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**GHOST RIVER COUNTRY RESIDENTIAL
AREA STRUCTURE PLAN**

**Prepared for
M.D. OF BIGHORN # 8**

**Prepared by
G & E CONSULTING
May 31, 1994**

**Input from
CALGARY REGIONAL PLANNING COMMISSION
is gratefully acknowledged**

NOTE: This Area Structure Plan has been consolidated only for the convenience of users. It is not a legislated consolidation pursuant to Part 3, Division 7 of the Municipal Government Act, R.S.A., 2000, Chapter M-26, and as such has no official status. The original Area Structure Plan and all subsequent amendments should be consulted for purposes of interpreting and applying the law.

The following bylaw has been consolidated into this document:

Bylaw 17/02

OFFICE CONSOLIDATION
FEBRUARY 2003

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GHOST RIVER COUNTRY RESIDENTIAL AREA STRUCTURE PLAN

1.0 GENERAL INFORMATION

1.1 Purpose of the Area Structure Plan

The purpose of the area structure plan is to provide for the orderly subdivision and development of a country residential district which is sensitive to the natural attributes of the surrounding area.

1.2 Planning Area and Location

The planning area is located immediately west of the Summer Village of Waiparous – that portion of Section 1, Township 27, Range 7, West of the 5th Meridian, lying north of the Highway #40 (Forestry Trunk Road) as outlined on Schedule “A”.

1.3 Description of Site

The planning area is generally flat and has been partially cleared of trees, a small portion of which is in pasture. The land is very stable as indicated by the numerous rocks jutting out of the surface. The area is well drained, sloping slightly to the south which would allow for a gradual runoff.

2.0 EXISTING PLANNING LEGISLATION

2.1 The Alberta Planning Act

The Alberta Planning Act, RSA 1980, as amended, establishes the legal requirements for an Area Structure Plan and determines the relationship that Area Structure Plans have to General Municipal Plans and Regional Plans.

Section 64 of the Act states the purpose and specifies the contents of an Area Structure Plan as follows:

“64(1) for the purpose of providing the framework for subsequent subdivision and development of an area of land in a municipality, a council may, by by-law passed in accordance with Part Six, adopt a plan to be known as the “(Name) Area Structure Plan”

“64(2) an Area Structure Plan shall:

- (a) conform to any General Municipal Plan in existence and affecting the area that is the subject of the Area Structure Plan;
- (b) describe
 - i) the sequence of development proposed for the area,
 - ii) the land uses proposed for 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;
- (c) contain such other matters as the Council considers necessary.”

2.2 The Calgary Regional Plan

Relevant sections of the Calgary Regional Plan are attached in Appendix “A”.

2.3 M.D. of Bighorn General Municipal Plan July 1992

Section F.1.1.4 recognizes a growing demand for residential subdivision and that the council is willing to consider accommodating some of this demand.

Section F.6.0 sets out parameters within which the proposed development could occur.

Section F.6.1.2 indicates the requirement of an approved area structure plan if the density proposed exceeds four parcels per quarter section.

Section F.6.1.4 places the responsibility of evaluation of the proposal on the municipality and allows the Council to set the level of detail required in the area structure plan.

3.0 LAND USE POLICIES

3.1 Size, Density and Land Use

1. The gross acreage of the planning area is 73.30 acres (29.7 ha). There are three basic components of the planning area, as shown on Schedule B:
 - a) area previously subdivided (Phase I)
 - b) area of subsequent subdivision (Phase II)
 - c) area reserved until Highway 40 road realignment and potential service road is determined (Residual Parcel)
2. Minimum parcel size for any residential lot will be 1.0 acre (.40 ha).
3. Maximum parcel size for any residential lot will be 2.0 acres (.8094 ha).
4. A maximum density of 0.37 residential sites per acre of the planning area shall be allowed for a total of 27 sites.
5. The planning area shall be used for residential and associated infrastructure purposes only. Residential structures shall be single detached dwellings, and mobile homes shall be prohibited.
6. Notwithstanding the maximum parcel size established in Subsection 3 above, the maximum parcel size may be increased above 2.0 acres (0.8094 has) in the residual parcel lands in order to make use of that area for residential development while also recognizing and providing for the possible realignment of Highway #40 by Alberta Transportation. (Bylaw 17/02)
7. Despite any general regulations contained in the Municipal District of Bighorn's Land Use Bylaw that pertain to the Municipal District as a whole, livestock shall not be kept for commercial purposes on those lands referenced in this Area Structure Plan as the Residual Parcel regardless of parcel size. (Bylaw 17/02)

3.2 Municipal and/or School Reserve

Municipal reserves shall be dedicated at the time of plan registration for the area being subdivided. Any such dedicated reserve shall be designed so as to provide one larger area of at least three acres (1.2 ha) that could accommodate a standard ball diamond or similar recreational development.

Plans of subdivision for the planning area should also emphasize the provision of a path system.

3.3 Phasing

Phase I of this Area Structure Plan was subdivided in 1991. Phase II shall be subdivided in the future by individual sections or at one time based on market demand. Specific lot design details for each section of Phase II shall be determined at the subdivision stage of the development approval process.

3.4 Residual Parcel

1. The residual parcel shall remain as one unsubdivided parcel until a final alignment for Highway #40 and any potential service roads has been selected to the satisfaction of Alberta Transportation and Utilities in consultation with appropriate municipalities. Depending on the alignment established, all or part of the residual parcel may be further subdivided for residential use subject to the ability of the site to accommodate more subdivision and development, and the maximum density established herein.
2. Notwithstanding Subsection 1 above, the residual parcel may be subdivided into a few larger residential lots provided that Alberta Transportation is satisfied that this will not adversely affect its proposed realignment of Highway #40 and provided that the maximum density of the planning area, as established in Subsection 3.1.4, is not exceeded. (Bylaw 17/02)

3.5 Development of the Planning Area

1. The planning area shall be subdivided and developed generally in accordance with Schedule "B". Moreover, the terms of the Country Residential Policy Area portion of the Waiparous Urban Fringe, as contained in the Calgary Regional Plan, shall apply (see Appendix A).
2. Minor variations to Schedule "B" as permitted by M.D. Council may be allowed without amendment to this area structure plan.

3. When issuing a Development Permit in the planning area, consideration shall be given to the design, character and appearance of any proposed building or structure. They should fit well into the natural setting and community context, and be oriented in an appropriate manner given adjacent buildings and properties.

4.0 SERVICES

4.1 Access to Area of Subdivision

1. Access to Phase I will be gained along the road allowance located on the easterly boundary of Section 1, Township 27, Range 7, West of the Fifth Meridian.
2. Access to Phase II shall be gained as shown in Schedule B. Specific alignment shall be determined at the subdivision stage of development approval. This access onto Highway #40 shall be constructed to standards approved by Alberta Transportation and Utilities at the Developer's expense.
3. An emergency access route between Phase I and Phase II of the planning area will be obtained through the use of a 4.0m wide easement (see Schedule B). This easement will link the two phases by way of the large municipal reserve that is to be established in the north-central part of the planning area. The easements are to be cleared so as to be usable by emergency vehicles, but will otherwise be used as pathways.

4.2 Transportation

1. All residential lots created shall be accessed by an internal road system serving the lots.
2. All internal road allowance design and carriageway construction shall be to the standards of the M.D. of Bighorn. All roads necessary to service the subdivision shall be constructed at the developer's expense.
3. Access to Highway #40, intersectional treatment and the development of service roads as needed for future phases shall be determined at the

subdivision stage through consultation with Alberta Transportation and Utilities and the M.D. of Bighorn, and shall be constructed at the developers expense to the satisfaction of Alberta Transportation and Utilities and the M.D. of Bighorn.

4. The roadway pattern shall be designed such that roads may be extended to service lands immediately north or west of the planning area in a logical, efficient and safe manner to the satisfaction of the M.D. of Bighorn.

4.3 Pedestrian Circulation

1. Within the open space network provision shall be made for the definition and development of a pedestrian pathway system that will focus on the large municipal reserve that is to be established in the north-central part of the planning area. This pathway system could be connected and become a natural extension of the existing pathway system in the Summer Village.

4.4 Sewage

1. No development permit shall be issued for any building until the M.D. of Bighorn is satisfied that satisfactory arrangements have been made for the disposal of sewage.
2. In all cases, the sewage systems or system utilized in the planning area shall meet the requirements of Alberta Labour and any other Provincial Government departments that may have jurisdiction. There is a need to be especially vigilant in this regard due to the need to protect the water quality of the springs that emerge south of Highway #40.

4.5 Water

1. The developer shall, at his expense, demonstrate to the satisfaction of the M.D. of Bighorn and Alberta Environment quantity and quality of water for domestic use within the planning area.
2. Proof of water quantity and quality shall be done by the development of a well or wells and assessment of production by a well contractor to the satisfaction of the M.D. of Bighorn and Alberta Environment at the developer's expense.

3. The location of the test well or wells will be subject to approval by the M.D. of Bighorn.

4.6 Natural Gas

1. The area is served by a local gas co-operative and a right-of-way currently exists across the planning area.
2. The developer shall negotiate and be responsible for utility easements or moves as required and determined in consultation with the natural gas utility.

4.7 Electricity

1. The area is served by TransAlta Utilities and currently a right-of-way exists across the planning area.
2. The developer shall negotiate and be responsible for utility easements or moves as required and determined in consultation with the electric power utility.

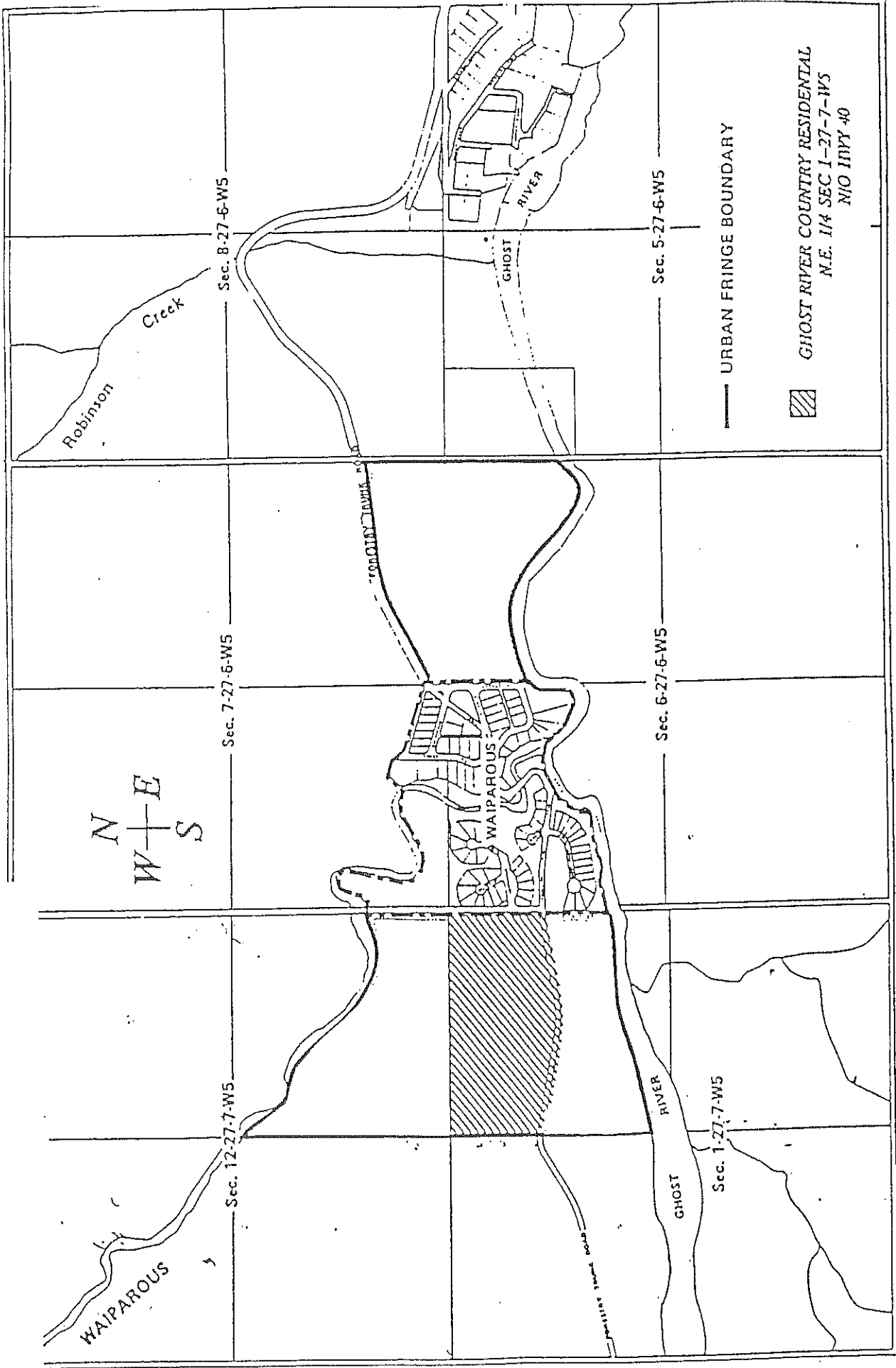
4.8 Garbage

Garbage shall be accommodated by the existing M.D. facility located approximately one mile west on the Forestry Truck Road.

4.9 Protective Services

1. Fire protection shall be from the M.D. of Bighorn Fire Department – Ghost River Station located approximately one mile east on the Forestry Truck Road in the Hamlet of Benchlands.
2. Police protection shall be from the R.C.M. Police detachment located in Cochrane.

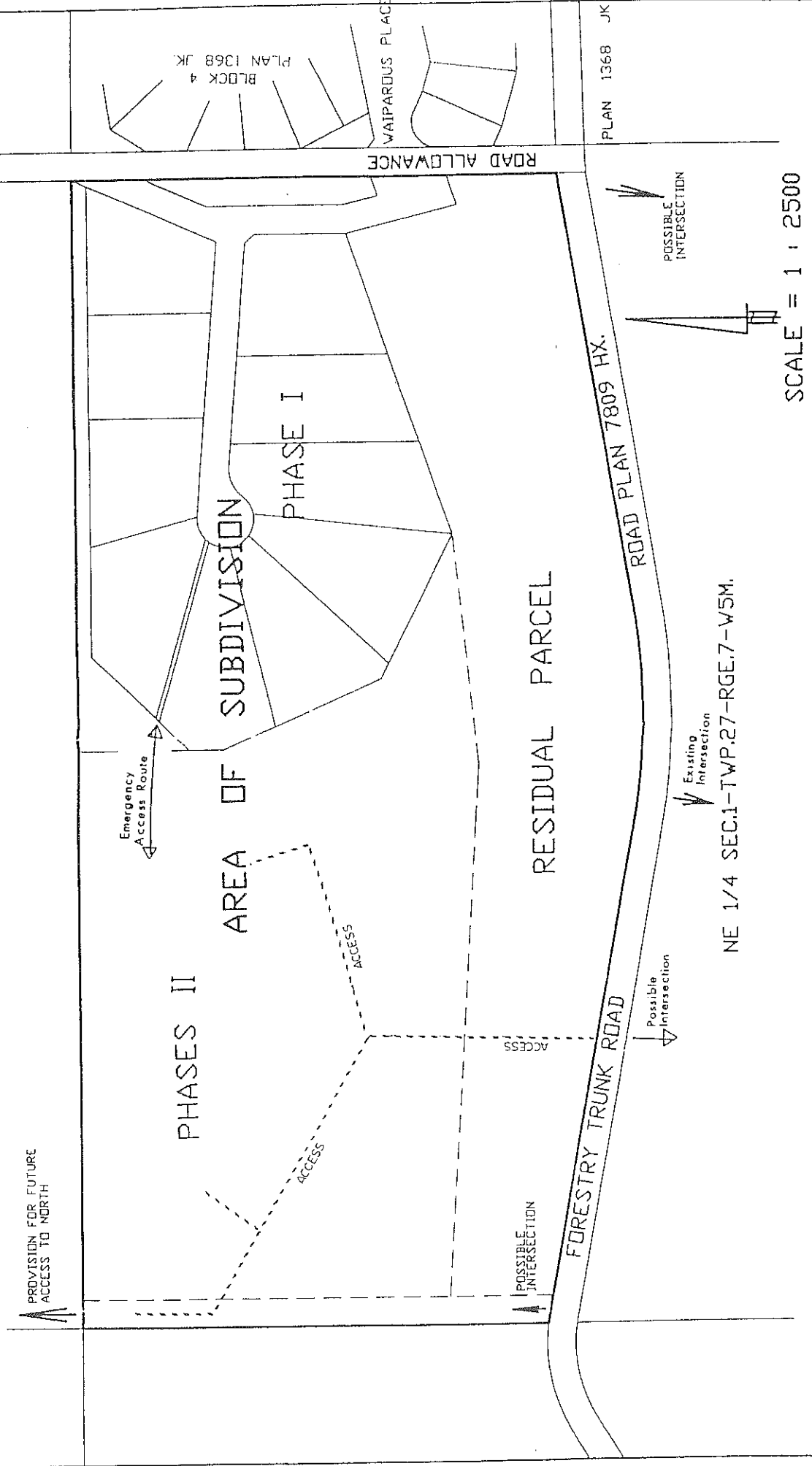
SCHEDULE A



GHOST RIVER COUNTRY RESIDENTIAL AREA STRUCTURE PLAN

SCHEDULE B

PLAN AREA BOUNDARY SHOWN THUS: _____



SCALE = 1 : 2500