

TOLLERTON HILL ESTATES AREA STRUCTURE PLAN

(NE 6-53-17-W5M)

Prepared for:

The Morgan Granite Company Ltd.

Prepared by:



May 2007

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1.0 INTRODUCTION

1.1 Purpose of Plan

The Tollerton Hill Estates Area Structure Plan has been prepared to provide a framework for future development of a quarter section of land in the vicinity of the Town of Edson in Yellowhead County.

The primary objective of this Plan is to provide a framework for the development of the subject lands for country residential purposes in a manner that is consistent with the goals, objectives and policies of Yellowhead County.

This Area Structure Plan has been prepared in accordance with the Municipal Government Act, the Subdivision and Development Regulation, the Yellowhead County Municipal Development Plan, the (draft) Edson Urban Fringe Intermunicipal Development Plan, as well as Terms of Reference for the preparation of this Plan provided by the County.

1.2 Plan Area

The land affected by this Area Structure Plan is located 0.8 km south of the Town of Edson as illustrated in Map 1. The Plan area consists of a quarter section of land (NE 6-53-17-6) totaling approximately 65 ha as outlined in Table 1 below and Map 2. The policies of this plan will apply to this area.

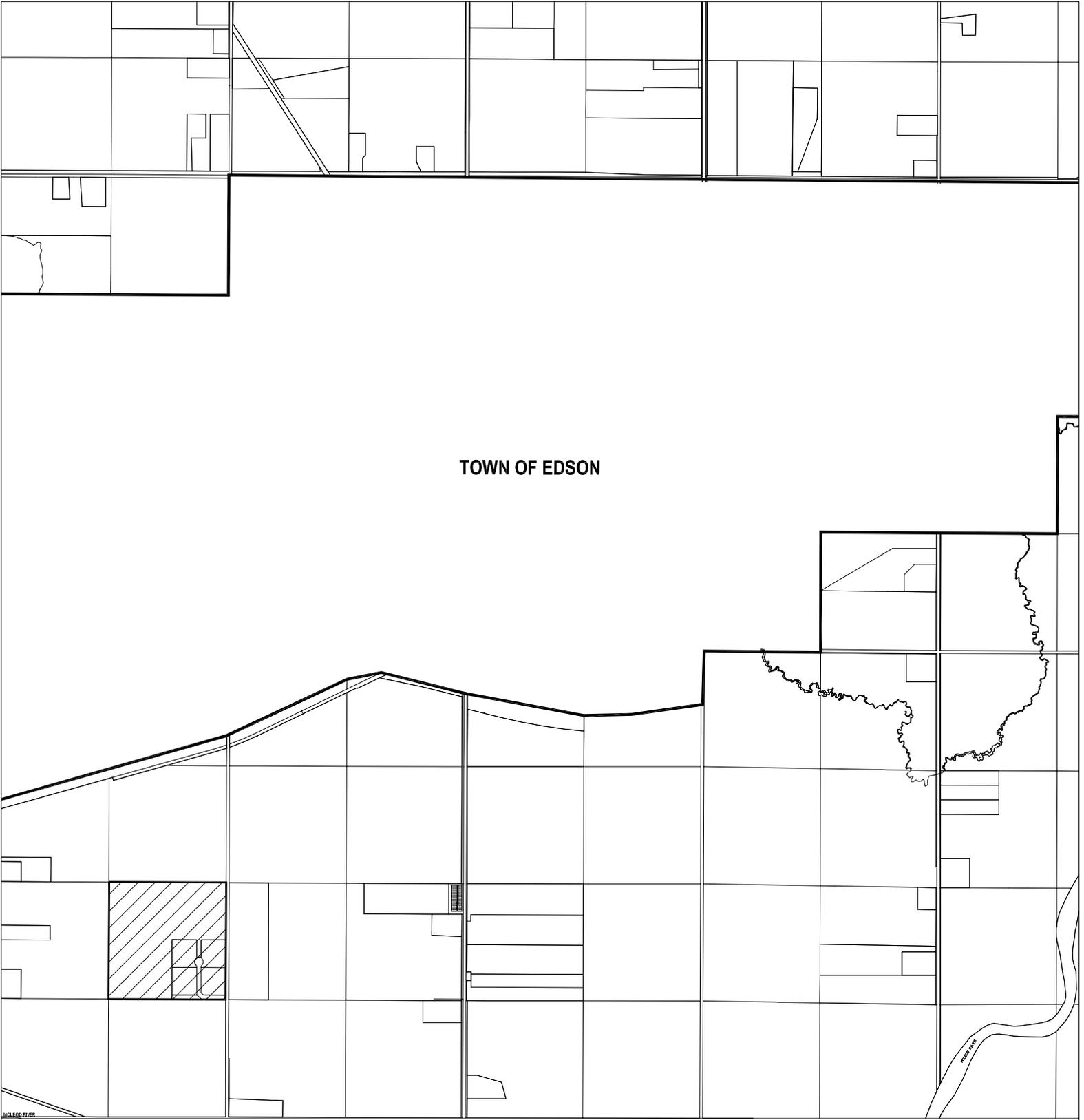
Table 1 – Plan Area Composition

Legal	Owner	Area (ha)
NE 6-53-17-W6M	The Morgan Granite Company Ltd.	49.54
Lot 1, Block 1, Plan 0225544	D. and J. Dekam	3.21
Lot 2, Block 1, Plan 0225544	G. and P. Banack	3.11
Lot 3, Block 1, Plan 0225544	R. and R. Butts	3.11
Lot 4, Block 1, Plan 0225544	K. and T. Ross	3.79
Road Plans		1.94
Total		64.70

The site is bounded on all sides by predominantly forested lands with some cleared areas. Incidental country residential development is present on adjacent lands to the west, northwest and southeast. An undeveloped road allowance bounds the subject land to the east.

1.3 Existing Conditions

As illustrated in Map 3, the majority of the Plan area is currently forested, with the southerly portion having been cleared. The quarter section was subdivided in 2002, creating four country residential parcels on 15 hectares in the southeast portion of the quarter. Access is provided via a County road allowance that is developed to the southeast corner of the quarter.



TOWN OF EDSON

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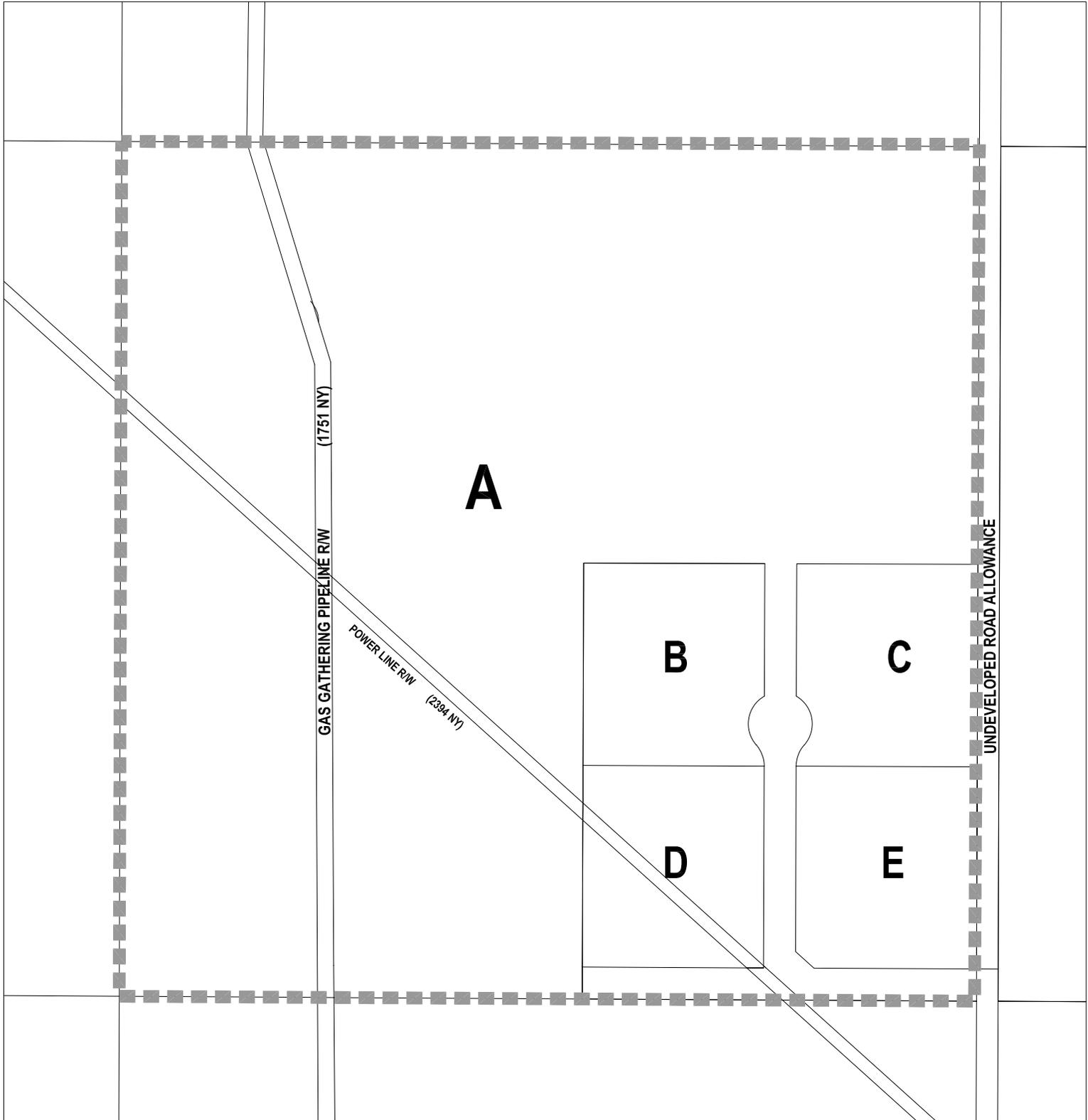


PLAN AREA



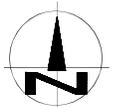
MAP 1 - LOCATION

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- A The Morgan Granite Co. Ltd.
- B R. and R. Butts
- C G. and P. Banack

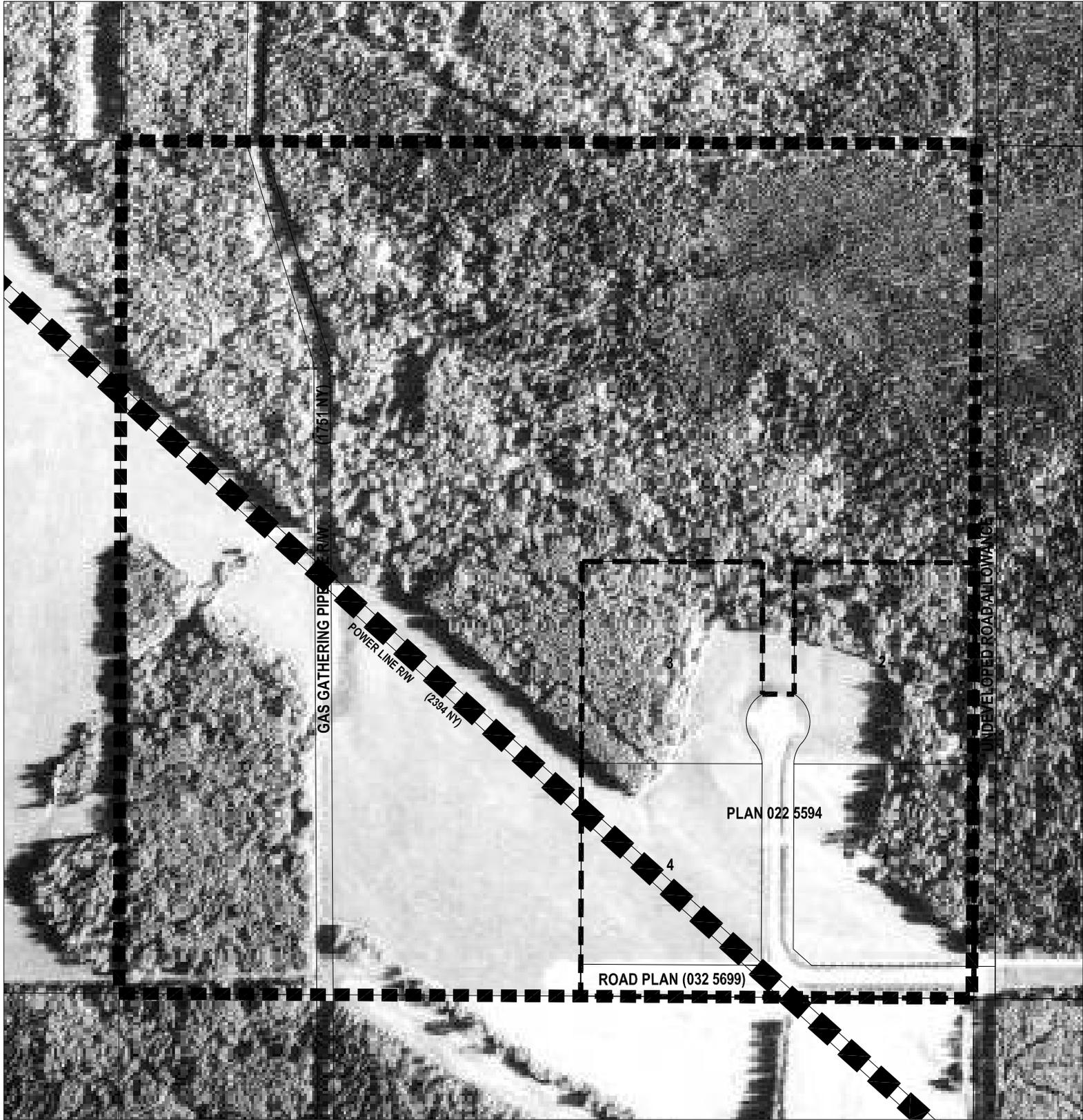
- D K. and T. Ross
- E D. and J. Dekam



MAP 2 - LAND OWNERSHIP

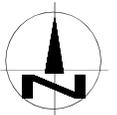
■ ■ ■ ■ ■ Plan Area

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----- POWER LINE [---] EXISTING DEVELOPMENT



MAP 3 - EXISTING CONDITIONS

■■■■■ Plan Area

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The Plan area is traversed diagonally from the southeast to northwest by a power line right-of-way. A Talisman natural gas pipeline right-of-way parallels the west boundary of the quarter, but this pipeline is in the process of being abandoned and will not affect the future development of the subject lands.

Drainage of the quarter generally runs from the southwest to the northeast, draining into a low, muskeg area in the northeast corner as illustrated in Map 4.

1.4 Policy Framework

1.4.1 Yellowhead County Municipal Development Plan

The Yellowhead County Municipal Development Plan (MDP) provides the general policy framework with which more detailed plans, such as this Area Structure Plan, are required to be consistent.

Given its proximity to the Town of Edson, this ASP is subject to the provisions of the MDP's Edson Urban Fringe Intermunicipal Planning Area. The subject lands are located within Policy Area One – Western Quadrant, an area in which residential development is considered suitable. The MDP also requires that parcels be no less than 0.4 ha (1 acre) in size. This ASP has been prepared to ensure consistency with the policies of the MDP.

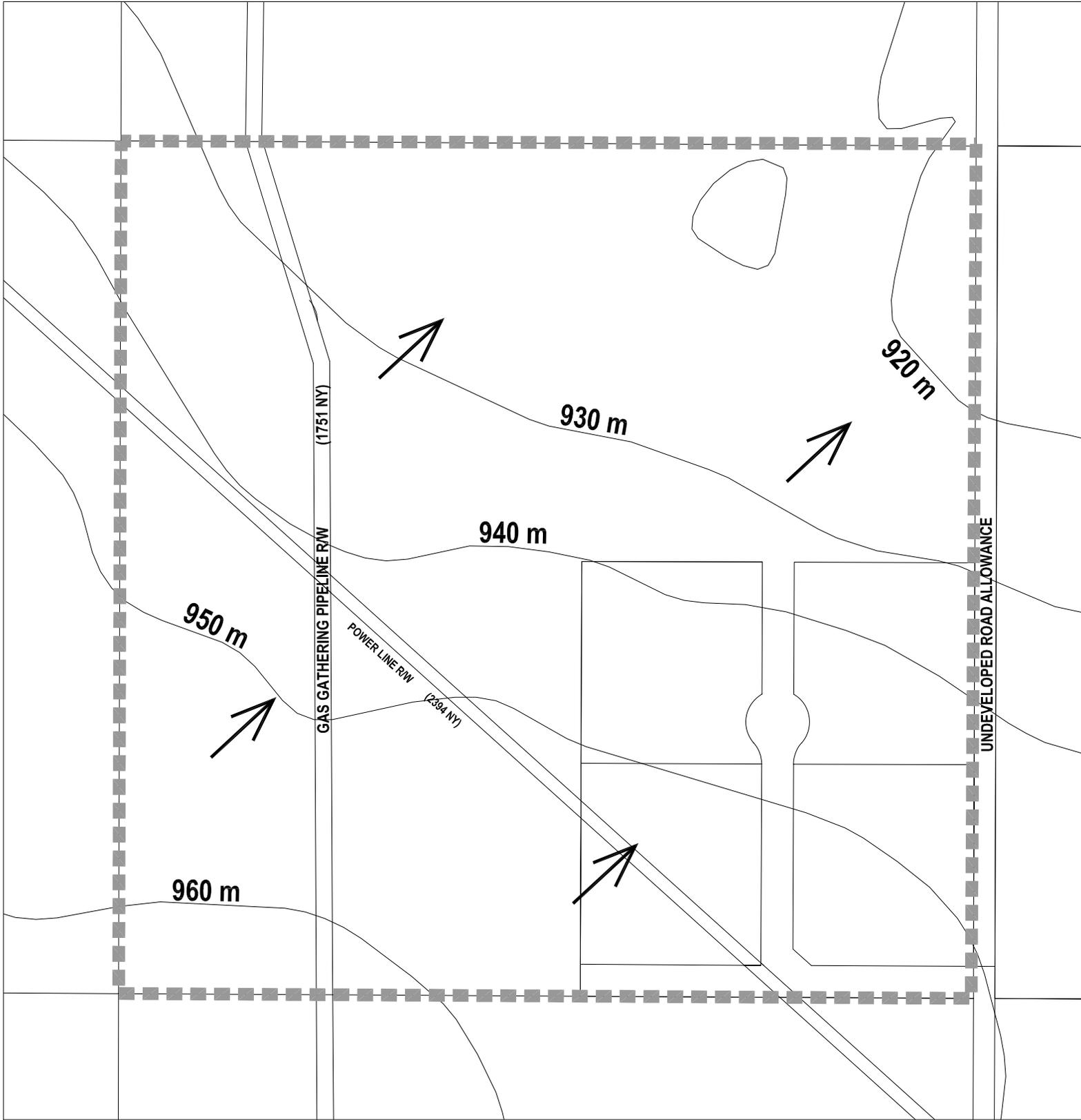
1.4.2 Edson Urban Fringe Intermunicipal Development Plan (Draft)

The (draft) Edson Urban Fringe Intermunicipal Development Plan (IDP) provides a framework for future subdivision and development on lands within the immediate vicinity of the Town of Edson.

The land that is the subject of this ASP is contained within an area identified for future multi-lot country residential use. Development in this area is to be serviced with private water and sewage disposal systems. As a result, this ASP is consistent with the provisions of the draft IDP.

1.4.3 Yellowhead County Land Use Bylaw

The Plan area is currently located within the Rural District (RD) zone in the County's Land Use Bylaw, within which a maximum of four lots may be created. In order to facilitate the development of the balance of these lands for residential purposes, the Plan area shall be rezoned to the Country Residential (CR) district prior to subdivision.



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960 m ELEVATION

DIRECTION OF FLOW



MAP 4 - TOPOGRAPHY

Plan Area

2.0 DEVELOPMENT CONCEPT

2.1 Goals of the Plan

The Tollerton Hill Estates Area Structure Plan has been prepared in accordance with the following goals and objectives.

1. To provide a sound planning framework for the future development of the Plan area that is consistent with the goals of Yellowhead County.
2. To accommodate a demand for attractive county residential lots in close proximity to urban services and amenities.
3. To protect and maintain the natural character and environmental amenity of the area by providing residential development that is planned in an environmentally responsible fashion.
4. To establish an efficient and economical development concept for the Plan area.

2.2 Land Use Concept

- 2.2.1 A breakdown of land uses proposed for the Plan Area is provided in Table 2, and the overall development concept proposed for the area is illustrated in Map 5. The intent of this plan is to provide a land use plan with a lot layout that will be subject to further refinement at the time of subdivision and survey¹.

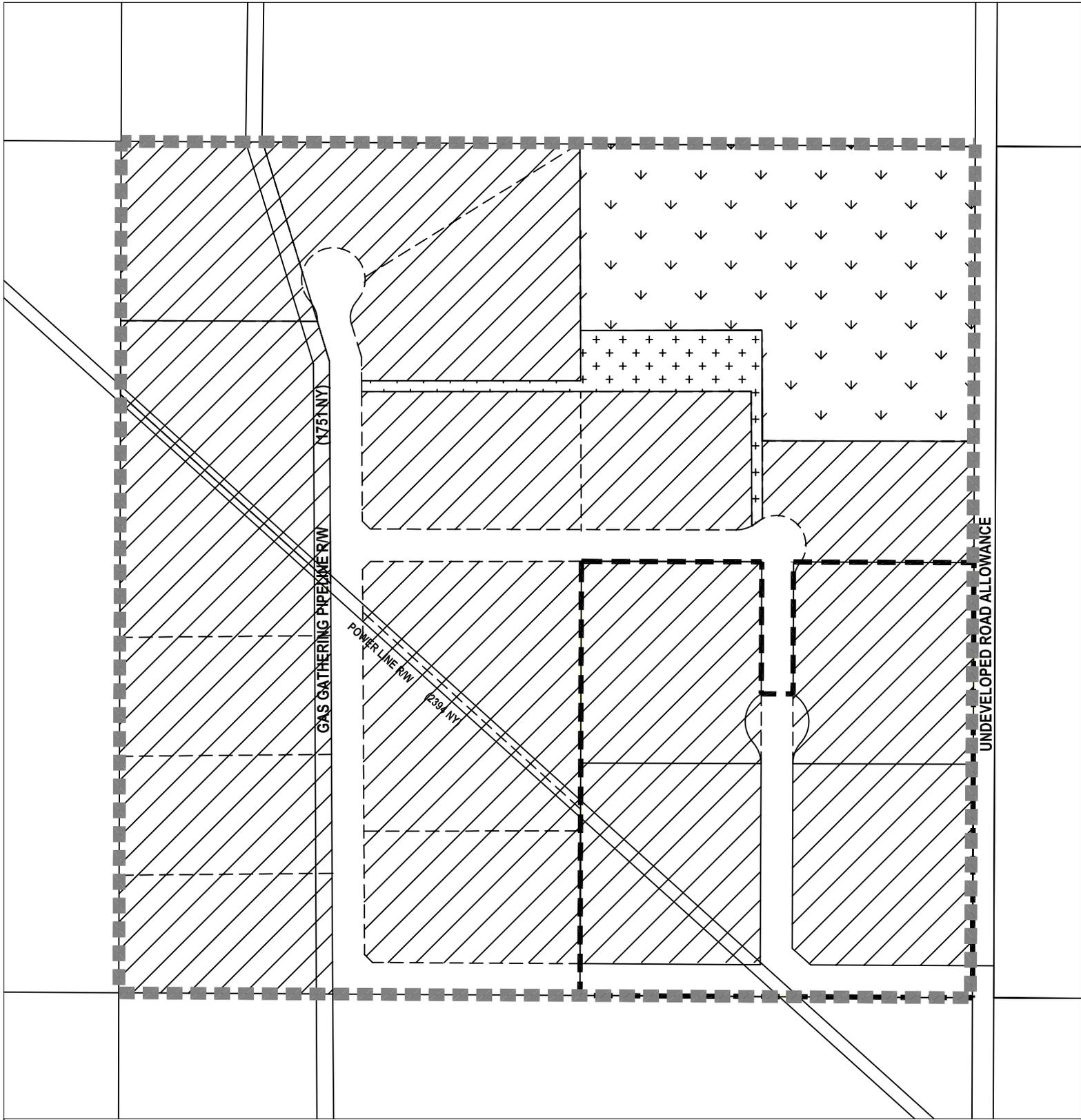
Table 2 - Land Use Area Estimates

Land Use Category	Total	Percent
Gross Developable Area	64.70	
Less Environmental Reserve	8.58 ²	
Less Existing Subdivision	15.16	
Net Developable Area	40.96	100.0
Residential	33.10	80.8
Internal Roads	6.55	16.0
Stormwater Management (PUL)	1.31	3.2

- 2.2.2 The total area proposed for residential development is approximately 33 ha, with a total of 18 lots (including 4 four existing lots) as illustrated on Map 5. This layout provides for the development of 14 new lots ranging from 2.0 ha to 3.3 ha, with an average lot size of 2.5 ha (6.2 ac). It is estimated that the Plan area will accommodate 45 additional residents, based on a density of 3.2 persons per unit.

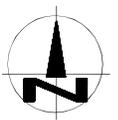
¹ Soil tests are required to confirm that adequate building sites are available on all lots. In addition, groundwater testing will be undertaken in advance of subdivision to ensure that there is sufficient supply to accommodate the proposed lots and County fire fighting requirements.

² The extents of the environmental reserve will be confirmed at the time of survey.



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- RESIDENTIAL
- PUBLIC UTILITY LOT
- ENVIRONMENTAL RESERVE
- EXISTING DEVELOPMENT



MAP 5 - FUTURE LAND USE

Plan Area

- 2.2.3 As a means of preserving the natural amenity of the area, the removal of natural vegetation will be limited to road rights-of-way, utility corridors, the storm pond, and building sites.

2.3 Municipal and Environmental Reserve

In accordance with the Municipal Government Act, a maximum of 10% of the Plan area, less environmental reserve may be provided to Yellowhead County as municipal reserve without compensation to the owner.

- 2.3.1 In order to protect the environmental integrity of the muskeg in the northeast corner of the Plan area, it is proposed that this area be dedicated as environmental reserve as illustrated on Map 5. Although the specific area will be determined at the time of survey and confirmed through geotechnical investigation, it is estimated that this area will total approximately 8.6 ha.
- 2.3.2 Based on the estimated environmental reserve amount of 8.6 ha, the net developable area of the Plan area is 56.1 ha resulting in municipal reserve owing in the amount of 5.6 ha³. However, the actual amount of municipal reserve to be provided may change as it is dependent on the size of the proposed environmental reserve site which will be confirmed through the subdivision approval process.
- 2.3.3 Given the low density of the proposed subdivision, there is no clear need for municipal reserve to be provided in parcel form. As a result, all municipal reserve owing in the Plan area will be provided to Yellowhead County as cash-in-lieu as a condition of subdivision approval.

³ This includes 4.95 ha of municipal reserve has was previously deferred when the existing four lots were subdivided in 2002.

3.0 TRANSPORTATION AND SERVICING

3.1 Road Network

- 3.1.1 Road access to the Plan area is to be obtained from an existing developed road allowance located at the southeast corner of the Plan area. Internal vehicle circulation is to be accommodated by a looped road system that is a continuation of the existing internal road network that was developed at the time of original subdivision in 2002.
- 3.1.2 All roads are to be designed and constructed in accordance with County specifications at the expense of the developer. All internal roads are to have a minimum of a 30 metre right-of-way.

3.2 Servicing

- 3.2.1 There are no municipal services within the Plan area or in the immediate vicinity. In order to service the Plan area, private water supply and sewage disposal systems will be installed by individual lot owners in accordance with Provincial regulations at the time of building construction. Prior to subdivision taking place, soil and water well testing will be provided to demonstrate that current water supplies and soil conditions are sufficient to accommodate the proposed development.
- 3.2.2 In order to accommodate and control surface drainage, a dry stormwater retention pond is proposed to be constructed in the northeast portion of the subdivision adjacent to the muskeg area⁴. It is proposed that all storm water be collected through roadside ditches and swales and directed to the pond as illustrated in Map 6. Discharge from the pond will then be directed to the adjacent muskeg area at pre-development rates. The proposed pond will also be designed to address water quality issues in accordance with Alberta Environment guidelines, to ensure that contaminants are prevented from entering the muskeg area.

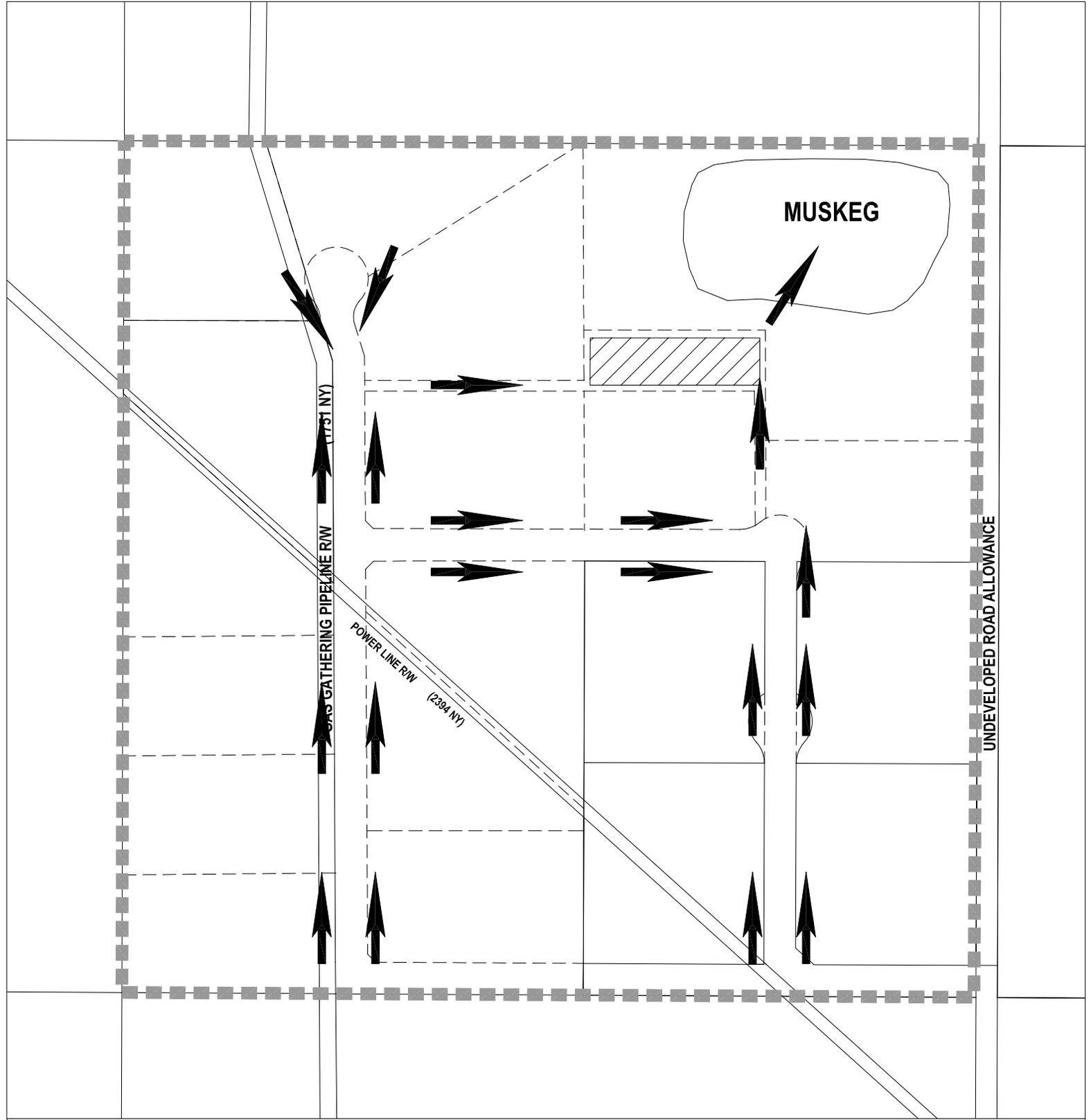
3.3 Shallow Utilities

All shallow utilities (natural gas, power, cable, telephone) are to be extended into the Plan area by the individual franchise holders as required. Shallow utilities may be located within road rights-of-way with the consent of Yellowhead County.

3.4 Lot Grading

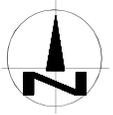
A grading plan for the subdivision will be prepared by the Developer in accordance with County standards, with the intent that all future building projects conform to the grading plan. The grading plan is intended to ensure that surface drainage from all lots is directed to the roadside ditches and storm retention pond as provided in Section 3.4.

⁴ The specific size and location of this pond will be determined through detailed engineering design. A more specific stormwater management plan has been prepared for the Plan area and submitted to the County under separate cover.



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STORM POND
 (Size and location to be confirmed
 through detailed design.)



CONVEYANCE ROUTES



MAP 6 - STORM DRAINAGE

■ ■ ■ ■ ■ **Plan Area**

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4.0 IMPLEMENTATION

4.1 Phasing

The proposed timing of development in the Plan area will be dependent on market conditions. It is intended, however, that the entire development be carried out in a single phase.

4.2 Proposed Zoning

The Plan area will be rezoned to Country Residential (CR) under the Yellowhead County Land Use Bylaw. All zoning changes will be made in advance of subdivision approval.

4.3 Subdivision and Development

- 4.3.1 All developers shall be required to enter into development agreements with the County as a condition of subdivision approval. The matters to be included in these agreements will include but not be limited to the provision of roads, the development of stormwater management facilities, and the payment of any applicable off-site levies.
- 4.3.2 Detailed engineering drawings and specifications for roads and storm drainage shall be prepared by the developer and approved by the County as a condition of subdivision approval.
- 4.3.3 The lot sizes and density identified in this Plan are conceptual and subject to confirmation at the time of subdivision on the basis of groundwater and geotechnical testing.
- 4.3.4 The re-subdivision of lots in the Plan area may be supported without amendment to the Plan provided that the resulting lot sizes meet the minimum requirements of the Land Use Bylaw, and the additional density can be accommodated by available groundwater sources without negatively affecting existing water wells. Where possible, buildings should be sited in a way that allows for the future re-subdivision of lots.
- 4.3.5 As Tollerton Hill Estates is being developed in a heavily wooded area, it is necessary to address concerns relating to the prevention of fire and implementing measures to reduce fire risk. Therefore, where feasible, fire protection measures as suggested by FireSmart⁵ will be undertaken by the builder/developer.

⁵ Source: "FireSmart: Protecting your Community from Wildfire (Second Edition)". Partners in Protection, July 2003.