

## BY-LAW NUMBER 2001/56

BY-LAW NO. 2001/56 is a by-law of the County of Wetaskiwin No. 10 in the Province of Alberta, to authorize the adoption of an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of the area known as NE 14-46-1-W5M and remainder of NE 13-46-1-W5M, in accordance with Section 633 of the Municipal Government Act, Chapter M-26.1, Revised Statutes of Alberta 1994, and amendments thereto.

WHEREAS: at the requirements of County Council, as per Policy 6 of the Pigeon Lake Watershed Management Plan, an Area Structure Plan has been prepared for as NE 14-46-1-W5M and remainder of NE 13-46-1-W5M.

AND WHEREAS: the proposed Area Structure Plan has been widely circulated and discussed within the County pursuant to Section 230, 606(1), and 633(1) of the Municipal Government Act, 1994, Chapter M-26.1, and amendments thereto.

NOW THEREFORE: the County of Wetaskiwin No. 10, duly assembled, hereby enacts as follows:

(a) The document attached to this By-law as "Appendix A", together with accompanying maps, is hereby adopted as the *"NE 14-46-1-W5M and remainder of NE 13-46-1-W5M (Norris) Area Structure Plan"*.

2. This by-law comes into effect on the date of third reading.

READ: A First time this 13<sup>th</sup> day of November A.D., 2001

READ: A Second time this 13<sup>th</sup> day of November, A.D., 2001

READ: A Third time and finally passed this 13<sup>th</sup> day of November, A.D., 2001.

  
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REEVE

  
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SECRETARY-TREASURER

Amended by  
By law 2005/21

Amended by  
By law  
2006/08

# APPENDIX A

*Amended by  
By-law 2006/08  
+  
2005/21*

BY-LAW 2001/56

## AREA STRUCTURE PLAN

For remainder of NE  $\frac{1}{4}$  of sec. 14-46-1-5  
and remainder of NW  $\frac{1}{4}$  of sec. 13-46-1-5  
in the County of Wetaskiwin, Alberta

Prepared for Paul J. Norris  
by Henning F. Rasmussen, P. Eng.  
August, 2001

## **INTRODUCTION**

The Developer, Mr. Paul J. Norris, made an enquiry in January 2001 regarding rezoning and subdivision of an area consisting of 10 residential lots within the remainder of NE ¼ of sec. 14-46-1-5. These lots are to be located along the existing roadway in the Summer Village of Crystal Springs and the subdivision is considered an expansion of a previous subdivision (1998) consisting of 9 lots also along the Village road and to the west of the proposed expansion.

Mr. Norris was advised by the County of Wetaskiwin, that an Area Structure Plan for the quarter section in which the proposed 10 lot subdivision is located must be submitted for the County's review and approval before rezoning and subdivision approval be granted for the proposed 10 lot subdivision.

This ASP includes the remainder of NE ¼ of sec. 14-46-1-5 and the remainder of NW ¼ of sec. 13-46-1-5 as shown on the attached plan. Mr. Norris owns both of these land parcels.

The Plan has been prepared in accordance with the principles set out under Section 633 of the Municipal Government Act and in accordance with the guidelines issued by West Central Planning Agency.

## **EXISTING CONDITIONS**

The Plan covers the area located between the Village at Pigeon Lake (a recent mixed zoning development, including commercial and residential developments) and the Summer Village of Crystal Springs, bordering Pigeon Lake.

The remainder of NE ¼, 14-46-1-5 (west of the County road) contains approximately 46.5 hectares and is presently zoned Agricultural. The south east

corner of the quarter section (Lot 1, description plan 922 0501) contains approximately 3.26 hectares. This lot is zoned Country Residential.

There is an oil well site and an oil pipeline easement on the south portion of the quarter section as shown on the attached plan. This oil well is still in use but it is anticipated that the well site and pipeline will be abandoned and reclaimed within the next 5-6 years.

It is estimated that approximately 90% of the remainder of SE ¼ of sec. 14-46-1-5 is in its natural state covered with mostly deciduous trees such as poplar and aspen. The remaining 10% is in grass pasture. The area slopes towards the north east at a grade of approximately 3%.

There is a small gully located immediately north of lot 1 (the 3.26 hectares parcel), running in a north easterly direction and there is a creek and ravine cutting across the extreme south east corner of the quarter section extending downward towards the north east across NW ¼ sec. 13-46-1-5. The creek carries water all year round from a relatively large contributing area.

The remainder of NW ¼ of sec. 13-46-1-5 (east of the County road) contains approximately 3.15 hectares and is presently zoned agricultural. This area is for the most part unsuitable for development as it consists of a ravine with a creek, which is a downstream extension of the ravine mentioned above. The ravine has very steep sideslopes and it terminates at the lakeshore (the park area) as shown on the attached plan. The natural cover, consisting of deciduous trees and bushes, has been preserved almost throughout.

## **PROPOSED DEVELOPMENT**

### **A. Development concept and stages**

It is the intent to develop the area included in the ASP in stages.

The first phase has already been developed in 1998 and all lots with the exception of lot 1 have been sold. Lot 1 will be withheld from the market for the time being, pending future plans for the back area. Phase 1 is within the jurisdiction of the County of Wetaskiwin.

The second stage will be the 10 residential lots shown on the attached plan. These lots will be fronting Lakeview Drive, the road that runs along the lake and serves as access for the Summer Village of Crystal Springs. Lot size will be approximately 0.19 hectares.

The proposed 10-lot subdivision does not require any additional road access. Only minor upgrading of the existing south side road ditch may be required to allow for driveway culverts.

A Reserve area will be provided between lot 14 and 15 as shown on the attached plan. The location of this Reserve will coincide with a minor natural drainage course that terminates at a culvert across Lakeview Drive. The exact location of the Reserve will be subject to a detailed survey in the field.

The Developer intends to proceed with phase 2, containing the additional 10 residential lots along Lakeview Drive, as soon as approval has been granted.

It is noted, that the Developer has received endorsement from the Summer Village of Crystal Springs to proceed with subdivision application (the remainder of NE ¼ sec. 14-46-1-5). In a letter to Mr. Norris, dated January 10, 2000, the

Village has stated that "Further to our January 8, 2000 meeting I confirm that the Summer Village of Crystal Springs has no objection at all, should you decide at any time in the future to apply for further subdivision of your land for residential purposes" (signed W.D. Sadler, Mayor of Summer Village of Crystal Springs)

Phase 3 of the Plan will be the development of an additional 3 residential lots as an extension to the east of phase 2. The lots in phase 3 will also be approximately 0.19 hectares in size. The development of phase 3 may take place within the next 4-5 years.

Phases 2 and 3 may be considered natural extensions of the already developed phase 1. All basic services such as roads, power, gas and phone are already in place along Lakeview Drive.

No time frame has been set for development of phase 4 and subsequent phases. Development would of course depend on the demand for residential lots and will conform to any current regulations in place at the time of development, which may be 10 years or more into the future.

Current regulations recommend that each back lot should have the use of at least ten feet of reserve frontage for lake access unless the lot size is over 1 acre (approx. 4000 m<sup>2</sup>) and unless it is located at a distance of more than 400 m from the lakeshore.

The Pigeon Lake Management Plan from 1985, which is still in use as a guide for development, outlines the recommended allowable number of new lots according to two different formulas. Formula 1 states a maximum of 150 lots per mile, which would in the case of Crystal Springs allow for an additional 30 lots under 1 acre in size within 400 m of the lakeshore. Formula 2 states that 10 feet of lake access is required for every back lot developed. In the case of Crystal Springs, and in accordance with the calculations made for the 1985 Management Plan,

this would allow for 15 additional lots. However, these calculations assume that a large portion of the public access area is unusable, including for example a 200 feet wide Park area located just across the road from the east end of phase 1. This area currently has a trail to the beach and could be made even more accessible by implementing minor improvements.

The phases following phase 3 will, in accordance with current regulations, consist of residential lots having a size exceeding 1 acre (4000 m<sup>2</sup>) for that portion that is located within 400 m of the lakeshore and a size exceeding 1858 m<sup>2</sup> for that portion that is located beyond 400 m of the lakeshore (re. Pigeon Lake Watershed Management Plan, 2000).

It is anticipated that the phases following phase 3 will contain a combined total of approximately 60-70 lots.

#### B. Access and Traffic

Access to phases 1 to 3 is by the Summer Village road. The addition of the 10 and 3 lots in phase 2 and phase 3 respectively is not considered to have any significant impact on the existing roadways, including the county road from Highway 13.

Access to phase 4 and subsequent phases of the development will be from the existing county road running south north from Highway 13. The county road presently has an oiled surface. It is anticipated that this road will eventually receive hard top surface as the traffic volume increases.

The county road is the main access from Highway 13 to Norris Beach, Crystal Springs, Viola Beach, Woodward estates, Beachside estates and the Village at Pigeon Lake, which includes the commercial, and the residential area. The present road width of approximately 8 m (2 lane undivided) is considered sufficient to accommodate future development.

It is estimated that when fully developed, the traffic flow to the remainder of NE ¼ of sec. 14-46-1-5 will make up less than 8% of the present total traffic on the county road.

The county road intersection with Highway 13 was upgraded in 1999 with turning lanes (deceleration and acceleration lanes). Traffic data supplied by Alberta Infrastructure suggest a more than doubling of the volume on the highway since 1997 and the volume is expected to increase at a significant rate. Highway 13 is the main corridor for east-west traffic in the county. A fully developed subdivision in NE ¼ of sec. 14 is not going to trigger a demand for further upgrading of this intersection in itself.

An alternate access to the Subdivision, in case of emergency, is proposed as an extension of the internal road system as indicated on the plan. This emergency access would extend either to the west or to the south and may tie in with future development of the neighbouring quarters. The exact location of such an access would be subject to the detailed planning at a later stage. It is noted that this emergency access R.O.W. may also be used as a future utility corridor.

### C. Services

The proposed phases 2 and 3 has already access to power, gas, and telephone services along the existing Village road.

Phases 2 and 3 will utilize the existing Village road. This road has a 20 m (66') R.O.W. with open ditches/swales and a 6.5 m (21') top.

The subsequent phases on the remainder of the quarter section will have roadways with a minimum 20 m R.O.W., open ditches/swales and a minimum top



width of 7.3 m. In the initial stage the roadways will have a gravel surface only but may be paved with hot mix asphalt later on.

Water supply will be by individual wells. A water supply investigation has not been conducted at this point in time, but all indications are that there is sufficient supply of good quality groundwater. The existing waterwell at the Norris residence (lot 1 plan 922-0501) yields 5 imp. gal. per minute (0.4 l/sec.)

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Sewage disposal may be by truck haul from individual holding tanks or, depending on soils tests, by on-site disposal (mounds or fields) as the lots are theoretically large enough to allow for that.

It is anticipated that Crystal Springs may eventually have a piped sewage collection system in place as part of a south Pigeon Lake Regional sewage disposal system. It is not known at this time if and when such a system will be implemented. Phase 1-3 would be a natural part of this system and quite possibly the remainder of the development of the quarter as well. The preliminary layout, as shown on the plan, of the proposed roadways system in phases 4 and 5 would allow for a gravity sewage collection system. An additional easement may be required, subject to detailed design.

Garbage may be disposed of on an individual basis at the Lakedell solid waste site operated by the County of Wetaskiwin.

Fire protection for the area is provided by the Ma-Me-O Volunteer Firefighting Service. The fire station is located only 4 km away at Ma-Me-O Beach.

At present, policing of the area falls within the jurisdiction of the local RCMP detachment. The County of Wetaskiwin Constabulary is also patrolling the area.

#### D. Reserves, Public Areas and Lake Access

It is the intention of the Developer to set aside an area between the proposed lot 14 and 15 in phase 2 for Reserve. The location of this Reserve coincides with an existing natural drainage course. Subject to detailed storm water drainage planning, a future retention pond may be constructed immediately south of the Reserve.

It is also the intention of the Developer to set aside an area along the west side of lot 1 (in phase 1) for a walkway and as a drainage easement. The developer presently is withholding this lot from the market. Future development of the back lots would require such a drainage easement for storm water run off towards the existing drainage course to the west. The easement may also be used as a utility corridor for future back lot development.

In addition to the above mentioned walkway on lot 1 another walkway area will be created between lots 9 and 10 (between phase 1 and 2). This walkway is located directly across from the Park Reserve north of the Village road.  
(Lakeview Drive)

As the remainder of the quarter section is being developed, more reserves will be created along the rear of phase 1, 2 and 3 and along the west side of the quarter. In addition, areas will be set aside for future public park, i.e. playground, picnic or sports fields. The exact location of the park areas will be determined in the detailed design of phase 4 and subsequent phases.

As seen on the attached plan, an area in the south east corner of the quarter (on lot 1, plan 922 0501) which is presently bordering the ravine, will also be set aside as Reserve.

The remainder of NW ¼ of sec. 13-46-1-5 east of the County road is mainly a ravine with steep side slopes. It is considered valuable as a natural area and is a wildlife corridor to the lake. It is the intention to designate this area as Reserve as part of the A.S.P. for the development plan following phase 2 and 3. It would be feasible to build a walking trail along the ravine and creek giving foot access to the Park Reserve by the lake.

#### E. Environmental issues, impact on lake

It is anticipated that much of the natural ground cover within the development area and outside of the proposed roadway areas will be maintained, as the lots all exceed approximately 0.19 hectares in size.

Other than the ravine there are no wetland areas within the development and none of the area is subject to flooding.

The valuable natural area within the confines of the ravine will be maintained in its present state and designated as Reserve.

The proposed development will not have a direct impact on the existing lake environment. In order to ensure that stormwater run off from the area will not have a negative effect on the water quality in the lake the Developer proposes to establish a stormwater management system for the back lot developments in accordance with "Alberta Environment, Stormwater Management Procedures and Guidelines for Run off Control in New Developments". These guidelines are especially prepared for developments near waterbodies such as fish bearing streams and lakes. Generally, the stormwater system should strive to maintain flow rates and water quality at predevelopment levels. The system may include detention or retention facilities, which could be constructed to become natural features in the overall plan of development.

## **SUMMARY**

The proposed development in this A.S.P. consists of several phases where phase 2 and 3 are considered natural extensions of the already developed phase 1. Phase 2 and 3 do not require construction of new roads or upgrading of existing services. Phase 2 is scheduled to start this year and will contain 10 lots along the existing Lakeview Drive in the Summer Village of Crystal Springs. Phase 3 will contain 3 additional lots as an extension of phase 2.

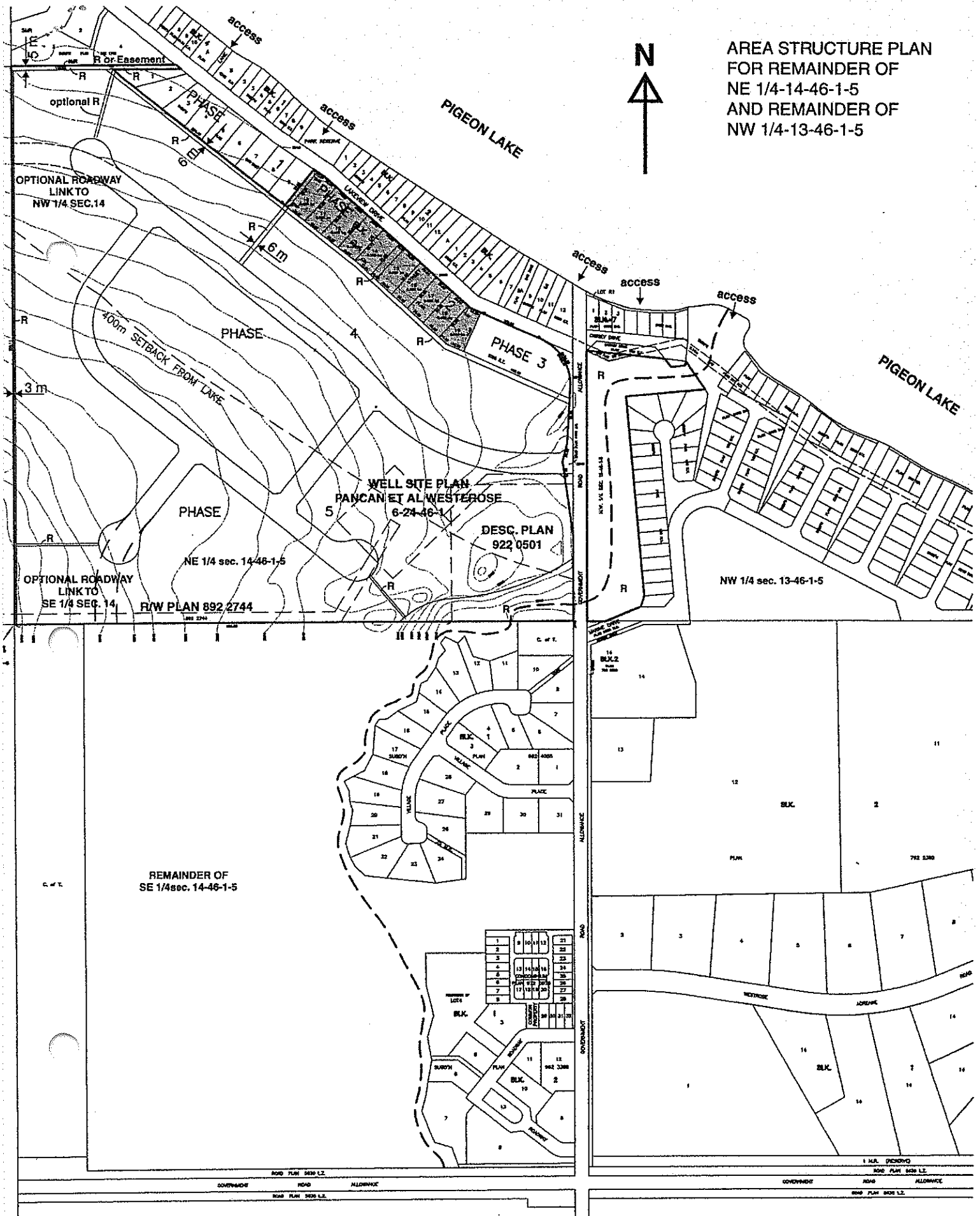
The Developer requests, at this time, approval for phase 2 only.

The stages of development following phase 3 have not been planned in detail, as there is no intention to proceed within the immediate future.

Reserves, walking trails and utility easements will be created in order to provide public access to the lake and to preserve environmentally sensitive areas.



AREA STRUCTURE PLAN  
FOR REMAINDER OF  
NE 1/4-14-46-1-5  
AND REMAINDER OF  
NW 1/4-13-46-1-5



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