

# Lochhead/Trilogy Homes

## Area Structure Plan

### NE32-23-25 W4M



Prepared for Wheatland County

Adopted June 12, 2012

Patricia Maloney  
& Associates



WHEATLAND COUNTY  
PROVINCE OF ALBERTA  
BYLAW 2012-05  
DIVISION#: 4  
WCASP-11-058 Lochhead/Trilogy Homes  
Area Structure Plan for Lochhead/Trilogy Homes

Being a by-law of Wheatland County for the purpose of adopting an Area Structure Plan to provide a framework for development within the NE 32-23-25-W4M, Plan, 0813471, Block:1, Lot:2, Plan 0813471, Block:1, Lot:1 containing 48.56ha. (120.00ac)+/-.

Legal Plan:	NE 32-23-25-W4M	18.2ha	40.03ac
	Plan: 0813471, B.L. 1, L. 2	14.96ha	36.97ac
	Plan: 0813471, B.L. 1, L. 1	1.21ha	3.0ac
	NE 32-23-25-W4M	16.1ha	40.0ac

**BLAND MOVED** First Reading of Bylaw 2012-05, on January 10, 2012 this being a by-law for the purpose of adopting an Area Structure Plan to provide a framework for development within the NE 32-23-25-W4M, Plan, 0813471, Block:1, Lot:2, Plan 0813471, Block:1, Lot:1 containing 48.56ha. (120.00ac)+/-.

Carried.

**WHEREAS** notification of this Bylaw was circulated to area landowners within 1/2 mile and it was advertised in the Strathmore Standard two (2) weeks prior to the public hearing date.

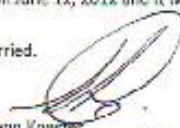
**WHEREAS** a Public Hearing was held March 13, 2012 at the Wheatland County office.


**BLAND MOVED** Second Reading of Bylaw 2012-05 on March 13, 2012 and it was

Carried.

**BLAND MOVED** Third and Final Reading of Bylaw 2012-05 on June 12, 2012 and it was

Carried.

  
Glenn Koester  
Reeve

  
Jennifer Deak  
Chief Administrative Officer



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## 1. INTRODUCTION

### 1.1. Purpose

The purpose of this Area Structure Plan (ASP) is to comply with Wheatland County guidelines that an ASP is required if proposed development will create more than 3 lots/parcels in a quarter section of land. This document will provide evidence of conformity with County policies and the suitability of the proposed development.

### 1.2. Plan Area and Ownership

The Area Structure Plan encompasses approximately 120 acres of land located within the NE32-23-25 W4M. The quarter section was previously subdivided into four 40 acre parcels. There has been recent subdivision of two 5 acre parcels out of the westerly 40 acre parcel (located outside of the Area Structure Plan boundary) and a 3 acre parcel out of one of the middle forty acres. The remaining two landowners, in collaboration with the intervening landowner, are proposing a total of 8 lots for subdivision and development: four lots on land owned by Trilogy Homes; and four lots on land owned by Greg and Brenda Lochhead. Ownership of the land is presented on the chart below:

Owner	Land Area (approximate)	Description
Greg and Brenda Lochhead	40 acres	The Easterly 660 feet of the North East Quarter - Title No. 881 172 393
S. Wendy Scott	37 acres	Plan 0813471, Block 1, Lot 2 – Title No. 081 273 527 +1
Brian and Danika Joan Paetkau	3 acres	Plan 0813471, Block 1, Lot 1 – Title No. 081 296 629
823385 Alberta Ltd. (Trilogy Homes)	40 acres	Easterly 660 feet of the westerly 1320 feet throughout the northeast quarter. Title No. 071 561 895
Total	120 acres	

### 1.3. Objectives and Planning Principles

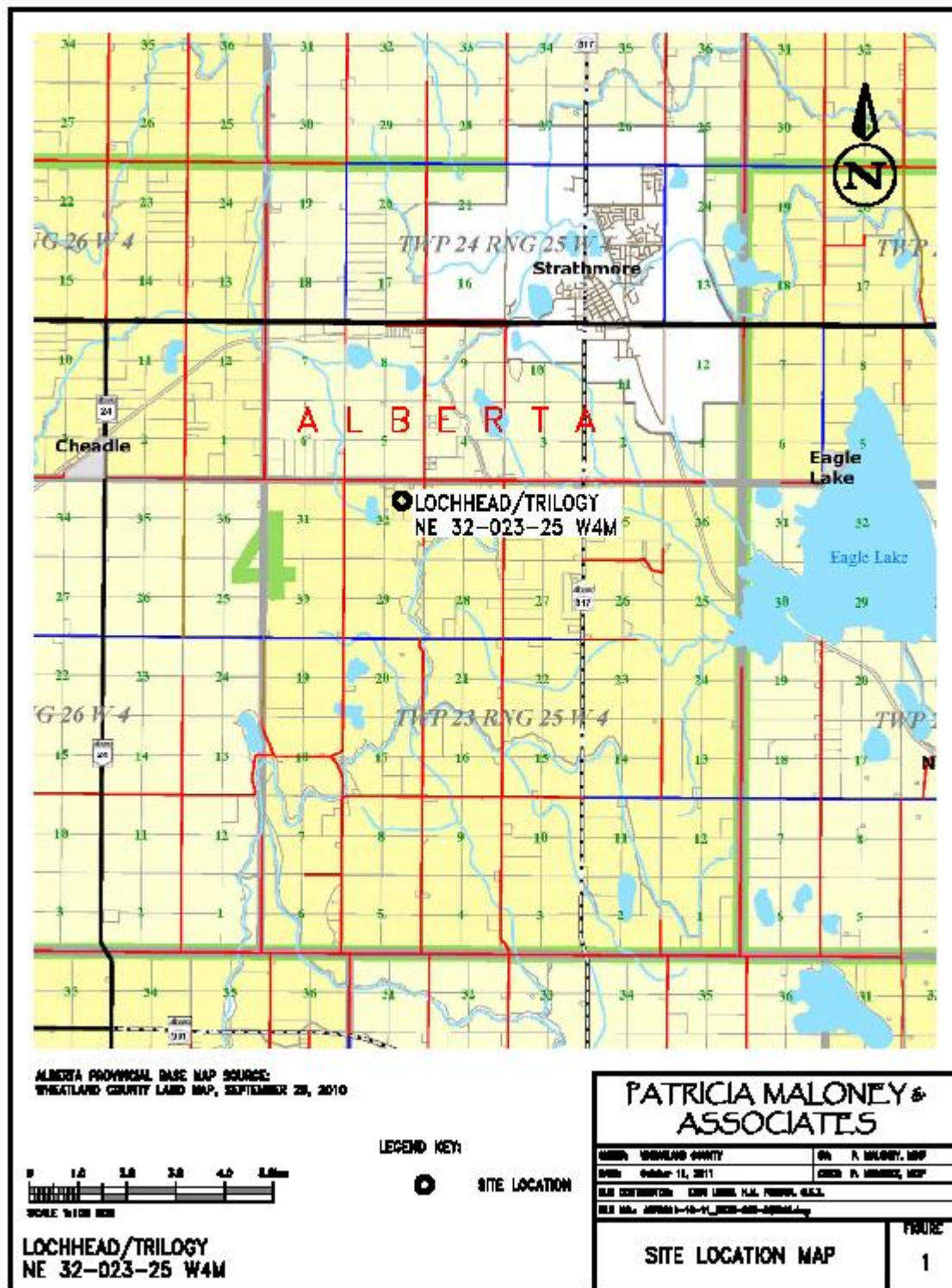
The objectives to be achieved through the preparation and adoption of this Area Structure Plan are:

- To subdivide the 8 proposed lots
- To demonstrate the long range planning for the plan area
- To be environmentally responsible in the development of the site.

The planning principles to be followed in this Area Structure Plan include:

- To conduct the appropriate background studies to ensure responsible planning
- To provide a long range document for the County to assess future development proposals

Figure 1 – Location Site Map





## 2. POLICY CONTEXT

### 2.1. Municipal Government Act

The Municipal Government Act outlines the tools available to local municipalities to regulate and control future development. Municipalities must prepare and adopt a Municipal Development Plan and a Land Use Bylaw. In addition, they may use Area Structure Plans to provide land use direction. Section 633 of the Municipal Government Act states:

*633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.*

*(2) An area structure plan*

*(a) Must describe*

- (i) The sequence of development proposed for the area,*
- (ii) The land uses proposed in the area, either generally or with respect to specific parts of the area,*
- (iii) The density of population proposed for the area either generally or with respect to specific parts of the area, and*
- (iv) The general location of major transportation routes and public utilities, and*

*(b) May contain any other matters the council considers necessary.*

The Area Structure Plan requires three readings and a public hearing to be adopted. An Area Structure Plan is prepared prior to a redesignation, subdivision or development of the land. It sets the broad policies for the development.

### 2.2. Municipal Development Plan

A Municipal Development Plan is the senior planning document for a municipality. The Wheatland County MDP was adopted in 2006. The MDP was based on a very rural concept and was not supportive of country residential development but supported development in established hamlets and some large proposed development areas. Since then the Growth Management Strategy has been finalized and several Hamlet Area Structure Plans have been adopted and the MDP has been amended to provide new direction, including:

- Significant emphasis on balancing the conservation of the County's natural capital – its environment and agricultural lands – with its long term growth needs.
- Strong policy direction for protecting significant environmental areas and features.
- Policies that recognize new agricultural initiatives like value added agricultural industries.
- Policies that support Conservation Subdivision Design principles (CSD) for new development such as compact, efficient, fully serviced residential subdivisions.
- While recognizing that a demand for county residential lifestyles will continue to exist, and that these may continue to be accommodated within a sound management strategy, a priority will be placed on directing residential development to existing hamlets and named areas.

- Strong support for clustering new industrial and commercial development in planned industrial and business parks.

New policies include:

1. Rural subdivisions may be considered. The following statements may apply:
  - In close proximity to towns, hamlets, villages and named areas
  - Multi-lot clustering
  - Conservation Subdivision Design Principals (CSD)
  - If an ASP is required, it must be prepared by a qualified professional
2. For all applications, internal road access (including service roads) shall be provided by landowner/developer at their cost for each of the existing and proposed parcels that are part of the application. All roads to be constructed to County standards
3. All applications will be required to connect to existing water/wastewater services where and when available. Each approval will require a deferred service agreement
4. The County promotes residential applications which consider a smaller parcel size and contributes to moving the average housing density in Wheatland County to greater than four (4) units per acre.
5. Multi-lot residential applications may provide a mix of housing types.
6. The County may direct industrial, business industrial and commercial applications to designated areas as identified specifically for industrial, business industrial or commercial in the RGMS.
7. All applications shall include methods of land conservation to protect productive and viable agricultural lands. By methods such as:
  - Smaller parcels
  - Multi-lot clustering
  - Conservation easement
  - Dedication of Environmental Reserve (ER)
8. The County supports applications which emphasize the conservation of natural capital (ie: environmentally sensitive areas). Maintain trees, wildlife habitat and natural water features.
9. All applications within or adjacent to hamlets and named areas may encourage trail and road linkages to adjacent lands.

It is recognized that the primary direction for Wheatland County is as an agricultural community and the protection and maintenance of good agricultural land will be a priority.

The development proposed in the Lochhead/Trilogy ASP conforms to the new directions of the MDP by utilizing previously subdivided lands, having a qualified planner prepare the document, and conducting the required studies to ensure environmentally sound development.

### **2.3. Growth Management Strategy**

In 2009, the County initiated the preparation of a Growth Management Study to identify the areas most appropriate for growth. During the preparation of this document, all subdivision was put on hold until the ultimate identification of the growth nodes and policies for country residential development were determined. The Growth Management Strategy was completed and adopted in 2011. The following vision statement was adopted for Wheatland County.



## **VISION STATEMENT**

*Wheatland County promotes sustainable well planned development which enhances and protects existing agricultural land and natural areas. We will do this in four ways: focusing growth in existing Hamlets, working with other municipalities to ensure mutually beneficial land uses in bordering areas, balancing growth while promoting good use of land, and improving and upgrading infrastructure in our communities to support a good quality of life.*

While the document focuses on development in current communities, it recognizes the demand for a rural lifestyle. There is focus on green infrastructure and conservation design for subdivisions. The document also includes direction for country residential development:

**Rural Community Nodes** – Represent areas where existing country residential development will be maintained. However, conservation design principles will be required in new country residential subdivision proposals to ensure a smaller development footprint. These areas will not be the focus of investment for future development; however, existing servicing levels will be maintained.

There are many regulations that apply to country residential development other than the local municipal regulations, such as sewer, water, provincial highways etc. However, the County directs where growth may occur. The Growth Management Study provided several directions for future Country residential development, but Policy 11 outlines the key requirement.

Policy 11.       Ensure an Area Structure Plan (ASP) is prepared for developments greater than three (3) lots or where subdivision of land will result in greater than three (3) lots per quarter section.

The County has developed guidelines for the preparation of Area Structure Plans and has indicated that the land use concept should include features and characteristics, density, servicing, geotechnical investigation, traffic impact assessment, historical resources overview, land use districts and compatibility with existing municipal policies, phasing, water, wastewater and storm water management plans. This may require an environmental site assessment to identify oil and gas facilities, emergency services and potential hazards.

The Lochhead/Trilogy ASP has completed a Phase I ESA, Transportation Impact Assessment, geotechnical investigation for private septic, historical and archaeological assessment and a ground water assessment for the preparation of this document.

### **3. SITE FEATURES**

#### **3.1. Setting and Topography**

The quarter section is fairly flat and has been cultivated. The land has been farmed for over 100 years in various forms. There are no wetlands or significant natural features.

There is an Encana Gas Line and Gas Well in the southern part of the quarter section, with the well located on the Lochhead property. There is a 100 metre setback from the gas well for any residential developments. Agricultural and non-residential uses can encroach on this set back including septic systems, sheds, outbuildings and garages. However, the gas line is low pressure and sweet gas and the setback will be reduced drastically when the well is eventually decommissioned.

#### **3.2. Surrounding Land Uses**

The surrounding land uses include predominantly agricultural with some country residential northeast of the subject parcel and several farmstead separations in the immediate area and three country residential parcels on this quarter section.

#### **3.3. Transportation Impact Assessment**

Bunt & Associates Engineering was commissioned to complete a Traffic Impact Assessment for the proposed 8 lots. The study recognized the existing seven lots on the quarter section and their current impact on the two county roads for access; Township Road 240 and Range Road 254.

For this study, Bunt & Associates developed a series of conclusions and recommendations based on the analysis undertaken as part of this study. They are summarized as follows:

- The proposed development is expected to generate up to 6 peak hour trips during the AM peak hour and 8 peak trips during the PM peak hour.
- The results of the intersection analysis confirmed that the study area intersections are operating within acceptable capacity parameters and will continue to do so with the addition of the site generated traffic.
- The results of the daily link analysis indicated that traffic volumes on Township Road 240 west of Range Road 254 will necessitate dust control treatment. In addition, since the traffic volumes on this section of roadway are nearing 400 vehicles per day without the site generated trips, the county should consider paving the roadway when deemed necessary.
- It is expected that the proposed development can be accommodated on the adjacent transportation network.

Therefore, the county road system is experiencing increased traffic volumes that already make this local road infrastructure ready for upgrade regardless of the development of these eight lots.

### 3.4. Environmental Site Assessment

Rangeland Conservation Services Ltd. was hired to complete a Phase I Environmental Site Assessment with special consideration for any potential wetlands on the property. The consultant conducted an historical review of the site, site inspections and interviewed the owners of the property in August 2011. The determination was that there are no significant environmental features on the property and no wetlands. The findings and conclusions from this study state:

- Based on the information gathered and observations made during this investigation, the Phase I ESA has revealed no evidence of potential contamination on the subject properties.
- Based on the information gathered and observations made during this investigation, the Phase I ESA has revealed no evidence of potential contamination on the adjacent properties.
- A Phase I Environmental Site Assessment in conformance with the scope and work and CSA Z768-01 was performed on the subject property. Based on information collected through historical records search, interviews and site reconnaissance, no evidence was found suggesting the subject property or adjacent properties pose any environmental concern and as such no further assessments are suggested.

### 3.5. Private Sewage Disposal System Assessment

Almor Testing Services was hired to complete the tests required to complete a Level 4 Private Sewage Treatment System study. Test pits were dug on each proposed lot and the soils sent to labs for testing.

The reports states:

*In review, the percolation rates and gradation texture of the soils in these lots, recorded at a depth of approximately 0.9m below existing grade, indicate an effluent loading rate between 13.2 and 22.0 l/day/square metres. The water table is below a minimum 2.5m below grade, in this time period. Therefore, we recommend the locations of the Test Holes are suitable for standard septic field systems and these sites are considered Type I, well suited sites. We recommend a field size of 92.64 sq.m. (1000 sq.ft.) and 154 sq.m. (1667 sq.ft.) for a four bedroom house, based on the soil gradation analyses.*

### 3.6. Hydrology Assessment

HCL was hired to complete a hydrological assessment of the land to support the drilling of 8 individual wells. HCL has mapped ground water in 40 separate counties in the Province of Alberta, including Wheatland County and have 52 years of experience evaluating groundwater. Figure 2 provides an excerpt from the groundwater map included in the Wheatland County Regional Growth Management Study based on the information provided by HCL, illustrating water yield projections for the area.

The service provided by HCL included mapping of existing water wells (including depth and long term yield), a summary of water wells in the groundwater database and a statement regarding the availability of groundwater for the proposed development. The actual drilling of each individual well will be required at development/building permit stage.

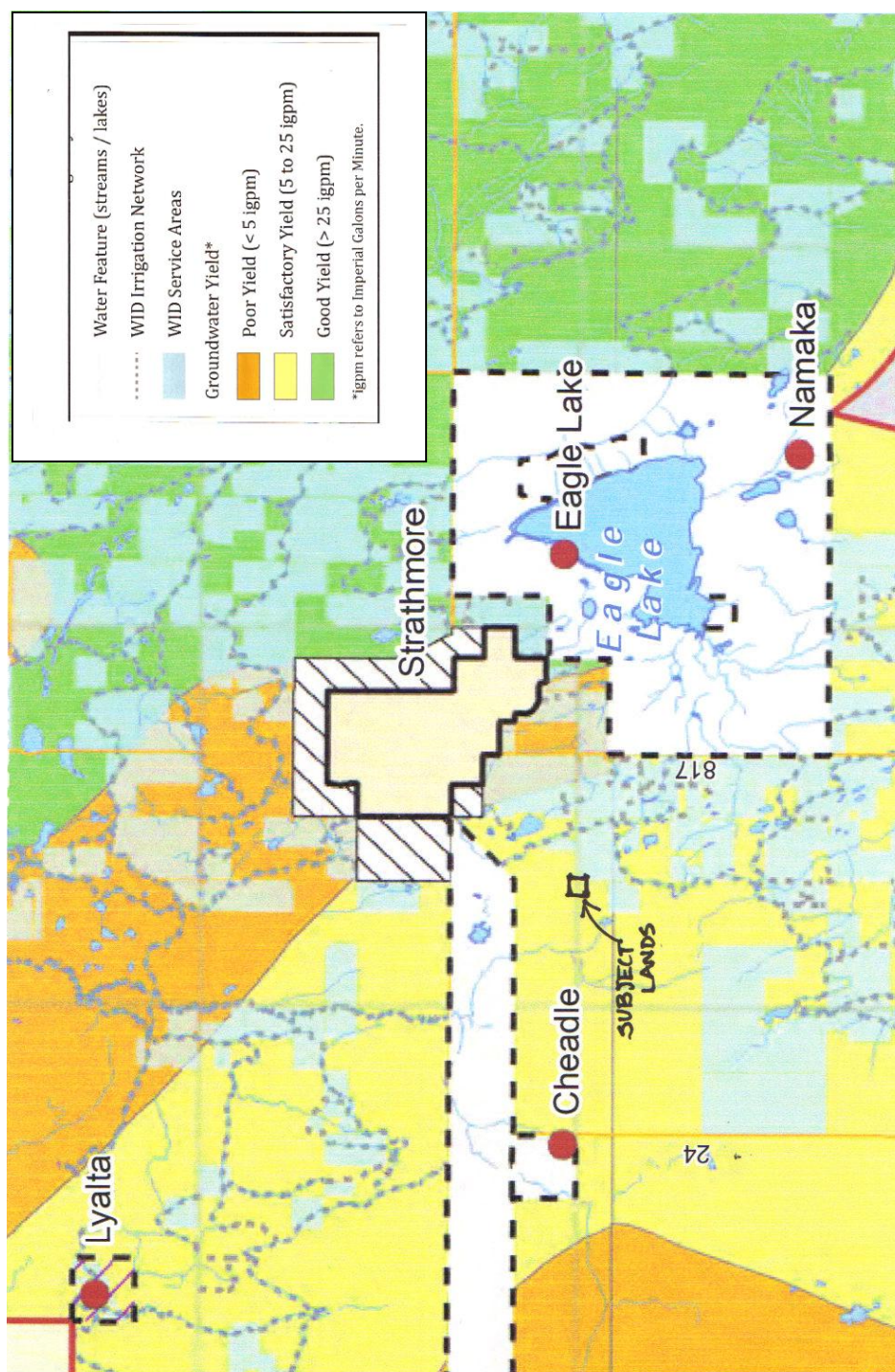
The report states that the data reviewed indicate that a groundwater supply suitable for the proposed development in the NE32-23-25 W4M is available from at least one upper bedrock aquifer in the Paskapoo Formation. The required groundwater quantity of 3.4 cubic meters per day from each of the eight new lots, while protecting groundwater supply of 3.4 cubic meters per day from nearby existing water wells, is not expected to adversely affect any nearby water well users or the aquifer in which the new water wells will be completed. Groundwaters from upper bedrock aquifers are expected to be potable, although the concentration of TDS may exceed the aesthetic objective of 500 mg/L.

It should be noted that due to the fact there are currently 7 lots existing on the quarter section, a hydrology study should have been conducted when the last two lots were subdivided according to Provincial guidelines.

The report recommends that Wheatland County approves the application for eight new lots. The report recommends pump tests and that the wells be completed by a journeyman water well driller and that the County arrange for a ground water monitoring site in the vicinity.

### **3.7. Historical Assessment**

Lifeways of Canada Ltd. was engaged to complete a historical/archaeological assessment of the study area, a copy of the Statement of Justification for Historical Resources Act Requirements is located in the background report for this ASP. Because the land has been cultivated for decades, surface deposits have been heavily disturbed. The lack of topographic relief or specific topographic features to focus past occupation makes the potential for intersecting significant unrecorded archaeological sites low. The recommendation of the consultant is that this land "be granted Historic Resources Act clearance for the Trilogy/Lochhead NE32-23-25 W4M land subdivision development project". This report was submitted to Alberta Culture and Community Spirit for approval.

**Figure 2 Water Yield Potential<sup>1</sup>**

<sup>1</sup> Map 4, Wheatland County Regional Growth Management Study



#### **4. LAND USE AND DEVELOPMENT CONCEPT**

The following policies will guide the development of the site.

##### **4.1. Development Concept Overview**

The proposed development for the first phase of this ASP is 8 lots.

Wheatland County currently requires an Area Structure Plan for any development that proposes more than three lots in a quarter section. There are currently 7 lots in the quarter and the owners are proposing an additional 8. However, if the balance of the land were to be subdivided to country residential development, at full build out, there is the potential for approximately 40 lots. An Area Structure Plan is designed to plan for 20 to 25 years. By specifying the need for an Area Structure Plan, the County has required the owners to undertake many expensive background reports (traffic impact assessment, environmental and wetland overview, private sanitary assessment, historic/archaeological clearance) and therefore, the owners will review the total development level. To maximize the value of the work to be done, the landowners have developed a plan that shows the ultimate development of the quarter section. The adoption of the Area Structure Plan does not allow the owners to do any development on the land until the appropriate redesignation, subdivision and development approvals and permits are in place.

Any development beyond the first phase will require additional background studies and application for redesignation, public hearing process and subdivision application.

Policy 4.1.1      The Northeast Quarter of Section 32, 23-25 W4M, is appropriate for country residential development.

Policy 4.1.2      Development will occur in conformity to the conceptual lot layout provided in Figure 3, Proposed Land Use Plan.

##### **4.2. Land Use and Density**

Phase 1 includes 8 additional lots for a total of 15 parcels on the quarter section. This reflects a density of 0.09375 units per acre. Based on an average people per household of 2.6 people per unit, this will create a population projection for the quarter section of 39.

While the majority of the lots are approximately 3 acres in size, two of the lots in the southeast corner of the development are larger to accommodate the set back from the gas well and still provide a building site. The Land Use Bylaw allows Country residential parcels to be between 1 and 5 acres in size. However, Policy 8.5.5 b. states “larger parcel sizes may be considered due to land characteristics such as topographic constraints, water features, severed parcels and existing parcel development or configuration.” We have interpreted that to include the setback from the gas well and therefore, two parcels are 5.7 acres to accommodate the setback from the gas well, front yard set backs from internal roads, setbacks from the County road, and still provide for an adequate building site. The County requires a minimum of one acre for building site. Figure 4 illustrates that eventhough there is a 100 metre setback from the gas well located on Lot 7, both Lots 7 and 8 provide the minimum building envelop outside of the gas well setback, with consideration for road widening, and front and side yard setbacks. It is also noted that



septic fields, outbuildings, sheds and garages can be constructed within the 100 metre setback. It is also noted that the municipality can request that the setback be reduced to 50 metres, however, this is not required due to the ability to ensure a satisfactory building site outside of the 100 metre setback.

- Policy 4.2.1 The proposed development is for 8 country residential lots and two agricultural small holding parcels.
- Policy 4.2.2 The proposed country residential lots will range between 3 and 5.7 acres in size.
- Policy 4.3.3 The lot configuration illustrated on Figure 3 is conceptual and exact lot lines and areas will be determined at time of subdivision.
- Policy 4.2.4 Lot 7 and Lot 8 are in excess of the standard 5 acre maximum parcel size allowed in the Country Residential district due to the existence of a gas well and the required setbacks to provide for an adequate building envelope, thereby conforming to the Wheatland County Land Use Bylaw allowing larger lots to accommodate existing structures and conditions.
- Policy 4.2.5 The agricultural small holding parcels are appropriate for various forms of agriculture including equestrian establishments and grazing with a maximum of one animal unit per 3 acres of land and potentially more animal units if a Business Plan is prepared and submitted to the County and accepted.
- Policy 4.2.6 Business Plans have been submitted for both Agricultural Small Holding parcels.
- Policy 4.2.7 Figure 4 illustrates the building envelopes for each proposed lot and demonstrates that a minimum of one acre building envelope is available on each proposed lot.
- Policy 4.2.8 The population projection for the 8 country residential lots is 39 (based on 2.6 persons per residential unit)

#### **4.3. County Approvals**

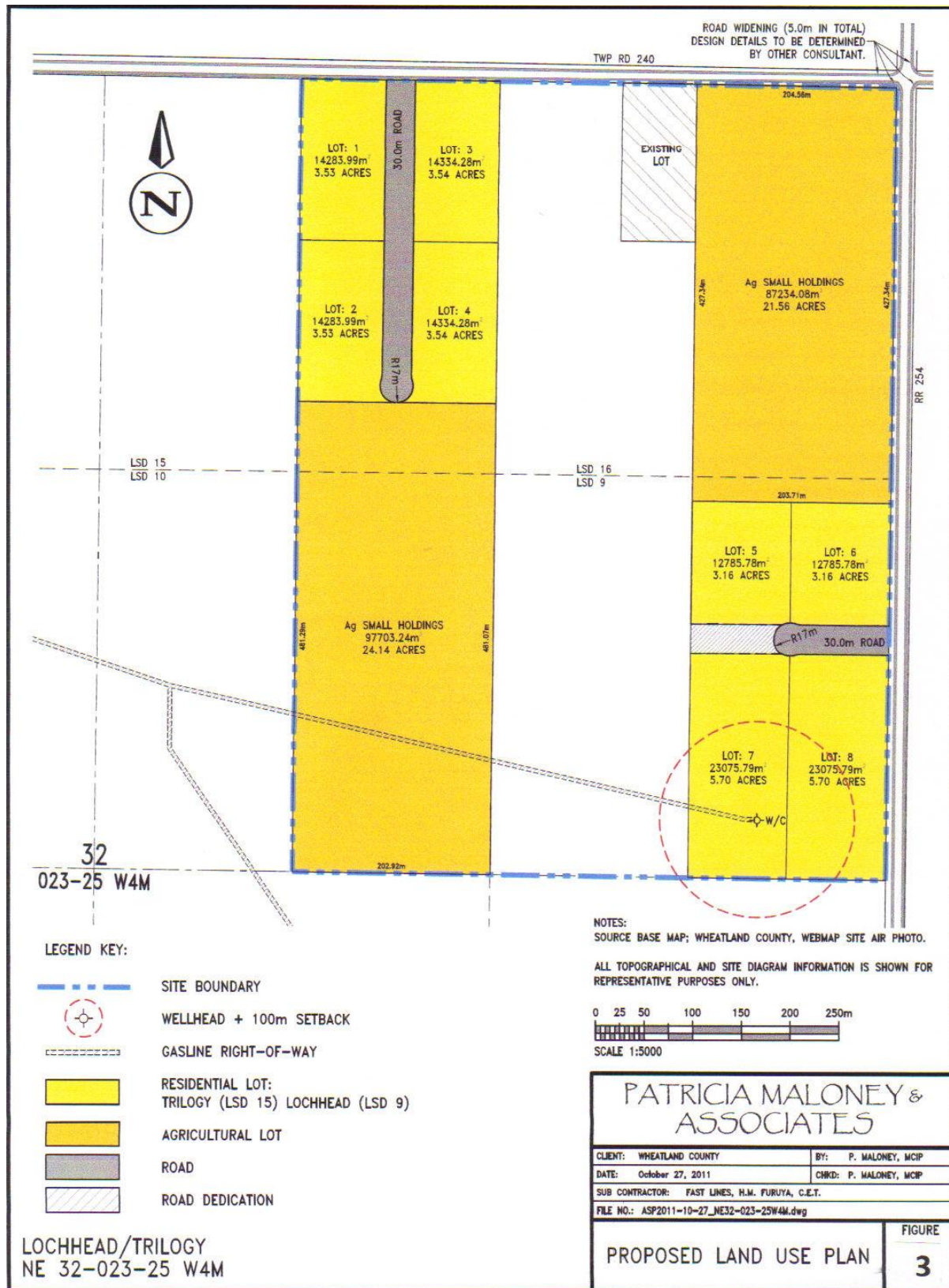
Two land use districts will be applied to the land according to the Wheatland County Land Use Bylaw. The small parcels to be subdivided will be designated Country Residential. The balance of both of the forty acre parcels will be designated as Agricultural Small Holdings.

The purpose of the Agricultural Small Holdings district is to “provide for agricultural business pursuits that do not require extensive land areas” (5 to 40 acres).

Currently on the Lochhead property, there is an equestrian facility. In conformity with the County Land Use Bylaw, the Lochhead’s have provided a Business Plan providing a description of the proposed operation. The proposed operation intends to utilize the existing buildings, paddocks and pasture to accommodate 7 horses. The Ag Small Holdings parcel will be 21.56 acres and based on the Land Use Bylaw stipulation (Section 7.18) of one animal unit per three acres of land, the proposal meets the animal limit. The Business Plan is included in the background documentation for this Area Structure Plan.

The balance of the Trilogy Homes parcel will also be designated Agricultural Small Holdings. The Business Plan submitted indicates the intent is to continue to lease the land for horse grazing, with the potential for 8 animal units based on the 24.14 acre balance of land. There will be no altered affect on the neighbours since this use is existing.

Figure 3 Proposed Land Use Plan

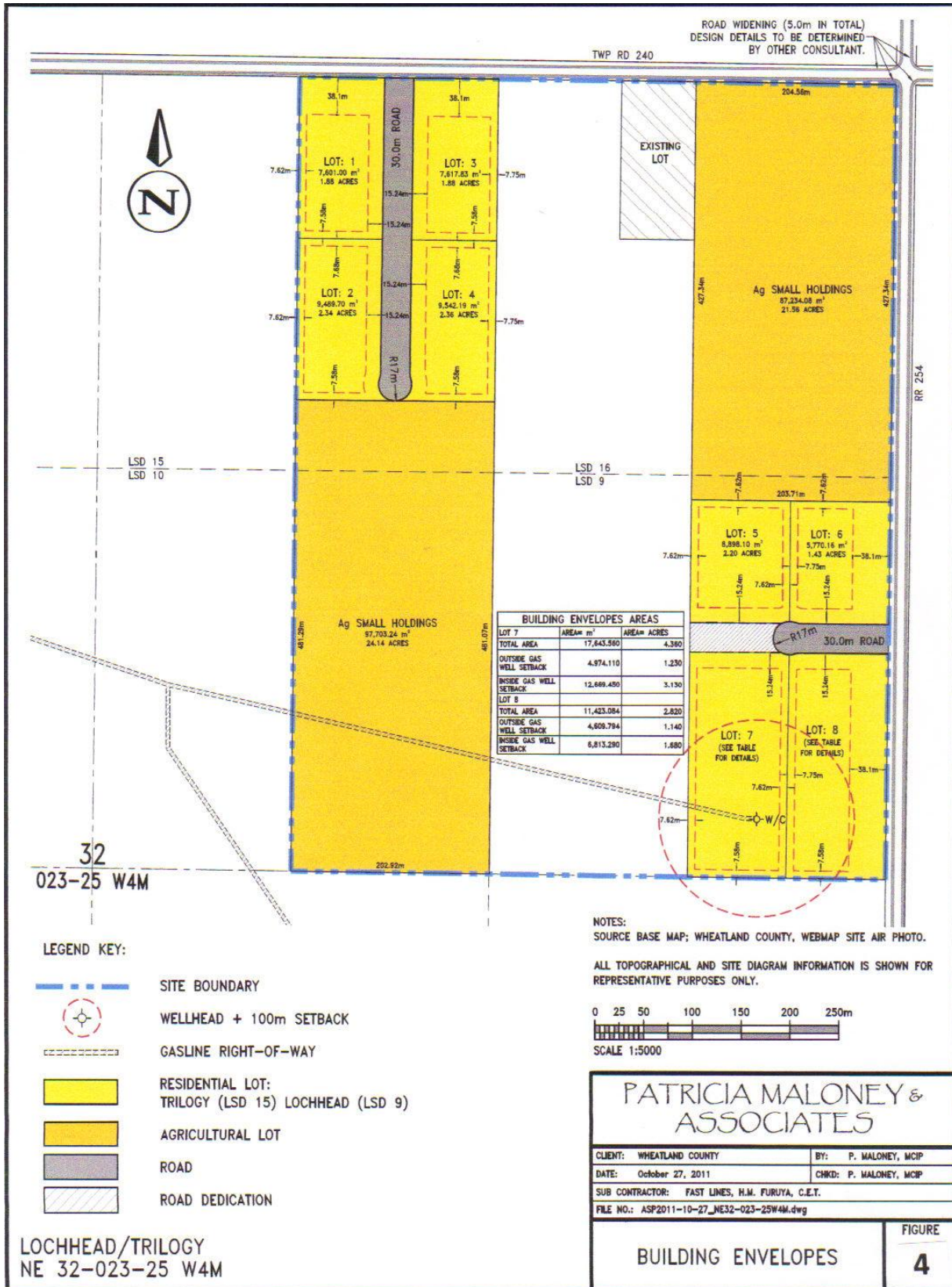


The new lots will be designated Country Residential under the Wheatland County Land Use Bylaw. As noted in Section 4.2 of this ASP, the Country Residential District provides one to 5 acre parcels for Country Residential. Larger parcels may be considered. To accommodate the gas well set back, a 50 foot front yard from an internal road, and a 125 foot setback from any county road, both parcels are being proposed for 5.7 6 acres. All of the parcels on the Trilogy portion of the site are approximately three acres in size.

- Policy 4.3.1      The Area Structure Plan lands are appropriate for Country Residential development.
- Policy 4.3.2      The Area Structure Plan lands are also appropriate for Agricultural Small Holdings designation.
- Policy 4.3.3      Adoption of this Area Structure Plan does not provide approval to develop the land, appropriate land use designations must be applied for and approved and the appropriate subdivision application must be approved prior to any development of roads or building sites.



Figure 4 Building Envelopes



## 5. MUNICIPAL SERVICING

The following policies guide the servicing of proposed development.

### 5.1. Water and Sewer

- Policy 5.1.1 The development will be serviced by individual wells.
- Policy 5.1.2 Each lot will be served by individual well, drilled by a journeyman water well driller and licensed and approved by Alberta Environment at time of building permit.
- Policy 5.1.3 When water wells are drilled, it is recommended that an aquifer test consisting of at least two hours of pumping and two hours of recovery be conducted.
- Policy 5.1.4 Each lot will be serviced by an individual septic system based on the provincial standards of the Private Sewage Waste Management guidelines.
- Policy 5.1.5 The features of the soils, as determined by Almor Testing, indicate the parcels are suitable for simple septic tanks and primary pressure soil based treatment field systems.
- Policy 5.1.6 The landowners will be required to sign a standard deferred servicing agreement with Wheatland County stating that at such time as piped services are available, the lot owners will tie into the available services.

### 5.2. Storm Water Management

- Policy 5.2.1 Due to the size of the lots, the low site coverage of buildings, the lack of low lying wet lands on the properties, and the well draining soils, storm water will be managed on site to capture the 1:100 flood event to the satisfaction of Alberta Environment.
- Policy 5.2.2 Lot owners may create a pond to hold storm water runoff on each lot.
- Policy 5.2.3 Natural drainage from the site may drain into ditches along the county roads at the same rate as pre development.
- Policy 5.2.4 All development is encouraged to installation of cisterns to capture rain water for on-site irrigation of gardens and yards.

### 5.3. Shallow Utilities

Shallow utilities include power, telephone, internet, gas, and cable.

- Policy 5.3.1 The developer/lot owner is solely responsible for the cost of installing all shallow utilities and working with the various local utility companies.

#### 5.4. Transportation

The transportation policies have been developed based on County standards and the recommendations and conclusions of the Bunt & Associates Transportation Impact Assessment completed in October 2011.

- Policy 5.4.1 The proposed development will be accommodated by two internal road accesses onto County roads: four lots will access onto Twp.Rd. 240 and four lots will access onto Range Rd. 254.
- Policy 5.4.2 Future development, beyond the Phase 1 eight lots, will include one additional access road onto Twp. Rd. 240.
- Policy 5.4.3 The Lochhead Agricultural Small Holdings parcel will be the only lot that has direct access onto a county road, utilizing the existing access.
- Policy 5.4.4 The internal roads will be constructed to County standards, including the dedication of a 30 metre road right of way and construction of a 8.6 metre top surface.
- Policy 5.4.5 The total trip generation for this development is 40 vehicle trips per day for each of the 4 lots subdivisions, with 3 peak AM trips and 4 peak PM trips accessing from the respective county road.
- Policy 5.4.6 The internal road will be dedicated for 30 metre width for the entire length of the proposed subdivision, but will only be constructed as far as is required to access the country residential lots being proposed.
- Policy 5.4.7 Phase 1 development will end roads in a cul de sac with a standard turnaround radius of 15.8 meters subject to approval of Wheatland County Fire, Disaster and Safety.
- Policy 5.4.8 Road dedication has been provided allowing future road construction to link future phases of development. The road will not be constructed until future development is approved and future road construction will be paid for the developer of the day.

#### 5.5. Open Space and Municipal Reserve

- Policy 5.6.1 There is no land in this ASP that qualifies as Environmental Reserve and as such no land will be dedicated for Environmental Reserve.
- Policy 5.6.2 As a rural development, it is not recommended that any land be dedicated as Municipal Reserve, parks or pathways.
- Policy 5.6.3 Reserves will be calculated on the land proposed for subdivision in Phase 1 of approximately 16.0 acres on the Trilogy property and approximately 18.5 acres on the Lochhead property. Exact areas will be determined at time of subdivision.
- Policy 5.6.4 Cash in lieu of municipal reserve land will be paid to the County, based on a market assessment of the value of the land prior to redesignation and subdivision.





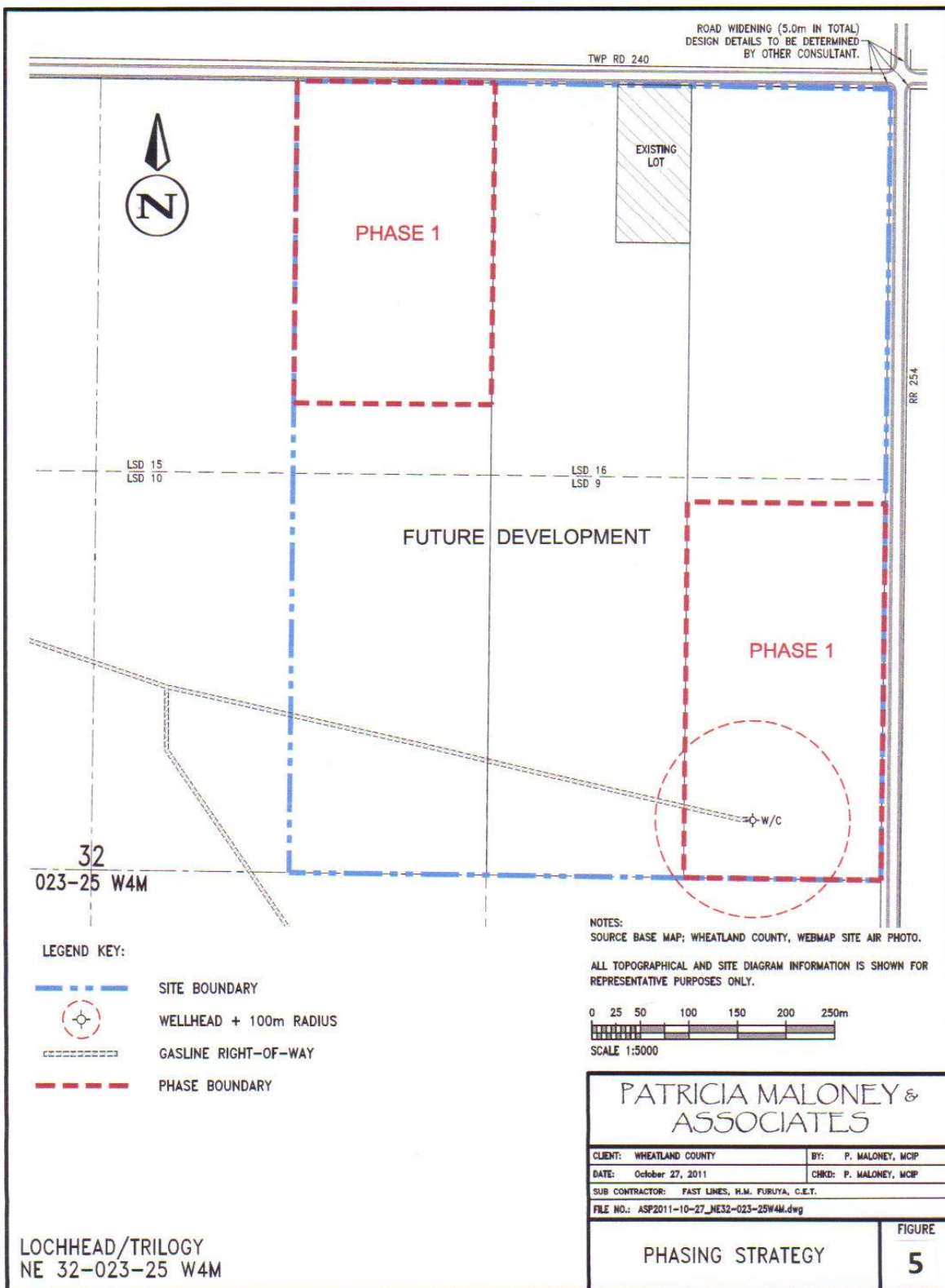
## 6. PHASING AND IMPLEMENTATION

The development has been divided into two phases. The first phase of development includes 8 new country residential parcels.

By requiring that a landowner must complete a full Area Structure Plan for such small developments as 3 lots, the county has provided the platform for the landowner to conduct comprehensive long term planning. This is often more development than originally envisioned. Area Structure Plans are documents that are intended to take a long term view – 20 to 25 years down the road. Therefore, an ASP must look at the full build out of the land. This must consider the future linkages and densities of the property. Therefore, Figure 5 shows Phase 1; 8 country residential lots and the Agricultural Small Holdings and for Future Development. Figure 6 illustrates the future development lot layout. Future development will still be guided by the policies in this document and may not occur until further studies and information are collected and redesignation and subdivision applications are applied for.

Based on conservation design policies and protection of agricultural land policies, this Area Structure Plan is an excellent candidate for more subdivision. The quarter was subdivided into four 40 acre parcels, which were then allowed to re-subdivide. A total of 7 lots exist on the quarter section. These small parcels are not considered to be valid agricultural parcels and as such, continued re-subdivision makes the best use of the land.

- |              |   |
|--------------|---|
| Policy 6.1.1 | Phase 1 of the development includes a total of eight new country residential parcels and two Small Agricultural Holding parcels.  |
| Policy 6.1.2 | No development may proceed until all appropriate approvals have been received for land use designation and subdivision.   |
| Policy 6.1.3 | Additional development within the Area Structure Plan is considered appropriate.  |
| Policy 6.1.4 | Development beyond the Phase 1 development will be accommodated with an Amendment to this Area Structure Plan and the appropriate land use designation and subdivision approval.  |
| Policy 6.1.5 | Development beyond the Phase 1 subdivision will require an update to the Traffic Impact Assessment, Soil Assessments for Septic Field Potential and Historical review of any structures constructed prior to 1960.                        |
| Policy 6.1.6 | Phase 2 development will require a Storm Water Management Plan to demonstrate how all surface runoff will be managed on site.   |
| Policy 6.1.7 | Development beyond the Phase 1 subdivision will require an update to the Groundwater Assessment to ensure that sufficient groundwater exists to support additional development and continue to supply the 18 lots on the quarter section. |
| Policy 6.1.8 | Future development phases will demonstrate road connectivity throughout the Area Structure Plan in general conformance with Figure 6.   |
| Policy 6.1.9 | Should the owners determine to proceed with future phases of development the total build out of 40 lots will generate a density of 0.25 units per acre and a total population of 104 people.  |

**Figure 5      Phasing Strategy**

The site plan shows a rectangular area divided into numerous lots. A north arrow is located in the upper left corner. The plan includes labels for various features such as 'PHASE 1' (in red), 'EXISTING LOT', 'ROAD DEDICATION', and 'ROAD'. Specific lot numbers and their areas are provided, along with road names like 'TWP RD 240' and 'RR 254'. A scale bar at the bottom right indicates distances from 0 to 250m.

Lot Number	Area (sq m)	Area (Acres)
LOT: 9	9698.98m <sup>2</sup>	2.40 ACRES
LOT: 10	9698.98m <sup>2</sup>	2.40 ACRES
LOT: 11	10624.66m <sup>2</sup>	2.63 ACRES
LOT: 12	10624.66m <sup>2</sup>	2.63 ACRES
LOT: 13	10624.66m <sup>2</sup>	2.63 ACRES
LOT: 14	10624.66m <sup>2</sup>	2.63 ACRES
LOT: 15	9748.80m <sup>2</sup>	2.41 ACRES
LOT: 16	9748.80m <sup>2</sup>	2.41 ACRES
LOT: 17	13253.83m <sup>2</sup>	3.28 ACRES
LOT: 18	13253.83m <sup>2</sup>	3.28 ACRES
LOT: 19	13253.83m <sup>2</sup>	3.28 ACRES
LOT: 20	13253.83m <sup>2</sup>	3.28 ACRES
LOT: 21	13905.64m <sup>2</sup>	3.44 ACRES
LOT: 22	13905.64m <sup>2</sup>	3.44 ACRES
LOT: 23	13905.64m <sup>2</sup>	3.44 ACRES
LOT: 24	7392.84m <sup>2</sup>	1.83 ACRES
LOT: 25	7392.84m <sup>2</sup>	1.83 ACRES
LOT: 26	6408.88m <sup>2</sup>	1.58 ACRES
LOT: 27	6408.88m <sup>2</sup>	1.58 ACRES
LOT: 28	15464.22m <sup>2</sup>	3.82 ACRES
LOT: 29	15464.22m <sup>2</sup>	3.82 ACRES
LOT: 30	15464.22m <sup>2</sup>	3.82 ACRES
LOT: 31	15464.22m <sup>2</sup>	3.82 ACRES
LOT: 32	15464.22m <sup>2</sup>	3.82 ACRES

**LEGEND KEY:**

- SITE BOUNDARY (dashed blue line)
- WELLHEAD + 100m SETBACK (circle with crosshair)
- GASLINE RIGHT-OF-WAY (dashed green line)
- PHASE BOUNDARY (dashed red line)
- FUTURE DEVELOPMENT (light gray fill)
- ROAD (dark gray fill)
- ROAD DEDICATION (diagonal hatching)

**NOTES:**

- SOURCE BASE MAP; WHEATLAND COUNTY, WEBMAP SITE AIR PHOTO.
- ALL TOPOGRAPHICAL AND SITE DIAGRAM INFORMATION IS SHOWN FOR REPRESENTATIVE PURPOSES ONLY.

**PATRICKA MALONEY & ASSOCIATES**

CLIENT: WHEATLAND COUNTY	BY: P. MALONEY, MCIP
DATE: October 27, 2011	CHECKED: P. MALONEY, MCIP
SUB CONTRACTOR: FAST LINES, H.M. FURUYA, C.E.T.	
FILE NO.: ASP2011-10-27_NE32-023-25W4M.dwg	

**LONG RANGE LAND DEVELOPMENT CONCEPT**

**FIGURE 6**