

# Eagle Lake Area Structure Plan



Wheatland County  
Bylaw 99-05

Consolidated Version: Updated November 21, 2014  
Bylaws: 2009-16, 2011-56, and 2014-24



# Eagle Lake Area Structure Plan

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## **1.0 INTRODUCTION**

### **1.1 Background and A.S.P. Boundaries**

Eagle Lake is situated in Wheatland County, approximately 45 kilometres (28 miles) east of the City of Calgary and 4.8 kilometres (3 miles) southeast of the Town of Strathmore (see Figure 1).

The lake has a surface area of approximately 1,210 hectares (2,990 acres), an average depth of 2.7 metres (9 feet) and a maximum depth of 4.8 metres (16 feet). Water enters the lake through a permanent creek at the southwest end of the lake, through approximately twelve intermittent drainage courses and through natural run off. Water flows out of the lake through a southeast outlet stream, which is operated by the Western Irrigation District and drains south, to Namaka and Stobart Lakes before reaching the Bow River. The Western Irrigation District holds the registered title to much of the lake bottom. However, the water level in the lake has risen during recent years so that water presently covers some private land holdings.

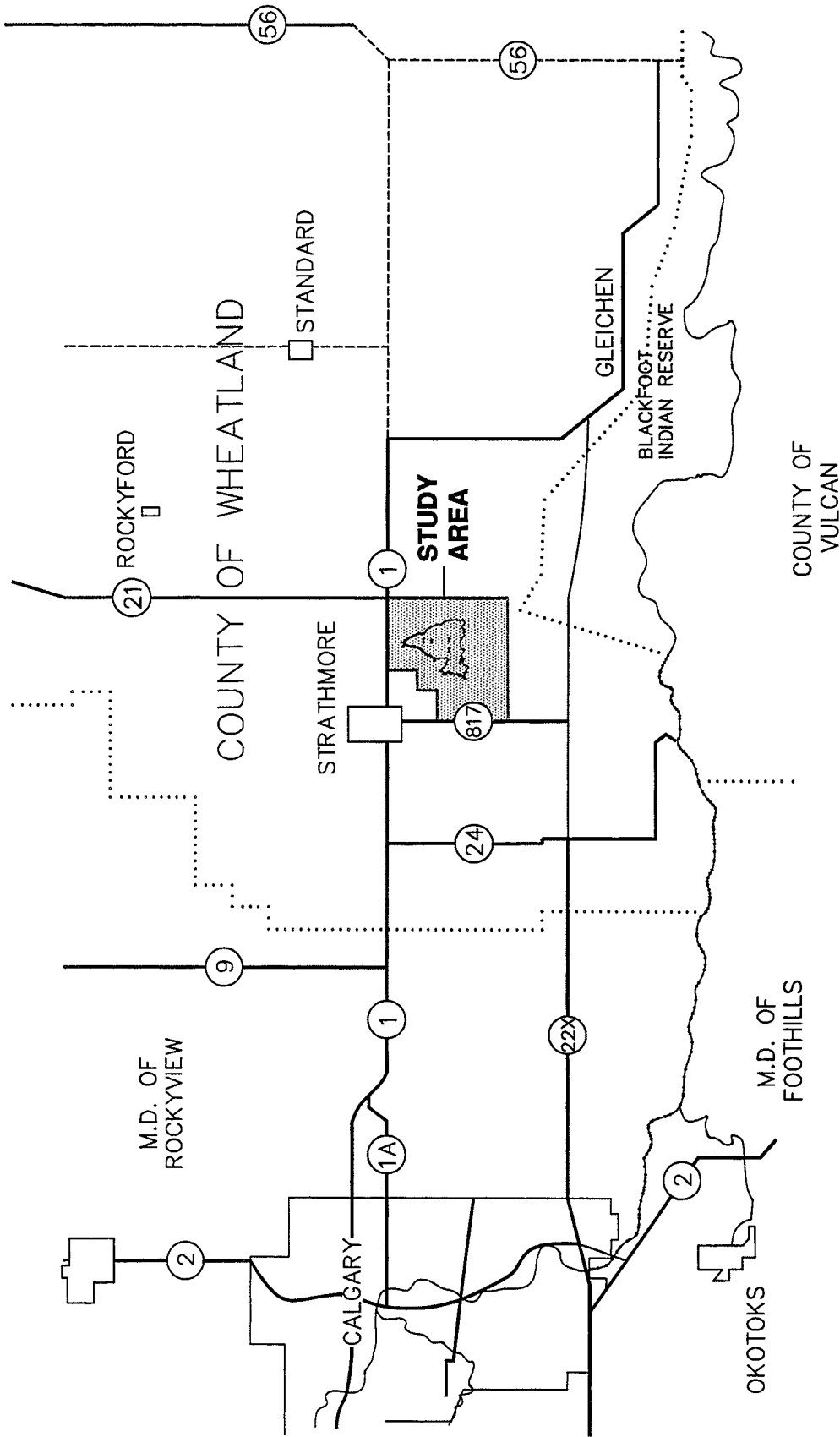
A number of studies have previously identified the potential of Eagle Lake to accommodate regional recreation activities. Notably, Alberta Environment (1976); the City of Calgary (1980); and the Calgary Regional Planning Commission (1982) conducted these studies. Prior to recreational development at Eagle Lake, improvements to the existing water quality will be required. Engineering modifications to improve the lake basin, lake shoreline, and lake were the subject of privately initiated studies and proposals in the 1980's (see supporting information). Eagle Lake has also been studied as a potential site for a water storage reservoir.

The Eagle Lake ASP boundaries are the TransCanada Highway on the north, Secondary Highway 817 on the west, Namaka Road on the south, Eagle Lake Road on the east and the town of Strathmore urban fringe Boundary on the northwest.

### **1.2 Planning Goals**

Wheatland County recognizes the valuable potential for recreational land use and development at Eagle Lake. The lake has been the subject of various development proposals for a number of years starting in 1982. In 1989 a developer acquired options to purchase the land on the east side of the lake. This proponent conducted much research and studied the lake and the water quality. The Area Structure Plan was prepared by that developer with the intent to proceed with the development. After adoption of the plan, it was determined that with a decline in the real estate market, the lake cleanup costs were prohibitive as an up-front cost and the options on the land subsequently lapsed. In 1997 developers purchased land on the south side of the lake and sold undivided interests in the approximately 1,100 acres. These lands were not originally included in the lands to be developed as residential and recreational uses in the Area Structure Plan. Therefore, an amendment is required to the plan to allow for this development, to review the proposal and ensure that the goals of the plan area are met by any new development proposals.

The Eagle Lake Area Structure Plan is intended to provide a comprehensive policy framework to guide present landowners and participants in the use or development of the area as a future year-round recreation based settlement.



CLIENT:		COUNTY OF WHEATLAND	
PROJECT:		EAGLE LAKE AREA STRUCTURE PLAN	
TITLE:		SITE LOCATION PLAN	
DATE:	99/03/19	DRAWN BY:	BDK
SCALE:	N.T.S.	CHECKED BY:	PM
PROJECT NO.:		0906-36017.00	
CAD FILE NO.:		FIG1.DWG	
DRAWING NO.:		FIGURE 1	



**EBA Engineering Consultants Ltd.**

In particular, the ASP has been formulated in response to the following planning goals, as established by the Eagle Lake ASP Committee:

- To promote and support initiatives to improve water quality in Eagle Lake to consistently high recreational quality levels.
- To increase public access to, and recreational use of, Eagle Lake.
- To identify appropriate areas for future residential, commercial and recreation development.
- To identify and minimize potential negative impacts of the new development.
- To promote a high standard of subdivision and development while ensuring that future land developers pay capital costs associated with development.
- To protect important wildlife and fish habitat areas.
- To ensure that the water surface of Eagle Lake will continue to accommodate a broad range of water based recreational activities.

### **1.3 Plan Assumptions**

The Eagle Lake planning process has been guided by existing statutory plan policies (see supporting information), the original Eagle Lake ASP Committee, the public and stakeholder consultation process of 1999 and two specific assumptions. These assumptions reflect the fact that the ASP is but one important step in the process of establishing Eagle Lake as a regional recreation lake destination.

- 1) The Western Irrigation District is presently studying its future irrigation reservoir options and requirements. This ASP originally assumed that the WID would not require Eagle Lake for irrigation use that would be incompatible with lakeshore recreation and residential development. However, almost 10 years later, it appears that the option to use Eagle Lake for active reservoir purposes is growing. This means that individual docks and private access to the lake are inappropriate. It also means that the outlet on the south side of the Lake may be enlarged and used on a regular basis, potentially drawing down the water level two feet at certain times of the year. While the increased outflow and turn over of water in the lake will improve the overall quality of the water, the fluctuation in water levels will lead to a situation that makes recreational use uncertain at times, as currently experienced at Chestermere Lake.
- 2) The maintenance of good quality water in Eagle Lake is necessary to support a recreation-based community. This ASP assumes that the Province of Alberta and the Western Irrigation District will evaluate and support a water quality improvement strategy

No development will be approved at Eagle Lake until these assumptions are confirmed. Once these assumptions are confirmed, detailed evaluation of community utility servicing options will be warranted and required prior to development.

## **2.0 THE PLAN**

This section describes land use policies that will be used by Wheatland County and the subdivision approving authority in assessing land use and subdivision applications within the Eagle Lake ASP boundaries.

### **2.1 The Plan Concept: Overview**

It is intended that Eagle Lake will serve as the focus for a year-round recreation based settlement including residential units, active and passive recreation activities, required commercial support services, required community support services (such as schools), motel, and campground accommodations.

#### *Land Use Policy Areas*

Based on the natural characteristics of existing shoreline lands and proximity to existing or planned roadways, the eastern, northern, southeastern and northwestern lake shore lands are most suitable for accommodating a relatively intensive level of recreational and residential development. Development of residential units (to a maximum of 1.5 units per gross acre), local commercial and active recreational uses such as parks, campgrounds, golf courses, and beach activities would be accommodated in these designated development areas. Development here will ultimately require the provision of piped potable water and piped sewage collection systems.

Remaining shore areas, which are located on the southwest portion of the lake, known as Big Bight Bay, are generally characterized by development constraints which include shoreline marshy conditions, waterfowl or shorebird habitat areas and relatively poor roadway access.

The General Agriculture policy areas should continue to accommodate extensive agricultural operations as the predominant use. Certain areas with unique natural features are recommended for Provincial evaluation and possible acquisition. It is generally recognized that these lands have low capability for crop production. Therefore, low environmental impact and extensive recreation uses such as hiking trails, wildlife viewing areas, cross country skiing areas and bed and breakfast accommodation may be permitted within General Agriculture policy areas, subject to the regulations of the Land Use Bylaw.

#### *Municipal and Environmental Reserve*

The Plan provides a municipal and environmental reserve dedication strategy, intended to achieve the following open space purposes:

- To ensure public access to, and control of, lands immediately adjacent to the Eagle Lake shoreline.
- To provide at least one major municipal "joint use site" on each side of the lake which could accommodate a range of future public facilities such as a school, community centre and playing fields.
- To provide public lakeshore areas and pedestrian access/pathways which link public lakeshore areas to backshore development areas.
- To provide for development of a public linear park and/or pathway system which could ultimately encircle the lake area.

### *Other Public Uses*

The plan identifies preferred locations for development of public parks and a Provincial recreation area. In addition to the existing County Park and the future municipal reserve lands, the Plan anticipates the following as the minimum allotment of new public use areas adjacent to Eagle Lake.

- Provincial day-use active Recreation Area
- Other Municipal day-use or campground park sites
- Private campgrounds
- Active recreational uses such as golf courses
- Local retail and recreation commercial areas

### *Maximum Populations*

A total development area of approximately 1,180 hectares (2,913 acres) is contained within the area identified for Eagle Lake Direct Control District. It is anticipated that much of this land will contain residential and supportive uses such as, parks, wildlife habitat, and golf courses. In addition, there will be school and retail commercial sites. The dedication of the full municipal reserve will be required in land, rather than cash in lieu to provide additional open space.

When fully developed the Eagle Lake Direct Control District policy area could accommodate a maximum of 4,370 residential units (including the cottage area on the west side of the lake). Based on an average residential occupancy rate of 2.5 persons per unit, this could provide for a maximum peak season residential population of up to 10,925 people. In addition, there would be day users of the recreation areas, including the campground, wildlife areas, public boat launches and golf courses.

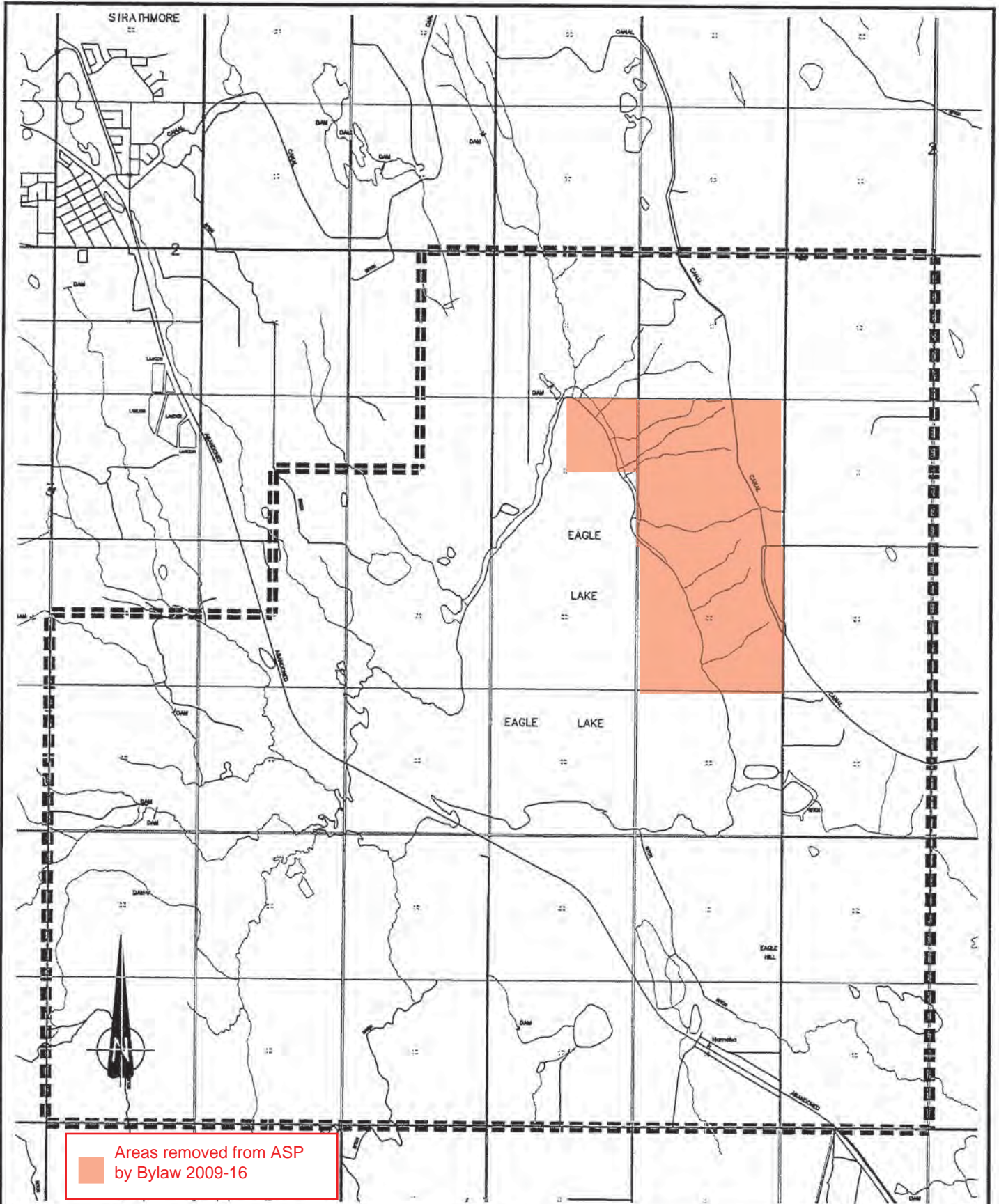
An estimation of when full development may be expected is uncertain. It will depend on absorption rates, general growth of the Calgary and Strathmore areas and demand for recreational property. It is unlikely that full build out will be achieved before the year 2025.

### *Recreation Plan*


The recreation plan for Eagle Lake should encourage activities such as sailing, windsurfing, canoeing, swimming, camping, fishing, picnicking, beach activities, bicycling, hiking, wildlife viewing, skating, cross country skiing, tennis and golf. Recreation development of this type is well suited to the natural characteristics of Eagle Lake - particularly the shallow water - and will permit the proposed lake improvements to be shared and enjoyed by the maximum number of users.

Public and private development levels that would be accommodated under this ASP would generate a full range of boating activities at a level that is expected to be well within the capacity of the lake's surface area to accommodate.





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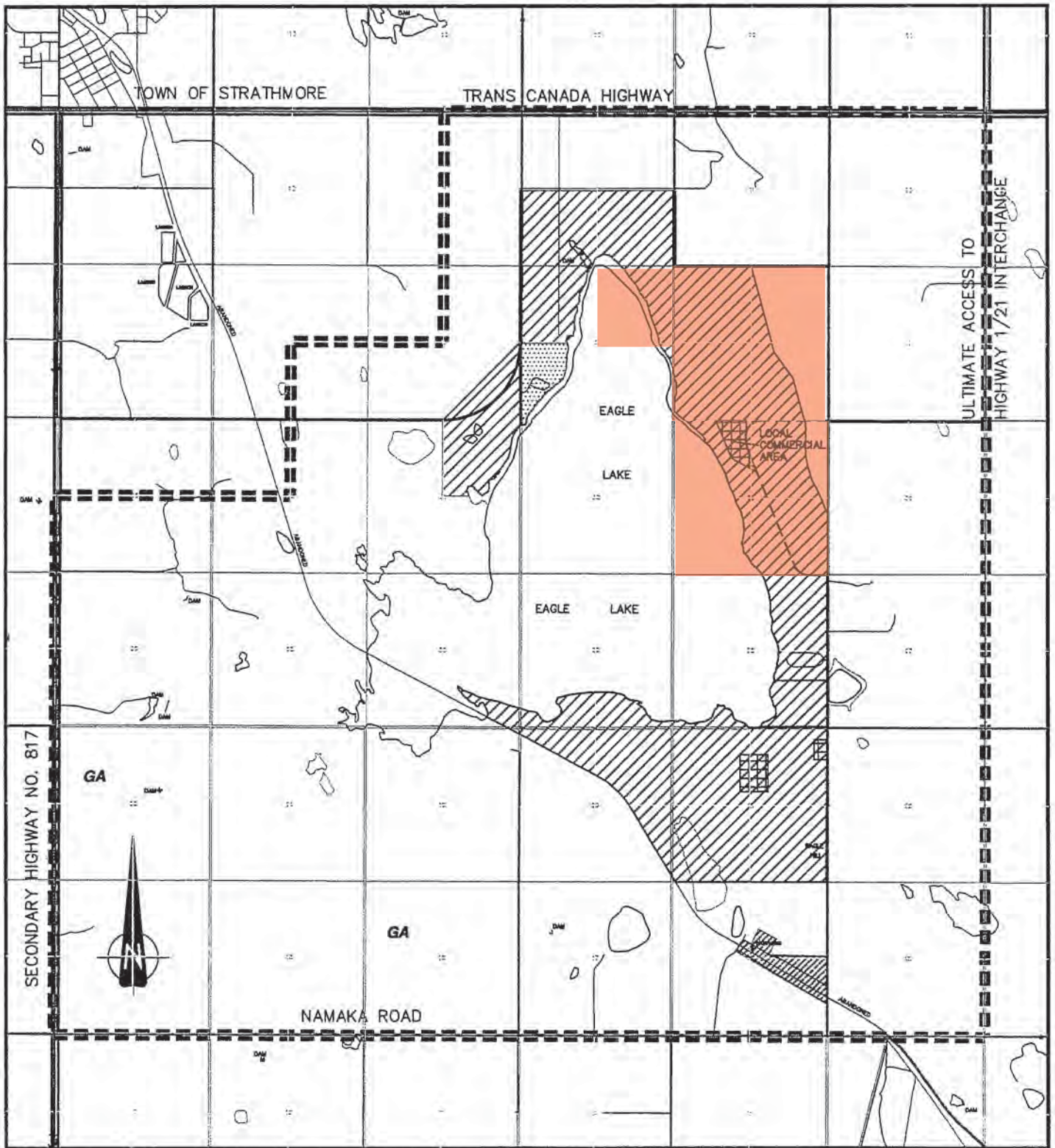
CLIENT:	COUNTY OF WHEATLAND			 <b>EBA Engineering Consultants Ltd.</b>
PROJECT:	EAGLE LAKE AREA STRUCTURE PLAN			
TITLE:	THE PLANNING AREA			DATE: 99/03/11 SCALE: NTS
		DRAWN BY: BDK PROJECT NO.: 0906-36017.00	CHECKED BY: PM CAD FILE NO.: FIG2.DWG	DRAWING NO.: <b>FIGURE 2</b>

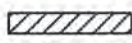

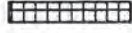
## 2.2 Eagle Lake Direct Control (ELDC) Policy Area



The areas identified for development around the lake are classified to be Eagle Lake Direct Control Policy Area. Figure 3 illustrates land uses. All development within this area will be redesignated to the Eagle Lake Direct Control District adopted in the Wheatland County Land Use Bylaw. The purpose of the land use district and the policy area is to allow for appropriate residential, recreational and commercial uses utilizing the amenity of the lake and any other man made amenities.

- 1) Permitted uses considered to be appropriate within the Eagle Lake Direct Control Area (ELDC) policy areas are:
  - Residential dwellings: single detached, semi-attached and multi-family,
  - Publicly owned facilities and recreation areas, and
  - Extensive agriculture.
- 2) Discretionary uses considered appropriate within the Eagle Lake Direct Control Area (ELDC) policy areas are:
  - Overnight accommodation,
  - Privately owned and operated recreation activities and facilities (such as campgrounds, boat rentals, golf courses), and
  - Local retail commercial.
- 3) The ELDC area will be considered in two "zones", the split in zones being the County Park. Zone 1 would be lands north of the park and Zone 2 would be lands south of the park. This split in the district reflects the likely servicing scheme. A line that runs from the Town of Strathmore along the TransCanada Highway will likely service the lands north of the park. The lands south of the park will likely be serviced by a line that runs south of the Town following the general alignment of the abandoned rail right of way.
- 4) Development in ELDC policy areas shall be required to provide piped communal water to all residential and commercial/recreational developments. Individual wells will not be considered appropriate. Due to the anticipated density and volume of development, future developers should look towards a system that will provide adequate potable, treated water for the ultimate development. Wheatland County will endeavour to assist developers who are first in and are responsible for the capital construction and over-sizing, by collecting fees from future developers on a pro rata acreage assessment basis, to compensate the first developer.
- 5) Development in ELDC policy areas shall be required to provide piped sewage collection systems for off site treatment for all residential developments. As with the water systems, Wheatland County will endeavour to assist developers who are first in and responsible for the capital construction and over-sizing of facilities and pipes, by collecting fees from future developers on a pro rata acreage assessment basis, to compensate the first developer.
- 6) Interim servicing may be negotiated for up to the first 200 residential dwellings or the first phase of residential development. Should this be considered appropriate, Wheatland County will allow:

- an onsite water treatment system and distribution system based on ground water and reservoirs, and
  - a communal bio-kinetic sewage treatment system with required ponds for collection of gray water or an agreement with WID to discharge the treated wastewater into the canals, as approved by Alberta Environment.
- 7) No individual septic fields will be allowed for any new development in the study area.
  - 8) The developer will provide cash bonds in the amount of one million dollars, or an agreed to amount, to ensure ultimate connection to a fully piped system.
  - 9) When any proposal for development, encompassing 20 acres or more, is submitted, it must be accompanied by a Storm Water Management Plan including all of the lands within the application with consideration of the overall study area. Wheatland County will determine the terms of reference for the study. The overriding policy for storm water is that there should be no net runoff from the site, greater than the predevelopment levels. In addition, any runoff into the irrigation canals shall meet the guidelines and levels dictated by the Western Irrigation District. Holding and settling ponds can be incorporated into open space plans.
  - 10) The maximum density within ELDC policy areas for residential units shall be 1.5 units per gross developable acre (upga). Subject to this overall maximum density requirement, semi-detached and multi-family townhouse forms of residential development may be permitted to a maximum density of 20 units per net acre. The location of multi family dwelling sites will be determined for the outline plan of subdivision stage.
  - 11) All dwelling units shall maintain a minimum setback of 100 feet from any shoreline (top of bank).
  - 12) Larger lots should be located wherever possible to provide a transition in intensity of development toward areas, which are expected to remain in an agricultural use.
  - 13) Individual private docks and boat launch areas will not be permitted. Nor will private clubs or marinas be permitted. Public boat launch areas will be allowed in specific locations and appropriate upgrades to the area will be required, such as deepening the marina area and construction of boat launches that will be functional during periods of low water levels.
  - 14) At the outline plan of subdivision stage, the developer must demonstrate through comprehensive design, how the proposed development meets the goals, requirements and guidelines of this ASP.
  - 15) Architectural design guidelines may be required to be established and enforced by the developer, to provide for compatibility of housing types, maintenance of views towards the lake, development of an attractive shoreline, and development of a coordinated residential atmosphere.
  - 16) Development shall be required to provide a screening or buffering of sufficient size and composition to act as a noise and visual barrier from potentially incompatible adjacent uses (such as residential dwellings, campgrounds and public recreation areas).




-  EAGLE LAKE DIRECT CONTROL
-  EAGLE LAKE RESTRICTED RESIDENTIAL
-  COMMERCIAL AREAS

-  GENERAL AGRICULTURE
-  HAMLET GENERAL

 Areas removed from ASP by Bylaw 2009-16

CLIENT:	COUNTY OF WHEATLAND
PROJECT:	EAGLE LAKE AREA STRUCTURE PLAN
TITLE:	LAND USE

 <b>EBA Engineering Consultants Ltd.</b>		DATE:	99/03/19	DRAWN BY:	BDK	CHECKED BY:	PM	DRAWING NO.:	FIGURE 3
		SCALE:	NTS	PROJECT NO.:	0906-36017.00	CAD FILE NO.:	FIG3.DWG		

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- 17) Any new development within General Agricultural policy areas shall satisfy the minimum distance separation requirements from intensive livestock operations as established under the Alberta Agriculture and Alberta Environment Code of Practice. It should also be noted that once residential development is approved, no new intensive agricultural operations will be allowed within appropriate setbacks.
- 18) Local retail commercial goods and services outlets may be permitted as required, to serve the local convenience requirements of the residents. Commercial uses that are allowed to develop here are not intended to compete with the Town of Strathmore commercial development and shall not include any higher order goods and services, merely local convenience such as convenience grocery stores, videos, camping supplies and sporting equipment rentals.
- 19) Local commercial development will be phased in, such that no commercial development will be allowed until a minimum of 50 residential units have been developed.
- 20) A local commercial area should be located on a collector standard roadway. Freestanding local convenience commercial or concession outlets may be permitted as required to serve the adjacent population.
- 21) Local commercial outlets should be designed to reflect the architectural guidelines of adjacent development.
- 22) Compatibility of commercial development in residential areas should be assured through control of automobile access, adequate buffering, fencing and landscaping.
- 23) No subdivision will be approved without a Historical Resource Impact Assessment completed to the satisfaction of Alberta Historical Resources.

### **2.3 General Agriculture (GA) Policy Areas**

General Agriculture (GA) policy areas are shown in Figure 3. The General Agricultural District of the Wheatland County Land Use Bylaw shall continue to apply to these lands. This District accommodates a full range of agricultural and rural land uses, including agricultural processing, intensive livestock operations, and hazardous industries and natural resource extraction industries as discretionary uses.

- 1) In considering applications for discretionary uses within General Agricultural policy areas, uses that could adversely affect the natural environment of Eagle Lake or the development of designated Eagle Lake Direct Control areas should not be permitted.
- 2) At no time will Wheatland County take any action to stop existing agricultural activities from continuing. However, If provincial regulations change, the County will uphold any provincial statutes or regulations.
- 3) Water and sanitary servicing shall be in compliance with the County's Municipal Development Plan and Land Use Bylaw.
- 4) Individual water wells and sanitary septic fields may be permitted in the GA policy area in compliance with the County's Municipal Development Plan, Land Use Bylaw and

supported by technical and/or engineering studies as required by the County.

- 5) Subdivision and redesignation within the GA policy area may be permitted in compliance with the County's Municipal Development Plan and Land Use Bylaw.

[Bylaw 2014-24 added policies 3, 4, & 5]

## **2.4 Eagle Lake Restricted Residential (ELRR) Area**

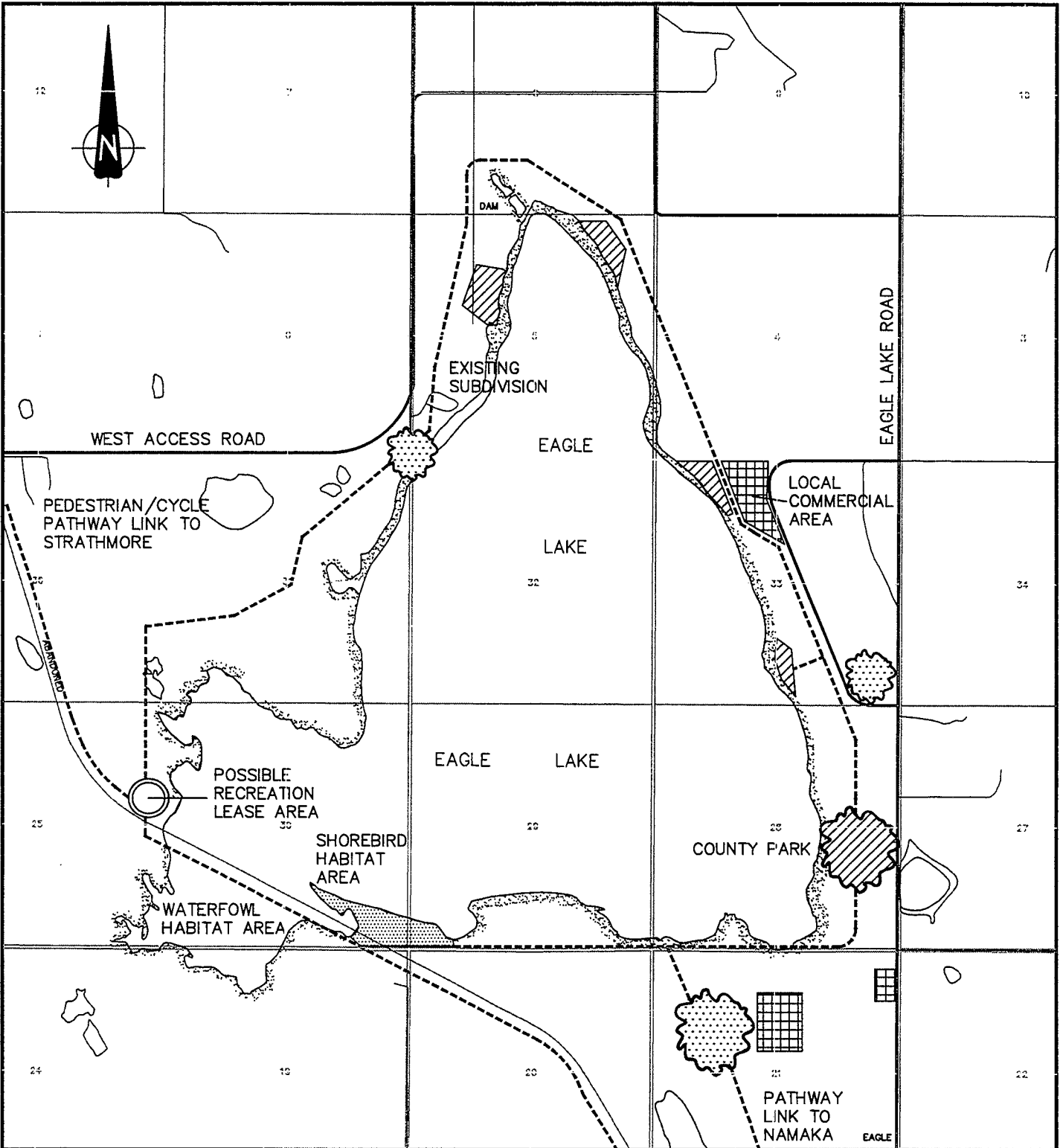
This cottage subdivision has been in existence for decades. This plan recognizes the right of the landowner to develop the lots in the future if all conditions are met.

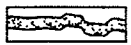
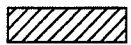




- 1) Development of the existing residential subdivision (Plan 2487 JK) on the northwest side of the lake should continue under the land use rules established for the property in the Wheatland County Land Use Bylaw. Water and sanitary sewer facilities acceptable to Alberta Environment and Alberta Health will be required prior to further development.

## **2.5 Environmental Reserve**

Eagle Lake is a recreational resource for the entire region. No development shall reduce or impede the public access and enjoyment of the lake. In addition, any new development should enhance the resource through lakeshore improvements and lake water quality improvements. It is imperative that continuous public access be accommodated for the future.

- 1) Prior to any subdivision approvals, the County, in cooperation and consultation with WID and Alberta Environment, will establish the high water line of the lake. This will establish the benchmark for all calculations on setbacks.
- 2) An environmental reserve strip shall be provided, a minimum of 6 metres wide, measured from the approved high water line of the lake. Additional shoreline environmental reserve may be required or dedicated on land that is subject to flooding or provides significant habitat.
- 3) Environmental reserve may only be taken at time of subdivision. Wheatland County will not expropriate any land for the provision of public access or a continual strip of reserve or path along the lake shoreline.
- 4) Areas identified, as being significant wildlife habitat will require shoreline improvements, at the cost of the developer, and in consultation with Alberta Environment.
- 5) Where the storm drainage system utilizes natural surface drainage rather than underground pipes, the drainage channels, settling ponds and dry ponds, shall be classified as environmental reserve.
- 6) Alterations to the lakebed or shoreline of Eagle Lake shall not be undertaken without the necessary authorization and permits from Alberta Environment.
- 7) Individual private boat launch and boat docking facilities will not be permitted within the shoreline environmental reserve. With the exception of public boat launch facilities, walking trails and public recreation facilities, structures will not be permitted within the shoreline environmental reserve areas.




- |   |                                 |   |  |
|---|---------------------------------|---|--|
|  | SHORELINE ENVIRONMENTAL RESERVE |  | MUNICIPAL RESERVE PARCELS              |
|  | LOCAL COMMERCIAL AREA           |  | LAKESHORE PEDESTRIAN AND CYCLE PATHWAY |
|  | SCHOOL RESERVE SITES            |  | RECOMMENDED HABITAT AREA               |

CLIENT: COUNTY OF WHEATLAND

PROJECT: EAGLE LAKE AREA STRUCTURE PLAN

TITLE: PUBLIC ACCESS AND MUNICIPAL RESERVE CONCEPT

 **EBA Engineering Consultants Ltd.**

DATE: 99/03/19	DRAWN BY: BDK	CHECKED BY: PM	DRAWING NO.: FIGURE 4
SCALE: NTS	PROJECT NO.: 0906-36017.00	CAD FILE NO.: FIG4.DWG	

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## **2.6 Municipal and School Reserve**

The opportunity to provide significant public open space exists with the development of the lands surrounding Eagle Lake. The following policies shall apply to all new development.

- 1) Municipal reserve requirements shall be provided for at the outline plan of subdivision stage according to the Municipal Government Act.
- 2) School and playing field site requirements include a total of three 10 to 15 acre sites throughout the ASP lands. General locations are identified on Figure 4.
- 3) Pedestrian pathways providing access to shoreline parks will be included in all new development.
- 4) Shoreline park areas, in addition to the environmental reserve dedicated in Section 2.5, will be included wherever possible to enhance the access and enjoyment of the lake.
- 5) Pedestrian pathways or linear parks providing and linking elements of the community shall be provided. This includes backshore connections to the lake front, connections between developments and connections to natural areas.
- 6) Public access and municipal reserve areas as shown in Figure 2 are conceptual and subject to modification during the outline plan of subdivision process.
- 7) Other municipal reserve policies include the following:
  - A minimum of 15% of the shoreline frontage of any development parcel shall be provided as municipal reserve in the form of shoreline parks.
  - Wheatland County will consider the use of municipal reserve to enable expansion of the existing County Park.
  - Within ELDC policy areas, the pedestrian/bicycle pathway system shall be constructed by the developer with appropriate aggregate or paved surfacing.
  - Within ELDC policy areas, the developer may be required to establish a homeowners or condominium association and maintenance agreement with Wheatland County for purposes of maintaining municipal reserve lands.

## **2.7 Roads**

The issue of access to the lands to be developed is critical. Currently two county roads serve the area. The first runs south of the TransCanada Highway and is known as Eagle Lake Road. The second runs east from Secondary Highway 817 and is known as Namaka Road. Both roads will require upgrading to accommodate new development. In addition, Alberta Infrastructure has indicated that the long-range plan is for a grade-separated intersection at Highway 21, two miles to the east. However, it is acknowledged that this development is many years in the future. With the development of Highway 901 through the Siksika Nation, directing truck traffic to the south side of Calgary (to the rail intermodal yards, the southeast industrial area and connection to Deerfoot Trail) traffic will decrease on the TransCanada Highway as it passes Eagle Lake. The following policies will guide the development of access and internal roads to the development.

The proposed ultimate road system is illustrated on Figure 5.



While it is recognized that the initial market may be empty nesters with few children, the roads for this area must be planned as if the development will represent a traditional country residential or urban type development.

- 1) Wheatland County will collect a Road and Transportation Surcharge from all developers in the Study Area through the Development Agreement.
- 2) The County could undertake preliminary engineering requirements including minor geotechnical investigation, and survey to conclude the level of effort, work scope and detailed engineering estimate required for the recommended upgrades. The value of the transportation surcharge would be based on the engineering estimate. The preliminary engineering to be at the developer's expense.
- 3) The Traffic Impact Assessment prepared by EBA Engineering Consultants Ltd. for the Land Development Company will be considered to be the background traffic study for the full development of the study area.
- 4) Prior to the approval of each phase of subdivision, for any subdivision of 200 lots or more, or a cumulative number of lots totaling 200 in any one phase, the developer will be required, at their cost, to prepare a detailed traffic impact assessment based on that application. The County in consultation with Alberta Infrastructure and the proponent will determine the Terms of References for these studies. These detailed studies will provide the triggers for road construction identified in the overall Traffic Impact Assessment. Over the years, the overall cost of road construction will be reviewed and the surcharges may be increased as required.
- 5) Wheatland County will complete these road upgrades as required by the progression of development using the collected Road and Transportation Surcharge monies. Should there be insufficient monies collected at the time the road upgrades are required, the County will debenture the required amount and increase the surcharge to include the interest and carrying costs of the debenture.
- 6) Collection of the Road and Transportation surcharge shall be collected from the developer as follows:
  - One-third at time of subdivision approval.
  - One-third at time of lot registration.
  - One-third at time of development permits approval.
- 7) If the intersection of Eagle Lake Road and Highway 1 requires upgrading prior to the construction of the grade separated interchange, the design and construction of such an upgrade shall be the responsibility of Alberta Infrastructure
- 8) The construction and associated costs of all roads internal to the development shall be the sole responsibility of the developer and shall be designed and constructed in accordance to the following standards:

Local Residential Road	11 metre paved road (from outside curb to outside curb) with a 1.1 metre sidewalk on one side (optional for both sides of the road) constructed in an 18 metre right-of-way.
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Collector Road (Urban)	12.5 metre paved road (from outside curb to outside curb) with a 1.5 metre sidewalk on one side (optional for both sides of road) constructed in a 20 metre Right of Way.
Collector Road (Rural)	7.5 metre paved road with 1.5 metre shoulders (gravel) constructed off set in a 20 metre road Right of Way with a pathway on one side and a 3:1 slope for ditch with culvert crossings for each access or driveway.

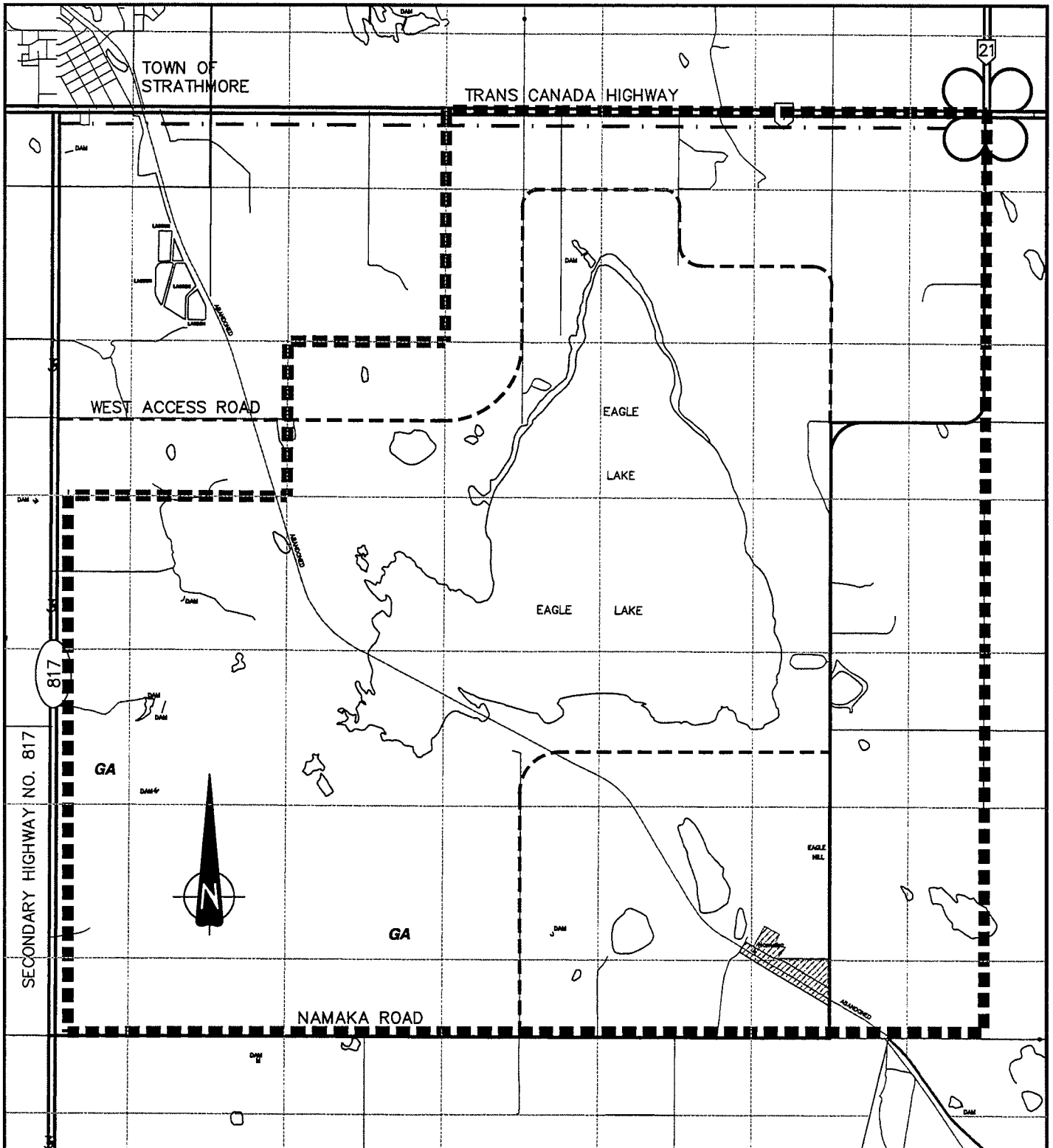
- 9) Prior to any development occurring, Wheatland County will evaluate and document the condition of the existing county roads (specifically Eagle Lake Road and Namaka Road) and any roads within developed areas that have been dedicated to the county. The documentation may include video, photographic and written reports. As part of the Development Agreement, the developer is required to maintain the county roads in the original condition and to the original level of service throughout the duration of development.
- 10) Use of the abandoned rail right-of-way, as public road access should be investigated.
- 11) As part of the Development Agreement, the developer shall post a security deposit in the amount of \$120,000 or a bond, in a form acceptable to Wheatland County, to be drawn upon by the County in the event that the developer does not maintain or repair the roads as noted above, to the satisfaction of the County.
- 12) Prior to any construction, earthmoving or grading, the developer will submit a Construction Management Plan to the County for acceptance. This plan may restrict access during construction.
- 13) All local, collector and major arterial roads constructed during the development, shall be dedicated to Wheatland County. Upon the issuance of a Substantial Completion Certificate for the construction of roadways in any phase of development, Wheatland County will assume the operating responsibility. The developer shall be responsible for the remedy of any construction defects to the satisfaction of the County for a period of 3 years, or as otherwise stated in the Development Agreement.
- 14) Direct access and local road access to the TransCanada Highway (No. 1) will be removed as development proceeds. Ultimate access will be provided only from Highway 21.

## **2.8 Utility Services**

### *Potable Water and Sanitary Sewer Utilities*

The following policies pertaining to utility services and stormwater management apply only to the Eagle Lake Direct Control (ELDC) policy areas [Bylaw 2014-24 statement added]:

- 1) The water source for the first 200 lots will be a communal treated, piped system. The system will be approved by the appropriate agencies and source will comply with the Water Act.



- |  |               |  |                      |
|--|---------------|--|----------------------|
|  | HIGHWAY       |  | MAJOR COLLECTOR ROAD |
|  | ARTERIAL ROAD |  | SERVICE ROAD         |

NOTE: CONCEPTUAL ROADWAY PATTERN BASED ON FULL BUILD OUT OF THE ASP AREA

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CLIENT:	COUNTY OF WHEATLAND
PROJECT:	EAGLE LAKE AREA STRUCTURE PLAN
TITLE:	TRANSPORTATION NETWORK

<b>EBA Engineering Consultants Ltd.</b>		DATE:	99/03/19	DRAWN BY:	BDK	CHECKED BY:	PM	DRAWING NO.:	FIGURE 5
		SCALE:	NTS	PROJECT NO.:	0906-36017.00	CAD FILE NO.:	FIG5.DWG		

- 2) The development of a resident owned and operated water co-op is an acceptable form of operation.
- 3) Once the development reaches a total of 200 residential units within the ASP Eagle Lake Direct Control District policy areas, no new development may occur until a piped system is constructed to the Town of Strathmore.
- 4) The initial developer will be required to provide an engineering study to demonstrate how the first phase of water supply can be tied into the Town of Strathmore system in the long term.
- 5) Use of the abandoned rail right-of-way as a utility corridor should be investigated.
- 6) Wheatland County will not participate in any agreement for the supply of water to development around Eagle Lake, other than allowing the road rights of way to be used for the installation of piped services.
- 7) All costs incurred in the construction of a water line and the developer will pay for force main from the Town to the development. This payment will be in the form of capital contribution to the town, hook up charges and ultimately the utility charge to the landowner.
- 8) Any water lines constructed to the study area must be sized to accommodate the full build out of the Area Structure Plan area, to accommodate 4,370 residential units as well as the hamlet of Namaka.
- 9) All developments within the ELDC policy areas shall provide piped collection and communal treatment of sanitary sewage.
- 10) Wheatland County will not participate in any agreement for the collection and treatment of sanitary sewage around Eagle Lake, other than allowing the road rights of way.
- 11) Prior to the development reaching a total of 200 residential units, the sewage collection shall be treated through bio-kinetic systems piped from each individual residence to a communal collection and treatment area. No septic fields will be allowed. The treated wastewater may be held in ponds, used as irrigation water for the golf course, or released into the Western Irrigation District canals, as approved.
- 12) Solid waste disposal services may be provided in one of two ways:
  - Residents can take their household waste to the waste transfer site located on Secondary Highway 817, or
  - The Homeowners/Condominium association can contract for individual household pick-up or for central collection within the development through a bin system.
- 13) All subdivision plans must accommodate for public utility lots. These lots will be used for communal wells, treatment systems, reservoirs, sewage treatment facilities, treated wastewater ponds, lift stations, pumps or other mechanical needs of the servicing system. Once the services are tied into the Town of Strathmore and the on site systems are

dismantled, the public utility lots may be returned to the developer for development once they have met all of the environmental audits.

- 14) Once the development has reached a total 200 units within the ASP Eagle Lake Direct Control District policy areas, no new development may occur until a piped system is constructed to the town of Strathmore with proven capacity to support further development.
- 15) The developer will pay for all costs incurred in the construction of the sewage collection line and required lift stations from the development to the Town. This payment will be in the form of capital contribution to the town, hook up charges and ultimately the utility charge to the landowner.
- 16) All sewer lines constructed to the study area must be sized to accommodate the full build out of the Area Structure Plan area, or to accommodate 4,370 residential units as well as the hamlet of Namaka.
- 17) Local distribution and collection systems within the development will be owned and operated and maintained by the Homeowners or Condominium Association.

#### *Stormwater Management*

- 1) Prior to any development occurring in the area, a comprehensive storm water management plan must be prepared. The plan must include all of the individual developers' lands and demonstrate how it will impact adjacent lands.
- 2) There shall be no net increase in storm water runoff or surface water drainage off of the site from pre-development rates.
- 3) All storm water and surface runoff shall be contained on site, with the exception of the runoff allowed to enter the Western Irrigation District Canal. Storm water ponds may be developed to be incorporated into open spaces and may be designated Environmental Reserve.
- 4) Storm water collection may be by surface, ditch or piped system.
- 5) Engineered storm water ponds or bio-filtration ponds are acceptable storm water management tools and may be incorporated into recreational development such as golf courses.

#### *Electricity, Natural Gas, and Telephone Services*

- 1) The developer is responsible for the provision of services through negotiations and agreements with the utility companies.

### **2.9 Education and Protective Services**

- 1) A total of three Municipal Reserve School sites are required throughout the ASP lands, each with a minimum size approximating 4.047 ha (10 acres).
- 2) Students from the Eagle Lake area will be bussed to the Town of Strathmore and the

available schools until such time as new school development occurs in the Eagle Lake area.

- 3) All development will be required to provide a contribution to future fire fighting services in the amount of \$500 per lot. These monies will be held in trust until the population of the development reaches 500 people, at which time a fire station will be constructed and pumper truck will be purchased to be operated under the current fire protection agreement.
- 4) All new development will be required to include the provision of fire hydrants and reservoirs.
- 5) Police protection will be provided by the RCMP Strathmore Detachment. Should the residents of the Eagle Lake area wish to increase the allotment of officers and have a "dedicated" officer for the area, the Homeowners/Condominium Association may negotiate with the Town of Strathmore (who holds the contract with the RCMP) to amend their agreement and request additional staff. This will require a financial contribution by the Eagle Lake community of \$90,000 (1999 dollars) per year. This will provide one constable who will be available approximately 20% of the time for the Eagle Lake area exclusively.
- 6) The Eagle Lake area will be serviced by the Strathmore and area ambulance services under contract with Wheatland County and the Wheatland and Adjacent Districts Emergency Medical Services Association.
- 7) Recycling, composting and water conservation are encouraged throughout the development including the provision of a recycling centre, installation of low flow toilets and showers, individual or communal composting (potentially in conjunction with golf course development) and cisterns and barrels for the collection of rain water for lawns and gardens.

## **2.10 General Environment**

- 1) Prior to approval of development on lands that border the lake, Wheatland County will require the developer/landowner to prepare a Shoreline Rehabilitation Strategy at no cost to Wheatland County.
- 2) County will circulate the Shoreline Rehabilitation Strategy to Alberta Environment, WID and Ducks Unlimited for their comments.
- 3) The construction and maintenance of any public boat docking or launching facilities accessing the environmental reserve lands shall be the responsibility of the developer and the Homeowners/Condominium Association.
- 4) Public washroom facilities will be constructed at the public boat launch area.
- 5) Any permanent modification within the shoreline environmental reserve area or lakebed shall require authorization from Alberta Environmental Protection and consultation with WID.

- 6) The developer/landowner will be responsible for completing the Shoreline Rehabilitation Strategy at their cost. The Shoreline Rehabilitation Strategy must be prepared by a certified biologist and the consultant team may include landscape architects, engineers, riparian area specialists, wildlife habitat specialists. The developer/landowner will be responsible for all costs related to the implementation of the Shoreline Rehabilitation Strategy.
- 7) All developers with lakeshore lands, along with the dedication of Environmental Reserve along the lakeshore, will conduct shoreline improvements and habitat enhancement. Where appropriate, public access for swimming and boating will be provided.
- 8) Eagle Lake is located in an area that was inhabited by the Blackfoot people and has high potential for significant historical and archaeological sites. Prior to any development, an historic screening is required and a full Historical Impact Assessment is required prior to subdivision. Particular attention will be paid to Eagle Hill and the cultural significance of the site.
- 9) Lands along the south side of the lake will be required to enter into agreements with the Western Irrigation District that will accommodate the enlargement of the outlet channel, and moving the gate to the south side of the development.
- 10) The Siksika Nation will be informed of any potential downstream impacts as a result of development or capital works.
- 11) The Bow River Water Quality Committee shall be referred on all development within the study area that may be deemed to have a downstream impact and affect the water quality or quantity of the Bow River.

[Bylaw 2011-56, Section 2.10 textual amendments]

## **2.11 Sequence of Development**

- 1) While the preferred sequence of development would be to see development occur around the lake in a contiguous manner without "leapfrogging", the sequence of development will be determined by the market and the development industry.
- 2) The ASP is considered to have two "zones" of development. These zones are identified based on the future piped servicing potential from the Town of Strathmore. The first zone includes all of the lands north of the County Park. The second zone includes all of the lands south of the County Park.
- 3) Each zone may accommodate 200 residential units prior to the requirement of piped treated water and piped sewage collection.
- 4) All internal roads will be constructed to the standards outlined in Section 2.7.5 by the developer. The impact on County roads will be determined by a Traffic Impact Assessment, prepared for each new phase of development. The County will establish the terms of reference for this study, in conjunction with Alberta Infrastructure and the proponents. This study will determine where the transportation surcharge will be targeted and any additional roadwork or posting of cash bonds the developer may be required to complete.

### **3.0 IMPLEMENTATION**

#### **3.1 Land Use Bylaw**

- 1) The Eagle Lake Direct Control District will direct and regulate the development in the Eagle Lake Direct Control Area within the Study area and adjacent to Eagle Lake.
- 2) The Wheatland County Land Use Bylaw will regulate the development within the General Agricultural District and the Eagle Lake Restricted Residential District.

#### **3.2 Relationship to Plans and Agencies**

- 1) Wheatland County Municipal Development Plan will provide the overall direction for development and subdivision in the County.
- 2) The Urban Fringe Agreement does not specifically apply to these lands as they are outside of the Urban Fringe negotiated with the Town of Strathmore. However, the County will continue to work with the town and refer applications for redesignation, subdivision and development to the town for their comment and input.
- 3) The Eagle Lake Area Structure Plan includes lands located within one half mile of a primary highway and as such, will refer the ASP and all future development and subdivision to Alberta Infrastructure to ensure the integrity of the Primary highway is maintained. In addition, the Department will be asked to contribute to the terms of reference of all future Traffic Impact Assessments.

[Bylaw 2011-56, Section 3.2 deleted text]

#### **3.3 Plan Review and Amendments**

- 1) In order to provide for flexibility in the interpretation of land use designation boundaries, those boundaries outlined in this Plan may be considered to be approximate except where such land use designation boundaries coincide with roads, quarter section lines, valleys, streams, rivers or other clearly recognizable physical features.
- 2) Council may amend this Plan to incorporate new goals, policies and land uses. Council shall review and, where necessary, amend this Plan at least once every five years.
- 3) Council shall refer any proposed amendments to Alberta Environment, Alberta Infrastructure, Western Irrigation District and the Town of Strathmore, and shall consider such comments prior to the adoption of any amendments.