

Valley View Estates

Area Structure Plan

(Part of SE 4-49-7-W5M)

In

The Municipal District of Brazeau No. 77

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1.0 Introduction

The Valley View Estates Area Structure Plan has been prepared in accordance with Section 633(1) of the Municipal Government Act, 1995 and recognizes the MD of Brazeau Terms of Reference for the Preparation of Area Structure Plans (1995). 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 entire parcel which is subject of this Area Structure Plan is owned by Fred and Tennie McCracken.

3.0 Plan Area

The plan area is located one half mile south of the south east corner of the Town of Drayton Valley and is described as the SE ¼ of Section 4, Township 49, Range 7, West of the Fifth Meridian in the Municipal District of Brazeau No. 77. The area contains approximately 50.95 ha (125.89 acres) and is bordered on the east and south by the extension of 35th Street, on the west by Helena Drive, and on the north by the future 26th Avenue alignment.

4.0 Physical Characteristics

The area is situated at the top of the western bank of the North Saskatchewan River Valley, and although generally flat, it slopes gradually from northwest to southeast. The elevation above sea level ranges from the highest point at 872 m (2860 ft) in the north west corner of the plan area to 825 m (2706 ft) in the south east corner. This represents a decline from northwest to southeast of 47 m (154 ft) over the width of the plan area, or a slope of about 5.5%. The slope and orientation of the area provides for magnificent view potential of the North Saskatchewan River Valley. Also, the slope provides for excellent surface drainage and potential for the easy installation of a sanitary sewer system.

Soils are classified as 4D in the Canada land Inventory, indicating a moderate agricultural capability and potentially low soil permeability. About 40% of the plan area has been cleared for agricultural use, while the remaining 60% is tree covered, mostly with poplar or aspen and light brush. There appears to be no natural constraints to development within the plan area.

Development on the site consists of a residence and a few associated outbuildings, in the southeast corner of the plan area. There are two oil wells in the area, one in the southwest corner (centre of LSD 4) and the other in the northeast corner (centre of LSD 6). Both are owned and operated by Mobil Oil and are situated on leased sites of 1.77 ha accessed by leased roads off of Helena Drive. Also, there are registered easements for two oil pipelines (Mobil Oil), two gas pipelines (Mobil Oil and Northwestern Utilities), a discontinued pipeline (Pembina Pipelines) and the Town of Drayton Valley's sanitary sewer trunk line transecting the area.

Two additional oil pipelines (Mobil Oil) are located within the private road easements leading to the well sites. (Note: The land owner is currently negotiating with Pembina Pipeline to abandon their discontinued line and with Northwestern Utilities to move their line over to the proposed road alignment).

5.0 Land Use

Existing use of the plan area is primarily agricultural (grazing) and associated residential, with a small portion being utilized for oil production.

Adjacent uses on the east, west and south sides are either agricultural, low density country residential or vacant. On the north side is the proposed country residential subdivision of Eastview Heights – Phase Two. This residential subdivision consists mainly of large custom homes on spacious lots, with municipal sewer and private water services. As previously noted, a sanitary sewer trunk is located along the east and south sides of the area which will allow for cost effective servicing of future proposed development.

6.0 Proposed Development

The proposal is for the staged creation of 56 residential parcels, two wellsites, and four municipal reserve parcels. The residential parcels will range in size from 0.4 ha (1.0 ac) to 1.3 ha (3.2 ac).

The initial subdivision will create 31 residential parcels and 2 municipal reserve parcels, in the centre of the plan area.

The second phase will involve subdivision of an additional 5 residential parcels, a wellsite and a municipal reserve parcel in the southwest corner of the plan area, and 20 residential parcels, a wellsite and a municipal reserve parcel in the north part of the plan area.

7.0 Site Suitability

Given the lack of natural development constraints in the plan area and the proposed size of lots, there should be no problem finding suitable building sites on most of the parcels, however, the numerous pipeline easements are an impediment to the placement of dwellings. This is most evident in the southeast part of the plan area. On those parcels transected by more than one pipeline easement, increased care will have to be taken to ensure that buildings are set back an appropriate distance from each pipeline to allow access. Given the larger size of the proposed parcels in this area, this should pose no major problem for the location of suitable building sites.

8.0 Population Density

The proposed development will likely accommodate about 170 additional people, based on an average occupancy of 3.0 persons per dwelling. It is anticipated that this population will be evenly distributed throughout the plan area.

9.0 Traffic Circulation

The plan area is well served by the existing external road network. There are presently two developed public roads bordering three sides of the area. These roads, Helena Drive and 35th Street, are both planned to be upgraded as collector roads. A future arterial roadway is proposed along the 26th Avenue alignment on fourth side as indicated in the proposed long term roadway system for the MD of Brazeau and the Town of Drayton Valley. A 20m dedicated road-widening right-of-way is indicated along the north boundary of the plan area to accommodate the proposed arterial. The existing private roads presently serving the well sites are ultimately expected to be acquired by the developer, upgraded as necessary, and dedicated as public roadways.

All internal roads will be constructed or upgraded to the required standards of the Municipal District of Brazeau and all will be developed on 25m rights-of-way. Open ditches with a 3m bottom width and 3:1 slopes will be provided along both sides of all roads, and corner cuts will be made on the inside corners of all road intersections of 90 degrees or less. In order to minimize the impact of numerous approaches along the internal roads, and to reduce the constrictions imposed on the drainage system by culverts, properly constructed shared approaches may be acceptable and could be utilized where feasible, especially for the smaller parcels.

10.0 Servicing

All of the proposed parcels can be easily serviced with telephone and electricity, as both services are already provided to the area. Northwestern Utilities presently has one pipeline within the eastern part of the area and another just outside the west boundary and they will install a local distribution system within a three metre easement along the front of the proposed parcels. This easement will be registered along with the Plan of Subdivision.

All parcels will require individual private water wells, developed in accordance with provincial regulations and to the standards of the Municipal District. Pump tests performed on existing wells in the area, indicate that there should be a sufficient water supply for all parcels. This indication is further supported by recent hydrological studies of the area, carried on behalf of the Municipal District and attached as Appendix "A".

It is expected that every parcel will be connected with the municipal sewer system. This will be either through a conventional gravity system or a low pressure system. The sewer lines will be located within the internal road allowances, with the exception of a short section (250 m) where the line will be located in an easement which follows the boundaries of a municipal reserve parcel and an existing pipeline right-of-way. All of the sewer lines will connect with the existing sewer trunk at a single location in the road allowance adjacent to the southeast corner of the northernmost oil well site.

Storm water will be collected in an open-ditch system, built to the standards of the Municipal District. These ditches will be located within the road allowances along both side of the carriageway, and culverts will be installed as necessary to avoid excessive pooling. Due to the natural slope of land, drainage will continue to flow toward the southeast, to collect in the ditch along the northwest side of the ring-road and then be channeled under the road through existing culverts. A report by Frey & Associates attached as appendix "B" hereto confirms that there should be no requirement for a storm water pond to be located on the subject lands. This conclusion shall be evaluated at the second phase of subdivision.

11.0 Municipal Reserve

The plan provides for the ultimate dedication of approximately 5.06 ha (12.5 ac) of land for Municipal Reserve. This land is comprised of a 1.29 ha (3.2 ac) parcel in the northwest corner of the plan area, a 0.8 ha (2.0 ac) parcel near the centre of the area, 1.21 ha (3.0 ac) parcel between the southernmost wellsite and 35th street and public walkways and bicycle paths totaling about 1.21 ha (4.3 ac).

12.0 Fire Protection

It is recognized there is a concern for adequate provision of water for fire fighting purposes. The form of on-site water supply will be provided as part of negotiations in the first phase of subdivision.

13.0 Implementation

Following approval of this Area Structure Plan by Council, application will be made to amend the Land Use Bylaw, redistricting the land to CRS – County Residential Suburban Estates District to allow the proposed subdivision and development. Concurrently with the redistricting application, a proposed plan of subdivision may be presented for approval by the Municipal District and subsequent registration at Alberta Land Titles.