

Area Structure Plan
for
SW ¼ Section 5 Township 67 Range 13 W4M
Within
Lakeland County

Draft

**Area Structure Plan for
the SW 5 67 13 W4**

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0.0 Executive Summary

This Area Structure Plan covers the proposed phased development of the SW 5 67 13 W4 within Lakeland County into a Commercial Development. The plan area, which already has been zoned Rural Commercial, will follow the guidelines developed by Lakeland County and the Town of Lac La Biche in their newly adopted Intermunicipal Development Plan.

Specific points within this plan will address suitability for development, staging, proposed uses and future infrastructure development.

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1.0 Introduction

1.1 Purpose

This Area Structure Plan (ASP) provides a framework for the subdivision of all that portion of the south west quarter of section five (5) township sixty seven (67) range thirteen (13) west of the fourth meridian, which lies to the south of the south eastern limit of a road allowance dividing lots sixty four (64) and sixty five (65) of Lac La Biche settlement from the said land as shown on a plan of survey of the said township signed at Ottawa on the 30th day of August 1921, containing 10.1 hectares (25.10 acres) more or less excepting thereout:

- (a) all that portion of the said south west quarter as shown on said plan of survey which lies south west of the south westerly limit of the road as shown on road plan 1062eu, containing 2.74 hectares (6.77 acres) more or less
- (b) 0.797 hectares (1.97 acres) more or less as shown on road plan 8020968

excepting thereout all mines and mineral, sand has been prepared in accordance with Section 633 of the Municipal Government Act.

The ultimate intent of the development is to create parcels within a Commercial Zone. Through a phased development concept, an existing commercial site would be maintained. As well, with the proximity to Secondary Highway 663 and Beaverhill Road, impact on these items will be examined.

1.2 Background

The parcel is approximately 16 acres in size in its present form. It is bounded on two sides by developed roadways, on one side by an undeveloped roadway, and a water body. The site is presently being used as a landscaping supply business. The nature of this business requires storage yard space, access for a variety of vehicle types, and good visibility to traffic. With the proximity of the Town of Lac La Biche, there is potential to create a new commercial development that compliments the needs of the community. In support of this, the County has already zoned the parcel Rural Commercial.

1.3 Locations and Site Evaluation

As previously stated, the parcel is effectively land locked from other parcels that surround it. A significant portion of the parcel in the south west corner overlooks the lower water body to the north east. Preliminary design assessment carried out by EXH Engineering would suggest fill material is required to bring the north end of the site up to grade. Upon completion of all of the phases of development, access would be from the newly developed roadway on the north end of the property. The existing access onto Secondary 663 would be maintained for the sole use of the existing commercial business. When the development phases reach the south limit of the parcel, the approach onto 663 would be eliminated, and all roadways would be internal.

2.0 The Plan Area

Significant terrain relief does exist on the parcel. However, given the relatively small size of the developable area, and the fill material that would be required, it is anticipated that storm water could be directed into either the existing roadway ditch system or allowed to continue it's natural flow to the water body. A final Stormwater Management Plan would be prepared at the time of Development Agreement that meets the requirements of the County's Subdivision and Development Regulations.

3.0 Development Concept

The Town of Lac La Biche and Lakeland County adopted an Intermunicipal Development Plan in 2004. The stated goal of the IDP is :

"...to ensure that a coordinated and cooperative framework is in place for managing the use and development of land adjacent to the boundary of the Town of Lac La Biche within Lakeland County."

The Town and County, through the guiding principals in the document, have committed to "pursuing mutually beneficial economic and tourism development initiatives that would attract investment and create employment opportunities". In keeping with this, a Policy Framework has been established to ensure there is a sufficient industrial and commercial land supply. The location of this parcel is ideally suited for enhanced commercial opportunities that would support the needs of commercial and residential customers. As access would be from Beaverhill Road, the urban residents benefit from a continuation of the types of activities already found on the east side of that road. With the parcel being located in close proximity to 663 and Highways 36 and 55, commercial traffic is easily funneled away from the urban sections of both municipalities.

Another consideration of the IDP is to mitigate conflicts with recreational uses. This parcel, being situated between Lac La Biche and Beaver Lake, would not directly impact the use and enjoyment of the recreational user. Conversely, this development would possibly allow for the creation of commercial opportunities that could enhance the services offered to the recreation community. Outfitters, supply businesses, or others allowed by the Land Use Bylaw are definite possibilities.

Project phasing would be dictated by market conditions and construction costs. It is expected that construction of the north roadway and servicing would be the first hurdle to overcome. A Development Agreement would have to be negotiated; at which time the specific engineering details would be addressed. All development would proceed according to relevant legislation, including the Land Use Bylaw and the Development Agreement negotiated at the time of subdivision.

4.0 Site Suitability for Development

Further to the requirements of the IDP, it is expected that phases under development will be connected to urban water and sanitary sewer.

4.1 Drainage Patterns and Considerations

Drainage flows generally from the southwest to northeast. During the construction of the necessary service roads, material could be taken in such a manner as to encourage the drainage to maintain its natural direction. As previously stated in this document, the size of the parcel is such that no on site storage facilities are contemplated, subject to a detailed engineering assessment. As spoken to in the IDP, however, Environmental Management is a key issue for both municipalities. This development proposes to work with all stakeholders to ensure appropriate environmental stewardship.

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5.0 Other Relevant Factors

5.1 Access and Roadways

As covered previously, access will be from the existing undeveloped roadway on the north limit of the property. No increased traffic directly onto 663 through the existing approach is anticipated or desired. Roadways will be built to standards negotiated within the development agreement process.

5.2 Community Services

With the close proximity of the Town of Lac La Biche, retail and service sector businesses within that community can expect to see spin off benefits from an increased commercial presence within the County. Some businesses require more land area than can easily be accommodated within an urban setting. By providing business opportunities within this development, the region's economic potential as a whole increases.

5.3 Staging

The issue of stages of development has been outlined previously. Ultimately, market forces will dictate the speed at which the development will proceed. It is anticipated that the area to be developed in Phase 1 will be subdivided from the main parcel to allow joint venture opportunities to be explored that do not impact the existing commercial operation.

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5.4 Municipal Reserve and Environmental Reserve

Reserve will be provided as land, cash-in-lieu or deferred as per the policies of the County. There is an opportunity to enhance the aesthetic appeal of the property. As this property falls on an Intermunicipal Gateway, the IDP is clear that the overall appeal of the development is key. Guidelines for the development of setbacks, berming, landscaping and architectural quality of development will be addressed. As the traffic will be handled through an internal road system, a scheme to prepare a buffer along the property boundary will need to be addressed.

As this parcel is bounded by a naturally occurring water body, Environmental Reserve will be dedicated as per the Municipal Government Act and the policies of Lakeland County. It is anticipated that the Reserve requirement will be a minimum of 30m from the legal bank of the water body.

5.5 Public Services

Utilities to service the individual parcels would be covered during the subdivision approval process via a development agreement with the County, and through negotiations with relevant utility companies. It is anticipated that any utility rights of ways would also be created and registered, as required to service the interior lots for future development. As urban water and sewer would service this development, a detailed engineering design concept will be developed for the entire parcel prior to construction of the first phase. If necessary, accommodations for connecting the services from outside the parcel through Phase 2 to Phase 1 will be allowed for by a Utility Right of Way agreement.

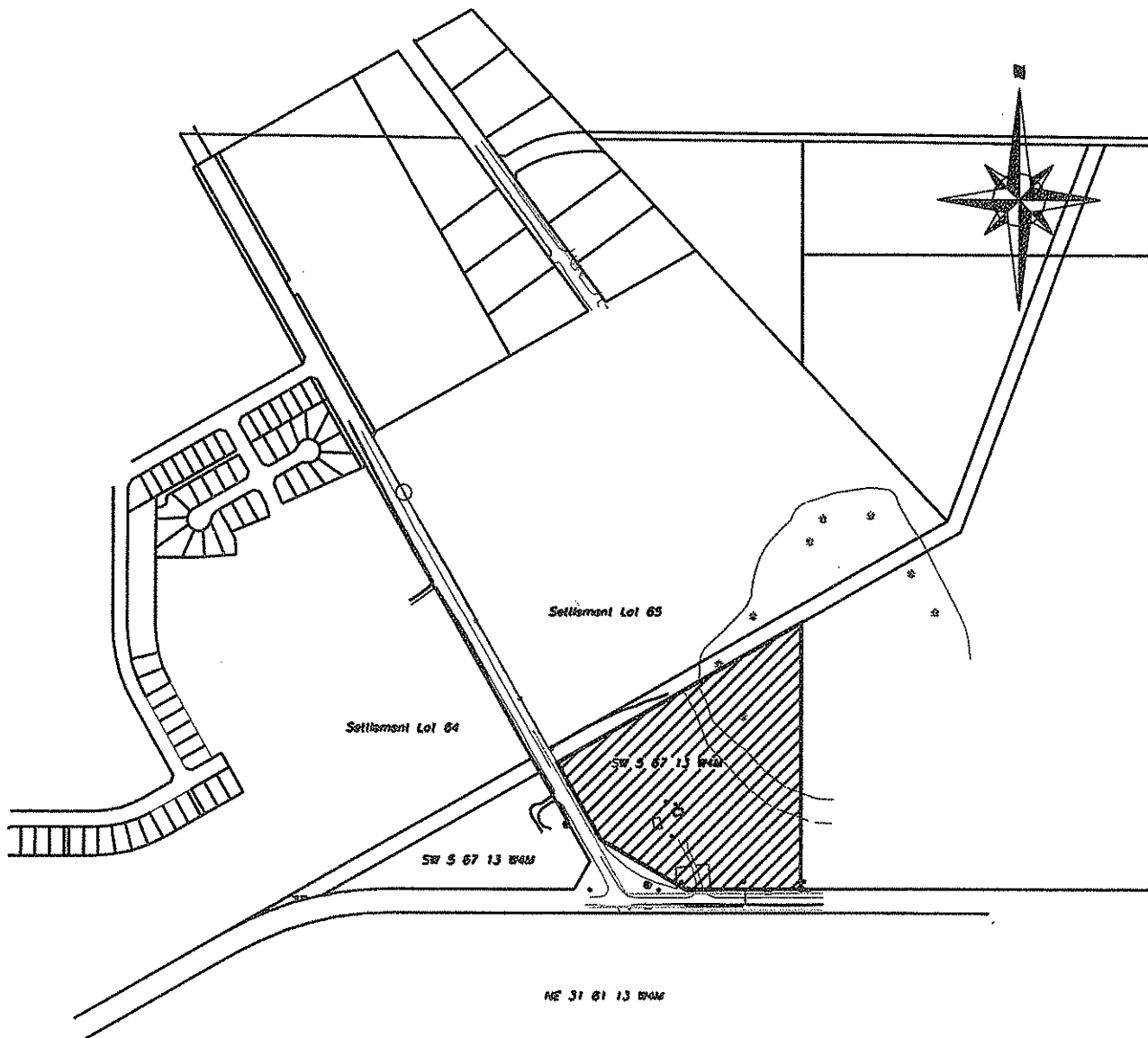
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6.0 Implementation

Proceeding with development requires adoption of the Area Structure Plan. This document, while providing a broad concept for the development, is only the first step. It should also be stressed that, in spite of the adoption of an ASP, development would still proceed under the Land Use Bylaw, and relevant and governing regulations within the Province of Alberta.

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Plan
Showing Proposed Location of
Area Structure Plan for the
SW 1/4 Sec 5 67 13 W4M
Lakeland County, Alberta



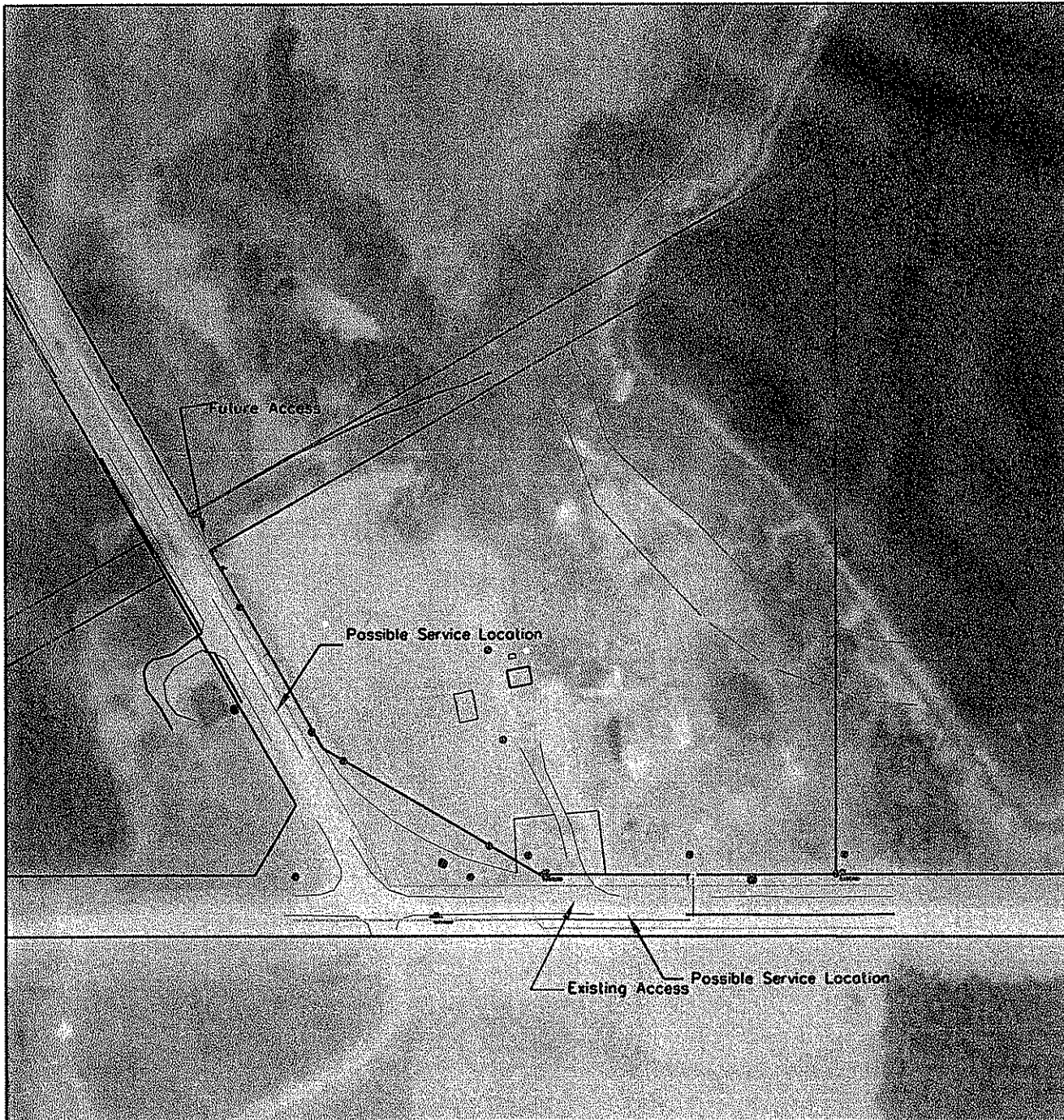
Plan

Showing Development Concept

SW 5 67 13 W4

Lakeland County

Alberta



Existing Contours

within

SW 5 67 13 W4

Lakeland County

Alberta

