



Hamlet of Evansburg

Area Structure Plan



August, 2003



MATRIX PLANNING

and

G.T. Hofmann & Associates

YELLOWHEAD COUNTY
BYLAW NO. 12.03

 COPY

BEING A BY-LAW TO ADOPT AN AREA STRUCTURE PLAN

WHEREAS, the Municipal Government Act, Being Chapter M-26, R.S.A., 2000, and amendments thereto, authorize a Council to adopt an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land;

AND WHEREAS, a public hearing was held in respect to the proposed amendments to the area structure plan on the date written below;

NOW THEREFORE, the Council for Yellowhead County, in the Province of Alberta, duly assembled, hereby enacts as follows:

- 1) That the document entitled "Hamlet of Evansburg Proposed Area Structure Plan", dated April 2003 attached hereto as Schedule "A" is hereby adopted as an Area Structure Plan.
- 2) That Bylaw No. 499, being the General Municipal Plan for the former Village of Evansburg, is hereby repealed.
- 3) This bylaw comes into force at the beginning of the day that it is passed in accordance with Section 189 of the Municipal Government Act, Being Chapter M-26, R.S.A., 2000.

READ a first time this 8th day of April, A.D., 2003.

PUBLIC HEARING held this 22nd day of May, A.D., 2003.

READ a second time this 12 day of AUGUST, A.D., 2003.

READ a third time this 12 day of AUGUST, A.D., 2003.

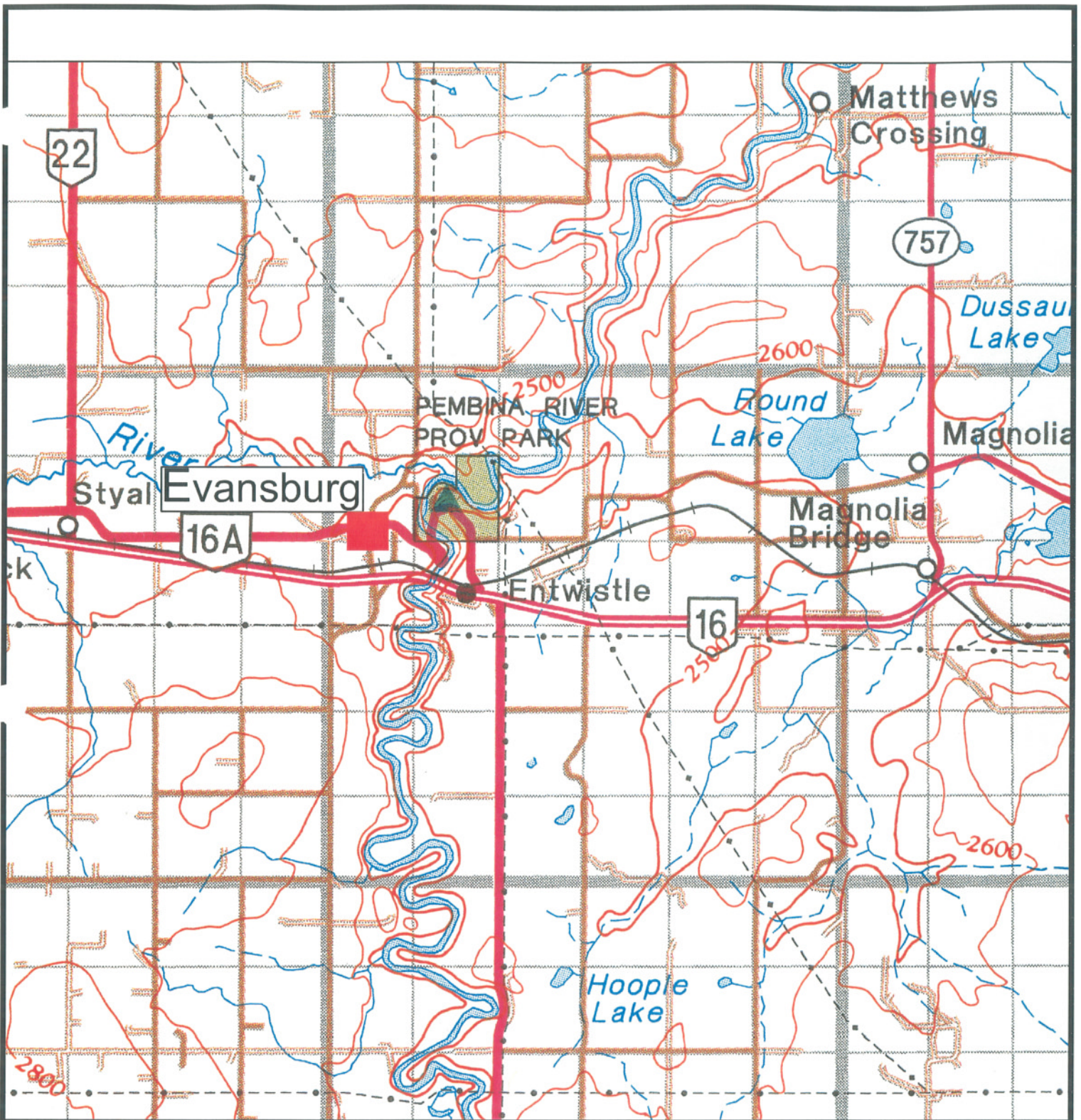
SIGNED this 12 day of AUGUST, A.D., 2003.



Deputy

Reeve

Mary Nordvedt
Director of Legislative Services



KEY MAP Evansburg ASP

Twp.53 Rge.7 & 8 W.5M.

 **MATRIX PLANNING**
G.T. Hofmann & Associates

Not To Scale

File No.: Evansburg ASP-Jan.14, 03.dwg

TABLE OF CONTENTS

page

INTRODUCTION.....	4
Goal	
How To Use This Document	
The Local And Regional Setting	
Existing and Historical Policy Framework	
EXISTING PHYSICAL SITE CHARACTERISTICS.....	6
Topography and Slope Analysis	
Surficial Geology and Historical Mining Influences	
Drainage and Groundwater	
Vegetation	
EXISTING HUMAN FEATURES.....	8
Existing Land Use	
Existing Transportation Network	
Existing Utilities	
SITE ASSESSMENT.....	10
Opportunities/Constraint Mapping	
Engineering Considerations and Capacities	
Demographic Assessment	
Housing/Land Development Feasibility	
Community Consultation	
FUTURE LAND USE CONCEPT.....	17
How To Use This Section	
Overall Goal	
A Future Vision	
Concept Plan Features And Principles – New Development Areas	
Mainstreet Improvement	
Tipple Park Development	

<u>TABLE OF CONTENTS</u> (con't.)	page
LAND USE AND DEVELOPMENT POLICY	33
How To Use This Section	
Land Use Policy	
Transportation Policy	
Servicing Policy	
PLAN IMPLEMENTATION	39
How To Use This Section	
Policy	
<u>APPENDICES</u>	
A. Evansburg Historical Mineworks	
B. Typical Road Cross Sections For Use In Evansburg	
C. Tipple Park Concepts Identified During The Community Consultation Process	
D. Yellowhead County Water Supply for Fire Protection Policy	
E. Potential Building Envelope Concepts for Cell K and Subdivision Designs for Cell L	
<u>FIGURES</u>	After Page
1. Plan Area	4
2. Topography	6
3. Slope Analysis.....	7
4. Groundwater and Soil Lithology.....	7
5. Land Ownership.....	8
6. Existing Land use and Structures.....	8
7. Existing Zoning.....	9
8. Parking Survey.....	9
9. Opportunities and Constraints.....	10
10. Future Land Use Concept.....	18
11. Mainstreet/Tipple Park Land Use Concepts.....	30
12. Servicing Extension Concept.....	32
13a. Potential Subdivision Concepts; Cells K, L (lower density).....	49
13b. Potential Subdivision Concepts; Cells K, L (higher density).....	49

1. INTRODUCTION

1.1 GOAL

The goal of this plan is to establish policies that identify and encourage:

- new residential and non-residential development in Evansburg and its periphery,
- identify opportunities to enhance existing commercial and public spaces and
- improve the quality of life for community landowners, residents and visitors.

1.2 HOW TO USE THIS DOCUMENT

This Area Structure Plan is divided into three sections:

- background information;
- a detailed explanation of the intent of the Plan and,
- a set of specific policies that will guide the Approving Authorities in their decisions.

The Implementation policies direct applicants to undertake specific actions that are required to ensure the area develops as intended by the Plan. The Appendices contain support information that is of benefit to applicants for development.

1.3 THE LOCAL AND REGIONAL SETTING (Fig. 1)

Evansburg is a community of 765 persons located an hour west of Edmonton off Highway 16 - the Yellowhead Highway and parallel to the Canadian National Railway northern main line. The community dates back to 1910 with the arrival of the Grand Trunk Pacific Railway and the completion of the bridge across the scenic Pembina River. Coal was discovered in the area and a coal mining operation continued from 1912 to 1936. In 1954 the community became a village until its inclusion as a hamlet into Yellowhead County in 1998. Evansburg and

the nearby hamlet of Entwistle (administered by Parkland County) have a mutual influence as they have developed more or less together over time. However, Evansburg has become the dominant service center of the two, while an Entwistle-area highway commercial node services the Highway 16 traveling public.

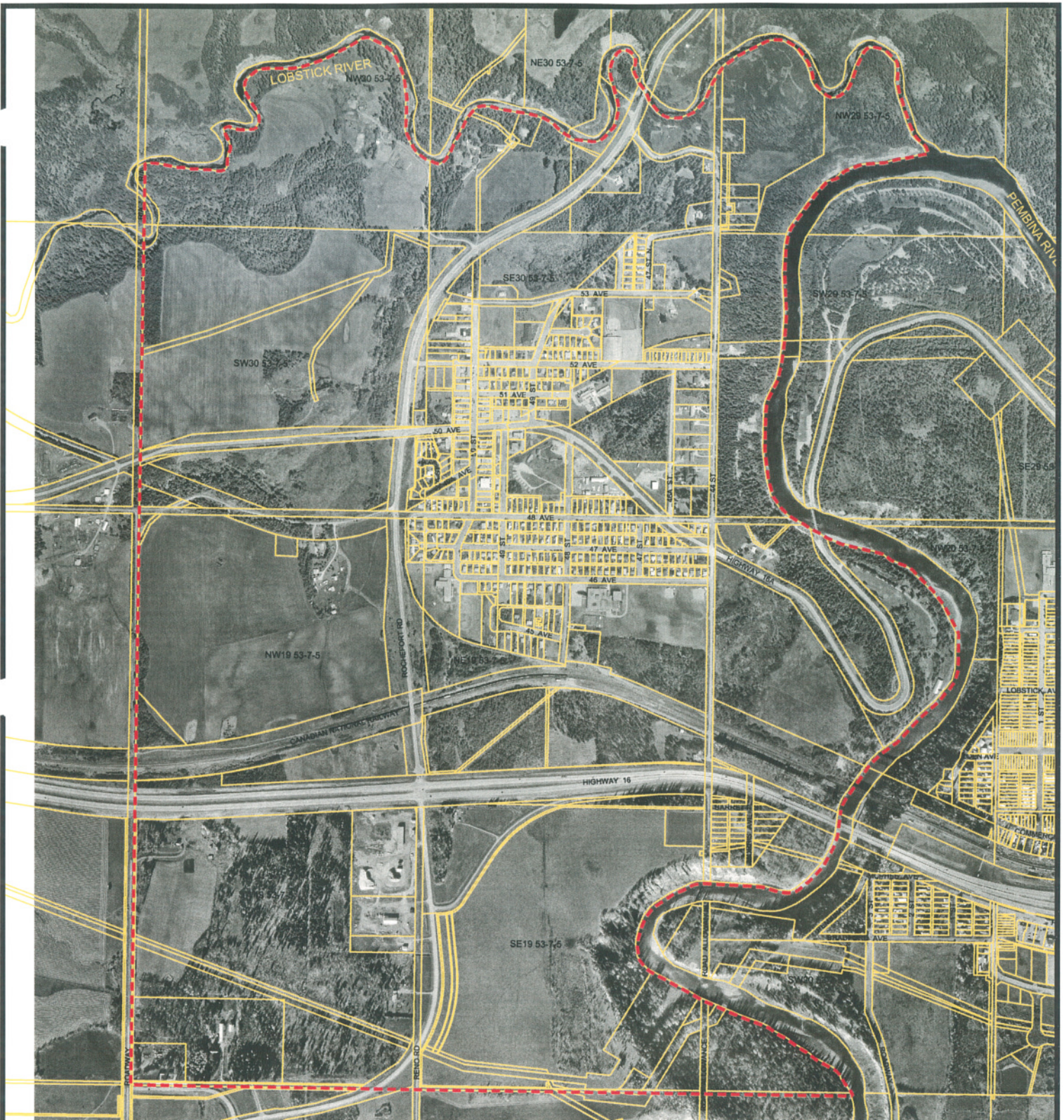
Evansburg is a commercial and institutional service center with a number of active retail and service outlets. It is shielded from the view of the Highway so its profile as a place for tourists to stop and linger is less visible. However, the Pembina Provincial Park and campgrounds are well used during the summer season, and this provides a measure of exposure to outside commercial clientele. Its location at the edge of the Edmonton commuter zone has limited potential to attract residential from that market. Other market segments such as regional families and individuals seeking retirement homes are more likely to consider Evansburg due to reasonable land prices and availability of commercial services. However, land values need to rise to allow for developers to cover their costs of development and thus take full advantage of the growth potential of the area.

1.4 EXISTING AND HISTORICAL POLICY FRAMEWORK

GMP 1991 - An Evansburg General Municipal Plan was adopted by the then-Village in May, 1991. It identified a range of land uses within the built up portion of the Village included in NE 19 and SE 30-53-7-W5M. This policy document is still used as a policy vehicle by the County.

LUB - The hamlet's land use bylaw was essentially adopted as the document that would be used after incorporation into the County as exists prior to the adoption of this Area Structure Plan. This Plan guides the application of new land use bylaw districts as development proceeds.

1999 Engineering Study - An engineering study completed by Associated Engineering in 1999 identifies a series of issues and upgrades to the water, sewer and stormwater management system. This document was used in the Plan to assess the feasibility of new development areas and specifies suggested alterations to the study in light of land use changes in the Plan.



LEGEND

Plan Area



PLAN AREA Fig.1 Evansburg ASP

Twp.53 Rge.7 & 8 W.5M.

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2. EXISTING PHYSICAL SITE CHARACTERISTICS

2.1 TOPOGRAPHY AND SLOPE ANALYSIS (Fig.2, 3)

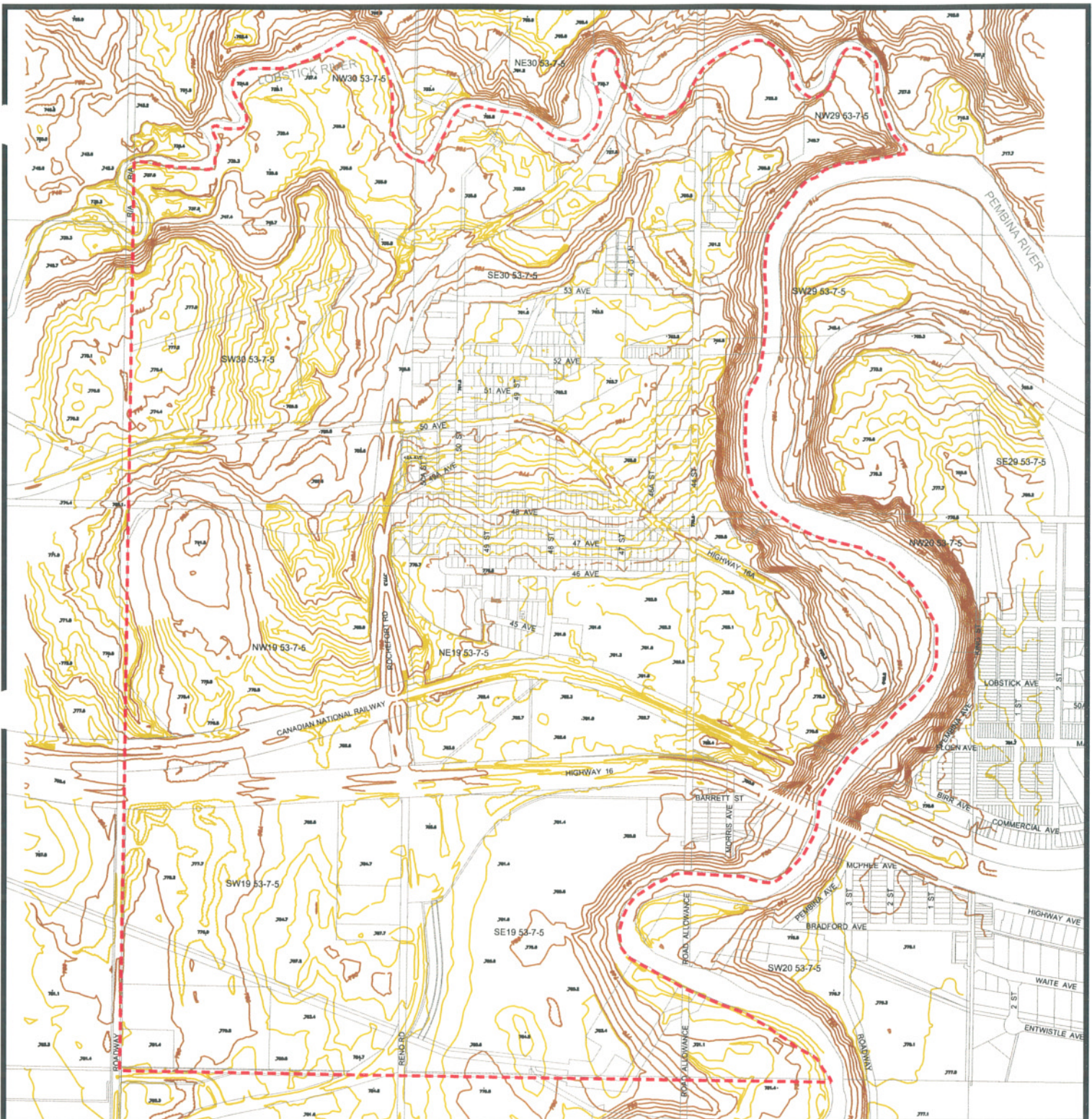
While the built up portion of the hamlet rests on a plateau of sorts, the terrain in the Plan varies significantly. From a high point of 791.5 metres (2597 ft.) on a hilltop in NW19 to a low of 715 metres (2436 ft) at the Pembina River, the difference in elevation is approximately 76.5 metres (251 ft). Within the developed portion of the hamlet, the land generally slopes down to the north where there is an average elevation change of approximately 20 metres (66ft.) This slope gradient allows for good drainage and gravity sewage opportunities. To the west of Rochfort road, the undulating landscape offers topographic variety and views but also creates road and servicing development constraints.

The slope analysis (Figure 3) identifies lands within the Plan area that are within slope limitations of under 5%, between >5% -15% and over 15% slope. The built up portion of the hamlet is well within the limits of development feasibility while the land west of Rochfort road is problematic in numerous areas and could present a challenge to road construction. With one notable exception, most of the land east of the 44th street road allowance is excessively steep and not considered suitable for development. The land north of 53rd Ave is also steep but may have the odd bench that would allow infill development for an added house located adjacent to the road.

2.2 SURFICIAL GEOLOGY AND HISTORICAL MINING INFLUENCES

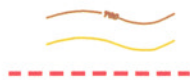
Sub-surface conditions - Soil types were reviewed from 15 existing drilling records in the Plan area indicating few development constraints. Drilling reports throughout the Plan area show a sub-surface mixture of clay, gravel, sand, shale and rocks to the 15 metre (50 ft) level. Coal has been identified in drilling logs for NE30 and NW 19 at depths as shallow as 14 metres (46ft) with seams as thick as 25 ft and often interbedded with other strata.

Mining constraints - The historical coal mine operations under the Town are extensive (see Map, Appendix A) and a cursory review of the available mine map



LEGEND

Contour - Major
Contour - Minor
Study Area



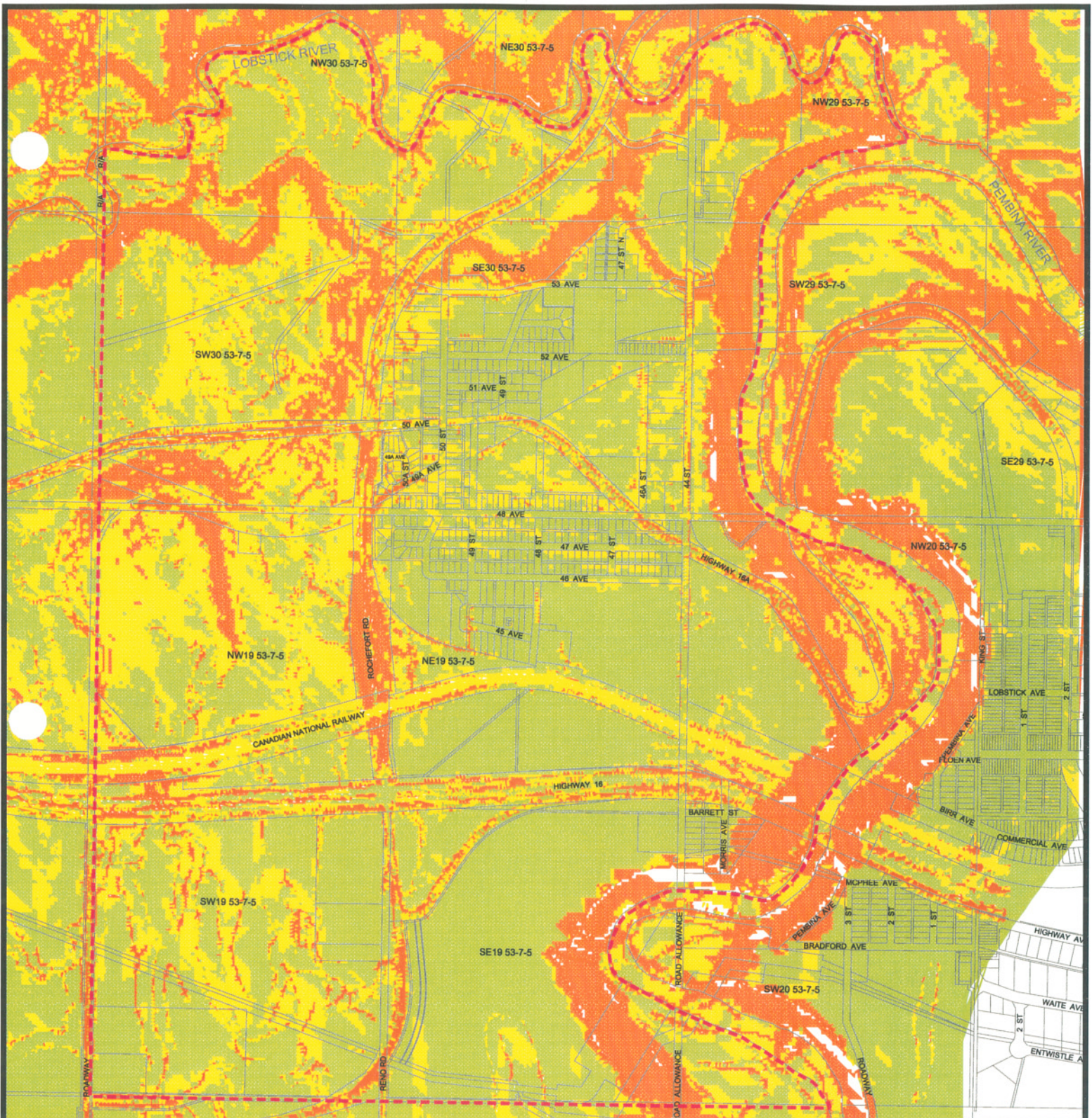
TOPOGRAPHY Fig.2 Evansburg ASP

Twp.53 Rge.7 & 8 W.5M.

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LEGEND

Slope
 0-5%
 5-15%
 > 15%
 Study Area



Slopes are derived from 20m grid of elevations
 north of Hwy.16, 50m South of Hwy.16 and
 interpolated to 10m.

SLOPE ANALYSIS Fig.3 Evansburg ASP

Twp.53 Rge.7 & 8 W.5M.

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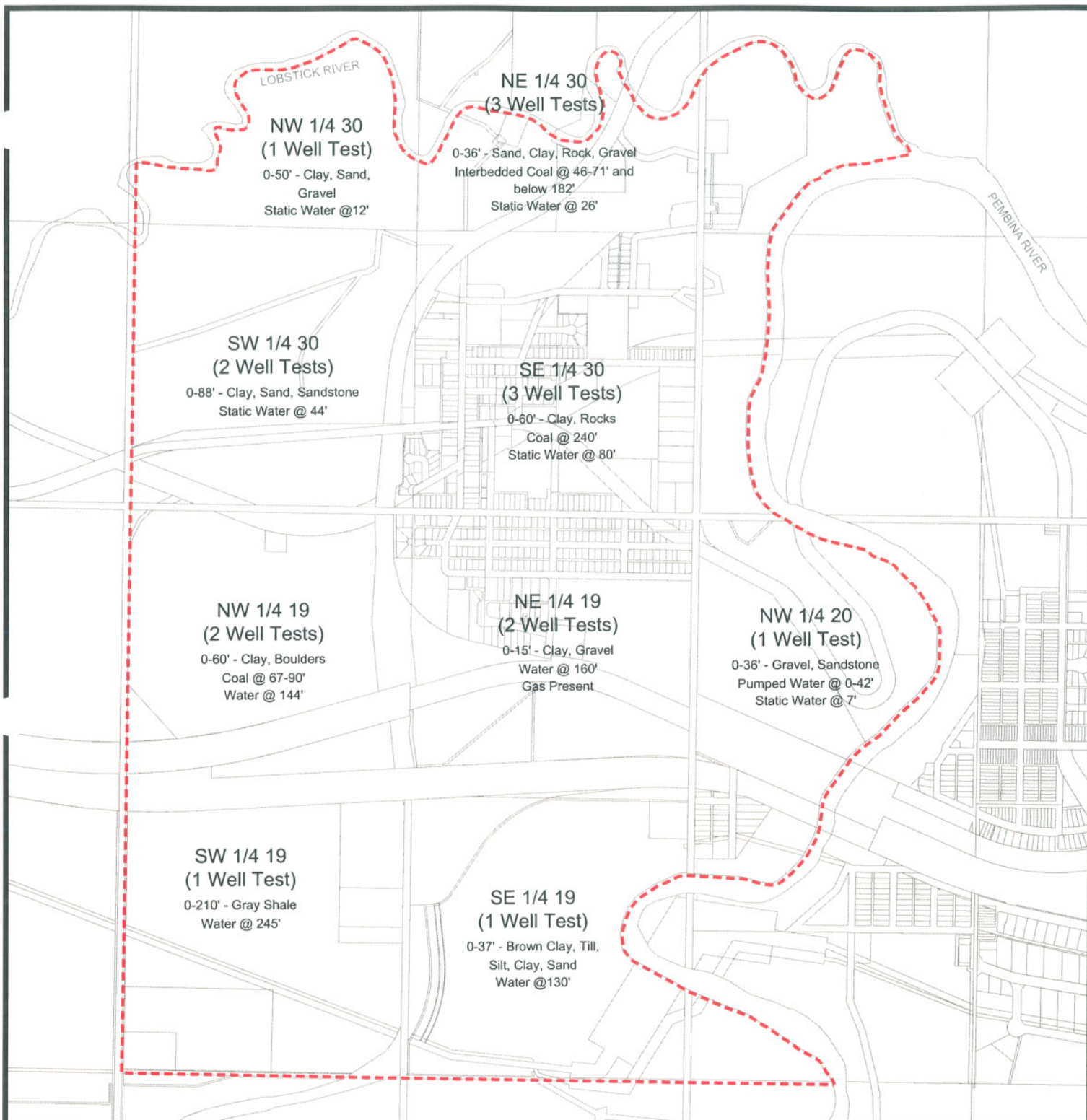
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and personal communications with locals indicates the mineworks extend throughout the built up area and beyond. It is estimated that the horizontal strata of the deposits are at a 300 foot minimum depth of active mine workings and would not, upon initial examination pose a serious constraint to future development in the Plan area. This is the best information that was known at the time of the Plan preparation. Locations of past mine shafts are known to be at the Tipple Park site. However, other shaft locations are unknown at this time. As information on undermining is known to be limited, undermining is assumed not to be a constraint to surface development. Nonetheless, this cannot be confirmed without an extensive historical search and evaluation.

2.3 DRAINAGE AND GROUNDWATER (Fig.4)

Drainage – The Pembina and Lobstick Rivers create meandering, incised banks, clearly profiling the layers of soil deposition beneath the Plan area. Some areas may be subject to flooding at a 1:100 year interval in the flats of the Lobstick River (ie. above the confluence of The Pembina River in the NW 30 and NE 30-53-7-W5M). However, no flood mapping or analysis was known to be available from the Province in this area. Therefore, anecdotal historical data from the landowners determined a potential for flooding at the 1:100 year level of approximately 735m elevation contour ASL. Any further development of these areas should require additional investigation including a hydrological assessment of the catchment area of the Lobstick River from upstream to Chip Lake.

Groundwater - In terms of potable water availability, groundwater in the area is in the order of 3-4 gallons per minute and water table is sufficiently deep in most cases to pose little constraint to development in most areas. However, land in NW 20 (along the top of bank of the Pembina River at the 780 metre contour and NW 30 along the 740 metre contour near the Lobstick river) may pose some high groundwater constraints. The age of these specific drilling reports (1981 and 1959 respectively) may require that new tests be conducted prior to rezoning applications being accepted.



LEGEND

Study Area



Notes:

- 1) Water level is determined after pump test draw down unless otherwise noted.
- 2) Groundwater flow in the order of 3-6 gal/min.

GROUNDWATER AND SOIL LITHOLOGY

Fig.4

Evansburg ASP

Twp.53 Rge.7 & 8 W.5M.

2.4 VEGETATION

The undeveloped portion of the Plan area is largely cultivated field and pasture with a mixed wood forest in the low areas, north facing slopes and along the banks of the Pembina and Lobstick Rivers. One 2.8 hectare (7 ac) forested area in the built section of Evansburg is owned by the County. Another 13 hectare (32 ac) stand straddles the CNR rail line in the south part of the community. Remaining tree stands exist in SW19 and NW 20-53-7-W5M.

3. *EXISTING HUMAN FEATURES*

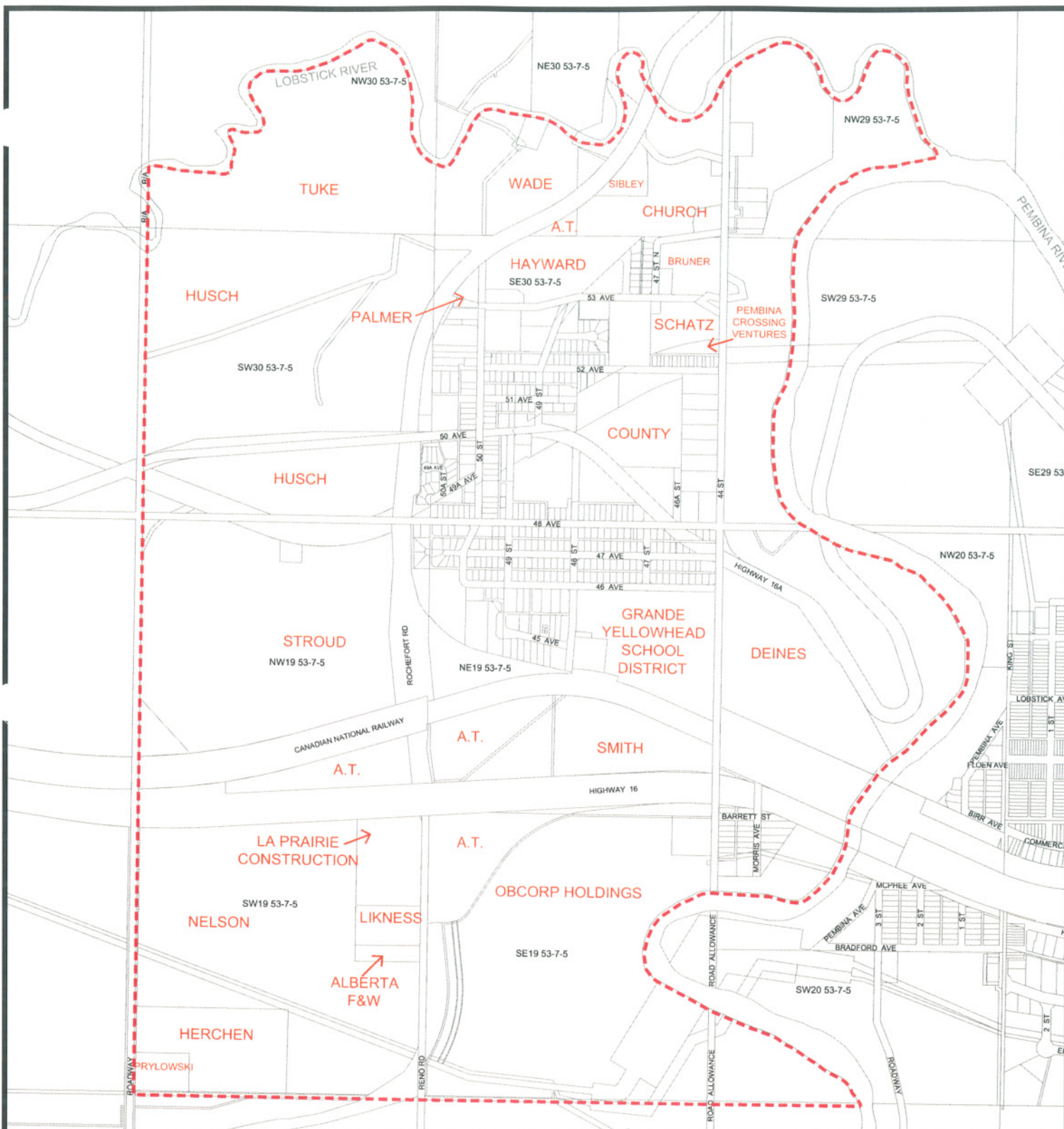
3.1 EXISTING LAND USE (FIG. 5,6,7)

Undeveloped areas - The majority of the land outside the established community is sparsely populated. Most undeveloped parcels in the Plan area contain at least one dwelling serviced mostly on-site. The Pembina River Provincial Park with an area of 167 hectares (413 ac) occupies the land to the east of the Plan area. With 132 campsites catering to 55,000 visitors annually, this user group contributes to the commercial viability of the hamlet on a seasonal basis.

Built up areas – The Mainstreet of Evansburg is a mix of residential and commercial businesses. A relatively wide variety of goods and services is available on 50th street and along 50th avenue. A number of public and quasi public uses exist in Evansburg – a Provincial courthouse, public works building and yard, seniors centers, seniors accommodation, two schools, and a substantial Royal Canadian Legion building. Tipple Park is currently used in summer as an overflow campground and a location for historical buildings.

3.2 EXISTING TRANSPORTATION NETWORK

The intersection of Highway 16 and the Rochfort road is the main access to the Plan area. Highway 22 north and south connects east and west of the hamlet to the highway grid. Highway 16A provides an alternative Pembina River crossing,



LEGEND

Plan Area
Land Owner

STROUD

LAND OWNERSHIP

Fig.5
Evansburg ASP

Twp.53 Rge.7 & 8 W.5M.

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LEGEND

Study Area
County Land / Grande Yellowhead School District
Other Public / Quasi-Public Land
Commercial
Residential
Private Vacant
Existing Structure



EXISTING LAND USE AND STRUCTURES

Fig.6
Evansburg ASP

Twp.53 Rge.7 & 8 W.5M.

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weaving downslope and connecting with Entwistle and Highway 22 south. Alberta Transportation has stated that no direct access off Highway 16 will be allowed adjacent to Evansburg. Therefore, highway commercial potential for land on the north side of Highway 16 is not feasible at this time.

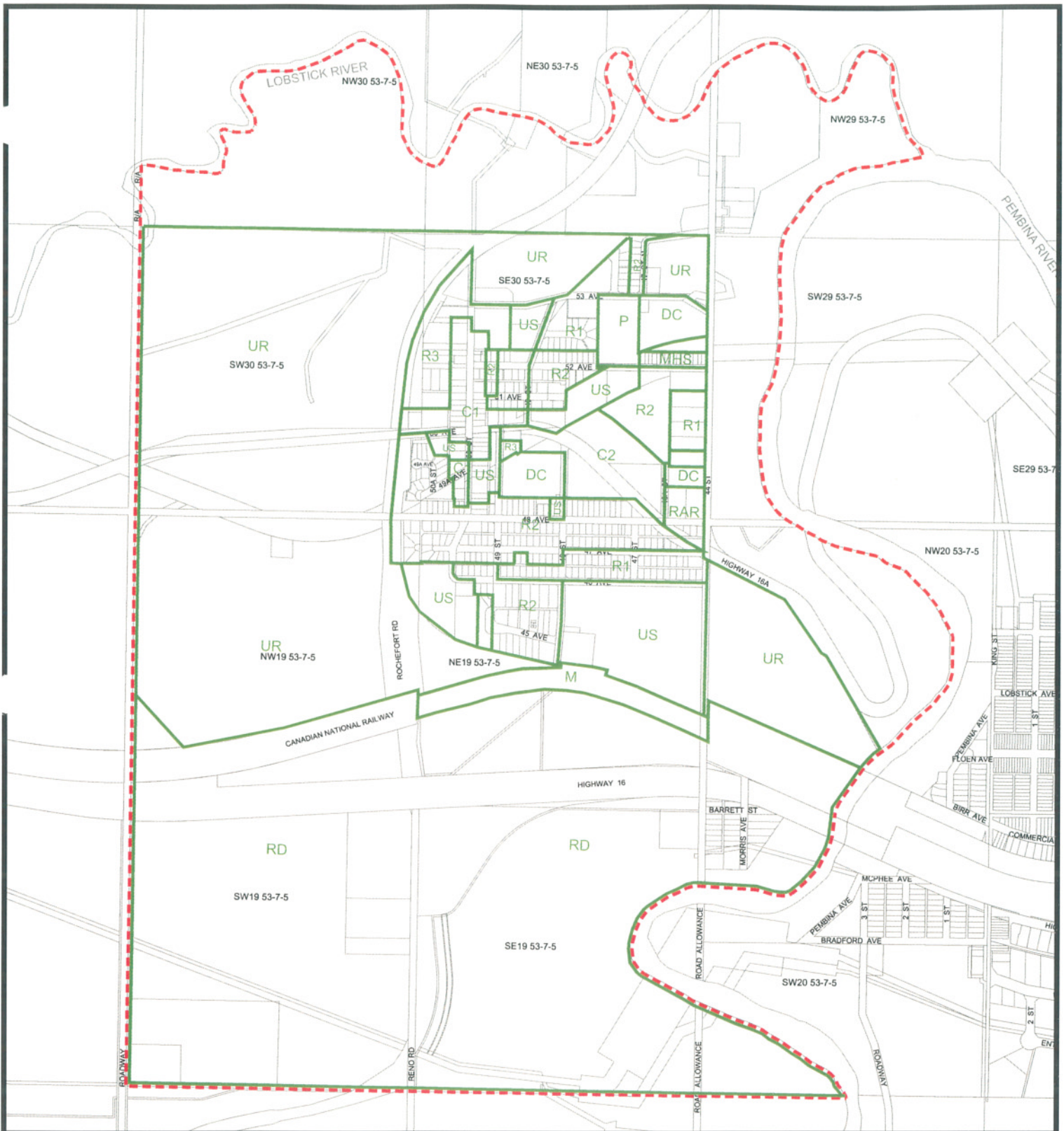
Within the Hamlet itself, the road system is largely cold mix/gravel and gravel. Roads paved with hot mix are largely within the Town mainstreet and along 51st and 52nd street. Highway 16A (also known as 50th Ave.) is asphalt and is maintained by the Province. Mainstreet (50th Street) has recently been paved.

A CNR mainline runs along the south side of the hamlet and includes a public crossing at 44th Street. Upgrading this to a signalized crossing would be fairly costly, estimated at \$65,000–125,000, depending upon signalization requirements (pers. comm., CNR).

3.3 EXISTING UTILITIES

The *Yellowhead County Evansburg Infrastructure Assessment Study (YCEIAS)*, prepared by Associated Engineering Alberta Ltd. in November, 1999, was commissioned by the County to assess the current and future requirements for the hamlet. At the time of its preparation, it did not specifically anticipate development much beyond the built up area of the hamlet and a strip of undeveloped land west of and adjacent to Rochfort road. As a result, the assessment of the servicing potential in the context of the current Plan may require site-specific testing of servicing capacity and cost re-assessments, depending on the scale and type of future development proposals.

Sanitary Sewers - The County operates a sewage lagoon located in NE 30-53-7 with a registered capacity for a population of 1214 persons. While the main portion of the hamlet is already serviced, any further expansion of the hamlet to new development cells may require additional investment in trunk lines in some cases. Sewage capacity is expected to be able to meet future demand for most infill developments in the medium to long term outlook. Infill development is identified in the Plan area and these may be easily connected with little additional off-site development costs. Notwithstanding the above, the 1999 *YCEIAS* identifies sewage line upgrades within the built portion of the hamlet.



LEGEND
Plan Area
Land Use District

- R1 RESIDENTIAL - SINGLE FAMILY
- R2 RESIDENTIAL - MEDIUM DENSITY
- R3 RESIDENTIAL - HIGH DENSITY
- MHS RESIDENTIAL - MOBILE HOME SUBDIVISION
- RAR ACREAGE RESIDENTIAL
- C1 COMMERCIAL - OFFICE, RETAIL AND SERVICE
- C2 COMMERCIAL - HIGHWAY
- M INDUSTRIAL - GENERAL INDUSTRIAL
- US URBAN SERVICE
- P PARKS AND RECREATION
- UR URBAN RESERVE
- DC DIRECT CONTROL

EXISTING ZONING

Fig.7

Evansburg ASP

Twp.53 Rge.7 & 8 W.5M.



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SE30 53-7-5

53 AVE

52 AVE

51 AVE

50 AVE

49A AVE

50A ST

49A AVE

50 ST

49 ST

TIPPLE
PARK

LEGEND

Mainstreet Review Area
Potential Parking Addition



Existing Parking Or Under
Utilized Parking / Number Of
Stalls On Street

— 7

Number Of Potential Stalls Off
Street

— 7

PARKING SURVEY

Fig.8

Evansburg ASP

Twp.53 Rge.7 & 8 W.5M.



MATRIX PLANNING

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Scale - 1:3,300

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Water Supply – The hamlet receives its water supply from 3 wells located 4km to the south of the water treatment plant in S1/2 13-53-8-W5M. The maximum pumping rate is 230 m³ per day from each of two wells with a third in reserve. Maximum annual diversion is licensed to be 83,590 m³ per year. A 150mm water line runs north along the west boundary of Sections 18 and 19-53-7-W5M to feed the treatment plant. The plant itself combines sand filtration and chlorine with a treated water storage capacity of 1000m². This allows for a 4-day storage capacity in winter. However, in some summer months the reservoir has been drawn down to a 2-day supply, triggering water restrictions. Further significant population growth will require upgrading the treated storage capacity. In addition, a recent check of the pipeline indicates that the line is aging and may require replacement in future.

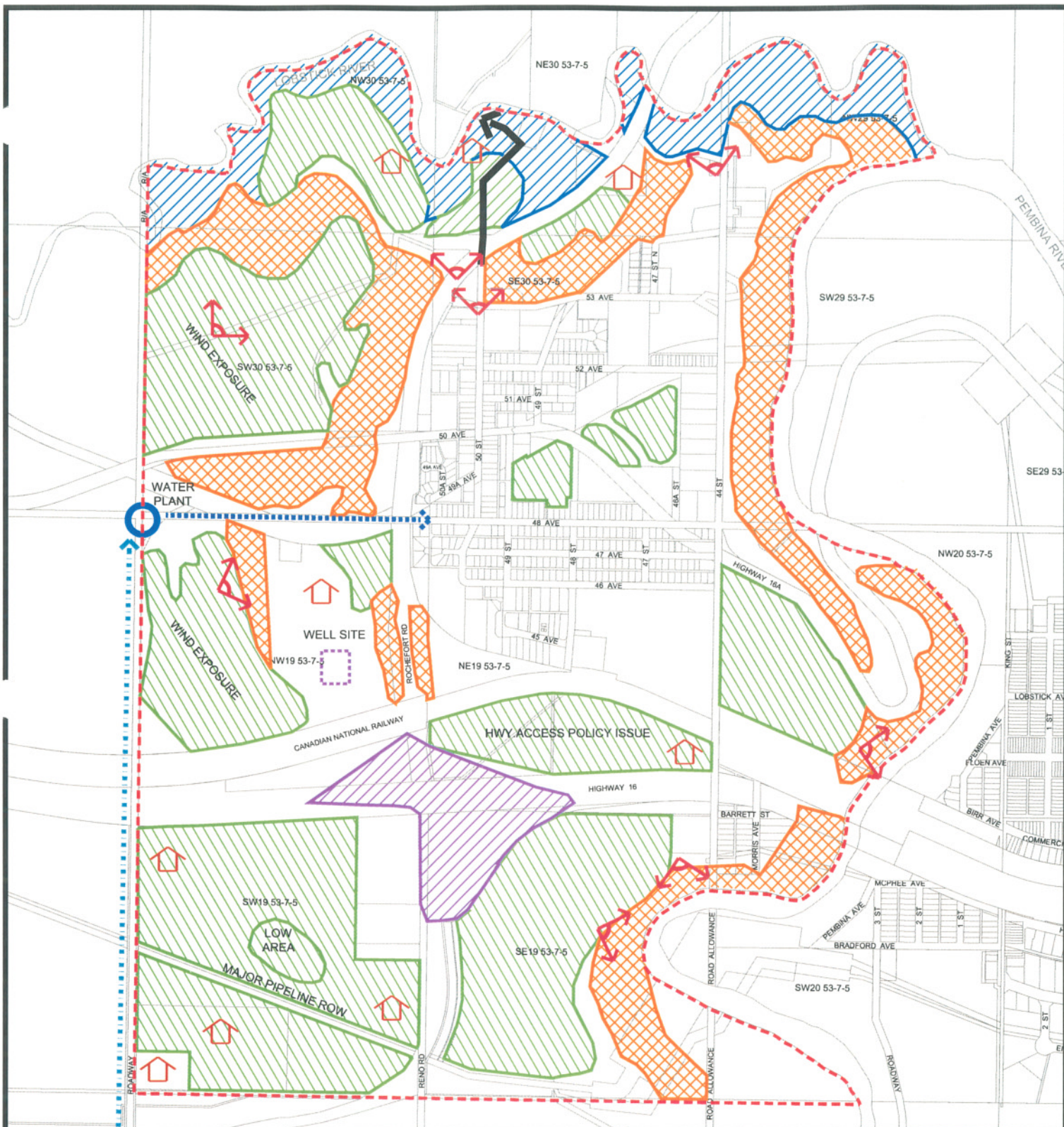
Fire flows directly off the raw water line are not possible due to the low pressure rates. In addition, the pipeline supplies water to the treatment plant on an as-needed basis. Therefore, any water supplied by the pipeline to users ahead of the treatment plant will be required to have their own reservoir and possibly an independent pressure system.

Other Rights Of Way - Major gas oil pipeline rights of way run west to east in S1/2 19-53-7-W5M and across the Pembina River. A powerline runs across SW30. A sewage mainline crosses NE 30 while a main raw water pipeline runs the length of the west road allowance of section 19.

4. SITE ASSESSMENT

4.1 OPPORTUNITIES / CONSTRAINT MAPPING (Fig. 9)

Figure 9 identifies the generalized opportunities and constraints. The overall development cell pattern was largely derived by avoiding areas of steep slopes, ravines and low areas. Areas that were wind exposed, had good views or constraints due to pipeline or powerline rights of way were still considered more developable. The Lobstick River has a possible constraint dealing with unknown flooding risk and as such the 735 metre contour was selected as the



LEGEND

- Steep Slopes
- Future Highway Interchange
- Potential Flood Risk
- Potential Landscape
- Development Units
- Water Main From Treatment Plant
- Raw Water Line From Wells
- Sewer Main From Evansburg
- View Point
- Homestead
- Study Area



OPPORTUNITIES AND CONSTRAINTS

Fig.9

Evansburg ASP

Twp.53 Rge.7 & 8 W.5M.

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Scale - 1:15,000

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development boundary based on 70 years of anecdotal evidence by the landowner on the parcel.

4.2 ENGINEERING CONSIDERATIONS AND CAPACITIES

The feasibility of residential development within Evansburg has been reviewed based on a number of factors. These include the lay of the land, proximity to services, and other factors. In addition, the *Yellowhead County Evansburg Infrastructure Assessment Study (YCEIAS)*, prepared by Associated Engineering Alberta Ltd. in November, 1999, has been referenced to determine development feasibility based on infrastructure capacity. The following provides some general comments regarding the existing and proposed infrastructure within Evansburg.

Servicing Thresholds - The YCEIAS has recommended infrastructure upgrades based on a maximum population of 1214 people. The location for this potential future development in the YCEIAS has been assumed to be in SW 30-53-7. Infrastructure upgrades have, therefore, been recommended in the study based on possible development in those areas. However, due to natural drainage patterns flowing through the area and potentially difficult slopes, the ASP has indicated potential serviced development in other areas within Evansburg instead. This may result in a re-visiting of parts of the YCEIAS study.

If all the development cells indicated in the ASP were to be developed, the population would be greater than 1214. This means that there would be further infrastructure upgrades required past the population of 1214 people. These upgrades could be substantial and would require items such as additional water reservoir storage and sewage treatment facilities. As such, without additional upgrades, some development areas that are shown to have the potential for water and sewer servicing may not be serviceable, if there is no capacity in the infrastructure.

Water Supply - The general concept of water servicing in a typical community includes large transmission mains from a reservoir with smaller distribution mains providing servicing to actual development. Evansburg does have large watermains from the reservoir, however, most of the distribution system consists of small pipe. The YCEIAS has provided for the possibility of development adjacent to the Rochfort Road (SW30-53-7) and have recommended watermain

upgrades near these areas. To service cell J, for example, the only watermain in the area are 150mm in diameter. Without a detailed pressure analysis, it is difficult to confirm that an extension of the 150mm watermain could service this area. The same applies to the other cells slated for potential residential development. Additional watermain upgrades may be required to provide for adequate service volumes and pressures in some development cells that were not assumed in the YCEIAS.

Further, if development pressures required added capacity, the water treatment plant would require additional storage capacity and/or potentially a new raw water pipeline.

Sanitary Sewer - Regarding sanitary sewers, the minimum size pipe typically has much more capacity than is usually required for a development area. This is due to Alberta Environment requirements. Based on the YCEIAS, it is expected that the sewer pipes within Evansburg will have sufficient capacity to service the possible development cells outlined in the ASP.

Stormwater management - Stormwater drainage has been provided for through ditches and pipes. The YCEIAS has recommended improvements to the overall system, based on a capacity analysis. However, Alberta Environment does have specific stormwater management requirements for new development within the province. These include treatment of stormwater to remove sediment and oil type substances. Treatment of stormwater has not been addressed in the facilities that currently exist or that have been proposed, based on the YCEIAS. In addition, it is likely that some additional stormwater improvements for some possible development cells would be required due to these possible development areas not being addressed in the YCEIAS.

Transportation Network - The YCEIAS has also recommended that road standards meet the minimum recommendations of the Roads and Transportation Association of Canada (RTAC). For a local residential road, these recommendations include an 11.0m wide driving surface. However, depending on whether a road will be part of a fee simple development or a strata development, depending on whether lots are on one side of the road or both, and depending on other items, these standards can be different. In fact, many municipalities in Alberta use a narrower road standard for their local residential

roads. In addition, Yellowhead County may consider reducing road standards to save on construction and maintenance costs in some cases. These considerations should be made on a site-specific basis and should be balanced with safety aspects of the road. The cross sections in Appendix B are a few different road standards that have been used successfully in other developments in Alberta, both strata and fee simple. Please note that, as is typical with new development, additional area for shallow utility servicing is required in a Utility ROW on lots.

The downtown parking supply was also measured in response to public concerns of inadequate supply. Figure 8 identifies the underutilized land areas suitable for improved parking availability.

4.3 DEMOGRAPHIC ASSESSMENT

The 2001 Canada census reports Evansburg with a population of 765 persons in 338 private dwellings. This represents 7.7% of the County population and 3.4% of its dwellings. Over the period 1996-2001 the population has increased by a modest 3.4%

The 2001 Canada census reports that a total of 20 dwellings were built in Evansburg between 1991 and 2001. A non-existent supply of lots will continue to suppress new starts until more serviced land comes on the market. Almost one third of the dwellings in the hamlet are reported as being 'rented'. This could be due in part to the large seniors lodging component in Evansburg. However, this level of ownership is still low and could be addressed through new dwelling construction opportunities.

Discussions with the Grande Yellowhead School Board (Peter Fuchs, pers. comm.) indicate that shrinking enrolments in Evansburg may require the Board to consider rationalizing educational space over the next few years. The Grande Trunk High School has lost 31 students (13%) over the period 1995-2002. While Evansview elementary school has witnessed an increase of 26 students (20%) over the same period, the pre-school population and earlier elementary grades indicate this will become a negative number in the next 5 years unless new students are generated from the community.

4.4 HOUSING / LAND DEVELOPMENT FEASIBILITY

A local real estate agency (Noreen Hutt, pers. comm.) indicates that 2002 has seen strong interest for retirement homes and buyers seeking good value. Land values in other areas such as Drayton Valley and Rocky Mountain House could spill over to the Evansburg area. However, there is little product available to serve the market. Based on anecdotal evidence, and distance from the workplace, the Edmonton commuter market is assumed to contribute little to this demand.

The market appears to be generating interest from outside the Evansburg area, as far south as Calgary. Peripheral locations in Drayton Valley and Rocky Mountain House have substantially higher land costs. Trans Alta Utilities at Wabamun Lake is in the process of selling a number of staff houses to be moved off the site. The land would also be taken out of residential use. Houses are selling for approximately \$7000 and need a parcel on which to locate. Opportunities to move some homes into Evansburg has been suggested. However, without serviced land, this does not appear feasible. This is simply an example of opportunity of which the hamlet can take advantage. People appear to be willing to move into the community if land was available and financially viable in the short to medium term (0-4 years).

The current inventory of houses and vacant lots in the hamlet are low to non-existent. While Entwistle has some additional inventory, the strong commercial and amenity attributes of Evansburg would put it in a favourable position to dominate market share if additional single family and other residential types were made available.

Development costs will be a function of the real estate market at the time of development. Current land values appear marginal to recover even the cost of servicing for most parcels. However, as scarcity of land and choice of product together with an increase in market demand works through the system, land values may increase to the point where serviced urban development may become more viable. Unserved country residential parcels of between 2-5 acre parcels appear somewhat more viable, but again, land values need to be higher to produce a profitable subdivision.

The following chart estimates costs to develop in an urban market. Please note the following:

- Single family lots include one service per unit.
- Service costs are to the property line. Line length to house is not included and could be longer for lower density.
- Slopes and grades are not unusual

**EVANSBURG DEVELOPMENT OPTIONS AND
GENERIC DEVELOPMENT COSTS ***

Housing Style	type of servicing		typical per unit development costs **	
	pipel water/sewer	individual water/sewer	services plus paved road	services plus gravel road
low density, multi-family row housing	√	N/A	\$10,000	N/A
manufactured housing (eg. mobile home park or subdivision with 30'x110' lots)	√	N/A	\$14,000	N/A
urban-sized (eg. 50'x120' lot) stick built, single family lot	√	N/A	\$15,000	N/A
half acre to 1 acre estate sized, stick built single family lot	√	N/A	\$34,000	\$22,000
2 acre - 5 acre country residential, stick built single family lot	N/A	√	N/A	\$17,000 ***

Notes:

- * Estimates are generic. Detailed costs may vary with site circumstances.
- ** Includes costs for shallow utilities such as power and natural gas. Does not include land cost /unit. Raw land values vary with parcel size and location respecting servicing, proximity to hamlet and aesthetics among other factors.
- *** Assumes 3 ac. lots on a 25 acre subdivision

4.5 COMMUNITY CONSULTATION

A community consultation process was set up by the consultant and a steering committee was established by the County to oversee the process. Three public meetings were held in June, and November 2002, and March 2003. In addition, 5 steering committee meetings were held to review the plan progress. In each of the public meetings approximately 30 – 50 residents attended the meetings.

5. FUTURE LAND USE CONCEPT

5.1 HOW TO USE THIS SECTION

This section of the Plan provides the spirit and intent in which the plan policies are written. This section should not be interpreted as policies but as context and intent of the policies.

5.2 OVERALL GOAL

To establish a flexible land use Plan that encourages future land development and improvement of public spaces in a manner that is practical and supported by the community and Yellowhead County.

5.3 A FUTURE VISION

It is the year 2023. The hamlet of Evansburg has become a well-known haven for senior citizens and those families seeking a milder pace of life in a scenic, well-cared-for setting. The compact commercial core has maintained its role as the central meeting place of the community and the active seniors scene shows up in the volunteer initiatives that go into keeping the community moving ahead.

Employment and Demographics - Evansburg has also become a growing community of locally employed entrepreneurs and staff working nearby in the hamlet and the commercial/industrial park just south of Highway 16. Strong demand for housing has been driven by the retirement community and a growing number of local businesses.

Development - Developers have started to take notice of the strategic location on Highways 16 and 22 as well as the attractive setting and economic value potential. Several housing initiatives on the edge of the existing community have provided the housing choice from small townhouses to gracious country residential along a riverfront setting or in the rolling hills.

The County has encouraged commercial and residential development by using its land holdings as a lever to kick start development in the hamlet. The County approval process for potential developers has been smoothed out through pre-

planning at the area structure plan stage. Other private land has been highlighted as suitable for development and the market has responded. After a tenuous start, the land values are showing yearly appreciation, but there is still a housing option for every price range.

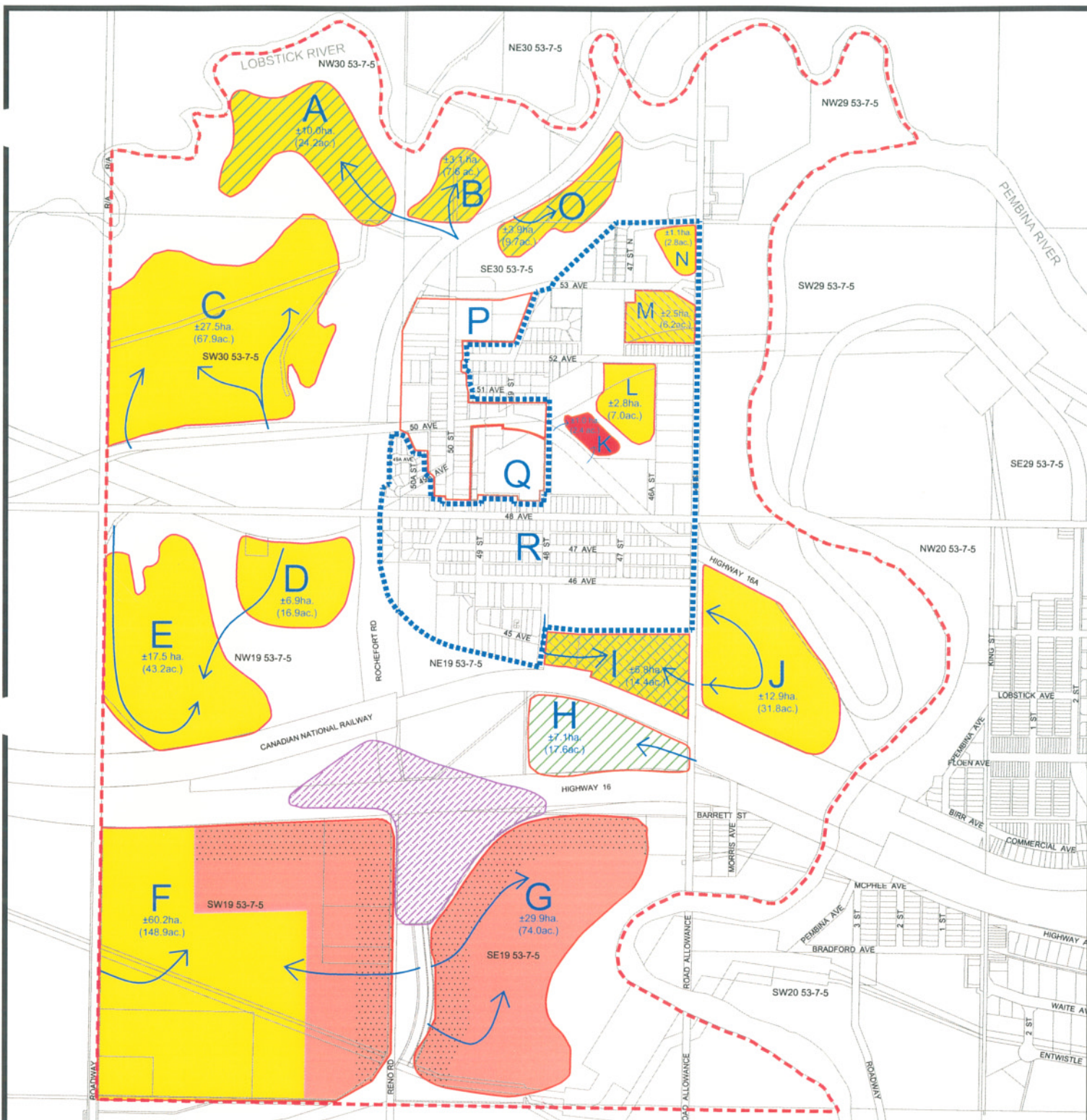
Mainstreet - It is also known for its vibrant, attractive shops and mainstreet. For twenty years, the community has focused consistent effort to evolve a well-organized Mainstreet committee that has, over the years encouraged landowners to re-develop their facades into a consistent theme. Edmontonians and other tourists add Evansburg into its list of best weekend and day-trip destinations, taking in the spectacular Pembina River valley, the Provincial Park and shopping the farmers market.

5.4 CONCEPT PLAN FEATURES AND PRINCIPLES – NEW DEVELOPMENT CELLS (Fig.10)

Overview of Concept Principles – This Plan is slightly different from typical Area Structure Plans. Evansburg has signaled it wishes to experience commercial, industrial and residential growth. Therefore, the Plan is based on a flexible response to market opportunities and hence, the development cells outlined in Fig. 10 in most cases, identify a menu of development opportunities. However, where certain uses are proposed, the development within the adjacent cells or within the same cell requires specific evaluation prior to rezoning approval to ensure the land is not only suitable for the use proposed, but also compatible with future potential uses adjacent to the proposal.

The Tipple and Mainstreet cells are set apart from the rest of the development cells for more detailed design consideration. Engineering is flexible but requires a detailed examination depending on the land uses proposed in future.

Buildout scenario - If full development were attained for all development cells in the Plan, 469 acres of developable land could accommodate up to 484 dwelling units of various types and result in a tripling of the population of 700 - an increase of 1326 additional persons to a total of 2000. This is not likely however in the life of the Plan and trunk servicing costs and waste treatment improvements would need to be substantial.



LEGEND

Plan Area

Road Access Point

Future Highway Interchange

Potential Cell Land Use Designations:

High Visibility Commercial

Campground **A,B,H,I**

Manufactured Housing **I, M**

Serviced Urban Residential **I,J,M,N,L**

Serviced Rural Residential **A,B,O**

Unserviced Rural Residential **A,B,C,D,E,O,F**

Unserviced Commercial / Industrial **F,G**

Serviced Commercial **K**

Urban Infill **R**

Mainstreet Improvement **P**

Tipple Park Re-development **Q**

Low Development Potential Areas



FUTURE LAND USE CONCEPT

Fig.10

Evansburg ASP

Twp.53 Rge.7 & 8 W.5M.



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Scale - 1:15,000

File No.: Evansburg ASP-Mar. 13, 03.dwg

Engineering Concept (Fig.12) – As noted in earlier sections of this Plan, the concept assumes on-site water and sewer for “unserved” rural residential and industrial/commercial lands. New trunk lines would likely be required for those areas identified as “served” (see Fig. 12). Changes from the YCEIAS have been noted and identified in the Site Assessment section of the Plan. A more definitive servicing scheme would be required upon application for subdivision approval.

Immediate connections not requiring extraordinary trunk servicing can be achieved in cells K,L,M,N, thereby offering opportunities for lower cost housing.

❖ **Cells A B and O (41.5 acres)**

Site attributes - The secluded river valley with a treed escarpment as a backdrop creates a high amenity value for these three cells. The land is reasonably level. Little information on existing flooding history was available from the Province, flood assessment reviews will need to be done to better assess the potential for flooding on this bench. There is currently a homestead on each cell. Drilling reports from 1959 indicate a groundwater table in NW 30 to be at 3.66 metres below the surface at a surface elevation of 740 metres. Therefore, future development applications may require additional groundwater testing prior to rezoning.

Land uses - The intent is to allow either unserved (2-5 acre lots) or served (half to one acre lots) rural residential with a rural road profile (gravel roads with ditches). Other potential uses on the land include campgrounds that can occur on any or all of the cells or in conjunction with residential or other recreational amenities that take advantage of the river valley.

Infrastructure - The parcels are very close to a major sewer main running directly through cell B. Sewer servicing would likely be provided for Parcels A and B. A small (38mm or smaller) water line currently services cell B. This comes from an existing 150mm main that could not provide sufficient supply for development in this area without significant offsite improvements for any density. In addition a drainage crossing to access cell A will require some additional environmental analysis at the time of construction.

Potential density of development – Depending upon the results of a flood assessment, the type of lot sizes and servicing levels, this could bring between approximately 7 to 73 lots with a population of 19 to 200 persons at 2.74 persons per household or 415 campsites.

❖ **Cells C, D and E (128 acres)**

Site attributes - These development cells have pleasant, expansive views of the landscape and the community. Their lack of trees poses marketing limitations in the medium term. Exposure to winds and the view from the Rochfort Road requires careful site development. The sometimes steep-slopes affects developability and may encourage erosion. In addition, a well-site poses an aesthetic challenge to marketing. In site D, the current homestead is assumed to be redevelopable.

Land uses – The cell is suitable for unserviced (or partially serviced with water) rural residential uses with lots ranging in size from 2-5 acres or larger.

Infrastructure - There is good road access from 50th Ave. extension for Cell C. However, cells D and E potentially would require some road widening and access upgrading from the 48th Avenue and Rochfort Road intersection and consideration of at least an emergency access to the west of cell E. A major water main runs along the north side of cells D and E, thereby providing potentially easy water supply to those cells. Piped sewer would be uneconomical at the current time for C, D or E. Cell D and E currently are in proximity to a gas well and are near rail and highway, thus further constraining the market potential of the land.

Density of Development - This could bring approximately 20 to 51 lots with a population of 55 to 140 persons at 2.74 persons per household.

❖ **Cells F and G (223 acres)**

Site attributes – Indirect highway access and high visibility are key features the two quarter sections. While forest cover in cell F reduces highway visibility, it can also serve as an amenity feature and retain a separation between less compatible land uses. Both sites are reasonably level and pose little in the way of development constraints. The site is currently occupied by 4 homesteads and a highway maintenance yard.

Land uses – The land is suitable for unserviced industrial and secondary commercial with commercial located nearer the highway and industrial further south or in the interior of the cells. The uses shall not be such that they diminish the viability of Evansburg as the primary commercial centre. Rather, they provide an opportunity for an expanded commercial/industrial base where large land areas for commercial or industrial may not be available in the built up portion of the hamlet.

In addition, an unserviced rural residential component is suitable for the south and west portion of the quarter where visibility and nuisance constraints from the adjacent industrial use can be minimized. Performance standards should be applied to the areas such that unsightly open storage is screened from highway view.

Infrastructure - The cells are currently unserviced and are intended to remain unserviced for the foreseeable future. Treated water and sanitary sewer would need to cross Highway 16 and the demand for water is not apparent at the present time. If future demand warrants, the opportunity to extend a water line from the north may be considered. Road access is excellent to Highway 16 and Reno road to the south. However, future development may require road upgrading as traffic and turning movements increase into either cell F or G. Drainage to the north at Highway 16 constrains developability in cell F. This may be improved through re-grading at the time of development. A raw water line flowing north along the west quarter line supplies the hamlets water treatment plant but does not provide sufficient flow at this time to serve as a water source for fire fighting purposes.

Density of Development - Market demand would dictate the number and size of lots. Typically a commercial subdivision of this type would generate lots between 5 ac to 10 acres with access by gravel roads.

❖ **Cell H (17.6 acres)**

Site attributes - This treed site is located between a major rail line and a major highway. Noise would be substantial regardless of the use. The land contains one house at the present time and the parcel has potential for highway exposure but not direct highway access.

Land uses – The land is suitable for overflow campground use if railway crossing issues can be overcome. This is a serious impediment to more intense development. However, costs to upgrade could be prohibitive at this time. Residential uses are considered prohibitive for servicing and rail crossing upgrades.

Infrastructure – Access is from 46th street, across a private rail crossing. Approximately 20 trains per day cross the access road and substantial and costly upgrades to a controlled crossing would be required to accommodate any added campground traffic. Direct access to the highway will not be considered by Alberta Transportation. The parcel is not shown to be serviced by either municipal water or sewer and the nearest lines are not economical to extend to at this time.

Density of Development - A campground typically allows for 12 units per net acre. Including surrounding buffer land, this is reduced to as low as 10 sites per gross acre. Therefore, if the entire site was used for campground, there is potential for 176 campsites.

❖ **Cell I (12.7 acres)**

Site attributes - This treed site is an extension of the Grande Yellowhead School District. It is reasonably level and could retain sufficient tree cover to serve as an amenity on the periphery of the cell. However, it is identified as a

stormwater drainage problem area. The vegetation also tends to support this observation. However, if the storm drainage can be redirected, there may be potential for more intensive use.

Land uses – Single family residential, a manufactured housing development or overflow campground would be suitable for the site.

Infrastructure – Access would be from 46th street and 48th street. Existing water and sewer is located on 48 Street, adjacent to the cell. Stormwater management would require a potentially substantial investment in channeling drainage away from the site and potentially infill if soils prove less suitable for development. Given the current problem in this land with stormwater ponding, drainage from this site will likely be difficult and may require substantial fill.

Density of Development - This could bring approximately 76 single family lots to 89 manufactured housing units with a population of 208 to 244 persons at 2.74 persons per household. A campground could provide up to 105 units.

❖ **Cell J (31.8 acres)**

Site attributes - This cell has a gentle slope down to the southeast. The land has few constraints and a small point to the southeast has impressive views of the Pembina River valley far below. Access is reasonably good but is at a dead end location with no second emergency access to the cell from 46th street. A water drilling report from 1981 indicates a high water table (within 2.13 metres of surface) on the quarter section at an elevation of 780 metres above sea level. Therefore, future development applications may require additional groundwater testing prior to rezoning.

Land uses – The site is suitable for serviced urban residential at a variety of densities.

Infrastructure – Good access is available from 46th street. Development would likely require paving of the 46th street access road. Water and sewer are located at the north edge of the cell on 47th Ave and 46th Ave.

Density of Development - This could bring approximately 191 units with a population of 523 persons at 2.74 persons per household. Multi family units could increase this number.

❖ **Cell K, L (6.7 acres)**

Site attributes – The cells are located in a mixed wood forest area that fronts onto 50th avenue. The cell has excellent road access from 3 directions and is located near the access road to Pembina Provincial Park. The forest appears to have experienced blowdown, and is identified as a stormwater drainage “problem area” in a 1999 engineering study. Parts of cell K and L are identified for a stormwater dry pond in future engineering plans. The ASP re-shapes the proposed dry pond to a location further north, thereby freeing up added commercial land for development. However, in doing this, drainage from the proposed dry pond will have to be deepened and directed towards 52nd Avenue, rather than 48th Street. This will also require changes to the improvements suggested in the 1999 engineering study on 52nd Avenue and 48th Street and will require coordination with the upgrading program currently underway.

While slightly below the road grade, cell K is otherwise well positioned to augment the commercial nature of the street. It has wide frontage and would allow good access on each end of the cell. Fill from creation of the storm pond could be used to elevate the site.

Land uses (see Figure 13A and B plus Appendix E) – Cell K is suitable for serviced commercial uses. The parcel size is anticipated to be approximately 70 metres in depth and 160 metres in width, thereby allowing generous space for adequate parking, pedestrian space, and some streetscape creativity. The east end of the site contemplates a potential for a land exchange that would serve to square off the commercial land create more useable space. Lot widths may be created on a custom basis, with 30 metre frontages suggested, thereby allowing for perhaps 5 commercial lots.

Typical commercial building envelopes are identified in Appendix E. The intent of the images is to direct the developer and County staff in the manner of structures, access and general circulation.

Cell L is suitable for residential uses. As County land, the site would allow for single family residential. Two separate subdivision designs are provided in Figure 13A and 13B. The first option identifies a higher density residential subdivision for 26 single dwelling lots in 2 cul de sacs. Lots average 15x40 metres in size. The second option creates larger, fewer lots at 20x60 metres. Both options take advantage of the 46A street access and the low cost servicing adjacent to the road.

Infrastructure – Road access is excellent for cell K from either side of the cell. Cell L also has excellent road access from the north and south along an existing road. Water and sewer connections for cell K do not front onto the site. Cell L does, however, have immediate sanitary sewer and water access from 46A street and 52nd Avenue. Servicing for cell K would be accomplished through cell L to 52nd Avenue. A stormwater detention pond is planned for part of cell L. In addition, a 10m right of way has been retained to accommodate the existing drainage running northwest/southeast between cells K and L.

Density of Development – Cell K can generate approximately 2.77 acres (11,200m²) of commercial land. This includes circulation and parking. Cell L could accommodate approximately 18-26 single family residential lots with a population of 71 persons.

❖ Cells M and N (9 acres)

Site attributes - These sites are privately owned infill parcels that currently have a single residence on the lots. Cell M has 2 parcels owned separately. The southern most parcel in cell M is narrow and should be considered for development in conjunction with the parcel to the north. Cell N is more steeply sloped through its center with a residence in the southwest portion of the parcel.

Land uses – All cells are suitable for urban residential uses.

Infrastructure - Both cells have good road access. Both cells have good access to water mains. Cell N has a water main running diagonally through the parcel which improves access but is also a design constraint. Existing sanitary sewers do not extend to the cells but are reasonably close on 53rd Avenue. A lift station may be required to service all or part of Cell N thereby reducing viability in the medium term.

Density of Development - Cells M and N could accommodate approximately 54 dwelling units with a population of 148 persons at 2.74 persons per household.

5.5 MAINSTREET IMPROVEMENT - Cell P (31 acres) (Fig. 11)

Introduction - The concepts identified in this section of the Plan are intended as suggestive policy that leads to a more detailed Mainstreet Improvement implementation program that includes landowner financing, municipal funding, phasing, detailed façade design, etc.

The Concept - The key to this plan concept is the introduction of a variety of modular components to all the buildings to provide a contemporary version of a traditional prairie town main street. The modules could provide cover from the elements and give the opportunity for a series of outdoor chances to sit, eat, talk and linger in a pleasant environment. Colours, signage and lighting would all be part of a common theme. Change would also be made in the sidewalk treatment to improve the visual quality without sacrificing functionality. The elements are identified not as policy per se, but rather as encouragement to pursue an organized approach to a common theme.

Parking - The parking component in the concept is intended to maximize the availability of parking at the rear and encourage upgrading of rear business entrances and/or construct mid block walkways during business redevelopment wherever possible. Approximately 58 stalls are identified that can be re-designed and upgraded to provide adjacent access to customers on the west side of 50th street.

Pedestrian Connections – Creating a more pedestrian-friendly environment includes identification of mid-block connections as well as improved separation between pedestrians and vehicles, especially along 50th Ave., between 49th street and 50th Streets. This has the secondary effect of creating a more defined pedestrian connection between Tipple Park and Mainstreet.

Other Features - The community has asked for a location for heavy vehicle parking and a location for a recycling depot. These are also identified as options for future consideration.

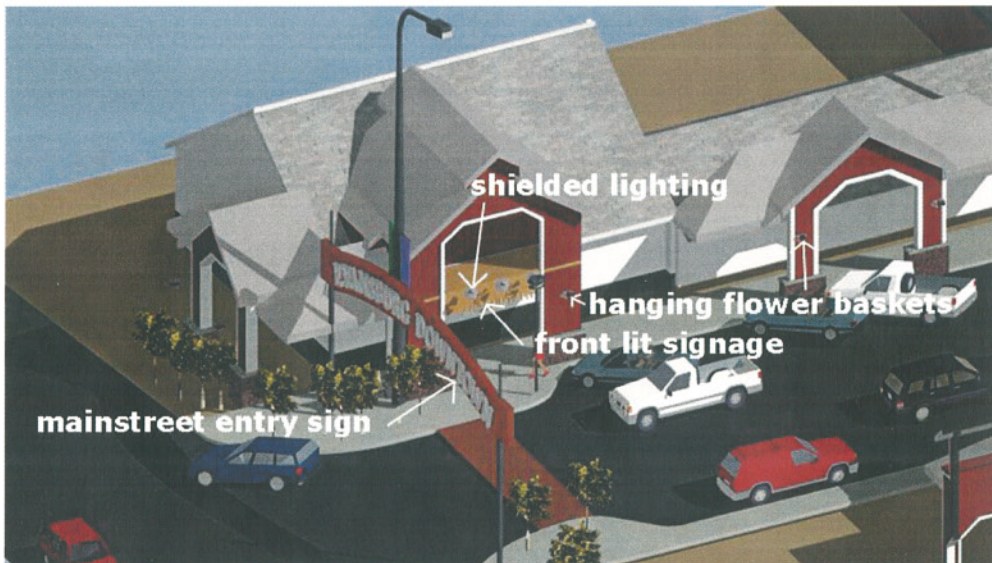
Urban Design and Enhancement - The design work is separated into design of public space (light standards, sidewalks, streets, street furniture, land use conditions by private business, etc.) and private space (a landowners building, façade, signage, private lighting, etc.). The Plan identifies a number of concepts that could be used in a more comprehensive Downtown Enhancement program. The program would include details on organization, implementation, funding sources, hardware pricing, grant applications, etc.



Facade treatment - stone finished base to projections / 6" horizontal siding painted to traditional prairie red colour with white trim / covered walkway with standing seam roof in neutral grey / promote use of upper level for offices or as residential apartment



Public walking spaces - external seating areas with sidewalk widening / contrasting pavement finish for pedestrian crossings / enlarge sidewalk areas and add curbed "bump-outs" at intersections



Signage and decoration - front lit signage using shielded lights / hanging flower baskets / Mainstreet entry sign

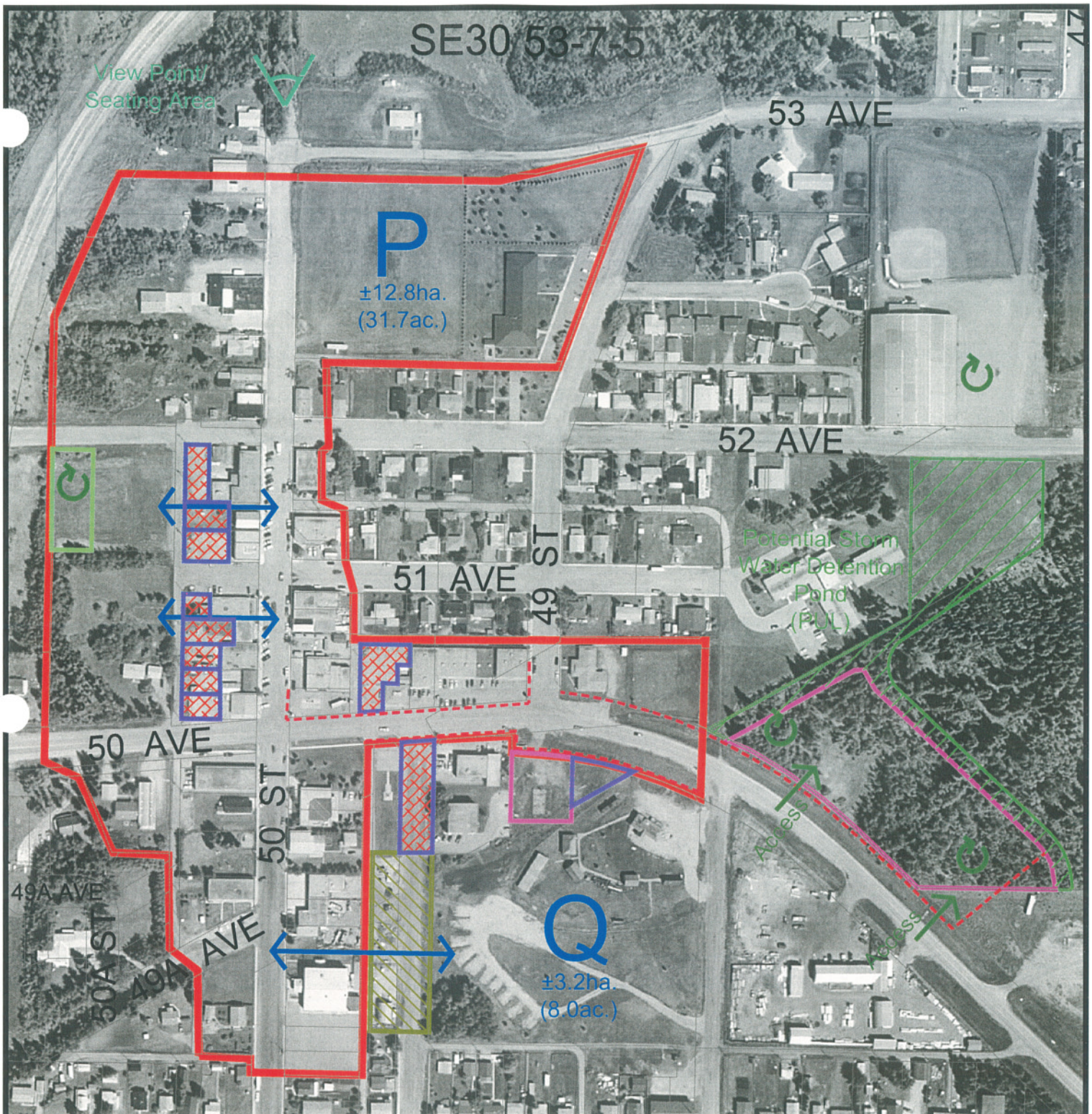


Public lighting and street furniture - low scale lighting units that add onto or replace existing light standards / add banners to lamp posts

5.6 TIPPLE PARK REDEVELOPMENT – Cell Q (8 acres) (Fig. 11)

Tipple Park – Tipple Park was included in the ASP terms of reference to provide ideas for future park use. At two public meetings a number of alternative ideas emerged. However, the capital and maintenance costs associated with those concepts required additional discussion among the community and the County. Therefore, the County shall undertake a separate process to delineate appropriate land uses, budget, timing and priorities. This process may choose to use the concepts identified in the community consultation process identified in Appendix C. Those uses included;

- seniors housing on Tipple Park land and/or land directly to the west,
- a water park and water slide
- a Tipple tower feature that re-creates the old tipple mineworks site,
- amphitheatre
- museum of existing buildings
- miniature golf and associated water feature



LEGEND

Potential Cell Land Use Designations:

Mainstreet Enhancement Area

Tipple Park Re-development Area

Storm Water Pond Re-Location

(Refer to Nov.1999 AES Study
For Original Location)

Road Closure And Addition To
Tipple Park Re-Design

Redesign Of Under-used Parking

Future Commercial Land Use

Potential Heavy Vehicle Parking

Possible Mid-Block Walkway

Recycling Station Location Options

Potential Curb, Gutter, And/Or Sidewalk



MAINSTREET / TIPPLE PARK FUTURE LAND USE CONCEPTS

Fig.11

Evansburg ASP

Twp.53 Rge.7 & 8 W.5M.



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Scale - 1:3,300

File No.: Evansburg ASP-Feb.25, 03.dwg

- a maze created from trimmed hedges and
- a re-located garden market.

In addition, other uses were mentioned such as a skateboard park and BMX track.

Adjacent Site Improvements - In addition to the uses to be undertaken in the Tipple park site review, a number of site improvements can be dealt with in the ASP implementation process. Figure 11 identifies the potential reallocation of land uses around the Tipple site. These are shown primarily to improve the efficiency and accessibility of available public land. The 49th street right of way is to be closed. In addition, adjacent County land to the west, currently used as a County chemical and equipment storage compound is intended to be moved off the site. The road allowance and County land would be considered as part of the Tipple Park review process. The site would continue to be used for its purposes until such time as redevelopment is imminent. Part of the closed right of way next to the current cenotaph is intended to be made available for additional public parking. Access to the adjacent apartment block will not be interrupted. Initial concepts put a multi-family seniors housing concept onto the site.

5.7 URBAN INFILL - Cell R

The remaining the built-up portion of the Plan area is largely residential, institutional and public space. The Plan intends for these uses to continue on an infill and redevelopment basis. New locations for commercial shall be directed to cells F,G, K, P,Q.

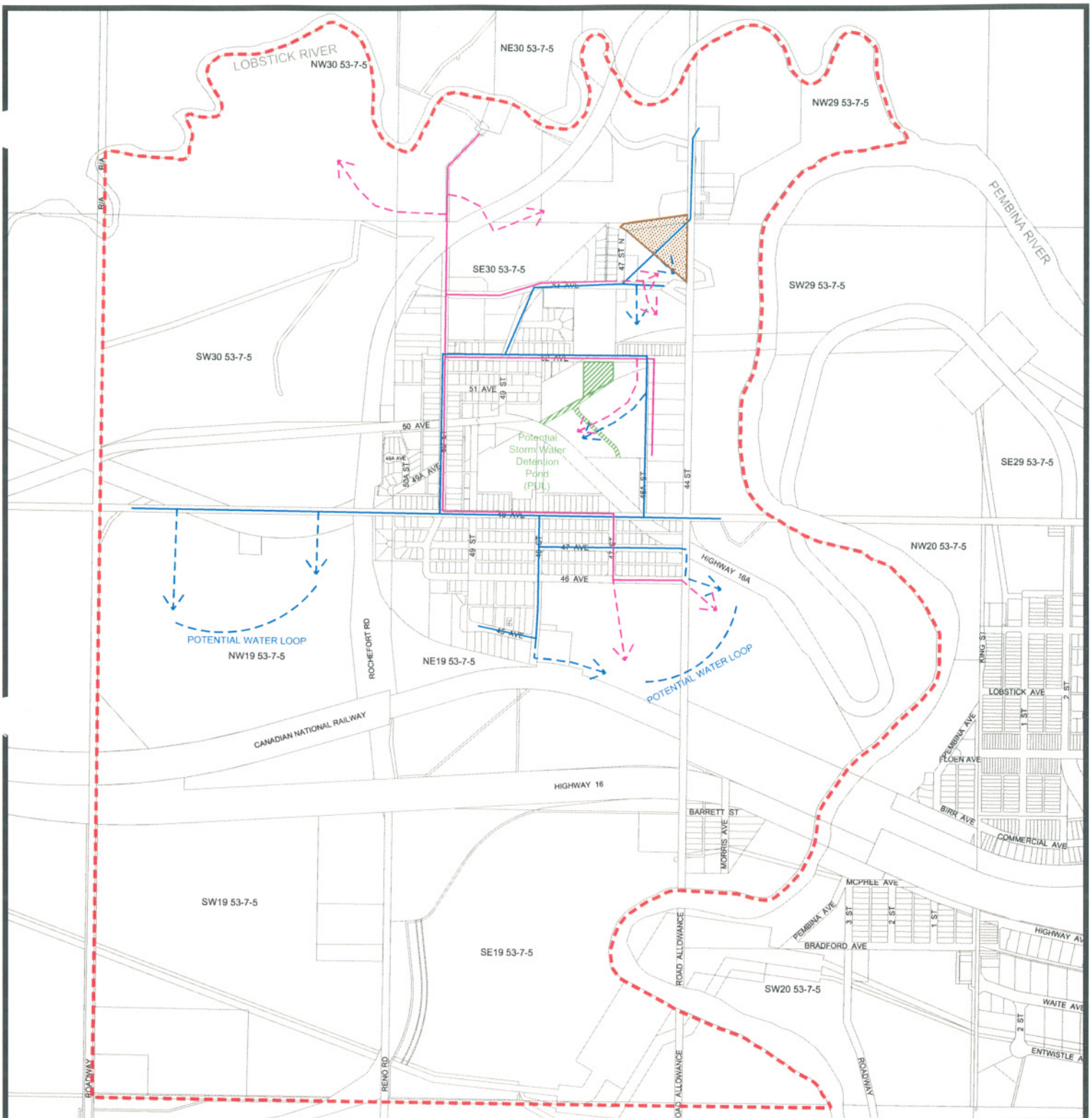
Commercial Exceptions - Exception to this are the parcels described as Lot 1, Plan 9120716 (current Pro Hardware site) and Plan 5967NY Lot J (current Pier 49 site). These are existing businesses which have sufficient land base to expand their operations on their parcels or redevelop to an alternative commercial use. On these parcels, future land uses shall remain commercial/retail and shall ensure that future redevelopment shall be in keeping with design guidelines for the Mainstreet Improvements as embodied in this Plan. However, the application of the Mainstreet guidelines should recognize that these land uses are more land extensive than Mainstreet and contain areas of open

storage. Therefore, the guidelines should apply to new proposed buildings. The owners are encouraged to upgrade their properties as opportunities arise. Landscaping, pedestrian-friendly access and linkages along 50th Ave. to cells K, L and Tipple Park should be identified in redevelopment plans. Access shall be in keeping with proper access management principles.

5.8 LOW DEVELOPMENT POTENTIAL AREAS (remainder of Plan area)

The remainder of the Plan area as shown on Fig. 10 is denoted in white. The Plan has shown these white areas to be less suitable development areas and further information will be required by the County before subdivision or development applications can be considered. They are identified in the Plan as having development constraints due to one or more of the following;

- difficult road access,
- unfavourable topography,
- erosion,
- flooding,
- poor drainage,
- subsidence,
- unsuitable soils,
- location within 300 metres of an operating or non-operating landfill limited areas for suitable building sites.



LEGEND

Study Area

Water

Existing Lines

Potential Extensions

Sanitary Sewer

Existing Lines

Potential Extensions

Storm Water Pond Re-Location

(Refer to Nov.1999 AES Study

For Original Location)

Infill Area Requiring Lift Station

SERVICING EXTENSION CONCEPT

Fig.12

Evansburg ASP

Twp.53 Rge.7 & 8 W.5M.



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Scale - 1:15,000

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6. LAND USE AND DEVELOPMENT POLICY

6.1 HOW TO USE THIS SECTION

This section of the Plan provides the policies that express the specific Plan regulations. These must be interpreted narrowly and the only variations allowed are where they are specifically provided for. The mapping included in the Plan may require further field measurements to verify any discrepancies in measurement.

6.2 LAND USE POLICIES

- a) Future subdivision and development shall be in accordance with this Area Structure Plan and Figures 10, 11 and 12. Major deviations to the Plan design and policies shall require an amendment to this Plan. Minor relaxations may be considered without an amendment to this Plan where the developer can demonstrate to the satisfaction of the Subdivision or Development Authority, as the case may be, that the reconfiguration of parcels and road design would maintain the overall intent of the Plan policies.
- b) The County may consider multiple land uses within each cell in accordance with Figure 10 and 11. However, the mix of land uses should be compatible with each other and respect setbacks, access issues, servicing capacities, nuisance effects and visual compatibility.
- c) The developer shall enter into an agreement with the County to construct and pay for the necessary off-site costs, on-site infrastructure for water, sewage disposal, stormwater management and road and rail access in accordance with the provisions of this Plan, municipal subdivision and development agreements and other policy documents the County may approve from time to time.

- d) Development of cells A or B shall require that the developer conduct a flood risk assessment prior to the rezoning of the parcels.
- e) Proposed land use development in the Plan area shall conduct soils testing prior to rezoning approval.
- f) A geotechnical engineer with coal mine engineering expertise should review the potential undermining hazards on lands which may have been subject to past mining operations.
- g) The County encourages adjacent landowners to cooperate in reducing development costs, especially in cells A and B, O, K, L and F. Sharing major infrastructure development costs among landowners will be encouraged and facilitated by the County through endeavour-to-assist agreements, local improvement bylaws, deferred reserve agreements and coordination of municipal water and sewer improvement budgets and scheduling.
- h) The Subdivision Authority shall require that applications for multi-parcel subdivisions submit the following information before the application is deemed to be considered complete:
 - a site plan prepared by a surveyor;
 - a drainage management Plan stamped by an accredited engineer;
 - identification of road rights-of-way and trail rights-of-way required by this Plan;
 - accredited water table testing;
 - evidence and mapping of the location of a suitable building site/footprint on each lot; and,
 - on slopes where buildings are intended to be constructed on slopes exceeding 15%, an engineer, licensed to practice in Alberta, certifying the land suitable for development.
- i) The interface of rural residential and commercial/industrial uses can cause conflict. Therefore the interface of residential/non-residential uses shall be considered in future land use decisions. A buffer strip between rural residential and commercial/industrial uses in cell F that retains a strip of

existing trees no less than 20 metres wide should be retained by applicants for commercial/industrial or multi parcel rural residential subdivision. The applicant shall provide a scaled plan view identifying a landscaping buffer to mitigate the interface of these potentially incompatible uses. Techniques that may be acceptable include vegetative cover, berming, or screening of unsightly uses by other buildings. Fencing may be considered where the fence does not create a dominant and unsightly feature.

- j) In accordance with County policy, developers shall be required to provide cash in lieu of reserve land in an area equivalent to 10% of the parcel(s) to be subdivided.
- k) The Urban Infill designation (Cell R) denotes the remaining the built-up portion of the Plan area as largely residential, institutional and public space. The Plan intends for these uses to continue on an infill and redevelopment basis. New locations for commercial shall be directed to cells F, G, K, P, Q.
- l) Existing commercial operations within The Urban Infill designation may continue to operate and expand commercial operations on their sites. The application of Mainstreet re-development guidelines should be applied to new building facades in the same spirit they are intended to be applied to the Mainstreet Improvement cell P.
- m) Mobile homes will continue to be allowed as a discretionary use in the existing residential areas in cell R (Urban Infill designation) subject to more stringent standards in terms of width and appearance through accompanying revisions to the existing HR – Hamlet Residential District in the Land Use Bylaw.
- n) New residential development cells identified in this Plan, however, shall maintain a separation of mobile homes uses from stick-built housing. To this end, two new land use districts are to be included in the Land Use Bylaw to ensure that new mobile homes, whether in a rental community or on subdivided lots, are located in accordance with appropriate-level development standards while not jeopardizing affordability.

- o) Low Development Potential areas as identified in Figure 10 are identified in the document as generally unsuited to development. However, the exact delineation of these areas shall be better defined through subdivision or development applications for other defined development cells.
- p) Consideration for future subdivision and/or development of those white areas shown on Fig. 10 shall require an application for subdivision or development as well as an amendment to the Area Structure Plan.
- q) Existing legal developments on parcels noted in section 7.2(k) above, may continue as conforming uses under the current zoning regulations. Review of substantive future land use applications exceeding current zoning uses, standards and intent shall require land surveys, geotechnical, hydrological and/or engineering that supports development potential in a more specific manner than that outlined in this Plan.
- r) Views as seen from Highway 16 and for land identified in the future land use map, Figure 10 as “high visibility commercial” shall be considered in future land use decisions. Unsightly open storage of material and goods not intended for retail sale shall be minimized for industrial/commercial subdivision and development applications in cells F and G. The applicant shall provide a scaled plan view identifying a landscaping buffer to mitigate open storage to the satisfaction of the County. Techniques that may be acceptable include vegetative cover, berming, screening by other buildings. Fencing may be considered where the fence does not create a dominant and unsightly feature.
- s) Development Cells F and G are intended to supply sites for commercial/industrial land uses that require the large, unserved parcels that are unavailable in the built up portion of Evansburg. They may contain a retail component where large areas of land are required. Types of uses suitable for unserved commercial/industrial uses are included in the Hamlet of Evansburg Unserved Industrial/Commercial (HEUIC) land use district and may include but is not limited to
 - agricultural supply and equipment sales and service

- commercial storage
- general contractor services vehicle and equipment, sales and storage
- home improvement centres
- recycling depot
- vehicle and equipment servicing, testing, repair or manufacture
- veterinary service
- warehousing and storage
- wholesale food service and processing
- accessory buildings and uses

6.3 TRANSPORTATION POLICIES

- a) The developer shall enter into an agreement with the County to undertake road construction and warranty as specified in the municipal subdivision agreement.
- b) Subdivision and development of roads shall follow municipal standards as amended from time to time.
- c) Road connections (as identified in this Plan) that serve to connect separately owned parcels shall be considered at the time of subdivision application.
- d) Condominium ownership of subdivisions in the plan area shall adhere to municipal road construction standards.
- e) Road connections (as identified in this Plan) that serve to connect separately owned parcels shall be considered at the time of subdivision application. The Subdivision Authority shall require, as a condition of subdivision approval, that road rights-of-way be dedicated and constructed by the developer to provide future road connections to the property line at the time of first subdivision.
- f) Condominium ownership of subdivisions in the plan area shall adhere to municipal road construction standards.

- g) New commercial construction in the Mainstreet area shall have regard for improving the availability of parking at the rear of the structures. New exterior or interior development should incorporate midblock walkways or enhanced rear entrances to accommodate pedestrians traveling between the rear and Mainstreet.

6.4 SERVICING POLICIES

- a) The developer shall enter into an agreement with the municipality to provide sufficient fire protection to the satisfaction of the municipality.
- b) Fire protection for cells F and G shall consider use of the raw water pipeline located in the west road allowance of SW19-53-7-W5M.
- c) Proposed development of serviced rural residential parcels shall require to be connected to municipal water and sewer.
- d) On-site water and sewer may be provided for each unserviced commercial/industrial parcel created. Water and sewer shall be provided in accordance with Provincial requirements.
- e) Servicing of land in cells K and L is encouraged to be done in conjunction with nearby development opportunities on private land in cell M and adjacent stormwater drainage improvements where economies of scale reduce costs for all parties.

7. PLAN IMPLEMENTATION

7.1 HOW TO USE THIS SECTION

This section of the Plan directs the County and applicants for rezoning, subdivision and development to undertake more specific actions that are required to ensure the area develops as intended by the Plan. While this section should be interpreted as policies, the County may exercise some flexibility at the land use, subdivision or development permit stage respecting specified, site-specific considerations, with the provision that the Plan goals and objectives are achieved.

Introduction

Evansburg is a community with a history of community activism. It is an optimistic community in a new relationship with the County. The County and community, as partners in the hamlets future need to assess local priorities and place them in the context of the County-wide goals. Likewise, the County is in a position to further assist the aspirations of its largest hamlet as it has in the past with infrastructure upgrades. This section details the challenges facing the community in its drive to expand its economic base, housing opportunities and capitalize on its aesthetic and strategic locational advantages.

The community wants the County to use the means at its disposal (e.g. utilizing the land it owns to participate in the development of residential lots or lever developer interest) to assist in spurring growth and development in the Hamlet.

7.2 POLICIES

- a) This Plan shall be reviewed at 5-year intervals.
- b) The County is encouraged to use the means at its disposal (e.g. utilizing the land it owns to participate in the development of residential lots or

lever developer interest) to assist in spurring growth and development in the Hamlet.

- c) The land use districts applicable to the Plan area shall be prepared in accordance with the objectives of the Plan.
- d) The County shall consider the preparation and implementation of a “holding” district to be applied to the undeveloped portion of the Plan area.
- e) The County shall give consideration to expanding the hamlet boundaries to encompass the ASP boundaries and recognize this in the Municipal Development Plan.
- f) The County may dispose of County-owned lands in a manner that encourages the establishment of additional housing stock and commercial opportunities of the type that meets the intent of the Plan. Mechanisms to achieve this include:
 - undertake to service County-owned commercial or residential land in preparation for sale in return for a development commitment,
 - sale of unserviced land at a preferential rate in return for a defined development commitment,
 - servicing of County land and extend such servicing to benefit private lands at a reduced cost or a longer payment period in return for a development commitment,
 - advertise for expressions of interest for construction of housing in accordance with a defined set of objectives and allow the developer to operate the housing units on leased County land.
- g) The County is encouraged to relocate the existing 49th street Public works yard and identify alternate locations outside the built up portion of the hamlet.
- h) The County may share costs of land development with private developers to take advantage of economies of scale.

- i) The County shall review the *Yellowhead County Evansburg Infrastructure Assessment Study (YCEIAS)*, in light of the Plan approval and shall reconcile the revised development scenarios with servicing opportunities, constraints and County budget priorities.
- j) The County shall assess the initiatives that arise from the Plan in its annual budgeting process and identify priorities and development schedules in consultation with a hamlet steering committee. The priorities that may be considered on an annual basis may include but are not limited to;
 - 1. servicing and development of County land in development cells K and L, plus the County land to the north and stormwater dry pond construction adjacent to cell K
 - 2. work with the chamber of commerce and community to promote development lands and/or enhancing commercial visitation
 - 3. new housing encouragement
 - 4. Tipple park redevelopment
 - 5. Downtown Enhancement organization and funding
 - 6. sidewalk upgrading on 50th ave
 - 7. relocation of Public works storage and realignment of 49th street
 - 8. creation of a Evansburg recycling depot
 - 9. establishment of an Evansburg large vehicle parking area

EVANSBURG HISTORICAL
PEMBINA MINERALS

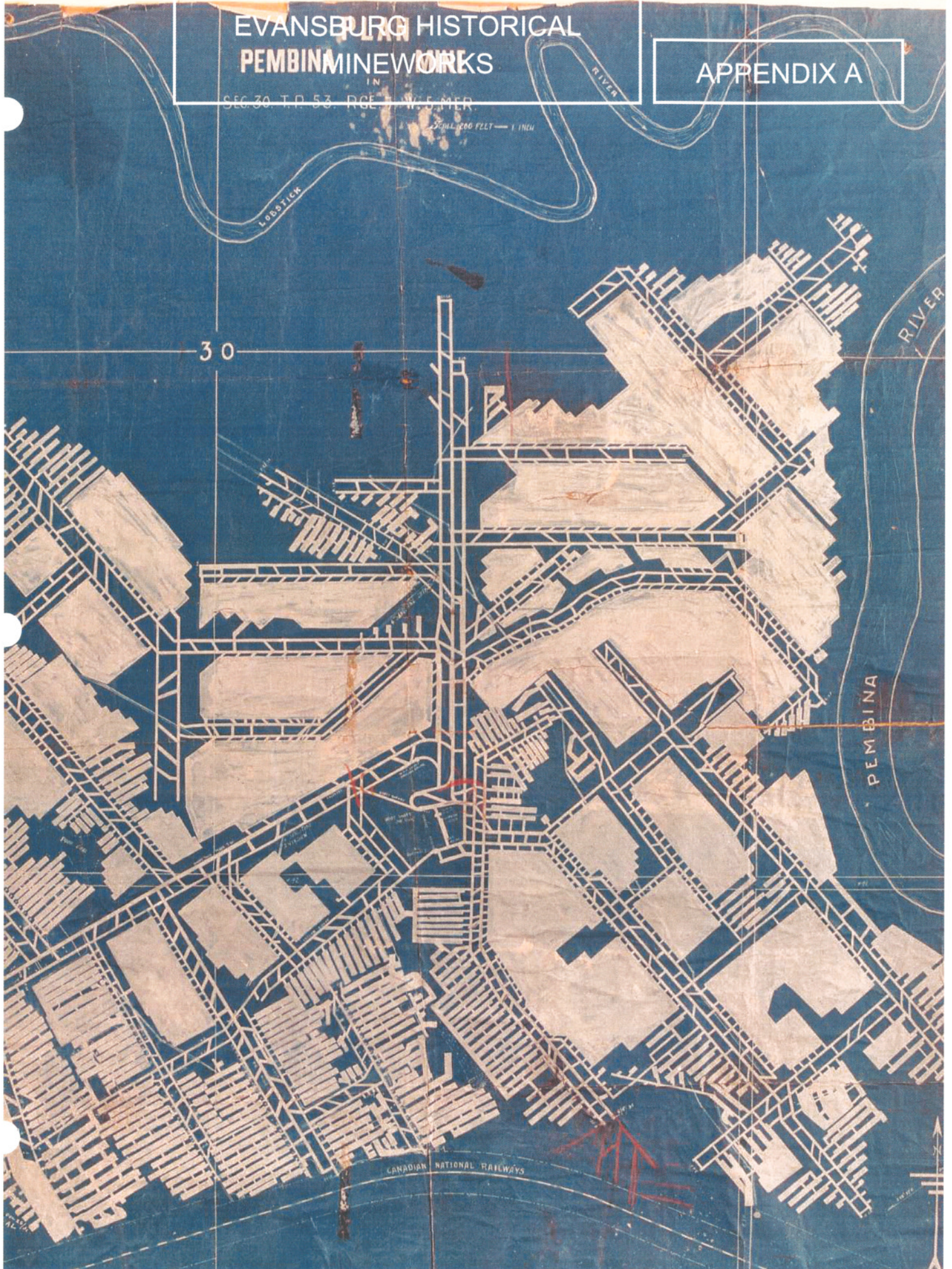
APPENDIX A

SEC 30, T.10 N. 53, R.10 E. 5. MER.

SCALE 200 FEET = 1 INCH

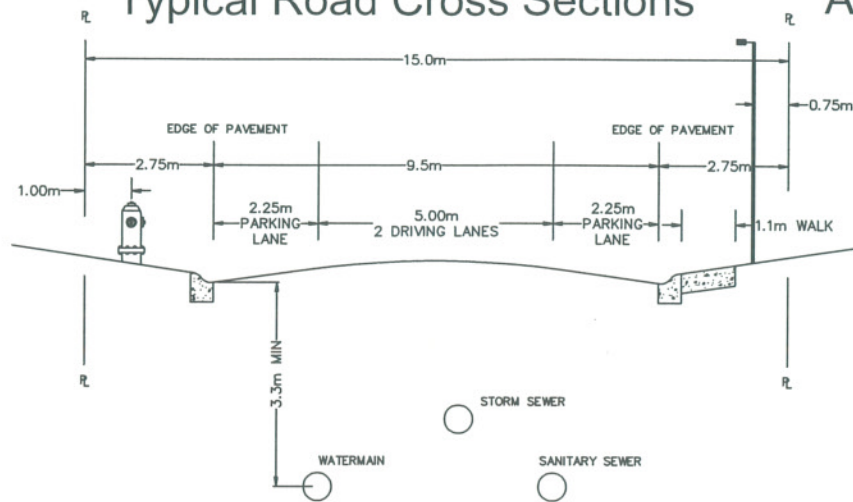
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CANADIAN NATIONAL RAILWAYS

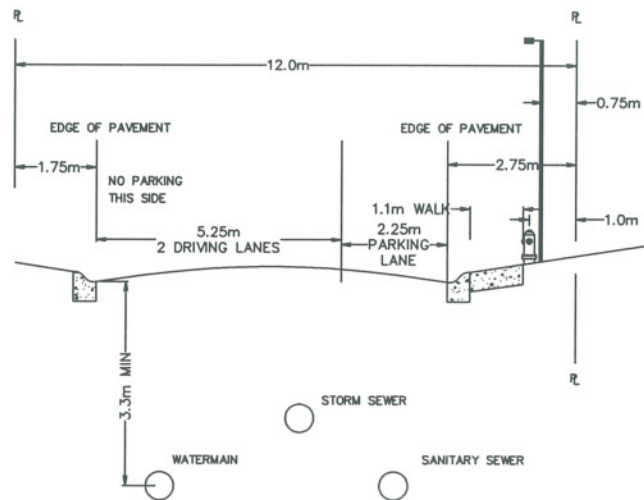


Typical Road Cross Sections

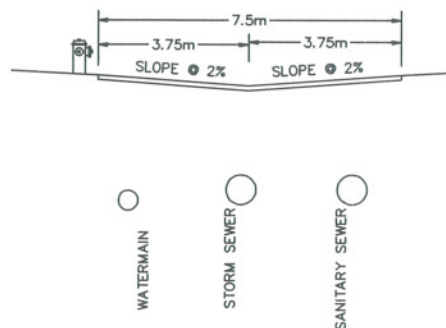
APPENDIX B



TYPICAL LOCAL RESIDENTIAL (9.5m ROAD)



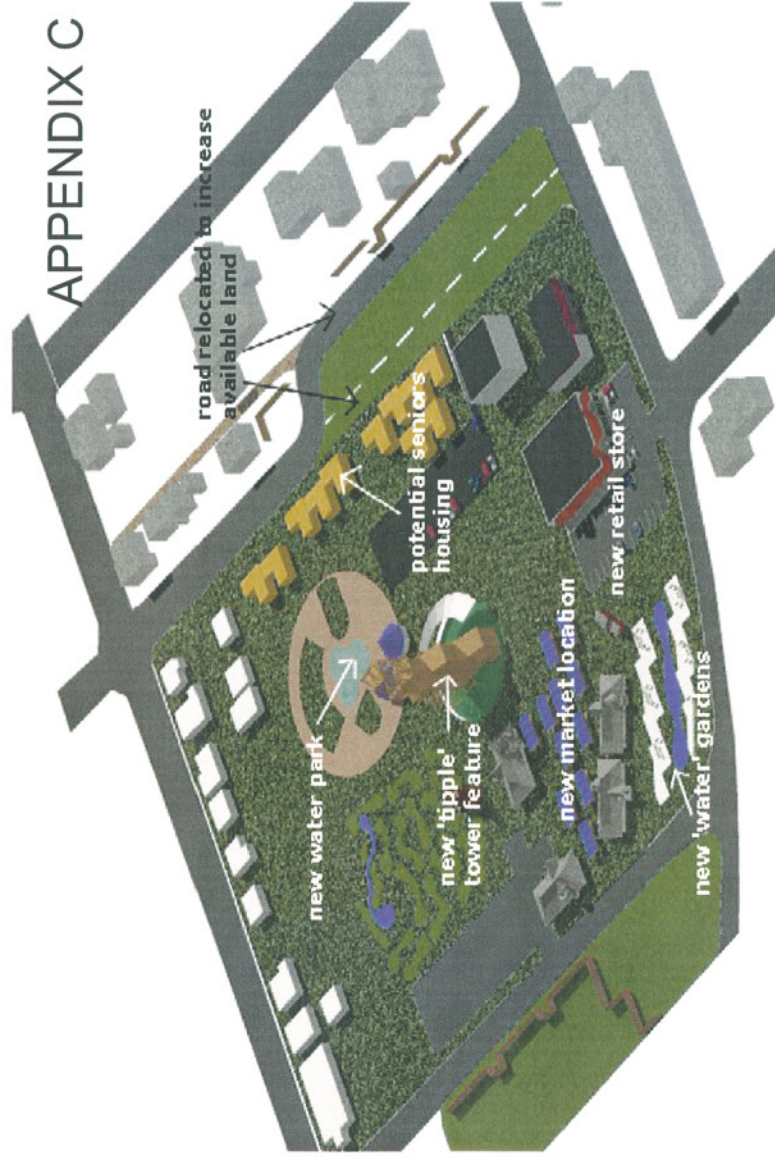
REDUCE LOCAL RESIDENTIAL (7.5m ROAD)



STRATA DEVELOPMENT (7.5m ROAD)

N.T.S.

APPENDIX C



APPENDIX D

YELLOWHEAD COUNTY WATER SUPPLY FOR FIRE PROTECTION POLICY

Page 1 of 3

POLICY # CP 23.10

YELLOWHEAD COUNTY COUNCIL POLICY AND PROCEDURE

1. WATER SUPPLY FOR FIRE PROTECTION

Policy Statement This policy identifies the minimum requirements for the supply of water for fire fighting purposes in Yellowhead County. This policy has been developed to assist building owners, consultants and others involved in the planning and development of buildings and/or subdivisions. An adequate and reliable water supply for firefighting purposes is an essential part of fire protection in Yellowhead County. The water supply must be immediately available with sufficient volume and pressure to enable the Fire Department to use their fire equipment to control fire growth until the buildings are safely evacuated, search and rescue operations have been completed, fires are prevented from spreading to adjacent buildings and the fires are extinguished.

Due to the nature and extent of existing infrastructure within Yellowhead County, and the high cost of, and associated with, developing off-site improvements necessary to provide an adequate supply of water for fire protection purposes, Yellowhead County will not provide the infrastructure necessary to deliver water flows required for fire protection.

In accordance with the Alberta Building Code, this policy does not apply to buildings of low human occupancy, for the housing of livestock or the storage or maintenance of equipment of materials or produce associated with the operation of the farm or acreage on which its located.

YELLOWHEAD COUNTY
COUNCIL POLICY AND PROCEDURE

2. **WATER SUPPLY FOR FIRE PROTECTION**

- 2) Development Permit Applications for development of buildings with more than 600 m² in building area shall include details of adequate water supply for fire fighting purposes as required by the Alberta Building Code. Development and construction of any development or structure of this nature cannot begin until evidence is provided, to the satisfaction of Yellowhead County, that the requirements of the Alberta Building Code have been met with respect to provision of an adequate water supply for firefighting purposes.
- 3) Development Permit Applications for development of outdoor storage facilities (i.e. rubber tires, forest products, forest by-products, plastics etc.) shall include details of adequate water supply for fire fighting purposes as required by the Alberta Fire Code. Development and construction of a facility of this nature cannot begin until evidence is provided, to the satisfaction of Yellowhead County, that the requirements of the Alberta Fire Code have been met with respect to provision of an adequate water supply for firefighting purposes.
- 4) Development Permit Applications for development of facilities not regulated by the Alberta Fire Code or the Alberta Building Code will be evaluated by the Yellowhead County Fire Department to determine requirements for water supply for firefighting purposes. This evaluation will be based solely on the protection of public safety. The requirements for water supply for firefighting purposes will be a condition for approval of the development permit and will be based on NFPA 1142.

- 5) Applications for Subdivision for the purpose of creating country residential subdivisions (5 or more parcels per quarter section) shall include details of adequate water supply for fire protection purposes. This will generally consist of a static water supply established in accordance with National Fire Protection Association (NFPA) 1142- Water Supplies for Suburban and Rural Firefighting. In accordance with NFPA 1142, the country residential subdivisions (5 or more parcels per quarter section) may have a dry hydrant(s) connected to an underground water storage facility or a water pond, of which either would have adequate water storage capacity.

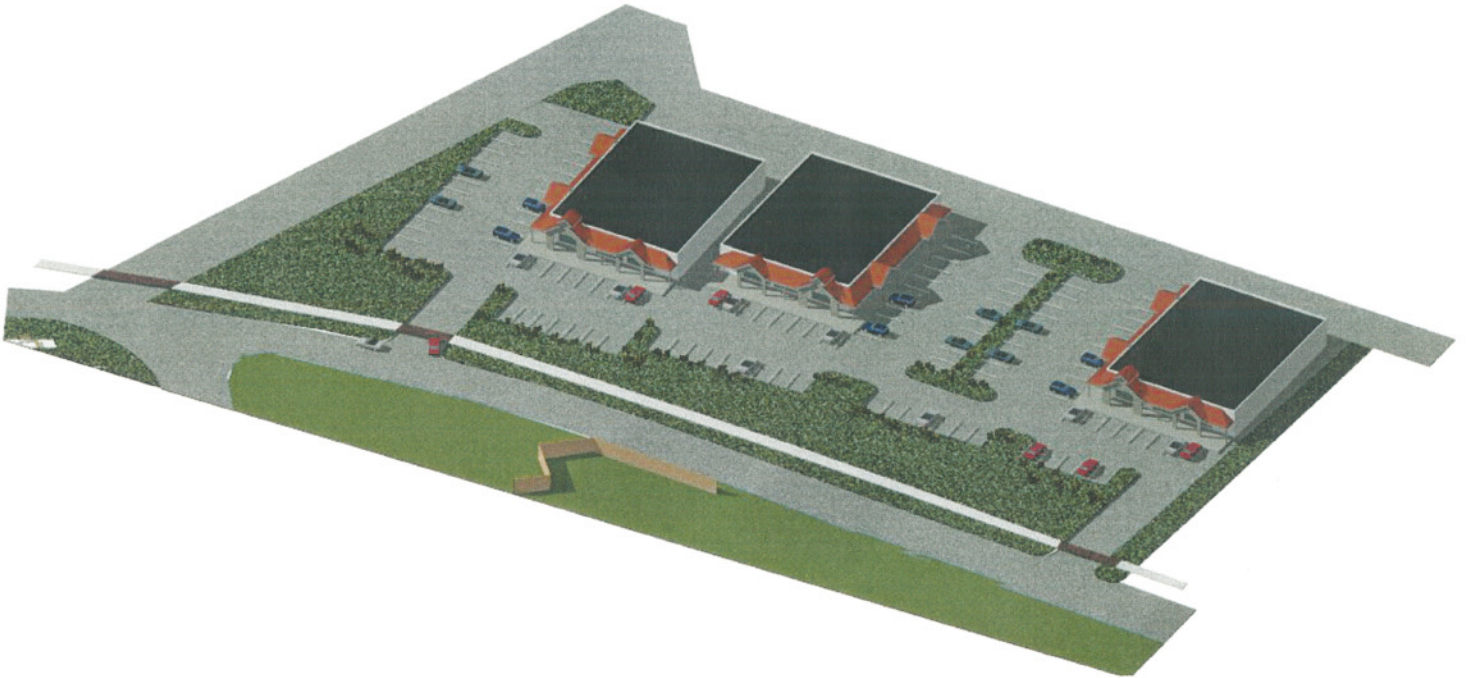
YELLOWHEAD COUNTY
COUNCIL POLICY AND PROCEDURE

3. WATER SUPPLY FOR FIRE PROTECTION

- 6) Applications for Subdivision for the purpose of creating multi-parcel industrial subdivisions shall include details of adequate water supply for fire protection purposes based on the building requiring the highest water flow requirement as determined by the Alberta Building Code and the Fire Underwriters Survey (FUS) – Water Supply for Public Fire Protection. The Developer would be required to design and develop a system that would deliver adequate water to control a major fire in the subdivision on a reliable basis via sufficient and suitable hydrants in accordance with the FUS Water Supply for Public Fire Protection.
- 7) Applications for Subdivision for the purpose of creating multi-parcel subdivisions which are located adjacent to an existing municipal water system shall be required to develop a pressurized piped water distribution system within the subdivision that will accommodate the projected fire flows for the largest building anticipated and connect to the municipal water system.
- 8) Yellowhead County may alter the requirements for water supply when a proponent designs a sprinklered building utilizing an on-site static water supply.
- 9) Compliance with the Alberta Building Code is paramount in ensuring that water supply is adequate for fire protection purposes. The standards established in NFPA 1142 shall be used as guidelines for the development of static water supplies. The standards established in the FUS Water Supply for Public Fire Protection shall be used for the development of a pressurized hydrant system with piping, pumping and storage capacity.

APPENDIX E

POTENTIAL BUILDING ENVELOPE CONCEPTS FOR CELL K AND POTENTIAL SUBDIVISION DESIGNS FOR CELL L



24,000 sq.ft. in three buildings: 119 parking spaces
Evansburg: Cell K - Low Density



32,000 sq.ft. in four buildings: 112 parking spaces
Evansburg: Cell K - High Density



MATRIX PLANNING
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Tel (403) 609-3797 / Fax (403) 609 - 2444
email; frank@matrix-planning.com

March 3, 2003

Bob Beck
Director of Planning and Development
Yellowhead County
by E-mail

Dear Mr. Beck;

**RE: COMMERCIAL AND RESIDENTIAL SITE CONSIDERATIONS
FOR CELLS K AND L**

Further to your request to see some more detail regarding the above noted cells, Barry, Ron and I put together some actual designs and cost outlines on the site. We have provided 2 options for each of the residential and commercial sites. If you need more detail we can do that as well.

Commercial – The drawings identify a lower density development scenario and a higher density development scenario. The total area for the high density option equals 32,000ft² and is on the modest side. It can easily be increased by 10%. The parking requirement for the higher density option (at 1 stall per 400 sq. ft) is 80 vehicles but 111 is shown. The lower density option allowed for 115 vehicles. We show generous landscaping and sign control plus we can add a sidewalk if needed (see higher density option). Site development costs are identified to the property line in the attached spreadsheet. With 160 metres of frontage and a 70 metre depth, there is substantial opportunity to develop if the demand is there. Of course this is but one development option. There is ample room to accommodate other specialized configurations for gas stations, fast food restaurants or other uses.

Residential – Figures 13A and B show a high (26 lots) and low (18 lot) density scenario. The intent was to minimize the need for new roads wherever possible. We assume at one point that the existing 46A street is useable, but also include road reconstruction and paving of 46A street in the estimate. We also assume the storm pond in the cost scenario since the fill from the pond excavation is used to raise the commercial site. If no 46A street road construction is necessary and the storm pond can be considered a general benefit cost, the per-lot cost of the higher density scenario would drop significantly.

Notes - The breakdown only includes the residential component and the additional cost for the commercial is shown in the notes. Please note the following regarding these costs:

1. It is assumed that the storm pond will be constructed at the same time. It is also assumed that the excavation required for the pond (6500 c.m.) would be used as fill on the site. The commercial area drops off a bit from the highway so the majority of the fill is relocated to the commercial site. That is why the high earthworks component for the commercial.
2. It is assumed that 46A Street requires road construction from scratch. This may not be the case and the assumed costs may be somewhat high.
3. For the commercial, a service connection at the north corner of the property is assumed. All other servicing would be internal.
4. If the County wanted to do something quick, inexpensive and easy, they could develop the 12 lots fronting onto 46A Street, as per Figure 13B. A ROW would be left for the future cul-de-sac. However, only a service connection would be required to service those back lots and construct a road. This would cost approximately \$100,000, or less than \$10,000 per lot.

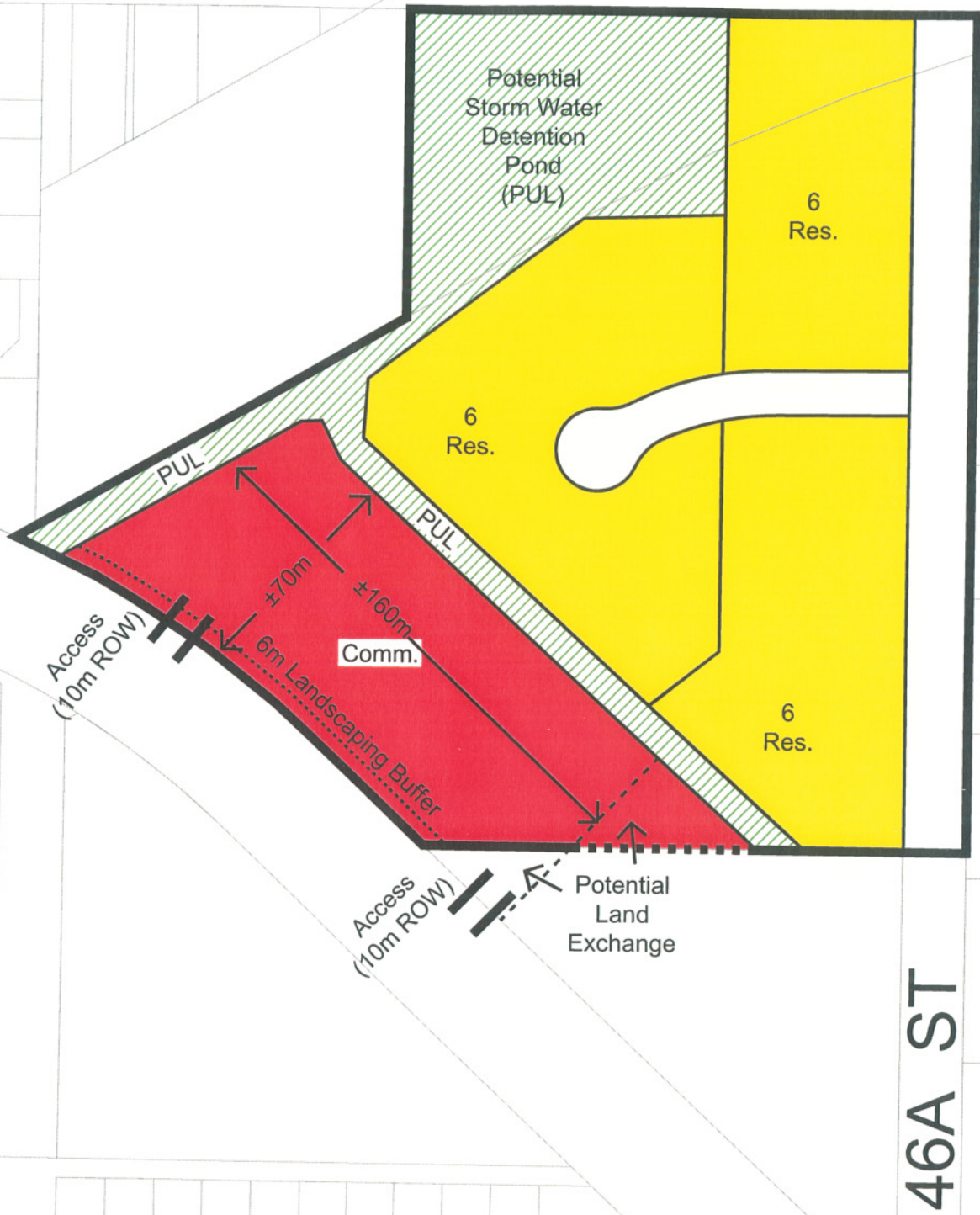
If you require more detail, please let us know at the March 5th steering committee meeting.

Sincerely,



Frank Liszczak

52 AVE



LEGEND

Potential Lot Yield - Residential - 18 @ 20mx60m
 - Commercial - 11,200m²



Public Utility Lot (PUL) - Storm Water Drainage



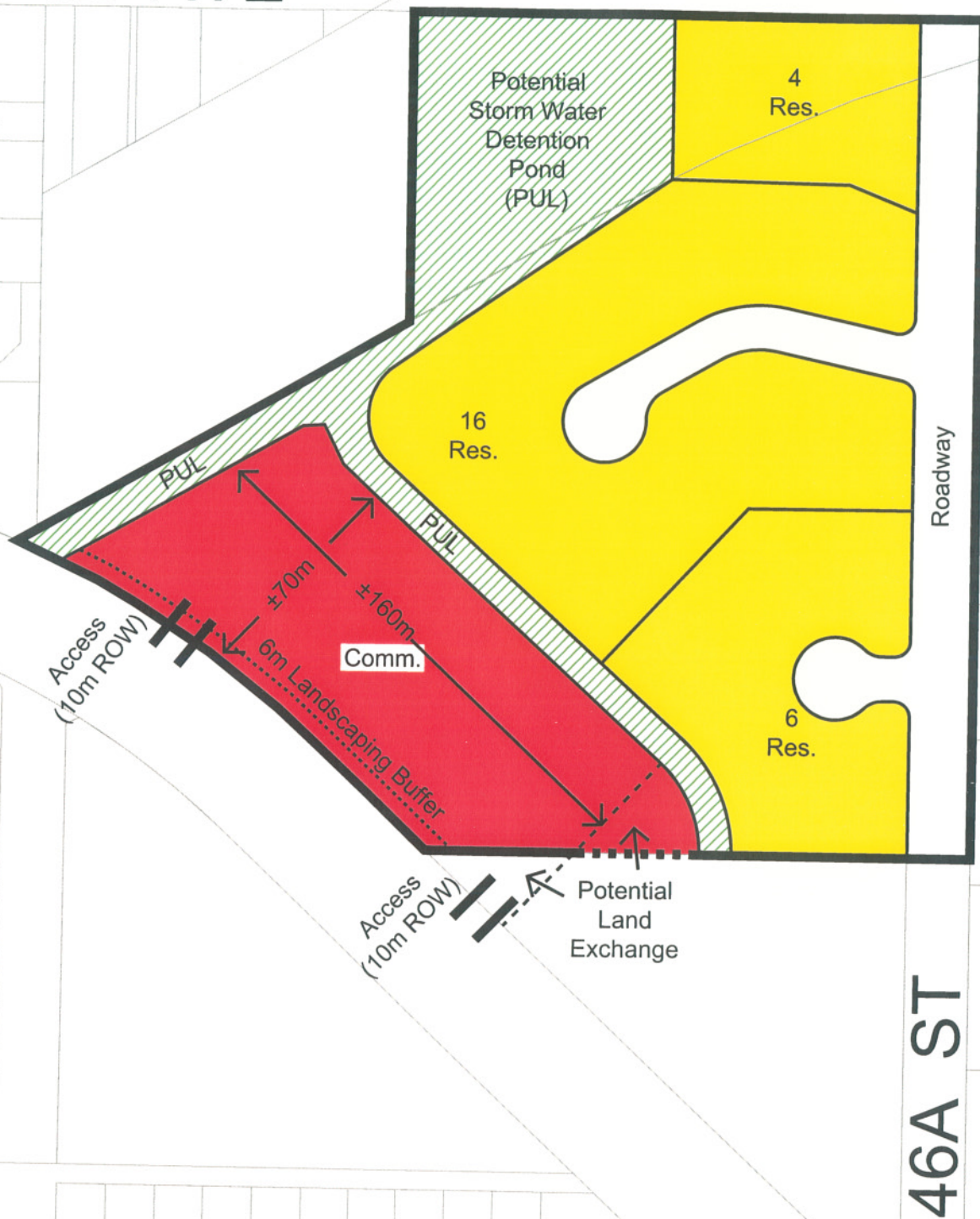
***Note:**

Road ROW @ 14m, Cul-de-sac @ 13m Radius

**POTENTIAL SUBDIVISION
 CONCEPT: Cells K & L
 Fig.13 (B)
 Evansburg ASP**

Twp.53 Rge.7 & 8 W.5M.

52 AVE



46A ST

LEGEND

Potential Lot Yield - Residential - 26 @ 15mx40m
 - Commercial - 11,200m²



Public Utility Lot (PUL) - Storm Water Drainage



*Note:

Road ROW @ 14m, Cul-de-sac @ 13m Radius

POTENTIAL SUBDIVISION CONCEPT: Cells K & L Fig.13 (A) Evansburg ASP

Twp.53 Rge.7 & 8 W.5M.



MATRIX PLANNING
 G.T. Hofmann & Associates

Scale - 1:2,000

File No.: Evansburg ASP-Mar. 4, 03.dwg