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1.0 INTRODUCTION

1.1 Purpose

The purpose of this area structure plan is to provide the supporting framework for the subdivision and development of 7.51 acres of land known as the Clear Lake Lakefront Development. This Plan has been prepared in accordance with the policies of the Municipal Government Act and the Land Use Policies of the Municipal District of Willow Creek No. 26.

1.2 Planning Framework

This area structure plan was prepared in accordance with the policies of the Municipal Government Act, the Municipal District of Willow Creek Municipal Development Plan, and the Clear Lake Area Structure Plan. The policies of the MD of Willow Creek seek to create a framework for sustainable developments which respect the existing rural nature of the area. This application maintains the spirit and intent of these policies.

1.2.1 Clear Lake Area Structure Plan

The Clear Lake Area Structure Plan was adopted in July, 2005 to provide a framework for the subdivision and development of lands in proximity to Clear Lake. The goal of the plan is to implement policies which will minimize potential land use conflicts within the plan area. According to the plan, all lands within its boundary have been designated as Reservoir Vicinity District, which permits general agricultural activities and farm residences. Proposed residential land uses require a redesignation to the Grouped Country Residential District. **Policy 4.3.4** of the Country Residential policies states that *'the minimum parcel size for a grouped country residential subdivision shall be 3 acres (1.2 ha)'*. **Policy 4.3.7** goes on to state that *'the municipal council may entertain smaller parcel sizes for particular development provided approved water distribution and/or sewage treatment systems are installed'*.

Figure 1.1, Clear Lake Area Structure Plan, shows the boundary of the plan (Not bound in Report).



2.0 SITE CHARACTERISTICS

2.1 Topography

The topography of the site is generally level, being characterized by a high point of 974 metres in the northeast portion of the property. From there the land gently slopes west, south and east towards Clear Lake.

2.2 Location and Surrounding Use

The Clear Lake Lakefront Development is located approximately 15 kilometres east of the Town of Stavely and contains 3.04 ha± (7.51 ac±) of land on the north shore of Clear Lake and south of Township Road 142. Surrounding land uses are primarily agricultural in nature with very few improvements on the surrounding lands.

The lands are legally described as Plan 0112649, Block 1, Lot 1 within the north ½ of Section 12, Township 14, Range 26, West of the 4th Meridian.

Figure 2.1, Location Plan, shows the location of the subject lands.

2.3 Flood Plain

As shown on **Figure 2.2, Floodplain,** the 1:100 year flood plain lies roughly parallel to the shore of Clear Lake and extends into the property from approximately 10 to 35 metres from the shoreline. A small area in the northwest portion of the site will be filled and leveled to make the flood line consistent with the remainder of the property. Otherwise, flooding poses no restrictions or concerns for this proposed development.



3.0 DEVELOPMENT CONCEPT

The Clear Lake land use concept proposes a 3.05 ha (7.5 ac) bare land condominium development consisting of eight residential units. The majority of the residential units will be approximately 1 acre in size at 0.95 or 0.96 acres in size, with one lot being 0.82 acres. The smaller parcel sizes are intended to take advantage of the sites natural characteristics in providing numerous recreational amenities, while reducing the impact the development will have on surrounding land uses. Landscaping features will screen the development from adjacent agricultural uses. Each residential unit will have direct frontage to Clear Lake while two proposed common open space elements will provide residents with lake access and a boat launch. Access to the municipality will be provided via a shared access road to Township Road 142 and an internal private roadway will access each residential unit. Proposed servicing consists of communal water well and pipes and sewage disposal systems.

Figure 3.1, Land Use Concept, shows the proposed design.

3.1 Natural Amenities

The subject lands are located on the north shore of Clear Lake. This location provides numerous active and passive recreational opportunities. Residents of the proposed development will be able to take advantage of direct frontage on to Clear Lake from each of the residential units. Additionally, two communal linear open spaces will provide access to the lake for residents to enjoy.

A separate application for construction of a floating dock will be submitted to Alberta Environment, as per their Guidelines.



4.0 TRANSPORTATION

The Clear Lake land use concept proposes a shared access point from Township Road 142 which will be constructed to municipal standards. The onsite shared access road is proposed to be an 8 metre top cul-de-sac providing access to each unit and the two proposed on site boat launches.

An additional access to the site is not required as the length of the private service road (entry to the cul-de-sac) is 160 meters.

On site vehicular parking will be on the individual driveway for each dwelling unit.



5.0 SERVICING

5.1 Water

A communal well and water distribution system will service the proposed development, as shown on Figure 3.1. A well was drilled on the site and the standard testing undertaken to determine the suitability and availability of the groundwater for 8 residential units. The well drillers' report and chemical analyses of the water from the well indicated that it is possible to service all 8 units with a single well. There is some fine sand present in the subsurface, but with minor mitigation strategies involving some stainless steel screening and an artificial gravel pack, the water would meet all provincial standards and regulations. Each lot will be serviced with a 25 mm diameter service line from a 150 mm supply main from the well.

This collection system will consist of standard 100 mm service lines discharging to a 200 mm main. The gravity main will slope from east to west terminating in a 10,000 imperial gallon holding tank. Jim Watson of Stavely, Alberta will act as the Water Administrator for the development, undertaking weekly water sampling and analysis.

The Well Driller's Report and summary are included in **Appendix A** of this report and a letter of intent from Jim Watson is included in **Appendix F**.

5.2 Sewage Disposal

A communal sewage disposal pumpout system is proposed to service the development for black water disposal (toilets and kitchen sink). Grey water (showers, baths, etc.) will be disposed of in a septic disposal system. This will ensure that there will be no impact to the water quality of Clear Lake. A geotechnical study undertaken for the site determined that the soils are capable of supporting a septic system sufficient for servicing the 8 lots proposed. Ferg's Septic Service, based in Claresholm, will be the designated septic waste removal service provider for the proposed Clear Lake Development.

The geotechnical study is included in **Appendix B** of this plan and the letter of intent from Ferg's Septic Service is included in **Appendix G**.

5.3 Stormwater Management

A stormwater analysis conducted by Stantec Consulting Ltd. concluded that the post-development runoff will be of minimal impact and that no stormwater facilities are required for the site. A small portion of land in the northwest portion of the site will be filled and graded to bring the 1:100 flood line into conformity with the rest of the site and to minimize impact on that portion of the development.

The Stormwater Analysis is included in **Appendix C** of this plan.



5.4 Solid Waste Disposal

Sawley Disposal has signed a letter of intent to provide garbage pickup and disposal service to the proposed development. The details, costs and scheduling of the service will be finalized between Sawley Disposal and the developers at a future time as the project comes closer to completion.

The letter of intent is included in **Appendix E** of this plan.

5.5 Access Road

The main private access road to the parcels will be paved roadway. The road structure is proposed to be 75 mm of asphaltic concrete with a 300 mm granular base. This road structure will be confirmed at the time of detailed design of the subdivision and prior to application for legal submission,

5.6 Mail Service

Mail service will be applied for by notification to Canada Post at the time of subdivision. Canada Post determines the requirements for community mailboxes, rural delivery, or post office pick up as per their guidelines. Canada Post is responsible for supplying and installing any required infrastructure to provide the mail service.



6.0 IMPLEMENTATION OF THE PLAN

6.1 Land Use Redesignation

The present land use for the subject lands is Reservoir Vicinity District. In order to accommodate the proposed bare land condominium of eight residential units, a redesignation of the lands to Grouped Country Residential District must be granted. An application for redesignation of the lands has been applied for concurrently with this supporting area structure plan.

6.2 Subdivision and Municipal Reserve

Upon approval of this area structure plan document and companion redesignation application, the landowners will submit an application to subdivide the land. Subdivision of the proposed development shall be by way of a bare land condominium plan, with the development corporation being fully responsible to design and construct internal roads and utilities. The condominium corporation will be fully responsible to maintain and operate all internal roads and utilities. Municipal reserves outstanding comprise 10% of the parent parcel and it is proposed that cash-in-lieu be provided at the time of subdivision.

6.3 Architectural Controls and Development Standards

The Clear Lake Lakefront development will provide a low-impact, high-quality development which maximizes energy efficiency and minimizes impacts on the surrounding environment. The development will implement sustainable features such as green-roof technology, solar pre-heat domestic hot water systems, LifeBreath HRV ventilation and cooling units, and solar photovoltaic rooftop arrays. Additionally, the Clear Lake Lakefront development places great emphasis on the availability of recreational amenities and provides a community which will be compatible with the surrounding area.

Appendix D includes a list of the architectural and sustainable features to be integrated into the development.

6.4 Development Agreement

Upon approval of the area structure plan and redesignation applications for the propose Clear Lake Lakefront Development, the landowner agrees to enter into a Development Agreement with the Municipality pursuant to section 655 of the Municipal Government Act. The Development Agreement will include, but not be limited to, the following elements:

- Provision of municipal and/or environmental reserves;
- Construction of roadways and access points;
- Provision of utilities;
- Other terms and conditions as are necessary for the orderly development and use of the site.

**CLEAR LAKE
LAKEFRONT DEVELOPMENTS AREA STRUCTURE PLAN**



Appendix A – Well Driller's Report

Appendix B – Geotechnical Evaluation

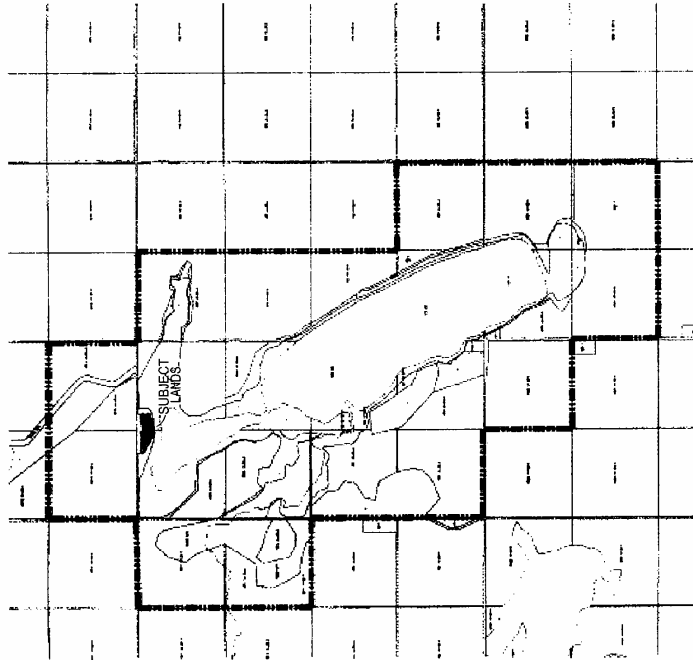
Appendix C – Stormwater Analysis

**Appendix D – Architectural and Sustainable Features – Provided by Holmes on Homes –
Make it Right Productions Inc.**

Appendix E – Garbage Disposal Letter of Intent

Appendix F – Water Administrator Letter of Intent

Appendix G – Septic Collection Letter of Intent



StanTec
CLEAR LAKE INVESTMENTS LTD.
CLEAR LAKE DESIGN & DEVELOPMENT SERVICES

Figure No. **1.0**

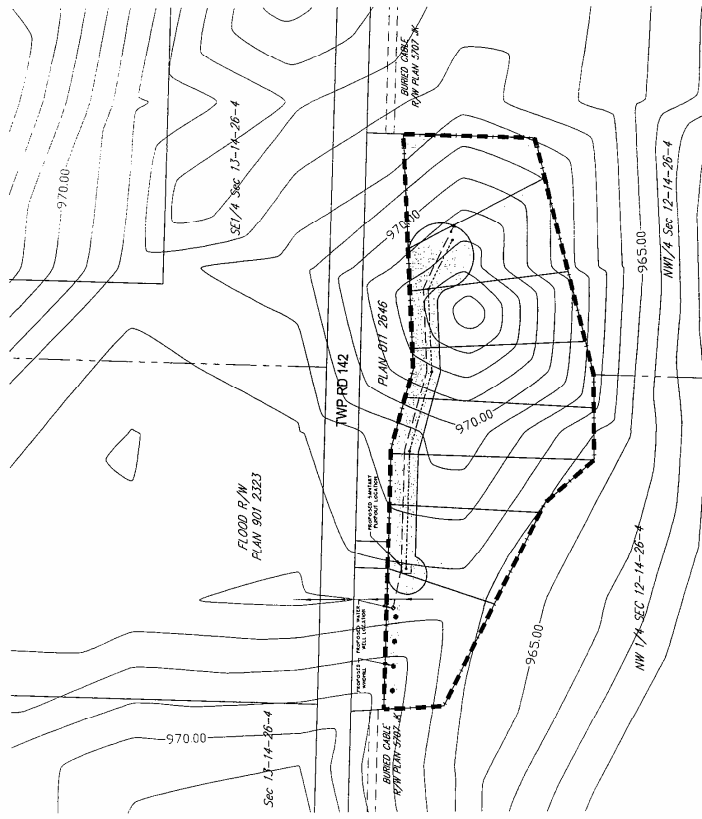
Title **Subject Lands**

May 2007
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Concept Plan Statistics

Total Area Outlined
 Net Developable Area
 GCR
 Approximate Footage
 Art. No. of Lots (Avg. 34.0m)

3.04 has (7.51 acs)
 3.04 has (7.51 acs)
 3.04 has (7.51 acs)
 271 mt (889 ft)
 8 lots

Anticipated Density

0
 3.04 has (7.51 acs)
 #2.63 lots/has (1.08 units/ha)

Areas of Public Dedication

Roads
 Total Road/Easement
 Landscape/Parade/Lake Access
 Element

0.48 has (1.14 acs) (15.2%)

Land Use Statistics

R7 to GCR
 Total Redesignation

3.04 has (7.51 acs)
 3.04 has (7.51 acs)

1 : 2000



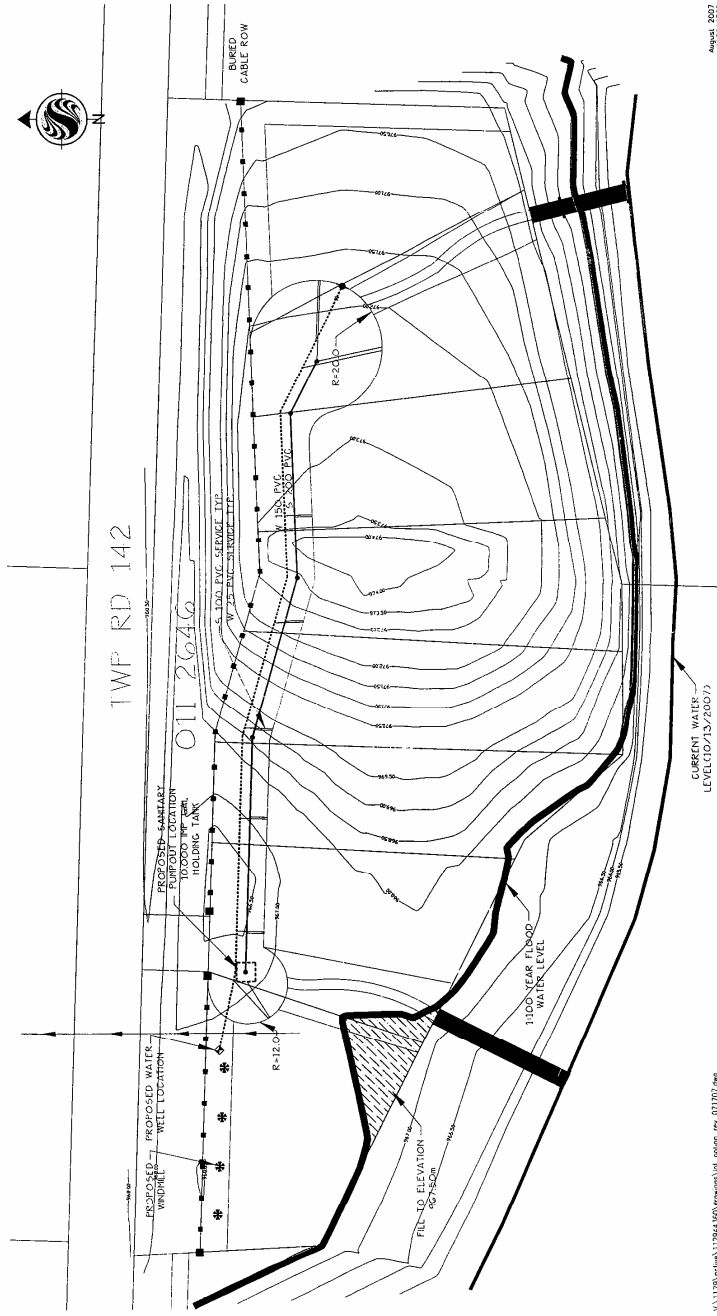
Legend
 GCR
 Total Road/Easement/Landscape/Parade/Lake Access Element

Client/Project
 BLAND INVESTMENTS LTD.
 CLEAR LAKE DESIGN & DEVELOPMENT SERVICES

Form No.
 2.0

Land Use Redesignation

May 2007



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LEGEND:
 1100 YEAR FLOOD LEVEL
 CURRENT WATER LEVEL
 FILL AREA
 FENCE
 WATER LINE
 SANITARY SEWER LINE
 PROPOSED WATER WELL
 PROPOSED WATER WELL
 PROPOSED WINDMILL
 EXISTING DRAINAGE COURSE

0 10 20 30 40 50 60m
 1:1000

Chief/Project
 BLAND INVESTMENTS LTD
 LEASING DESIGN AND
 DEVELOPMENT SERVICES
 Plan No. 2.2
 of Floodplain

