

# **SPECIAL AREA NO. 2**

## **MEADOWLAND AREA STRUCTURE PLAN**

**SW ¼ Section 14-31-14 W4M**



**M.O. # L:227/08**

**JUNE 2008**



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## **1.0 Background**

The Plan Area for the Meadowland Area Structure Plan encompasses the Southwest quarter of Section 14, Township 31, Range 14, West of the Fourth Meridian. This title area is shown in Figure 1 and Figure 2 and consists of 108 acres (43.6 hectares)+/-. The remaining land within the quarter section contains 4 separate parcels on three titles including a 24.3 acre (9.85 hectare)+/- parcel (West half of Block 3); an 18 acre (7.28 hectare)+/- (east half of Block 3) including the 5 acre (2.02 hectare)+/- Block 2 on a single title and a 2 acre (0.81 hectare)+/- parcel shown as Block 1. Figure 1 also depicts ownership of land for the area. The 108 acres ± title area of the quarter section is owned by Merilee Greenslade, while the 50 acre subdivided area is owned by Everett and Evelyn Blanchard.

The existing blocks were subdivided in the 1930's or 1940's and remain under the ownership of Everett and Evelyn Blanchard. There are two existing residences on the quarter section. Edward and Merilee Greenslade have a residence within the south portion of the 108 acre parcel with access onto the Hanna East Access Road (TR 31-2). Everett and Evelyn Blanchard have a residence on the 2 acre, Block 1 parcel adjacent to the existing Greenslade residence with access onto the Hanna East Access Road (TR 31-2).

The adjacent land uses are agricultural, with land being used for pasture or hay crops. The current 108 acre parcel within the Plan Area contains pasture and corrals for a livestock operation (Meadowland Angus) within the north east 20 acres+/- . Current land uses in the Plan Area and adjacent lands are shown in Figure 3. The Town of Hanna east Municipal boundary is located 0.5 miles to the west of the quarter section line. The most easterly Town of Hanna land area contains multiple acreage developments containing 8 parcels of 5 – 10 acres+/- . This land area contains an Area Structure Plan for acreage style type of development. The CN Reservoir is partially located within the adjacent quarter section (SE 15-31-14 W4M) and continues south and west into the Town of Hanna.

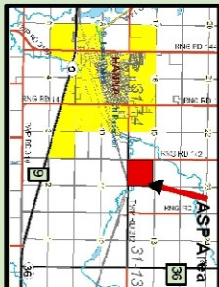
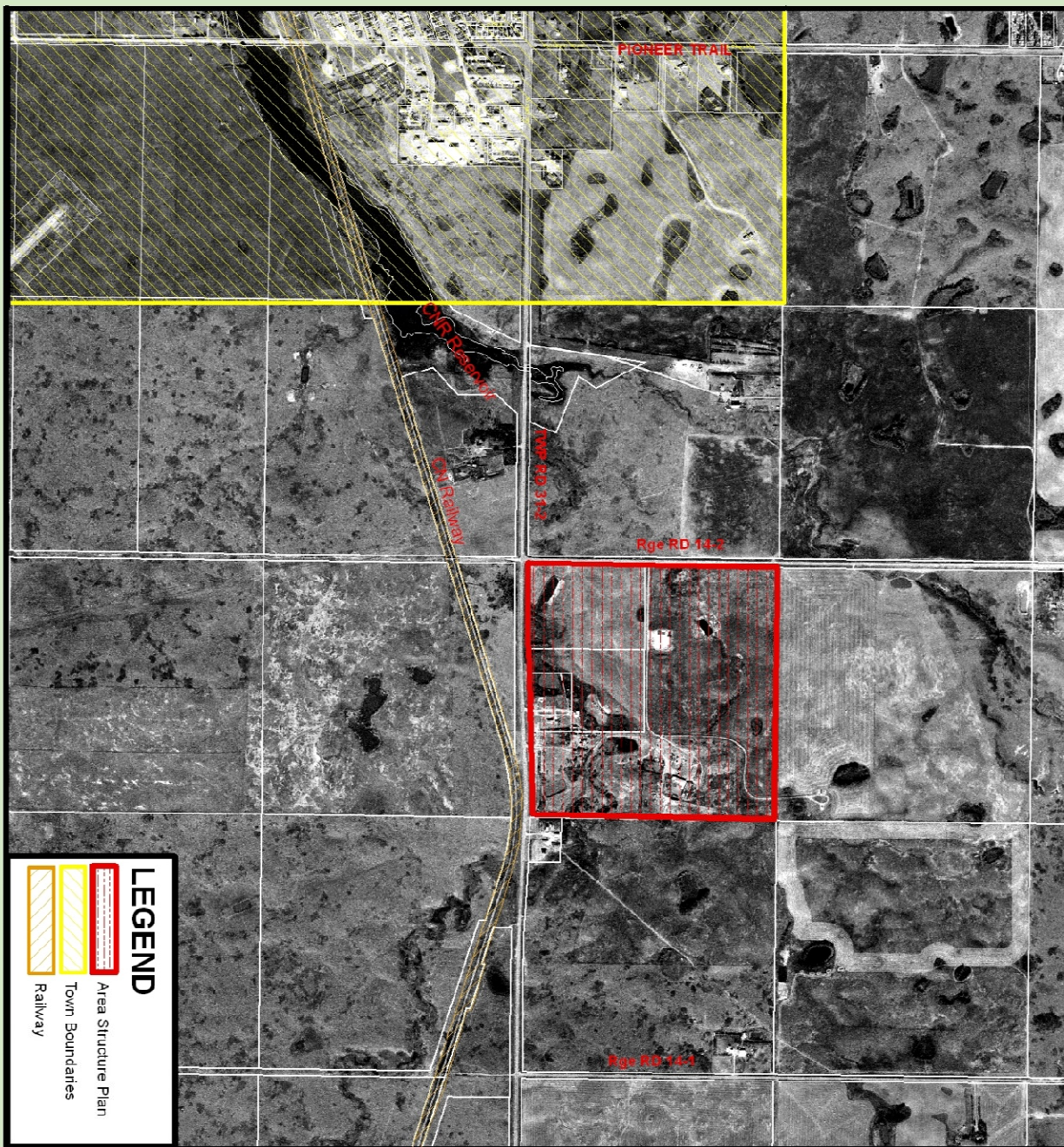
A maximum 10.00 acre (8.1 hectares), parcel has been proposed within the Plan area. As the existing quarter section contains multiple parcels, an Area Structure Plan is necessary in order to allow for the approval of this application, as well as compliance with Section 14 of the Subdivision and Development Regulation. The Meadowland ASP has been undertaken at the request of the current landowner to establish a development concept for the plan area to provide a basis for any future subdivision and development on the subject lands.

## **2.0 Purpose**

The purpose of this Area Structure Plan is to provide a framework for subsequent subdivision and development of the Plan Area. The Meadowland Area Structure Plan accomplishes this purpose by addressing the following objectives:

- to ensure that any proposed development or subdivision within the Plan Area is consistent with the policies and objectives of the Special Areas.
- to provide a framework to assist in the evaluation of future subdivisions and developments in the Plan Area by describing future land uses, transportation networks and public utility systems.
- to anticipate the population which may be realized when the Plan Area is fully developed.
- to outline and describe a sequence of development through the identification of development cells in order to display the development sequence for the quarter section.





**Meadowland  
Area  
Structure  
Plan**

Meadowland Area Structure Plan  
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### **3.0 Interpretation**

The policies contained in this Plan are written to ensure a measure of flexibility in response to changes that may occur as the Plan Area is developed and/or subdivided. The policies contained in the Meadowland Area Structure Plan utilize and make reference to a number of terms and phrases. The following interpretations shall be used:

“*shall*” is an operative word which means mandatory compliance; the action is obligatory.

“*should*” is an operative word which means compliance in principle but is subject to the discretion of the approving authority or Council in situations where compliance is impractical or undesirable. It is strongly advised, however, that the action be taken.

“*may*” is an operative word which means that a choice is available; no particular guidance or direction is intended.

“*Plan*” means the Meadowland Area Structure Plan.

“*Plan Area*” means the area of the SW ¼ 14-31-14-W4M within Special Area No. 2 as shown in Figure 2.

All other terms and phrases have the same meaning respectively assigned to them in the Special Areas Land Use Order and amendments thereto, or any succeeding Land Use Order or the Municipal Government Act.

### **4.0 Site Analysis**

#### **4.1 Site Conditions**

The elevation of the Plan Area is predominantly flat with two natural surface drainage collection areas that run east to west. A drainage channel is located in the north portion of the quarter section that runs from the Spondin area through the north west portion of the site and further west and south to the CN Reservoir and eventually to the Bullpound Creek. The north west area of the quarter section is significantly flooded during the spring thaw in most years. Another drainage area and coulee is located in the south portion of the quarter section. Both drainage areas have a hydrologic connection to the CN Reservoir in the quarter section to the west. The area shown for development will not require much grading. The southerly drainage area poses as a development constraint and naturally separates the existing residences from the remaining quarter section area. The soils within the Plan Area have a CLI classification of 4s, which indicates land with limited agricultural capabilities.

#### **4.2 Existing Development**

The majority of the Plan Area does not contain any improvements, and is used for grazing, pasture and wintering facilities for cattle. Two residences are located in the south portion of the quarter section on separate titles and a livestock operation is located within the northeast 20 acres+/- of the quarter section. The Plan area is currently designated as “A” – Agricultural land use district.



#### 4.3 Existing Roadways / Utilities (Figure 4)

##### *Roads*

The Plan area is bound on the south by Township Road 31-2 (Hanna East Access Road). This road is at a paved standard and provides a secondary access from Highway 36 into the Town of Hanna. Range Road 14-2 is located along the west boundary of the quarter section and is at a gravel standard. Road widening plans have been registered on both roads in the past for road construction purposes. An access right of way is located within the quarter section for a gas well in the quarter section to the north.

##### *Electrical*

A power line is located along the north side of TR 31-2 (Hanna East Access Road). Power lines leading into the developable area are to be above ground.

##### *Telephone*

Telephone lines are located along the south side of TR 31-2 (Hanna East Access Road).

##### *Gas*

A natural gas service line is situated within the Plan Area. East Central Gas Co-op is available to provide gas service to the development area.

##### *Water*

The existing residence on the 105 acre parcel is serviced by a private water well that is located to the west of the residence. The existing residence on Block 1 is connected to the Hanna East Water Co-op Ltd. treated water line and the existing shop contains a private water well. The Hanna East Water Co-op line is located within the Plan Area as shown on Figure 3. A utility right of way is registered on title for the Water Co-op. The proposed Country Residential site (phase 1) intends to connect to the Water Co-op line in the area.

A raw water supply line is located within the plan area and provides raw water from Helmer Dam, west of the Town of Hanna, to rural parcels with dugouts for cattle and vegetation watering.

##### *Sewer*

The existing two residences in the plan area contain sewage lagoon type of private sewage disposal systems. The existing private sewage lagoon for the east residence may require changes if a future subdivision of the residence were proposed due to the location and potential property lines to meet the Private Sewage regulations. Future country residential parcel development will contain private sewage disposal systems in accordance with Provincial regulations and the necessary Private Sewage Disposal System permits.

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## 5.0 Policies

The development concept outlined in Figure 4 was prepared for the Plan Area taking into account the development constraints, opportunities and proposed land uses by the land owners. The concept shows generalized parcel configuration and environmental constraints. The following is the rationale for the concept plan:

- Agricultural – Majority of the Plan Area is to remain extensive agriculture land use. The surrounding area is agricultural. Land Use conflicts between the agricultural uses and future country residential uses are not anticipated as the parcel density is low. The existing livestock operation is not considered to be a confined feeding operation as regulated by the Natural Resource Conservation Board as there are no registrations with the NRCB in the surrounding area.
- Residential – Country residential development as proposed would be compatible with existing land uses. Proximity to the existing corrals and cattle operations are greater than 250 metres. Proximity to the Town of Hanna and a lack of future growth objectives to the east of the Town limits make this site suitable and compatible with existing surrounding development. Any new country residential development would be developed in accordance with the Special Areas Land Use Order and the Subdivision and Development Regulation.
- Commercial – Commercial development is not proposed for the area. Existing commercial/ industrial land uses are existing within the Town of Hanna on the south side of TR 31-2 approximately 1 mile to the west.

### 5.1 General Development

- 5.1.1 All subdivision and/or development activity which occurs within the Plan Area shall conform to the Special Areas Land Use Order.
- 5.1.2 Proposed developments shall take into consideration the existing utilities and roadways. The developer shall be responsible for any costs associated with the relocation and/or extension of any existing utility or roadway.
- 5.1.3 Developers of land within the Plan Area may be required to enter into an agreement with the Special Areas Board for the provision of services.
- 5.1.4 Where the use of a private sewage disposal system is required, the system shall conform to the Alberta Plumbing Code and the Private Sewage Disposal System Standard of Practice.

### 5.2 Agricultural

- 5.2.1 The continuation of the existing livestock operations on the quarter section shall remain and shall follow safe and environmental farm stewardship practices. The development of intensive livestock operations on the agricultural lands within the Plan Area shall not be permitted.

5.3 Residential

- 5.3.1 Country Residential subdivision and/or development shall be permitted within the Plan Area as shown in Figure 4.
- 5.3.2 Parcel size for Country residential use shall be in accordance with the Special Areas Land Use Order.
- 5.3.3 Legal and Physical access to proposed parcels shall be from a public road and shall meet the standards of the Special Areas.
- 5.3.4 The existing 4 subdivided parcels shall be considered as two separate parcels. The west half of Block 3 as one parcel and the remainder of Block 3 to be considered a single property combined with Block 2 and Block 1 for future considerations as the existing residence and development is contained within this area.
- 5.3.5 A consolidation and boundary adjustment may be determined in the future for Block 1, 2 and the east half of 3 to contain all three parcels into one title with a modified property boundary to conform with the Phase 3 area as shown in Figure 5.
- 5.3.6 The drainage area should be considered as Environmental Reserve dedication for the protection of the natural drainage area if future subdivision of Block 1, 2 and 3 were requested as shown in Figure 4.
- 5.3.7 Future subdivision and development of the area shown as Phase 3 may be a future consideration as the property is currently for sale. Any further subdivision proposals may require amendments to the plan at the discretion of the Special Areas Board.
- 5.3.8 Redesignation of the existing residential and potential future subdivision areas as shown as Phase 1, 2 and 3 shall be accomplished concurrently with the adoption of this Plan and shall be the extents of the "CR" – Country Residential developable property within the plan area.

5.4 Commercial

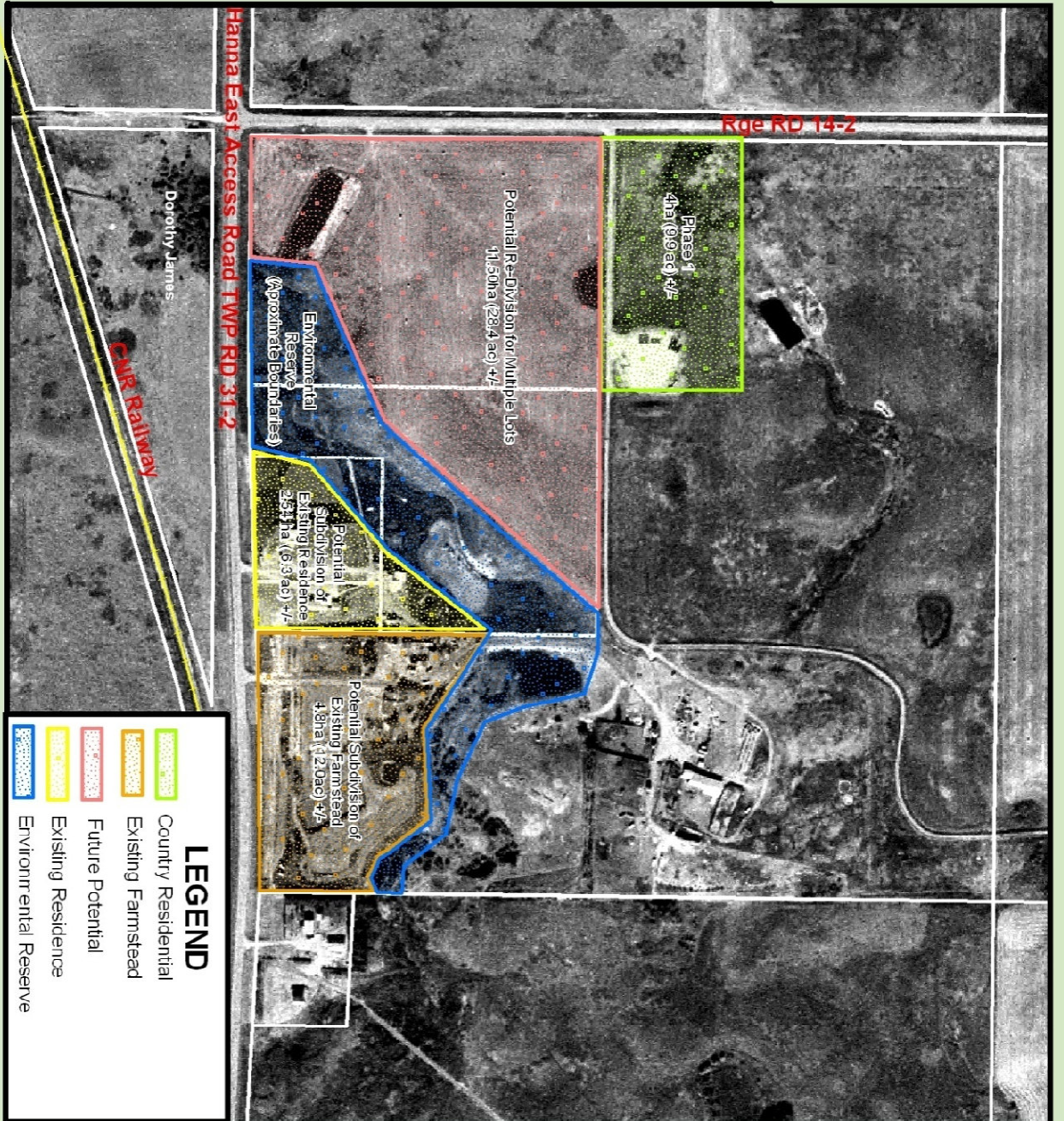
- 5.4.1 Commercial and/ or industrial subdivision and development shall not be permitted in the plan area.

5.5 Roadways & Utilities

- 5.5.1 A single access shall be provided from Range Road 14-2 for Country Residential purposes.
- 5.5.2 An access easement from the existing approach and lease road from Range Road 14-2 shall be registered on the subdivided parcel to provide a secondary access for the existing agricultural uses.
- 5.5.3 Utility service connections are the responsibility of the developer.

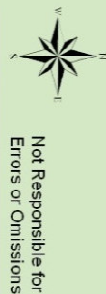
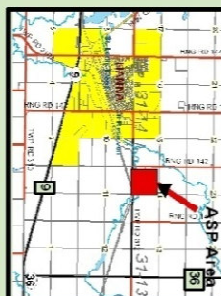
5.6 Environment

- 5.6.1 The quarter section contains natural drainage courses that are not recognized by the Province. These natural drainage areas are connected to a larger hydrological system (CN Reservoir and south to the Bullpound Creek). This drainage area should be protected wherever possible with riparian areas and natural drainage courses to be contained within Environmental Reserve (ER) designation and not contained within subdivision parcels as shown in Figure 4.



**Meadowland  
Area  
Structure  
Plan**

**Figure 4  
Development  
Concept**



## **6.0 Population**

The proposed subdivision and development activity within the Plan Area will be country residential and population growth is anticipated to be located within the “CR” – Country Residential designated areas adopted concurrently with this plan.

## **7.0 Staging**

Figure 4 illustrates the sequence of development of land within the Plan Area. Stage 1 consists of the proposed subdivision and development and Stage 2 consists of the potential future subdivision of the existing residence on the quarter section. Stage 3 may include the subdivision of the existing 23 acres in Block 3. No further development is anticipated on the quarter section at this time

## **8.0 Implementation**

The adoption of the Meadowland Area Structure Plan in accordance with Section 633 of the Municipal Government Act will result in this plan becoming a statutory document of the Special Areas and will guide future subdivision and development within the plan area.

The land area is currently classified Agricultural and prior to any further subdivision or development of this site, the proposed subdivision area is required to be reclassified from “A” – Agricultural District to “CR” – Country Residential District. The remainder of the quarter section will remain as “A” – Agricultural District until further subdivision activity is proposed.

It is recommended that when this plan is adopted, the land use district for the proposed phase 1 subdivision area within the Special Areas Land Use Order be reclassified to Country Residential District at the same time.

This Meadowland Area Structure Plan is intended to establish a long-term development pattern for the study area. There is a possibility that future conditions may require additional amendments to this plan. Prior to adopting any additional amendment to this plan, the proposed amendment should be referred to Palliser Regional Municipal Services for comment and such comments are to be presented at the Public Hearing.



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