

TOWN OF EDSON

BYLAW NO. 1877

A Bylaw of the Town of Edson in the Province of Alberta, pursuant to the provisions of the Municipal Government Act, being Chapter M-26.1 of the Statutes of Alberta 1994 and amendments thereto, to adopt an Area Structure Plan for Block 4, Plan 3719 ET in the Town of Edson.

WHEREAS Section 633(1) of the Municipal Government Act provides for a municipality to adopt an area structure plan.

AND WHEREAS it is deemed expedient to adopt an area structure plan for Block 4, Plan 3719 ET in the Town of Edson.

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

1. That the Area Structure Plan for Block 4, Plan 3719 ET being Schedule "A" attached hereto forms part of the Bylaw.
2. That this Bylaw shall have force and take effect upon final reading.

READ a first time this 16th day of February A.D. 1999.

READ a second time this 6th day of April A.D. 1999.

READ a third time and finally passed this 6th day of April A.D. 1999.



Mayor

Director of Finance & Administration

TOWN OF EDSON

SCHEDULE "A"

AREA STRUCTURE PLAN
for
BLOCK 4, PLAN 3719ET

FEBRUARY 1999

Handwritten initials and date: R-99

1.0 Introduction

This Area Structure Plan has been prepared in accordance with Section 633(1) of the Municipal Government Act, 1995 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 six separate titles, in parcels ranging from 0.4 hectares (1 acre) to 10.4 hectares (25.7 acres). A list of land owners is attached as Appendix "A".

3.0 Plan Area

The plan area is located in the northwest part of Edson, and lies entirely within the west half of SW 21-53-17-W5. It is bounded on the north by 13 Avenue, on the west by 63 Street, on the east by the west boundary of the Westhaven subdivision, and on the south by the north boundary of the proposed westerly extension of the Sunset Trailer Court. This area contains approximately 17.4 hectares (43 acres) of land.

4.0 Physical Characteristics

The area slopes gradually from northwest to southeast. The elevation above sea level ranges from the highest point at 948 m (3110 ft) in the northwest corner of the plan area to 922 m (3025 ft) in the southeast corner. The general decline from northwest to southeast is about 26 m (85 ft) over a distance of 640 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.

About 40% of the plan area has been cleared for development, while 60% remains 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 there is an increasing potential for drainage problems.

Development on the site consists of several residences and associated outbuildings, all in the north part of the plan area. There is a 10 metre wide gas

pipeline right-of-way which severs the area into two distinct parts . This easements is the most significant impediment to development in the area.

5.0 Land Use

The plan area is primarily vacant with a small amount developed for residences and about 25% cleared for agricultural use. The bulk of the land is currently vacant and in a fairly natural state.

To the east of the plan area is Westhaven, a low-density residential subdivision. The land to the south of the plan area is currently vacant; however, it is partially serviced and intended to be developed as an extension of the existing Sunset Trailer Court. Adjacent lands to the west are primarily agricultural, low density country residential and vacant. An Area Structure Plan for this area is being prepared and proposes a mix of acreage and urban density residential uses. On the north side, the approved Johnson Estates Area Structure Plan calls for residential development at a density of 15 persons per gross hectare.

6.0 Proposed Development

The proposal allows for the long term staged creation of between 120 and 135 urban density residential parcels, 8-10 acreage residential parcels with a minimum size of one acre, 9 utility lots, and 8 Municipal Reserve parcels for buffer strips and walkways.

The urban density residential development covers a gross area of about 13 ha located south of the gas pipeline right-of-way and the northeast part of the plan area. This area will contain residential parcels with lot sizes ranging from 550 m² (5920 sq.ft.) to over 1200 m² (13,000 sq.ft.). Allowing for a mix of single family dwellings and semi-detached units, this area is expected to yield a maximum of 155 units. Based on an average occupancy of 3.0 persons per unit, the population of this area would be about 465, representing a density of about 36 persons per gross hectare. (14.5 persons per gross acre)

The acreage residential lots are located north of the gas pipeline right-of-way, fronting onto 63rd Street. These lots are expected to connect with the existing sewer line and proposed water line along 63rd Street.

Within the plan area there is an existing gas pipe line right-of-way, major sewer line right-of-way and 5 other utility lots proposed. Together, these total about 0.92 ha of land which may be utilized to develop public footpaths and bicycle paths. Also, the plan proposes an additional 0.75 ha of land for walkways and

buffer strips in the area, providing for excellent pedestrian access to the major parks system.

7.0 Site Suitability

The site is identified in the Municipal Development Plan as being suitable for residential development, subject to the provision of necessary infrastructure. There are no serious natural constraints to residential development; however the gas pipe line and existing subdivisions present some design challenges which effectively reduces the maximum number of parcels that can be created within the plan area.

8.0 Population Density

The proposed development will accommodate a maximum population of about 465 people, based on an average occupancy of 3.0 persons per dwelling. The majority of the area (13 ha) is proposed to have a residential density of about 14.5 persons per gross hectare, while a smaller area (4 ha) located north of the gas pipeline right-of-way will develop to a much lower density of about 6.5 persons per gross hectare.

9.0 Roads

Road access to the plan area will be from 63 Street, 13 Avenue and 10 Avenue. All access to the acreage lots will be external, from 63 Street and from 13 Avenue. All urban density parcels will derive access only from the internal, local roads.

The roads in plan are consistent with the Future Conceptual Roadway Plan, Fig.4.2 in the Municipal Development Plan and avoid any crossing with the existing gas pipeline right-of-way. The concept also discourages traffic flow from 63 Street through the plan area and the Westhaven subdivision.

All roads in the urban density 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 required in the urban density area. The required level of lighting along 63 Street adjacent to the acreage lots may be reduced to reflect the more rural nature of the area.

10.0 Water and Sewer Servicing

The Town's water system with some upgrading can provide adequate domestic and fire flows throughout most of the plan area. Development located below the gas pipeline right-of-way can be serviced by gravity from the existing reservoirs on 63 Street. However, to avoid further pressure implications on the existing upper Westhaven subdivision, installation of a new supply main along 63 Street is required. This water main will link through the plan area to connect with the existing water system in Westhaven and the rest of the Town.

Areas north of the gas pipeline right-of-way will experience relatively lower water pressures. Developments on these parcels, if required, may have to install individual pressure boosters within their plumbing. However, these developments must design their water mains to provide adequate fire flows.

It is expected that every parcel will be connected with the municipal sewer through a conventional gravity system to the existing sewer line across the south side of the plan area. Utility lots between the proposed road system and the existing sewer line right-of-way will allow for easy connection to existing system.

Within the area south of the gas pipeline right-of-way, storm water will be collected along the roads and channeled through a sewer system primarily located under the road allowances. All drainage will flow toward the south, across the proposed extension of the Sunset Trailer Court to be discharged into Bench Creek.

Areas north of the gas pipeline right-of-way will either surface drain into the existing ditches along 63 Street or flow into the proposed Storm sewer system to the south.

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

11.0 Municipal Reserve

Discussions with the School Authorities indicate that there appears to be no need for a new school within the plan area.

In keeping with the Town's policy to consolidate major open spaces as much as possible and to develop a network of footpaths to provide links between them, the plan does not propose development of any parks spaces in this area. As previously noted however, there is a fairly generous provision of land for open space linkages and footpaths, of which about 0.75 ha (1.8 acres) would be Municipal Reserve. This represents about 4.3 % of the total plan area.

12.0 Phasing and Subdivision Approval

The logical phasing of development would see the area immediately adjacent to Westhaven, at the west end of 10 Avenue developing first, along with the acreage parcels along 63 Street. The second phase would include an area of about 1.5 ha in the south central part of the plan area, and the 4.3 ha parcel in the north east part of the plan area. Phases 3 and 4, on the south side of the gas pipeline right-of-way along west side of the plan area could be developed independently or together, depending on market demands and lot availability.

13.0 Development Levies

Most new development places 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 utilities infrastructure required to service new development.

All costs associated with development of this area will be recovered by the Town. This will be achieved through development levies which are to be specified in the development agreements required as conditions of subdivision and/or development approval.

The calculation of these development levies may include:

- a portion of the cost of upgrading downstream sanitary trunks done in 1996.
- a portion of the costs to install the proposed 14" water feeder from the Grande Prairie Trail Reservoir to the plan area.
- Storm sewers
- Planning and engineering costs.

14.0 Implementation

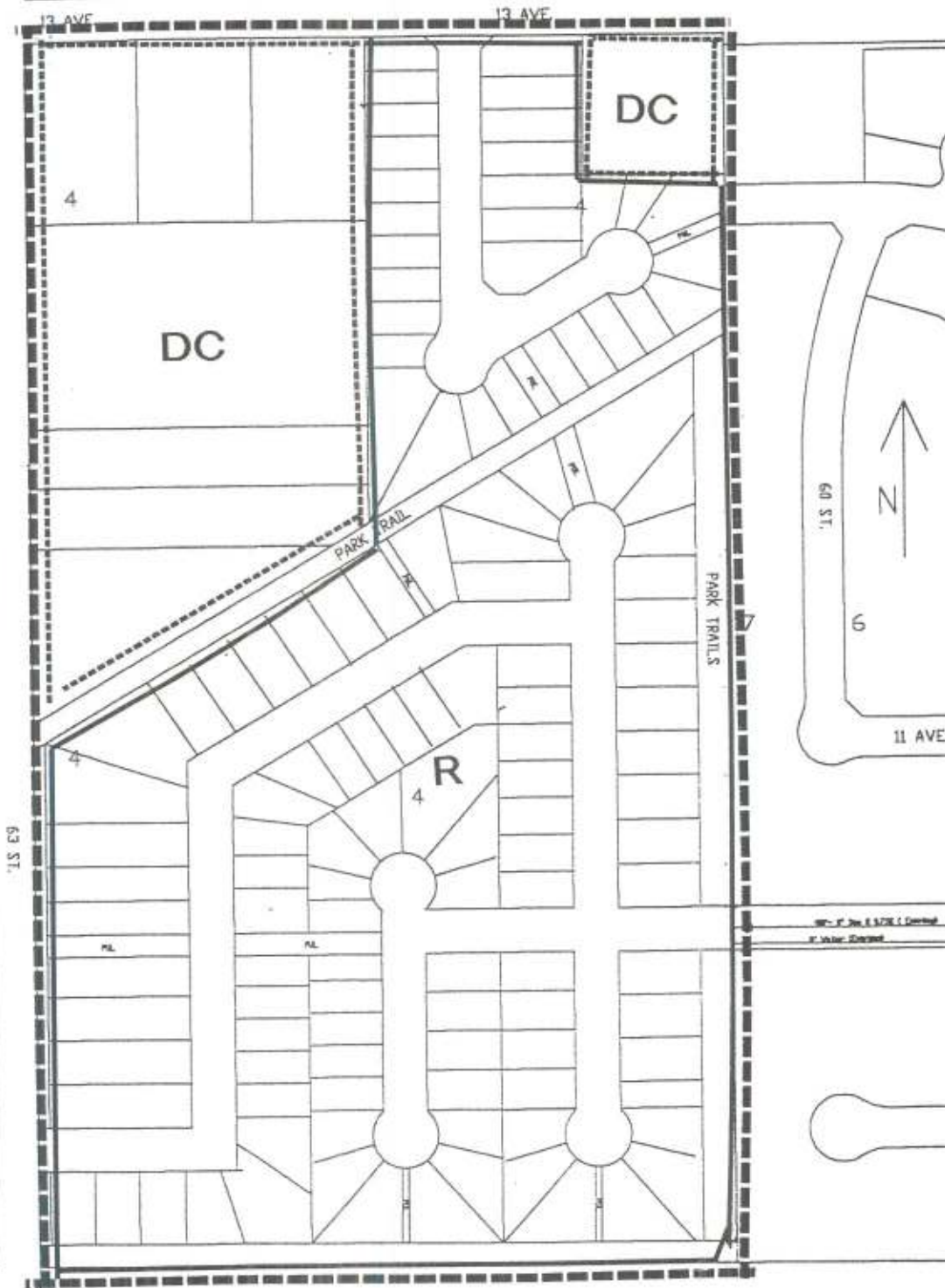
Following approval of this Area Structure Plan by Council, application will be made to amend the Land Use Bylaw, redistricting the land to suitable Residential designations. Concurrently with the redistricting application, proposed plans of subdivision may be presented for approval by the Town.

AREA STRUCTURE PLAN

BYLAW #1877

R - R1B or R1C
DC - Direct Control

LAND USE



KF go

AREA STRUCTURE PLAN

BYLAW #1877

DEVELOPMENT SEQUENCE



Mf'gp

APPENDIX "A"

Colin Pashley and Bernice Pashley

Donald Koprivnak

Mark Adam Brandle

Michael D. Stanko and Laura L. Stanko

Robert B. Anderson, Lis Anderson, Daniel D. Anderson, and Sarah J. Anderson

Terry Gardner and Eileen Gardner

Town of Edson

Fig.