

**SPEARGRASS
AREA STRUCTURE PLAN
CARSELAND, ALBERTA**

Prepared for:



Prepared by:

Speargrass Development Corporation
and
UMA Engineering Ltd.

December 1997

File No: 1418-001-00-01

BYLAW 97-12
WHEATLAND COUNTY
PROVINCE OF ALBERTA

WHEREAS notice of a Public Hearing was advertised in the Strathmore Standard November 10, 1997 and November 18, 1997, and the Public Hearing held at 2:00 p.m. on December 2, 1997 in accordance with the Municipal Government Act.

KENNEY MOVED First Reading of Bylaw 97-12 on October 7, 1997 and it was

Carried

EITZEN MOVED Second Reading of Bylaw 97-12 as amended on December 2, 1997 and it was

Carried

PHILLIPS MOVED Third Reading of Bylaw 97-12 as amended on December 12, 1997 and it was

Carried



Ken Larsen
Reeve

E.W. Maser
County Manager

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1. INTRODUCTION

1.1 Background and ASP Boundaries

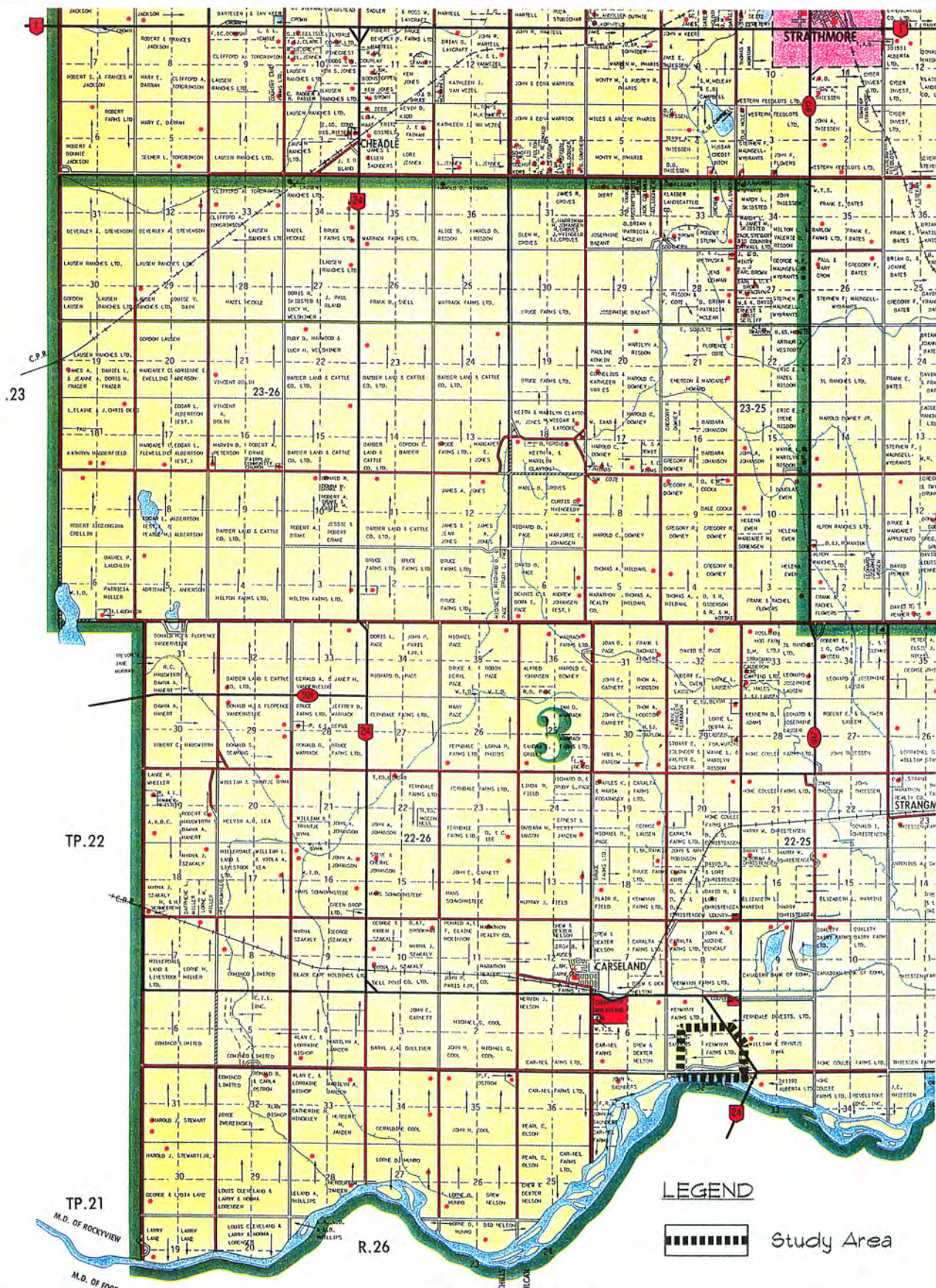
Speargrass is located in Wheatland County, approximately 30 km east of the City of Calgary. The Speargrass site is on the west side of Highway 24, approximately 25 km south of the intersection with Highway 1. The south boundary is defined by the north bank of the Bow River, and the east boundary is defined by Highway 24 and the government road allowance falling on the section line between SW ¼ Section 4-22-25-4 and SE ¼ Section 5-22-25-4. The north boundary of the site has been arbitrarily set along an existing fence line which defines, in part, an existing intermittent drainage ditch. The west boundary originates in the northwest corner along the west limit of a PanCanadian right-of-way and is projected south to where it intersects with the Bow River.

The only allowable access point onto the property is the intersection of Highway 24 and Highway 817. (This intersection will result in the closure of the two existing access points onto Highway 24.) Overall, the subject property falling under the Speargrass ASP is found within part of NE ¼ Section 5-22-25-4, S ½ Section 5-22-25-4, part of NW ¼ Section 5-22-25-4, and ending at the Bow River, being N ½ Section 32-21-25-4 (see Figure 1, Regional Setting).

A previous study and concept was prepared for this area identifying the possible configuration of lands to accommodate a massive residential development in concert with an 18 hole golf course. This occurred in 1996 and was reviewed on an informal basis by Wheatland County, but was never formally submitted.

1.2 Planning Goals

Wheatland County recognizes the valuable potential of recreational land uses and related development within its jurisdiction. The General Municipal Plan under Section 6.1, Residential Development, provides for the following:



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**SPEARGRASS
CARCELAND, ALBERTA**
**REGIONAL PLAN
Figure 1**

6.2 Objective

6.2.2 To allow for **RECREATION SETTLEMENT DEVELOPMENT** in Wheatland County with an approved Area Structure Plan.

6.3 Policies

6.3.1 Wheatland County will consider a variety of residential developments in hamlets and **RECREATION SETTLEMENTS IN THE RURAL AREA.**

6.3.2 However, **RECREATION SETTLEMENT DENSITIES** will be determined individually through approved Area Structure Plans.

6.3.3 **RECREATION SETTLEMENT DEVELOPMENTS** will only be considered if they take into consideration groundwater availability, minimize the loss of higher capability agricultural land, and be sensitive to the rural surroundings and environment.

The Speargrass Area Structure Plan is intended to provide a policy framework to guide the landowner/developer consortium in the use and development of Speargrass as a year round **RECREATION BASED SETTLEMENT.**

The following goals have been identified for the Speargrass Area Structure Plan's recreation settlement community:

- 1) To identify recreation uses as paramount to the development adjacent to the existing water based recreation associated with the Bow River.
- 2) To promote and support uses which are in keeping with recreation settlement plan objectives and policies, as identified in the County's Municipal General Plan.

- 3) To reclaim the existing gravel mining operation, which has no agricultural value, for recreation settlement purposes.
- 4) To promote a high standard of subdivision and development by the developer with capital costs covered by the developer.
- 5) To ensure that appropriate water and sewerage treatment facilities and distribution systems are provided for the development.

1.3 Plan Assumptions

The Speargrass Area Structure Plan is based on the premise that uses identified are wholly appropriate and in keeping with the special recreation provisions of the General Municipal Plan, as shown under **RECREATION SETTLEMENT PLANS**.

Assumptions related to Speargrass are:

- 1) That sufficient well water can be accessed to supply the development on site without negatively impacting adjacent landowners.
- 2) That an agreement can be attained with Carseland to use their existing lagoon system and expand it if required.
- 3) That the Highway 24 access/egress is acceptable to Alberta Transportation & Utilities. "(In principle, AT&U is agreeable to an access onto Highway 24, opposite the intersection with secondary highway 817.)"
- 4) That removable fishing docks will be permissible on the Bow River in the southeast corner of Speargrass.
- 5) Public access to the Bow River in the area of the fishing docks will be maintained.

No development will be approved at Speargrass until these assumptions are confirmed. Once they are confirmed, detailed designs and tentative plan submissions will be undertaken by the developer's consultant.

2. THE PLAN

This section describes land use policies to be used by Wheatland County and the subdivision approving authority in assessing land use and subdivision applications within the Speargrass Area Structure Plan boundaries.

2.1 The Plan Concept: Overview

It is intended that Speargrass will be based on special recreation uses or the recreation settlement requirements including residential components, active and passive recreational activities, a maintenance area, and a potential area for stabling of horses.

2.1.1 Land Use Policy Areas

Speargrass is based on the utilization and reclamation of an existing surface gravel mining operation adjacent to the Bow River. These lands are a natural for the development of an 18 hole links golf course as an intensive recreational use which covers ±83% of the site. Residential development pods have been concentrated to the south of the property and would be accommodated in these designated "Recreation Settlement" policy areas. Development in recreation settlement policy areas will require the provision of water and sanitary sewer services.

Residential pod development is located at the south end to firstly take advantage of the spectacular views associated with the Bow River, and secondly to separate the uses further from the existing intensive livestock operation to the north which is under the same ownership.

Due to the gravel mining operation which covers the majority of the property, the lands have no capability for agricultural crop production. Further, there is no environmental impact with the exception of uses immediately on the edge

escarpment of the Bow River, which will require approval by Alberta Environmental Protection prior to development.

Recreation uses are appropriate for the site and in keeping with recreation settlement policies. Such uses are described as follows:

- Horseback riding and stabling facilities.
- Golf and country club and driving range.
- Pitch and putt practice facilities.
- Hiking, fishing (world class), fishing dock facilities.
- Boating, camping.
- Walking, jogging, cycling.
- Bird watching.
- Cross-country skiing.
- Bed and breakfast accommodations.

These uses may be permitted within the Speargrass area or restricted general agricultural policy areas, subject to the discretion of the Municipality.

2.1.2 Municipal and Environmental Reserves

Three areas of municipal reserve have been identified within the Speargrass development. Two parcels are intended for internal use by the R2 attached residential pods. The third consists of the 5.56 ac, 2.25 ha in the southeast corner, encompassing the proposed fishing docks and adjacent to the crown lands. This was granted to guarantee public access to the Bow River for fishing and other recreational activities.

Environmental reserves will consist of the escarpment conditions associated with the banks of the Bow River.

Since the Speargrass community is dominated by the golf course, minimal municipal reserve dedication has been allotted. The plan, however, anticipates the

dedication of a linear park and/or pathway system, which would ultimately cover the entire perimeter of the development.

2.1.3 Other Land Uses

The statistics for the Speargrass Area Structure Plan related to the concept plan (see Figure 2) are as follows:

<u>Statistics</u>	<u>Acres</u>	<u>Hectares</u>	<u>%</u>
R1 - Single Family Residence	10.67	4.31	4
R2 - Attached Residences	5.90	2.39	2
R3 - Village Condominiums	7.90	3.20	3
Equestrian Centre	5.39	2.18	2
Maintenance Area	4.20	1.70	2
Roads	12.17	4.93	5
Golf and Open Space	218.47	88.41	82

Lot/Yield

1)	Single Family Lots (R1)	78
2)	Single Family (R2)	78
3)	Village Condominiums (R3)	120

Average Lot Sizes

1)	Single Family Lots	17 m x 34 m (55.77 ft x 111.54 ft)
2)	R2 - Attached Residential Lots (per 1/2 duplex)	10 m x 34 m (32.8 ft x 111.54 ft)
3)	Village Condominiums	(Based on a comprehensive development plan)

2.2 Recreation Settlement (R3) Policy Areas

Recreation settlement policy areas are intended to accommodate a mix of residential and recreation uses in areas that are well suited to accommodate intensive recreation uses associated with the Bow River and environs.

- 1) Permitted uses within Recreation Settlement (RS) policy areas should include:
 - Single detached residential dwellings.
 - Attached residential dwellings (duplex units).
 - Village condominium clusters.
 - Public owned facilities and recreation areas.
 - Boat rentals, golf courses.
 - Equestrian facilities and stables.
 - Man made lakes (ponds).
 - Commercial or institutional recreation activities and facilities.
- 2) Discretionary uses within Recreation Settlement (RS) policy areas should include:
 - Motel and lodge accommodation.
 - Local retail commercial.
 - Campgrounds.
- 3) Development in RS policy areas shall be required to provide community water and sanitary sewer utility services.
- 4) Densities within the RS policy areas for residential units shall be based on the individual pods of residential development (3), as identified on the conceptual plan (see Figure 2).

- 5) A minimum dwelling setback from the edge of the Bow River escarpment must be established in concert with Wheatland County prior to development.
- 6) The developer shall not alter the existing access to the river for boats on the proposed M.R. nor shall the developer construct any fishing docks at this point.
- 7) Architectural design guidelines may be required to be established by the developer in accordance with the proposed conceptual plan (Figure 2).
- 8) Developers shall be required to design and construct an intersection at the entry to Speargrass from Highway 24, in accordance with Alberta Transportation and Utilities (see Figure 3). Estimated intersection improvement costs are ±\$100,000. Tasks which will be required by the developer include:
 - Survey of the intersection.
 - Preparation of a functional plan.
 - Approval by Alberta Transportation and Utilities.
 - Application through Wheatland County.
 - A plan of remedial actions should AT&U initiate future plans to realign Highway 24.
 - A detailed geometric design drawing of the proposed intersection will eventually be required. A permit will then be issued by the department to allow construction of the access.
 - That the two existing access points onto the property will be removed in favour of the new single point of access/egress from Highway 24 at the intersection of Highway 817.
- 9) Speargrass RS policy area shall satisfy the minimum distance separation requirements from intensive livestock operations, as established under the Agriculture and Alberta Environment Code of Practice.

2.3 Environmental Reserve

- 1) For purposes of accommodating the escarpment condition associated with the Bow River upper plateau, and based on geotechnical investigations, an environmental reserve strip from top of slope to the residential rear lot lines may be dedicated at the time of subdivision.
- 2) The developer will be required to design a comprehensive drainage plan for the Speargrass RS area to ensure that no negative impact will occur to the surrounding lands, the Bow River, and its escarpments.

2.4 Utility Servicing

The developer of Speargrass shall be required to enter into a development agreement with Wheatland County prior to construction. This agreement shall include, but not necessarily be limited to, the following:

- Preparation and approval of detailed designs for the Speargrass RS area which will entail ± 280 residential units, golf course, stables, maintenance area, golf clubhouse, and golf course irrigation services.

Transportation

- Roadways are to be based on 7 m paved surface, rural cross section, with paved approaches and culverts. No curbs, sidewalks, or walkways will be included within the road rights-of-way.
- All road allowances shall be 20 m (65.6 ft) except in the residential attached duplex pods where road allowances shall be 15 m (49.21 ft).
- All cul-de-sac bulbs shall have a radius of 15 m (49.21 ft).
- Highway 24 intersection entry to Speargrass will be upgraded as per Figure 3 at an approximate cost of \$100,000.

Sanitary Sewers

- A sanitary sewer treatment and distribution system shall be provided to the satisfaction of Alberta Environmental Protection and Wheatland County.

Water Mains

- A water source, treatment and distribution system shall be provided to the satisfaction of Alberta Environmental Protection and Wheatland County.

Shallow Utilities

- Underground power, street lights, telephone and gas services shall be provided in accordance with the requirements of the shallow utilities standards and to the satisfaction of Wheatland County.

Acreage Assessments, etc.

- Acreage assessments, fees, permits, environmental considerations, amenities and/or landscaping shall be determined prior to construction and in accordance with the development agreement.
- The developer shall be responsible for all costs associated with on site infrastructure development related to deep and shallow utilities.

Maintenance

- The developer shall be responsible for the continued maintenance of the entire infrastructure system and roadway network within the Speargrass recreation settlement area. This will be governed through the creation of a Community Association and/or a utility company.

Fire Protection

- Residents of Speargrass will be required to make arrangements with the **STRATHMORE RURAL FIRE ASSOCIATION** for fire protection and/or the **CARSELAND VOLUNTEER FIRE DEPARTMENT**.

Police Protection

- Wheatland County does not provide police protection services. Police services will be provided by the existing RCMP detachment located in Strathmore. As an added safeguard, the Community Association will implement a neighbourhood watch program.

Hospital Services

- Residents of Speargrass will receive hospital services at the Valley General Hospital in Strathmore. The Wheatland and adjacent Emergency Medical Services Association provide an ambulance service out of Strathmore.

Schools

- The Speargrass RS area can be serviced from a school perspective via the existing school in Carseland, or through the existing school system in the Town of Strathmore via bussing. Either or both will be the ultimate decision of Golden Hills Regional Division No. 15.

Garbage Disposal

- Garbage disposal services will be provided by Wheatland County through participation in the Drumheller Solid Waste Management Association. Appropriate waste transfer sites will be provided by the developer within the development.

3. IMPLEMENTATION

3.1 Land Use Bylaw

- 1) The Speargrass plan included herein as Figure 2 defines the various land uses proposed in each land use designation. These uses will be finalized when the land use bylaw comes into effect.
- 2) Subject to the discretion of Council, the continuation, minor extension or minor enlargement of suggested uses, as shown on Figure 2, may be permitted provided that no adverse effects will occur to the surrounding area or on the implementation of this plan.
- 3) The Speargrass development will commence with the construction of the 18 hole golf course. No house construction will commence until the golf course construction is 90% complete.

SUPPORTING INFORMATION TO THE SPEARGRASS AREA STRUCTURE PLAN

Note: This section provides supporting information to the recommendations contained in the Speargrass Area Structure Plan. It is not part of the ASP and will have no legal status.

Recreation Settlement Plan Areas

Speargrass is considered a unique area for inclusion as a special recreation area or a "Recreation Settlement Plan" area. Several factors contribute to this, which are as follows:

- The lands will **RECLAIM** an existing visual blight created by the gravel mining operation. Due to the mining practices, a series of mounds have been retained which lend themselves to the creation of "features" within the links golf course system.
- The Speargrass development south limit is **THE BOW RIVER**, which becomes a recreation extension of the golf course and provides spectacular views of the Bow River to the golf course and other recreation users.
- A campground facility is existing south of Speargrass offering allocation for day or weekend users of the golf course.
- Speargrass' location adjacent to Highway 24 offers excellent all weather roads for recreation users and residents.
- The Bow River offers world class trout, fly and lure, fishing in this particular location. The Speargrass RS development will offer the following recreational pursuits:
 - golfing
 - world class fishing
 - boating
 - skating
 - cycling, hiking, horseback riding
 - swimming, tennis

- Speargrass, as a recreation settlement, truly meets with the purpose and intent of the Wheatland County and the former Calgary Regional Planning Commission's interpretation of an RS plan.
- NO IMPACT ON PRIME AGRICULTURAL LANDS (the entire site is a gravel pit).
- Located next to a water body which provides many recreational uses.
- Existing excellent transportation network.
- NO REGIONALLY SIGNIFICANT ENVIRONMENTAL CONCERNS.
- Due to Speargrass' location (one mile to Carseland), commercial as well as transient accommodation is available for visitors to Speargrass.

Speargrass is designed to respond to increased demand for recreational development and a broader provincial/regional economic base, by supporting and encouraging complementary provincial economic development and tourism initiatives and programs. Local municipalities are encouraged to make provision for such developments (as stated in the former CRPR Regional Plan).

Executive Summary

The Speargrass Limited Partnership is an unparalleled opportunity to participate in what is destined to become a distinguished and unique golf, residential, recreational and resort development.

Speargrass ... Alberta, Naturally

A multi-faceted development strategy has been implemented to take full advantage of the distinctive characteristics of the area and the site itself.

Speargrass Golf

The championship 18 hole links course, designed by Gary Browning, will be reminiscent of the classic courses of Old Scotland. The lands to be developed for the golf course currently support a gravel and sand pit operation. This is most conducive to golf course construction. The bulk of the building materials required are already on site, and the existing landscape is well suited for a links style course. Construction costs will be moderate due to these existing conditions.

It is anticipated that construction will begin with initial shaping in the fall of 1997, with play scheduled for the summer of 1999. Development of the clubhouse will begin in 1998.

Speargrass Clubhouse, Conference and Events Centre

As the showpiece of the development, this facility is designed to take advantage of the spectacular views and will provide for a multitude of uses. This facility will house a pro shop, locker rooms, dining room and lounge, private reception and conference rooms, and corporate offices.

An indoor/outdoor feel will be created with wrap around decks and lower level walkouts to patios surrounding swim spas and water features.

Recreational Amenities

Horseback riding will be available and housed in the “stables” area of the site. A winding path through the trees will open to a fishing centre on the Bow River, the home of world class trout fishing.

Walking and cross country ski trails, ice skating ponds, and park areas will complement recreational activities.

Speargrass Residential

The appeal of reasonably priced “away from it all”, country view residences, on the banks of the Bow River and backing onto a golf course is clear. Speargrass intends to make this available with three distinctive lifestyle choices.

Serviced lots will be sold for immediate development of the Speargrass residential component. Beyond sales of lots to builders and end users, opportunities may exist for contract building or joint venturing arrangements to the benefit of the partnership.

Single Family Residences

Approximately 76 luxury bungalows of 1,600 to 2,400 ft² will be situated on the best available lands. All lots have spectacular views 100 ft above the Bow River, in addition to backing onto the golf course. Two and three bedroom homes, typified by bright and open floor plans and quality finishing, will rest on 5,000 ft² walkout lots. Price points are anticipated to be \$185,000 to \$325,000, including lots from \$50,000 to \$65,000.

Attached Patio Homes

The heart of the golf course will welcome 80 residences of 1,200 to 1,400 ft². Forty 6,000 square foot walkout lots backing onto the golf course will support two attached patio homes each. Two bedroom floor plans, exclusive of lower level development, will again be open and liveable for both the year-round homeowner and the weekend get-

away owner. Target price points of \$129,000 to \$159,000, including lot prices ranging from \$30,000 to \$40,000.

Speargrass Village Condominiums

Adjacent to the clubhouse and events centre, a ± 120 unit condominium village will be developed for homeowners, weekend get-away owners, and vacation resort accommodation. Three storey terraced buildings will embrace 900 to 1,200 ft² residences, with target price points from \$99,000 to \$139,000.

A portion of the village will be allocated for resort condominium accommodation in order to attract and facilitate conferences, weekend tournaments, and tourists seeking a true Alberta experience. A possibility may exist for time share sales.



LEGEND

- PROPOSED DEVELOPMENT BOUNDARY (264.70 ac/107.14 ha.)
- (R1) SINGLE FAMILY RESIDENCES (15m Frontage)
- (R2) ATTACHED RESIDENCES (10m Frontage)
- (R3) VILLAGE CONDOMINIUMS
- (MR) MUNICIPAL RESERVE
- EQUESTRIAN CENTRE
- MAINTENANCE AREA
- GOLF COURSE
- CROWN LANDS

STATISTICS

	Acres	Hectares	%
GROSS AREA	264.70	107.12	100
R1 - Single Family Residences	10.67	4.31	4
R2 - Attached Residences	5.90	2.39	2
R3 - Village Condominiums	1.90	0.77	0.3
Equestrian Centre	5.39	2.18	2
Maintenance Area	4.20	1.70	1.6
Roads	12.17	4.93	5
Golf and Open Spaces	218.47	88.41	82

LOT / YIELD:

1) Single Family Lots (R1)	78
2) Single Family (R2)	78
3) Village Condominiums (R3)	120

TOTAL NUMBER OF LOTS AND UNITS = 276
PROJECTED POPULATION +/- 828 PERSONS

NOTES:

- 1) Legals have been digitized and are subject to confirmation through a boundary condition survey.
- 2) Intersection subject to detailed design.

Revisions

25 Aug 97	Road and Golf Course Redesign
01 Dec 97	Addition of proposed Highway 24 Alignment

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BRANNING DESIGN INC.

Project

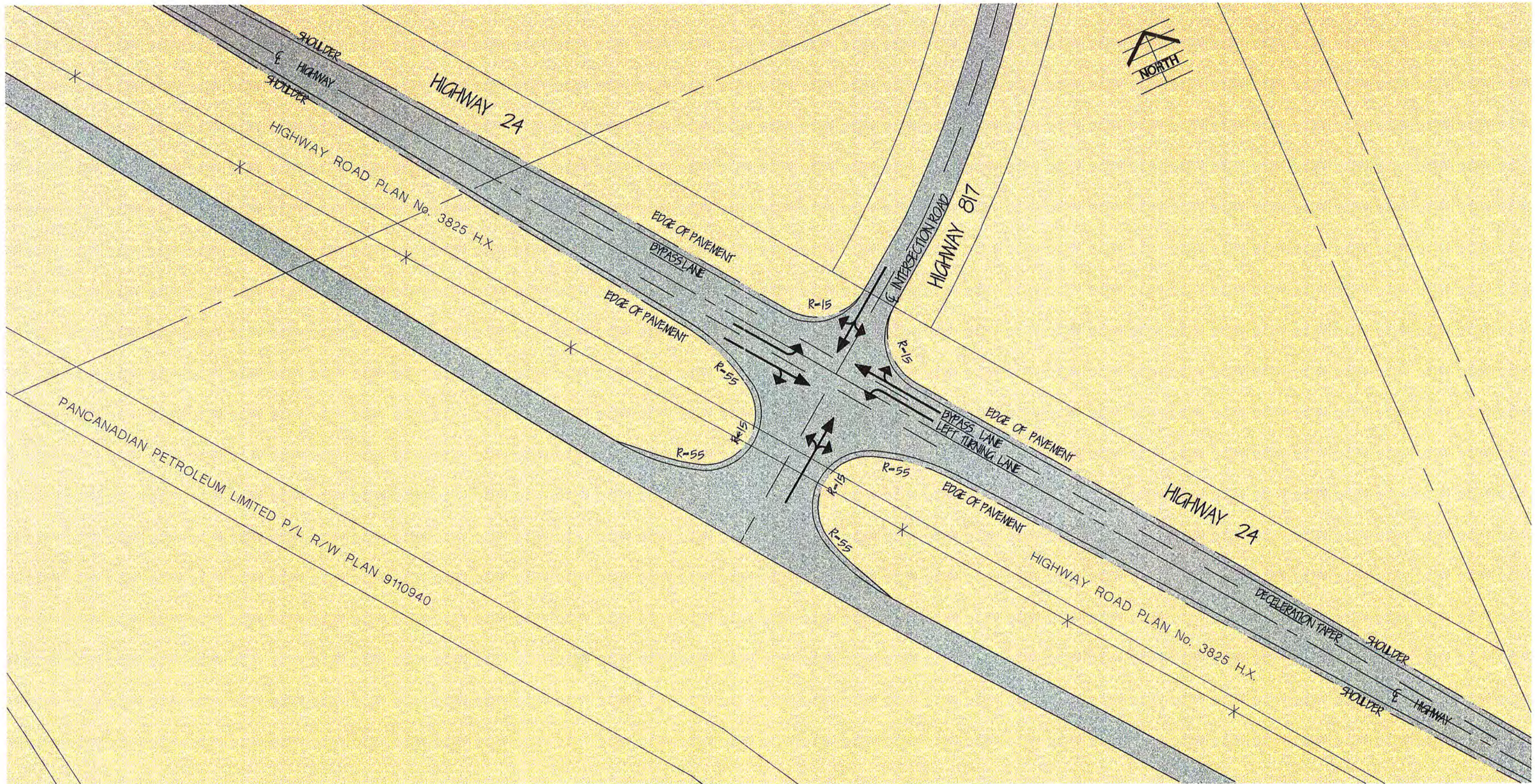
SPEARGRASS
Carleton Place, Alberta

Prepared For: SPEARGRASS CONSORTIUM

Title

**AREA STRUCTURE PLAN
CONCEPT PLAN**

Design	Scale	Drawn
CFM/GB	0 50 100 200m	CFM
Date	File	Figure
25 AUG 97	2102 1418 001 00 01	2



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SPEARGRASS - CARSELAND, ALBERTA
PROPOSED INTERCHANGE
AS PER ALBERTA TRANSPORTATION AND UTILITIES - FIGURE D-7K - PAGE D-133
Figure 3