

SOUTHLAND ESTATES

by Southland Development Corp.

in the

Town of Whitecourt

AREA STRUCTURE PLAN SUPPORTING DOCUMENTATION

Prepared by

**BRISBIN & SENTIS
Engineering Inc.**

**File: W724-211
April, 1997**

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ACKNOWLEDGEMENTS

We wish to acknowledge the assistance provided by Mr. Peter Yackulic, Director of Development and Planning of the Town of Whitecourt in the provision of much of the background information and, in particular, his timely and constructive comments regarding the concept plan generation.

1. INTRODUCTION

1.1 PURPOSE

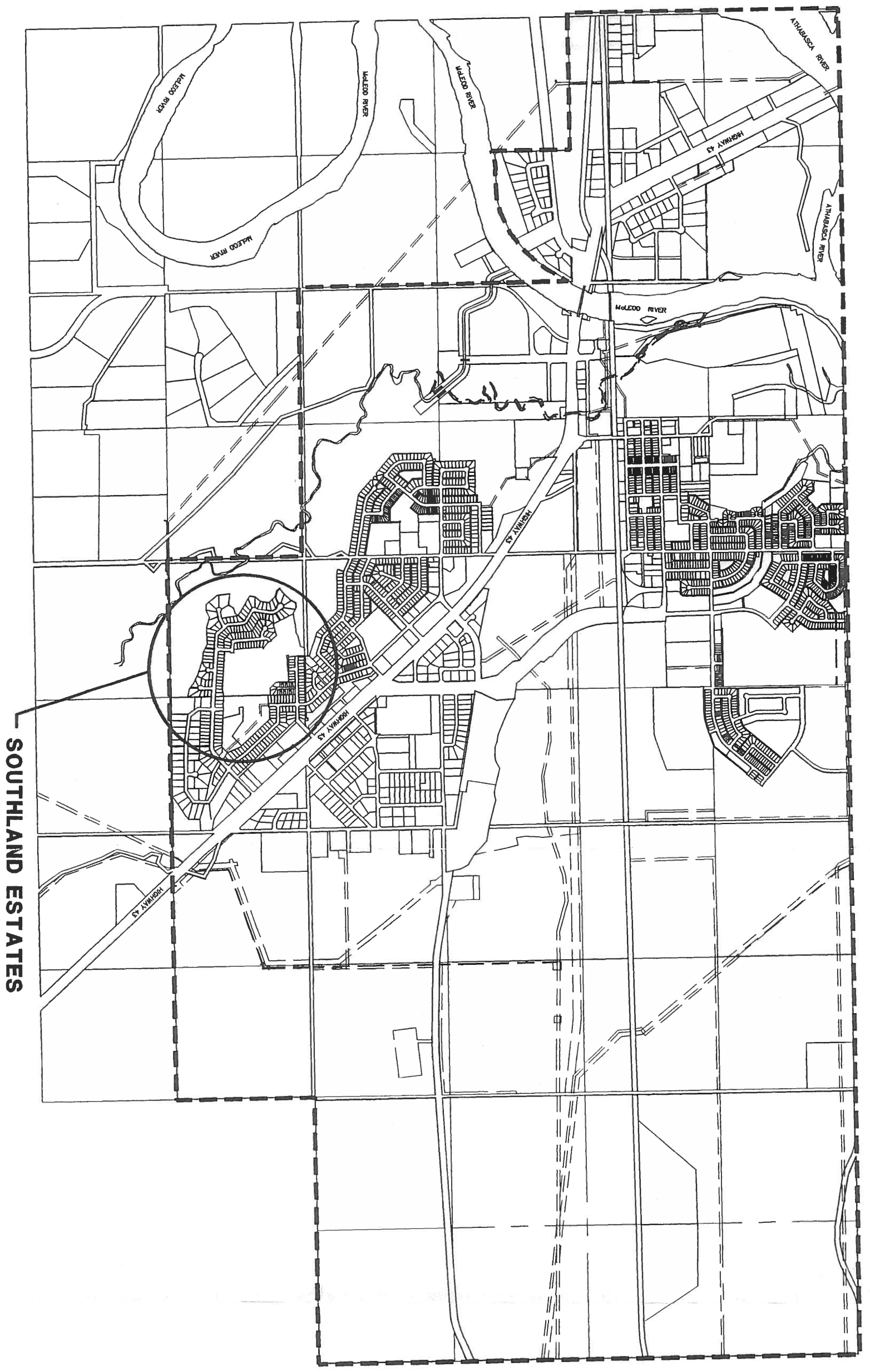
The Southland Estates area has been developed to its current state on the basis of an informal plan with ad hoc amendments. The purpose of this Area Structure Plan is to formally provide for the logical and complementary completion of the residual lands acceptable to existing residents and the Town.

1.2 LOCATION

The Southland Estates subdivision lands are located in the southwest area of Town. Plate 1.1 following directly sets out the Key Plan depicting location.



TOWN OF
WHITECOURT



KEY PLAN

**AREA STRUCTURE
PLAN**

**- SUPPORTING
DOCUMENTATION**

**for
SOUTHLAND ESTATES**

**by
SOUTHLAND
DEVELOPMENT CORP.**

PLATE 1.1

DATE: APRIL 1997 JOB # W724-211

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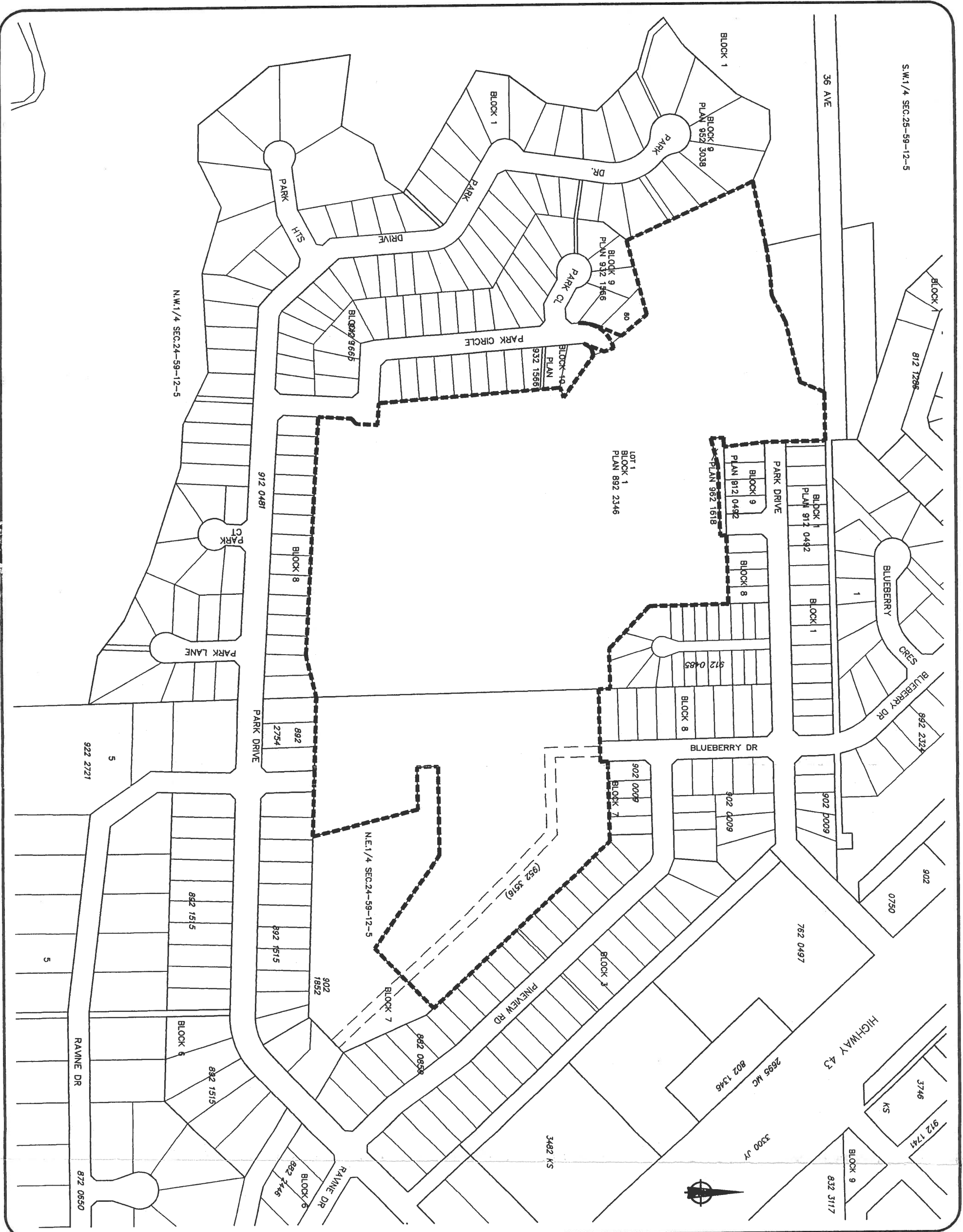


1.3 PLAN BOUNDARY

Plate 1.2 following directly sets out the plan boundary. This encompasses some 18.4± hectares (45.4± acres) of the undeveloped residual lands of Southland Estates within the N½ Section 24, Township 59, Range 12, West of the 5th Meridian.

The primary area is in the NW¼ and comprises the residual of Lot 1, Block 1, Plan 892 2346 being 13.1 hectares (32.4± acres). Within the NE¼ there is some 5.3± hectares (13.0± acres) remaining.

The unsubdivided residuals are under the control of Southland Development Corp.



PLAN BOUNDARY
AREA STRUCTURE
PLAN
- SUPPORTING
DOCUMENTATION
 for
SOUTHLAND ESTATES
 by
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PLATE 1.2

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1.4 EXISTING LAND USES

Plate 1.3 following sets out current land uses for the Plan area and the immediately surrounding development.

P-1

S.W.1/4 SEC.25-59-12-5



TOWN OF
WHITECOURT

EXISTING LAND USE

AREA STRUCTURE
PLAN

- SUPPORTING
DOCUMENTATION

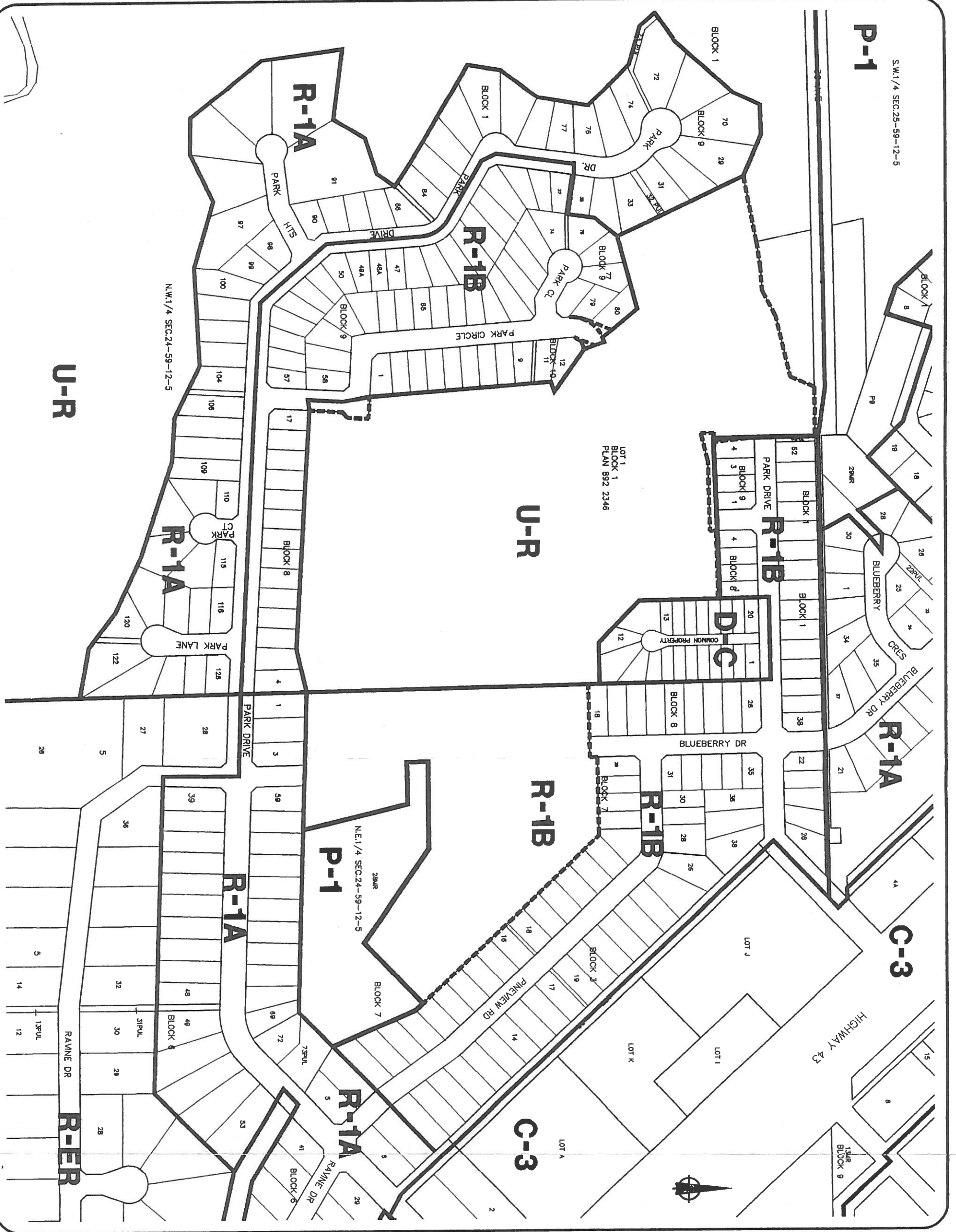
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PLATE 1.3

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U-R

U-R

R-1B

C-3

P-1

R-1A

R-1A

C-3

R-1B

PARK DRIVE

R-1B

BLUEBERRY DR

R-1B

BLUEBERRY DR

R-1B

PINKVIEW RD

R-1A

BLOCK 7

P-1

R-1A

R-1A

R-1A

R-1A

R-1A

R-1A

R-1A

R-1A

HIGHWAY 43

LOT J

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LOT P

LOT Q

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N.W.1/4 SEC.24-59-12-5

LOT 1
BLOCK 1
PLAN 892 2346

N.E.1/4 SEC.24-59-12-5

PARK DRIVE

PARK DRIVE

PARK DRIVE

PARK DRIVE

PARK DRIVE

PARK DRIVE

PARK DRIVE

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2. BACKGROUND INFORMATION

2.1 HISTORICAL

The development of the NE¼ commenced in the mid seventies with the provision of the C-3 lands along Highway #43. The residential component within this quarter proceeded in 1987 and has been ongoing. Currently there is some 5.3± hectares (13.0± acres) of residual lands with a designated land use of R-1B (*residential*).

The NW¼ was originally owned in its entirety by the Crown. In 1989 some 33.59 hectares (83.0 acres) were excepted thereout for residential development purposes. The current parcel boundary was established on the basis of excluding the non-developable escarpment lands. The first phase proceeded in 1991 with subsequent phases to 1995.

2.2 PLANNING AND TECHNICAL

Information provided by the Town of Whitecourt indicates that the N½ of 24-59-12-W5M was the subject of an Outline Plan in 1981 referred to as Lake-of-the-Woods. The development proposal was under the authority of Alberta Municipal Affairs. The document:

- defined the plan and escarpment boundaries; and
- commented on land form, topography, general soils and stability, drainage and stormwater management, groundwater, and servicing.

In April of 1988 Associated Engineering completed a Report on Stormwater Evaluation for Southland Estates. Correspondence in March of 1990 indicates that some two years were spent in the planning of the residential development by Associated Engineering which encompassed services, grades, traffic, tree cover, development impacts etc. The information was submitted and reviewed by the Town. On April 6, 1990 an Area Structure Plan for the NW¼ was discussed at Council and deferred to a later meeting. Re-zoning for a portion of the NW¼ was approved on April 6, 1990. At the May 28, 1990 meeting Bylaw #901 authorizing the adoption of the Area Structure Plan was introduced but deferred pending comments regarding traffic concerns. These were subsequently addressed by way of a June 21, 1990 letter from IMC Consulting Group Inc. who went on to complete the Town of Whitecourt Transportation Study in January, 1991.

In 1991 two phases proceeded, being those residential areas along the north and south portions of Park Drive. These and subsequent developments in 1993 and 1994 conformed to the concept plan established in the 1990 draft Area Structure Plan submission. The cul-de-sac at the end of Park Drive was registered in 1995. This development represented a departure from the concept in that Park Drive was not connected through due to the escarpment boundary and resultant restrictions for the single row of lots. Out of the original 33.59 hectares (83.0 acres) of developable land some 20.48 hectares (50.6 acres) were covered by registered plan by 1995. These developments met Town standards as to planning and improvements and constitute a major and exceptionally attractive residential development.

With the departure from the concept plan and the deferral of reserves [6.11 hectares (15.09 acres)] to date, the Town deemed it timely to have the Area Structure Plan updated and formally adopted.

3. PLAN AND POLICIES

3.1 CONCEPT

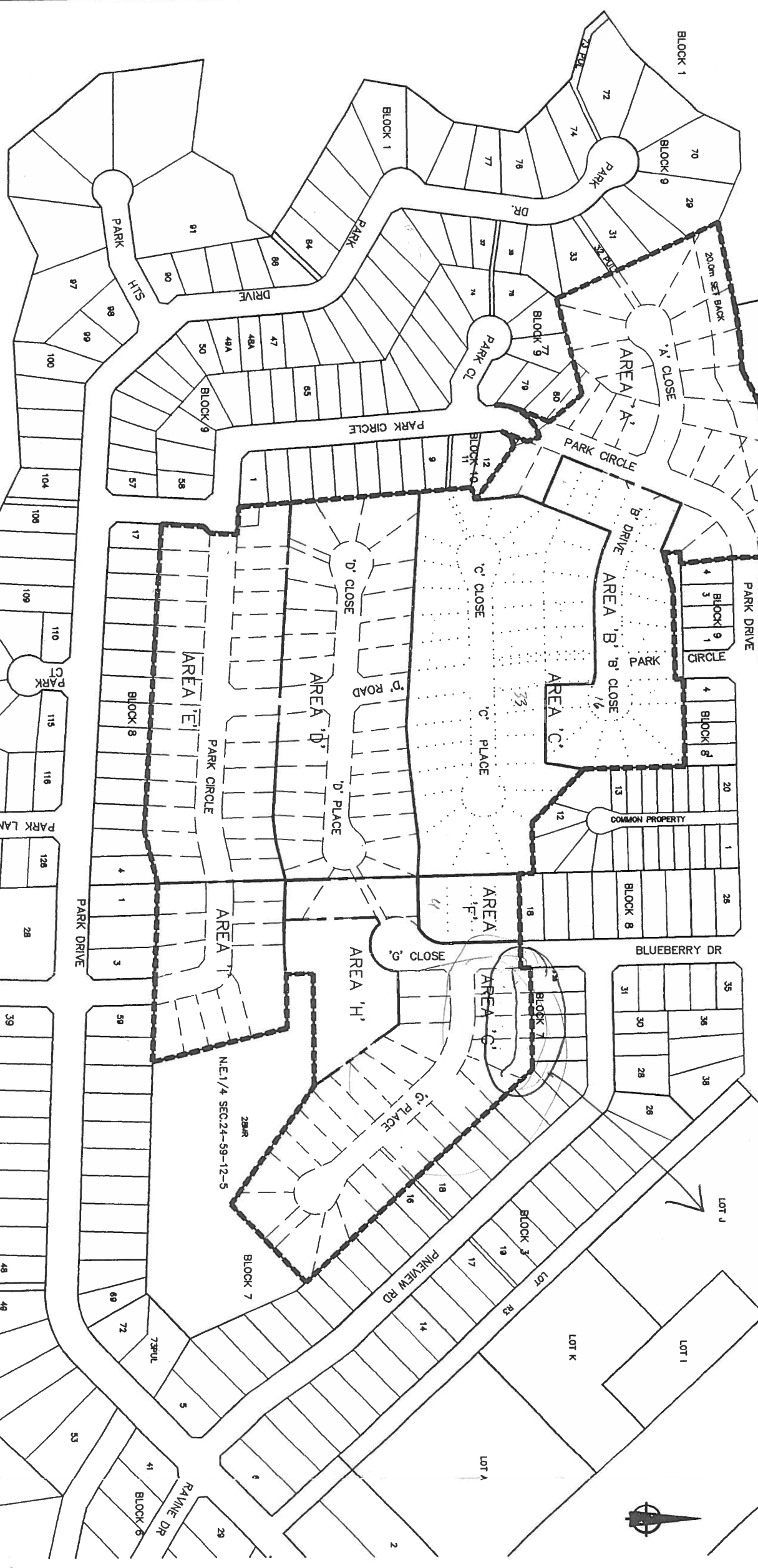
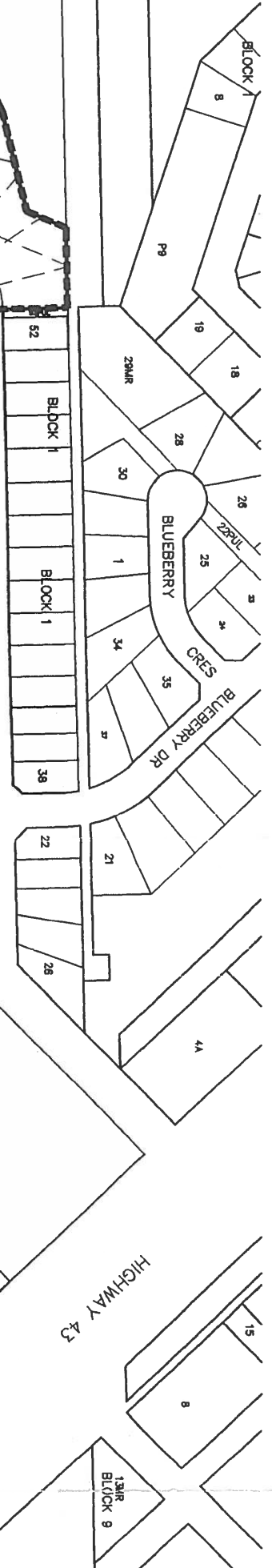
The plan on Plate 3.1 following sets out a development concept for the logical and complementary completion of the residual lands. The plan provides for:

- four local reserve parcels;
- a consolidated central reserve/school site for reserve or school use approximating 5.19 hectares (*12.82 acres*);
- a public utility lot to accommodate the existing sewage lift station;
- 80± residential lots in the W¼;
- 39± residential lots in the NE¼.

Please note that a possible lotting scheme is depicted for the consolidated reserve/school site(s). This was done in the event that a school site was not required and, to demonstrate that development would tie to the balance of the proposal. The area lends itself to additional local park dedication as well.

S.W.1/4 SEC.25-59-12-5

36 AVE



REFERENCE AREAS

N.W. 1/4 24-59-12-5 RESIDUAL
(NOT INCLUDING LOTS 79 & 80 OF BLOCK 9)

AREAS	HECTARES (ha)	ACRES (Ac)	LOTS
AREA 'A'	3.00	7.42	24+1 RESERVE
AREA 'B'	1.59	3.94	SCHOOL
AREA 'C'	3.23	7.97	SCHOOL
AREA 'D'	2.75	6.80	29
AREA 'E'	2.57	6.35	27+1 RESERVE
TOTAL	13.14	32.48	80+1 RESERVE

REFERENCE AREAS

N.W.1/4 SEC.24-59-12-5
N.E. 1/4 24-59-12-5 RESIDUAL

AREAS	HECTARES (ha)	ACRES (Ac)	LOTS
AREA 'F'	0.37	0.90	SCHOOL
AREA 'G'	3.07	7.58	29
AREA 'H'	0.66	1.62	1 RESERVE
AREA 'I'	1.16	2.88	10+1 RESERVE
TOTAL	5.26	12.98	39+2 RESERVE

TOWN OF
WHITECOURT



**AREA STRUCTURE
PLAN - CONCEPT**
for
SOUTHLAND ESTATES

by
**SOUTHLAND
DEVELOPMENT CORP.**

PLATE 3.1

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3.2 LAND USE DESIGNATION

The proposed land uses are noted on Plate 3.2 following.

S.W.1/4 SEC.25-59-12-5

P-1

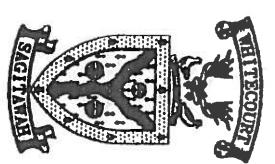
P-1

R-1A

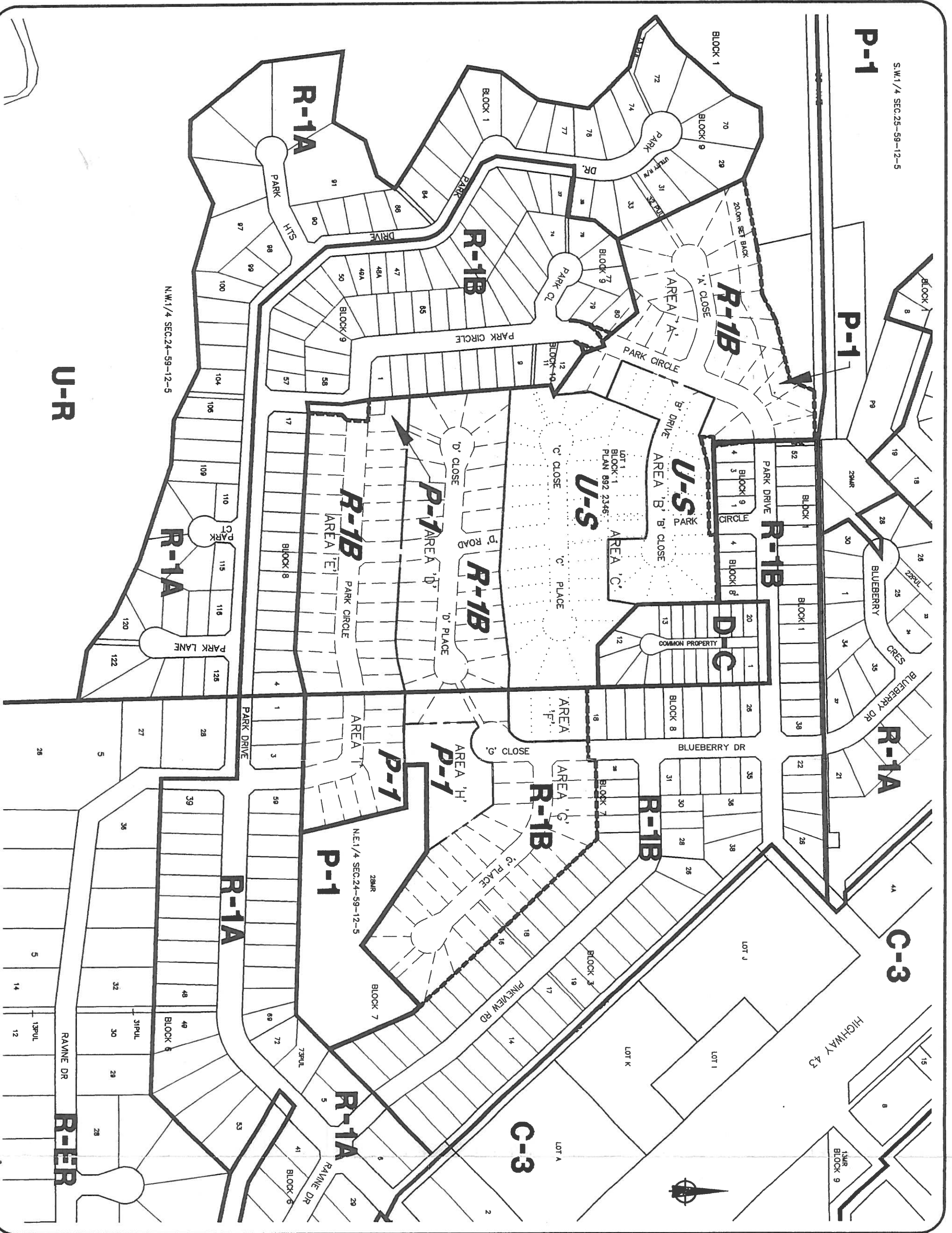
C-3



TOWN OF
WHITECOURT



SAGITTARIUS



**EXISTING AND
PROPOSED LAND
USES**

**AREA STRUCTURE
PLAN**

**- SUPPORTING
DOCUMENTATION**

for
SOUTHLAND ESTATES
by
**SOUTHLAND
DEVELOPMENT CORP.**

LEGEND

R-1B EXISTING

R-1B PROPOSED

PLATE 3.2

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U-R

N.W.1/4 SEC.24-59-12-5

N.E.1/4 SEC.24-59-12-5

3.3 TOPOGRAPHY AND PHYSICAL CHARACTERISTICS

Plate 3.3 following depicts contours and tree cover as acquired during a site survey performed in March of this year. This information has been used to review site development. Most of the proposed development area has been cleared of the original stand of pine trees. Where possible, tree cover will be maintained as will grades abutting existing development or escarpments. We suggest that this be done by establishing an environmental or grade/drainage covenant covering some 5± metres where appropriate.

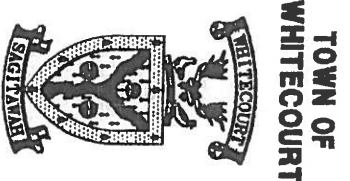
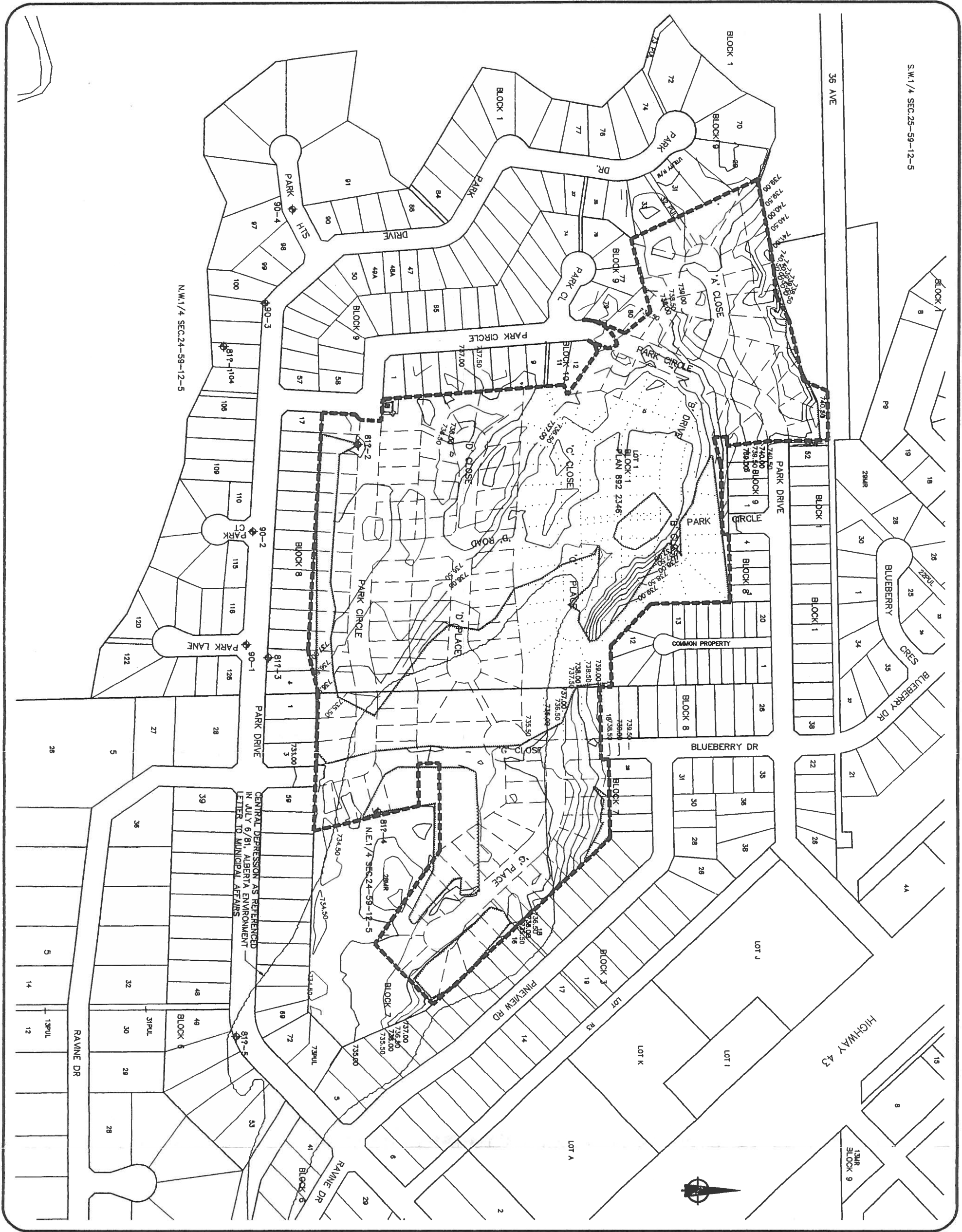
It is noted that the General Municipal Plan states as a policy that no building shall take place within 20 metres of the escarpment without the benefit of a geotechnical evaluation recommending a lesser setback but not less than 12 metres in any event.

The Hardy Associates (1978) Ltd. report referenced in the 1981 letter to Alberta Municipal Affairs notes that "six boreholes revealed a soil profile consisting of sand, silt and clay. The overlying sand deposit encountered ranged from 4.7 to over 7 m in thickness. Borehole 4 placed within the central, wet, low lying depression encountered a one metre layer of peat overlying sand.

Topographically, the property contains a table land escarpment component. The table land has an undulating topography and a relief of about 8 m. The escarpment is situated along the southern and western portions of the property and is in fact the steeply sloping, eastern valley of Beaver Creek."

Note that the escarpment referenced forms the south and west limits of the existing development.

Surface drainage is to the south and east to the central depression and then to the drainage system at the southeast consisting of a ditch, perforated drain, culvert and open ditch. Four test holes by Thurber and Associates in 1990 along



TOPOGRAPHY AND PHYSICAL CHARACTERISTICS

AREA STRUCTURE PLAN - SUPPORTING DOCUMENTATION

for
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LEGEND
 TESTHOLE LOCATION
 TREE BOUNDARY

PLATE 3.3

DATE: APRIL 1997 JOB # W724-211

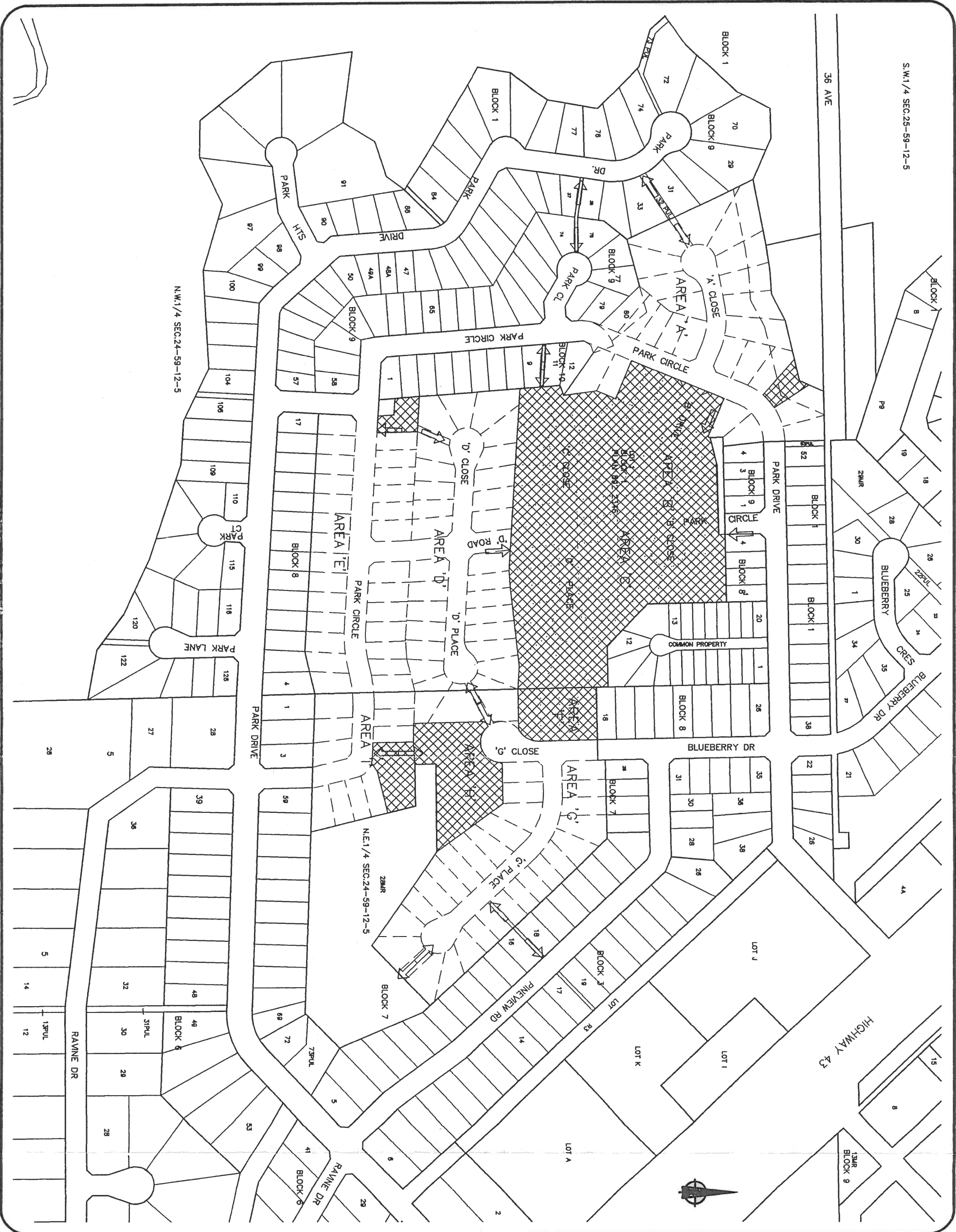
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Park Drive (*south leg*) showed $3\pm$ m of sand over a silt layer. These test pits were dry. Prior to final design, a geotechnical investigation consisting of some ten test holes will be undertaken. This is currently scheduled for April, 1997.

The residential components have been established on the basis of a logical extension of existing services, a tie in to the sewage lift station, all having due regard for the site topography.

3.4 PARKS, SCHOOL SITES, AND PEDESTRIAN LINKAGES

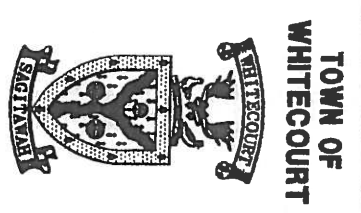
Parks, school sites and pedestrian linkages are depicted on Plate 3.4 following. The plan provides for local neighbourhood parks, a central consolidated school site and a number of pedestrian linkages connecting to the Town system.



S.W.1/4 SEC.25-59-12-5

N.W.1/4 SEC.24-59-12-5

N.E.1/4 SEC.24-59-12-5



TOWN OF
WHITECOURT

**PARKS, SCHOOL
SITES AND
PEDESTRIAN
LINKAGES
AREA STRUCTURE
PLAN**

**- SUPPORTING
DOCUMENTATION**

**for
SOUTHLAND ESTATES
by
SOUTHLAND
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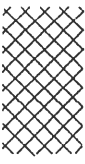

- LEGEND
-  PARK / SCHOOL SITE
 -  PEDESTRIAN LINKAGE

PLATE 3.4

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3.5 MUNICIPAL IMPROVEMENTS

3.5.1 General

Municipal Improvements for subsequent stages of Southland Estates as provided for by this plan will conform to the design standards as established by the Town of Whitecourt and all subject to the regulations and requirements of the Province (*i.e., Alberta Environmental Protection*) Development protocol will be adhered to in that plans and designs are all subject to the approval of the Town prior to construction commencement. Utility servicing and roadways are essentially an extension of the existing previously approved systems as the plan area has always been contemplated for residential and school site uses (*refer to 1990 draft ASP*).

3.5.2 Roadways

Plate 3.5 following sets out existing and proposed road widths and carriageway widths. These conform to the Town standards and represent an extension of the existing system.



S.W.1/4 SEC.25-59-12-5

N.W.1/4 SEC.24-59-12-5

N.E.1/4 SEC.24-59-12-5



TOWN OF
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**EXISTING AND
PROPOSED
ROADWAYS
AREA STRUCTURE
PLAN**

**- SUPPORTING
DOCUMENTATION**

for
SOUTHLAND ESTATES
by
**SOUTHLAND
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LEGEND

CARRIAGEWAY/RIGHT OF WAY

EXISTING

PROPOSED

PLATE 3.5

DATE: APRIL 1997 JOB # W724-211

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3.5.3 Watermains and Sanitary Sewers

Existing watermain sizes have been taken from record information as provided by the Town. The proposed main locations and tie-ins simply complete the distribution network contemplated within the Municipal Servicing Study as evidenced by the existing main sizes and locations. See Plate 3.6 following.

The sanitary sewer layout to effect servicing of the proposed development consists of extending the existing system which provides for the balance of the development. See Plate 3.7 following.



TOWN OF
WHITECOURT

WATERMANS

**AREA STRUCTURE
PLAN**

**- SUPPORTING
DOCUMENTATION**

**for
SOUTHLAND ESTATES**

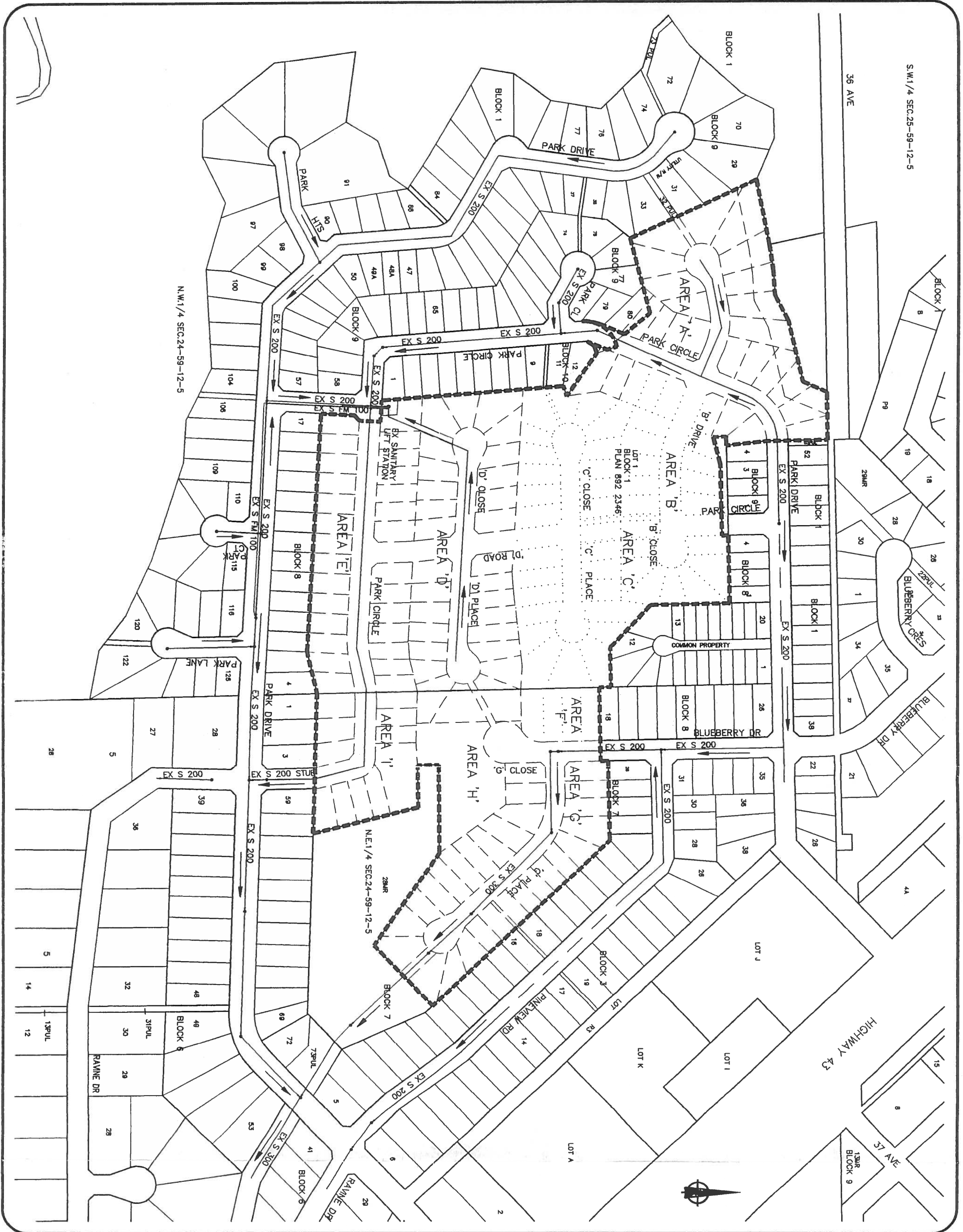
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PLATE 3.6

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SANITARY SEWER
AREA STRUCTURE
PLAN
- SUPPORTING
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for
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by
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DATE: APRIL 1997 **JOB # W724-211**
PLATE 3.7

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3.5.4 Storm Sewers and Drainage

Plate 3.8 following depicts the existing storm system, and the generalized drainage of the undeveloped portion. Existing systems will be extended to service the residual lands as intended all to the design standards as currently set by the Town of Whitecourt.

3.6 STAGING

Plate 3.9 following the end of this section depicts the proposed staging.

3.6.1 Residential

- **Stage 1**

The first stage of the plan would consist of the 24± residential lots and the local park at the north end of Park Circle noted as Area "A". This will serve to complete Park Circle and provide the needed secondary access. The reliability of the water system is greatly enhanced with the completion of the loop mains at this stage. Also, the emergency access through to the existing cul-de-sac at the end of Park Drive would be completed along with that watermain tie.

It is anticipated that this phase will produce some surplus fill which can be effectively used to pregrade the frontage portion of Area "B" and future residential stages.

- **Stage 2**

This stage would encompass Area "E" (*and "I"*) with the completion of the south leg of Park Circle (37± lots).

- **Stage 3**

This would provide for the 29± lots set out in development cell "D".

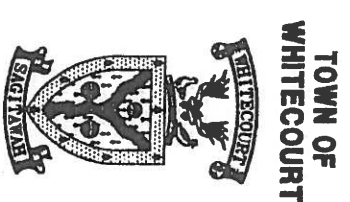
- Area "G"

The schedule has not been determined. However, the area could proceed on the basis of two phases, split to each side of the street with the north proceeding first.

3.6.2 School Site and Parks

Phasing of the actual school is dependent upon the projected demand for the facility. The developer is prepared to grade and seed the site being Areas "B", "C", and "F" no later than 1998 based on a 1997 construction of Stage 1 - Residential.

The local neighbourhood parks within Stage 1 and Stage 2 would be graded and landscaped in conjunction with the Stage 1 development.



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PROPOSED STAGING

**AREA STRUCTURE
PLAN**

**- SUPPORTING
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SOUTHLAND ESTATES**

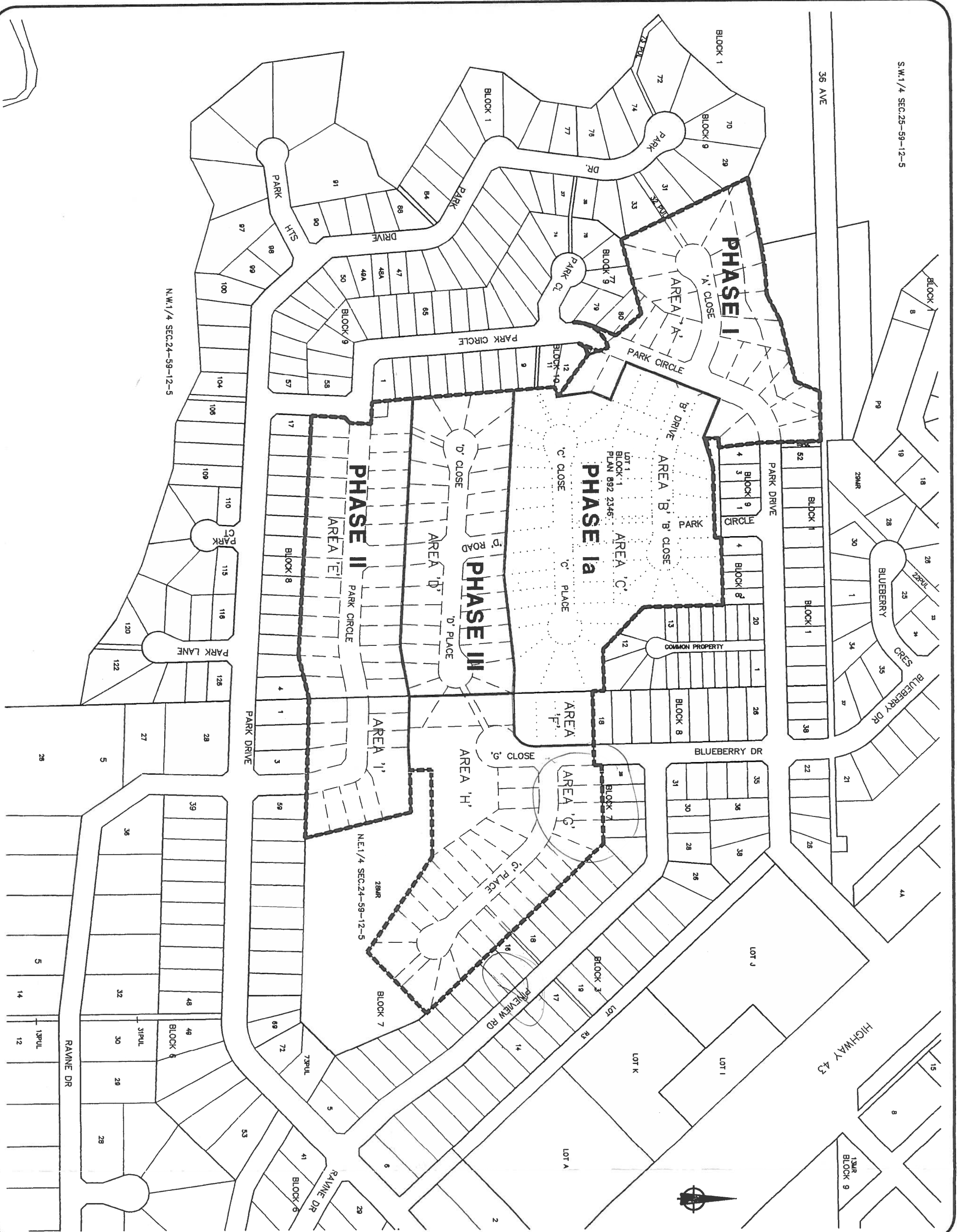
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PLATE 3.9

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S.W.1/4 SEC.25-59-12-5

N.W.1/4 SEC.24-59-12-5

N.E.1/4 SEC.24-59-12-5

4. SUMMARY

The Area Structure Plan as set out provides for the logical and complementary completion of the Southland Estates development. The uses proposed consist of residential, school site, and/or central reserve, and local neighbourhood parks.

The plan has set out the following options and policies as key to the ultimate completion of the neighbourhood.

- local neighbourhood parks have been provided and would be graded and landscaped in conjunction with development of each respective phase;
- the central school/reserve area would be graded and seeded in 1997/98 based on commencement of development of the Stage 1 residential in 1997;
- should the central area not be developed as park or reserve, a possible lotting pattern has been depicted which ties to the development plan. While a number of options exist, Areas "B" and "C" should each be simply viewed as a development cell and in this regard:
 - Park Circle could be extended south to tie to "D" road which would provide for traffic circulation, drainage and utility ties. Alternatively requirements of utility ties, drainage, and emergency access could be met by an expanded Public Utility Lot (*PUL*);
 - a centrally located park of 1± acre could be readily accommodated simply by shortening the cul-de-sac on "C" Close (*the west end of Area "B"*);
- the plan depicts possible development cells and at the time of extended soils testing and the detailed design review, portions of the cells may prove to be not feasible to develop. In that event, such lands would simply be integrated with the reserve lands;

- it is recognized that Area "A" backs onto a defined escarpment. In that regard, the 20 m setback required by the General Municipal Plan will be strictly adhered to. Additionally, such lots would have a minimum 5 m environmental covenant registered to preclude tree removal or grade changes at the rear;
- where proposed lots in Area "G" abut existing developments, a 5 metre covenant would be registered to preclude grade changes and the removal of trees. A covenant would also be registered against those lots in Area "A" next to the escarpment;
- there will not be any additional removal of trees in Areas "B", "C" and "F" during the development of Stage 1 and the grading of the school site unless specifically requested by the Town. It may be necessary to effect some clearing in "D" Place, and Area "I" to create an interim positive surface drainage of the area;
- the development staging contemplated is as follows:

- Stage 1	Area "A"
- Stage 2	Areas "E" and "I"
- Stage 3	Area "D"
- School Site	with Area "A" - general grading and seeding
- non scheduled	Area "G"
- the proposed development areas will be serviced to Town standards by means of extending the peripheral services provided within prior stages for that purpose;
- during the course of completing Southland Estates, it is intended to effect a general clean up of the area in regards to drainage, grading, and selective seeding to realize a ground cover.

In closing, the proposed development cells can be adjusted as required at the tentative plan stage to meet strict planning requirements or minor amendments to layout.

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2. Town of Whitecourt, Transportation study; Final Report; January 1991; IMC Consulting Group Inc.
3. Town of Whitecourt Municipal Servicing Study; January, 1992; Associated Engineering.
4. Town of Whitecourt General Municipal Plan 1993; Yellowhead Planning Commission.
5. Town of Whitecourt Memorandum of March 2, 1993 summarizing prior considerations related to Southland's Area Structure Plan dating back to 1990.
6. Whitecourt Land Use By-law No. 1127; 1996.
7. Town of Whitecourt, Minimum Design Standards for Local Improvements (Draft); July 1996.
8. Town of Whitecourt, ongoing discussions in 1997 with Mr. Peter Yackulic, Director of Development and Planning.