

TOWN OF EDSON

BYLAW NO. 2022

A BYLAW OF THE TOWN OF EDSON IN THE PROVINCE OF ALBERTA, PURSUANT TO THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT, BEING CHAPTER M26 OF THE STATUTES OF ALBERTA 2000 AND AMENDMENTS THERETO, TO ADOPT THE HILLENDALE AREA STRUCTURE PLAN.

WHEREAS Section 633 of the Municipal Government Act authorizes a Council to adopt an area structure plan to provide a framework for the subdivision and development of land within the municipality;

AND WHEREAS the Council of the Town of Edson has required that such a plan be prepared pursuant to Section 4.1.4 of the Town of Edson Municipal Development Plan Bylaw no. 1864;

AND WHEREAS the Council of the Town of Edson has properly notified all parties in accordance with Section 636 of the Municipal Government Act;

AND WHEREAS, the Council of the Town of Edson has held a public hearing pursuant to Section 692 of the Municipal Government Act after giving notice of it in accordance with 606 of the Municipal Government Act;

NOW THEREFORE the Municipal Council of the Town of Edson duly assembled, hereby enacts as follows:

PART I - PURPOSE

PURPOSE

1. That this Bylaw shall be known as the "Hillendale Area Structure Plan Bylaw" (Part of NH 22-53-17-W5 as shown in attached Schedule "A") which is a part of this document.
2. That the Hillendale Area Structure Plan Bylaw shall provide the framework for future subdivision and development of the lands described herein.

PART II - GENERAL

EFFECTIVE DATE

3. That this Bylaw shall have force and take effect from the final reading thereof.


READ a first time this 23rd day of May A.D. 2006.

READ a second time this 20th day of June A.D. 2006.

READ a third time and finally passed this 11th day of A.D. July 2006.



Mayor



Director of Finance and Administration

TOWN OF EDSON

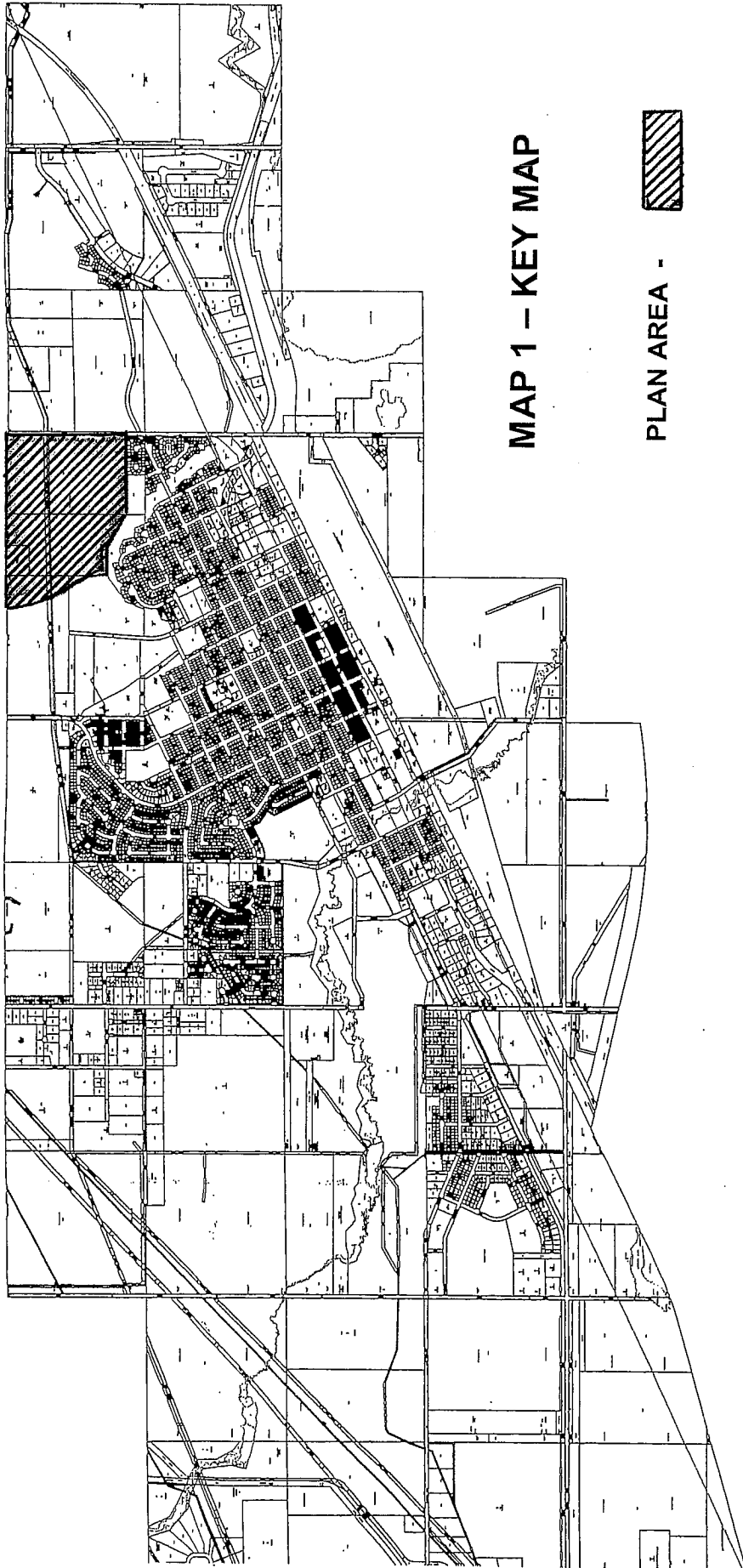
SCHEDULE "A"

*HILLENDALE
AREA STRUCTURE PLAN*


Pt. NH 22-53-17-W5M

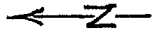
April 2006

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MAP 1 - KEY MAP

PLAN AREA - 



DR

1.0 Introduction

This Area Structure Plan has been prepared in accordance with Section 633(1) of the Municipal Government Act, RSA 2000 and recognizes the current policies of the Town of Edson as expressed in the Municipal Development Plan. The purpose of the plan is to provide a framework for the subdivision and development of the land within the plan area.

2.0 Land Ownership

The area consists of four separate titles in parcels ranging from 2.34 hectares (5.8 acres) to 30.76 hectares (76.0 acres). The two largest parcels totalling 50.3 ha (124.3 acres) are owned by the Town of Edson.

3.0 Plan Area

The plan area is located in the north part of Edson, within the north half 22-53-17-W5. It is bounded on the north by Highway 748, on the west by Poplar Creek and the west boundary of NE22-53-17-W5M, on the east by 40th Street, and on the south by existing residential development. The area contains approximately 56 hectares (138 acres) of land.

4.0 Physical Characteristics

The area slopes generally from north to south. The elevation above sea level ranges from the highest point at 940 m (3084 ft) in the northeast corner of the plan area to 913 m (2995 ft) in the southeast corner. The general decline from north to south is about 27 m (88 ft) over an average distance of 700 m, or an average slope of about 4%. The slope of the area provides for excellent drainage and the installation of a gravity sanitary sewer system.

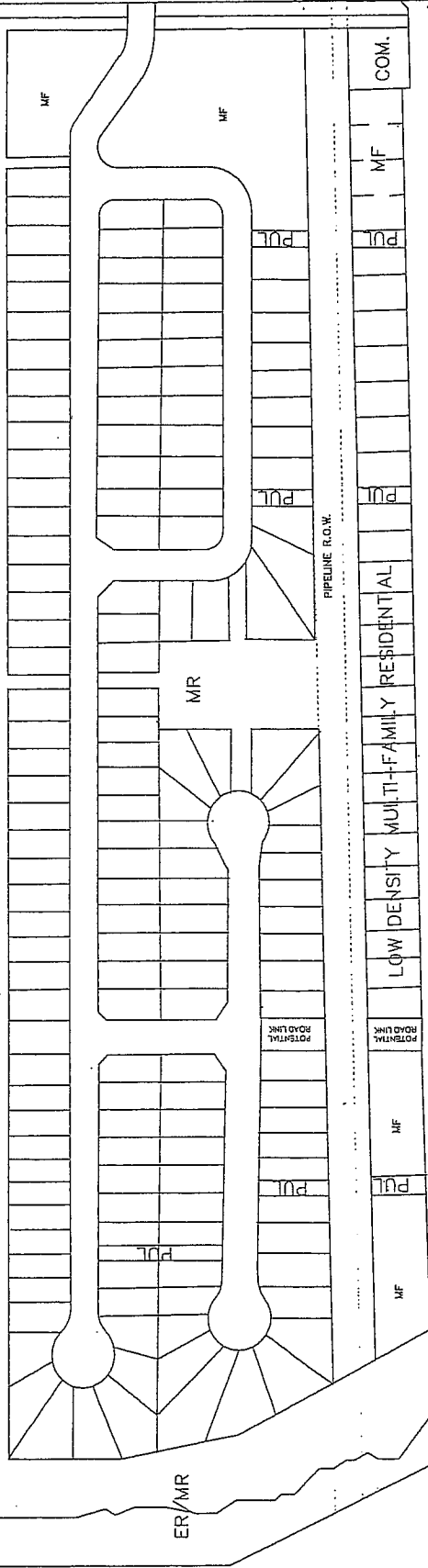
Most of the plan area has been cleared for development; however the areas around the creek along the southwest boundary of the plan area remain tree covered, with a mix of deciduous and coniferous varieties. There are no serious natural constraints to development within the plan area, although as elevations decline toward the south and southwest there may be some pockets of organic soils that will need to be removed.

There are no existing buildings remaining within the plan area; however, there is a 28.3 metre wide gas pipeline right-of-way which severs the area into two distinct parts. This easement is the most significant impediment to development in the area. Also, there are two abandoned well-sites located in the southwest quadrant of the plan area. Initial investigations of the site suggest that there may be some soil contamination at these well-sites.

MAP 2 - DEVELOPMENT CONCEPT

HIGHWAY 74B

BERNA



40TH STREET

LEGEND

- BLANK - LOW DENSITY RESIDENTIAL
- MF - HIGH DENSITY RESIDENTIAL
- COM - NEIGHBOURHOOD COMMERCIAL
- PUL - PUBLIC UTILITY LOT
- MR - MUNICIPAL RESERVE
- ER - ENVIRONMENTAL RESERVE

5.0 Adjacent Land Use

The area to the south of the plan area is primarily low-density residential development. Areas to the west are developed for school and recreational use or vacant land. A local Area Structure Plan for the undeveloped area to the west, between the plan area and Edson Drive will be prepared when required. The area east of 40th Street, is expected to be developed as a residential subdivision, to urban standards with a maximum density of 40 persons per gross hectare. It is expected that an Area Structure Plan will be prepared for this area in the near future. The lands north of the study area, across Highway 748 are within Yellowhead County, and currently designated for residential and low impact tourism/recreational uses; however, it is understood that this area also represents the most logical direction for future urban residential expansion.

6.0 Proposed Development

The plan illustrated on Map 2, proposes the staged creation of 29.0 ha of low density residential lots, 1.7 ha of low density multi-family residential lots, 4.1 ha of high density multi-family residential lots, 4.5 ha of public utility lots (including 2.5 ha of pipeline ROW), 1.0 ha of Environmental Reserve, 5.6 ha of Municipal Reserve parcels for parks and buffer strips and 10.0 ha for roads.

LAND USE	AREA	%
Residential – Single Family	29.0 ha	52.0 %
Residential – Low density Multi- Family	1.7 ha	3.0 %
Residential – High Density Multi- Family	4.1 ha	7.3 %
Commercial - Local	0.15 ha	0.3 %
Open Space – Municipal Reserve	5.6 ha	10.0 %
Open Space – Environmental Reserve	0.9 ha	1.5 %
Roads	10.0 ha	17.9 %
Utility Lots	4.5 ha	8.0 %
Total	56.0 ha	100.0 %

7.0 Site Suitability

The site is identified in the Municipal Development Plan for residential development at a density of 40 persons per gross hectare, subject to the provision of necessary infrastructure. There are no serious natural constraints to residential development; however the gas pipe line presents some design challenges and slightly reduces the maximum number of parcels that can be easily created within the plan area. Also, the two abandoned gas wells in the southwest quadrant of the plan area present a limitation to the development than can occur immediately adjacent. Although the presence of hydrocarbon contaminants has not been established, it is possible that there will need to be some remediation work and appropriate development setbacks will be required between the former well sites and any adjacent residences.

8.0 Population Density

Based on an average occupancy of 3.0 persons per unit, the maximum population of the low density lots would be about 1240 persons. The high density multi-family lots may develop to a maximum density of 74 units per net hectare, yielding a maximum population of 760 persons. The combined population represents an overall density for the plan area of about 36 persons per gross hectare, slightly less than the density of 40 persons per gross hectare called for in the Municipal Development Plan. It is expected that this density shortfall will be offset by the development of a higher concentration of multi-family units in the area to the west of Poplar Creek, adjacent to existing schools and recreation areas.

9.0 Roads

All vehicle access to the plan area is from 40th Street along a major east-west collector road (11th Avenue); however, a future extension of this collector to the west will link with 46th Street and Edson Drive. Direct access from residential parcels onto the collector road system within the plan area has been avoided by the development of a landscaped buffer on the south side of 11th Avenue and a local service road on the north side.

The road system is consistent with the Future Conceptual Roadway Plan, Fig.4.2 in the Municipal Development Plan and has been designed to minimize crossing the existing gas pipeline right-of-way.

All roads in the area will be paved and provided with concrete curbs, gutters and sidewalks constructed to the standards of the Town. Street lighting to normal Town standards will be also provided throughout area.

A traffic impact analysis is currently being prepared for 40th Street to address any need for upgrades of the major arterial road system serving the study area. It is expected that any recommendations coming out of this analysis will be addressed prior to the next phase of subdivision in the plan area. The location of the northernmost access from 40th Street may need to be shifted further south as a result of expected changes in the grade of 40th Street as it approaches Highway 748.

10.0 Water and Sewer Servicing

The Town's water system can provide adequate domestic use and fire flows throughout the plan area from the existing main on 40th Street. All parcels will be serviced with municipal water and the watermains required to service the area will be installed within the proposed road network and public utility lots.

Every parcel will be required to connect with sanitary sewers located within the local road network and utilizing a conventional gravity system to flow into the existing 375mm sewer line on 40th Street in the southeast corner of the plan area. Utility lots between the proposed roads and linking with the existing sewer system will allow for easy connections.

MAP 4 - MUNICIPAL INFRASTRUCTURE

HIGHWAY 748

SE28M

MF

MF

MR

MR

MF

MF

MF

MF

40TH ST. ROADWAY

40A ST.

POPLAR

CREEK

POTENTIAL ROAD LINK

POTENTIAL ROAD LINK

EL. PIPE LINK APPX
MINIMUM 100' PER USE DIST

LEGEND

- WATER
- NITARY
- STORM

Stormwater management will be provided through storm sewers installed within the road system and public utility lots, flowing into a wet storm pond located in the southeast quadrant of the plan area. This storm pond will allow a controlled release into the Town's existing storm water system in accordance with requirements of Alberta Environment.

All of the proposed parcels will be serviced with underground franchised utilities including telephone, natural gas, electricity and cable television, as these services are already provided to the area.

11.0 Municipal Reserves and Parks

Correspondence with School Authorities indicates that there is no need to provide additional land for school purposes within the plan area; however, the plan includes several parks and open space areas that together constitute a Municipal Reserve dedication of ten percent.

Consistent with Town policy to consolidate its major open spaces in the centre of town with a system of footpaths linkages, the plan does not propose any large areas of municipal reserve. However, there are two small parks, each about 0.6 ha for community playgrounds and a generous provision of land for open space linkages and footpaths, notably along Poplar Creek and the pipeline right-of-way. Also, adjacent to the creek on the west side, there is a tree-covered natural area about 1.0 ha in size that is proposed as municipal reserve. This area is appears to have good potential for development as a feature along the Town's trail system. The Plan also includes a 1.5 ha site which contains a storm pond within a park-like setting. This site will include footpaths, landscaping and park furniture, and although much of the site may in fact be a utility lot, it also represents a significant park amenity in addition to required municipal reserve lots.

12.0 Phasing and Subdivision Approval

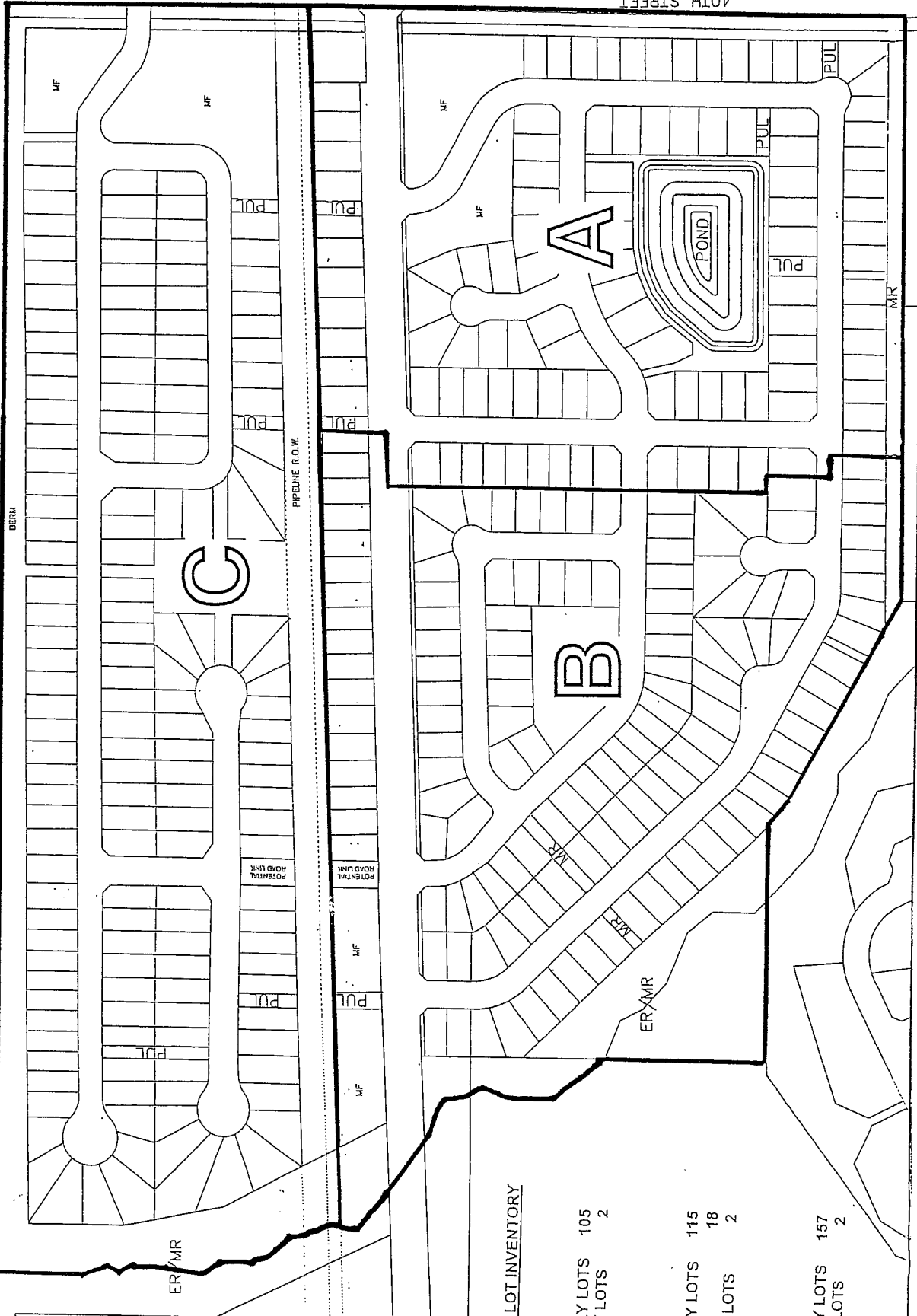
The logical phasing of development would see the area immediately adjacent to 40th Street and south of the pipeline right-of-way developing first. Due to an extreme demand for residential lots in Edson, this phase has already begun. Development of the balance of the plan area will likely be done in two phases, one which will include the remainder of the area east of Poplar Creek and south of the pipeline right-of-way, and the the other to include all of the land north of the pipeline right-of-way between the creek and 40th Street. As both future development areas could be easily serviced following completion of Phase One, the actual staging of the subsequent phases is flexible and will be determined based on prevailing circumstances at the time of development.

The plan shows possible subdivision of individual lots in order to have a visual representation of the ultimate lot density. It must be recognized that this is a conceptual plan only, and the actual determination of lots will occur at the subdivision stage. At the time of subdivision, the number, size and configuration of lots will likely change to some degree; however, such changes will not significantly affect the overall design of the plan area.

MAP 3 - PHASING AND LOT INVENTORY

HIGHWAY 746

BERDA



40TH STREET

RESIDENTIAL LOT INVENTORY

AREA "A"

SINGLE FAMILY LOTS 105
MULTI FAMILY LOTS 2

AREA "B"

SINGLE FAMILY LOTS 115
DUPLEX LOTS 18
MULTI FAMILY LOTS 2

AREA "C"

SINGLE FAMILY LOTS 157
MULTIFAMILY LOTS 2

13.0 Development Levies

Most new developments place increased demands on the public infrastructure systems of the Town. In order to help finance these demands, the Municipal Government Act allows municipalities to impose levies to pay for the public infrastructure required to service new development.

All costs associated with development of this area will be recovered by the Town through development levies added into the purchase price of lots on the Town-owned lands or otherwise specified in development agreements required as conditions of subdivision and/or development approval of privately owned lands.

14.0 Special Provisions

The plan provides for a number of single family residential lots that back directly onto the site of the storm pond which is considered a neighbourhood amenity. It is proposed that there be special provisions regarding the development of these lots in order to maximize the visual benefits of the pond area for the enjoyment of all residents in the area. Restrictive covenants respecting the size and siting of buildings may be imposed on some of these lots to protect the desired image of the area. Also, uniform fencing will be required along the rear property lines of the lots backing onto the pond.

Other lots in the Plan area may also require restrictive covenants, such as those in phase two which back onto the Poplar Creek reserve, in order to ensure visual connections with the creek, and some lots in phase three in order to preserve mountain views. These development controls will be considered at the time of subdivision.