



SANBAR ESTATES
LOCAL AREA STRUCTURE PLAN
Red Deer County File ASP-11-012

January 2012

Prepared by:
Cu-Consulting Ltd.
P.O. Box 972
Red Deer, Alberta T4N5H3
T4N 5H3
Tel#: (403) 864-1945
Revised 09/17/13

Prepared for:
721433 Alberta Ltd.
P.O. Box 699
Sedgewick, Alberta
T0B 4C0
Tel#: (780) 384-2222
Fax#: (780) 384-226

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1.0 Introduction

1.1 Vision

The developer's vision for the Sanbar Estates development is that of a vibrant, balanced community designed around a large central park system. Both residential and commercial properties will be featured within easy walking distance of each other, giving future residents easy access to a range of park, retail and service amenities. Commercial properties will be designed and developed with the intent of servicing the needs of the neighborhood.

1.2 Purpose

This Local Area Structure Plan has been prepared to identify in a general manner land uses which may be considered on 50.17 hectares (123.98 acres). A mixture of Residential and Commercial is being proposed in accordance with County's Land Use Bylaws. This plan provides a framework for the proposed subdivision and development of the land located at NW-3-39-1-W5M, Red Deer County.

1.3 Regional Context

The Sanbar Estates subdivision plan area location is shown in Figure 1 of this report. The plan area is bounded by Twp Road 391 to the north, Highway 20 and the Summer Village of Jarvis Bay to the west, the quarter-section line and Lakewood Golf Resort to the east, and the quarter-section line and open farm land to the south. The Town of Sylvan Lake is situated approximately 0.8 kilometres southwest of the plan area.

1.4 Background

The Sanbar Estates plan area contains one existing improvement: the original farm house and out buildings. The remainder of the land has not been subdivided, the bulk of it having been cultivated with some hay areas. Approximately 10% of the plan area is tree covered, with the majority of treed land being situated around the existing farm house and a small natural wetland in the southwest corner of the property. These features can be seen in Figure 2.

2.0 Relevant Planning Documents

2.1 Provincial Legislation and Regulations

Both the Municipal Government Act and the Provincial Government Land Use Policies document were considered and adhered to in the preparation of the Sanbar Estates Local Area Structure Plan.

2.2 Municipal Development Plan - Bylaw No. 2012/26

This plan has been written in accordance with both the County's current Municipal Development Plan adopted in 2012 (Bylaw No. 2012/26), and Section 633 of the Municipal Government Act, SA 2000, Chapter M-26 as amended. All requested studies, reports and information have been provided to County for review.

2.3 Land Use Bylaw

The Land Use Bylaw divides the County into different land use districts and regulates the use of land and development. The subject parcel is presently zoned as Agriculture District under the Land Use Bylaw, wherein the proposed uses are neither permitted nor discretionary; thus, re-designation to a combination of Residential and General Commercial will be required as a prerequisite to subdivision approval. As such, an application to re-designate the site to a combination of Residential and General Commercial must be submitted to Red Deer County.

3.0 Plan Location And Area

3.1 Site Location and Area Plan

As shown in Figure 1, the subject site is located immediately east of the Summer Village of Jarvis Bay and northeast of the Town of Sylvan Lake. The plan encompasses approximately 50.17 hectares (123.98 acres) which is described as all that portion of the northwest quarter of Section 3, Township 39, Range 1, West of the Fifth Meridian.

4.0 Site Features

4.1 Existing Development on Site and Natural Vegetation

The subject property is a mixture of tree cover, open grass land and cultivated land, which slopes gently from the north towards the southwest. Existing site features are shown in Figure 2 of this report. An existing dwelling and farm area is located on the northeastern portion of the site. The majority of the treed areas are located around the existing dwelling and a small wetland in the southwest corner of the property. Mature trees also run along the majority of the boundary fence lines. The re-designation would facilitate a multi-lot subdivision with a combination of different land uses. It is the developer's intention to retain as many of the mature trees as possible.

4.2 Municipal Reserve

Municipal reserve will be provided by 10% cash in lieu payment, by 10% land, or by a combination of both to the satisfaction of Red Deer County.

4.3 Topography and Natural Drainage

The plan area is characteristically sloped from northeast to southwest. There is approximately 15 metres of elevation difference across the plan area. Existing ground contours are detailed and included in Figure 3 of this report.

4.4 Existing Natural Wet Land and Environmental Reserve Area

There is a small natural wetland area located in the southwest corner of the property. Drainage runoff from the property flows towards this area; an existing channel protected by a small environmental reserve acts as an emergency outlet. Surplus runoff from the wetland flows into Sylvan Creek, which in turn eventually discharges into the Red Deer River. The developer's plans do not include any changes to this natural area.

5.0 Adjacent Land Use

5.1 Surrounding Development

The subject parcel is located in a mixed-use area of the county. The majority of adjacent properties are privately owned and appear to be a mix of agricultural, public amenity, commercial and residential use. The residential uses range from 1st parcel out farm homesteads and acreages to single family dwellings in multi-lot subdivisions (such as in the Summer Village of Jarvis Bay). A public golf course and small R.V. park border the property on the eastern boundary.

5.2 Existing Improvements and Rights-Of-Way

There is a single family home and assorted farm outbuildings located within a small yard area on the western boundary. Overhead power lines are located along both the northern and western boundaries, and a domestic natural gas pipe runs along the western boundary. In addition, two high pressure pipe lines cross the property from the surface lease areas to a line which runs along the eastern boundary. All pipelines are located within existing rights-of-way.

6.0 Transportation

6.1 Site Access

Access to the property is by way of Township Road 391 on the northern boundary. Initial discussion with the Ministry of Transportation, and a Traffic Impact Assessment prepared by Allnorth Consulting Ltd., indicates some intersection improvements would be necessary at the Highway 20 / Township Road 391 / Jarvis Bay intersection. All roads mentioned above are paved and intersect at an at-grade intersection at full development.

6.2 Traffic Volumes

A Traffic Impact Assessment has been recently performed for this property. The initial report concludes that the surrounding road system can accommodate the increase in traffic resulting from the first phase of this development without modification, though subsequent phases may require additional lighting and/or signalization of the Highway 20 / Township Road 391 intersection.

7.0 Community and Municipal Services

7.1 Potable Water System

It is proposed that potable water be provided by a private communal water system. Please see Figure 9 for a schematic of the onsite system. All components for this system shall be built to meet or exceed the minimum standards of Red Deer County, the Town of Sylvan Lake and Alberta Environment. Water supply will be by an on-site treatment plant fed from high quality groundwater, or by municipal system. Water availability, quantity and quality have all been confirmed by drilling wells and conducting drawdown tests. A Groundwater Potential Study conducted by Waterline Resources Inc. on May 30th, 2012, has confirmed stability of supply. A license to extract high quality groundwater has been applied for from Alberta Environment and is currently being processed.

7.2 Sanitary Sewer System

It is proposed that sewage disposal will be by a private communal sewage collection system, which will consist of a low-pressure collection system, a holding tank and a lift station. The proposed system will provide the options to either remove wastewater by trucking to the regional sewer discharge station, by connection directly into the regional sewer line via a new force main which the developer would install along Township Road 391, or by connection directly into the Town of Sylvan Lake's existing infrastructure (via new or existing force mains and gravity systems). A schematic of this latter system is provided in Figure 8 of this report.

7.3 Public Utility Services

Public utility services shall be provided by local utility companies:

Natural Gas – Atco Gas Company

Power – Fortis Alberta

Telephone / Internet – Telus / Shaw

7.4 Community and Municipal Emergency Services

Emergency services, including police, ambulance and fire protection, shall be provided by Red Deer County, either directly or indirectly, through agreements with other agencies, municipalities or the provincial government.

8.0 Public Consultation

8.1 Public Information Meeting

On March 4th, 2011, the developer held a public information meeting regarding Sanbar Estates. Invitations for the public to attend were advertised in both the Red Deer Express and Sylvan Lake News newspapers. Presented at the meeting were two full sized plans detailing the location and proposed design of the subdivision, and smaller printouts of these plans were made available to attendees for their reference. Attendees were requested to fill out comment sheets which they could either fill out and submit at the meeting, or mail to Cu-Consulting Ltd. or directly to Red Deer County. The address, phone number and e-mail address of Cu-Consulting Ltd. were also printed on the comment sheets, and attendees were informed that they could opt to phone or e-mail in their responses if that was more convenient. The public input obtained from this meeting was compiled and submitted to Red Deer County, and was considered by the Municipal Council at the 2nd reading of this project.

9.0 Land Use Concept

9.1 Density

It is proposed to develop the land in four phases (details can be found in Figure 6 of this report). The development shall have residential lots and commercial lots, and will meet the minimum county standard of 13 units per gross development hectare. Details regarding the individual phases can be found in Section 9.5 of this report.

9.2 Geotechnical Study

A Geotechnical Study for this property has been prepared for, and reviewed by, Red Deer County.

9.3 Storm Water Management Report

A Storm Water Management Report for this property has been prepared for, and reviewed by, Red Deer County.

9.4 Lot Suitability for Development

Each and every lot shall have a suitable building site which meets current Red Deer County and Alberta Environment standards.

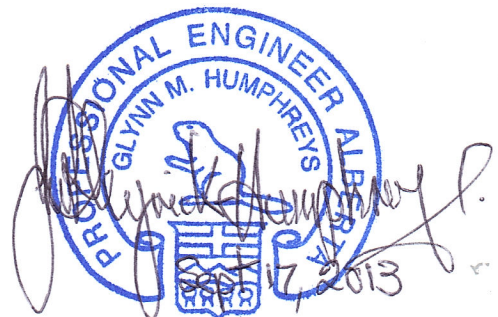
9.5 Phasing Concept

As depicted in Figure 6 of this report, it is anticipated that construction of the Sanbar Estates project shall be carried out in four phases. Phase 1 shall consist of commercial and residential lots, all located in the northernmost portion of the development abutting Township Road 391. Both primary and secondary site access roads shall be constructed as part of this phase, in addition to any structures required for the provision of adequate servicing and storm water management. Phase 2 shall consist of residential lots in the central and southern portions of the development. Any water features not already built in the first phase of the project shall be constructed as part of phase two, thus providing adequate storm water management for phases three and four. Phase 3 shall consist of residential lots, located in the southeastern portion of the development. Phase 4, the smallest and final phase of the development, shall consist of commercial and residential lots located in the far western portion of the development, abutting Highway 20.

10.0 Conclusion

This report was prepared by Cu-Consulting Ltd. for the exclusive use of 721433 Alberta Ltd., in support of their development application. All material within reflects Cu-Consulting Limited's best judgment, utilizing the best information available at the time of preparation. Any questions regarding this report can be addressed to Mr. Glynn Humphreys, P.Eng at (403) 864-1945, or via email at glynn@cu-consulting.com.

Mr. Glynn M-Humphreys, P,Eng
Projects Engineer
Cu-Consulting Ltd.
September 17th, 2013



Permit No 10267

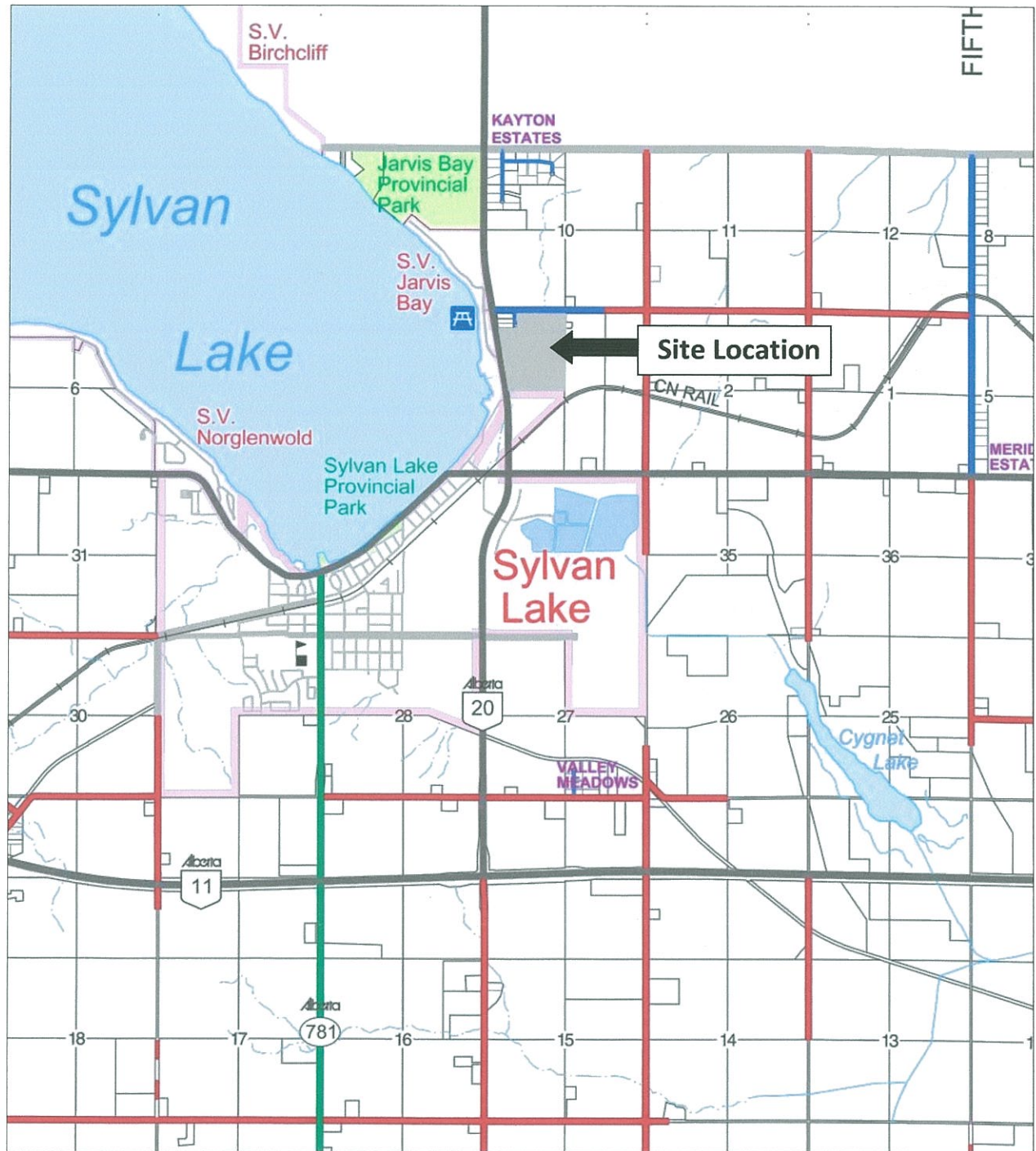
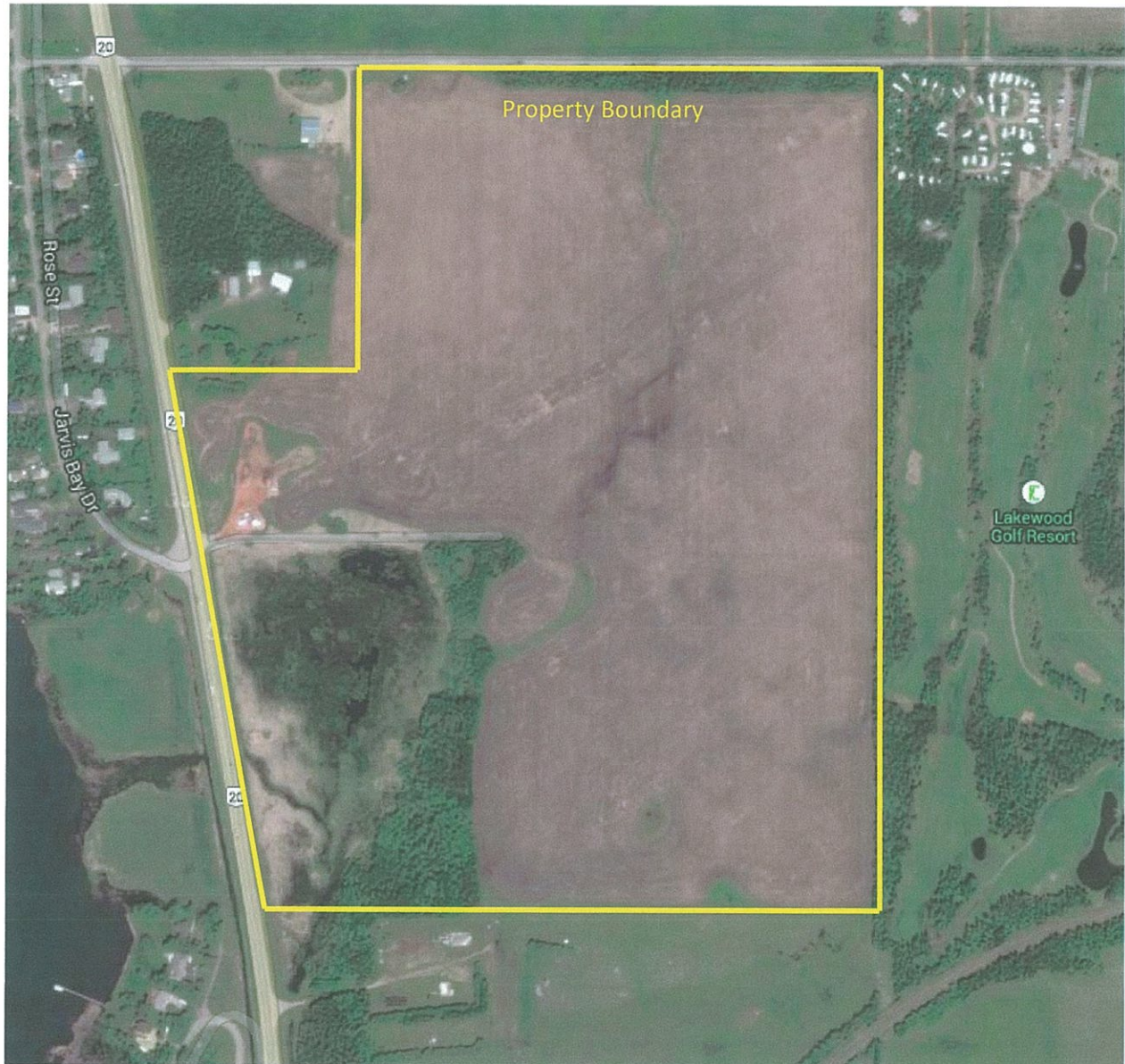


Figure 1
LOCATION



Cu-Consulting Ltd.
P.O. Box 972
Red Deer, AB T4N5H3
(403)864-1945

Local Area Structure Plan
Sanbar Estates
Red Deer County
Scale: N.T.S.
SEPTEMBER 17th, 2013



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P.O. Box 972
Red Deer, AB T4N5H3
(403)864-1945

Figure 2 EXISTING SITE FEATURES

Local Area Structure Plan
Sanbar Estates
Red Deer County
Scale: N.T.S.
SEPTEMBER 17th, 2013

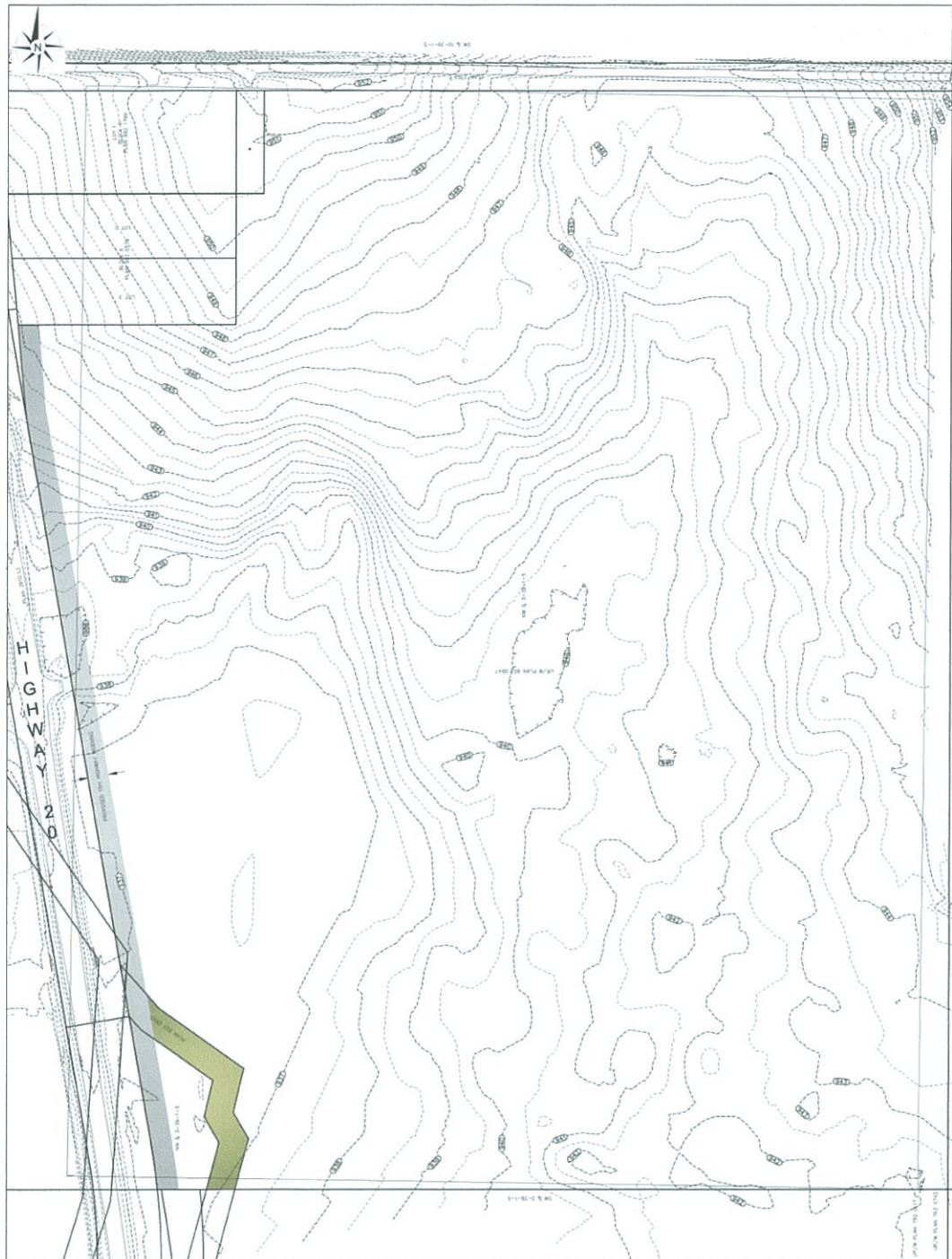


Figure 3
SITE CONTOURS



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 (403)864-1945

Local Area Structure Plan
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	Farmland
	Commercial
	Residential
	Golf Course
	Lake



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Figure 4 PRESENT LAND USE

Local Area Structure Plan
Sanbar Estates
Red Deer County
Scale: N.T.S.
SEPTEMBER 17th, 2013

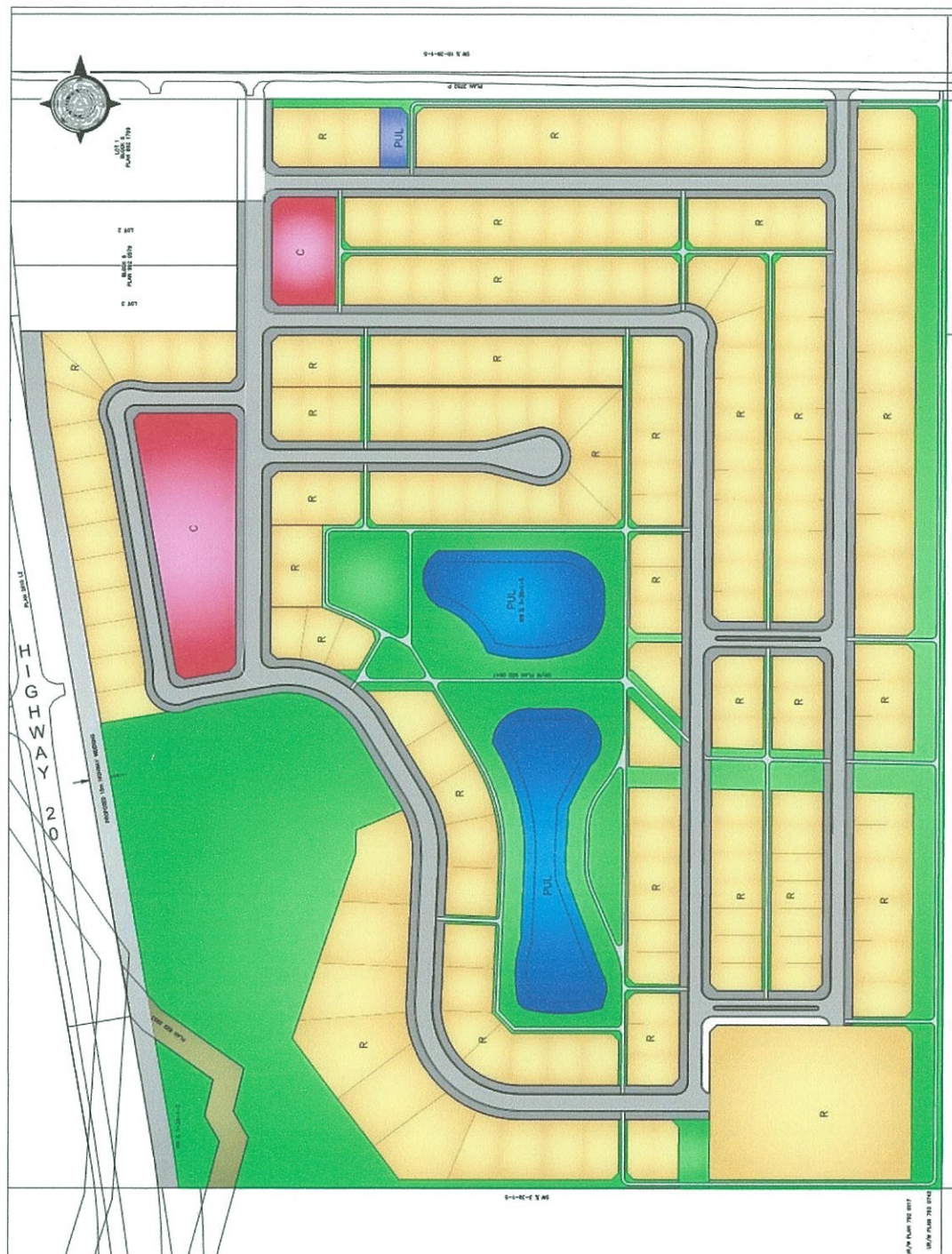


Figure 5
**LAYOUT
CONCEPT**

Local Area Structure Plan
Sanbar Estates
Red Deer County
Scale: N.T.S.
SEPTEMBER 17th, 2013



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(403)864-1945

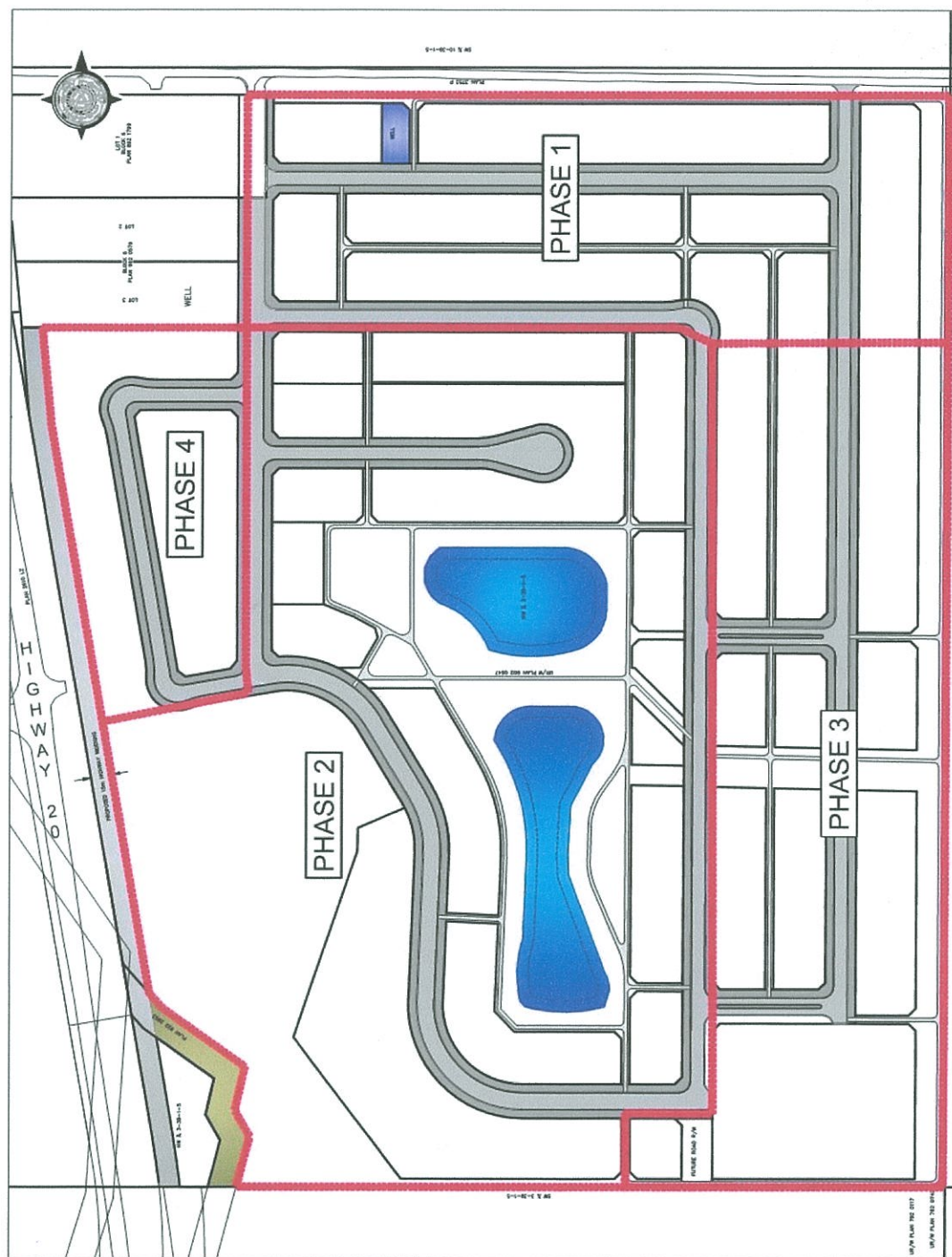


Figure 6
**PROPOSED
 PHASING**
 Local Area Structure Plan
 Sanbar Estates
 Red Deer County
 Scale: N.T.S.
 SEPTEMBER 17th, 2013



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 (403)864-1945

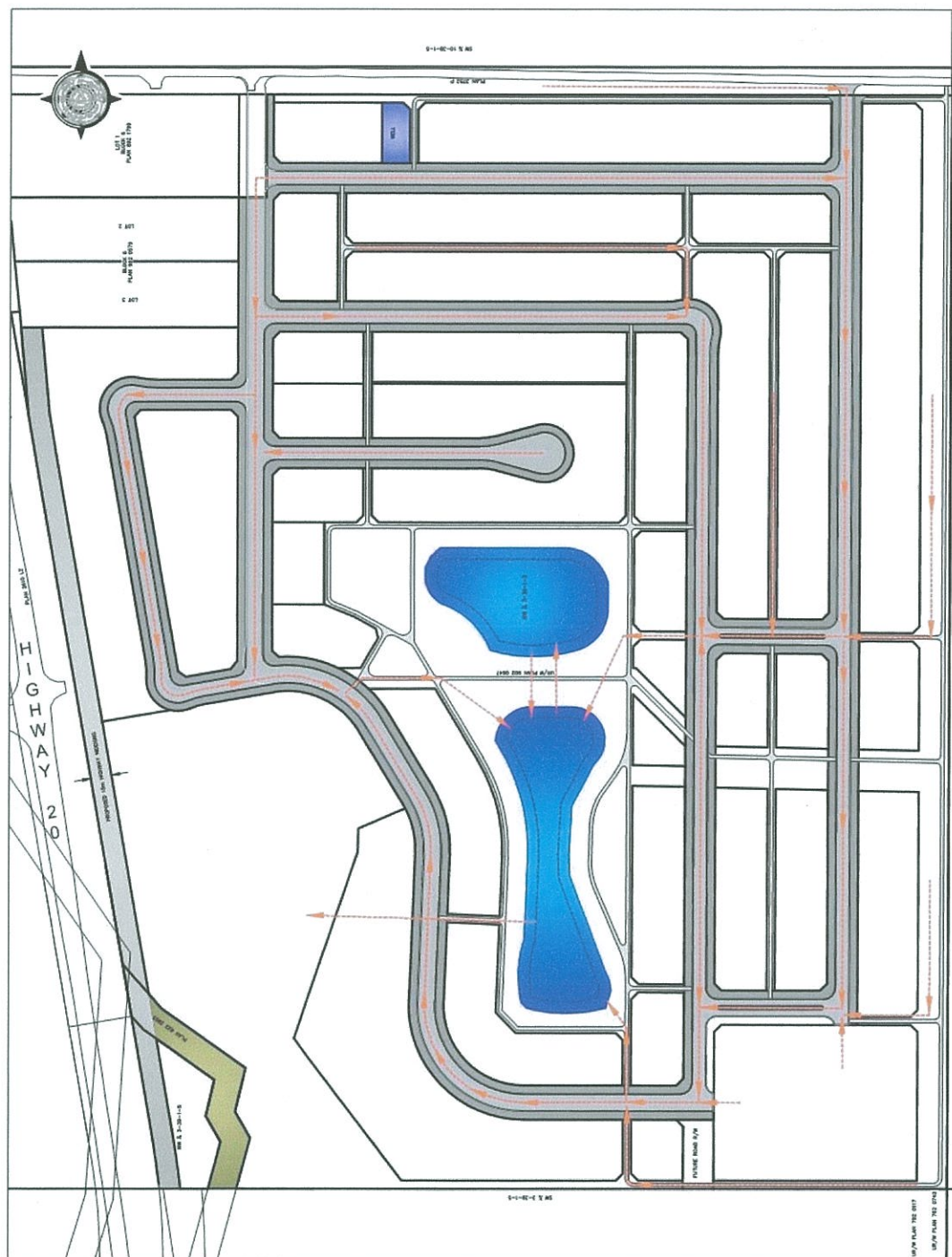


Figure 7
**MINOR STORM
SERVICING**

Local Area Structure Plan
Sanbar Estates
Red Deer County
Scale: N.T.S.
SEPTEMBER 17th, 2013



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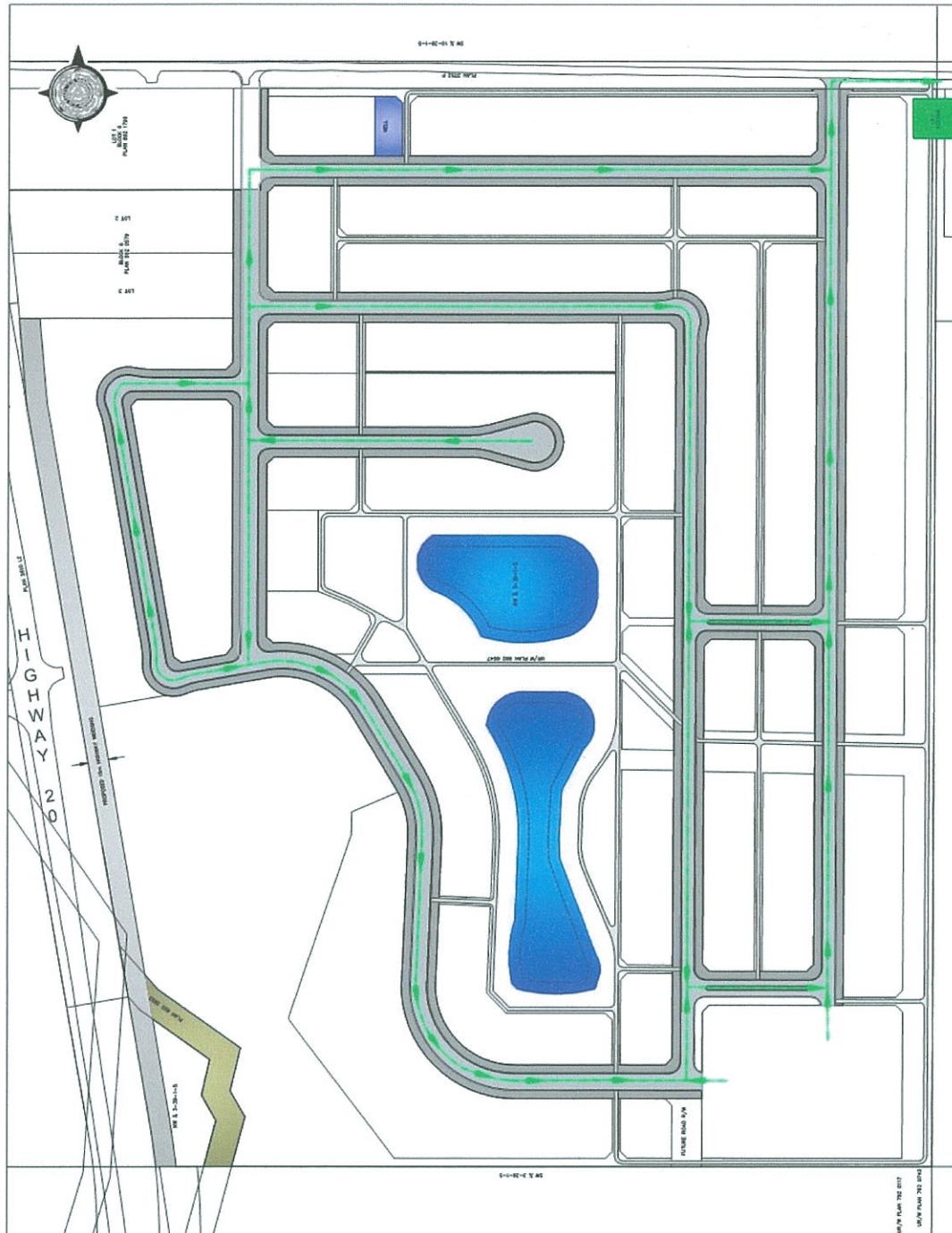


Figure 8
**SANITARY SEWER
 SERVICING**

Local Area Structure Plan
 Sanbar Estates
 Red Deer County
 Scale: N.T.S.
 SEPTEMBER 17th, 2013



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 (403)864-1945

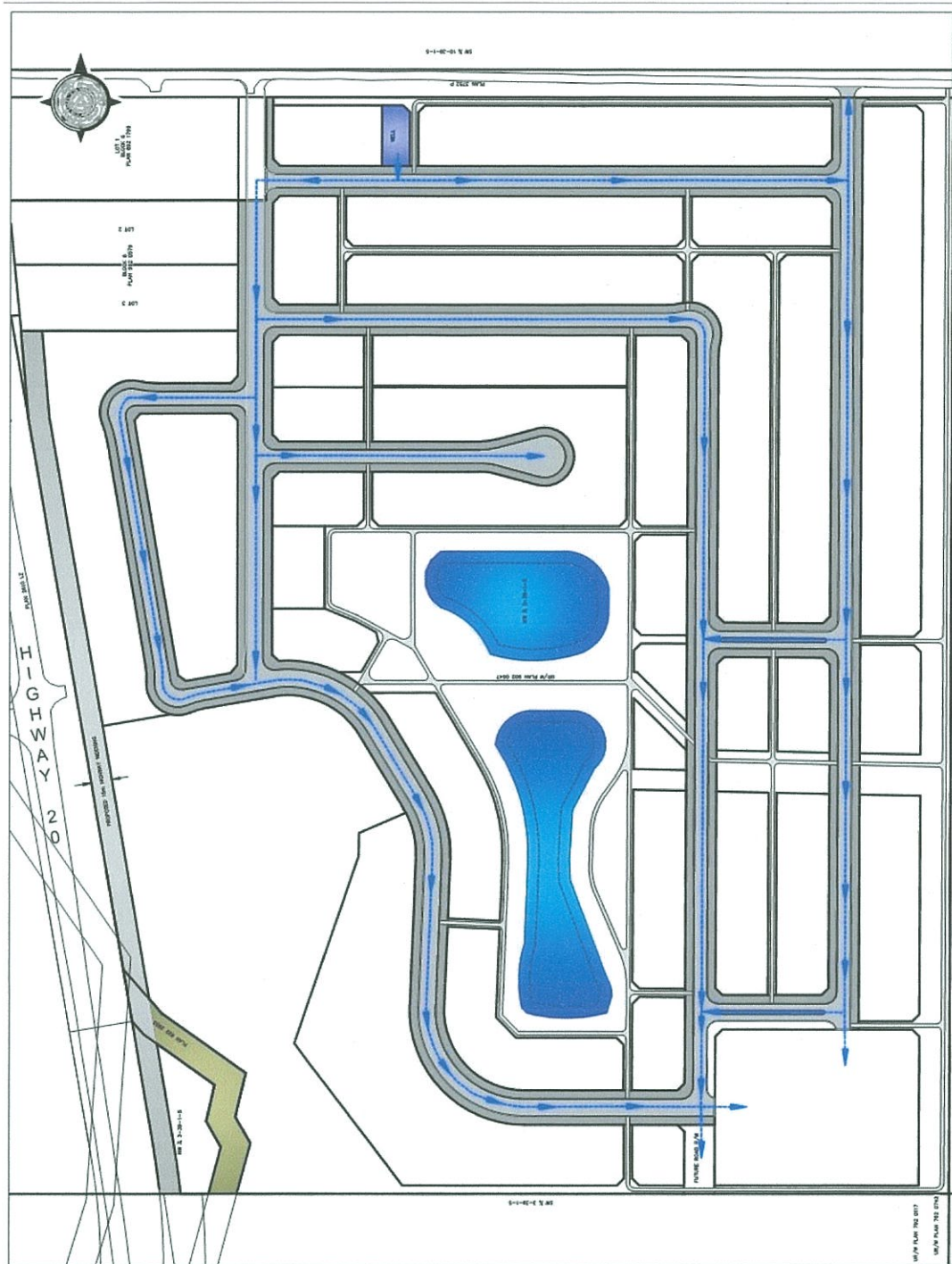


Figure 9 WATER SERVICING

Local Area Structure Plan
Sanbar Estates
Red Deer County
Scale: N.T.S.
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Red Deer, AB T4N5H3
(403)864-1945