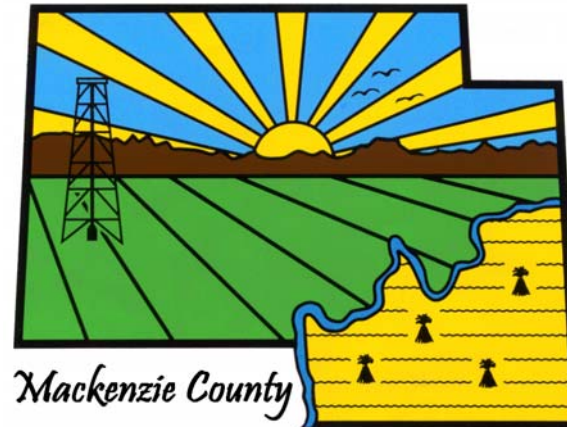


DRAFT

Mackenzie County



Proposed Area Structure Plan For Country Residential Development (Located Within SE 16-110-19-W5M)

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APPENDICES

Appendix A – Area Structure Plan

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1.0 INTRODUCTION

1.1 Purpose

EXH Engineering Services Ltd. (EXH) has been retained by Maltais Geomatics to prepare an Area Structure Plan (ASP) relating to the proposed subdivision development located within the SE¼ 16-110-19-W5M.

This ASP is a requirement under the existing Mackenzie County's Land Use Bylaw 462-04, which specifically applies to rezoning of the said to a Rural Country Residential District 4 ("RC4"). This plan should assist the Mackenzie County in their evaluation and assessment of the proposed development.

1.2 Plan Area and Location

The ASP relates to all lands located within and surrounding SE¼ 16-110-19-W5M. The location of the proposed development is approximately 3.2 km north of the Town of High Level and is situated approximately 1.2 km east of Highway 35. The study area focused on ± 9 acres (3.66 hectares).

1.3 Land Ownership

The following table illustrates the land ownership of the entire SE¼ 16-110-19-W5M.

Ownership of the tentative subdivision layout, including easements, municipal reserves (MR), public utility lots (PUL) and road right-of-ways, will remain with the developer until final approval is granted.

Once all approvals are in place, the landowner will transfer all lands of public interest to the local road authority and the applicable utility operators.

Owner	Lot #	Area Owned (+/-)
High Level Golf and Country Club	SE 16-110-19-W5M	155.72 acres
	Total	155.72 acres

2.0 POLICY AND CONTEXT

2.1 Compliance with the Mackenzie County Municipal Development Plan Bylaw

The ASP concept plan identifies three country residential parcels of 3.0 acres (1.2 hectares). The existing Mackenzie County Bylaw 462-04 allows for a minimum area of 3.0 acres to a maximum of 5.0 acre within this land use district

The rezoning requirements in section 7.33, of the Mackenzie County Bylaw 462-04, state that "A minimum of 10 parcels per rezoning application, or where the total area



to be rezoned is less than 20.2 hectares (50 acres), the total developable area must be subdivided.” The total developable area in the subject quarter section is ±9 acres.

3.0 PLAN AREA CONTEXT AND DEVELOPMENT CONSIDERATIONS

3.1 Existing Land Use

References in this section are to existing land use districts as set out in Mackenzie County’s Bylaws. The subject property is zoned Agricultural District 1 (A1).

3.2 Surrounding Land Use

Surrounding land use is illustrated in *Appendix B – Land Use Map*. For the purpose of this plan, surrounding land use is defined as lands within 1/2 mile (0.8 km) of the development area boundary.

As shown, the surrounding land is predominantly agricultural. Farmsteads and other essential buildings necessary to conduct farming operations are developed in this area.

3.3 Transportation

3.3.1 Mackenzie County

Currently, Heliport Road to the north and Township Road 110-2 to the south, access Provincial Highway 35, located to the west of the parcel in question. Range road 19-3 makes a north/south connection between the two roads.

3.3.2 Projected Traffic volumes

Trip generation for this ASP is based on an average of 9.57 trips per day per lot for a single family, based on the publication *Trip Generation Vol. 2* by the Institute of Transportation Engineers.

Since a total of three lots are proposed that would be approximately 29 trips per day or 29 AADT added to the local road network.

3.4 Municipal Services

Currently, all municipal services (water distribution or sanitary/storm water sewer systems) are connected to the Golf Course Club House located in the same quarter section as the proposed lots.



3.5 Utilities

The site has access to power, telephone and gas which are currently connected to the Golf Course Club House.

4.0 DEVELOPMENT CONCEPT

4.1 Development Concept

This acreage development is to be developed in one phase as illustrated in *Appendix A –Area Structure Plan*. The developer plans to develop all 3 country residential lots in one phase.

Once development has been approved, utilities will be extended and/or upgraded and additional municipal services may be required as the development progresses.

4.2 Land Use

Land uses within the ASP are shown as Agricultural District 1 (A1) and are required to be rezoned to Rural Country Residential 4 (RC4) before development can commence. Once approved, these parcels will be developed as per the County's Bylaws. Further information on section 7.33 of this Bylaw is supplied in *Appendix D – Bylaw information*.

4.3 Transportation and Access

4.3.1 Access Management and Local Road Network

All three proposed lots will have direct access to Township Road 110-2 which connects to Highway 35 to the west.

If required, a Traffic Impact Assessment (TIA) will be provided to Alberta Infrastructure and Transportation, by the developer, at no cost to the department.

The developer will construct intersection improvements, prior to the development of the subdivision, should the accepted TIA warrant an intersection upgrade. All intersection improvements will be constructed to the satisfaction of Alberta Infrastructure and Transportation and at no cost to the department.

However, since the proposed development will not significantly increase traffic volumes on the local road or Highway 35 (see section 3.3.2 *Projected Traffic Volumes*), the developer requests that a TIA be waived at this time.



4.4 Municipal Services and Standards

4.4.1 Water Distribution

The developer plans to service the proposed lots with piped water from the town's municipal water distribution system.

4.4.2 Sewage Disposal

A sanitary sewage collection system is not constructed in the Plan area so private sewage disposal systems will be required. Septic tanks and field systems are proposed for individual developments.

4.4.3 Drainage

Drainage of the development will rely on individual lot grading in conjunction with the use of culverts, roadside and drainage ditches.

4.5 Utilities

As the Plan area has access to power, telephone and gas the developer will be responsible for servicing each lot developed.

5.0 SUMMARY

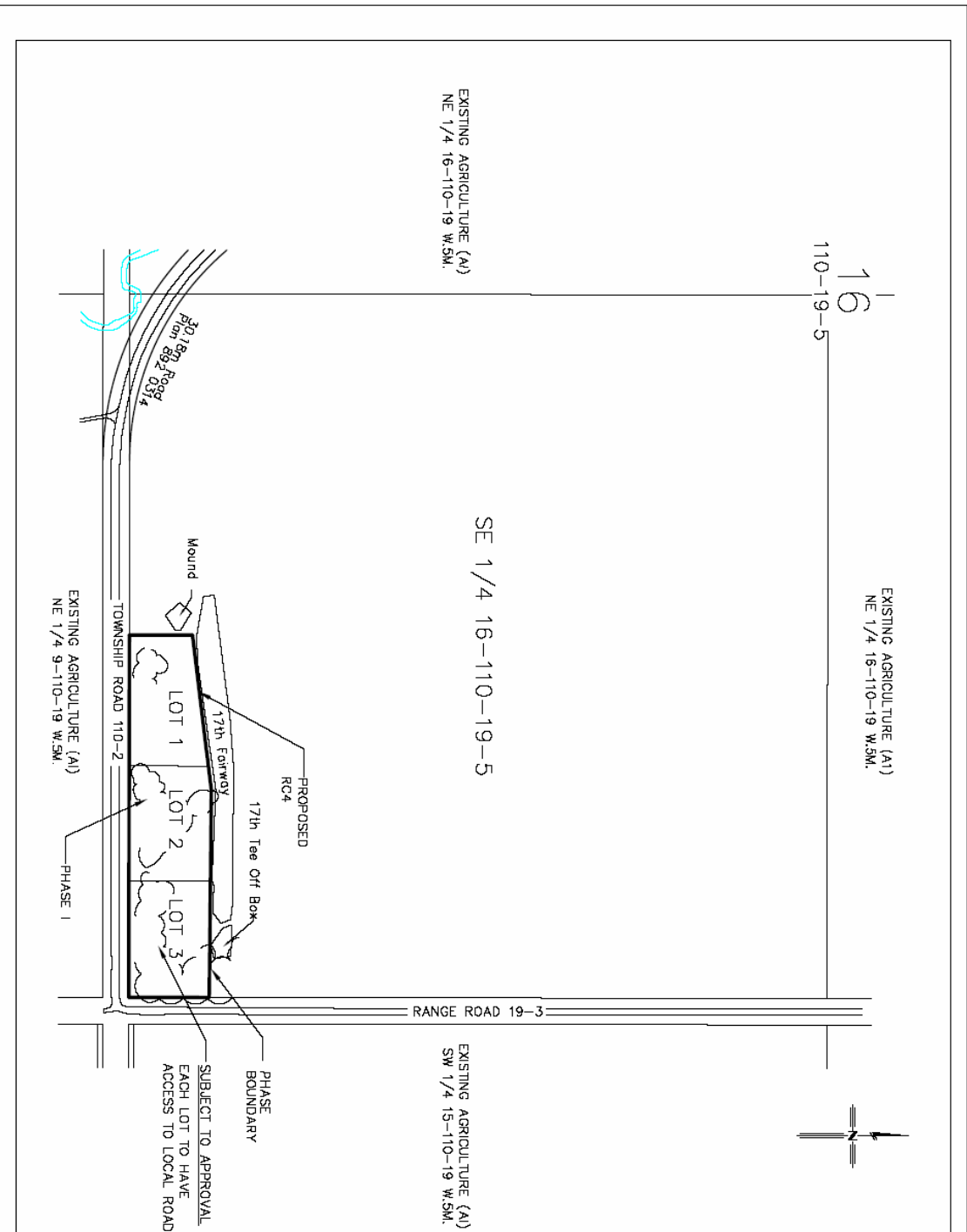
This Area Structure Plan has been prepared on behalf of Maltais Geomatics. The Plan will assist the Mackenzie County in their decision making process of granting their approvals for this proposed development.

This Plan will also serve as the framework for the proposed development and any future developments which may occur in the area. Key issues relating to the development were considered and addressed. Once approved, the developer will proceed with the development with full intentions of meeting the Plan requirements.

This plan has been prepared using the best up-to-date information available. As the development progresses this plan and any other assessments may be re-examined to ensure validity.

Appendix A

Area Structure Plan



LEGEND

PROPOSED
DRAINAGE DIRECTION

EXISTING
HOUSE
RIVER
TREE LINE

STATISTICS

	ACRES	HECTARES	%
TOTAL AREA	9.00	3.66	100
PHASE I	8.00	3.26	100

NOTES

1. This plan shows dimensions which are approximate and are subject to finalization by an Alberta Land Surveyor.

No.	Date	Description	By	Scale
1	2007	PRELIMINARY ISSUED FOR APPROVAL		1:500

POINT TO PRACTICE
ON DIMENSIVE SERVICES LTD.
SERVICES
REGISTERED NUMBER TO SALES
DESIGNER OF DIMENSIVE SERVICES LTD.



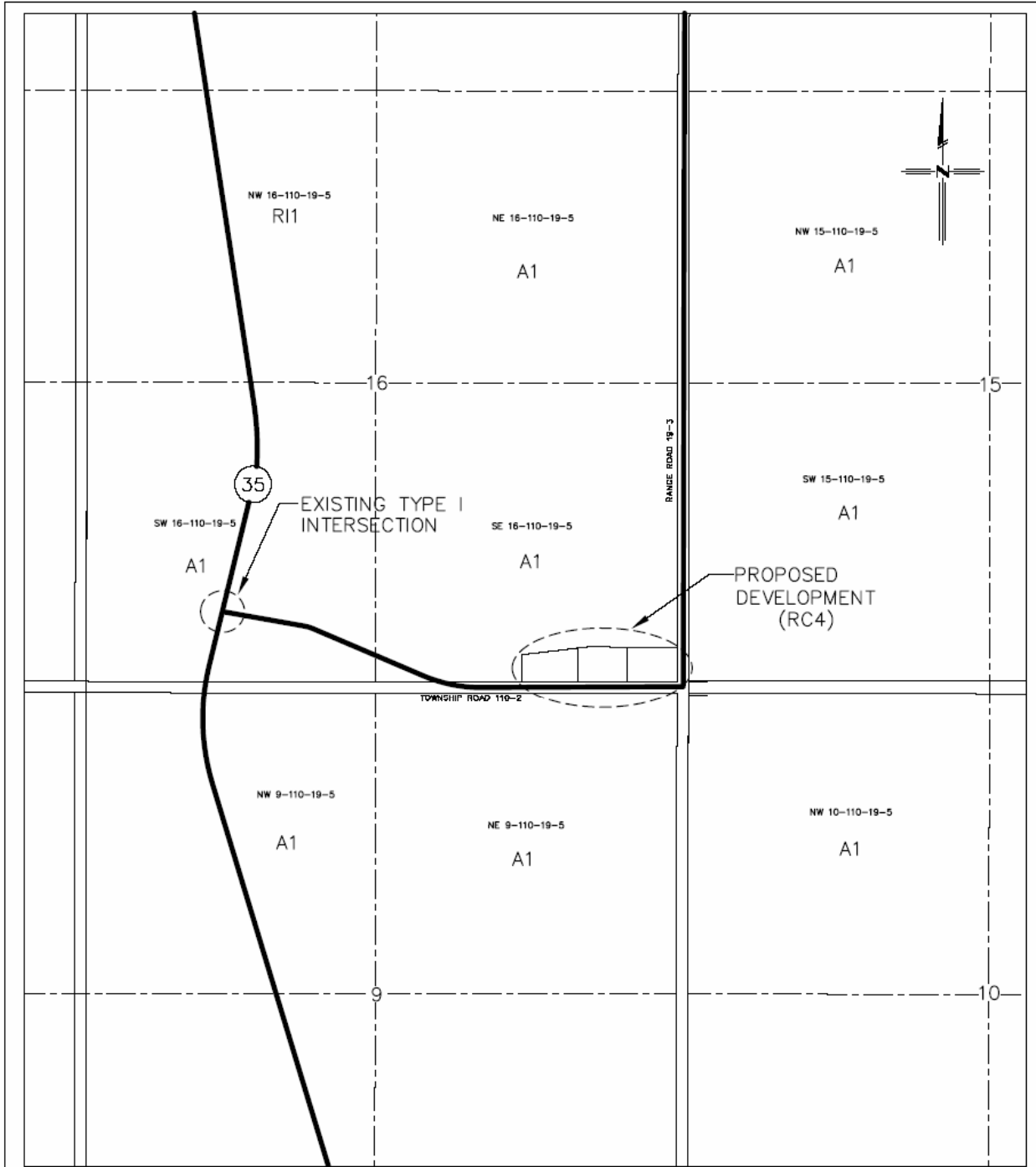
MALTAIS
SUBDIVISION

AREA STRUCTURE PLAN

Author	Drawn	Scale	Date	Checked	Date
MD	MD	1:1000	15/09/07	MD	15/09/07
Client No.	Project No.	Drawn No.	Issue No.	Client No.	Project No.
7014-01					

Appendix B

Land Use Map



LEGEND	
	Existing Roads
	Provincial Highway

LAND USE MAP
TWP. 110 - RGE. 19 - W5M



Date FEBRUARY 28, 2007	
Drawn MO	Checked JDJ
Scale N.T.S	Project No. 4207014
Drawing No. 7014-02	

Appendix C

Bylaw Information

7.33 RURAL COUNTRY RESIDENTIAL DISTRICT 4 "RC4".

The general purpose of this district is to provide for the development of multi-lot country residences.

A. PERMITTED USES

- (1) Single detached dwelling.

B. DISCRETIONARY USES

- (1) Ancillary building or use.
- (2) Bed and breakfast.
- (3) Home based business.
- (4) Public use.
- (5) Garden suite.
- (6) Owner/Operator business.
- (7) Intensive recreation use.

C. LOT AREA

- (1) Country Residential Uses:

- a) Minimum Lot Area: 1.2 hectares (3.0 acres).
- b) Maximum Lot Area: up to 2.02 hectares (5 acres) unless otherwise approved by the Subdivision Authority.

D. MINIMUM FRONT YARD SETBACK

Lot fronting onto a provincial highway or local road:
41.1 metres (135 feet) from right of way.

Lot fronting onto an internal subdivision road:
15.24 metres (50 feet) from right of way.

E. MINIMUM SIDE YARD SETBACK

7.6 metres (25 feet) from property line, or

in the case of a corner site the width of the side yard adjoining the side street shall not be less than 15.24 metres (50 feet), or

15.2 metres (50 feet) from property line adjacent to "Agricultural" or "Forestry" districts.

F. MINIMUM REAR YARD SETBACK

7.6 metres (25 feet), or

15.2 metres (50 feet) from property line adjacent to "Agricultural" or "Forestry" districts.

G. MAXIMUM SHOP SIZE (Owner Operator Business)

Maximum floor area is 12.19 meters by 18.28 meters (40 feet by 60 feet) or 222.83 square meters (2,400 square feet).

Maximum height is 6.09 meters (20 feet).

H. ADDITIONAL REQUIREMENTS

(1) Buildings shall be of new construction unless otherwise required by the Development Officer. Exterior finish to be wood, metal, or similar siding, brick or stucco to the satisfaction of the Development Officer. The finish and appearance of buildings should complement other structures and natural site features.

(2) The side and rear yards of the lots must be screened through the use of trees or have some other suitable screening as approved by the Development Officer.

I. THE KEEPING OF ANIMALS

A maximum of one non-domestic animal per 3-acres or 2 non-domestic animals per 5 acres.

J. REZONING REQUIREMENTS

1. In order to ensure a firm commitment for development has been received the following are requirements for the rezoning application:

- (a) An Area Structure Plan for the parcel.
- (b) A minimum of 10 parcels per rezoning application, or where the total area to be rezoned is less than 20.2 hectares (50 acres), the total developable area must be subdivided.
- (c) The subdivision must have legal access that meets Municipal District of Mackenzie standards.
- (d) Where the existing municipal road is not up to the standard required for the parcel, a road request or upgrade must be part of the subdivision application.

2. Once approval has been granted, the developer shall have a period of one (1) year, or as required by the Development Authority, to develop

the subdivision including, but not limited to, the installation of utilities, roads and plan registration.

K. SUBDIVISION REQUIREMENTS

1. The Developer shall enter into a Developer's Agreement with the Municipality for payment of off-site levies, if required, for rural multi-lot subdivisions.
2. No subdivision shall be approved unless utility services, including water supply and sewage disposal, can be provided with sufficient capacity to accommodate development of the proposed parcel(s).
3. The Developer shall submit, along with his subdivision application, a Water Management Plan as required by the Water Act RSA 2000 Chapter W-3.
4. The Subdivision Authority may require a sewage collection report from a qualified plumbing inspector to ensure sewage disposal will not have a negative impact on the parcel and/or adjacent land or water resources.
5. Municipal Reserve money in the amount of 10% of market value of the proposed subdivision land or 10% land if required for parks or schools.
6. A Traffic Impact Assessment may be required to identify the traffic impact onto the existing infrastructure.

L. ON-SITE PARKING

In accordance to Section 4.28 of this Bylaw.

M. LANDSCAPING

In accordance to Section 4.23 of this Bylaw.