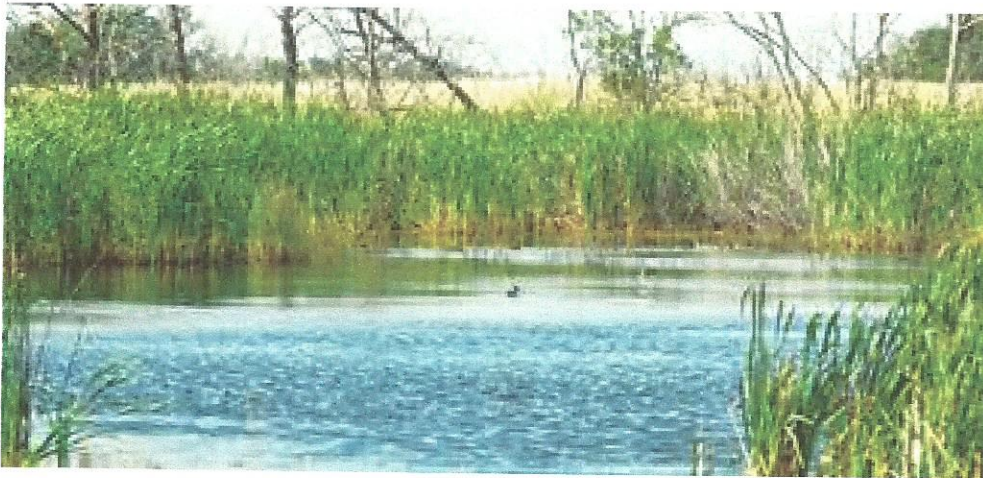


Bylaw 2012-108

Nelson Area Structure Plan



Prepared for Dan and Evie Nelson

Prepared by Patricia Maloney & Associates

Adopted August 19, 2013



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1. INTRODUCTION

The Nelson Area Structure Plan outlines the long range development proposed for the site and outlines the physical and policy framework for the site.

1.1. Purpose

The purpose of this Area Structure Plan (ASP) is to comply with Wheatland County guidelines that an ASP is required if the 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 305 acres of land located within the East Half of Section 24, Township 24, Range 24 West of the 4th meridian in Wheatland County. The land is owned by Daniel and Evelyn Nelson. A ten acre parcel was subdivided out of the North East Quarter and a three acre parcel was subdivided out of the South East quarter (still in title to the Nelsons). Figure 1 illustrates the area of the Area Structure Plan.

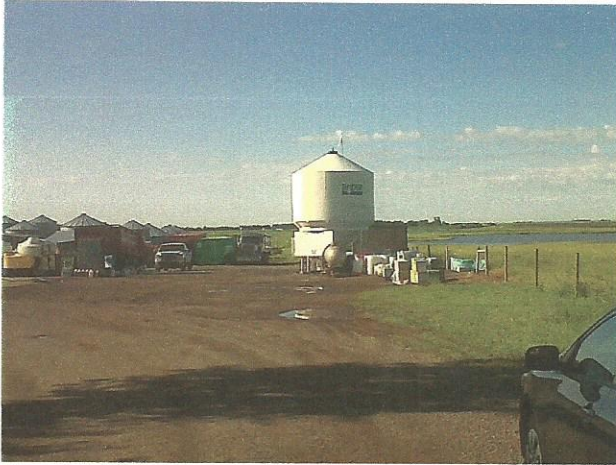
1.3. Adjacent Land Uses

This half section of land is located immediately east of the Town of Strathmore boundary. Figure 2 illustrates that immediately west of the site is the Prairie Merchant development for a mix of housing types and styles and an urban density of 8 to 10 units per acre. Northwest of the Nelson property is the approved Grandview Gardens Area Structure Plan which proposes a manufactured home park of up to 1200 sites. Southwest of the Nelson property is the approved Edgefield Area Structure Plan which proposes a large residential component with a commercial “power centre” located along the TransCanada Highway.



On the Nelson property a ten acre parcel has been subdivided out of the north quarter and a three acre parcel has been subdivided out of the south quarter.

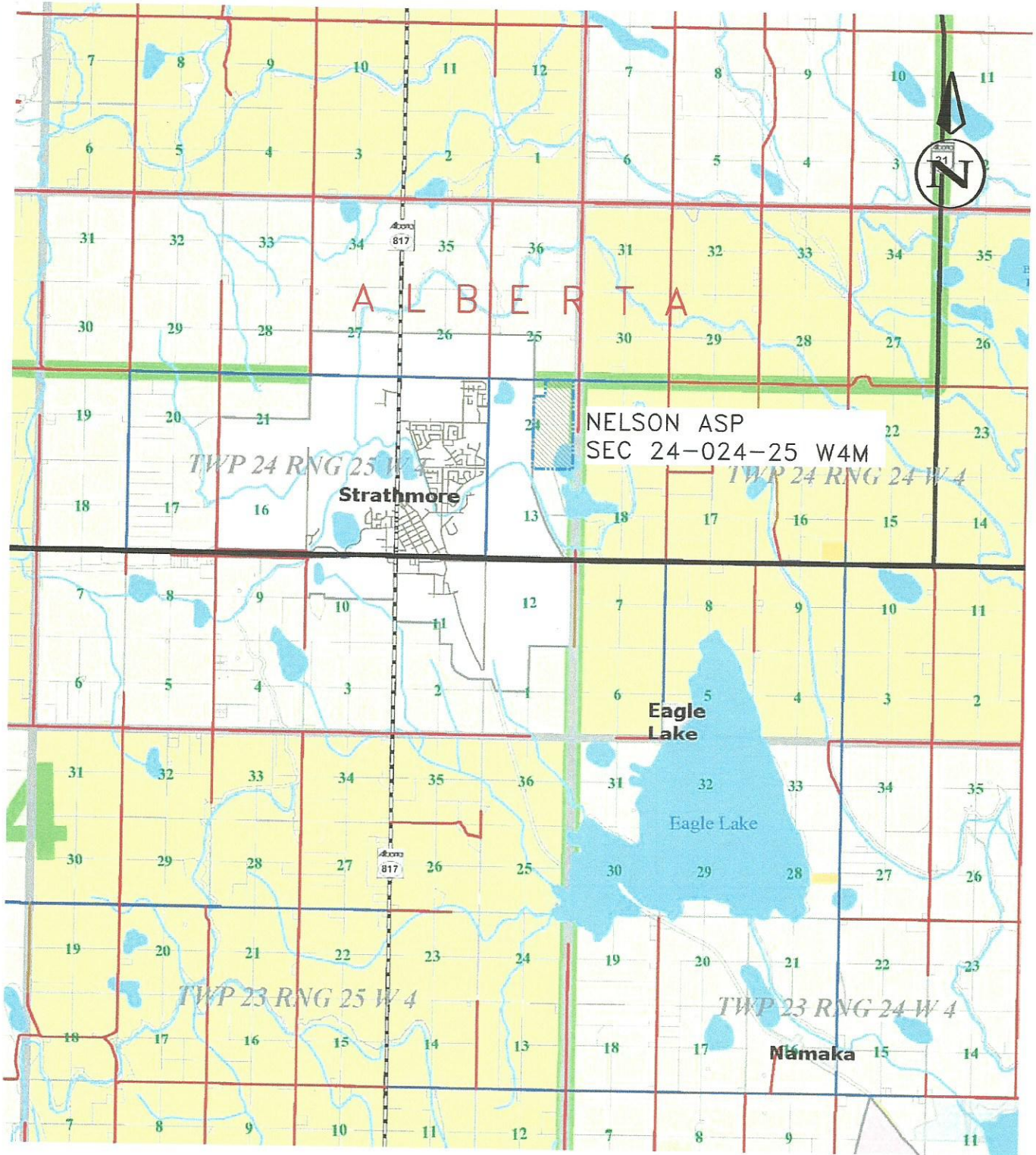
Immediately north of the Nelson property is an agricultural quarter. East of the Nelson property are two agri-industrial uses. On the Northwest of Section 19, is M & M Drilling. This business has operated in Wheatland County for decades. The site accommodates their office and yard and heavy equipment moves on this road year round. On the Southwest Section of 19, there



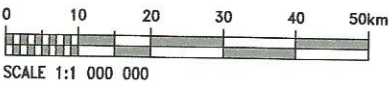
are three residences and Early Bird Crop Spraying. This operation includes an airstrip (operating during daylight hours during the spray season) and above ground tanks and storage area. Chemicals are mixed on site. However, the site used for the above ground tanks is actually the County road right of way. This is immediately adjacent to the proposed lots and drains directly into a significant wetland on the Nelson property.



The wet land located on the south quarter of the Nelson property is a significant wetland that the Nelson's have an agreement with Ducks Unlimited to manage the wetland. The wetland is known as the George Freeman Project. This wetland must be protected from impacts from any development and while the subdivision considers this, there is concern that the Early Bird operation may have contaminated the area.



ALBERTA PROVINCIAL BASE MAP SOURCE:
Wheatland County 2010 Land Map



LEGEND KEY:



SITE LOCATION

DAN & EVIE NELSON
SEC 24-024-25 W4M

Patricia Maloney & Associates

CLIENT: WHEATLAND COUNTY	BY: P. MALONEY, MCIP
DATE: December 3, 2012	CHKD: P. MALONEY, MCIP
SUB CONTRACTOR: FAST LINES, H.M. FURUYA, C.E.T.	
FILE NO.: 2012-DEC-ASP_NELSON-SEC24-024-25W4M.dwg	

LOCATION MAP

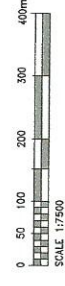
FIGURE

1



- LEGEND KEY:
- NELSON ASP BOUNDARY
 - TOWN BOUNDARY
 - SITE BOUNDARY
 - PIPELINE RIGHT-OF-WAY

NOTE:
SOURCE BASE MAP: AERIAL AND GOOGLE EARTH AIR PHOTO.
ALL TOPOGRAPHICAL AND SITE DIAGRAM INFORMATION IS SHOWN FOR REPRESENTATIVE PURPOSES ONLY.



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ADJACENT LAND USES

FIGURE
2



DAN & EVIE NELSON
SEC 24-024-25 W4M

2. OBJECTIVES AND PLANNING PRINCIPLES

This plan has identified a series of objectives and planning principles to guide the development

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

- To provide a phased plan for the ultimate development of eight 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 are:

- Environmentally Responsible – ensure that the development protects existing wetlands and uses appropriate sanitary systems
- Good Planning – plan for the long range but demonstrate the phased approach and the use of clustering of smaller lots to minimize the use of agricultural land
- Open and Transparent – communicate with adjacent land owners and to complete all of the required background studies for the public to review

3. POLICY CONTEXT

Any Area Structure Plan adopted by the County must conform to the policies and strategies of the County as well as the direction of the Province, as an Area Structure Plan is a statutory document. The following demonstrates how the Nelson ASP meets the policies and statutes required.

3.1. Municipal Government Act

The Municipal Government Act outlines the tools available to local municipalities to regulate and control future development. All 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.

3.2. 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.

3.3. 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 for 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.

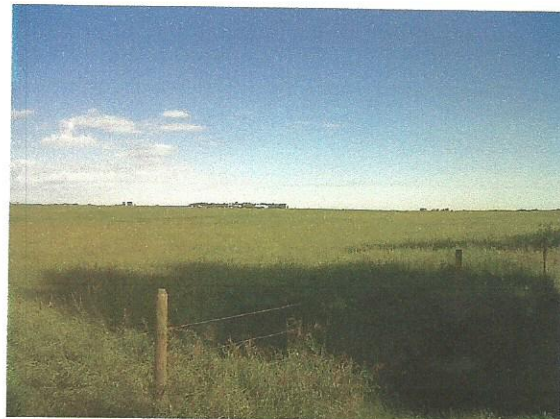
4. SITE FEATURES

The background work for the Area Structure Plan reviewed many of the site features and characteristics to carefully protect special areas and to design a subdivision that works with the natural topography. The following outlines each aspect of the background work.

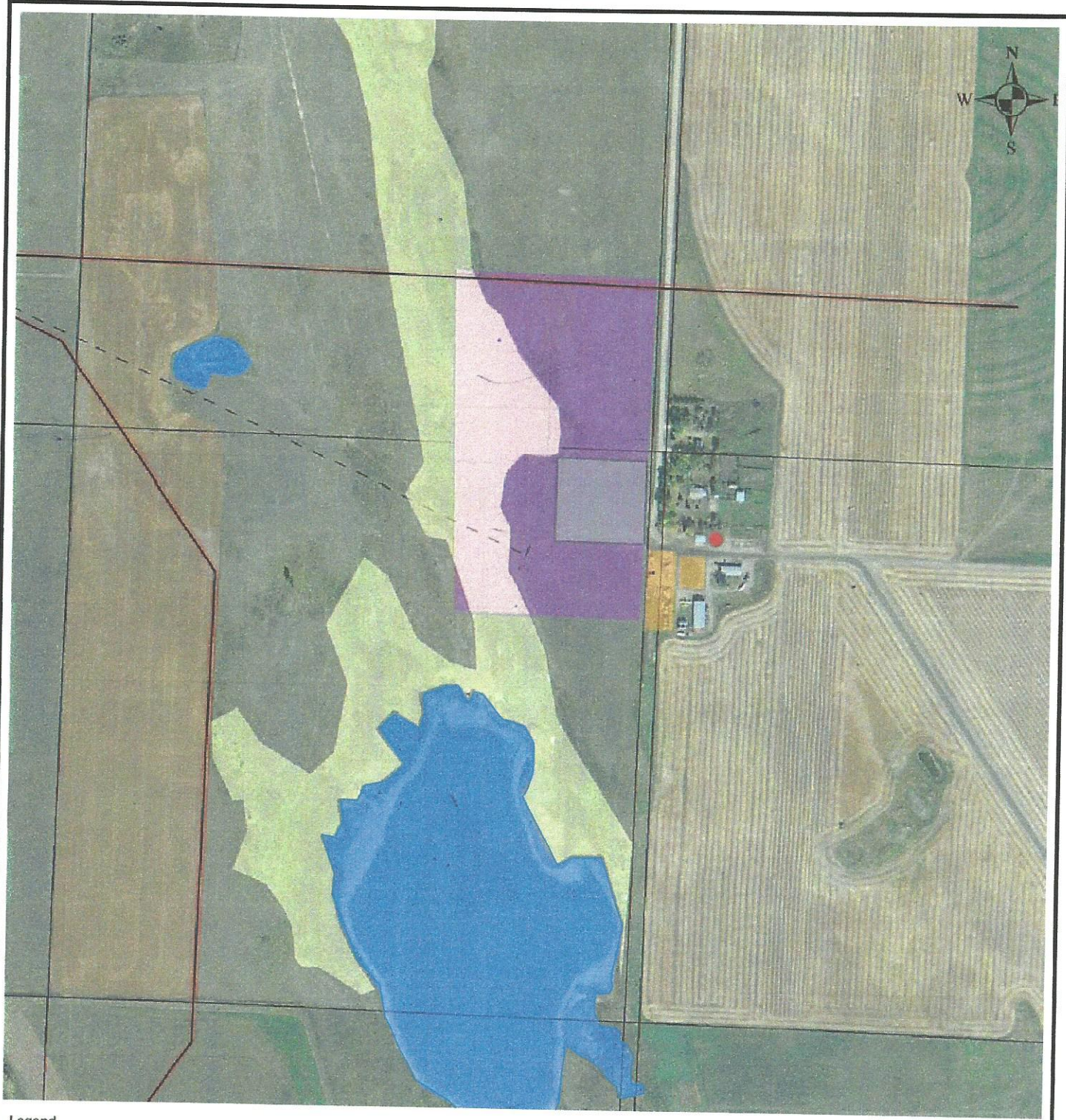
4.1. Setting and Topography

The subject land is undulating topography with gentle slopes (generally less than 4%). The soils are of mixed types in the area of the proposed subdivision but are generally Orthic Black Chernozem soils. The land is agricultural and used for both crop and grazing. One three acre parcel was subdivided previously from the SE quarter. The land is adjacent to the Town of Strathmore.

There is a wetland in the SE quarter that is managed by Ducks Unlimited, called the George Freeman Wetland. The land drains from the northwest, towards the southeast into this wetland. Ducks Unlimited have an agreement with WID to ensure that there is water in this wetland so that if the runoff is insufficient, the Western Irrigation District will direct water into this wetland.



Subsoils Septic Services Ltd. completed a Level Two Assessment on the site and found that the overall suitability of this proposed subdivision for the use of PSTS is Very to Moderate. It has demonstrated that most of the lots can be serviced by Primary Pressure Treatment Field.

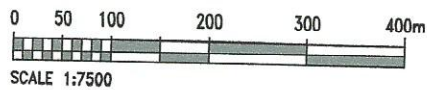


Legend

- Existing Lot*
- Subject Property*
- Class V Wetland*
- Class III Wetland*
- Aboveground Gasoline Tanks*
- Storage Tanks*
- Gas Pipeline*
- Well Downhole Location*
- Quarter-section

NOTES:
 SOURCE BASE MAP: Rangeland Conservation Services Ltd.

ALL TOPOGRAPHICAL AND SITE DIAGRAM INFORMATION IS SHOWN FOR REPRESENTATIVE PURPOSES ONLY.



DAN & EVIE NELSON
 SEC 24-024-25 W4M

Patricia Maloney & Associates

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FILE NO.: 2013-JUN-ASP_NELSON-SEC24-024-25W4M.dwg	

SITE CHARACTERISTICS

FIGURE

3

4.2. Existing Access and Road Network

The Nelson property is located at the junction of Range Road 250 south of Township Road 244.

The road is constructed to the south corner of the SE quarter and while it is a dedicated government road allowance, it is not constructed south of the Nelson property.

The Nelson property borders the Town of Strathmore, the lands known as Prairies Edge. This development has an approved Area Structure Plan. The Prairies Edge ASP shows Brent Boulevard continuing east – which would then cross the Nelson property if and when the land is annexed into the Town. Figure 4 illustrates the Prairie's Edge transportation network.



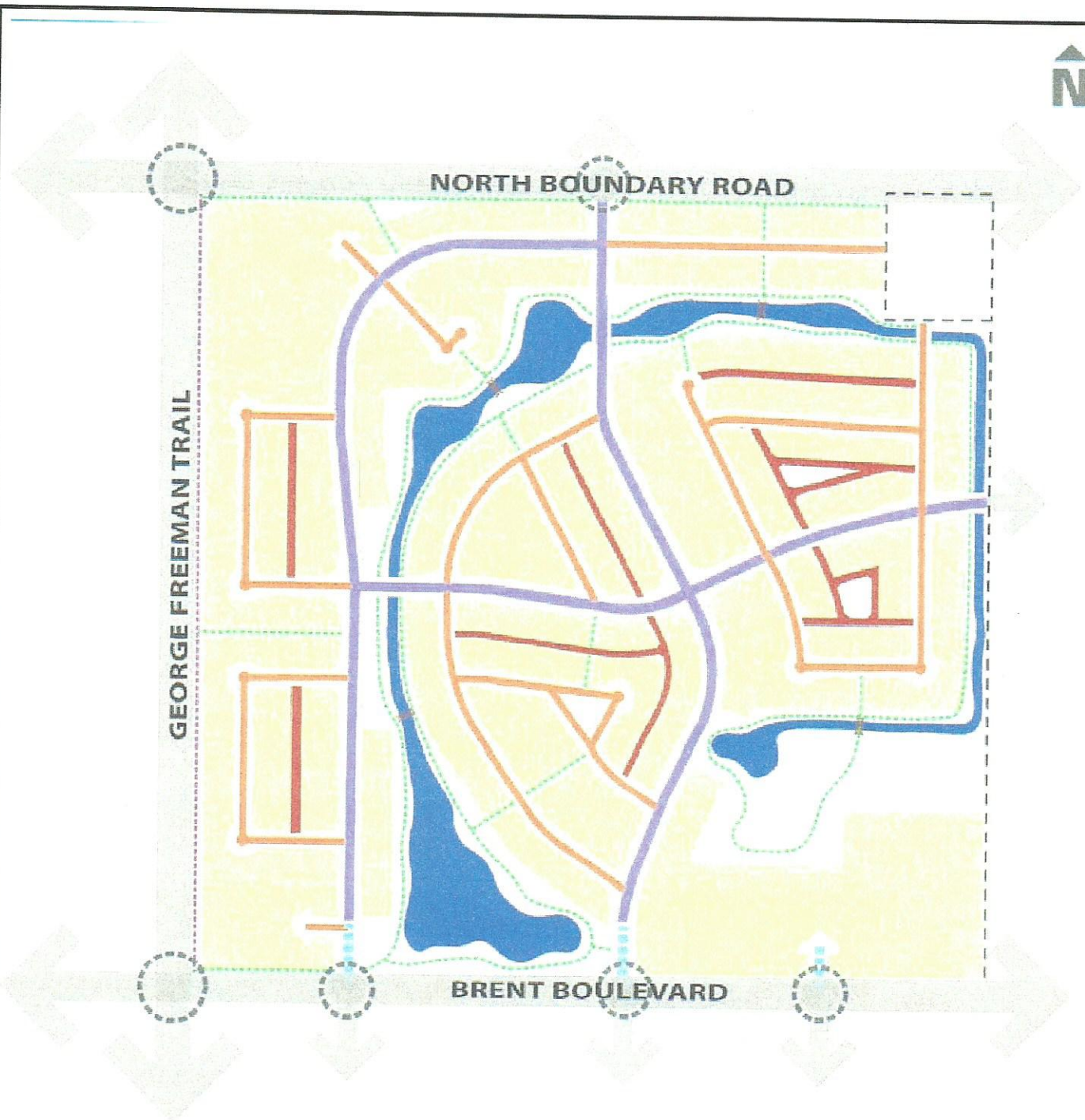
Policy 4.2.1 The Nelson Area Structure Plan will ensure connectivity should urban development expand from the west into the subject property.

4.3. Environmental Site Assessment

Rangeland Conservation Service Ltd. was retained in July 2012 to complete a Phase 1 Environmental Site Assessment of the Nelson property. Site visits were conducted in July 2012. A records search was conducted including land titles, aerial photographs, county records, historic resource listings, petroleum tanks and water well directories, soils information and prior ESA reports. The property is zoned Agricultural General, is comprised of tame pasture and is used for livestock grazing. There are several small farmyards on the surrounding properties and a crop spraying operation. There are no buildings or structures located on the subject property. Records showed two water wells on the subject lands (one for residential and one for livestock watering).

There is a Class III Wetland (seasonal pond or lake) running north/south through the property. Standing water was present in some areas of the wetland during the site visit. The wetland was classified based on the dominant vegetation, including; awned sedge, creeping spike-rush, foxtail barley and Nuttall's salt meadow grass. The wetland runs through the property and infringes on some of the proposed lots in Phase 2 of the development. A small portion overlaps the proposed internal road to be constructed in Phase 1. Appropriate compensation will be negotiated at time of subdivision with Alberta Environment.

There is a large Class V Wetland (Permanent Ponds and Lakes) located on the south end of the property, characterized by the permanent open water. Common plant species in this wetland included; foxtail barley, Nuttall's salt meadow grass, sow thistle and various sedges. The Class V wetland, the George Freeman Project, will be protected by setbacks and ongoing management by Ducks Unlimited in cooperation with the landowner.



- MAJOR ROAD
- PRIMARY ENTRANCE ROAD
- COLLECTOR ROAD
- RESIDENTIAL ROAD
- LANEWAY
- REGIONAL PATHWAY
- PATHWAY
- PEDESTRIAN BRIDGE

NOTES:
 SOURCE BASE MAP: The Prairie's AREA STRUCTURE PLAN, FIGURE 11.
 ALL TOPOGRAPHICAL AND SITE DIAGRAM INFORMATION IS SHOWN FOR REPRESENTATIVE PURPOSES ONLY.

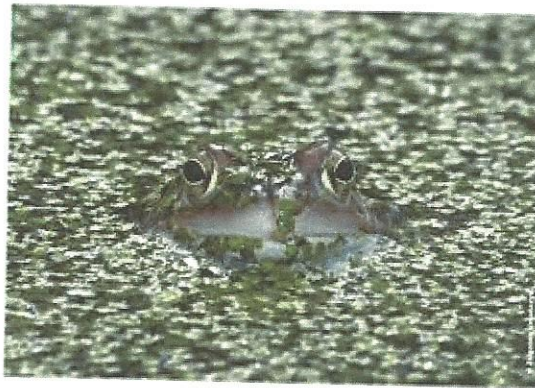
DAN & EVIE NELSON
 SEC 24-024-25 W4M

Patricia Maloney & Associates

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SUB CONTRACTOR: FAST LINES, H.M. FURUYA, C.E.T.	
FILE NO.: 2012-DEC-ASP_NELSON-SEC24-024-25W4M.dwg	
<p>PRAIRIE'S EDGE ROAD NETWORK</p>	<p>FIGURE 4</p>

The crop spraying operation was located directly adjacent to the subject property and the nature of this operation required large quantities of fuel and pesticide to be stored onsite. The company operated for over 30 years. The records search revealed groundwater flows roughly northeast to southwest at a site approximately 1 km west of the subject property. It is then likely that groundwater flowing in this direction at the subject property and from the crop spray operations to the southeast corner of the subject property.

The Rangeland report indicates that while no sources of contamination were found on the subject property, the proximity of the fuel and pesticide storage containers is of potential concern. Rangeland recommends a Phase II Environmental Site Assessment for the property. They state that while contaminated areas on the subject property are unlikely, the potential for contamination is present. However, the contamination, if it exists, has been caused by a third party, located on county property. Due to concerns expressed by Alberta Health Services, the Council directed the preparation of a Phase II ESA. The first Phase II was completed in August 2012 by Nichols Environmental. No contamination that exceeded the provincial guidelines was found. However, Alberta Health Services were concerned regarding minute traces of Clopyralid. A second Phase II was completed in July 2013, demonstrating that all lots were clear of contamination.



4.4. Historical Assessment

An Application for Historical Resources Act Clearance was completed by Lifeways of Canada Ltd. in August 2012. The report stated that the Nelson Area Structure Plan:

...will occur in improved pastureland that has been disturbed by cultivation. The propose project lands are all relatively flat with no topographic features to concentrate/encourage occupation, or any potential sediment traps precluding the possibility of deeply buried historic resources. None of the project lands are listed in the Listing of Historic Resources (March 2012). The closest known site is 2 km away and no known sites are present within the project lands. No listed historic structures are present within the proposed project footprint, which currently only includes vacant pasture. Due to the lack of previously recorded sites in the project area, and low potential for encountering undisturbed historic resources, no further Historic Resource investigations are recommended for this site.

The Government of Alberta agreed with the assessment and signed the clearance on August 22, 2012.

Policy 4.4.1 Should any historic or archaeological site be discovered during construction, the Ministry of Culture will be notified by the developer immediately.



5. LAND USE AND DEVELOPMENT CONCEPT

The following sections outline the proposed land use and policies for the Nelson Area Structure Plan.

5.1. Development Concept Overview

The proposed development for the first phase of development is for five lots, each of approximately 3 acres in size.

Wheatland County currently requires an Area Structure Plan for any development that will create 4 or more parcels in a quarter section. This development will create seven new lots overall – one new lot in the Southeast of Section 24 and 6 lots in the Northeast of Section 24. Each parcel is approximately three acres (1.2163 ha) in size. Phase 1 provides for 5 new lots, while Phase 2 of the ASP demonstrates how an additional two country residential lots may be developed in future.

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 (environmental and wetland overview, historical, private sanitary assessment and hydrology) and therefore, the owners will consider the developability of the land and determine what might occur for subdivision and development within the 20 to 25 year time frame. The owners have determined that Phase 1 for five lots is appropriate for the current application, but there is the possibility for two additional lots in the future. This will maximize the usefulness of

the background reports being prepared. In addition, the owners have looked longer term to the potential in future of the Town of Strathmore applying for additional lands for annexation. The recent annexation (2011) has provided the Town of Strathmore 18 quarter sections of land for development for residential and commercial purposes. It is unlikely that the Town will make any annexation applications in the 20 year time frame. However, the Nelson ASP has provided a dedicated road right of way for future connectivity to the Town through Brent Blvd. This ensures value to the Nelson property and demonstrates long range planning to the Town.

The adoption of this Area Structure Plan does not allow the owners to do any development on the land until such time as the appropriate approvals for land use and subdivision and development permit are in place.

Any development beyond the first phase will require an amendment to this Area Structure Plan and further studies, as identified by Wheatland County.

- Policy 5.1.1 This half section of land, East Half of Section 24, Township 24, Range 24 W4M is appropriate for country residential development.
- Policy 5.1.2 Development will occur in general conformity to the conceptual lot layout provide as Figure 4 of this Area Structure Plan.

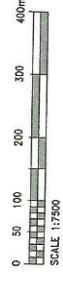


LEGEND KEY:

- NELSON ASP BOUNDARY
- TOWN BOUNDARY
- SITE BOUNDARY
- PIPELINE RIGHT-OF-WAY

- MAJOR ROAD
- PRIMARY INFRASTRUCTURE ROAD
- COLLECTOR ROAD
- RESIDENTIAL ROAD
- LANES
- REGIONAL PATHWAY
- HIGHWAY
- FURBERIAN BRIDGE

NOTE:
 SOURCE: AIR PHOTO BASE MAP, AERIALS AND GOOGLE EARTH.
 SOURCE ROAD NETWORK: BASE MAP, THE PRAIRIE'S AREA
 STRUCTURE PLAN, FIGURE 11.
 ALL TOPOGRAPHICAL AND SITE DIAGRAM INFORMATION IS SHOWN
 FOR REPRESENTATIVE PURPOSES ONLY.



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SUB CONTRACTOR:	FAST LINES, A.L. FURUYA, C.E.T.		
FILE NO.:	2012-000-ASP-NELSON-SEC24-024-25W4M.dwg		

FIGURE
 5
 EXISTING ROAD NETWORK



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 SEC 24-024-25 W4M

5.2. Land Use and Density

The proposed development is for 4 three acre parcels of land, spanning two quarter sections of land, each of which has had a single lot previously subdivided. The plan also demonstrates how a second development for an additional three 3 acre lots could be accommodated. Finally, the plan demonstrates connectivity to the west to ultimately tie into development occurring within the Town of Strathmore. Therefore the ultimate density of this half section of land could be 11 lots on 320 acres or a density of 0.034 units per acre. The population projection for this development, including all 11 parcels, would be 29 people.¹

- Policy 5.2.1 The Phase 1 development includes the creation of 5 new lots, each of approximately 3 acres in size.
- Policy 5.2.2 The lot configuration proposed in Figure 4 will guide the future subdivision application, however exact lot boundaries will be determined by the Plan of Subdivision.

5.3. County Approvals

These small parcels to be subdivided will be designated Country Residential under the Wheatland County Land Use Bylaw. The balance of the quarter sections will remain in Agricultural General until such time as Phase 2 is applied for.

- Policy 5.3.1 The Area Structure Plan lands are appropriate for Country Residential development.
- Policy 5.3.2 Adoption of this Area Structure Plan does not provide approval to develop the land. Appropriate land use designations and subdivision approvals must be provided prior to any development of roads or structures on this property.
- Policy 5.3.3 This Area Structure Plan demonstrates the suitability for development of the four proposed lots. Additional development may be required to prepare additional studies and prepare an amendment to this ASP.
- Policy 5.3.4 Prior to subdivision of lots, A Level IV PSTS must be submitted for each lot.

6. INFRASTRUCTURE

This section outlines how the Nelson Area Structure Plan lands will be serviced.

6.1. Water and Sewer

The parcel sizes are approximately three acres in size. They have been designed to ensure a minimum 1 acre building site, a septic field and an alternative septic field.

- Policy 6.1.1 The development will be serviced by individual water wells.

¹ The population figure is based on 2.6 persons per household based on the Statistics Canada figures for the average household size in the Calgary region.

- Policy 6.1.2 Each lot will be serviced by an individual water wells, drilled by a journeyman water well driller and licensed and approved by Alberta Environment at time of building permit.
- Policy 6.1.3 When water wells are drilled, it is recommended that an aquifer test consisting of at least a two hours of pumping and two hours of recovery be conducted.
- Policy 6.1.4 Each lot will be serviced by an individual septic system based on the provincial standards of the Private Sewage Waste Management guidelines and following the recommendations of the SubSoil Septic Services report.
- Policy 6.1.5 The features of the soils, as determined by SubSoil Septic Services, indicates the parcels are suitable for simple septic tanks and primary pressure soil based treatment field systems.
- Policy 6.1.6 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.

6.2. Storm Water Management

Due to the size of the lots, the storm water will be managed on site and the Class V Wetland will be protected.

- Policy 6.2.1 Due to the size of the lots, the low site coverage of the buildings, and the well draining soils, storm water will be managed on site to capture 1:100 storm event to the satisfaction of Alberta Environment.
- Policy 6.2.2 Lot owners may create a pond on site to capture rain water.
- Policy 6.2.3 Natural drainage from the site may drain into ditches along the county roads at the same rate as pre development.
- Policy 6.2.4 All development is encouraged to install cisterns to capture the rain water for on site irrigation of gardens and yards.
- Policy 6.2.5 All surface runoff will be directed away from the Class V Wetland.

6.3. Shallow Utilities

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

- Policy 6.3.1 The developer/lot owner is solely responsible for the cost of installing all shallow utilities at time of development permit.

6.4. Transportation

The transportation policies have been developed based on County standards. No Traffic Impact Assessment was completed due to the fact that there are only 4 lots being proposed and the road already accommodates residential and industrial traffic. The proposed first phase of four lots will generate a maximum total of 44 vehicle trips per day on Range Road 250. This will generate 4 peak trips and as such will have no negative impact on the road. The current industrial traffic generated by M&M Drilling and Early Bird Crop Spraying is significant and of a different vehicle type, generating traffic causing damage and dust that will not be aggravated by four additional residential lots. Therefore, the transportation policies reflect the current road usage.

- Policy 6.4.1 The proposed development will be accommodated by one access onto Range Road 250 and one internal roadway.
- Policy 6.4.2 All new lots will access onto the new internal road. The existing three acre parcel is encouraged to access onto the new internal road.
- Policy 6.4.3 Future development beyond Phase 1 will be required to access onto the new internal access road.
- Policy 6.4.4 Future development beyond Phase 1 may require a Traffic Impact Assessment, as determined by Wheatland County.
- Policy 6.4.5 The internal subdivision road will be constructed to County standards, including the dedication of 30 metre road right of way, with the exception of the road that could in future connect to the Town of Strathmore to align with Brent Boulevard, and in that case the road right of way dedication will be 36 metres (to accommodate Town of Strathmore standards).
- Policy 6.4.6 While the internal road allowance will be dedicated the full length at time of subdivision of Phase 1, the road construction will extend only far enough to service the last lot with a turnaround bulb with a radius of 15.8 metres, as per County standards.
- Policy 6.4.7 Future road construction along the dedicated right of way will only be constructed when required and the cost of constructing the road extensions will be the responsibility of the developer of the day.

7. OPEN SPACE AND RESERVES

Wheatland County does not take municipal reserves as land in rural areas and generally do not take environmental reserve lands. However, the County has expressed interest in Environmental Reserve Easements.

The Municipal Government Act defines environmental reserve lands as swamp, gully, ravine, coulee or natural drainage course, or if the land that is subject to flooding or is, in the opinion of the subdivision authority, unstable. In addition, it can include a strip of land, not less than 6 metres in width, abutting the bed and shore of any lake, river, stream or other body of water for the purpose of either preventing pollution, or providing public access to and beside the bed and shore. The act also allows the owner and the municipality to agree that land can be taken as environmental reserve easement for the protection and enhancement of the environment. This easement may be registered against the land in favour of the municipality at a land titles office.

The environmental reserve easement lands must remain in a natural state as if it were owned by the municipality, whether or not the municipality has an interest in land that would be benefitted by the easement. The Easement runs with the land on any disposition of the land, constitutes an interest in land in the municipality, and may be enforced by the municipality.

- Policy 7.1.1 As a rural development, it is not recommended that any land be dedicated as Municipal Reserve, parks or pathways.
- Policy 7.1.2 Reserves will be calculated on the land proposed for subdivision in Phase 1 of approximately 15.0 acres (five x three acres). This will require a cash in lieu

- dedication of the cash equivalent of 1.5 acres of land. Exact areas will be determined at the time of subdivision and legal plan of survey.
- Policy 7.1.3 Cash in lieu of municipal reserve will be paid to the County, based on the market assessment of the value of the land prior to redesignation and subdivision.
- Policy 7.1.4 The Class V Wetland, the George Freeman Project, is not part of the subdivision. There is a Conservation Agreement between the Nelsons and Ducks Unlimited for the protection and maintenance of this important wetland which runs until 2032 and may be either extended or dedicated through an Environmental Conservation Easement at time of renewal.
- Policy 7.1.5 The Environmental Reserve Easement would be registered in favour of Wheatland County and will be enforced by the County.
- Policy 7.1.6 Compensation for any lands identified as Class III Wetland that are impacted by the development, will be determined at subdivision stage, and negotiated with Alberta Environment utilizing the Provincial Wetland Restoration/Compensation Guide.





- LEGEND KEY:**
- SITE BOUNDARY
 - PIPELINE RIGHT-OF-WAY
 - RESIDENTIAL LOT:
 - ROAD
 - ROAD IDENTIFIED BUT NOT DEDICATED UNTIL FULL BUILD-OUT OR ANNEXATION

NOTES:
 SOURCE BASE MAP: ALTALIS AND GOOGLE EARTH AIR PHOTO.

ALL TOPOGRAPHICAL AND SITE DIAGRAM INFORMATION IS SHOWN FOR REPRESENTATIVE PURPOSES ONLY.



DAN & EVIE NELSON
 SEC 24-024-25 W4M

Patricia Maloney & Associates

CLIENT: WHEATLAND COUNTY	BY: P. MALONEY, MCIP
DATE: June 18, 2013	CHKD: P. MALONEY, MCIP
SUB CONTRACTOR: FAST LINES, H.M. FURUYA, C.E.T.	
FILE NO.: 2013-JUN-ASP_NELSON-SEC24-024-25W4M.dwg	

LAND USE CONCEPT

FIGURE
6

8. PHASING AND IMPLEMENTATION

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

By requiring that a landowner must complete an Area Structure Plan for such small developments, the County has provided the platform for the landowner to conduct comprehensive long term planning. This is often more development than originally envisioned by either the municipality or the landowner, but an Area Structure Plan is intended to plan for a 20 year horizon. The background research looks at a variety of elements. The ASP generally looks at the full build out of the land and considers future connections to adjacent lands. In the case of the Nelson property, full build out was not considered, however connectivity has been considered in this plan. Figure 7 illustrates the proposed phasing of the development. Phase 1 proposes four 3 acre lots. Phase 2 proposes an additional three lots. Phase 2 will be guided by the policies of this Area Structure Plan. An amendment to the Area Structure Plan will not be required to proceed with Phase 2 but additional or updated studies will be required.

Based on conservation design principles, the lots are small and clustered to protect the balance of the land for continued agricultural operation and protection of the environmentally sensitive lands, in the case of the Nelson ASP, wetlands.

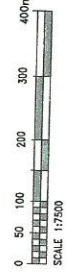
- Policy 8.1.1 Phase 1 of the development includes a total of five new country residential lots.
- Policy 8.1.2 No development may proceed until all appropriate approvals have been received for land use designation and subdivision.
- Policy 8.1.3 Additional development within the Area Structure Plan is considered appropriate.
- Policy 8.1.4 Development beyond the Phase 1 subdivision will be accommodated within this Area Structure Plan but will require updates to the background studies and PSTS assessments.
- Policy 8.1.5 Future development will demonstrate road connectivity throughout the Area Structure Plan in general conformance with Figure 5.





- LEGEND KEY:
- NELSON ASP BOUNDARY
 - TOWN BOUNDARY
 - SITE BOUNDARY
 - PIPELINE RIGHT-OF-WAY
 - ENVIRONMENTAL CONSERVATION EASEMENT
 - ROAD IDENTIFIED BUT NOT DEDICATED UNTIL FULL BUILD-OUT OR ANNEXATION

NOTE:
SOURCE BASE MAP: AERIALS AND GOOGLE EARTH AIR PHOTO.
ALL TOPOGRAPHICAL AND SITE INFORMATION IS SHOWN FOR REPRESENTATIVE PURPOSES ONLY.



Patricia Maloney & Associates

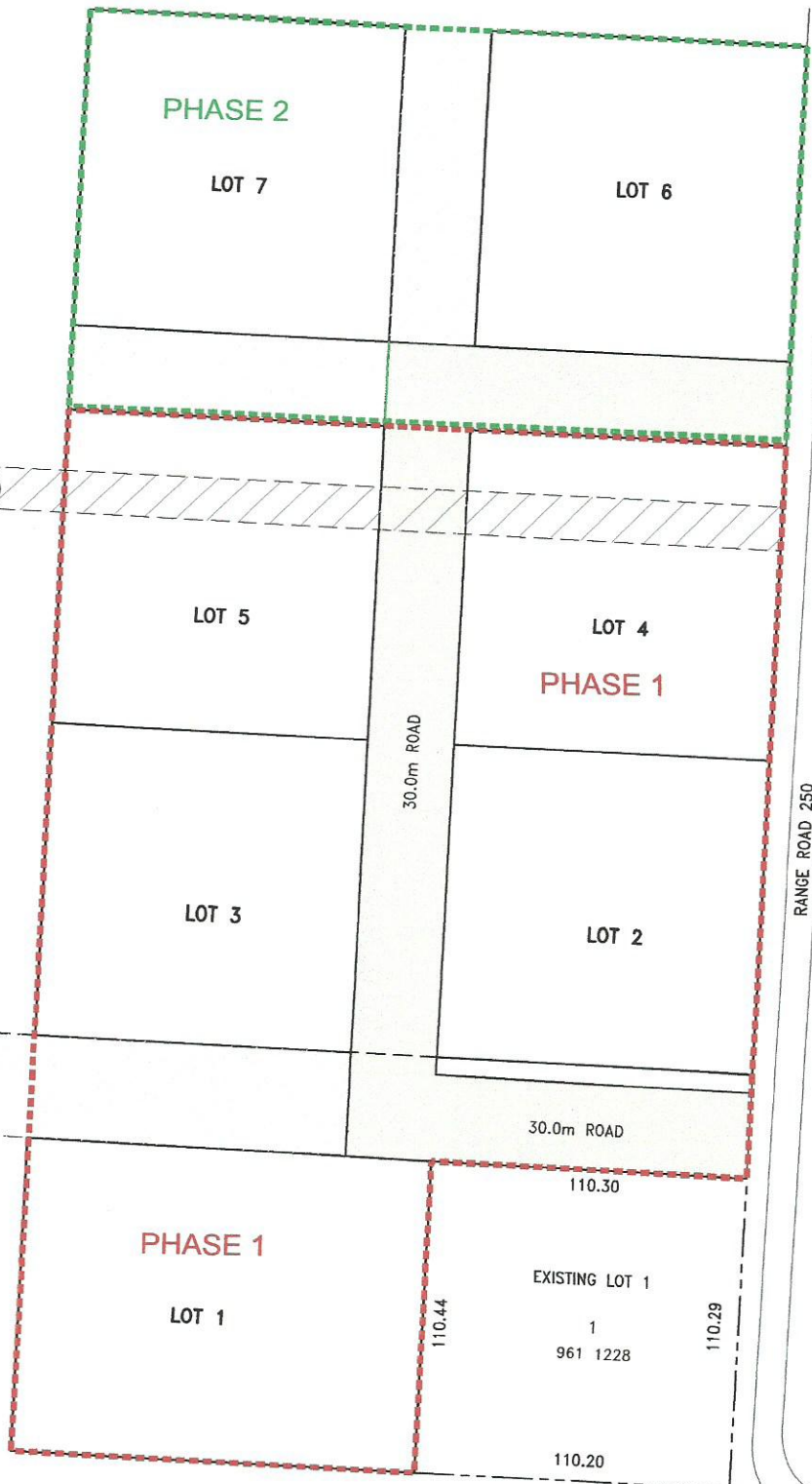
CLEAR: WISCONSIN COUNTY
BY: P. MALONEY, MCP
DATE: June 18, 2013
SUE CONTRACTOR: FAST LINES, S.M. PURVA, C.E.T.
FILE NO.: 2013-JUN-ASP-NELSON-SSC24-024-25W4M

OPEN SPACE AND RESERVE STRATEGY





FIGURE 7



DAN & EVIE NELSON
SEC 24-024-25 W4M



LEGEND KEY:

-  SITE BOUNDARY
-  PHASE 1 BOUNDARY
-  PHASE 2 BOUNDARY
-  PIPELINE RIGHT-OF-WAY

NOTES:
SOURCE BASE MAP: ALTALIS AND GOOGLE EARTH
AIR PHOTO.

ALL TOPOGRAPHICAL AND SITE DIAGRAM
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PURPOSES ONLY.



DAN & EVIE NELSON
SEC 24-024-25 W4M

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PHASING

FIGURE

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