

TOWN OF EDSON

BYLAW NO. 1958

A BYLAW OF THE TOWN OF EDSON IN THE PROVINCE OF ALBERTA, PURSUANT TO THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT, BEING CHAPTER M26 OF THE STATUTES OF ALBERTA 2000 AND AMENDMENTS THERETO, TO AMEND THE JOHNSON ESTATES AREA STRUCTURE PLAN.

**WHEREAS** Section 633 of the Municipal Government Act authorizes a Council to adopt an area structure plan to provide a framework for the subdivision and development of land within the municipality;

**AND WHEREAS** the Council of the Town of Edson has required to have such a plan prepared pursuant to Section 4.1.4 of the Town of Edson Municipal Development Plan Bylaw no. 1864;

**AND WHEREAS** the Council of the Town of Edson has properly notified all parties in accordance with Section 636 of the Municipal Government Act;

**AND WHEREAS**, the Council of the Town of Edson has held a public hearing pursuant to Section 692 of the Municipal Government Act after giving notice of it in accordance with 606 of the Municipal Government Act;

**NOW THEREFORE** the Municipal Council of the Town of Edson duly assembled, hereby enacts as follows:

**PART I - PURPOSE**

PURPOSE

1. That this Bylaw shall be known as the "Johnson Estates Area Structure Plan Bylaw" (Part of NW 21-53-17-W5 and Part of SW 21-53-17-W5 as shown on attached Schedule "A") of which this document is a part.
2. That the Johnson Estates Area Structure Plan Bylaw shall provide the framework for future subdivision and development of the lands described herein.

**PART II - GENERAL**

EFFECTIVE DATE

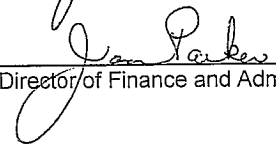
3. That Bylaw 1890 is hereby repealed.
4. That this Bylaw shall have force and take effect from the final reading thereof.

READ a first time this 21<sup>st</sup> day of October A.D. 2003.

READ a second time this 18<sup>th</sup> day of November A.D. 2003.

READ a third time and finally passed this 18<sup>th</sup> day of November A.D. 2003.

  
Mayor

  
Director of Finance and Administration

**BYLAW NO. 1958  
SCHEDULE "A"**

**AREA STRUCTURE PLAN**

**For Part of the West 1/2 of the NW1/4 Sec.21,Twp.53,RI7,W5  
in the Town of Edson**

**Table of Contents**

1. Proposed Land Use
2. Roads and Public Utilities
3. Development Sequence
4. Municipal Reserves
5. Population Density
6. Development Constraints
7. Maps

Map of Area Structure Plan

Original prepared by :  
Nesco Consulting Ltd.  
and  
Yellowhead Executive's  
Services Ltd.

Revised October 2003 by;  
R. Bown & Associates

17.9

## 1. PROPOSED LAND USE

This Area Structure Plan, as outlined on the attached map, encompasses an area containing land designated in the Municipal Development Plan (MDP) as R2 Residential Low Density – Serviced. This area is intended to be developed primarily with single family dwellings at a density that may be established in an area structure plan.

Figure 4.3A of the MDP indicates that approximately the western 35 percent of the plan area may have restricted services, whereas the eastern 65 percent would ultimately allow for fully serviced urban density residential development. These provisions are based on the premise that sanitary sewer flows from these areas will flow easterly into a new trunk main to be constructed in the future and which may be many years away. Therefore a lower density of development is proposed for these areas to be serviced by the existing sanitary sewer to the south on 13<sup>th</sup> Avenue, or by provision of sanitary sewer pump out tanks. Within the western 1/3 of the area, water pressure is low and insufficient for fire flows. In this area, development on each parcel will require a booster pump to elevate the water pressure and each title will require a caveat indicating that there is not an adequate fire flow to the parcel.

The proposed land use for this area is single family dwellings on large lots, ranging in size from about 0.1 ha (1/4 acre) to about 0.4 ha (1.0 acre) in a country setting where minimal urban services are provided. The proposed development would include upgrades to the street lighting standards, and may not include curb and gutter or sidewalks. The overall concept for the proposed Johnson Estates Subdivision is intended to appeal to residents who wish to experience a more rural lifestyle within a municipally serviced area.

## 2. ROADS AND UTILITIES

The development of roads and municipal utility services in the proposed Johnson Estates Subdivision will be guided the MDP and the *Town of Edson General Engineering Study -1982*.

Johnson Drive is expected to satisfy the requirement for a collector roadway indicated on the Figure 4.2 Future Conceptual Roadway Plan contained in the MDP. Storm water drainage from the subdivision will be provided by open ditches directing runoff to one or more dry storm water detention ponds located at suitable location(s). The water from these retention ponds will be discharged at pre-development flow rates. The storm water facilities shall be designed to meet Alberta Environment standards. The southern 1/3 of the land covered by the Area Structure Plan drains to the south and east to ditches along 13<sup>th</sup> Avenue, which discharge into an existing open grate catch basin structure at 56th St. . The Area Structure Plan indicates Johnson Drive extending south of the proposed Johnson Estates Subdivision across the undeveloped Poplar Place Trailer land and tying in to 13th Avenue.

7-90

The 200mm (water) main presently located on 16<sup>th</sup> Avenue (Tiffen Place) shall be extended to service the Plan area. If subdivisions occur in the western part of the plan area, before this water main is extended, then in the interim, the proposed subdivision(s) will be serviced with the low pressure water supply from the reservoirs located on 63<sup>rd</sup> Street.

For most lands located in the easterly part of the plan area, the proposed sanitary sewer system will connect to the existing system at the corner of 13<sup>th</sup> Avenue and 56<sup>th</sup> Street, however, upgrading of the existing sanitary sewer mains on 56<sup>th</sup> Street, from 10<sup>th</sup> Avenue to 13<sup>th</sup> Avenue is required to accommodate flow from the Plan area. The developments within the Plan area will be required to pay their share towards the upgrading of the system. If development occurs prior to this upgrading of sanitary sewers, development permits would be issued on the basis of pump-out tanks only.

For lands located in the westerly part of the plan area, the sanitary sewer flows from the proposed developments will flow into the existing sanitary sewer mains on 13<sup>th</sup> Avenue between 62<sup>nd</sup> and 63<sup>rd</sup> Streets. The subdivision/developments within this area will be required to contribute towards the Town's existing sanitary trunk mains located south and east of the Westgrove Estates subdivision.

All development in this area will be serviced with underground power, gas telephone, and cable TV. In this subdivision it is also intended to enhance the streetscape appearance with decorative street lighting where required by Town Council.

### 3. DEVELOPMENT SEQUENCE

Development of the plan area is expected to occur in phases in accordance with the extension of services and market demand. Although the overall sequencing will be from east to west, the first phase of development will likely occur in the area adjacent to 63<sup>rd</sup> Street due to the current availability of sanitary sewer services. Additional phases of development will likely occur as new services are extended westward from Tiffen Place.

In each phase, underground systems will be installed and all weather roads constructed in the first year of development. The following year the road surfaces will be upgraded to a paved surface.

179<sup>0</sup>

#### 4. MUNICIPAL RESERVES

The Plan provides for two storm water detention ponds. These ponds will collect runoff from the area to the west and north, and release water back into the drainage system at pre-development flow rates. The rate of return will be such that all water will be released within 48 hours. These detention areas will be designed for use as a recreation area throughout most of the year, with space for facilities such as a skating rink in winter, and a baseball or soccer field in the summer. These areas total about 1.72 ha that may be used as park space. In addition, a small 0.15 ha park space is shown in the north east corner of the plan area. These park spaces total about 1.87 ha, which may be used toward providing the 10% reserve contribution for the area. As further subdivision occurs, additional open spaces may be required to provide satisfy local demand for parks and the statutory requirement for municipal reserves.

The existing pipeline rights-of-way provides a possible open space connection between the park spaces and is possibly suitable for accommodating a trail system.

#### 5. POPULATION DENSITY

The Municipal Development Plan, requires a density of 40 persons per gross hectare (16 persons per gross acre) in serviced residential areas; however, it allows for a lower density for large lot subdivisions where prescribed in an area structure plan. This plan allows for a residential density of about 22 persons per gross hectare (9 persons per gross acre) over approximately 2/3 of the plan area which excludes the existing mobile home park and the area west of it.

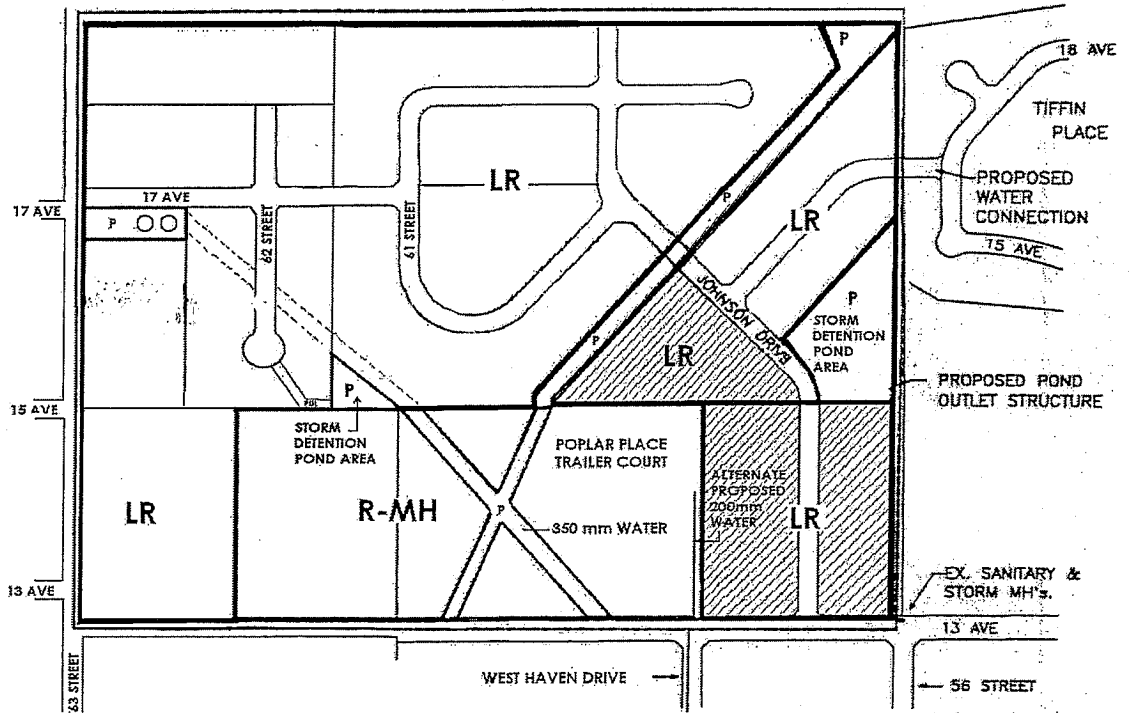
#### 6. DEVELOPMENT CONSTRAINTS

The land within the area covered by this Area Structure Plan has the potential to be serviced by either:

- a) Extending the municipal water and sewer systems where feasible, or
- b) Requiring the use of pump-out tanks where necessary, as dictated by the Town.

HF 20

# TOWN OF EDSON



## LEGEND

- LR LARGE-LOT RESIDENTIAL
- P PARKS AND OPEN SPACES
- R-MH RESIDENTIAL - MANUFACTURED HOMES
- PUL PUBLIC UTILITIES

PHASING TO BE  
DICTATED BY MARKET

JOHNSON ESTATES  
Area Structure Plan  
Edson, Alberta - October 2003

*Handwritten signature*