

**Municipal District of  
BRAZEAU**

**DRAFT  
Lindale Area Structure Plan**

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# 1 INTRODUCTION

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## 1.1 Purpose

This Area Structure Plan, which may be cited as the Lindale Area Structure Plan, has been prepared on behalf of the Municipal District of Brazeau No. 77 in accordance with the requirements of the Municipal Government Act. The plan provides a framework for expanding the boundaries of the community of Lindale, and for subsequent subdivision and residential development. The plan also provides the rationale for designating Lindale a Hamlet as per the provisions of the Municipal Government Act. Qualification as a Hamlet is important to both the community and the municipality. Hamlet status will allow the Municipal District to formally recognize the community, and to apply for available provincial and federal government grant programs to benefit community residents.

## 1.2 Locational Context

The community of Lindale is located in a predominantly agricultural area, approximately four miles north of Highway 39, and two miles east of Birchwood, in the east portion of the municipality (see Figure 1 – Locational Context). The community boundaries are contained within parts of the N ½ of 22-49-5-W5M and the S ½ of 27-49-5-W5M. Housing demand in the Lindale area has increased in recent years. The existence of a high quality elementary/junior high school within the community, combined with its attractive natural setting and amenities, create an opportunity to accommodate some of this demand through new residential development.

## 1.3 Policy Context

This Area Structure Plan has been prepared in accordance with Section 633 of the Municipal Government Act. As such, it describes the land uses proposed, the sequence of development, general future population levels, and infrastructure requirements.

The plan also conforms to Brazeau's 1998 Municipal Development Plan Bylaw No. 328-98, as amended. The Municipal Plan *encourages the growth and development of all hamlets* and may require that an Area Structure Plan be completed to support proposals for subdivision (Policy 4.1). Although Lindale is not a Hamlet according to provincial criteria, it is designated a Hamlet by Brazeau's Land Use Bylaw No. 396-88 so that Policy 4.1 may be appropriately applied. This plan, therefore, meets the statutory requirements of the Municipal Development Plan.

The community is presently districted as Hamlet Residential District (HR) under that Land Use Bylaw. The Bylaw will need to be amended from Agricultural District-A (AG-A) to Hamlet Urban Reserve (HUR) for those lands affected by an expanded community boundary pursuant to this Area Structure Plan. The required amendment is described in greater detail in Section 5.0.

## 1.4 Hamlet Status

Section 59 of the Municipal Government Act allows a municipality to designate unincorporated areas as Hamlets if the area:

- *Consists of 5 or more buildings used as dwellings, a majority of which are on parcels of land smaller than 1,850 m<sup>2</sup> (19,914 ft<sup>2</sup>);*
- *Has a generally accepted boundary and name; and,*
- *Contains parcels of land that are used for non-residential purposes.*

Although Lindale meets the last two criteria, the community contains **no** lots that are less than the minimum 1,850 m<sup>2</sup> in size and, therefore, it does not qualify as a Hamlet under the Act. Also, for the purpose of infrastructure grants, including grants for waste water treatment systems, Alberta Transportation has adopted a definition of Hamlet that requires it be comprised of 10 occupied residences, with a majority of lots less than 1,850 m<sup>2</sup> in size.

However, the provisions of Brazeau's Land Use Bylaw do not currently allow for unserviced lots less than 1,860 m<sup>2</sup> (20,000ft<sup>2</sup>) in size. As such, this plan supports the amendment of the Land Use Bylaw to reduce the minimum lot size for unserviced residential parcels, thereby creating the opportunity to subdivide such lots at Lindale, and to achieve Hamlet status as per the Municipal Government Act, and the criteria of Alberta Transportation. A minimum lot size of 1,800 m<sup>2</sup> (19,376 ft<sup>2</sup>) is recommended to ensure consistency with Section 3.2.1(1)(a) of the Private Sewage Systems Standard of Practice (1999).

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## 2 EXISTING CONDITIONS

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### 2.1 Existing Plan Area Conditions

The Lindale plan area is shown on Figure 2. The relevant existing conditions of the area are described as follows:

1. **Land Use:** The community is comprised of eleven residential parcels ranging in size from 0.5 (2,023 m<sup>2</sup>) to 7.0 acres. All the existing residential lots are developed and are serviced on-site with well water and sewage disposal facilities.

Lindale School is strategically located near the centre of the community, and is also serviced on site by well water. The school owns its sewage lagoon, which is located directly south of the school site, and is used exclusively by the school. The school offers Kindergarten to Grade 9 classes, and is expected to have a 2001/2002 enrolment of about 50 students. This enrolment is well below the school's capacity of 170 students.

The remaining land uses within the plan area include a post office, a cemetery, a baseball playing field, and some home business operations.

2. **Topography:** The topography within the plan area is described as hummocky and gently undulating terrain. Existing development is concentrated near the top of a hill and, therefore, the natural drainage pattern is outward from the centre of the community.
3. **Low Areas:** A water feature exists in the northwest corner of the plan area and is considered a significant natural amenity feature. The water feature is a permanent water body and, therefore, will likely be claimed by the Crown at the time of subdivision. This means that, pursuant to Policy 5.3 of Brazeau's Municipal Development Plan, a minimum 6.0 metre wide Environmental Reserve strip or Environmental Reserve Easement will be required adjacent the Crown owned bed and shore.

A tributary of Modeste Creek bisects the southwest corner of the NE ¼ 21-49-5-W5M. The north side of the tributary, and its associated treed ravine, provide a logical boundary for the plan area. The tributary feature also provides an amenity feature for future development in the southwest portion of the plan area. Policy 5.8 of the Municipal Development Plan and Section 35(2) of the Land Use Bylaw require a 30 metre development setback from the top-of-the-bank of the ravine.

4. **Vegetation:** Because the lands have been cleared and used for decades for the production of crops and grazing of cattle, very little indigenous vegetation remains. Treed areas are located adjacent the above noted tributary. As well, tree stands are typically associated with existing residential development.
5. **Access:** The plan area is bisected by two local roads, including Township Road 494 and Range Road 53. These roads link the community with the regional road system and provide direct access to all the existing lots.

## 2.2 Development Implications

The following development implications result from the existing conditions:

1. The existing school is operating at levels, which are significantly under capacity. New residential development should be encouraged to assist in increasing the school's enrolment. Such development will require further investigation into the feasibility of constructing a communal infrastructure system for sewage collection and disposal in particular, and for water distribution.
2. The water feature located in the northwest corner of the subject lands should be designated Environmental Reserve at the time of subdivision to maintain its natural integrity. However, public access to the water feature should be encouraged, along with appropriate linkages to the community.
3. The development setback requirements of the Land Use Bylaw and the Municipal Development Plan should be maintained. These setbacks provide opportunities to create an open space amenity feature along the top-of-the-bank of the tributary.
4. The treed areas should be retained where possible as attractive natural buffers between future development proposed for the plan area, and existing residential parcels.
5. The existing pattern of direct access to local roads should be maintained for as long as possible to provide economical residential expansion options.

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## 3 THE DEVELOPMENT CONCEPT

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### 3.1 Development Objectives

The primary objective of the Lindale Area Structure Plan is to allow for staged residential expansion to support a viable and attractive hamlet. The future Land Use Concept shown on Figure 5 (following page 9) reflects this primary objective, and recognizes the Area Structure Plan objectives listed below.

- To encourage and provide for the opportunity to fully realize the residential development potential of Lindale.
- To protect the integrity of existing developments.
- To allow for a range of lot sizes capable of meeting a broad spectrum of the regional housing market.
- To recognize the Municipal Development Plan's goals, objectives and policies.
- To provide a staged land use concept to support incremental infrastructure improvements.
- To protect significant environmental features in their natural state.
- To direct residential development to areas that can be economically serviced and logically staged.
- To minimize future land use conflicts.

### 3.2 Land Use Concept

The major features of the Land Use Concept, which respond to the plan objectives, are listed below:

1. The Land Use Concept comprises three (3) cumulative stages to allow for economical expansion of the community, and incremental construction of the necessary infrastructure.
2. The concept assumes the construction of a sewage lagoon and a comprehensive sewage collection system to facilitate residential growth in the long term.
3. The concept is flexible, and may be amended to respond to changes to the economic and social conditions within the community and the municipality.
4. Although lot dimensions and configurations will be confirmed at the time of detailed subdivision design, the minimum lot size of 1800 m<sup>2</sup> (19,375 ft<sup>2</sup>) for unserviced Hamlet Residential lots as discussed in Section 1.4 is maintained, as well as a minimum lot frontage of 30 metres to encourage safe, access onto the existing local roads through adequate approach separation.
5. The land use concept proposes a minimum lot size of 0.81 hectares (2.00 acres) for those lots designated as Country Residential Suburban Estates in response to the aspirations of the affected landowner.
6. Lands located adjacent the natural features are proposed to be maintained as public open space, with linear connections to future residential areas and the school. These open space areas will enhance the living environment of the community and assist in attracting new growth to Lindale.

### 3.3 Land Use Concept Staging

The Land Use Concept maximizes the full residential development potential of the plan area and, as such, provides for development well beyond the requirements of the foreseeable future. However, the intention of this Area Structure Plan is to respond to immediate landowner aspirations and to community growth requirements, without prejudicing opportunities for long term development.

Although not explicitly considered by the Land Use Concept, resubdivision of existing unserved lots within the community should be encouraged to increase the number of lots and community population and school generations. Resubdivision of lots must conform to the requirements of the Land Use Bylaw and the intent of this Area Structure Plan.

To facilitate economic and orderly development of the plan area, the land use concept is comprised of three cumulative stages, as defined by the development thresholds required to justify major capital infrastructure improvements. In summary, the three stages and corresponding infrastructure requirements are:

- Stage 1 – No municipal infrastructure investment required.
- Stage 2 – Sewage lagoon and collection system required.
- Stage 3 – Lift station and force main required.

#### Stage 1

Stage 1 is illustrated on Figure 3, and allows for immediate residential development opportunities with limited municipal investment in infrastructure. Road improvements, already planned for the community, will enhance the opportunity to implement this stage, which allows for the incremental development of portions of: the SE ¼ 28 – 49 – 5 W5M; the NE 21 – 49 – 5 W5M; and, the NW 22 – 49 – 5 W5M. Stage 1 provides for a broad mix of parcel sizes and allows development to occur in different locations.

The Stage 1 Land Use Concept minimizes the requirements for infrastructure by using existing roads and utilities. Two clusters of Hamlet Residential lots are proposed adjacent the east and west sides of the community with direct access onto Township Road 494. The depth of these lots has been increased to allow for greater building setbacks from this road.

A cluster of ten (10) Residential Estate lots are proposed for the northwest portion of the plan area to take advantage of the amenity value provided by the water feature. An internal road off Township Road 494 will provide access to these lots. The intersection of the access road for the estate lots should be aligned with the existing approach near the northwest corner of the NE ¼ of 21 - 49 – 5 W5M.

#### Stage 2

Stage 2 of the Land Use Concept is shown on Figure 4, and assumes the construction of a sewage lagoon and gravity collection system. The total cost of this system is conservatively estimated at \$500,000, exclusive of land costs and *hook-ups*.

The greatest constraint to locating the proposed sewage lagoon within the plan area is the 300 metre residential development setback requirement of the Subdivision and Development Regulation. This requirement is reciprocal. The south portion of the NW ¼ of 22-49-5 W5M provides the most feasible site for the lagoon facility. The lagoon is sized to accommodate approximately 50 residential lots, as well as

the school. However, the elevation of the lagoon limits the extent of the area which can be potentially serviced by gravity. In the **very long term**, the lagoon may be expanded to the east should such expansion be warranted.

Because of the reciprocal nature of the requirements of the Subdivision and Development Regulation, it is important to maintain at least the minimum buffer of 300 meters between the potential lagoon site and any future residential development.

In this Stage, residential development is shifted to the east portion of the plan area to take full advantage of the land area capable of being serviced by gravity collection to the lagoon proposed to the south. Implementation of this stage of development should proceed from the north toward the south.

Stage 2 allows for the development of approximately 70 new lots, with potential for expansion beyond 100. All the lots proposed under Stage 2 maybe serviced by a gravity sewage system. However, the lagoon would need to be expanded beyond the initial 50 lot design capacity. Lot sizes of 930 m<sup>2</sup> (10,011 ft<sup>2</sup>) are proposed as per the minimum lot size provisions of the Land Use Bylaw for parcels serviced by a communal sewer system in the Hamlet Residential District.

### **Stage 3**

Stage 3 of the Land Use Concept assumes full *build-out* within the plan area as per Figure 5. Some 70 residential lots are proposed to extend into the lands located south and west of the school. A lift station will need to be constructed near the western edge of the existing community (as shown on Figure 5) to allow this final stage to proceed. The construction of the lift station will allow existing residential developments and the school to *tie into* the sewage collection system. This means that the school's existing lagoon can be reclaimed for a more compatible use. Implementation of this stage of the land use concept should commence south of the lots proposed in Stage 1, and continue south and east.

## **3.4 Municipal Reserve**

The Land Use Concept proposes that the required Municipal Reserve dedication be used as open space to provide public access to, and to protect, the natural amenity features of the community. Specifically, lands adjacent the water feature located in the northwest corner of the plan area, and the Modeste Creek tributary to the south, are proposed as open space. A natural tree stand located north of the proposed lagoon site is also proposed as Municipal Reserve. The size and location of the Municipal Reserve parcels will be confirmed at the time of subdivision.

An integrated walkway system comprised of trail connectors and road rights-of-way is proposed to link these open space features with future residential areas, and the school and the playing field parcel. The walkway system will serve both a recreational and a pedestrian circulation function, and will enhance opportunities for attracting new growth to the community.

The 1.66 hectare (4.1 acre) baseball playing field parcel (Lot 3 Plan 8321763) located south of the school site was *gifted* to the municipality by the current owner of the adjacent remnant ¼ section (NE ¼ 21 – 49 – 5 W5M). The benefactor requested that the land be used for public recreation purposes. This means that although the parcel was not dedicated as Municipal Reserve, it functions as such. The municipality, therefore, should consider providing the owner of the remnant with a 1.66 hectare Municipal Reserve credit in the event of further subdivision of the remnant parcel.

### 3.5 Land Use Distribution

The Area Structure Plan Stage 3 (Future) Land Use Concept displayed in Figure 5, results in the following overall land use breakdown:

**Table 1 - Land Use Breakdown**

Land Use	Total	Percent
Gross Plan Area	181.4 ha (448.3 ac)	
Existing Community	14.1 ha (34.7 ac)	
New Area Added	167.4 ha (413.6 ac)	100.0
Parks/Open Space	24.0 ha (59.2 ac)	14.3
Water feature	14.0 ha (34.6 ac)	8.4
Roads	14.1 ha (36.8 ac)	8.5
Hamlet Residential	39.7 ha (98.5 ac)	23.8
Estate Residential	10.1 ha (24.9 ac)	6.0
Undeveloped	65.5 ha (161.5 ac)	39.0

Table 2 below provides a more detailed breakdown of selected land uses based on the three development stages.

**Table 2 - Land Use Distribution by Stage**

	Stage 1 (Figure 3)	Stage 2 (Figure 4)	Stage 3 (Figure 5)	Total
Parks/Open Space		6.0 ha (14.8 ac)	7.3 ha (18.0 ac)	13.3 ha (32.9 ac)
New Roads	1.4 ha (3.5 ac)	4.9 ha (12.2 ac)	4.5 ha (11.2 ac)	10.8 ha (26.7 ac)
Hamlet Residential	7.5 ha (18.6 ac)	12.9 ha (31.8 ac)	19.5 ha (48.1 ac)	39.9 ha (98.5 ac)
Estate Residential	10.3 ha (25.3 ac)			10.3ha (25.3 ac)
Number of Lots	45*	107	162	314*

\*Includes 10 CRS lots

The foregoing land distribution figures will be confirmed at the time of subdivision.

Municipal Reserve dedication will be reconciled as part of the development agreement at the time of rezoning, subdivision and survey.

Because the intent of an Area Structure Plan is to provide general density levels, the actual density (number of lots created) may be adjusted at the detailed subdivision stage, based on detailed design parameters. Any adjustments will likely result in a lower, rather than a higher, density.

### 3.6 Population and Student Generation

Population and the number of students generated by the land use concept are summarized below. Population projections assume a density of 3.1 persons per dwelling unit. School generation is based on the student generation factors listed in Table 3. These factors were provided by the Elk Island Public School Board, and are the most recent such factors available in rural areas.

**Table 3 - School Generation Factors\***

<b>Level</b>	<b>Students per unit</b>
Elementary	0.2640
Junior High	0.1116
Senior High	0.1298

The anticipated population and number of students generated are shown in the following table.

**Table 4 - Population and School Generation**

	<b>Stage 1 45 Lots (Figure 3)</b>	<b>Stage 2 107 Lots (Figure 4)</b>	<b>Stage 3 162 Lots (Figure 5)</b>	<b>Total 314 Lots</b>
Population	140	332	502	974
Elementary	12	28	43	83
Junior High	5	12	18	35
Senior High	6	14	21	41

All figures are estimates only, and are subject to change at the time of subdivision. It is assumed that elementary and junior high school students will be absorbed into Lindale School and that senior high schools students will be distributed to surrounding senior high schools. Discussions with representatives of Wildrose School Division determined that enrolment at Lindale Elementary School has been declining and, as is noted in Section 2.1, that the school is operating at below capacity (current enrolment is about 50 students and capacity is 170 students). By increasing residential development opportunities at Lindale through this Area Structure Plan, future school enrolment may increase.

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## 4 AREA STRUCTURE PLAN POLICIES

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The following policies are proposed to implement the Area Structure Plan objectives listed in Section 3.1 and the Land Use Concept Stages as shown on Figures 3, 4 and 5. These policies are intended to support, and be applied in concert with, relevant existing Municipal Development Plan policies and Land Use Bylaw regulations.

### 4.1 Land Use

- 4.1.1 All future subdivision and development of lands in the Lindale plan area shall comply with the Land Use Concept Stages shown on Figures 3, 4 and 5 of this Area Structure Plan, and with the policies listed herein.
- 4.1.2 Existing agricultural uses shall be encouraged to continue to operate until such time as subdivision and development occurs.
- 4.1.3 Existing natural features, including vegetation, shall be preserved, wherever possible, by integrating these features into the design of new subdivisions.
- 4.1.4 Notwithstanding the standards of the Country Residential Suburban Estates District of the Land Use Bylaw, the size of those lots designated as Country Residential Suburban Estates by the Land Use Concept shall be a minimum of 0.81 hectares (2.00 acres).

### 4.2 Transportation

- 4.2.1 All roads shall be constructed to Municipal District standards. These standards may vary from time to time.
- 4.2.2 The developer shall be responsible for the cost of upgrading all existing roads and constructing all new roads, as well as the cost of intersection or approach improvements.
- 4.2.3 All lots fronting Range Road 53 must ensure that the lot depth is sufficient to allow a minimum 10 metres (32.8 feet) front yard setback.
- 4.2.4 A service road shall be provided on both sides of Township Road 494, west of Lindale School, and access shall be limited to three points; two on the north side and one on the south side.

### 4.3 Utilities

- 4.3.1 All subdivisions proposed under Stage 1 of the Land Use Concept (Figure 3) shall satisfy the Municipal District that each lot created is capable of providing for on-site municipal services appropriate to the proposed use.
- 4.3.2 All water wells must comply with the Sanitation Regulation of the Public Health Act and meet the licensing requirements of the Water Act.

- 4.3.3 All private sewage systems must comply with the Alberta Labour's Private Sewage Systems Standards of Practice.
- 4.3.4 Residential development beyond Stage 1 of the Land Use Concept shall be accompanied by a water study prepared by a qualified engineer, recognized by APEGGA, which identifies the quality and quantity of water for domestic use, and should, in concert with the construction of the proposed lagoon, investigate the feasibility of constructing a communal water treatment and distribution system. The study shall be prepared to the satisfaction of the Municipal District.
- 4.3.5 Residential development beyond the Stage 1 Land Use Concept shall be required to be serviced by the proposed communal sewage lagoon and collection system.
- 4.3.6 Proposed storm water management techniques shall accompany any subdivision application beyond the Stage 1 Land Use Concept. The techniques proposed shall be appropriately licensed by Alberta Environmental Protection and be to the satisfaction of the Municipal District.
- 4.3.7 Any further development shall ensure that adequate service is available from shallow utility companies and necessary easements and/or rights-of-way are obtained.
- 4.3.8 The setbacks from pipelines, well sites, batteries or other natural resource extraction facilities as recommended by the Alberta Energy and Utilities Board shall be applied.

#### **4.4 Municipal Reserve**

- 4.4.1 Municipal Reserve lands shall be provided, at the time of subdivision, generally in accordance with the Land Use Concept. The developer shall demonstrate, to the satisfaction of the Municipal District, that the lands dedicated can be used as functional park/open space. This includes using Municipal Reserve to preserve attractive, mature tree stands, as long as the lands are relatively flat and well drained. Municipal Reserve dedication shall be encouraged to abut Environmental Reserve lands.
- 4.4.2 At the time of subdivision of the NE 21 – 49 – 5 W5M, Council may consider the previous dedication of Lot 3 Plan 8321763 for public use as a credit toward any outstanding Municipal Reserve requirements.

#### **4.5 Implementation**

- 4.5.1 Pursuant to the provisions of Section 633(1) of the Municipal Government Act, this Area Structure Plan shall be adopted by the Municipal District of Brazeau as the Lindale Area Structure Plan. All subdivision and development within the plan area shall be in accordance with the provisions and policies of this plan document, as well as those of the Municipal Development Plan and Land Use Bylaw.
- 4.5.2 The Land Use Bylaw shall be amended such that the plan area, as defined by this Area Structure Plan, is rezoned from AG-A to HUR. At the time of residential subdivision, the Bylaw shall be further amended as per the staged Land Use Concept.

- 4.5.3 The Land Use Bylaw shall be amended such that, the minimum size for an unserved lot in the Hamlet Residential District shall be reduced to conform to the 1800 m<sup>2</sup> size provided for in Section 3.2.1(1)(a) of the Private Sewage System Standard of Practice.
- 4.5.4 Council, from time to time, may choose to amend this Area Structure Plan. As part of the amendment process, the required public hearing will ensure the opportunity for considering input from all existing and future landowners.