

SCHEDULE A

THE DAVIS AREA STRUCTURE PLAN
IN
THE HAMLET OF VIOLET GROVE, ALBERTA
IN THE
N.E. 1/4 – SEC. 24-48-8-W5M
IN THE
MUNICIPAL DISTRICT OF BRAZEAU NO. 77

CONSOLIDATED JULY 18, 2001

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SCHEDULE "A" – PLAN OF AREA STRUCTURE PLAN SITE

FINAL EDITION – AUGUST 30TH, 1993.

AREA STRUCTURE PLAN
FOR PART OF THE HAMLET OF VIOLET GROVE
ON PART OF THE N.E. ¼ SEC. 24-TP.48-RG. 8-W. 5TH-MER

1.0 PARTICIPANTS

1.1 The land that is the subject of this Area Structure Plan has been in the Davis family since the early 1950's. The present land owners, Evan & Linda Davis are the participants in this Area Structure Plan, and they presently reside on Lot 1 – Block 6 – Plan 9121818.

2.0 INTRODUCTION

2.1 An Area Structure Plan for the remainder of the N.E. 1/4 Sec.24-48-8-5 has been requested by the Yellowhead Regional Planning Commission in order that it may consider a request for subdivision of part of the same area. The Area Structure Plan is modified in that it does not propose to be the area structure plan for the whole hamlet since one was being proposed by the M.D. of Brazeau No. 77. When a public hearing was held by the M.D., virtually no one expressed any concerns about what the proposal would do to their lifestyle, or if there taxes would increase. Consequently, this Area Structure Plan deals only with the land remaining in the N.E. 1/4–Sec.24-48-8-5.

3.0 PHYSICAL SITE EVALUATION

3.1 The unsubdivided area of the N.E. 1/4–Sec. 24-48-8-5 – which is the subject of this Area Structure Plan is bounded on the North by an E/W road allowance, on the East & West by existing subdivisions, and on part of the South boundary by Secondary Highway #620. The entire remaining area except for that used for oil production facilities, is tree covered. This tree cover is fairly heavy and is made up of mostly poplar & spruce.

3.2 The site of this Area Structure Plan slopes down to the West and South. Alberta Environment has identified the area immediately North and East of the wellsite in 10-24, and between the wellsite and the existing subdivision to the West as being peatland and having a high near surface water table. This area is shown delineated on the plan of the area, which accompanies this text.

4.0 LAND USE

- 4.1 In this 1/4 section two previous subdivisions under plans 199KS and 316KS created 15 oversized lots in developing 19.3 acres. Six of these lots are now used for residential purposes – and this has happened in the last forty years.
- 4.2 All lands within the Area Structure Plan shall have a land use designation of Hamlet Residential Restricted (HRR).
- 4.3 The land East of 98th Street shall be subdivided into lots not less than three acres in size, be oriented as shown on the drawing of the Area Structure Plan, and contain their own water and sewage disposal systems. Should the 40 acres proposed as HRR in this Area Structure Plan become totally developed at 3 lots/acre, and at an assumed population of 3 persons per unit, this would accommodate a total of 360 persons.
- 4.4 The proposed road pattern, utilizing the direction and amount of slope of the land would make the area easily serviced by sanitary sewer. The existing lagoon has the capacity to serve a projected population of 181 persons. Population growth beyond that number will require expansion of the lagoon.
- 4.5 The proposed road pattern would allow the selection of a site for the required 10% reserve, that would be aesthetic, and in the area that would allow maximum use by the residents of the hamlet. Municipal Reserve is to be provided in the form of land only and located in the vicinity of the area shown on the plan for that purpose, West of 98th Street.
- 4.6 This Area Structure Plan is prepared on the theory that the HRR designation for this amount of land, (approx. 100 acres), is more than ample if one considers the amount of HRR zoning that should be imposed on parts of the three other quarter sections.

- 4.7 Due to the existing acreages along the East boundary of the quarter, and the overabundance of land zoned for normal residential use, this Area Structure Plan has proposed that a zoning of HRR be placed on all of the land lying East of the existing subdivision represented by plans 316K.S. and 199K.S.. As shown by the proposed road pattern, the areal readily lends itself to this type of development, and yet does not preclude the development of smaller serviced residential lots within the area. Lands West of 98th Street shall be subdivide into lots compatible with existing Hamlet lots and shall be serviced by the Municipal sanitary sewer system.
- 4.8 The addition of approximately two acres to the existing 13.74 acre parcel will realign and straighten the boundaries of the proposed lot 9.
- 4.9 No development will be permitted to take place within 5m of a boundary of a pipeline right-of-way.
- 5.0 STAGING
- 5.1 Upon the adoption, by by-law, of the Area Structure Plan, an application for approval for the subdivision of the proposed four new lots and for the addition to the existing Lot 1, will be presented.
- 5.2 At the time of subdivision or development approval on the lands delineated as having a high or near surface water table, (SW corner of plan area), aquifer and percolation testing will be required to determine suitability for development.
- 6.0 SERVICING
- 6.1 Power will be supplied by Transalta Utilities from the existing power lines around the site. Street lighting shall be provided by the developer for any lands within the Area Structure Plan. Depending on costs, underground power will be expected to be installed in the development of the smaller residential lots West of 98th Street.

SERVICING. cont'd.

- 6.2 Telephone service will be underground.
- 6.3 Each parcel will have its own potable water supply from the existing abundant aquifer.
- 6.4 Sanitary sewage disposal is to be self contained on the individual 3 acre lots and the method of disposal preapproved by the M.D., and a permit obtained from Alberta Labour – Plumbing and Gas Safety Division. These acreages as such, will not impact at all on the present capacity of the sewage lagoon.
- 6.5 With the development of the relatively large 3 acre parcels, most of the existing tree cover will remain in place, and this will eliminate the need, for the time being, for a plan for stormwater management. Should a Stormwater Management Plan be required, it shall be prepared at the owner/developer's expense prior to obtaining subdivision or development approval.

7.0 TRAFFIC CIRCULATION SYSTEM

- 7.1 Access to the new lots will be by approach from the existing road on the E/W road allowance on the North boundary of the site. Access to the new lot nine will continue to be from the N/S road allowance on the East side of the parcel.
- 7.2 Traffic circulation patterns shall be generally as outlined in the Area Structure Plan, and in addition, no direct access onto Secondary Road #620 will be permitted. A service road adjacent to Secondary Road #620 will be provided.
- 7.3 All lots at road intersections are to have 6 metre corner cuts for greater visibility by vehicles, and in addition, all dead-end streets are to have cul-de-sacs.
- 7.4 The N/S road allowance on the East side of the quarter has been widened (5 metres on each side) by Road Plan 1961P.X.. Due to the anticipated rural setting and the existence of paved Secondary #620, on the South boundary of the Area Structure Plan, no further widenings of these roads are anticipated.

TRAFFIC CIRCULATION SYSTEM. cont'd

- 7.5 96th Avenue is to be continued East to the East limit of the Area Structure Plan and used as a service road. This will eliminate any direct access to Secondary Highway No.620, from the subdivision.
- 7.6 Specifications are determined by the M.D. shall govern road design, construction and maintenance, including specific areas for dust control.

8.0 IMPLEMENTATION

- 8.1 Preparation and adoption by Council of the Area Structure Plan by-law.
- 8.2 Amending existing land use by-law to put zoning in place at the same time the subdivision application is made. Zoning to comply with Area Structure Plan by-law.
- 8.3 Approval of subdivision application, registration of legal survey plans, easements, and creation of titles for new lots.
- 8.4 Development agreement signed by developer and completed as approved.

END

J.K. SMITH & ASSOCIATES LTD.

1993

DV92253

" SCHEDULE A "

AREA STRUCTURE PLAN

FOR PART OF THE

N.E.1/4 SEC.24 - TP.48 - R.8 - W.5 M

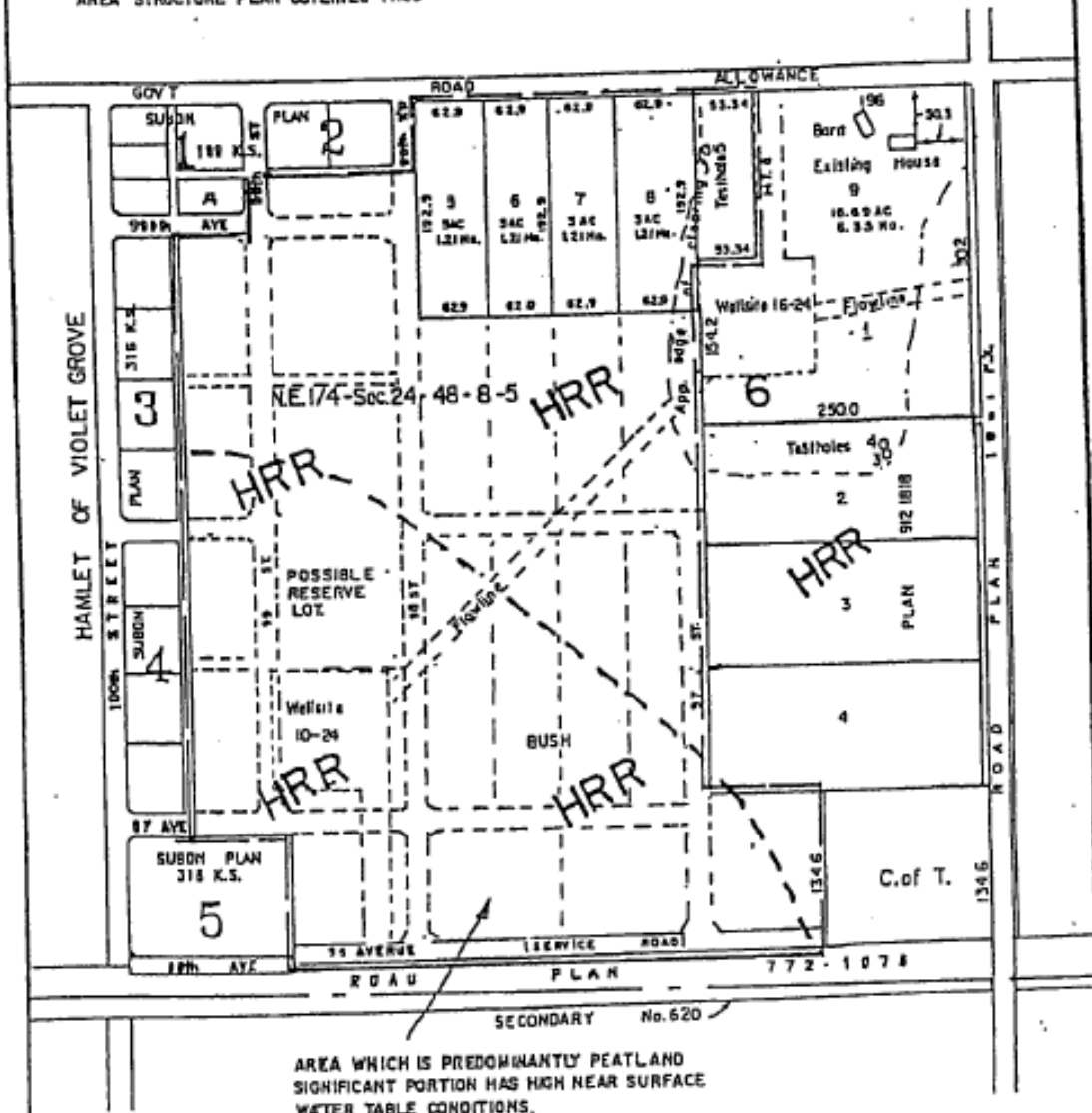
IN THE

MD. OF BRAZEAU NO.77

AT

VIOLET GROVE, ALBERTA
1993

AREA STRUCTURE PLAN OUTLINED THUS



AREA WHICH IS PREDOMINANTLY PEATLAND
SIGNIFICANT PORTION HAS HIGH NEAR SURFACE
WATER TABLE CONDITIONS.

SCALE 1 : 5,000

J.K.SMITH & ASSOCIATES LTD.

101 NO 1 :

Amended Bylaw 401-2001