a warm and inviting atmosphere.

8.0 Public Participation and Consultation

Public participation and consultation form an important part of the area structure plan process. Foundation Capital and Gilead Foundation of Alberta intend several levels of public consultation to ensure support for the project before it comes before Council.

The intended levels of public consultation are set out as follow:

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The immediate neighbours to the site will be contacted and arrangements made for individual meetings to introduce them to the project. They will be given their chance to comment and raise any concerns they may have.

Next an informal public meeting will be held by the team for the local community. Comments will be invited and any concerns relating to the project can be addressed.

Depending on the level of community support additional meetings may be held as the final stage before the area structure plan comes before council.

See Appendix "B" for details of the Community Consultation process.