Hamlet of Mossleigh
Area Structure Plan

Prepared for:

Vulcan County

Prepared by:

University of Lethbridge Geography 4500
&
EBA Engineering Consultants Ltd.

November 2004

EBA Proposal No.: P9600205

VULCAN COUNTY

Vulcan - Alberta

BY-LAW NO. 2005-009

Being a by-law of Vulcan County in the Province of Alberta, to adopt the Hamlet of Mossleigh Area Structure Plan for Vulcan County.

Pursuant to Sections 230, 606 and 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and any amendments thereto, the Council of Vulcan County, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. THAT the Council of Vulcan County does hereby adopt the Hamlet of Mossleigh Area Structure Plan.

2. That the Hamlet of Mossleigh Area Structure Plan comes into force on the final date of passing thereof.

READ A FIRST TIME this 4th day of May, 2005.

Reeve

County Administrator

READ A SECOND TIME this 1st day of June, 2005.

Reeve

County Administrator

READ A THIRD TIME and finally passed on this 1st day of June, 2005.

Reeve

County Administrator

EBA Engineering Consultants Ltd.

Creating and Delivering Better Solutions

HAMLET OF MOSSLEIGH AREA STRUCTURE PLAN

Submitted To:

VULCAN COUNTY
Alberta

Prepared by:

UNIVERSITY OF LETHBRIDGE, GEOGRAPHY 4500, and
EBA ENGINEERING CONSULTANTS LTD.
Alberta

MARCH 2005

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EXECUTIVE SUMMARY

Vulcan County has identified the Hamlet of Mossleigh (the Hamlet) as the largest Hamlet in the County with potential for growth and the need for a long-range plan to guide the growth and development. The County has limited staff resources and was unable to complete this plan in-house. The County staff looked out to other available resources and contacted the University of Lethbridge. The Geography Department has an Urban and Regional Studies program and agreed to facilitate the development of the plan though the Geography 4500 course.

The planning team was comprised of six students and the Sessional Instructor. The planning team met with the County Manager and toured the Hamlet, photographed the structures and noted the facilities and land uses in the community.

To ensure that the preparation of this plan reflects the community's needs, a consultation program was implemented. A Community Open House was held on November 1, 2004 and over 20 residents of the area attended, provided comments and completed exit surveys. The consensus of the community was that some residential growth would be acceptable as long as it was low density and that future commercial development should be local in nature.

This Area Structure Plan outlines the future growth and expansion of the Hamlet of Mossleigh. It outlines long-range development, phasing, roads and transportation, servicing and land uses.

The Hamlet of Mossleigh has the opportunity to develop as alternative residential community that serves the agricultural community, local residents and regional tourism. By developing an Area Structure Plan, the residents can be assured that any development that occurs will meet the servicing requirements and parks and open space responsibilities.



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1.0 INTRODUCTION

1.1 Enabling Legislation

The Hamlet of Mossleigh Area Structure Plan (ASP) has been prepared in accordance with the Municipal Government Act (MGA) (Revised Statutes of Alberta, 2000, Chapter M-26 as amended). The Act enables municipalities to adopt area structure plans to provide a framework for future subdivision and development of an area. Section 633 of the Act relates specifically to ASPs.

(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.

(2) An Area Structure Plan

a. Must describe:

i. the sequence of development proposed for the area;
ii. the land uses proposed for the area, either generally or with respect to specific parts of the area;
iii. the density of population proposed for the area either generally or with respect to specific parts of the area; and
iv. the general location of major transportation routes and public utilities.

and

b. May contain any other matters the council considers necessary.

The requirements of the Municipal Government Act have been followed in the preparation of the Hamlet of Mossleigh Area Structure Plan.



1.2 Municipal Development Plan Direction

This plan has been prepared in accordance with the policies and guidelines laid out in the County Municipal Development Plan (MDP). These guidelines, presented as goals, as they relate to the Mossleigh Area Structure Plan are as follows:

- To protect, promote and enhance agriculture as the primary land use in the County.
- To promote economic diversification.
- To protect existing agricultural operations from the encroachment of conflicting land uses.
- To provide areas for non-agricultural development to occur where land use conflicts will be minimized.
- To promote inter municipal cooperation.
- To ensure, where applicable, historical and environmental features are considered when making land use planning decisions.

1.3 Rational for the Plan

The primary purpose for the Hamlet of Mossleigh plan is to establish a framework for future development of the Mossleigh area. The objectives of this Area Structure Plan are:

- Review existing development.
- Outline directions of growth for the Hamlet.
- Identify potential and current growth limitations.
- Outline future land uses.
- Draft development policies.
- Develop beautification standards.

1.4 Vision and Guiding Principles

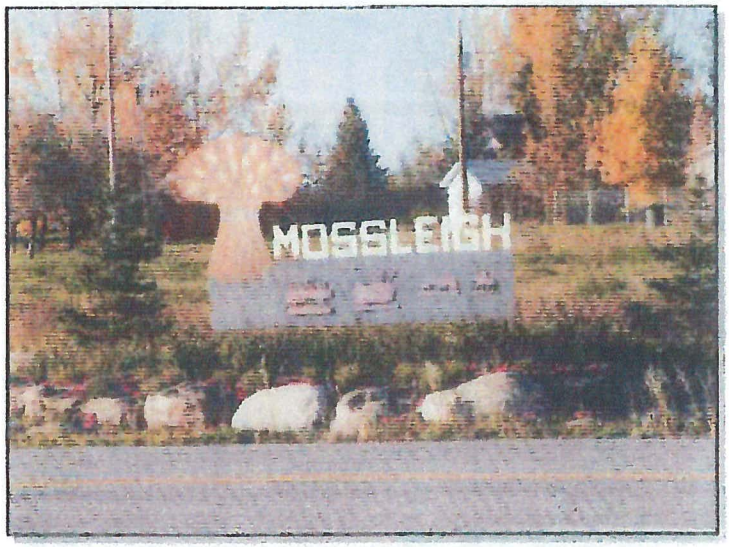
The planning team's vision is to provide a long-term Area Structure Plan that will fit the requirements set out by the client. Furthermore, the plan, once initiated will maintain Mossleigh's unique small town atmosphere and feel good environment.

The guiding principles that need to be followed in order to maintain this vision are as follows:

- Support economic and residential growth.
- Set out a number of phases to encompass growth.
- Restructure existing unused areas and buildings in Mossleigh.
- Enhance the street network.
- Respect the current citizens, taking into account their ideas and concerns.
- Keep the development to a family oriented level.
- Improve and Maintain Mossleigh's "Sense of Place".

At the Community Open House, the attendees were offered a series of vision statements and asked to select a statement that best reflected their own personal vision for the community. A large majority of the attendees selected a balanced vision. Therefore, the vision for the Hamlet of Mossleigh is:

> The Hamlet of Mossleigh welcomes moderate residential growth to support the businesses and facilities in the Hamlet.



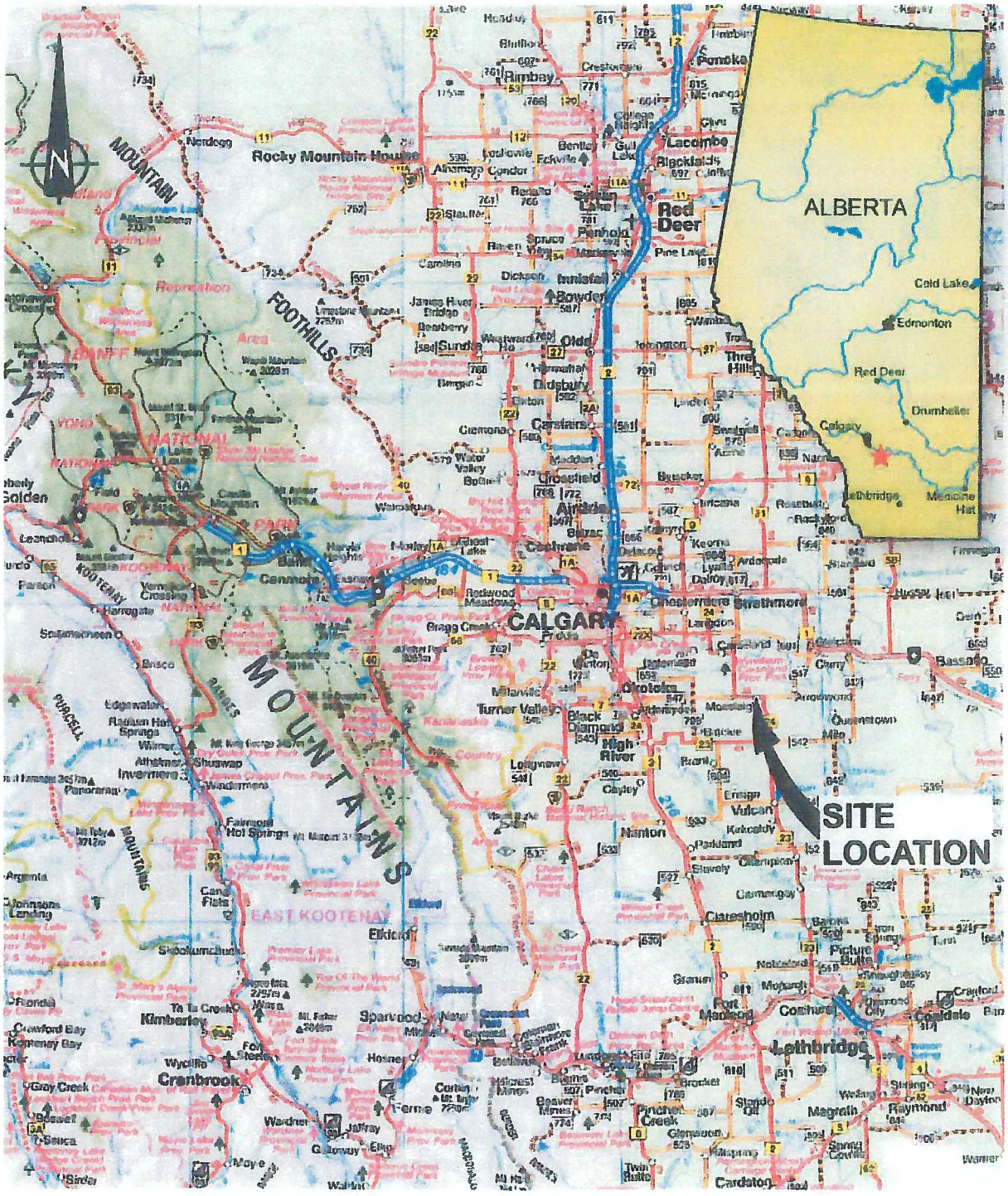
2.0 BACKGROUND

2.1 Growth and Development

Current and past development in Mossleigh has been mainly residential, with several businesses that service the main industries and the community as a whole. Future growth of the Hamlet will institute the potential for many new businesses that will service the community.

There are many unused spaces in the Hamlet, and the potential for growth is great. Such potential for growth lies primarily in the growth of Calgary and the further use of Mossleigh as a bedroom community. Under this Area Structure Plan, Hamlet growth will be organized and controlled. The plan will optimize the potential for Mossleigh's growth.

Located on Highway 24 approximately 35 km southeast of the City of Calgary and north of the Town of Vulcan (see Figure 1), the Hamlet is strategically poised for growth. Figure 2 illustrates the existing development, open space and road network. Railway Avenue provides the focus for future commercial development.



CLIENT/PROJECT DESCRIPTION

VULCAN COUNTY
HAMLET OF MOSSLEIGH
AREA STRUCTURE PLAN

EBA Engineering Consultants Ltd.

SCALE/EBA PROJECT NO.	DATE/DRAWN BY:	TITLE/EBA DRAWING NO.
1:2,000,000 P9600212	04/11/29 ANS/PAM	SITE LOCATION PLAN FIGURE 1

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CLIENT/PROJECT DESCRIPTION

VULCAN COUNTY
HAMLET OF MOSSLEIGH
AREA STRUCTURE PLAN

EBA Engineering Consultants Ltd.

SCALE	EBA PROJECT NO	DATE/DRAWN BY	TITLE/EBA DRAWING NO.
N.T.S.	P9600212	04/11/29 ANS/PAM	RESIDENTAL GROWTH AREAS FIGURE 2

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2.2 Regional Economy

Mossleigh's regional economy is based primarily on two industries, agriculture and the oil and gas industry with the most important being agriculture. These industries make up approximately 60% of Mossleigh's economy. Various services cater to the main industries, they include:

- "The Mossleigh Inn", containing 17 rooms.
- An RV park located at the Inn.
- "The Outpost" Restaurant and Bar.
- A General Store/Gas Station.
- A Post Office.
- A Greenhouse.
- A Welding Shop.
- Two active grain elevators.

These services thrive on the local population of Mossleigh and the surrounding agricultural area. Also, a spin-off of Mossleigh's main economies is tourism. This industry generates seasonal business and growth in Mossleigh's economy. However, without agriculture and the oil and gas industry, not only would businesses not exist, neither would the Hamlet itself.

2.3 Consultation Process

Consultation is an important element of any community plan. The plan must reflect the wishes of the immediate community as well as meet the goals of the larger community. The primary principles of consultation are an open and transparent process, inclusivity, fairness and availability of information.

In preparation for the consultation process the planning team became familiar with the Hamlet and discussed with County Staff, the goals that were to be achieved. At this meeting, relevant information pertaining to the current state of the Hamlet was gathered. Following this, a team brainstorming session was held, when ideas were laid out. From there, the best ideas were debated and agreed upon.

The concepts and ideas were taken to the community at an open house on November 1, 2004. This meeting was advertised in the local newspaper, posters were placed in the community. Over 20 residents of the area attended the open house and 15 exit surveys were submitted. Displays of the maps, concepts, ideas and draft policies were made available. The residents that turned out expressed their approvals and concerns. The exit survey that was completed by the residents at the open house provided excellent information for the planning team. This survey helped give the team a plan as to what the citizens felt would be the best for their community.

A presentation to the Reeve, Local Councillor and County Staff was made on November 30, 2004.

The public hearing will be the final opportunity for the community to voice their concerns regarding the plan prior to Council consideration of adoption.

As a whole, the consultation process has been an interaction between the planning team, the client, the local residents, as well as the community at large.

2.4 Boundary

Through the preparation of this document, to ensure future comprehensive development and incorporate all existing development, the boundaries of the hamlet are expanded to include the existing country residential lots to the east and north. This allows for appropriate consideration of the drainage, infill development and future residential expansion areas. This boundary expansion will be amended at the same time as the ASP is adopted. Highway commercial development is not necessary to locate within the hamlet boundaries.

3.0 FUTURE GROWTH



3.1 Residential Policies

The current population of the Hamlet of Mossleigh is approximately 48 residents throughout the year. Population trends illustrate a small increase (1% over ten years) in the number of residents in the Hamlet. However, due to the large expansion of the city of Calgary during the past 20 years, and tourism and oil and gas growth, it is anticipated that Mossleigh will experience a growth in population due to many individuals and families wishing to escape the hectic lifestyle and increasing crime rates within Calgary. This basis for this anticipated growth is illustrated in the rapid population increase of other communities orbiting Calgary such as Airdrie, Cochrane, Okotoks and Chestermere.



Generally, most of the residents who attended the open house expressed satisfaction with the current state of the Hamlet of Mossleigh. The smaller size of the community allows residents to feel safe and a part of a distinct culture. However, according the Hamlet of Mossleigh Survey, most residents do support moderate residential growth in the interest of supporting the local economy.

There are some concerns regarding residential growth in Mossleigh that must not be overlooked. The increase in residential development brings with it an increase in waste materials and also increases the demand placed on the current water and sewage system. The majority of the residents completing the exit survey at the open house supported the development of a sanitary sewage lagoon for communal sewage treatment. However, proposed locations have been a point of contention within the community and outlying rural area over the last ten years. One of the primary concerns for many of the residents was the high cost of the system based on such a low population base. In addition, servicing may threaten the uniqueness of the community. Some residents feel that residential lot sizes must be larger to properly accommodate on-site sewage treatment. However, if lot sizes are larger than .5 acre, the Hamlet will not be recognized by Alberta Municipal Affairs as a hamlet in terms of provincial grants. Therefore, residential expansion must be limited and brought along slowly in phases and infrastructure must keep pace with the residential growth. This plan acknowledges the concerns brought forth by the residents of Mossleigh and the polices developed will fall into accordance of permitting moderate, low-density residential growth.

3.1.1 Goals and Objectives

- To preserve and enhance the residential growth in Mossleigh, as well as its rural environment.
- To ensure that increased residential development does not cause any negative impacts within the environment such as groundwater, drainage, and sewer problems.
- To ensure that residential development enhances the atmosphere of the Hamlet of Mossleigh.

3.1.2 Policies

1) Residential development shall generally follow the phases designated on Figure 3.

2) Residential development on infill lots is strongly encouraged before significant Hamlet expansion occurs.

3) Population density shall be a minimum of 2 residential units per gross developable acre and a maximum of 8 residential units per gross developable acre, leading to a population density, based on 2.8 persons per household, of a population density of 5.6 to 22.4 persons per gross developable acre.

4) Single-family detached dwellings are considered to be the appropriate style of housing units that will be constructed within the Hamlet of Mossleigh. Multi-unit housing complexes, such as four or eight-plexes should not be constructed.

5) The exception to policy 3.1.4), is the potential for the future construction of multi family senior citizens or assisted living facility.

6) New residential development shall not exceed 20 housing units before the construction of an adequate communal sanitary sewer facility and sewage disposal site.

7) All new development will be required to prepare a concept plan to ensure that all new development is comprehensive and connects to other elements of the Hamlet.

8) Vulcan County will develop and enforce a bylaw governing the maintenance of residential lots, such as yard care, and limiting outside storage and abandoned vehicles.

9) Future development that abuts existing development will be sensitive to the existing uses, including screening and visual impact.

10) Future residential expansion areas will be required to prepare a concept plan, to the satisfaction of Vulcan County, that demonstrates continuity, shows servicing, identifies road connections and defines future development in context of the Hamlet of Mossleigh.





LEGEND:

- EXISTING COMMERCIAL
- FUTURE HIGHWAY COMMERCIAL
- FUTURE GENERAL COMMERCIAL

CLIENT/PROJECT DESCRIPTION

VULCAN COUNTY
HAMLET OF MOSSLEIGH
AREA STRUCTURE PLAN

EBA Engineering Consultants Ltd.

SCALE	EBA PROJECT NO	DATE/DRAWN BY	TITLE/EBA DRAWING NO.
N.T.S.	P9600212	04/11/29 ANS/PAM	COMMERCIAL/INDUSTRIAL GROWTH AREAS FIGURE 3

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3.2 Commercial / Industrial Policies

3.2.1 General Overview

The Commercial Development Plan provides the Hamlet of Mossleigh with recommendations for anticipated growth. The plan's intention is to facilitate and regulate the type of commercial development that will contribute to the Hamlet's quality of life.

Commercial development promotes stability. It is an element that will contribute to making Mossleigh an attractive place to live and work. It can create benefits for the whole community. The Vulcan County Municipal Development Plan supports "the presence of commercial development that is well sited broadens the municipal property tax base and is a benefit to all County ratepayers". It can have a positive impact on jobs, income and population.



The grain elevators are very important to the Mossleigh residents. They are important both for the economic value, but also for the cultural value. The preservation of the historical buildings can foster pride in the community and increase historic integrity and value of the Hamlet. It can assist in attracting visitors and help improve the economy of Mossleigh. However, historic structures must also be economically viable.

In addition, businesses that provide services to the local population are encouraged. They become part of the community. They contribute more than just taxes; they contribute to the social, economic and recreational well being of the community.

3.2.2 Goals and Objectives

The objectives to be achieved by this plan are:

- To accommodate small and medium size commercial uses (such as retail and personal service stores, agriculture services, hardware shops, food and beverage establishments etc).
- To promote economic development without denigrating or harming the agricultural nature of the area or using good agricultural land unnecessarily.
- To provide high quality commercial development.
- To maintain and strengthen community identity.
- To ensure historical features are identified and maintained.

3.2.3 Policies

This plan has identified areas for future commercial development. Additional sites might be considered should they not negatively impact the existing residential development or agricultural operations. Figure 3 illustrates these sites.

1) New commercial/industrial development will develop on land that has the lowest capacity for agriculture production, or is currently located within the Hamlet boundaries.

2) Uses associated with commercial operations will be required to have no negative effect on agriculture.

3) Commercial development must not create negative impacts that will impact adjacent sites and lands uses, including noise, odour, dust etc.

4) The Area Structure Plan promotes the infill of commercial land before opening new areas.

5) All future commercial development will promote high development standards, including:

   a) quality of buildings in both construction standards and design standards;
   b) hard surfaced parking areas;
   c) convenient vehicle and pedestrian access; and
   d) landscaping.

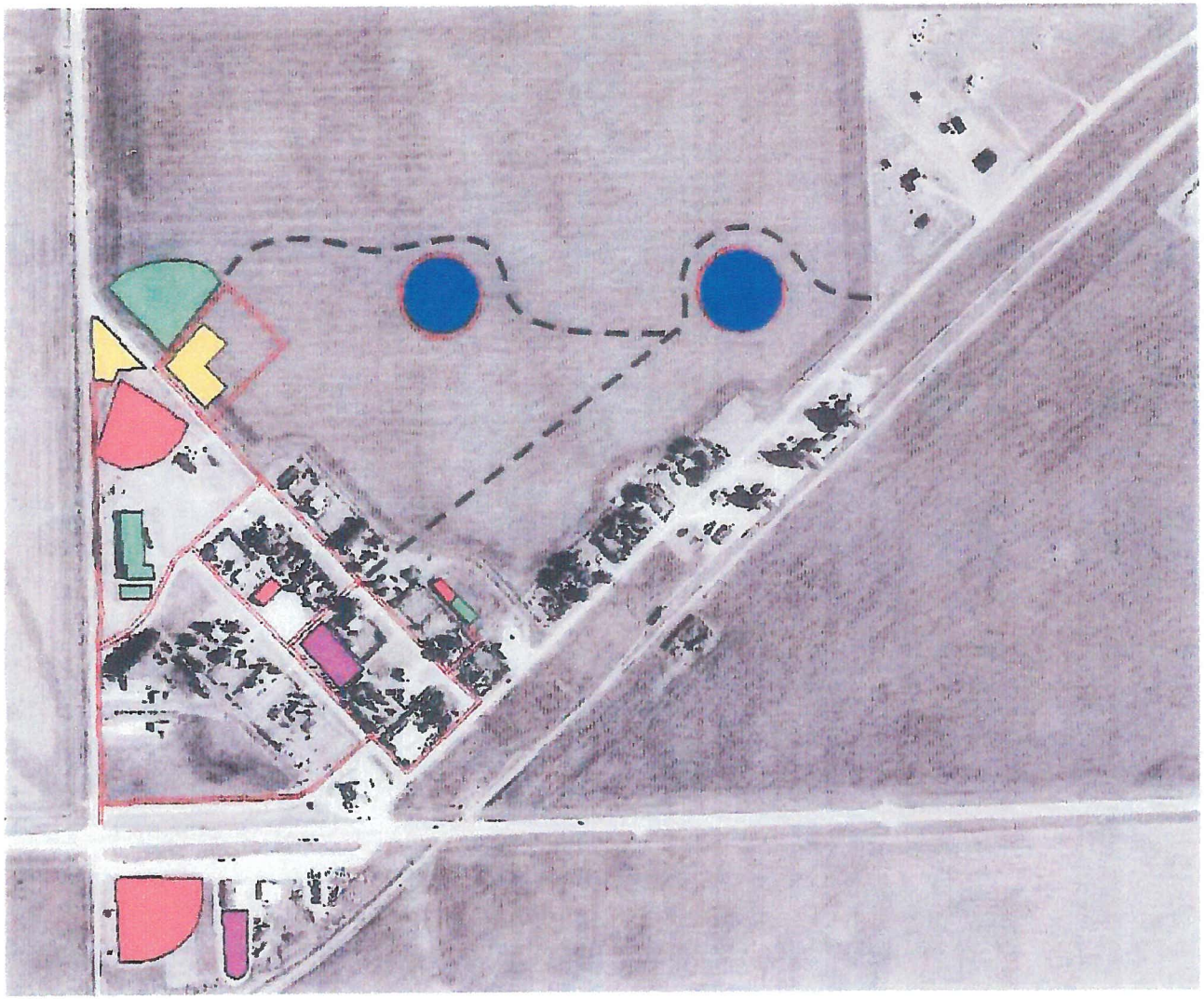
6) No commercial development shall adversely affect the standard of safety, convince and function of the highway or other major roads (such as Railway Avenue. etc).

7) The future commercial areas have been selected due to their suitability with respect to physical, environmental, social and economic elements. Commercial development which could have a significant impact on the community and environment will not be considered appropriate for the Hamlet of Mossleigh.

8) Two forms of commercial uses will accommodate uses for residents and the needs of travelling public. These are:

   a) **Highway Commercial** uses are those that provide service for the highway travelling public. Such uses include service stations, restaurants, hotels and campground.

   b) **General Commercial** uses are those uses that primarily serve the agricultural industry, the oil industry (resource) or the Mossleigh residents. Such uses would include retail services, personal services, equipment services, restaurants, and financial establishments.





Legend:

- Proposed Recreation Linkages
- Proposed Storm Pond
- Proposed Camp Sites
- Proposed Recreation Facilities
- Existing Camp Sites
- Existing Recreation Facilities
- Future Pathways

CLIENT/PROJECT DESCRIPTION

VULCAN COUNTY
HAMLET OF MOSSLEIGH
AREA STRUCTURE PLAN

EBA Engineering Consultants Ltd.

SCALE	EBA PROJECT NO	DATE/DRAWN BY	TITLE/EBA DRAWING NO.
N.T.S.	P9600212	04/11/29 ANS/PAM	**PARKS, RECREATION AND OPEN SPACE** FIGURE 4

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9) Applicants for a new commercial development must provide the following information:

   a) The boundaries of the development.
   b) Define the standards of development, which may include architectural, landscaping and sign controls.
   c) Include groundwater and soil permeability tests, and once the stormwater master plan is complete, all new developments must comply.
   d) Future development of streets, such as expansion of roads.
   e) Direct access to Hamlet roads, particularly Railway Avenue and Range Roads.
   f) Provide sufficient parking on site to minimize on street parking and traffic/pedestrian conflicts.
   g) All structures are wheelchair accessible.



10) There should be a set of development guidelines implemented for each historical building and area in a Comprehensive Development Plan.

11) The preservation and revitalization of existing properties of historical or architectural significance should be encouraged when they will support economically viable uses. The County will investigate the designation of the grain elevators as heritage buildings. They provide not only an economic stimulus but also a "sense of place". The elevators provide a visual presence on the landscape, seen from miles away.

12) Community residents, businesses, and property owners should be given the opportunity to be fully involved in the planning and implementation of historic preservation. This includes an adequate notification of how and when participation can occur.

13) Vulcan County will consider establishing a heritage district in the Hamlet to protect the grain elevators.

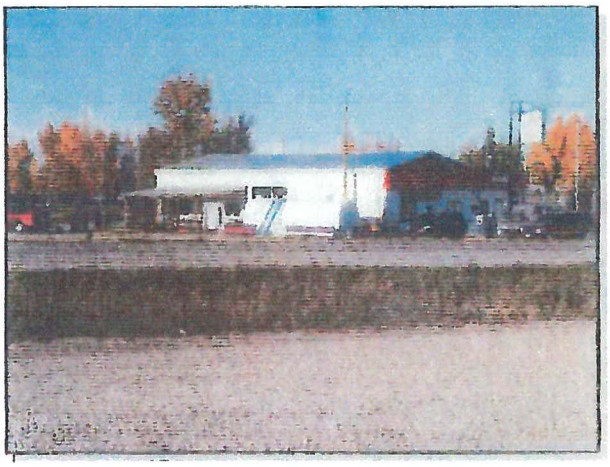
3.3 Parks, Recreation and Open Spaces Policies

3.3.1 General Overview

The Hamlet of Mossleigh has a number of excellent recreational facilities that service both the local residents and regional recreationalists. The ball diamonds facilitate a number of ball tournaments that bring in tourists who bring money into the community. In addition, the Lions Park provides both a local park and a regional campground facility. The Community Hall is a physical demonstration of the strength of the community.

This section provides the parameters for planning the parks, recreation, and open space needs for the Hamlet of Mossleigh.





3.3.2 Goals and Objectives

To provide linkages and sufficient recreational sites and facilities for active living and healthy lifestyles.

3.3.3 Policies

1) All future development, through the subdivision process, will be required to provide ten percent of the land for Municipal Reserve.

2) It is proposed that the municipal reserve land will be used for park space, linkages and trails and cash in lieu for future development of the park spaces., as illustrated on Figure 4 outlines the parks, recreation and open space strategy.

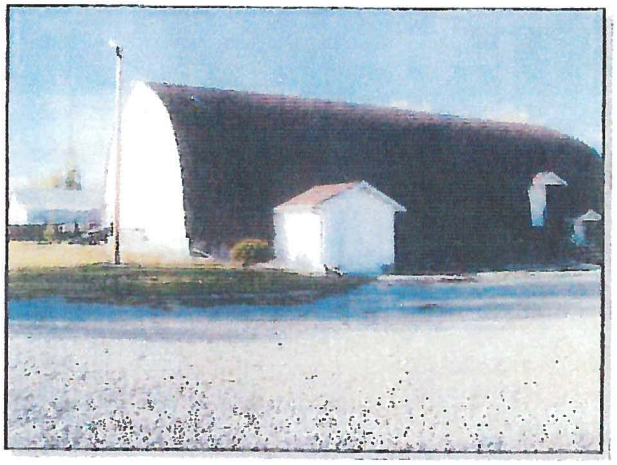
3) Any land identified as environmental reserve may not be developed except in the case of development of trails and walkways.

4) Future development of the existing curling rink may make use of the southeast half of the rink as a seasonal recreation facility. This development could make use of the existing concrete and other materials already in place. It may be used

as an outdoor hockey arena in the winter months, and double as a basketball court in the summer months.

5) With regards to the northwest end of the existing curling rink structure, it may be demolished and the land sold and subdivided into residential lots. Revenue from the sale of the lots can be contributed to the purchase of park space or the redevelopment of the balance of the curling rink site.





6) The school may be used as an indoor recreational facility and open gym. Part of it may also be used for lock-up storage of recreational equipment and such. The outdoor basketball court may be re paved for future use, or may be demolished, pending a cost benefit analysis on the site.

7) The baseball diamonds should remain in their present locations, and need no change except for possible future upgrades.

8) The current overnight campground should be kept up as it is currently is good condition. Upgrades of any type are supported.

9) Pathway linkages should be provided connecting existing and future recreational facilities to existing and future residential uses. As well, links to recreational facilities should be developed as multi use trails and can be used for biking, roller-blading and walking.

10) Paths should be developed in an appropriate hard surface, to the satisfaction of the County, with a minimum width of five feet.

11) Future development of Recreational Vehicle campsites should take place on both sides of Centre Street northwest of Second Avenue, or near or around the school property.





Former CPR lands
Existing commerical/industrial development
Existing Hamlet development
Future development area
Drainage Pattern

CLIENT/PROJECT DESCRIPTION
VULCAN COUNTY
HAMLET OF MOSSLEIGH
AREA STRUCTURE PLAN

EBA Engineering Consultants Ltd.

SCALE
N.T.S.

EBA PROJECT NO
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ENVIRONMENTAL AREAS OF CONCERN
FIGURE 5

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12) The development of the south side of Centre Street should include tenting sites, and development of the north side of Centre Street and school property may include RV campground sites.

13) Requirements for power, water and washroom facilities will be provided according to the number of RV and tenting sites.

14) Future stormwater ponds should include the construction of a path around its perimeter.

15) A children's park may be integrated into the surrounding development and landscaping of the storm water pond but it should be kept natural with the incorporation of such things as bull rushes.

16) All new development will provide a landscape plan to the satisfaction of the County.

17) Historic elements such as the style and design of the original street posts should be incorporated into future signage for the expansion areas.





3.4 Environmental Policies

3.4.1 General Overview

The Hamlet of Mossleigh was developed along side major transportation routes; both the railway and highway. The railway line was removed several years ago but the highway continues to provide a major transportation corridor, moving grain and other goods between Calgary and Lethbridge. There is potential for contamination of soils on the railway lands and along highways. In addition, lands adjacent to the Hamlet flood seasonally and the Arrowwood Creek is within 1 km of the Hamlet.

3.4.2 Goals and Objectives

- To ensure new development does not create environmental impacts.
- To ensure any development on brownfield sites are safe from any historical contamination.

3.4.3 Policies

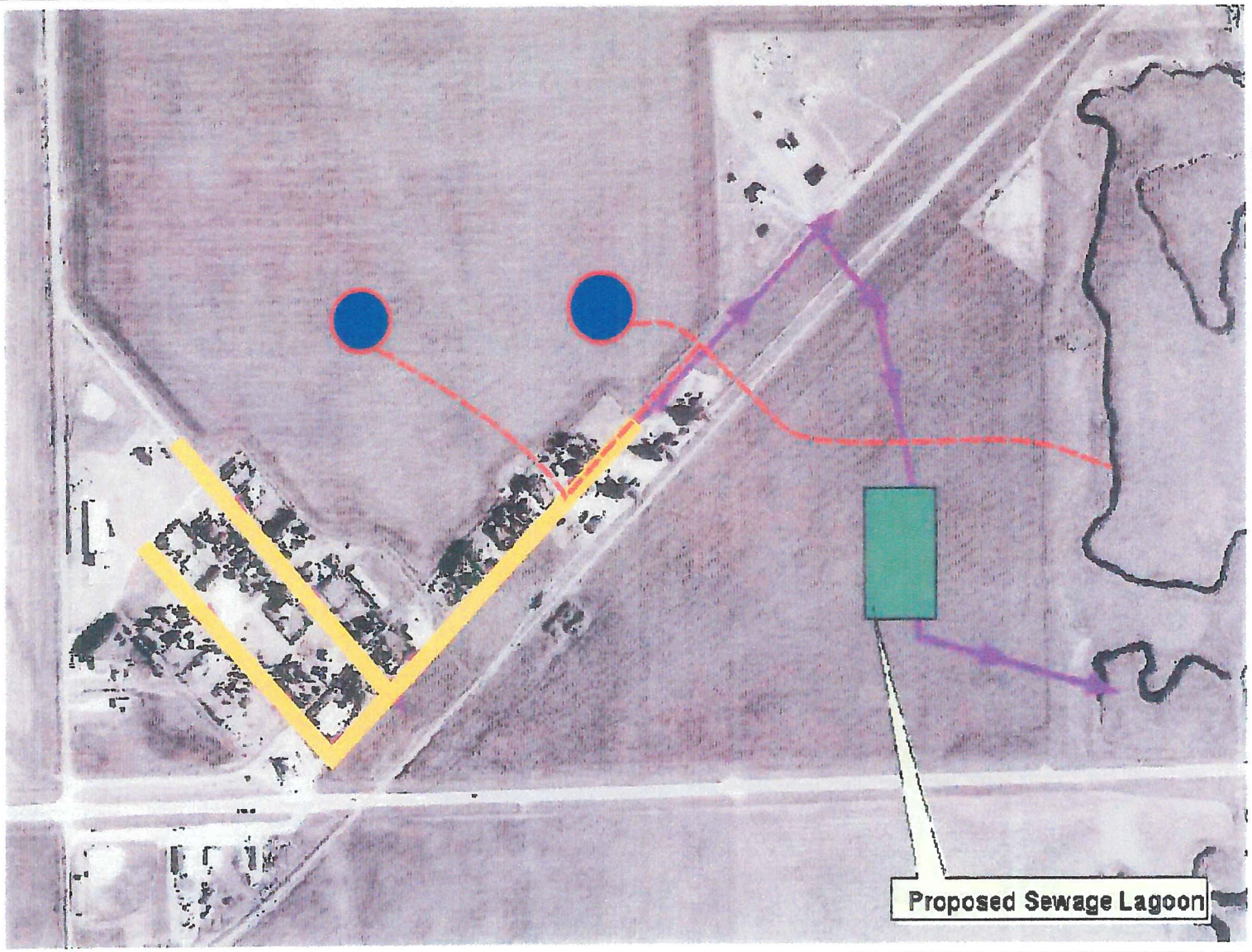
1) Prior to any future development, lands previously owned and operated on by the Canadian Pacific Railway must undergo a land surface reclamation enquiry in accordance with part 6 (Conservation and Reclamation) of the Environmental Protection and Enhancement Act.

2) Lands existing within Hamlet boundaries should adhere to environmental standards of waste management and disposal and general environmental guidelines as specified by current regulations.

3) The implementation of a recycling program for the Hamlet shall be investigated.

4) Recreational and commercial lands existing should at all times adhere to current regulations and guidelines relating to recreational and commercial lands and activities. Specifically lands used for camping, sports, and commercial activities of lands before proposed development takes place.

5) Undeveloped lands existing within the Hamlet boundaries should conform to those provincial, federal and municipal environmental regulations and guidelines in place at the time of proposed development.



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HAMLET OF MOSSLEIGH
AREA STRUCTURE PLAN

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SCALE	EBA PROJECT NO	DATE/DRAWN BY	TITLE/EBA DRAWING NO.
N.T.S.	P9600212	04/11/29 ANS/PAM	WATER, SEWER AND STORM INFRASTRUCTURE FIGURE 6

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3.5 Infrastructure Policies

3.5.1 General Overview

The main area of the Hamlet (the majority of development north of Highway 24) is serviced by two communal water systems, each serviced by one well. The four subdivision lots in the northeast and the commercial lots south of Highway 24 are responsible for their own wells. The older system, services approximately six buildings on the west side of the Hamlet with water that is not treated (deemed allowable by Alberta Government regulations). The newer system services the east side of the Hamlet and this water is treated. These water systems do not support a fire hydrant system and improvements would have to be made to the water system so it could support fire flows. Some of Mossleigh's residents expressed concern at the open house, over high levels of iron in the water supply. While this is only technically an inconvenience, this problem should be considered by Vulcan County.

The shallow utilities for the Hamlet of Mossleigh include electricity, natural gas and telephone.

Stormwater drainage for the Hamlet is handled by ditches on both sides of Railway Avenue and carried east to West Arrowwood Creek. The area east of the current Hamlet is cause for some concern as this area is where future Hamlet expansion will occur. The Stormwater Master Plan will create a plan to ensure that future development will not flood seasonally.

All buildings in Mossleigh currently take care of sewage through individual septic systems, but a sewage lagoon and system would be a possibility in the future, as it may be necessary for the safety of drinking water.

The Hamlet of Mossleigh currently has two intersections to Highway 24, which provide very good access. The main area of the Hamlet is based upon a grid system of streets, which have been coated with oil in order to minimize dust, as there are currently no paved roads in the Hamlet. Railway Avenue connects the four subdivision lots that are northeast of Mossleigh to the Hamlet and Highway 24. The Commercial/Industrial area south of Highway 24 is connected to the highway by a service road.

Summary of Infrastructure

System	Capacity
Communal Water System	• Reservoir Capacity – 10,000 gallons (45 m^3). • Well pumps 15 gallons/minute. • Current Total Consumption approx. 600 gallons/day. • Old system is NOT treated, newer system is treated. • No present fire hydrant system.
Drainage System	• Water naturally drains in a northwest to southeast pattern. • This stormwater is fed into West Arrowwood Creek. • A drainage analysis completed by UMA Engineering Ltd. found that the development of the subdivision (the one northeast of Mossleigh) had minimal impact on the drainage study area.
Roads	• Currently no paved streets within Mossleigh. • Cost of paving roads: approx. $160 per square metre.

3.5.2 Objectives

To ensure that the current water system will have more than enough capacity to service any foreseeable developments.

- To maintain the safety and quality of the water supply.
- To allow for future construction of a sewage system and lagoon.
- To restrict water from backlogging east of the Hamlet so development can occur here.
- To provide for development and growth in Mossleigh through a simple and efficient transportation system.
- To utilize the existing highway intersections to their full potential.
- To set a Boundary road to mark the Hamlet's new northern limits.
- To provide customer parking for proposed commercial zone on the south side of Railway Avenue.

3.5.3 Policies

Water

1) No increase in capacity is currently needed for the communal water system as it is able to support the current population with capacity to service approximately 20 to 30 more buildings (see Figure 7).

2) Improvements will have to be considered for the communal water system once there are an additional 20 to 30 new lots or building connections. Possible improvements are as follows:

a) Integration of the older and newer water systems into one system, with treated water supplied to all serviced buildings.
b) Introduction of a fire hydrant system, which would involve increasing the reservoir storage to 200,000 gallons.
c) Increasing overall system capacity to be able to handle future growth.

3) Infill development will be allowed to tie into the piped water system and pay a tie in charge.

4) New residential development areas will be required to tie into the municipal water system and pay an off site levy to the County.

5) Areas that are already on their own water supply should not be connected to the communal water supply, as this would be very costly and unnecessary.



6) Future developments in the main area of the Hamlet, east of Centre Street must receive service from the communal water supply.

7) Improved testing and treatment for the removal of iron and other substances in the communal water supply may be implemented. This matter should be looked into by the Vulcan County and is up to their discretion.

8) Future water system expansion should consider extending south of the highway to tie in existing commercial development.

9) Future water system expansion should ensure sufficient capacity for fire flows.

Sanitary Sewage

10) Construction of a sewage system and lagoon must be seriously considered after approximately 20 to 30 more buildings are developed in order to maintain the quality of drinking water.

11) The County will consider constructing the sewage lagoon and storm water ponds and future developers will be charged an off site levy in proportion to the amount of development, to compensate the County for the construction costs.

12) Developers of new residential development shall be required to construct all infrastructure including new roads to access and service the development.

13) New commercial development will be required to tie into the municipal water and sewer system and pay off site levies to compensate Vulcan County for the initial construction.

14) Should the proposed sewage lagoon be constructed, it must meet all required construction and maintenance regulations to maximize efficiency and minimize possible negative environmental affects such as contamination of soils and groundwater. In addition, appropriate setbacks will be maintained from the lagoon for residential uses.

15) Location and size of a sewage lagoon would be defined by an engineering study and wherever land is available. The Vulcan County would determine the final decision on this matter.

Stormwater Management

16) A comprehensive stormwater management plan must be developed prior to any future development east of the existing Hamlet site. Ponds will be located in the area of greatest concentration of runoff, to combat runoff and drainage problems existing within identified areas of the Hamlet.

17) Areas of greatest concern in terms of drainage and runoff should be re-graded to maximize efficiency of proposed storm pond.

18) Stormwater ponds will be developed as natural areas through the creation of a natural "engineered wetland". This will serve as a green space for future development.

19) In order to direct stormwater away from the lands directly east of the current Hamlet a storm pond should be constructed (in accordance to the Vulcan County) that empties into the existing drainage system. By phase 3 of development a second drainage pond should be constructed.



CLIENT/PROJECT DESCRIPTION

VULCAN COUNTY
HAMLET OF MOSSLEIGH
AREA STRUCTURE PLAN

EBA Engineering Consultants Ltd.

SCALE	EBA PROJECT NO	DATE/DRAWN BY	TITLE/EBA DRAWING NO.
N.T.S.	P9600212	04/11/29 ANS/PAM	WATER, SEWER AND STORM INFRASTRUCTURE FIGURE 7

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30) A boundary road should be constructed directly north of the four subdivision lots running from Railway Avenue in the east to Range Rd. 250 in the west. This road will mark the Hamlet's northern boundary and will size up the Hamlet for future developments. This does not have to be built in the immediate future.

31) If businesses do develop along the proposed commercial zone along Railway Avenue, a single row customer parking stalls should be placed at the business frontage directly off Railway Avenue.

32) All roads should be crowned when they are built and have appropriate ditches to provide proper drainage in accordance with the bylaws of Vulcan County.

33) All policies dealing with roads are subject to change as outlined by the Vulcan County.

4.0 IMPLEMENTATION

Vulcan County is the jurisdiction responsible for the land use and development approval for lands in and around the Hamlet of Mossleigh. Alberta Municipal Affairs recognizes hamlets when they are developed with a specific number of lots and the lots must be less than 20,000 square feet in size. If recognized as a Hamlet by the province, the County may be eligible for additional funding and grant money.

4.1 Phasing

a) The County will consider future redesignation of land within the hamlet in concert with the policies and land uses identified in Figure 2.

b) The County should expand the boundaries of the Hamlet of Mossleigh to include those areas identified in Figure 2.

c) Future residential development will follow the phasing outlined on Figure 2.

d) When the Hamlet of Mossleigh has an additional 20 to 30 residences approved for development, the County will pursue the development of a sanitary sewage treatment system.

e) The County will consider the adoption of a heritage development area for the protection of the grain elevators, tin sided structures and other structures of significance.

f) Servicing must be developed as the residential development proceeds and must not lag behind the construction of homes.

4.2 Developer's Agreements

a) All new development will be subject to the preparation and adoption of a developer's agreement, which will outline the development standards, off site levies and other development charges.

b) All developer's agreements will be prepared to the satisfaction of the County.

4.3 Land Use Bylaw Amendment

a) This Area Structure Plan outlines the generally accepted uses for the Hamlet area, but does not designate the lands. Any future development will be required to apply for redesignation, subdivision and development permit.

4.4 Review of the ASP

a) The Hamlet of Mossleigh Area Structure Plan should be reviewed every five years to ensure that the plan and the policies are still valid and that the vision of the Hamlet still reflects the desires of the community residents.

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2012-035

Being a Bylaw of Vulcan County in the Province of Alberta to amend Bylaw 2005-009 being the Hamlet of Mossleigh Area Structure Plan adopted by Vulcan County Council on June 1, 2005).

WHEREAS the Council of Vulcan County deems it desirable to amend the Hamlet of Mossleigh Area Structure Plan;

AND WHEREAS the purpose of an Area Structure Plan is to provide a framework for the subsequent orderly subdivision and development of lands within a defined area;

AND WHEREAS the Council for Vulcan County wishes to regulate and control development of these said lands in line with an approved Area Structure Plan;

AND WHEREAS the Council for Vulcan County wishes to amend Figure 3 that identifies future *Commercial/Industrial Growth Areas* and textually amend Policy 3.1.2(3) to remove the minimum residential density requirement in the Hamlet of Mossleigh Area Structure Plan;

AND WHEREAS the purpose of the amendments to Figure 3 and Policy 3.1.2(3) of the Hamlet of Mossleigh Area Structure Plan is to provide for the opportunity to subdivide and develop the subject area with residential lots in line with the Land Use Bylaw;

AND WHEREAS Figure 3 of the Area Structure Plan is proposed to be amended to remove the "Future General Commercial" land use category from the parcel legally known as Lot 8, Block 7, Plan 771 0773 (a portion of the SW ¼ 30-20-24-W4M), as shown on the attached Schedule 'A' to this bylaw;

AND WHEREAS the municipality must prepare a corresponding bylaw, and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council for Vulcan County in the Province of Alberta duly assembled does hereby enact the following:

1. Figure 3 (Commercial/Industrial Growth Areas) of the Hamlet of Mossleigh Area Structure Plan shall be amended to remove the "Future General Commercial" land use category from Lot 8, Block 7, Plan 771 0773 (Portion of SW ¼ 30-20-W4M), as shown in the attached Schedule 'A' of this bylaw.

2. Section 3.0 (FUTURE GROWTH), subsection 3.1 (Residential Policies), Policy 3.1.2(3) of the Hamlet of Mossleigh Area Structure Plan shall be amended textually by:

    a. Deleting the existing text,

    "Population density shall be a minimum of 2 residential units per gross developable acre and a maximum of 8 residential units per gross developable acre, leading to a population density, based on 2.8 persons per household, of a population density of 5.6 to 22.4 persons per gross developable acre."; and

    b. Replacing the abovementioned text with following,

    "Residential lot/unit density shall not exceed a maximum density of eight (8) residential lots/units per gross developable acre."

Bylaw No. 2005-009, being the Hamlet of Mossleigh Area Structure Plan, is hereby amended.

This bylaw shall come into effect upon third and final reading hereof.

READ a first time this 21 day of November, 2012.

David Schneider, Reeve

Leo Ludwig, Chief Administrative Officer

READ a second time this 19 day of December, 2012.

David Schneider, Reeve

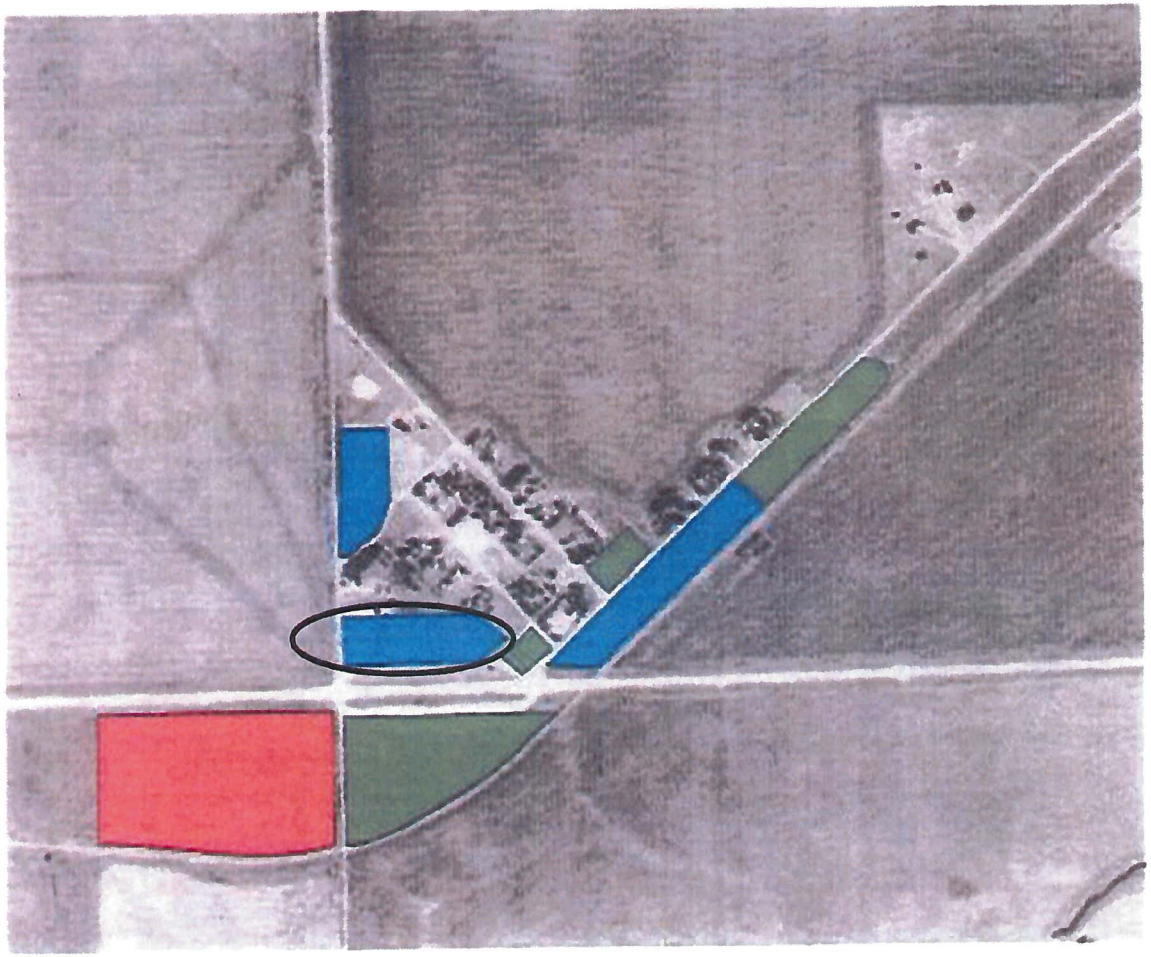
Leo Ludwig, Chief Administrative Officer

READ a third time and finally PASSED this 19 day of December, 2012.

David Schneider, Reeve

Leo Ludwig, Chief Administrative Officer

SCHEDULE "A" Bylaw 2012-035





LEGEND:

- EXISTING COMMERCIAL
- FUTURE HIGHWAY COMMERCIAL
- FUTURE GENERAL COMMERCIAL
- REMOVAL OF FUTURE COMMERCIAL DEVELOPMENT Land Use Category

CLIENT/PROJECT DESCRIPTION
VULCAN COUNTY
HAMLET OF MOSSLEIGH
AREA STRUCTURE PLAN

EBA Engineering Consultants Ltd.

SCALE	EBA PROJECT NO	DATE/DRAWN BY	TITLE/EBA DRAWING NO.
N.T.S.	P9600212	04/11/29 ANS/PAM	COMMERCIAL/INDUSTRIAL GROWTH AREAS FIGURE 3

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