

RING ROAD ESTATES AREA STRUCTURE PLAN

IN

MUNICIPAL DISTRICT OF BRAZEAU NO. 77

LOCATED ON

Pt. of NW ¼ 3—49-7-W5M

Ring Road Estates Area Structure Plan

Table of Contents

	Page No.
1.0 Participants.....	1
2.0 Introduction.....	1
3.0 Physical Site Evaluation.....	1
4.0 Land Use.....	2
5.0 Staging.....	2
6.0 Servicing.....	3
7.0 Traffic Circulation System.....	3
8.0 Implementation.....	4
Schedule "A"	5
Ring Road Estates Area Structure Plan Diagram	

Ring Road Estates Area Structure Plan
In
The Municipal District of Brazeau No. 77
Located within
Portion of NW ¼ 3-49-7-W5M
Containing 21 acres
C and T 932 178 224

1.0 Participants

- 1.1 The landowners in the Area Structure Plan are Donald Anderson and Joan Anderson.

2.0 Introduction

- 2.1 The Area Structure Plan is prepared to provide an overall development plan for the area which is capable of becoming the subject of a Municipal District Bylaw. This will allow development to be controlled by the Municipal District of Brazeau No. 77. The name Ring Road Estates is suggested as the name of the Area Structure Plan.

3.0 Physical Site Evaluation

- 3.1 The northwest corner of the land concerned lies one mile south of the intersection of 50th Avenue and 35th Street (Drayton Valley). Thirty-fifth (35th) Street joins the municipal road one half mile to the south of the intersection. The land overlooks the North Saskatchewan River Valley approximately three quarters of a mile east of the municipal road. The slope of the land is from west to east with a gradual decline of approximately 50 ft. from the west to east boundary. The land is approximately 10% cleared and 90% treed. Vegetation on the open land is mainly quack grass with some clover and planted grass around existing residential home. There is one flow line crossing the land with a thirty (30) ft. right-of-way easement. There is also a Town of Drayton Valley sewer line crossing in the same area. There is also a fifty (50) ft. right-of-way easement along the north boundary of the property which used to be used as access to a Mobile oil well site on the neighboring property. This is no longer used as the Municipal district has provided a service road along the north boundary on

subject property providing access to neighboring residences on the north side of the property.

4.0 Land Use

- 4.1 The subject land is very desirable for rural residential development because of the gentle slope from west to east, which provides excellent drainage and also a potential great view overlooking the river valley by clearing a few trees. The land is not a viable farm unit, because of the size of the property and because of the numerous rocks and high cost of further clearing. The property already has one residential home on the west end of the property.
- 4.2 The subject property will have to be redesignated from Agricultural to Country Residential Restricted. The Area Structure Plan provides for the creation of five (5) residential parcels, ranging in size from 3.5 acres to 6.8 acres.
- 4.3 The location and size of all the parcels will be generally as shown on Schedule "A" attached to and forming part of this Area Structure Plan.
- 4.4 The development standards for the Plan area shall be as outlined in the Country Residential Restricted District of the Municipal District of Brazeau Land use Bylaw 109-90.
- 4.5 At an assumed population of 3.0 persons per dwelling unit (average compiled by Statistics Canada) a total of 15 persons could be accommodated on the 5 lots provided for in the plan.

5.0 Staging

- 5.1 Upon adoption of the Area Structure Plan, it is anticipated that subdivision will begin immediately with the creation of five (5) lots in the plan area.