

MUNICIPAL DISTRICT OF NORTHERN LIGHTS

QUARRY RIDGE ESTATES

AREA STRUCTURE PLAN

August 7, 2007

TABLE OF CONTENTS

1.0	Introduction.....	2
1.1	Purpose of Plan	2
1.2	Plan Area	2
1.3	Existing Conditions	2
1.4	Policy Framework	3
2.0	Development Concept.....	4
2.1	Goals of the Plan	4
2.2	Country Residential.....	5
2.3	Open Space.....	5
3.0	Transportation and Servicing.....	6
3.1	Road Network	6
3.2	Servicing	6
3.3	Lot Grading	7
4.0	Implementation	8
4.1	Phasing.....	8
4.2	Amendments to the Plan.....	8

LIST OF MAPS

MAP 1	Location	Following Page 2
MAP 2	Existing Conditions	Following Page 2
MAP 3	Topography.....	Following Page 2
MAP 4	Land Use Regulation	Following Page 3
MAP 5	Transportation.....	Following Page 5
MAP 6	Phasing.....	Following Page 7

1.0 INTRODUCTION

1.1 Purpose of Plan

The Quarry Ridges Estates Area Structure Plan is the proposed framework for future development of the remaining 68 acres of the 80 acre parcel, **SW1/4 Sec.26-84-22-W5M**, adjacent to Alberta Transportation's gravel pit, commonly known as "Richard's Pit" and Dandoe Road - one mile west of the Weberville Road.

The objective of this Plan is to provide an organized outline for the future development of the stated parcel of land for country residential use that is consistent with the objectives and policies of the Municipal District of Northern Lights. As the proposed subdivision is located in close proximity to the Aspen Grove Estates, the density issue is addressed.

This Area Structure Plan has been prepared in accordance with the Municipal Government Act, the Municipal District of Northern Lights Land Use Bylaws and the Municipal District of Northern Lights Municipal Development Plan.

1.2 Plan Area

The Area Plan is located northwest of the Town of Peace River, 6.4 km north on Weberville Road and 0.8 km west on Dandoe Road as illustrated on Map 1. The Plan consists of 68 acres presently divided into one 8 acre-parcel, two 10-acre parcels and a 40-acre parcel. The 40-acre parcel has been designated as CR-1 Land Use, in September of 2006, which makes the entire 80 acre parcel CR-1 land use designation.

1.3 Existing Conditions

The general lay of the land has a gentle slope descending towards the east with an average slope of 3% and very shallow water courses for site drainage, as illustrated on Map 2. The natural features are aspen poplar tree growth covering 95% of the lands, with 25% of the eastern portion generously dispersed with spruce trees. See Map 3 - aerial photo.

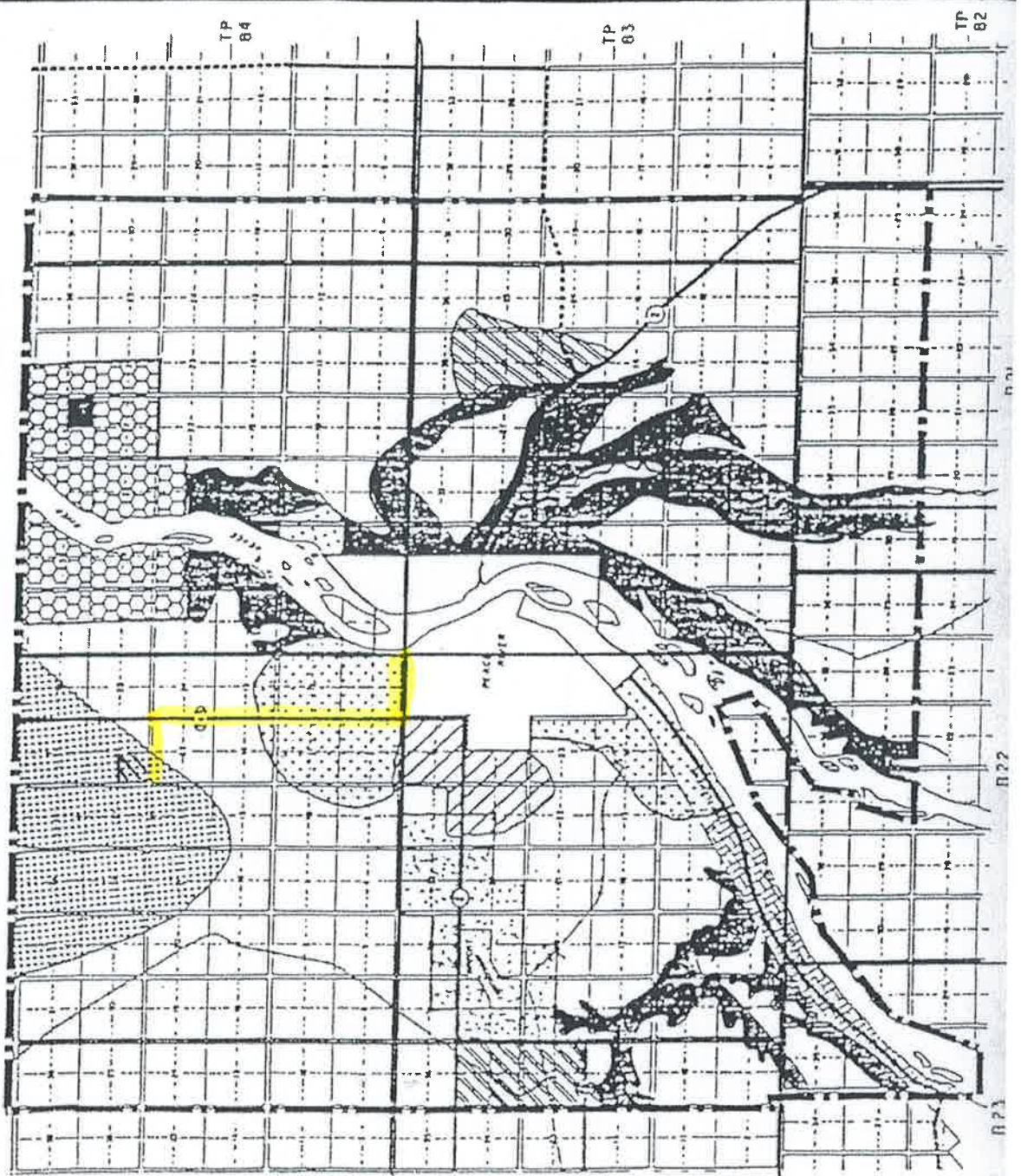
PEACE RIVER JOINT GENERAL MUNICIPAL PLAN

QID's + MD

FUTURE LAND USE

- URBAN INDUSTRIAL EXPANSION
- URBAN RESIDENTIAL EXPANSION
- AIRPORT VICINITY PROTECTION AREA
- RURAL INDUSTRIAL
- SILICA SANDS
- SHAFTESBURY MULTI-PURPOSE
- AGRICULTURE
- MULTI-PARCEL COUNTRY RESIDENTIAL
- ENVIRONMENTAL PROTECTION AREA

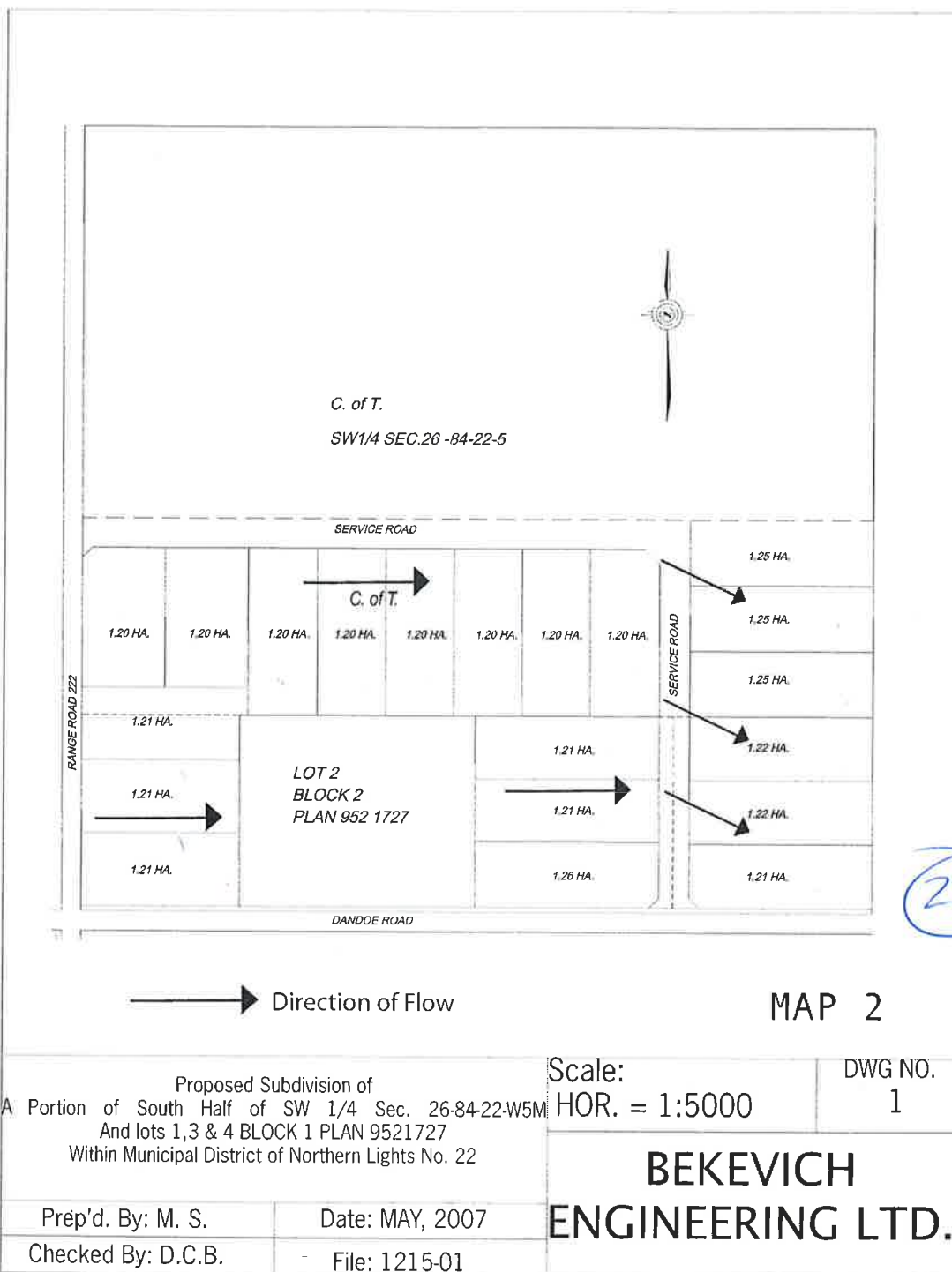
MAP 1

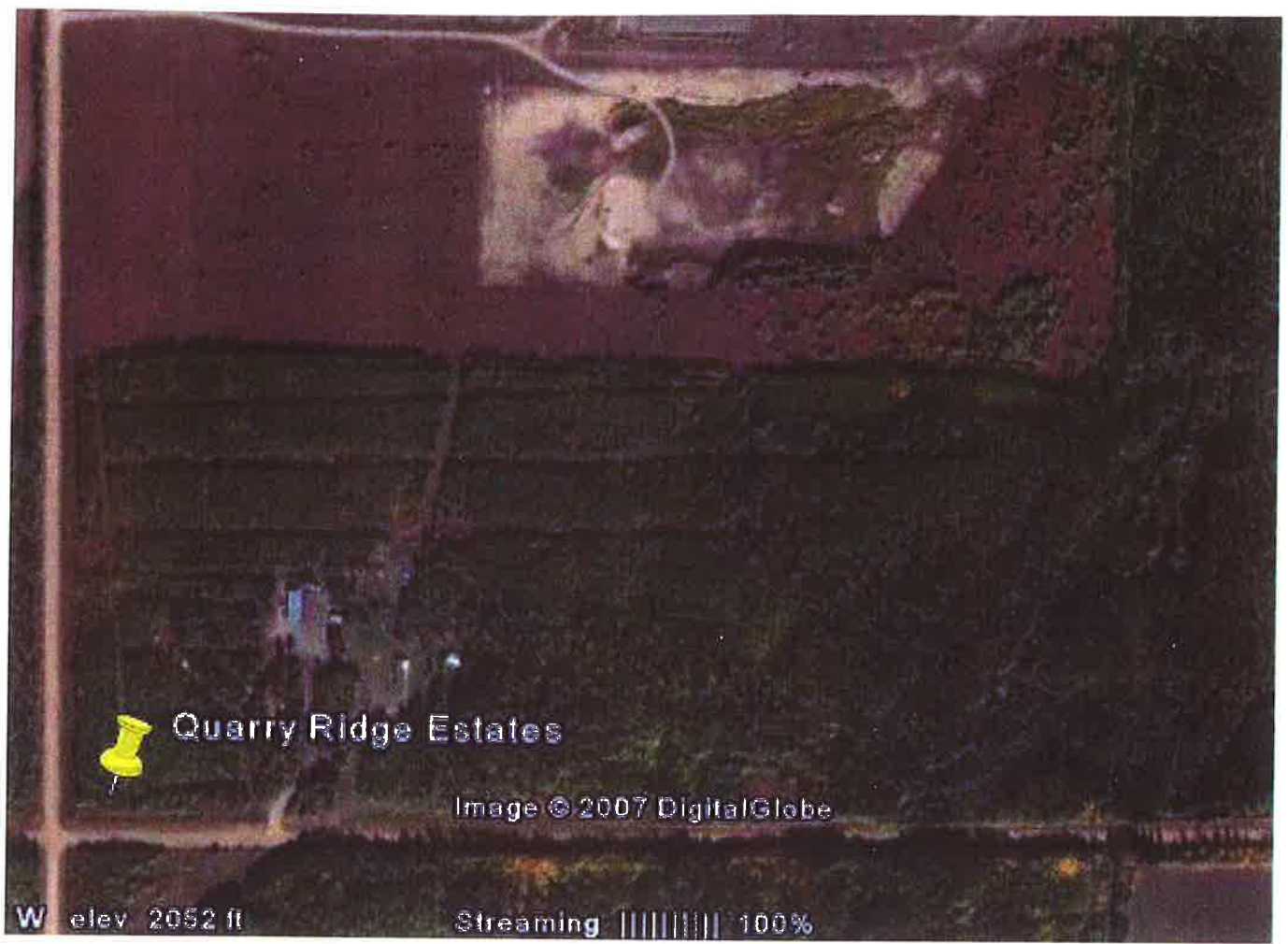


REVISED: FEB. 4, 1988

Date: June 1983

PREPARED BY: MACKENZIE





TOPOGRAPHY - MAP 3

These parcels are adjacent to an 80 acre parcel (N ½ of SW 26.84.22.W5M, MD of Northern Lights), owned by Alberta Transportation and utilized as a gravel pit and commonly known as "Richard's Gravel Pit". This proposed subdivision is bordered by the gravel pit on the north side and Dandoe Road on the south. A twelve acre parcel was subdivided in 1994 for home occupancy use and is presently occupied. The proposed Plan has 3-acre lots surrounding the periphery of the 12-acre home-occupied parcel.

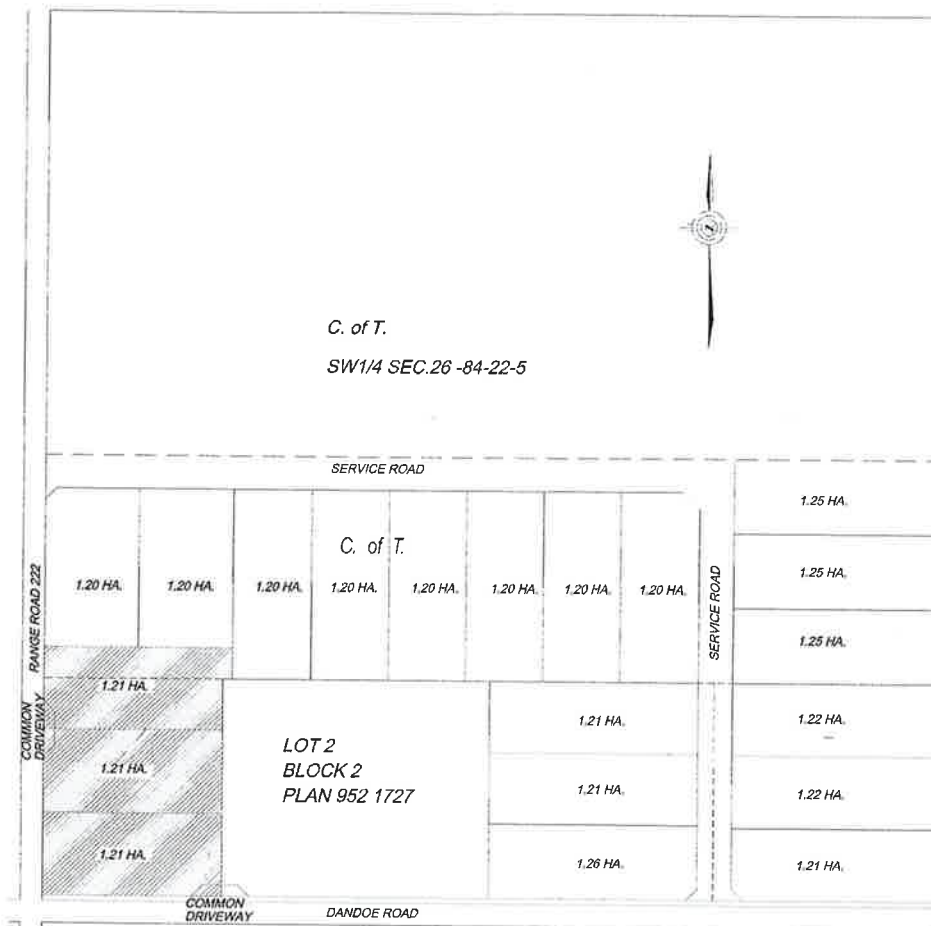
1.4 Policy Framework

1.4.1 Municipal District of Northern Lights Municipal Development Plan

The Municipal District's Municipal Development Plan provides the general policy framework for subdivision development. A primary policy of the Plan is to preserve better agricultural land by discouraging subdivision of such lands. This Plan respects these policies. Adjacent to Alberta Transportation's Gravel (Richard's) Pit, the surface of said lands has visible rock and gravel, making agricultural use unviable.

Given the natural tree cover, the proximity to the Town of Peace River, the Daishowa Mill and very good roadways, this Plan is an ideal location for country residential development. The land use and density proposed by this Plan is consistent with neighboring developments such as Aspen Grove Estates and North Ridge Estates. Increasing the number of country residences in this area will accrue long term benefits, such as road improvements, sense of community and recreational facilities.

With Alberta Transportation nearing its depletion of and the requirement for "Richard's Pit", there are positive benefits to developing this property into recreational land/urban reserve to be shared and enjoyed by all residents in the surrounding acreage developments. This adjacent opportunity/potential development to the north of this proposed Plan further supports maximizing residential density.



MAP 4

LOT SIZE Proposed Subdivision of A Portion of South Half of SW 1/4 Sec. 26-84-22-W5M And lots 1,3 & 4 BLOCK 1 PLAN 9521727 Within Municipal District of Northern Lights No. 22		Scale: HOR. = 1:5000	DWG NO. 2
Prep'd. By: M. S.	Date: MAY, 2007	BEKEVICH ENGINEERING LTD.	
Checked By: D.C.B.	File: 1215-01		

1.4.2 Municipal District of Northern Lights Land Use Bylaw

As indicated in Map 4, the Plan's proposed lot sizes conform to the Municipal bylaw allowing for lot sizes of 3 acres or more.

The Municipal requirement for 50 foot side yards, leaving a developable area on which to erect permanent residences and structures, are met by this proposed Plan. There is also provision within each lot sizing to provide adequate set-backs for a septic field or septic mound, residential building, and water well, satisfying the requirements of the Alberta government plumbing regulations.

2.0 Development Concept

2.1 Goals of the Plan

The goal of this Plan is to develop this subdivision so that all lots are rectangular in shape. This will ensure sufficient space for side-yards, water and sewage facility installations consistent with the regulations of the Municipal District and the plumbing codes set out by the Government of Alberta. This lot configuration allows for the access service roadway to connect with each main artery - Dandoe Road to the south and Range Road 222 to the west.

As illustrated by the successful residential developments of the adjacent Aspen Grove Estates and nearby mobile home subdivisions, the public's preference is for close proximity to paved highway and the Town of Peace River town limits (a 5-minute drive). The potential benefit of the residential density for these subdivision developments is that it creates a sense of community and opens opportunity for further roadway, recreational and related upgrades.

The topography, soils and water supply make this an ideal location for an equivalent density to that of the Aspen Grove Estates, as per Municipal regulations and this subdivision application of 20 lots.



Mackenzie
Regional
Planning
Commission

August 26, 1994
Our File: 94/95MK014

Box 450, Berwyn, Alberta T0H 0E0

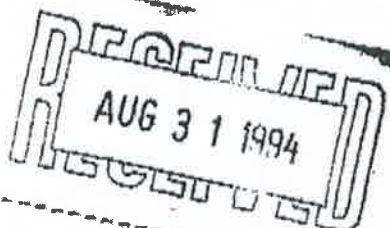
Phone: (403) 338-3862
Fax: (403) 338-3811

Battle River Regional Planning Commission
5014 - 48 Avenue
WETASKIWIN, Alberta
T9A 0M9

Attention: Bob Riddett

Dear Bob:

RE: Proposed Roadway Easement



This is to follow up on our memorandum of last week requesting information regarding a proposed service road serving a multi-lot subdivision which the municipality is requesting be taken by easement agreement.

We did receive your comments over the phone and have certainly found them to be helpful. However it is our intention to research the subject more intensely and would like to request written comments in order that a background report can be prepared. Any comments you can offer whether from past experience with this type of easement arrangement or an opinion from a land use planning perspective would be extremely useful.

I have attached a copy of the proposed tentative plan for your reference. The main factors are as follows:

- The municipality has designated Dandoe Road as a collector road and would like to limit the number of approaches onto it.
- The municipality has requested the service road to the north, however, they do not want the responsibility of maintenance, thus the request for the easement agreement.
- The Subdivision Committee sees merit in the service road to the north due to the potential for subdivision of the 40 acre parcel and also potential resubdivision of the 4 lots.

Again, any comments you can offer would be greatly appreciated. Thank you for your assistance.

Yours very truly,

Stan Burkholder,
Chairman, Subdivision Committee
MACKENZIE REGIONAL PLANNING COMMISSION

2.2 Country Residential

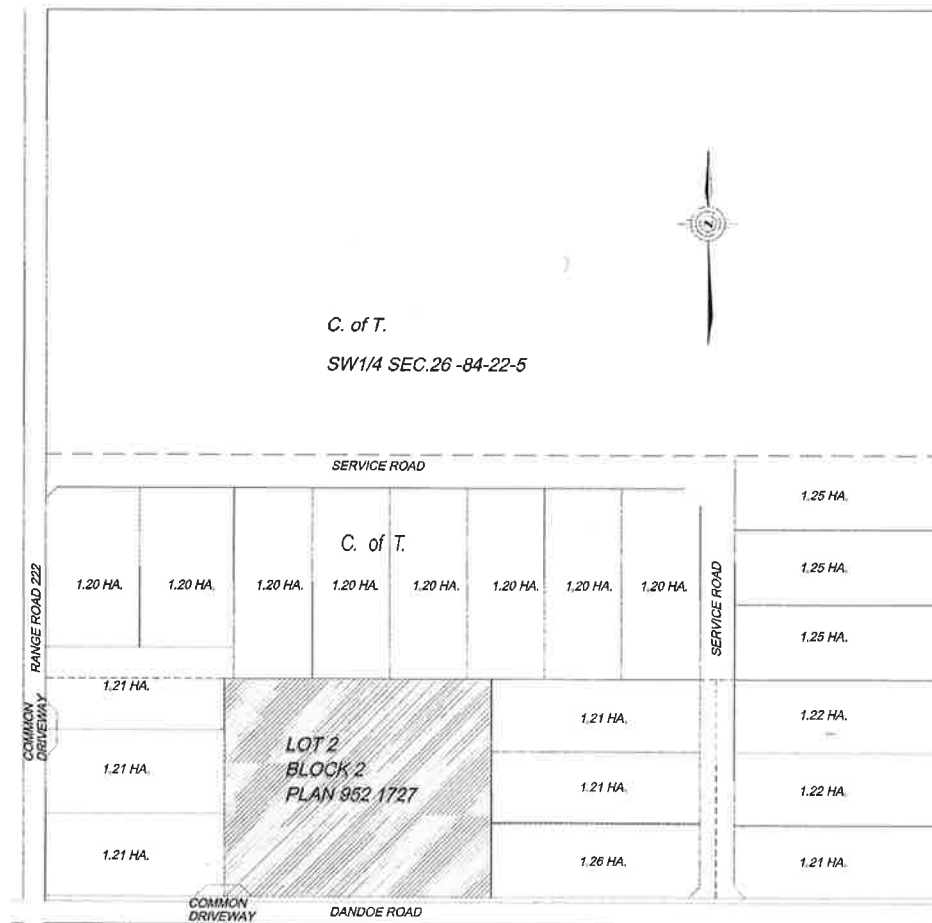
There is an existing 12-acre parcel with home occupancy within this Plan. Map 5 outlines the Plan having the proposed 3-acre lots bordering this 12-acre residence. The roadway has been designed such that it borders the gravel pit to the north and will not create the traffic disturbance the existing resident (lot 2) expressed concern about during the re-zoning process. With lot sizes of 3 acres or more, the Plan yields a total of 20 lots.

Previous correspondence dated August 26, 1994 (see Appendix A) outlines an advisory framework for potential re-subdivision of existing lots into smaller lots with a corresponding request for relocation of the collector road in congruence with our proposal. As such, our Plan is within the requirements of the expected long-range growth patterns and guidelines of the MD of Northern Lights.

2.3 Open Space

The north side of the proposed subdivision borders "Richard's Pit". Presently, "Richard's Pit" provides adequate open space for this Plan. Once Alberta Transportation no longer has need for this gravel pit and restores it to its natural state, this area has the potential to provide recreation activities such as walking trails, picnic areas and other related activity.

The Municipal Government Act provides that maximum of 10% of the Plan area may be dedicated as municipal reserve. As a result of future open space opportunities provided through the eventual reclamation of the gravel pit located on adjacent lands to the north, open space is not required to be provided within the Quarry Ridge Estates development. Therefore, it is proposed that municipal reserve be provided to the municipality as cash-in-lieu at the time of subdivision.



MAP 5

SERVICE ROAD & COMMON DRIVEWAYS Proposed Subdivision of A Portion of South Half of SW 1/4 Sec. 26-84-22-W5M And lots 1,3 & 4 BLOCK 1 PLAN 9521727 Within Municipal District of Northern Lights No. 22		Scale: HOR. = 1:5000	DWG NO. 3
Prep'd. By: M. S.	Date: MAY, 2007	BEKEVICH ENGINEERING LTD.	
Checked By: D.C.B.	File: 1215-01		

3.0 Transportation and Servicing

3.1 Road Network

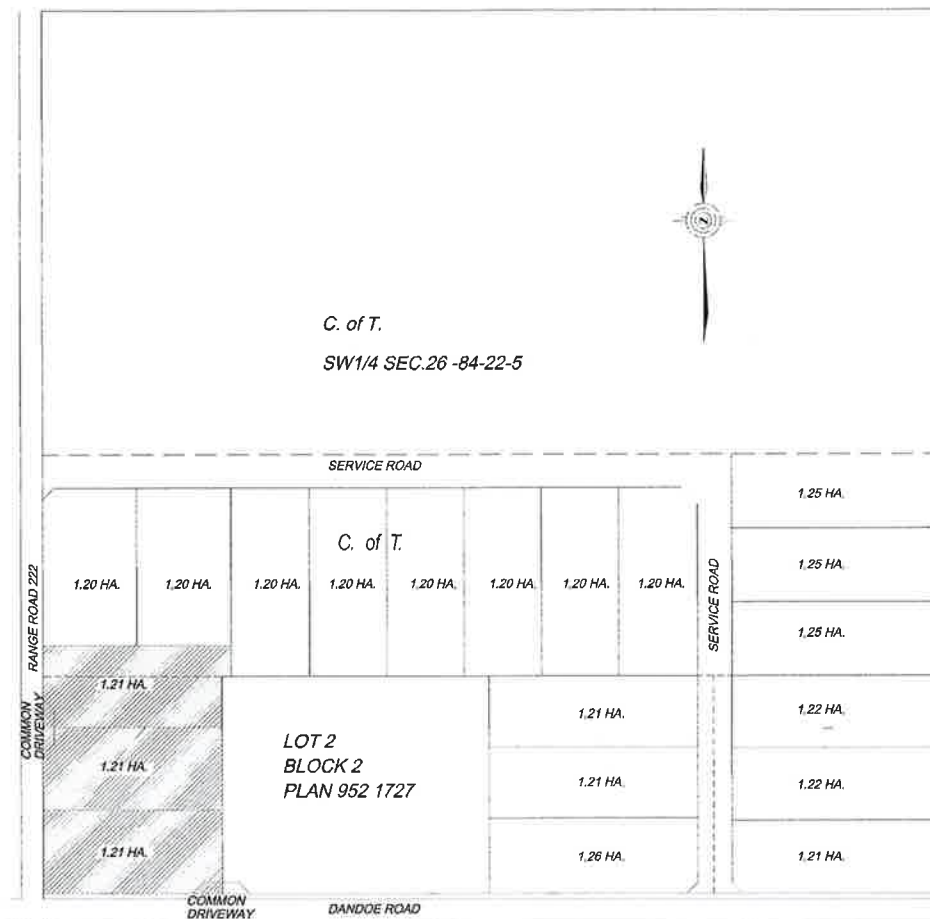
- 3.1.1 Primary access to the Plan area is currently provided by Dandoe Road advancing west from Weberville Road. Range Road 222 runs north and south immediately adjacent to this subdivision on the west side, intersecting Dandoe Road. Dandoe Road, recently upgraded, provides efficient access to this development and serves as the main artery to this Plan area.
- 3.1.2 The internal roadway serving the subdivision accesses the subdivision at Range Road 222, runs east, and turns towards and exits at Dandoe Road. Map 5 illustrates the access driveways off, both Dandoe Road and Range Road 222, providing straight-through traffic service to all interior lots of this Plan.
- 3.1.3 To best serve the existing landowner's concerns over road noise, by re-locating the access roadway adjacent to "Richard's Pit" boundary to the north, it becomes necessary to subscribe to an additional driveway common to lots 3 and 4 (See Map 5). These lots would require the same consideration from the MD in the same manner as the common driveway (in 1994) was approved to serve the existing residence (Rosenburger – lot 2) and lot 1. This new common driveway will require MD approval and, in effect, sanctions the use of two driveways within the half-mile stretch along Range Road 222 (the service access road driveway and this new common driveway). The Developer will install the driveway as a condition of MD approval.
- 3.1.4 All internal roads are to be constructed to Municipal District specifications for subdivision access roads at the expense of the developer. A thirty meter right-of-way has been set aside for this purpose.
- 3.1.5 The MD of Northern Lights would assume responsibility for maintenance of the local access road through the interior of this Plan once it is turned over by the Developer.

3.2 Servicing

- 3.2.1 There are no municipal services within the Plan area or the immediate vicinity. In order to service the Plan area, private cisterns or wells and sewage disposal systems will be installed by individual landowners according to Provincial regulations at the time of building construction. The MD of Northern Lights has recently signed an agreement with the Town of Peace River and is working towards upgrading the Town's water treatment facilities and beginning a new large diameter water main aligning towards the Weberville area with plans for further distribution to areas within the MD. Treated water service to the Plan area and adjacent subdivisions could be a reality in the foreseeable future.
- 3.2.2 Prior to subdivision of the entire Plan taking place, soil tests will be provided to indicate ground water proximity to the surface, subsoil stability for foundation support and percolation rating to ascertain the utility of either septic fields or evaporation mounds for sewage disposal.
- 3.2.3 A Water well was installed for the purpose of establishing water quality and supply. It was established at an initial flow rate of 13.5 gallons per minute from the 80 foot zone. All required water well flow testing will be carried out to demonstrate sustainable yields to support full build out subsequent to Phase 1.
- 3.2.4 Storm water, by and large will be handled by roadside ditches and overland swales. There will be sufficient side-yards on each lot with which to construct inland swales to divert water from residences thus providing stormwater management on an individual basis.
- 3.2.5 All shallow or overhead utilities (natural gas, power and telephone) for each prospective lot are to be extended by the future individual landowner.

3.3 Lot Grading

- 3.3.1 A lot grading plan will be prepared by the Developer in accordance with Municipal District standards, with the intent that future resident building projects conform to the grading plan (Map 2).



 Phase 1

MAP 6

PHASE 1
Proposed Subdivision of
A Portion of South Half of SW 1/4 Sec. 26-84-22-W5M
And lots 1,3 & 4 BLOCK 1 PLAN 9521727
Within Municipal District of Northern Lights No. 22

Scale:
HOR. = 1:5000

DWG NO.
4

Prep'd. By: M. S.

Date: MAY, 2007

Checked By: D.C.B.

File: 1215-01

**BEKEVICH
ENGINEERING LTD.**

- 3.3.2 The grading plan is intended to ensure that surface drainage from all lots is directed towards the natural drainage course on the east side of the entire development parcel.

The Plan access road ditches running from the north (Richard's Pit property line) towards Dandoe Road will intercept waters from the higher extremities and divert them away from the potentially vulnerable lower lots.

4.0 Implementation

4.1 Phasing

The proposed phasing of development in the Plan area is provided in Map 6. The intent of this Plan is to obtain approval for the proposed subdivision and develop the lots in a sequential fashion beginning at southwest corner at Dandoe Road and Range Road 222 and continue northward then eastward along the service access road. The purpose of utilizing this sequence is to take advantage of the close proximity of the power and gas utilities.

The Plan proposes to develop a segment of three lots for Phase 1. Future timing and phase sizes will be determined by market conditions.

4.2 Amendments to the Plan

Minor variations in lot sizes for maximum benefit to potential residents, within the Municipal District's Land Use Bylaw standards, may be permitted in the Plan without amendment to this Area Structure Plan.

APPENDIX A

MRPC Letter.....Following Page 4