

MORNINGSIDE AREA

OUTLINE PLAN

BACKGROUND PAPER
TOWNSHIP 42
SECTIONS 1 & 12, RANGE 25
SECTIONS 6 & 7, RANGE 26
WEST OF THE FOURTH MERIDIAN

PREPARED FOR THE COUNTY OF PONOKA #3
BY THE BATTLE RIVER REGIONAL PLANNING COMMISSION
1985

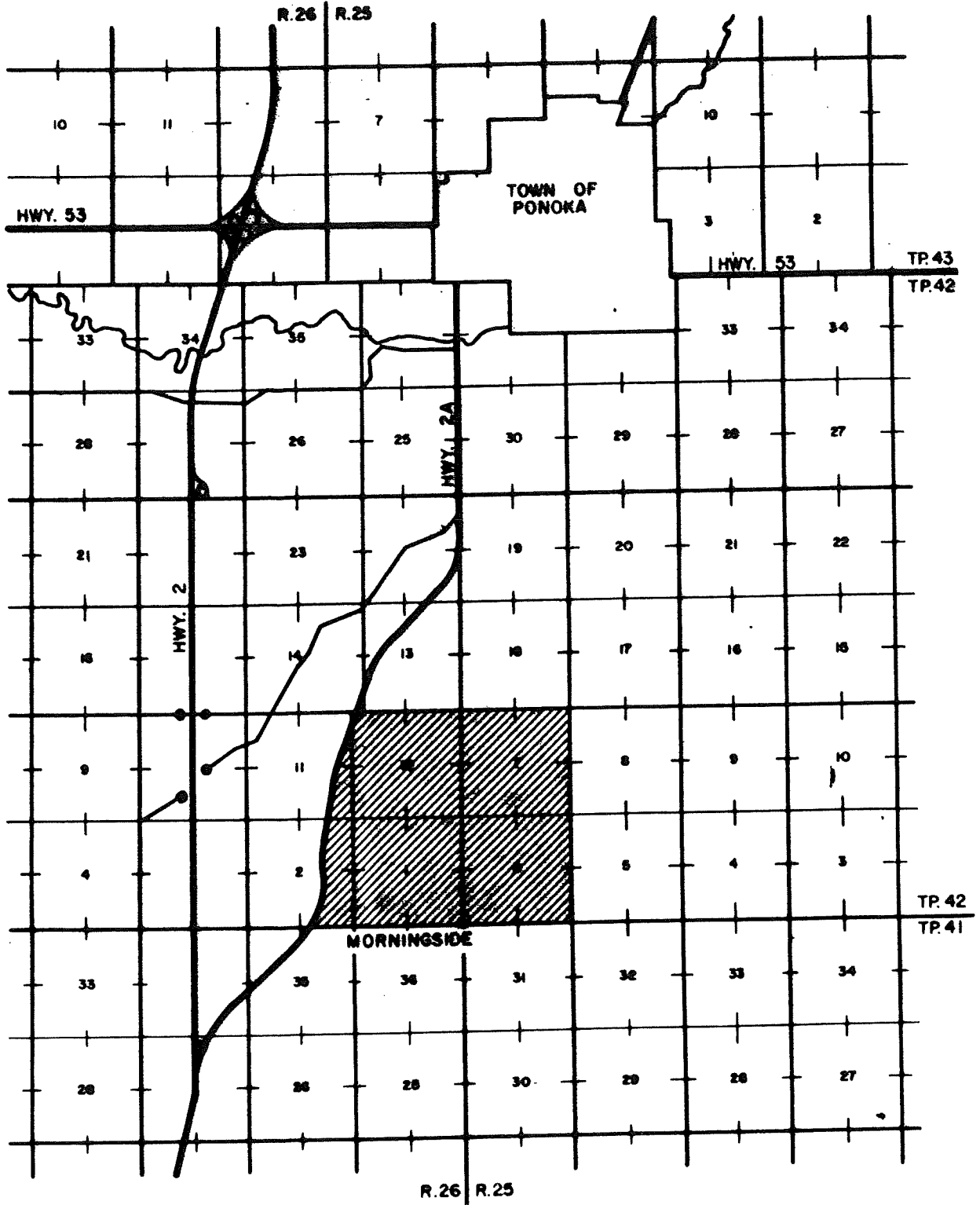
INTRODUCTION

In July 1984, an owner of a quarter section of land in the study area made a submission to develop the quarter section into several country residential lots. This concept was favourably received by County Council as the eventual conversion would utilize non-agricultural land and greatly enhance the municipal tax base. The idea is by no means anything new, as this area has been identified for this use in the County of Ponoka General Municipal Plan.

Most of the land within the area is appealing to future country residential development because of its natural scenic beauty and rural atmosphere. The area also possesses prime locational factors, with a primary highway adjacent to the west and the Town of Ponoka only a few kilometres to the north. The area represents only a very small segment of the County of Ponoka. If the area is developed in a manner sensitive to the existing land uses, the inherent problem of use compatibility could be overcome. Orderly development providing adequate separation distances through reserve locations and lot sizing, would provide rural country living as an attractive housing alternative.

County Council felt the eventual conversion was inevitable so the area should be preplanned to allow for orderly development. Council therefore asked the Battle River Regional Planning Commission to study the area and prepare an Area Structure Plan. Pursuant to the Planning Act and direction of Council, this plan will define general land uses, development densities and identify the transportation routes.

LOCATION PLAN



COUNTY OF LACOMBE | COUNTY OF PONOKA

SITE CHARACTERISTICS

SITE LOCATION

The area which is subject to this Area Structure Plan is located approximately 5 km south of the Town of Ponoka. The Plan includes all land east of Highway #2A, north of the County of Lacombe boundary, namely Sections 1 and 12, Range 26 and Sections 6 and 7, Range 25 all in Township 42, West of the Fourth Meridian.

TOPOGRAPHY

The site area rises in a south easterly direction an overall elevation of some seventy (70) metres - from an elevation of 830 metres (2725 feet) in the northwest to 900 metres (2900 feet) in the southeast. The site area is basically depressional to gently undulating, containing numerous sloughs and higher watertable areas. Overall, the entire drainage falls within the Battle River Watershed.

SOIL

The texture varies from fine to coarse sand and depths of deposits from 1 to 1.5 metres (3 to 5 feet) over the underlying till. These soils are wind and water sorted silicious sandy materials and associated with past water courses. The loamy sand known as "Peace Hills Loamy Sand" has a low water holding capacity, therefore best used by seeding permanently to grass for pasture lands.

Pedology reports on the soil capability for agriculture found that the Canada Land Inventory sheets were too general. Council will therefore, in each case, require an onsite analysis to determine compliance to the Bylaw and the County's General Plan.

GROUNDWATER

Hydrological information for the area available to us from the Alberta Research Council indicate groundwater flows in the order of 110 - 450 litres (25-100 gallons) per minute. In the vicinity, recent pump tests have proven this supply, however, Alberta Environment has no record of on-site tests. As development density up to a maximum of 24 lots per quarter section is based on the proof of an adequate water supply, County of Ponoka Council will be guided by the advice of Alberta Environment.

WILDLIFE

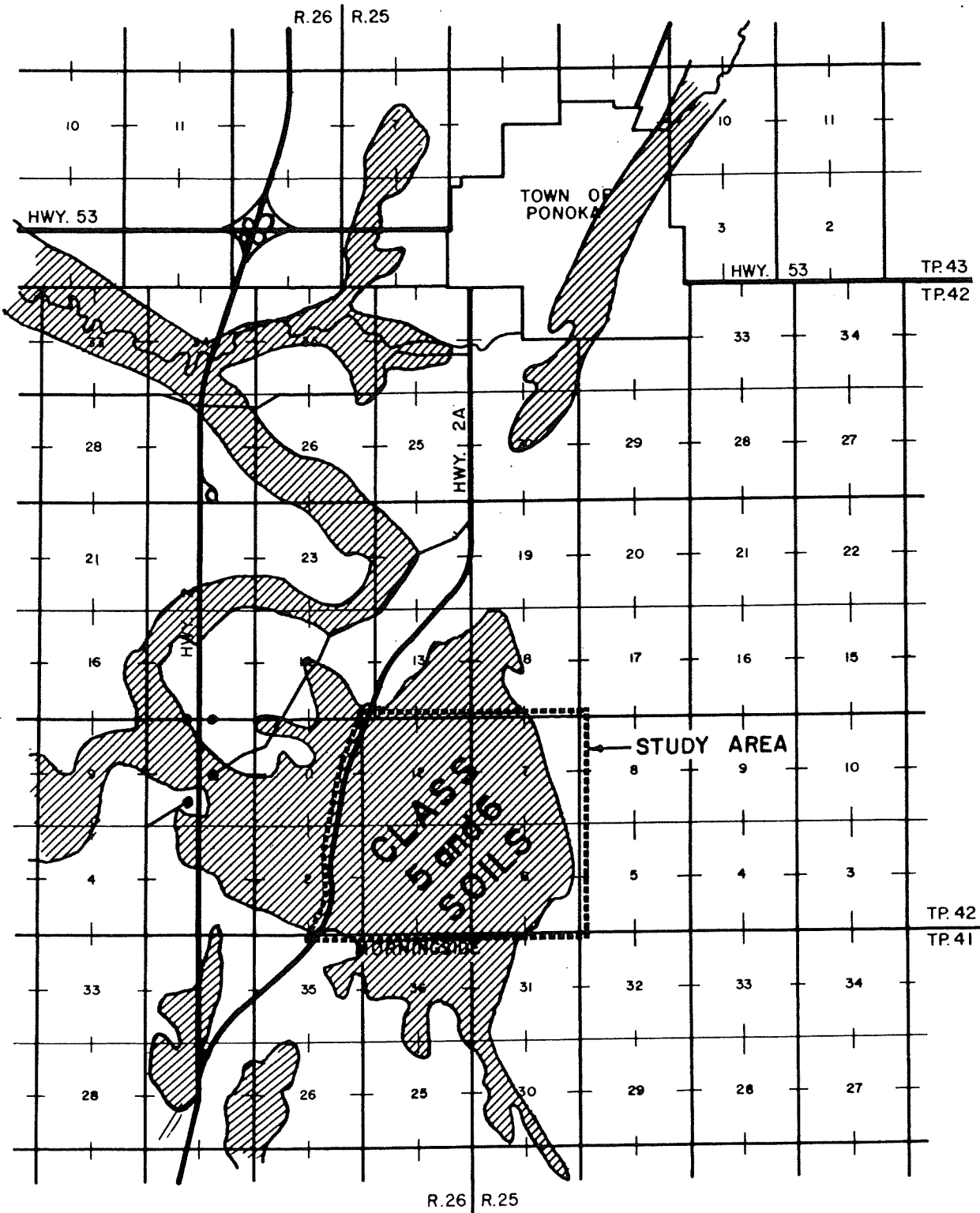
Sections 1 and 6 of the study area, near Morningside, are Class 1 as rated by C.L.I. Wildlife and Ungulate Sheets. This class has no significant limitations to the production of wildlife and ungulates. The area provides sufficient quality and quantity of food, protective cover and space to meet the needs for survival. During on-site inspections, various fur-bearing animals (coyotes, muskrat, etc.) and both white-tail and mule deer were noted. This area, with wildlife management, is best left in its natural state.

RECREATION

The physical resource in the study area have all the prime amenities for outdoor recreational activities. Development for residential use must take into account and preserve natural features, suitable walking trails and tree cover. Active recreation activities such as hiking, cross country skiing and nature appreciation are all possible.

SOIL CAPABILITY FOR AGRICULTURE

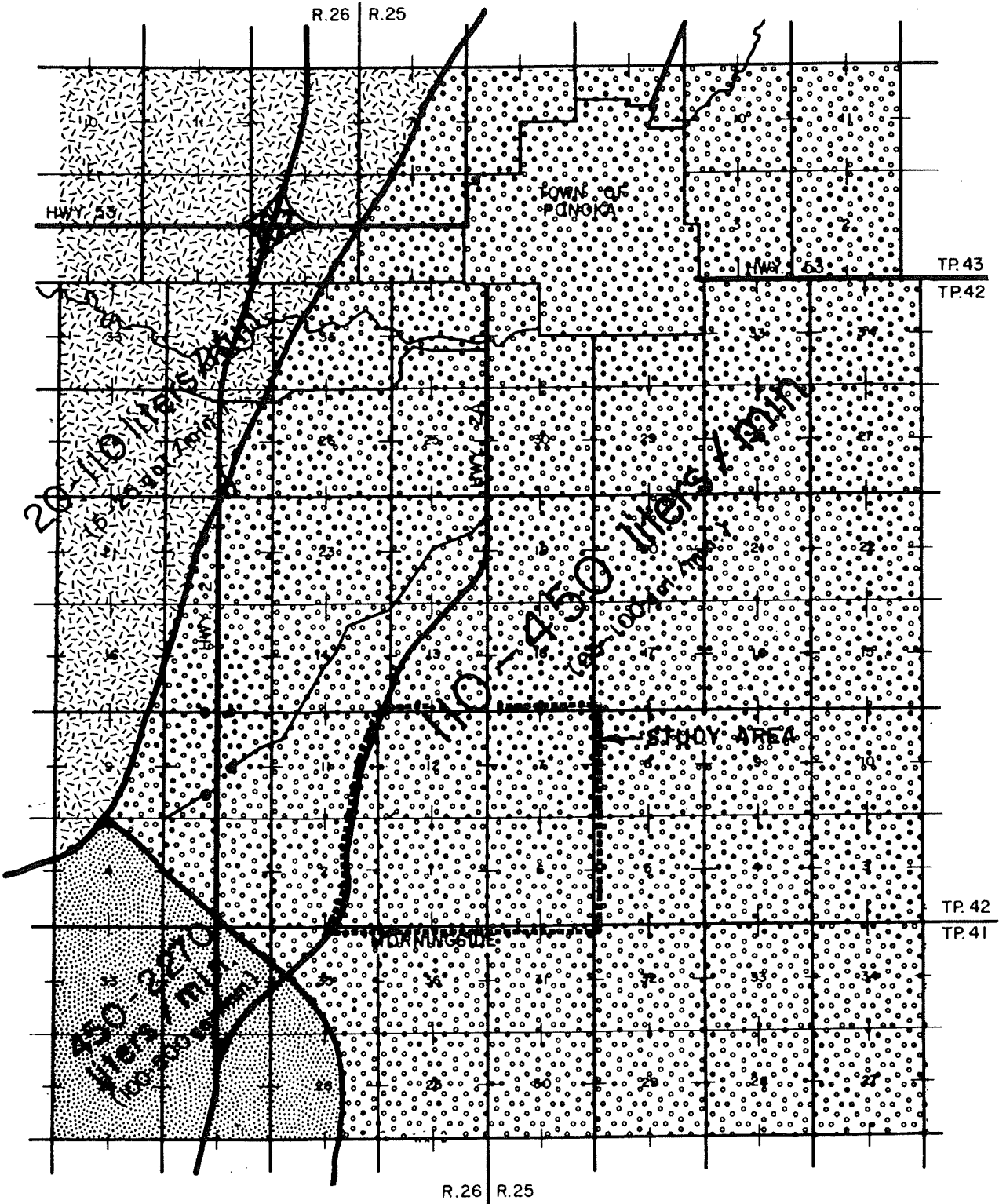
CANADA LAND INVENTORY



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WATER WELL YIELDS

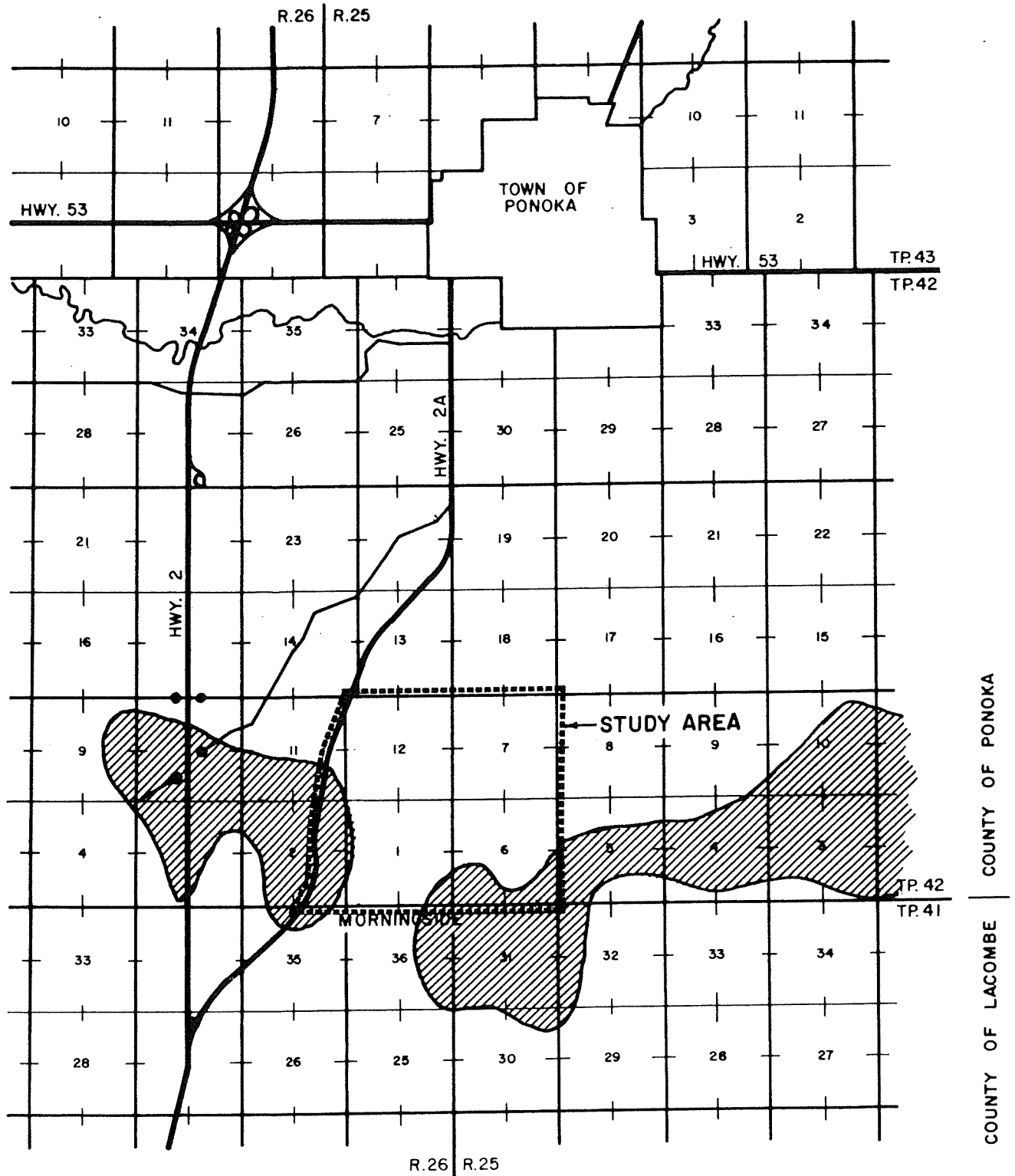
RESEARCH COUNCIL OF ALBERTA



COUNTY OF LACOMBE | COUNTY OF PONOKA

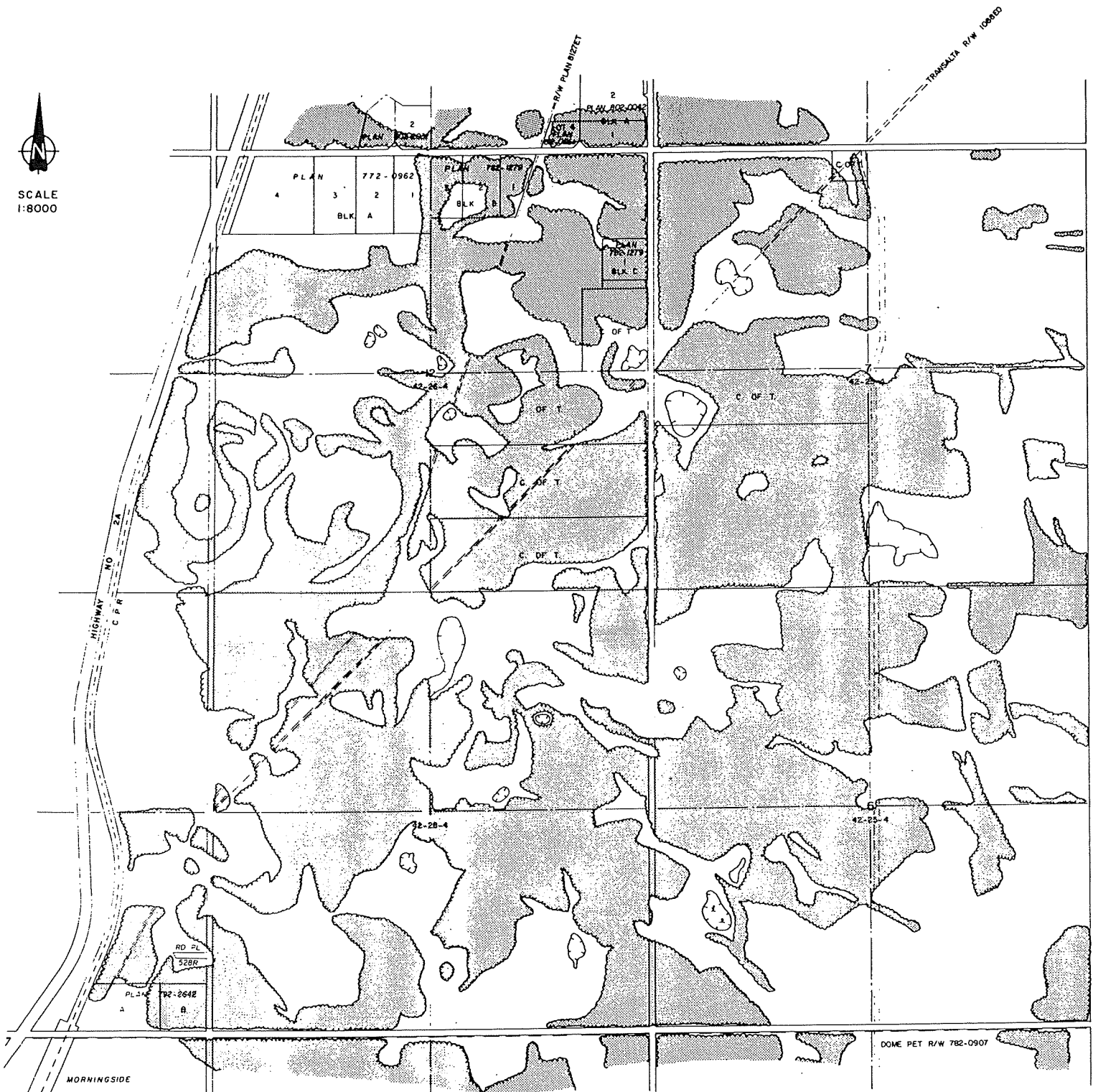
LAND CAPABILITY FOR WILDLIFE - UNGULATES

CANADA LAND INVENTORY





SCALE
1:8000



TREE COVER

DESIGN CONSIDERATIONS

The basic design elements and limiting factors of the General Municipal Plan should be considered in planning and development of a country residential area. The establishment of development guidelines to maintain the rural character and yet accommodate rural development will result in a well planned subdivision. Factors Council considered are:

ACCESS

Accessibility to a arterial road-way system is a major concern. The transportation system for the country residential development should take into consideration circulation, topography and safety. Road right-of-way and design standards should be established for both the internal subdivision roads and major collectors. The internal roadway network should have at least two access points to ensure accessibility in case of emergencies. In phased development, some accesses may be temporary, pending completion of the project.

Council selected the existing county road grid as the major arterial roadway. This roadway will, in time, be widened and upgraded to such a standard. Access onto this roadway should be kept to a minimum and development serviced by internal road networks.

DEVELOPMENT DENSITIES

As was noted in the introduction, development densities will be of a major concern to determine the economics of a subdivision. County policy would have the developer plan for the initial maximum of 24 lots per quarter section. Dependent on the pedology report, Council may direct the lots to be concentrated on the poorest lands. Although soil quality will greatly affect the location of the development within the

quarter section, the major concern in density control is for the protection of the local groundwater supply. Developments will be limited to a level which would not deplete the groundwater supplies or exceed the recharge rate, up to a maximum established density of 24 lots per quarter section.

RESERVE PARCELS

Reserve dedication within the study area amounts to a lot of area which we feel should be taken in the form of land for the benefit and need of this area. The southern portion of the study area, identified as a prime wildlife habitat, must be protected with an adequate municipal reserve buffer or left unsubdivided.

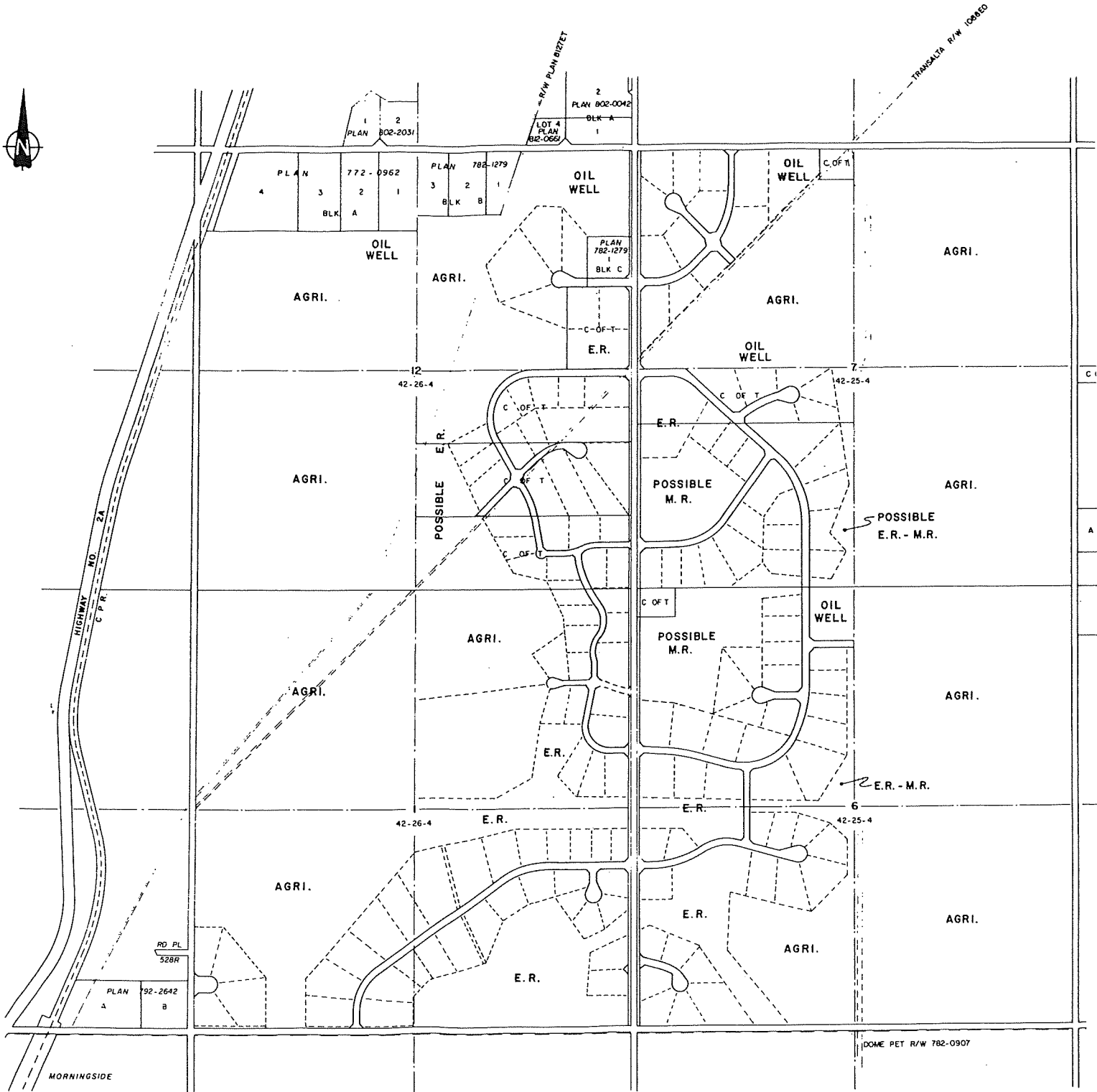
A municipal reserve parcel or parcels to serve the needs of the area should be central and usable. To accomplish this guideline will result in some developments providing reserve consideration with land while others will have to provide cash-in-lieu. Reserves may also be utilized in protecting the natural amenities such as groundwater recharge areas and environmentally sensitive areas. Some developments will be required to provide these lands as environmental reserve while others, depending on the design, could be left with the larger "agricultural" parcel. Reserves taken as strips, providing connectors, are very useful corridors for wildlife movement and walkway systems. In any case, the potential use for a reserve will be carefully considered and the land taken in a location and size adequate to serve the need for which it was taken.

DEVELOPMENT RECOMMENDATIONS

1. With an agricultural economic base, agriculture must take precedence. Subdivision development will be subject to meet with the separations considered to be adequate buffer between different land uses. The Departments of Agriculture, Health and Environment will be consulted.
2. Density control is very crucial to groundwater supply protection. Maximum lot development up to 24 per quarter section, only on proof of an adequate safe yield.
3. Council will discourage development or subdivision in the prime wildlife habitat areas. This land will be considered for some of the reserve requirements and left in its natural state.
4. Municipal cost assessments will be undertaken for servicing, road building and disposal sites, etc. to determine a fair off-site levy.
5. A usable municipal reserve parcel should be centrally located adjacent to the main roadway. Council feels a reserve in either Section 6 or 7-42-25-W4M would be desirable.
6. Construction on the last kilometre of municipal road to the County of Lacombe boundary, is necessary for a continuous traffic corridor connection.
7. To fall in line with existing County policy, road right-of-way should be a minimum of 20 metres (66 feet) with 30 metre (100 foot) radius for cul-de-sacs.
8. All reclassifications for country residential use must be supported by a soil consultants report.

REFERENCES

1. Alberta Agriculture Resource Economics Branch: Country Residential Developments, 1976
2. Alberta Municipal Affairs: Country Residences, 1980
3. Battle River Regional Planning Commission: County of Ponoka General Municipal Plan September 1980
4. Battle River Regional Planning Commission: Wetaskiwin-Millet Acreage Study
5. Battle River Regional Planning Commission: The Battle River Regional Plan, 1982
6. Battle River Regional Planning Commission: Resource Inventory and Land Use - County of Ponoka, 1984
7. Environment Canada: Soil Capability for Agriculture Map Sheet 83A
8. Environment Canada: Land Capability for Wildlife - Ungulates Map Sheet 83A
9. Groundwater Consultants Group: Groundwater Investigation, Town of Ponoka, 1982
10. Peace River Regional Planning Commission: Country Residential Subdivisions June 1980
11. Research Council of Alberta: Hydrogeology of Red Deer Area, 1971
12. Stewart Weir Stewart Watson Heinrichs & Dixon: Country Residential Living, 1976



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