TOWN OF OLDS
BYLAW NO. 2026-29

WHEREAS Section 634 of the Municipal Government Act, being Chapter M-26 of the Revised Statues of Alberta 2000, and amendments thereto, allows Council of a Municipality to adopt an Area Structure Plan; and

WHEREAS Section 191 of the *Municipal Government Act*, Revised Statutes of Alberta 2000 Chapter M-26 and amendments thereto, provides the Municipality with the authority to amend a bylaw; and

WHEREAS the Council of the Town of Olds deems it necessary and expedient to amend the Cornerstone Area Structure Plan, Bylaw No. 2016-33.

NOW THEREFORE the Council of the Town of Olds in the Province of Alberta, duly assembled, enacts as follows:

BYLAW TITLE: This Bylaw may be cited as the Cornerstone Area Structure Plan Amending Bylaw 2026-29.

GENERAL RULES AND SPECIAL PROVISIONS

Bylaw 2016-33, being the Cornerstone Area Structure Plan, is hereby amended as follows:

1. That Table of Contents shall be updated to reflect the amendments shown in the attached Schedule A.
2. That the tables and maps shown in the attached Schedule A replace the equivalent original figures in Bylaw 2016-33.

EFFECTIVE DATE

This bylaw comes into force on the date it is passed.

READINGS

Read for a first time on the 14th day of September 2026.

Public Hearing held on the 13th day of October 2026.

Read a second time on the 26th day of October 2026.

Read a third and final time on the 9th day of November 2026.

Dan Daley, Mayor

Brent Williams, Chief Administrative Officer

SIGNED by the Chief Elected Official and the Chief Administrative Officer this 10th day of November 2026.

CORNERSTONE
AREA STRUCTURE PLAN



FEBRUARY 2017

Town of Olds

springwood



CORNERSTONE
AREA STRUCTURE PLAN

Submitted to:	Town of Olds
Submitted by:	Springwood Developments
Prepared by:	B&A Planning Group
Date:	February 13, 2017
Amended:	November 9, 2026

Town of Olds

springwood

b&a

Table of Contents

1.0	**Regulatory Framework**	**01**
1.1	Purpose of the Plan	01
1.2	Authority of the Plan	01
1.3	Policy Direction	01
1.4	Timeframe of the Plan	01
1.5	Amendment of the Plan	01
2.1	Location	02
2.0	**Plan Area & Background Info**	**02**
2.2	Land Ownership	04
2.3	Site Context	06
2.4	Surrounding Context	08
2.5	Existing Land Use	08
2.6	Existing Rights-of-Way	08
2.7	Topography and Drainage	10
2.8	Supporting Information	10
3.0	**Land Use Concept**	**12**
3.1	Vision	12
3.2	Land Use Concept	13
3.3	Residential	15
3.4	Mixed Use	15
3.5	Commercial	15
3.6	Industrial	16
3.7	Institutional	16
3.8	Special Policy Area Overlays	16
3.9	Land Use Transitions	17
4.0	**Community Amenities**	**19**
4.1	Municipal Reserve Requirements	19
4.2	Recreation Site	19
4.3	Neighbourhood Park	19
5.0	**Transportation Network**	**22**
5.1	Overview	22
5.2	Regional Road Network & Site Access	22
5.3	Internal Street Network & Circulation	23
5.4	Future Transit	25
6.0	**Servicing**	**26**
6.1	Water Supply and Distribution	26
6.2	Sanitary Servicing & Waste Water Collection	28
6.3	Storm Water Management	30
6.4	Shallow Utilities	30
6.5	Technical Study Responsibilities	30
7.0	**Implementation**	**33**
7.1	Phasing	33
7.2	Future Application Requirements	33

1.0 Regulatory Framework

1.1 Purpose of the Plan

The Cornerstone Area Structure Plan (ASP) is a statutory document that provides a land use and servicing framework to guide development of approximately ± 97.07 hectares (± 239.86 acres) of land in northwest Olds. The intent of this ASP is to refine and implement the broader policies found in the Town of Olds Municipal Development Plan and to provide direction for more detailed planning stages, including future land use amendment and subdivision applications.

1.2 Authority of the Plan

The Cornerstone Area Structure Plan has been developed in collaboration with Town of Olds administration and represents the goals and objectives of plan area landowners and the Town. The ASP was adopted on February 13, 2017 under Bylaw 2016-33, passed by Council in accordance with the Municipal Government Act (MGA).

1.3 Policy Direction

1.3.1 Municipal Development Plan (MDP)

The Town of Olds MDP (2025) envisions the community as a vibrant regional hub that maintains its small-town character while accommodating intentional, sustainable growth. This means planning new neighbourhoods to support attainable housing, connectivity, access to services and amenities, environmental stewardship, and a strong sense of belonging, while reinforcing Olds' agricultural roots and role as a center for innovation and economic opportunity. The Cornerstone ASP supports the MDP's vision by providing a range of residential land uses and densities, as well as complementary commercial, recreational and open space opportunities to create a vibrant and active community.

1.3.2 Town of Olds Housing Strategy (2025)

The Town of Olds' 2025 Housing Strategy identifies increasing housing supply and expanding housing choice as key priorities to address affordability concerns, low rental vacancy rates, and growing demand for a wider range of housing options. The Strategy supports the development of diverse housing forms, including missing-middle housing, purpose-built rentals, smaller lot housing, and seniors-oriented housing, to better serve residents at different life stages and income levels. These directions support the development of new neighbourhoods, such as the Cornerstone ASP area, that can contribute to the Town's housing objectives by providing a greater mix of housing types and densities in a manner that supports efficient infrastructure use and sustainable growth.

1.3.3 Provincial Legislation

Provincial legislation will apply to the following areas within the Cornerstone ASP:

All development and subdivision adjacent to Highway 27, on the south boundary of the ASP, requires the approval of Alberta Transportation and Economic Corridors (ATEC). Applicants may require the proponent to submit an acceptable Traffic Impact Assessment (TIA) for review by the department, as well as any other information that is deemed necessary by ATEC.

1.4 Timeframe of the Plan

The ASP establishes the overall pattern for how Cornerstone is to be developed over an extended period of time. Development is expected to occur over the next 10 years, however, the exact timing of build-out remains subject to market demand and other factors.

1.5 Amendment of the Plan

To make any change to the text or maps within this ASP, an amendment to the ASP shall be in accordance with the Municipal Government Act. If an amendment to this ASP is requested by an applicant, the applicant shall be required to submit the justification and information necessary to support the amendment.

2.0 Plan Area & Background Info

2.1 Location

The ASP is located in the north-west portion of the town of Olds, on the western limit of the town boundary, as illustrated in **Figure 1: Location**. The plan area is partially bordered by Highway 27 and future residential lands to the south, 70th Avenue and the town boundary to the west, future residential lands to the north, and future and existing residential and industrial uses to the east.



Site context: Looking west from the mid-point of the eastern boundary of the subject site.

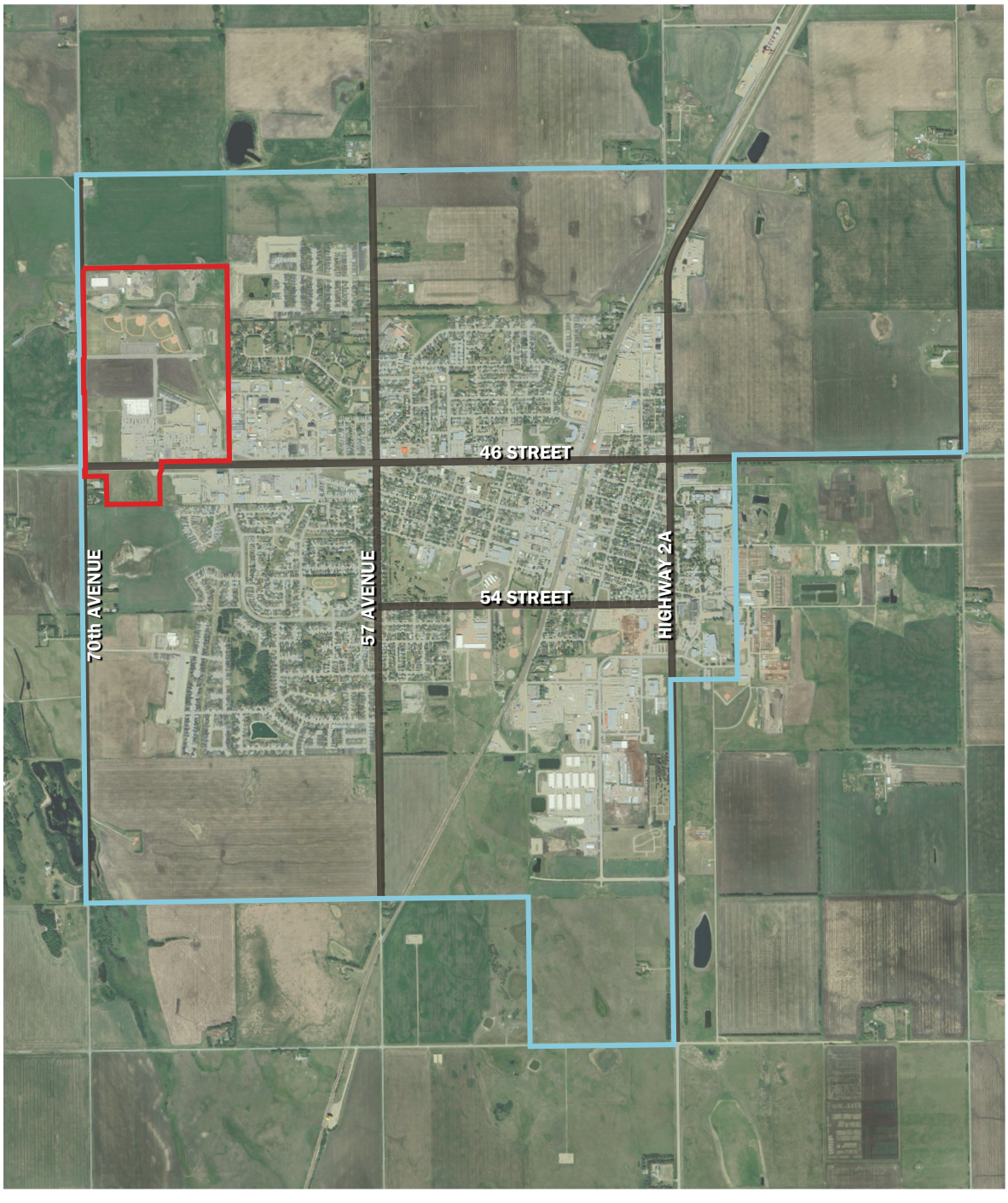


Site context: Looking northeast from the intersection of 67th Avenue and Highway 27



Site context: Looking northeast from the intersection of 70th Avenue and Highway 27.

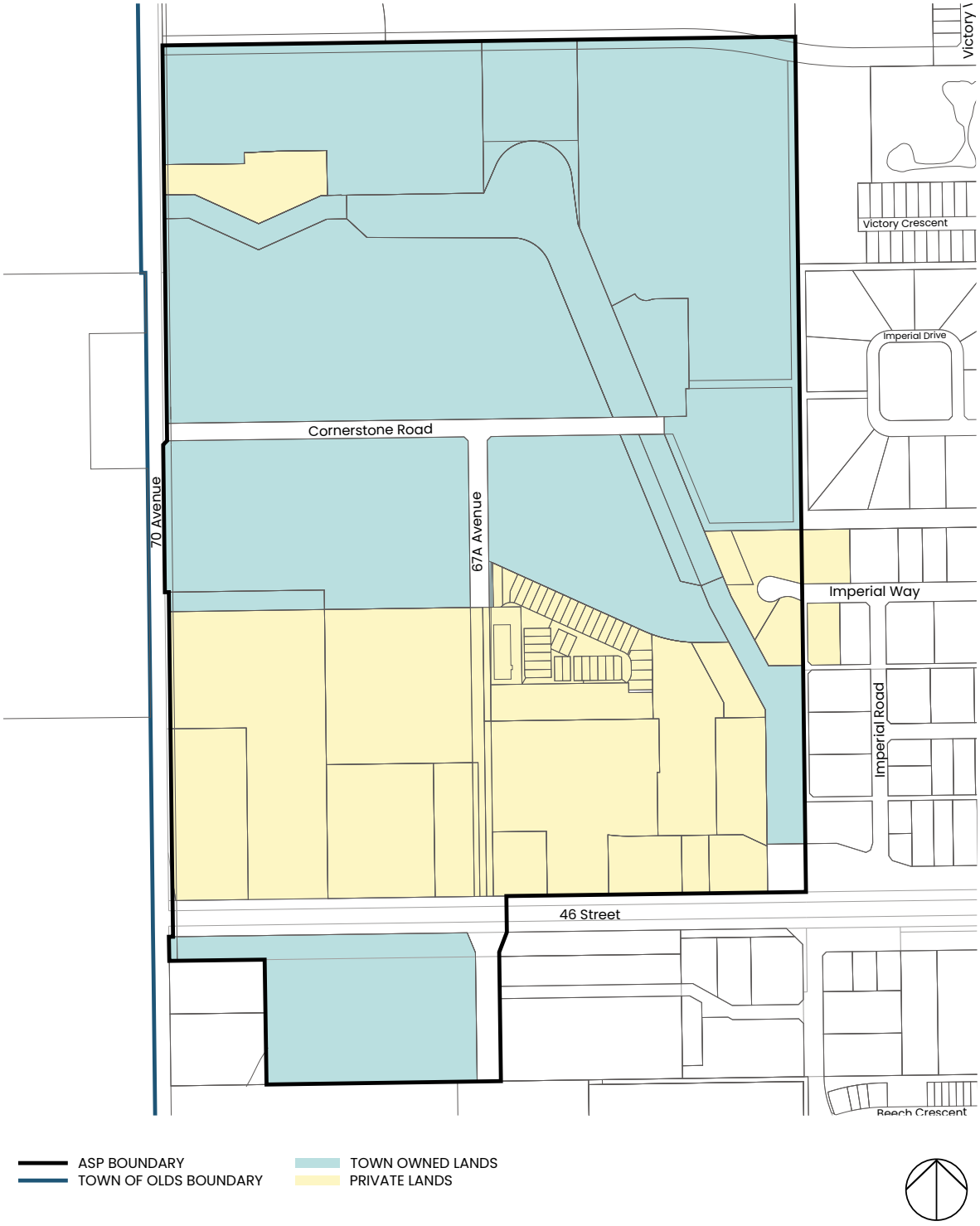
Figure 1: Location



2.2 Land Ownership

The ASP area comprises approximately ± 97.07 hectares (+ 239.86 acres) of land located within SW 6-33-1-5 and NW 6-33-1-5 and includes NW 31-32-1-5 south of Highway 27. Existing land ownership within the ASP area is illustrated on **Figure 2: Land Ownership**.

Figure 2: Land Ownership



2.3 Site Context

The Cornerstone plan area contains a number of different land uses in various stages of planning and development. As illustrated in **Figure 3: Existing Site Features**, current site features include:

- **Former Waste Transfer Station**- located in the northwest corner of the plan area, the former Waste Transfer station, owned by Mountain View Regional Waste Management Commission, was a place for local residents to deposit their waste prior to the materials being loaded and transported to the end point of disposal or treatment. Due to Provincial regulations, a 300-metre setback from the edge of the transfer site applies to all residential and food-related uses.
- **Former Town of Olds Wastewater Treatment Plant**- the site previously contained a wastewater lagoon and associated infrastructure to treat the Town of Olds wastewater discharge. The site has been decommissioned, and re-mediated; however, Subdivision Authority approval is required for variance on the associated 300 metre setback.
- **Commercial Uses**- A previous version of the Cornerstone ASP, dated June 2011, helped guide the planning and development of the south portion of the subject site as commercial and medium-density residential land uses. Existing commercial uses within the ASP are located adjacent to Highway 27 and include a grocery store, a hotel, and a variety of retail, restaurants, and services.
- **Residential Uses**- Directly north of the commercial area is a medium-density residential site consisting of apartment and semi-detached housing forms at various stages of development.
- **Industrial Uses**- A portion of the southeast corner of the plan area is currently designated and subdivided for light industrial development, similar to existing industrial uses directly east of the plan area. Currently there are no industrial users on the site.
- **Equipment Supplier**- Located in the southwest corner of the ASP is a site currently used as an equipment sales and maintenance dealership.
- **Public Utility Lot**- an existing easement runs diagonally across the subject site, consisting of an engineered drainage channel that conveys stormwater through the subject lands. At this point in time, the drainage channel has been designed for utility purposes only.

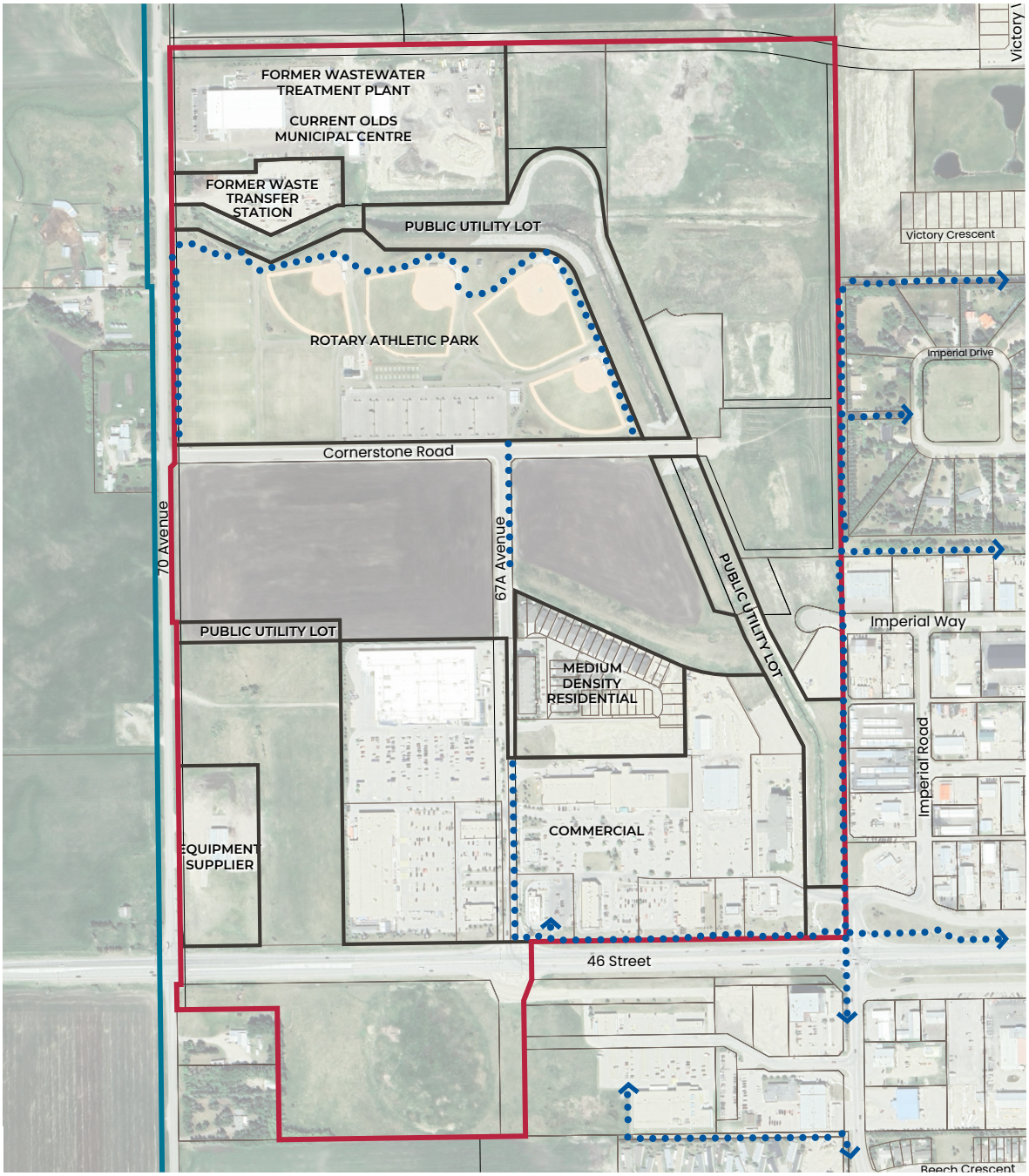


Existing commercial uses adjacent to Highway 27.



Existing residential uses north of commercial site.

Figure 3: Existing Site Features



2.4 Surrounding Context

The Cornerstone plan area is adjacent to a number of different land uses in various stages of planning and development. Adjacent uses include:

- **North** of the Cornerstone ASP is agricultural land identified for future residential development within the West View Area Structure Plan. These lands will include low and medium density residential uses and parks and open space.
- **East** of the ASP area is the developing residential community of The Vistas and the established community of Imperial Estates. The southeast portion of the ASP is bordered by light industrial uses. A multi-use pathway that connects the plan area to adjacent communities, Highway 27, and the Olds pathway system borders the entire east boundary of the ASP area.
- **Southwest**, outside the Cornerstone ASP, currently exists as rural residential and agricultural land within the Kasawal ASP (2004).
- **Southeast** of the plan area is Highway 27, a provincial highway that traverses east-west through the town of Olds as well as general commercial uses.
- **West** of the Cornerstone area is 70th Avenue and the western boundary of the town of Olds. Lands adjacent to the plan area, within Mountain View County, are used for agricultural purposes and rural residential development, and are included within the Town of Olds- Mountain View County Intermunicipal Development Plan boundary.

2.5 Existing Land Use

Existing land use districts within the Cornerstone ASP are illustrated on **Figure 4: Existing Land Uses & Rights-of-Way**. The north portion of the plan area is designated as Future Urban District (FUD), Public Spaces District (PUD), and Light Industrial District (ILD). The FUD district is intended to hold land for future subdivision and development until an overall plan is approved by Council.

The south portion of the ASP area has been given land use designations through previous planning approvals. These designations include Shopping Centre Commercial District (CSC) and Mixed-Use Node (MUN).

2.6 Existing Rights-of-Way

The plan area is bisected by a number of existing registered rights-of-way as shown on **Figure 4** and described as follows:

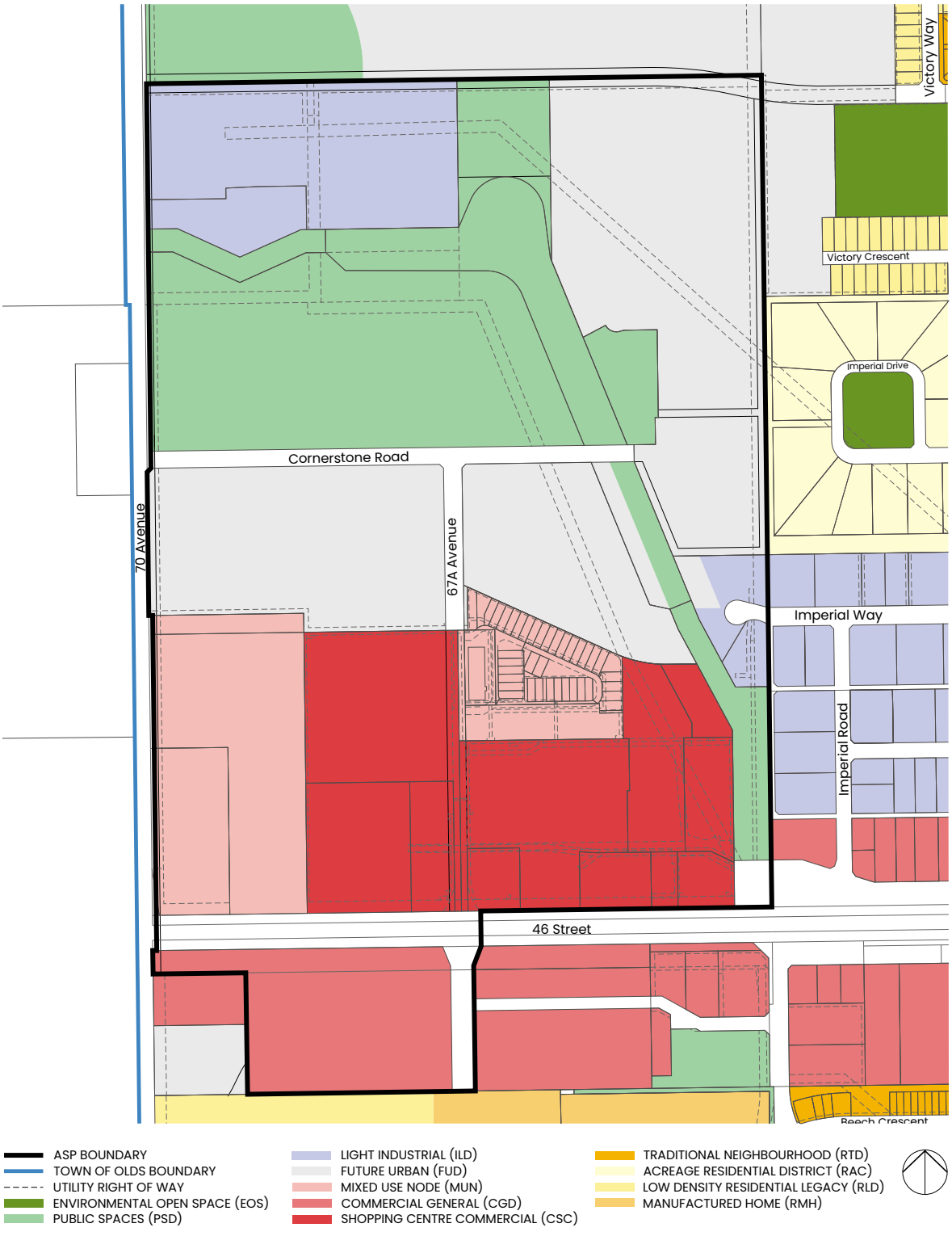
Gas Pipeline Right-of Way: Located along the east boundary of the plan area, the ROW is for a natural gas pipeline distribution system.

Sewer Line Right-of-Way: A number of sewer ROW's are located within the Cornerstone area; this includes ROW's on the north and west boundaries of the site and ROW's traversing diagonally across the plan area. The ROW's contain sewer lines with various pipe size diameters. Some sewer ROW's will be removed in order to accommodate development within the Cornerstone ASP.

Utility Right-of-Way (Drainage Channel): This Utility ROW traverses the centre of the plan area and contains a stormwater drainage channel. The drainage channel currently collects overland runoff from the plan area as well as some runoff from other areas outside the Cornerstone ASP.

Future development of the plan area shall consider the existing rights of way and accompanying registered agreements and shall be taken into account during the land use amendment, subdivision and development permit process.

Figure 4: Existing Land Uses & Rights-of-Way



2.7 Topography and Drainage

As illustrated on **Figure 5: Natural Conditions**, the site is relatively flat with 3 metres of elevation change from north to south. The existing drainage channel is lower than surrounding lands and lands generally slope to drainage channel or to the western portion of the site where there is a natural low point. The drainage channel and low point collect the majority of the overland drainage currently within the ASP area.

A constructed berm is located directly north of the existing commercial and medium-density residential site. In addition, an earthworks material pile is located south of the drainage channel, as indicated in **Figure 5**.

Burrow pits are located east of the drainage channel and along the berm adjacent to the existing medium-density residential site. The burrow pits contain buried organic materials associated with the initial phases of development of the plan area. Future development of lands impacted and adjacent to the existing burrow pits shall take into account the development limitations associated with these lands and shall ensure appropriate geotechnical conditions to support foundational elements or requirements associated with building and/or infrastructure construction are in place prior to development.

2.8 Supporting Information

2.8.1 Geotechnical Evaluation

A Geotechnical Evaluation was submitted as part of the June 2011 application of the Cornerstone ASP. The evaluation was completed by Thurber Engineering Ltd. for a portion of SW 6-33-1-5 and for lands east of the drainage channel. The report describes the soil stratigraphy as "a layer of topsoil overlying silt or clay till, underlain by shallow bedrock with the depth ranging from 1.2 metres to 3.4 metres below existing grade". No extraordinary construction considerations with regard to the development of roads or foundations are noted in the report.

In addition, a geotechnical investigation for the existing commercial development was completed by Parkland Geotechnical Consulting Ltd.

The geotechnical investigations referenced herein were prepared to support earlier stages of development and may not be applicable to all future development areas or proposals. Updated geotechnical information may be required as part of future redesignation, subdivision, or development applications.

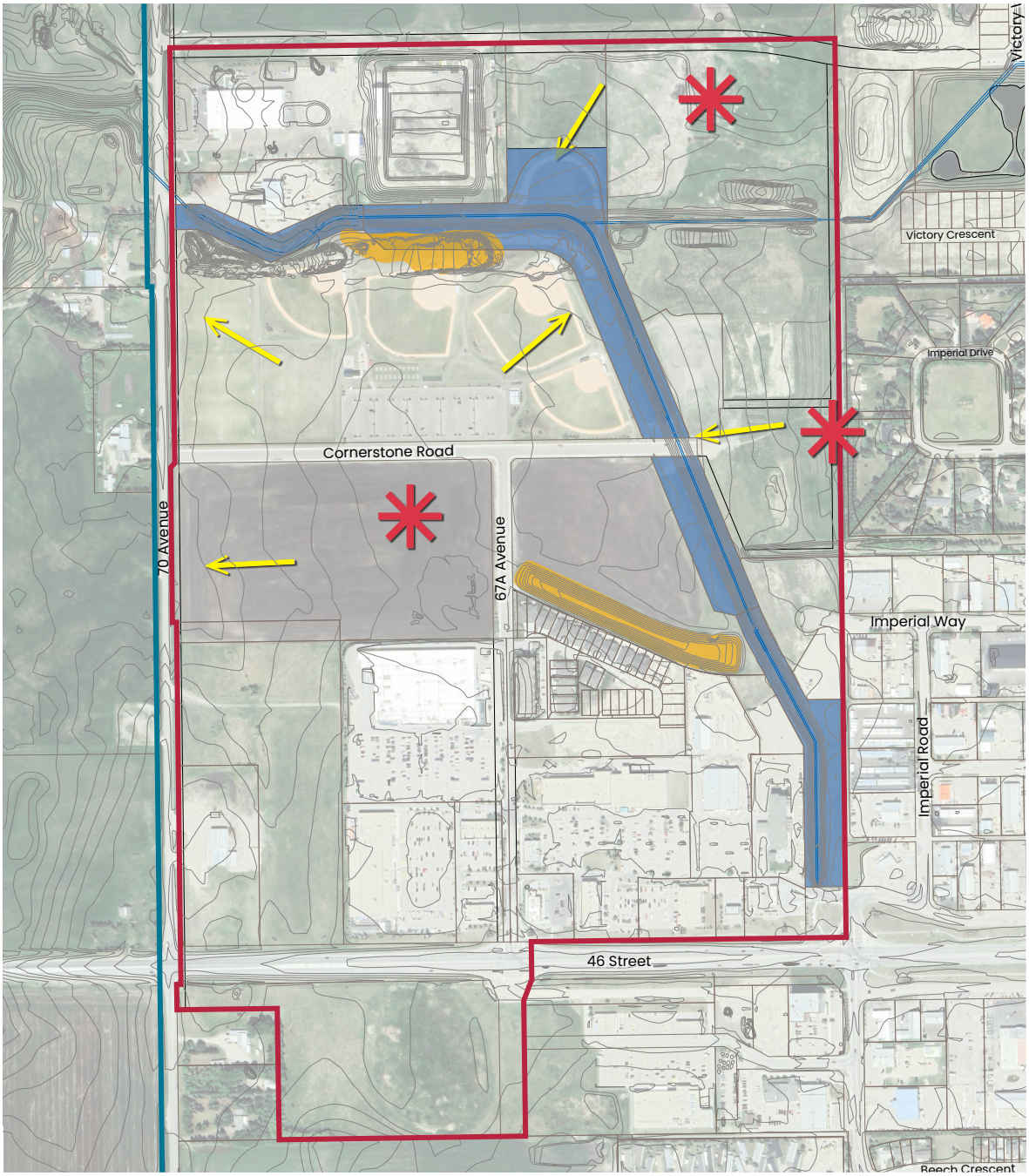
2.8.2 Environmental Site Assessment (ESA)

An Environmental Assessment for a portion of SW 6-33-1-5 and for Plan 9211048 was completed by Komex International Ltd. as part of the June 2011 submission of the Cornerstone ASP. A Phase 2 analysis was also completed at that time by Komex International Ltd. Additionally, a Phase 1 ESA was completed in 2018 for a portion of the site by JASA Engineering Ltd.

These previous assessments were completed in 2005, 2006, 2011, and 2018 and are no longer considered representative of current site conditions. Given the significant time elapsed since the original assessment, land use activities on the subject property and surrounding area may have changed, potentially introducing new areas of potential environmental concern (APECs) or altering existing environmental risks.

A new Phase I Environmental Site Assessment (ESA) is required by the Town to support future redesignation, subdivision and/or development applications on undeveloped lands within the ASP. The updated ESA is required to evaluate potential environmental concerns using current information and in accordance with the latest Canadian Standards Association (CSA) Phase I ESA requirements.

Figure 5: Natural Conditions



3.0 Land Use Concept

3.1 Vision

Cornerstone will be a complete and connected community that supports sustainable growth and contributes to the Town of Olds' long-term housing and development objectives. The area will provide a diverse range of housing types, densities, and tenures to meet the needs of residents at different life stages and income levels, including opportunities for low-, medium-, and higher-density residential development. Neighbourhood-serving commercial and mixed-use development will provide access to services, amenities, and employment opportunities, while a limited industrial area will support economic development and complement surrounding land uses. Together, these uses will contribute to a vibrant, adaptable, and complete community.

Development will make efficient use of existing municipal infrastructure and services, support a compact urban form, and promote a connected network of parks, pathways, open spaces, and community amenities. Through a mix of housing, employment, recreation, and services, Cornerstone will provide opportunities for residents to live, work, and recreate within a walkable and well-connected community.

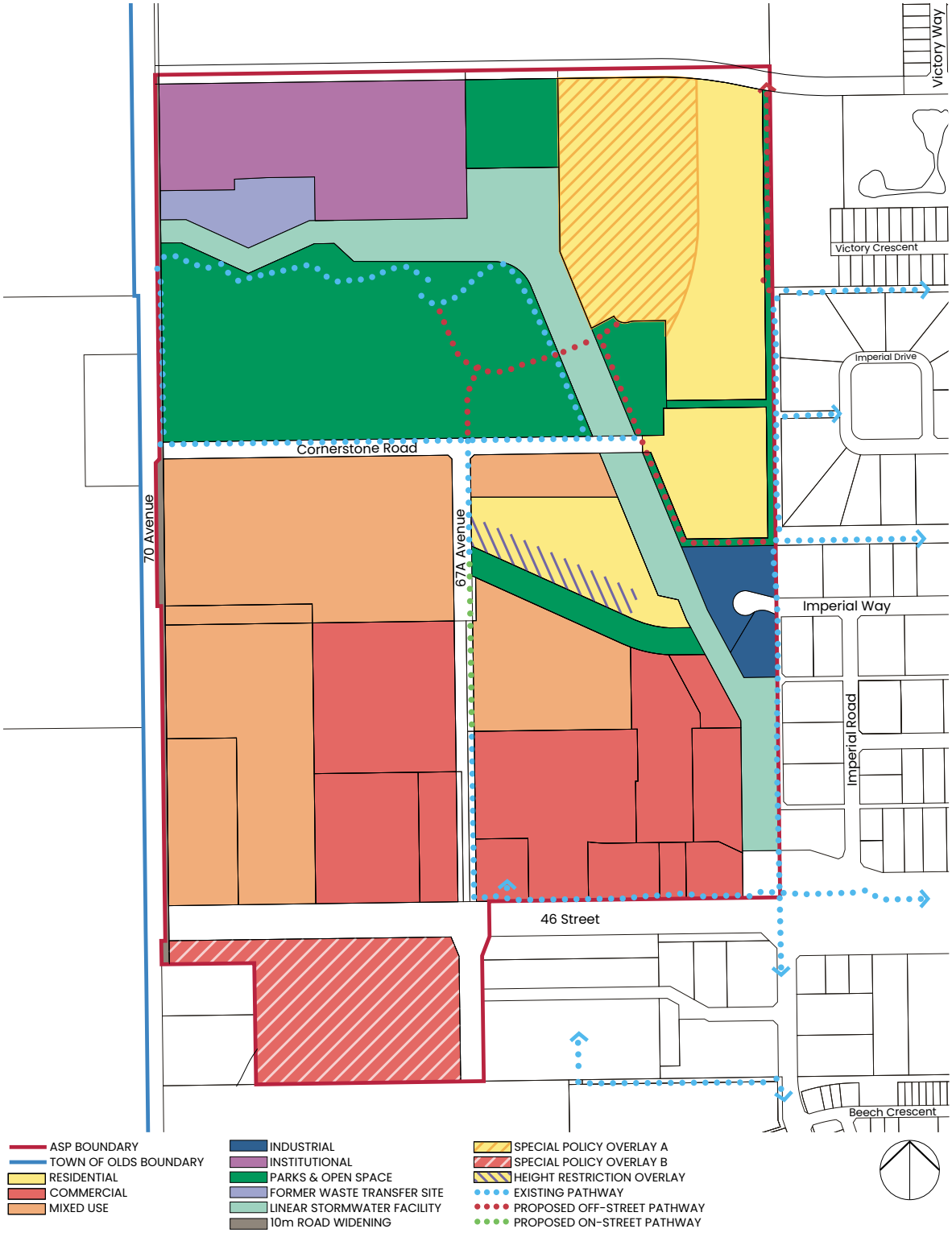
3.2 Land Use Concept

Figure 6: Land Use Concept provides the overall land use and transportation network envisioned to support the development of a complete community within the Cornerstone ASP. **Table 1: Land Use Statistics** provides the approximate area of the land uses presented in **Figure 6.**

Table 1: Land Use Statistics

	AREA		
	Hectares	**Acres**	**Percentage**
Residential	9.01	22.26	9.3%
Commercial	15.55	38.42	16.0%
Special Policy Areas	10.71	26.46	11.0%
Industrial	1.33	3.29	1.4%
Mixed Use Areas	19.15	47.32	19.7%
Parks & Open Space	16.49	40.75	17.0%
Former Waste Transfer Site	1.24	3.06	1.3%
Institutional	6.17	15.25	6.4%
Linear Stormwater Facility	6.97	17.22	7.2%
Collector Roads	9.76	24.12	10.1%
Road Widening	0.69	1.71	0.7%
Total Area	**97.07**	**239.86**	**100%**

Figure 6: Land Use Concept



3.3 Residential

The residential portion of the Cornerstone ASP will contain a variety of housing forms and densities that support housing choice and accommodate residents at different stages of life. The residential area is designed around the central recreation site and open space network, which will provide a focal point for the community and contribute to a distinct neighbourhood identity. Residential development will be integrated with parks, pathways, schools, commercial services, and other community amenities through an efficient road and pathway network.

Residential development shall support the density objectives of the Municipal Development Plan, including achieving a minimum average residential density of 18 dwelling units per net residential hectare. A range of housing forms is encouraged throughout the ASP area to support housing choice, efficient use of municipal infrastructure, and the Town's long-term growth objectives. Higher residential densities are encouraged in locations that provide convenient access to commercial services, parks, pathways, and other community amenities.

Residential uses east of the drainage channel will generally consist of low- and medium-density housing forms that respect and complement existing and future residential development adjacent to the plan area. Development may include a range of housing types, including single-detached, semi-detached, duplex, townhouse, and other compatible forms of missing-middle housing. Main access to this residential area is anticipated via Cornerstone Road to the south and Vista Drive to the north. Connections to the existing pathway network will provide links between established neighbourhoods and the Cornerstone area.

A combination of medium to higher-density residential development is envisioned for lands adjacent to commercial areas, major open spaces, and community amenities. Higher-density development should be located where it can support walkability, housing choice, and convenient access to services.

The residential areas within the ASP will be served by collector roads, local streets, pathways, and open space connections that support the efficient movement of people throughout the community and provide connectivity to surrounding neighbourhoods, commercial services, recreational amenities, and the broader transportation network.

3.4 Mixed Use

The Mixed Use areas are intended to accommodate a mix of residential, commercial, service, institutional, and employment uses that contribute to a complete and connected community. These areas will provide opportunities for a broader range of housing types and densities while supporting neighbourhood-scale commercial and service uses that meet the day-to-day needs of residents. The integration of residential and commercial uses will support housing choice, walkability, local commerce, and efficient use of existing municipal infrastructure.

Mixed Use areas are primarily located along the east-west collector roadway (Cornerstone Road), where development is intended to establish an attractive and active streetscape that contributes to the identity of the Cornerstone community. Buildings should be oriented toward Cornerstone Road and designed to create a pedestrian-friendly environment through direct building frontage, landscaping, pathway connections, and coordinated site design. Surface parking areas should generally be located beside or behind buildings where possible.

Residential development within Mixed Use areas may include a range of housing forms, including semi-detached, townhouses, and apartment-style dwellings. Commercial and service uses should be scaled to complement adjacent residential development and provide convenient access to goods, services, and employment opportunities within the community.

3.5 Commercial

Commercial areas are intended to accommodate a range of retail, service, office, entertainment, institutional, and commercial uses that serve both the Cornerstone community and the broader Town of Olds. Commercial development is envisioned as a major

activity node within the ASP area, providing opportunities for local employment, access to goods and services, community gathering, and economic activity.

Commercial areas should be comprehensively planned and designed to function as integrated commercial destinations with coordinated access, circulation, parking, landscaping, and site design. Commercial development should contribute to an attractive and accessible environment while supporting convenient access for pedestrians, cyclists, transit users, and vehicles. Integration with adjacent residential, mixed-use, parks, pathways, and open space areas is encouraged to support the development of a complete and connected community.

3.6 Industrial

A portion of the southeast corner of the ASP area is designated for industrial development. The industrial area is intended to provide opportunities for light industrial, business industrial, service commercial, and other employment-generating uses that contribute to the local economy.

Industrial development will be oriented toward existing industrial uses to the east and will be serviced by a separate road connection to Imperial Way, as shown on the Land Use Concept. Uses should generally be limited to activities that can be accommodated within a fully serviced urban environment and that are compatible with surrounding development.

Where industrial uses are located adjacent to residential, mixed-use, or open space areas, appropriate site planning and interface design measures shall be incorporated to minimize potential impacts associated with noise, lighting, traffic, outdoor storage, and visual appearance. Any outdoor storage areas shall provide appropriate screening and buffering from adjacent development. The industrial area is separated from surrounding residential uses by stormwater infrastructure, open space, and pathway connections that support compatibility between land uses.

Former Waste Transfer Station: The former Mountain View Waste Transfer station now operates as a private industrial site in the northwest portion of the plan area.

3.7 Institutional

Olds Municipal Centre: The Olds Municipal Centre is located in the northwest portion of the plan area and provides municipal operations and service functions for the Town of Olds. The Municipal Centre is intended to remain as a long-term institutional use and forms part of the broader municipal service and infrastructure network serving the community.

3.8 Special Policy Area Overlays

The Special Policy Area Overlays identify lands where a preferred future land use has been identified, but where additional technical analysis, regulatory approvals, or planning requirements must be addressed to support future development.

3.8.1 Special Policy Area Overlay A - Former Wastewater Treatment Plant Setback Area

The Special Policy Area Overlay A identifies lands intended to support future residential development that were previously affected by setback requirements associated with the former wastewater treatment plant. Since adoption of the original ASP, the wastewater treatment plant has been decommissioned and the Town has undertaken remediation activities. As a result, future development opportunities may now be considered within areas previously constrained by the facility. While remediation has been completed, any proposal seeking to develop lands within the former setback area shall demonstrate compliance with the Alberta Guidelines for Setback Reviews, and obtain any approvals required by the Subdivision Authority. Future land use redesignation, subdivision, and development applications within the Overlay Area shall be supported by sufficient technical information to demonstrate the suitability of the proposed development. Depending on the nature and location of the proposal, this may include environmental, geotechnical, transportation, servicing, drainage, compatibility, or other technical studies required by the Town. Where a setback variance is sought, the applicant shall provide the information necessary to support review of the variance request in accordance with the Alberta Guidelines for Setback Reviews and demonstrate that the proposed development can occur without

creating unacceptable environmental, health, safety, or land use compatibility concerns. While residential development remains the preferred long-term land use within the Overlay Area, the ASP recognizes that future approvals will be guided by the specific characteristics of individual development proposals, the results of supporting technical analysis, and the requirements of the Subdivision Authority.

3.8.2 Special Policy Area Overlay B - Highway 27 South Commercial Area

This Special Policy Area Overlay B identifies lands intended to support future commercial development south of Highway 27. While commercial development is identified as the preferred long-term land use for these lands, additional planning and technical analysis is required to refine the development concept and determine the supporting infrastructure, servicing, stormwater management, transportation improvements, and other requirements necessary to accommodate future development. These lands contain an existing wetland; however, the Town is currently undertaking the process required for disposition of the wetland, which will be completed prior to the construction of 67A Ave.

Future land use redesignation, subdivision, and development applications shall be supported by the technical studies necessary to demonstrate the suitability and feasibility of the proposed development and identify any required infrastructure improvements, servicing upgrades, environmental considerations, stormwater management facilities, or mitigation measures. Supporting information may include transportation impact assessments, servicing studies, stormwater management plans, environmental site assessments, biophysical assessments, drainage studies, and other technical studies required by the Town.

While commercial development is contemplated as the preferred future land use, the precise development concept, site layout, land use mix, infrastructure requirements, and servicing strategy will be determined through future planning and development applications.

3.9 Land Use Transitions

This section of the ASP provides guidance for areas where residential development is located adjacent to non-residential uses - commercial, mixed use, industrial, and institutional uses. The intent is to ensure that new development contributes to a compatible and attractive transition between differing land use intensities while supporting the overall function of each area.

The design of development at these interfaces should consider building orientation, site layout, landscaping, screening, setbacks, building scale, parking areas, servicing functions, and other site features that may affect adjacent residential uses. Appropriate transition measures should be incorporated to minimize potential land use conflicts, protect residential amenity, and support a cohesive and well-connected community. Development should contribute to an attractive public realm and maintain compatibility between residential and non-residential uses.

Appropriate transition measures may include:

- Building orientation, height, scale, and setbacks;
- Landscaping, berms, fencing, and screening;
- Roads, pathways, open space, or stormwater features as separation elements;
- Careful placement of parking, loading, storage, and servicing areas; and
- Measures to mitigate noise, lighting, traffic, odour, dust, and visual impacts

The specific interface treatment shall be determined through future land use amendment, subdivision, and development permit applications.

3.9.1 Height Restriction Overlay

The Height Restriction Overlay applies to lands identified on Figure 6 , and is intended to provide an appropriate transition between future residential development and existing residential neighbourhoods.

Within the Height Restriction Overlay, building height should not exceed two storeys. Through future land use redesignation, subdivision, and development permit applications, development shall demonstrate that building height, scale, massing, and site design provide an appropriate transition to adjacent residential development.

The specific design and transition measures shall be determined through future land use redesignation, subdivision, and development permit applications.

4.0 Community Amenities

4.1 Municipal Reserve Requirements

Municipal Reserve (MR) requirements for the plan area are outlined in **Table 2: Municipal Reserve Requirements**. Provincial regulation requires 10% MR dedication for gross area. The Cornerstone ASP requires approximately 9.64 hectares (23.82 acres) of Municipal Reserve dedication. The overall amount of parks and open space within the plan area exceeds this requirement due to the presence of Rotary Athletic Park, Town-owned lands, the interconnected open space and pathway network, and lands affected by setback requirements associated with those previously required for the former wastewater treatment facility that currently limit development opportunities without subdivision authority approval. As a result, the ASP contains approximately 16.49 hectares (40.75 acres) of parks and open space, representing approximately 17% of the plan area. The exact configuration and utilization of MR is subject to further refinement at the land use amendment and subdivision stage. Municipal Reserve dedication shall consider previous dedications within Cornerstone, any deferred MR, the continued operation of Rotary Athletic Park, applicable statutory requirements, recreational needs, site constraints, and the suitability of the lands for their intended public use.

Table 2: Municipal Reserve Requirements

	AREA	
	Hectares	**Acres**
Total Plan Area	97.07	239.86
Non-Developable Area (Road Widening)	**0.69**	**1.71**
Gross Developable Area	**96.38**	**238.16**
Total Municipal Reserve Requirement (10%)	**9.64**	**23.82**
Total Municipal Reserve Provided in the Cornerstone ASP	**16.49**	**40.75**

4.2 Recreation Site

The recreation site, illustrated on **Figure 7: Community Amenities,** is located in the central portion of the plan area and is a main focal point of the Cornerstone community.

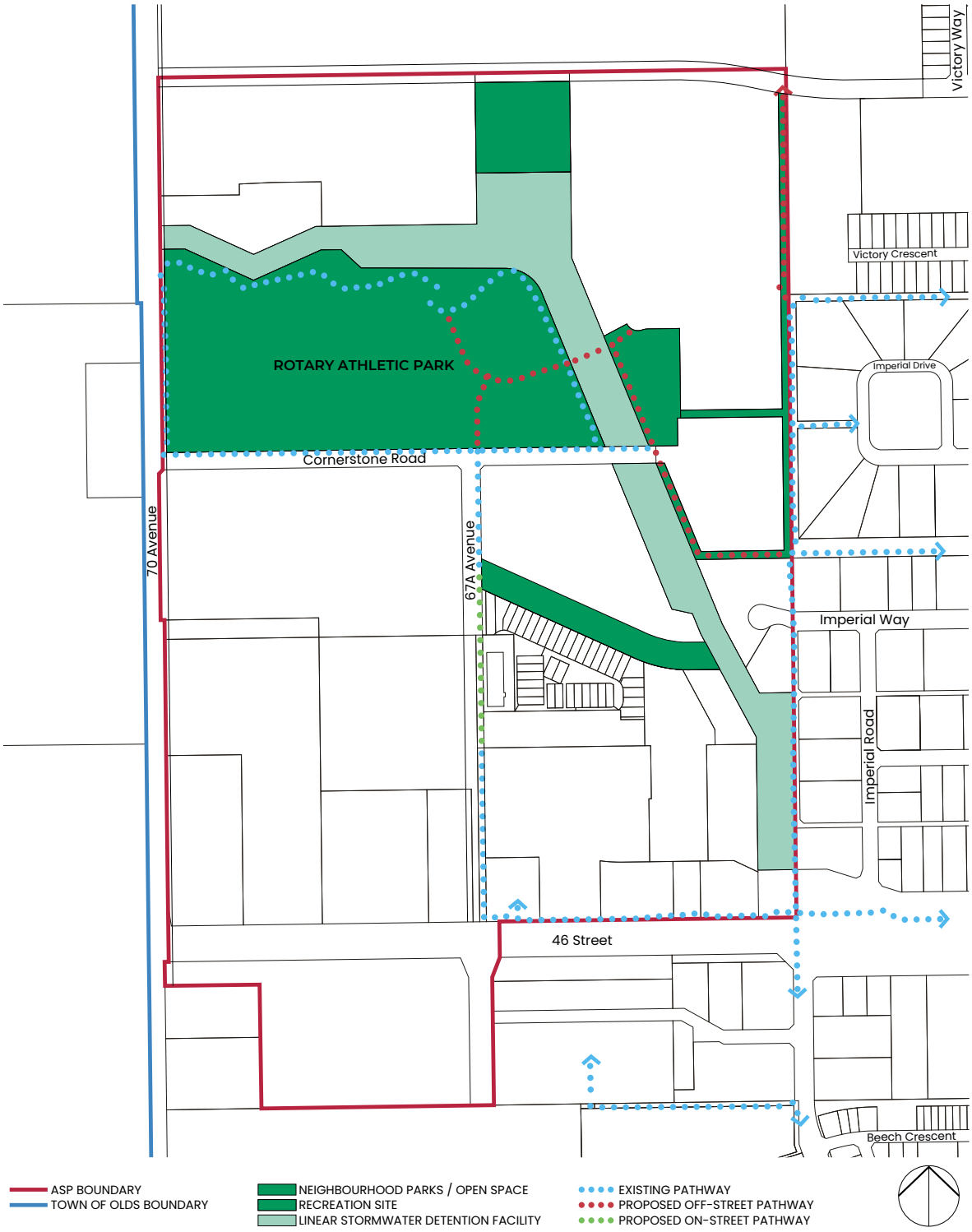
The Town of Olds Rotary Athletic Park is an existing regional recreational amenity owned and operated by the Town of Olds. The site currently accommodates a variety of recreational facilities, active open space areas, and supporting amenities that serve both the Cornerstone community and the broader region. The recreation site is well integrated with surrounding neighbourhoods through an extensive pathway and open space network that provides direct connections throughout the plan area. Rotary Athletic Park is intended to remain a major recreational destination within the ASP area. Additional recreational facilities, community amenities, public gathering spaces, pathways, support buildings, and other complementary park and recreation uses may be considered over time to enhance the function of the site and respond to future community needs. Future improvements should support the ongoing role of the recreation site as a community focal point and be integrated with the surrounding transportation, pathway, and open space network.

4.3 Neighbourhood Park

In addition to the recreation site, a neighbourhood park may be considered within the Special Policy Area A. This neighbourhood park is to provide additional passive and active recreation opportunities, and may include a playground, open play areas, or other areas for gathering and socializing. The neighbourhood park is centrally located within the community and is integrated with the surrounding park and pathway system.

The Neighbourhood Park east of the linear stormwater detention facility, and north of Cornerstone Road, shall not support any residential or building structures unless future earth works and technical studies demonstrate development feasibility. This is due to organic material deposits that have created geotechnical conditions unsuitable for building foundations.

Figure 7: Community Amenities



4.4 Linear Stormwater Detention Facility

The linear stormwater detention facility diagonally traverses the plan area from the northwest to the southeast corner, creating an open space system that supports storm water detention, stormwater conveyance, and passive and active recreational opportunities. The existing stormwater drainage channel will be enhanced to create a community amenity, providing an attractive and safe green space that contributes to the community's pathway system. In combination with the recreation site, neighbourhood park, and existing pathway network, the linear stormwater detention facility will create a comprehensive open space system that links key land uses within the plan area and encourages active transportation modes throughout the community.



Examples of linear stormwater detention with pathway system.

4.5 Pathways

The Cornerstone ASP provides an extensive multi-use pathway system, illustrated on **Figure 6**, that connects key areas of activity and provides an attractive environment for pedestrians and cyclists to travel through the community. The on-street pathway system, integrated within the road right-of-way, will provide a central connection between the commercial area and the recreation site, and between 70th Avenue and the linear stormwater detention facility.

The off-street pathway system, integrated within the parks and open space system, provides residents with direct connections to major open space features within the community as well as links to existing pathways and neighbourhoods to the east of the plan area. In addition, the pathway system will cross the linear stormwater detention facility at two points to ensure connectivity between the ASP's open space features and to provide important pedestrian links to residents.

5.0 Transportation Network

5.1 Overview

The transportation concept for the Cornerstone community is illustrated on **Figure 8: Transportation Network**. The concept illustrates the high level street network within and adjacent to the plan area, identifying the surrounding regional road network, and the internal collector streets. Detailed street design will be determined at the land use amendment and subdivision stage.

5.2 Regional Road Network & Site Access

The regional road network consists of major roadways carrying higher volumes of traffic and serving the surrounding regional area. The regional roads serving the Cornerstone ASP area consist of Highway 27 on the south boundary of the site, and 70th Avenue arterial road on the west boundary of the plan area. These roads will connect Cornerstone residents to local and regional uses outside the plan area.

Highway 27: a 4-lane provincial highway and the main east-west connection through the town of Olds. The highway is a major thorough-fare for commuters traveling between the town of Sundre, Olds, and Highway 2.

70th Avenue: 70th Avenue has been constructed along the western boundary of the Cornerstone ASP and provides access to existing and future development in the surrounding area. Additional improvements may be required to upgrade 70th Avenue to an arterial standard as development proceeds. At full build-out, the proposed intersections on the boundary of the Cornerstone ASP include:

- **Highway 27:**

  67th Avenue and Highway 27 – currently an all-directional (signalized) intersection that provides access to the existing shopping centre in the south portion of the plan area. 67th Avenue will extend northward into the community, providing future Cornerstone residents with access to Highway 27.

  65th Avenue and Highway 27 – currently an all-directional (signalized) intersection that provides access to the southeast corner of the shopping centre and to the industrial area east of the Cornerstone ASP. This intersection also connects to existing residential communities south of Highway 27.

- **70th Avenue:**

  Future improvements to 70th Avenue will require a 10 metre strip of land for road dedication along the entire west side of the plan area. This 10m road widening area encompasses approximately 1.1 hectares (2.6 acres) within the ASP area and will be used to accommodate travel lanes and necessary upgrades to 70th Avenue.

  Vista Drive and 70th Avenue- a proposed east-west collector on the north boundary of the ASP will connect to 70th Avenue at an all-directional, signalized intersection. This intersection will receive traffic volumes from the proposed Operations Centre, proposed residential development to the north of the ASP, and a proposed residential development in the NW corner of the Cornerstone ASP.

5.3 Internal Street Network & Circulation

The proposed street network within the plan area is intended to provide multiple routes and connections for the efficient movement of commuters through the community. The street network ensures a high degree of connectivity for vehicles, pedestrians, and cyclists to key activity nodes within the community as well as direct connections to the regional road network.

The collector road system consists of one main north-south route and two east-west connections:

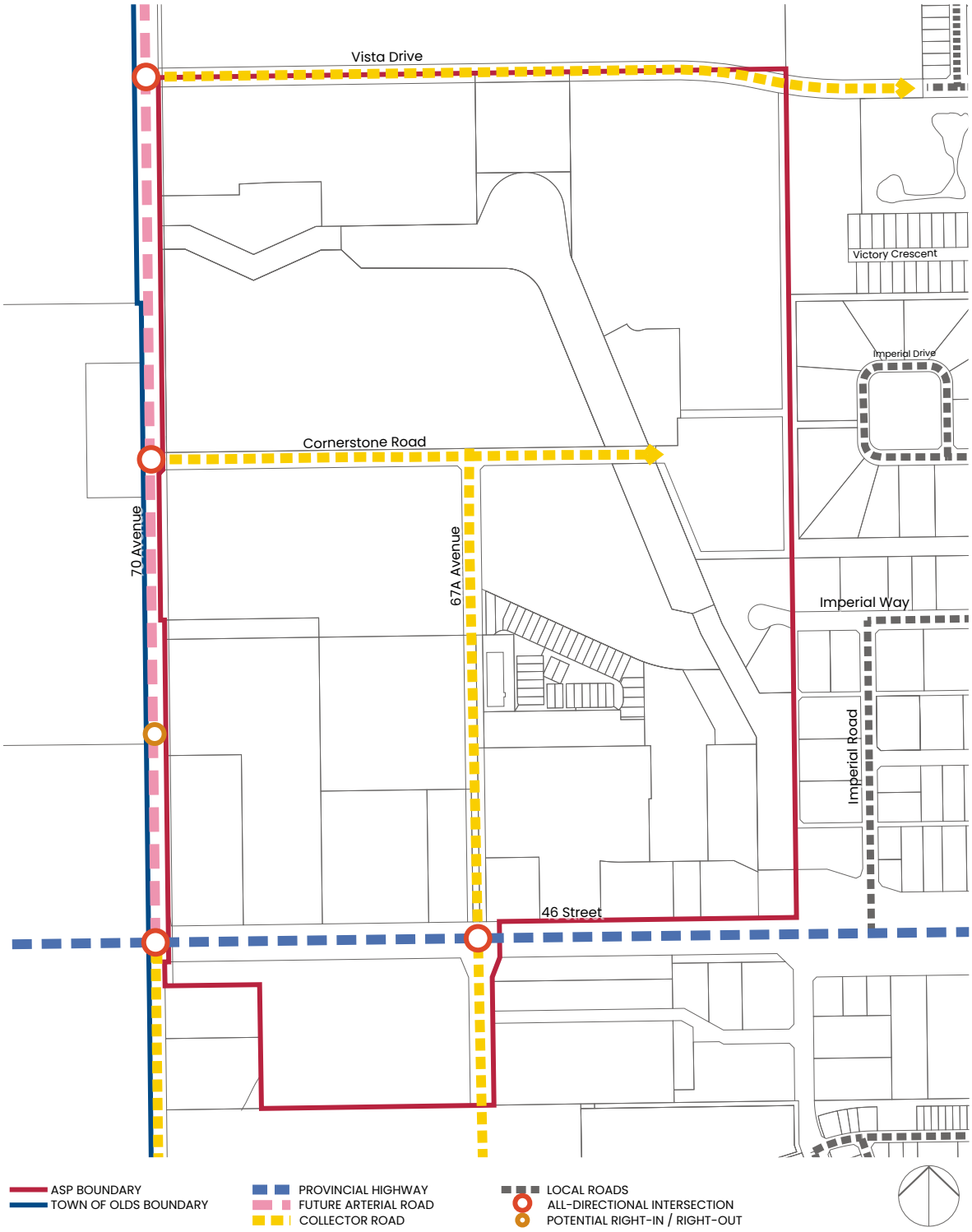
- **67th Avenue** has been constructed north from Highway 27 and provides a direct connection between the existing commercial area and development within the plan area. The roadway supports vehicle movement and accommodates active transportation through the multi-use pathway located within the road right-of-way.

- **Cornerstone Road (East-West Collector)**, located in the centre of the ASP, provides access to the plan area via 70th Avenue. Cornerstone Road provides access to the recreation site and accommodates traffic from the proposed residential areas. Cornerstone Road tapers to a residential road standard on the east side of the linear stormwater detention facility. A proposed multi-use pathway within the road right-of-way will provide a pedestrian and cyclist connection between the linear stormwater detention facility, the recreation site, and the residential areas.

- **Vista Drive**, located on the northern boundary of the ASP area, will be developed to a collector standard to accommodate traffic from the residential development in the NW corner of the ASP, the Operations Centre, a portion of the recreation site, and some traffic volumes from future residential uses to the north and to the east of the plan area. Vista Drive will connect east of the plan area to the developing community of The Vistas.

Future internal street networks will be further delineated at the land use redesignation and subdivision stage. These roads may be a local or collector standard. The exact alignment, road classification and design standard for roadways shall be determined as part of the subdivision process and vetted through the preparation of detailed engineering drawings following conditional subdivision approval.

Figure 8: Transportation Network



5.4 Future Transit

Further planning for public transit routes and bus stops within the Cornerstone community will be determined at the detailed design stage and will be in compliance with the most recent Town of Olds transportation master plan and Town objectives.

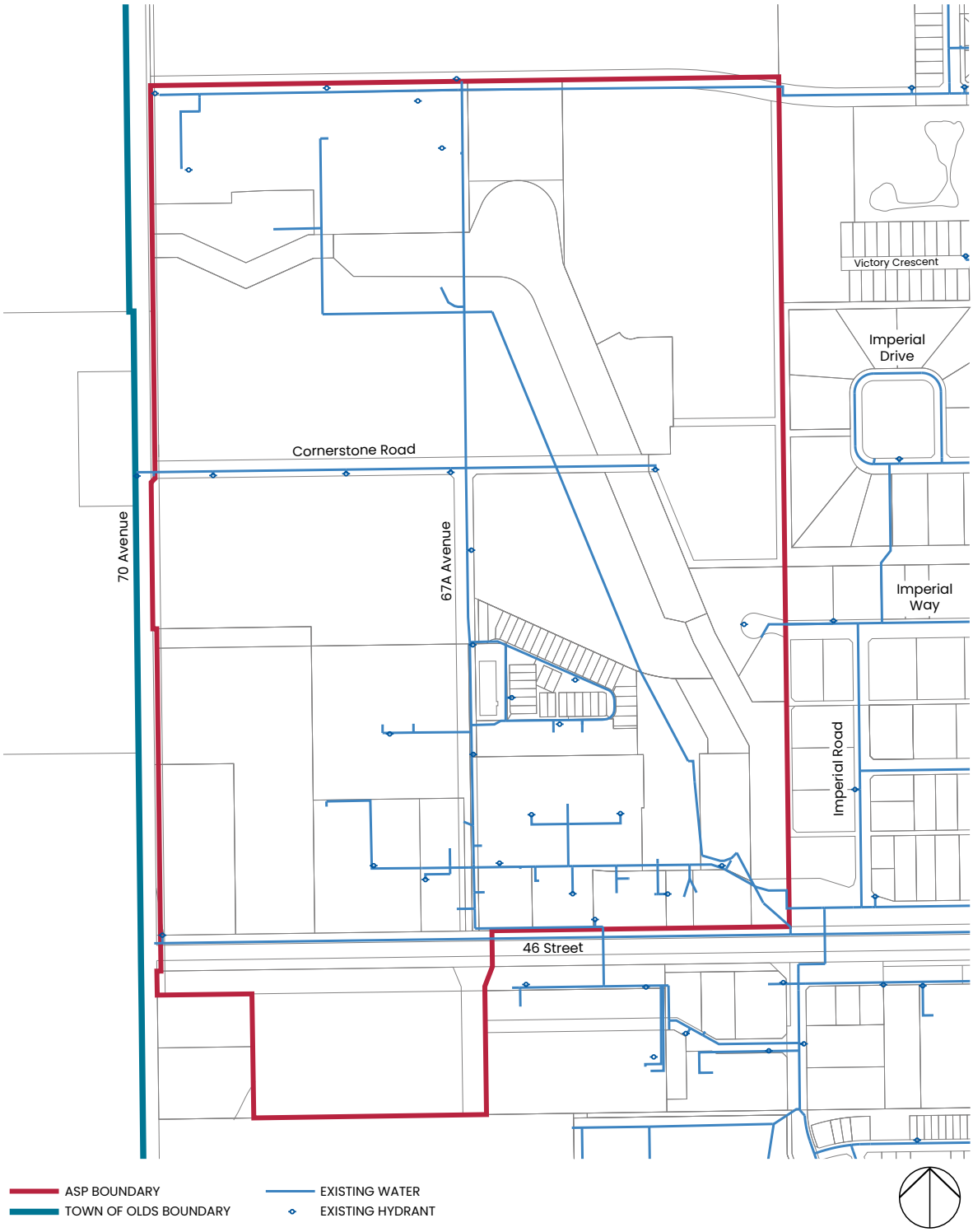
6.0 Servicing

6.1 Water Supply and Distribution

As part of the existing commercial area development, a 300mm water main was installed along 67th Avenue. This 300mm water main will serve as the primary connection point to the lands north of the existing commercial area. **Figure 9: Water Distribution** illustrates the location of the existing 300mm water main connection point.

Future development shall be serviced by the Town's municipal water distribution system. The location, configuration, and sizing of future water infrastructure shall respond to the ultimate land use and transportation network and shall be determined through subsequent land use redesignation and subdivision applications, and detailed engineering design. Prior to land use redesignation approval, the applicant shall submit a servicing study, prepared by a qualified professional, demonstrating that sufficient water-system capacity is available to accommodate the proposed development. The servicing study shall address water demand, fire-flow requirements, connection points, required infrastructure improvements, and any impacts on the existing municipal system.

Figure 9: Water Distribution



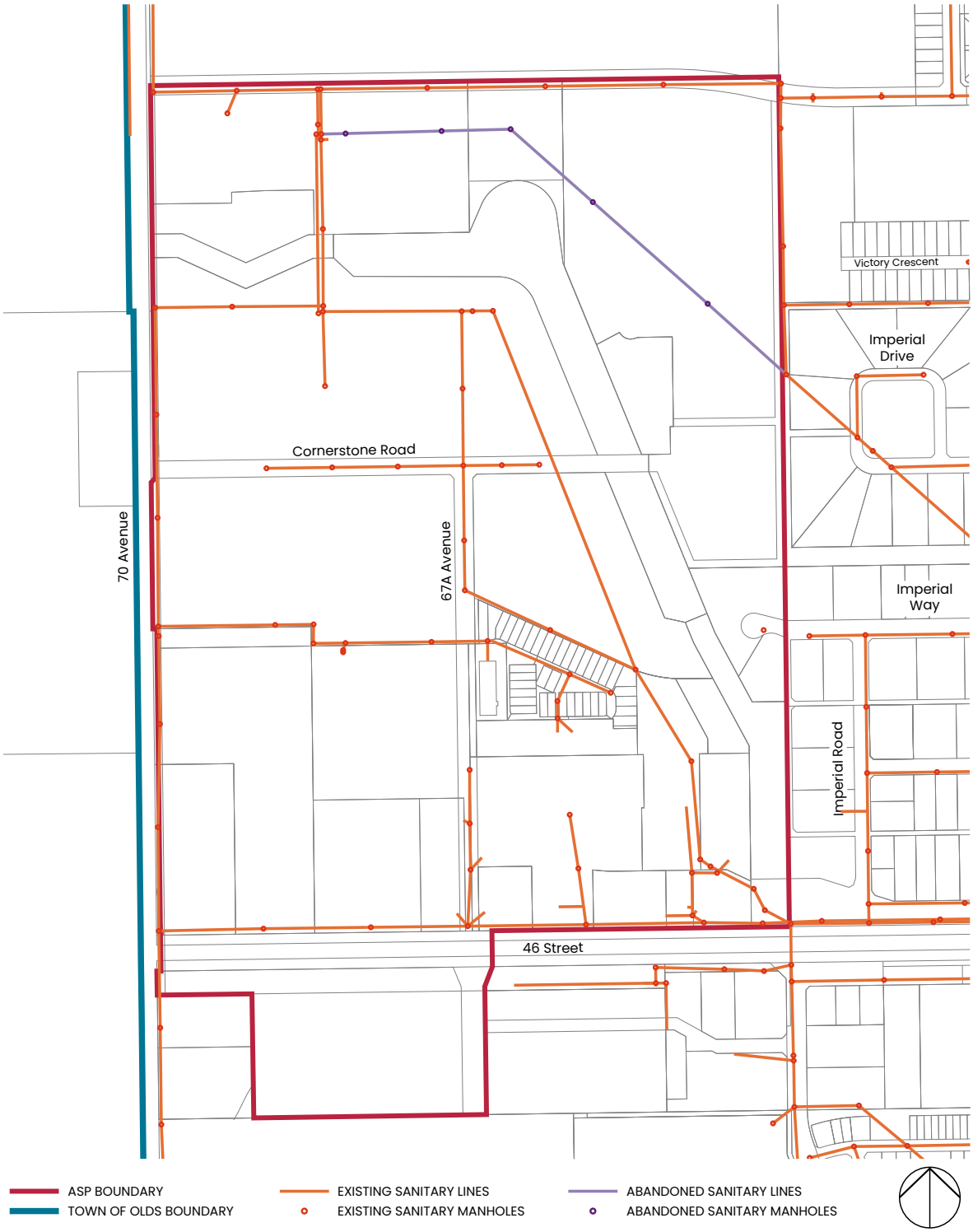
6.2 Sanitary Servicing & Waste Water Collection

The plan area is surrounded by existing sanitary lines which are in good condition and serviceable. A 300mm main that was installed during the construction of the Shopping Centre and the existing multi-family site runs east-west along the north boundary of commercial site and ties into a 750mm gravity main running north-south along the west boundary of the quarter section parallelling 70th Avenue. An existing 450mm sanitary line runs parallel along the north boundary of the proposed recreation site. An existing 600mm sanitary line runs east- west along the proposed road right-of-way that will serve as a connection point to Vista drive at the very north end of the quarter section. All of these lines have sufficient capacity and will be connected to as detailed design requires.

The full details of future sanitary servicing, including location, configuration, and sizing of future sanitary infrastructure shall be determined through subsequent development, subdivision, and detailed engineering design.

Prior to subdivision approval, the applicant shall submit a servicing study, prepared by a qualified professional, demonstrating that sufficient sanitary capacity is available to accommodate the proposed development.

Figure 10: Sanitary Servicing



6.3 Storm Water Management

The proposed storm water management system will consist of a gravity drainage system directing flow towards the existing drainage channel (linear stormwater detention facility). See **Figure 12**.

Currently the existing commercial development utilizes the existing drainage channel that runs diagonally across the property. As part of the storm water management for the existing commercial development, two weirs were installed across the existing drainage channel. The first weir having two culverts 600mm in diameter. The second weir located directly south of the former waste transfer station having four culverts 300mm in diameter. The purpose of the two weirs and the decreasing in size of the culverts in each weir is as a major storm water event occurs, the weir and smaller culverts act as a dam allowing the water to back up and as a result, controlling the release of the water downstream. During any minor storm water event where controlling the release rate of storm water is not a concern, the series of culverts through the weirs allows for the free flow of storm water that would naturally occur. All storm water collected in the existing commercial area is directed via piping through 2 storm treatment units. This allows for any sediment or contaminants to be removed from the storm water before being released into the existing drainage channel.

The full details of future storm water servicing, including location, configuration, and sizing of future storm water infrastructure shall be determined through subsequent development, subdivision, and detailed engineering design.

Prior to subdivision approval, the applicant shall submit a Staged Master Drainage Plan prepared by a qualified professional to confirm sizing/capacity of the drainage channel to manage increased runoff from the subject lands.

6.4 Shallow Utilities

Shallow utility serving in the form of electricity, gas, cable, and telephone will follow typical Town of Olds standards including shallow bury within road rights-of-way. Service providers are anticipated to be those currently servicing Olds.

As this proposed development is located in the Town of Olds and is bordered by the existing commercial area to the south and existing development to the east, it is anticipated that providing shallow utilities to the proposed development will not be an issue. All required alignments and designs of the shallow utilities would be completed by the service provide or qualified consultant and would be submitted to the Town of Olds at the time of detailed design.

6.5 Technical Study Responsibilities

The Town may undertake or coordinate area-wide work needed to confirm development feasibility, including applicable setbacks, high-level remediation feasibility, major servicing constraints, transportation assumptions, and statutory plan alignment. Applicants shall provide site-specific environmental, geotechnical, transportation, servicing, stormwater, grading, interface, and remediation information required to support their proposal for land use and subdivision applications.

Figure 11: Overland Drainage

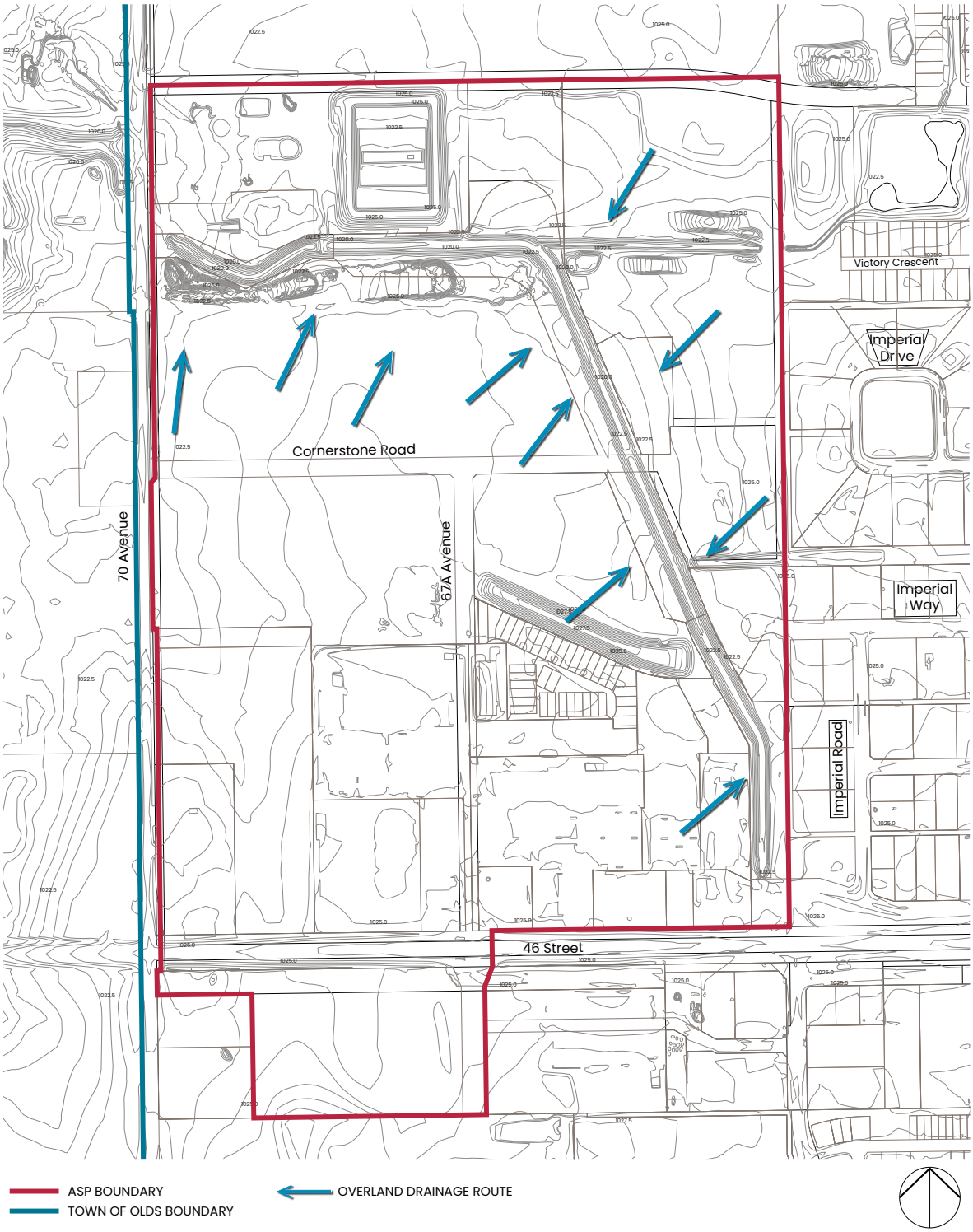
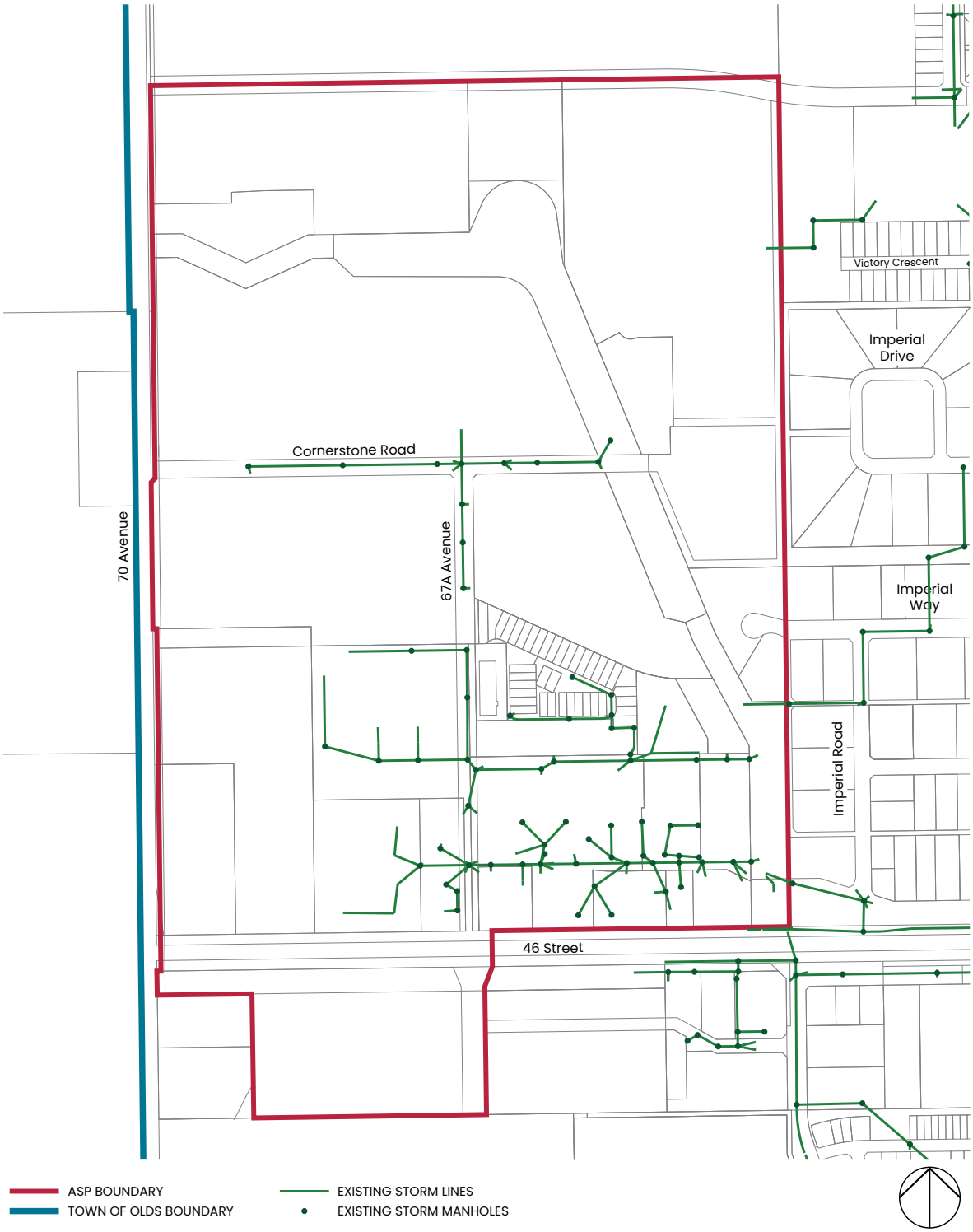


Figure 12: Storm Sewers



7.0 Implementation

7.1 Phasing

Development phasing boundaries are based upon existing development conditions, infrastructure considerations, and Town priorities.The timing and sequence of development may vary based on market demand, infrastructure capacity, servicing availability, and the completion of required technical studies.

7.2 Future Application Requirements

Future land use redesignation and subdivision applications shall provide the technical studies, supporting information, and approvals necessary to demonstrate the suitability of the proposed land use, development intensity, servicing approach, and development concept. Depending on the location and nature of the proposal, supporting information may include environmental site assessments, remediation strategies, geotechnical investigations, transportation impact assessments, servicing studies, stormwater management plans, drainage assessments, biophysical impact assessments, provincial approvals, and other information required by the Town, Province, or applicable approval authority.

Applications within areas identified by a Special Policy Area Overlay shall address the specific requirements identified for those lands, including any applicable provincial approvals, setback requirements, infrastructure planning, or technical studies necessary to establish development feasibility.

The scope and extent of required studies shall be determined based on the characteristics of the site, the proposed development, applicable regulations, and the information available at the time of application.