

**SUNSET PARK
AREA STRUCTURE PLAN**

**PREPARED FOR
MILTON & PATRICIA SLOAN
(Landowner)**

**A BARE-LAND CONDOMINIUM
WITHIN
EAST HALF SEC. 32-73-5**

DRAFT

PREPARED BY:



July, 2009

ACKNOWLEDGEMENTS

This Area Structure Plan has been prepared on behalf of Milton and Patricia Sloan for North Star Planning with the assistance of the Municipal District of Big Lakes.

Professional contributions provided by:

 The logo for Altime Engineering Ltd. features the company name in a stylized, italicized font. To the right of the text is a triangular graphic composed of a grid of small squares, with the left half colored blue and the right half colored red.	Ron Andriuk, P.Eng. Engineering services
 The logo for Hagstrom Geotechnical Services Ltd. consists of a circular icon on the left, which is a crosshair or compass rose design, followed by the company name in a bold, sans-serif font.	Merle Hagstrom, B.Sc., P. Eng. Geo-technical services
Western Topographic	David Coulston Western Topographic Services

SUNSET PARK AREA STRUCTURE PLAN

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INTRODUCTION

1.1) PREAMBLE

This Area Structure Plan has been prepared to assist with the further development of a parcel of land approximately 6.9 kilometres (2.8 miles) northwest of Kinuso on Spruce Point Park Road. The purpose of the Plan is to create a recreational-residential community which is attractive and maintains the natural features of the property.

This Area Structure Plan will provide an effective land use planning framework for the creation of a multi-parcel recreational residential community on the lands described in Section 1.2 below. As highlighted in Part II, this Plan will allow for the preservation of the environmentally sensitive lands within the Plan Area while taking advantage of the recreational opportunities provided in this area of the municipality. Part III of this Plan describes the residential-recreational community, servicing standards and other information related to the planning process.

The subject parcel consists of 120.16 hectares (296.9 acres) of land located within the corporate boundaries of the Municipal District of Big Lakes. Access is provided through the local County road system through Range Road # 104, known as Spruce Point Park Road.

Map No. 1, *Location Map*, shows the location of the Plan Area with respect to the surrounding lands south of Lesser Slave Lake northwest of Kinuso. Map No. 2, *Development Area Map (north and south)* describes the relief and boundary of the land which is subject to this Plan. Though the existing condominium plan 072-4705 is connected to Sunset Park for some land use criteria, it is not formally part of the Plan Area.

It is noted that condominiums typically refer to "units" instead of lots. For the purpose of this Plan, references to lots within the condominium may be regarded as units.

1.2) LEGISLATIVE COMPLIANCE

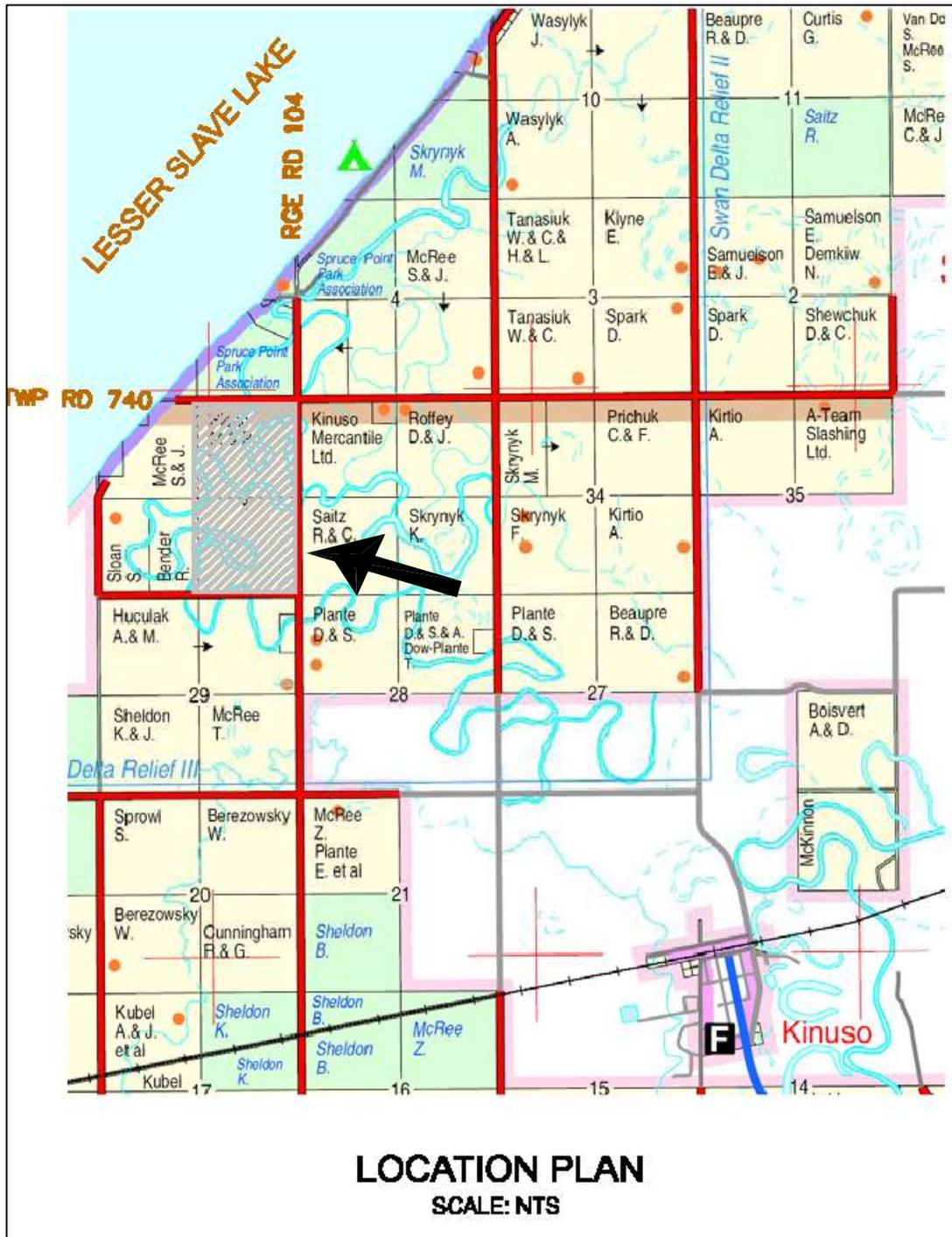
This Area Structure Plan has been prepared in accordance with the following Bylaws and Statutes of the Municipal District of Big Lakes and the Province of Alberta.

M.D. OF BIG LAKES

SUNSET PARK
AREA STRUCTURE
PLAN

MAP#1

LOCATION MAP



July, 2009



M.D. OF BIG LAKES

SUNSET PARK
AREA STRUCTURE
PLAN

MAP #2N

PLAN AREA &
RELIEF

 PLAN AREA

(excepting Plan 072-4705

Contour Interval 0.25m



July, 2009



M.D. OF BIG LAKES

SUNSET PARK
AREA STRUCTURE
PLAN

MAP #2S

PLAN AREA &
RELIEF

 PLAN AREA
(excepting Plan 072-4705
Contour Interval 0.25m



July, 2009

1.3.1) M.D. OF BIG LAKES MUNICIPAL DEVELOPMENT PLAN

This Plan has been prepared with due regard to the applicable policy directions of the Big Lakes Municipal Development Plan. In particular, consideration was given to:

- 2.2.2(d)(v) recommends that development should not be located on better agricultural land or environmentally sensitive areas,
- 2.2.2(f) which allows for country residential development on lands that are physically severed from the balance of the quarter-section,
- 2.4.1(a) which requires environmentally sensitive areas to be protected,
- 2.4.1(c) which restricts development of flood plain lands,
- 2.4.1(i) which allows the use of environmentally sensitive areas for intensive recreational use in proximity to lake shores,
- Section 3.2 which requires the Developer to be responsible for all infrastructure improvements required to service the property, and
- Section 3.3 which requires all municipal reserve lands to be dedicated in the form of land.

It is noted that the land is currently designated as Rural Area. The proposed use for this property, though intensive recreational, corresponds closely to the country residential policy guidelines within Section 2.2.2 of the Municipal Development Plan. Further, it is noted that the policies of the Environmental Sensitive Lands also apply to the lands within this ASP. These issues are dealt with further in this Plan.

One matter of significance is the policy within the Municipal Development Plan concerning the development of "better agricultural land". As part of the background research for this project the rural farmland assessment records for both quarter-sections were reviewed. The average rating of land (not incl. waste) is:

- NE ¼: 38.96%
- SE ¼ 44.50%

It is submitted that the NE ¼ does not consist of better agricultural land. Reasons in support of this position include: the fragmentation of the land by the run-off creeks, an existing subdivision that further fragments the quarter-section and an average RFA soil rating (not incl. waste land) less than 45%.

Similarly, it is our opinion that the SE ¼ also does not meet the criteria of better agricultural land. The land to be subdivided within the quarter-section is almost entirely forested, the balance is incised by run-off creeks

and the average FRA rating on the land is less than the 45% threshold as defined in the Municipal Development Plan.

1.3.2) M.D. OF BIG LAKES LAND USE BYLAW

This Plan has been prepared in conformance to the applicable policy directions of the Big Lakes Land Use Bylaw. In particular, specific attention is given to the Bare Land Condominium 2 (BLC2) District and the regulations regarding conversion of better agricultural land to non agricultural use.

In addition to this Area Structure Plan a separate application shall be included to re-district a portion of the lands subject to future development under this Plan from the Agricultural District to the BLC2 District.

1.3.3) MUNICIPAL GOVERNMENT ACT AND LAND USE POLICIES

Section 633 of the Act sets out the requirements for an Area Structure Plan. The basic requirements of an ASP are adhered to in this Plan. Further, this Plan has been prepared to conform to the policy directions of the Provincial Land Use Policy. Future subdivision in accordance with this Plan will conform to the requirements of the provincial regulation associated with the *Act*.

1.3.4) INTERPRETATION OF PLAN POLICIES

It is not intended that the policies of this Plan be "*fixed in stone*" or inflexible. As changing conditions dictate, this Plan will be reviewed and amended as required by the municipality.

1.3) PUBLIC CONSULTATION PROCESS

Prior to final adoption of this Plan, consultation with the general public will be undertaken and includes,;

- Several meetings with Spruce Point Park to discuss marina access and community fire suppression.
- informal discussions with affected landowners and neighbours,
- a formal public hearing as required under the Municipal Government Act.

Public Input will be reviewed by the Developer and the Municipal District of Big Lakes. Where practical and reasonable recommendations and comments will be incorporated into the final form of this Plan.

PHYSICAL INVENTORY

2.1) LOCATION AND CONTEXT

The property is located approximately 7.4 kilometres (3.0 miles) north of Highway #2 on Spruce Point Park Road. The land has a gentle relief. The most significant natural feature in the land is a number of meandering intermittent creeks.

The land is currently farmed and is surrounded by a number of other smaller farms to the east, south and west. No buildings are currently located within the Plan Area.

Within the NE quarter-section is an existing recreational residential condominium with 46 recreational-residential lots. To the north are some undeveloped lake shore lands and Spruce Point Park.

The nearest urban centre is the Village of Kinuso, approximately 8 kilometres (5 miles) by road east and west of the Parcel. Currently, two developed roadways connect the Parcel to Kinuso: Spruce Point Park Road south to Highway #2 and then east to the Kinuso turn-off, or east from the Parcel on Township Road 740 and then south on Range Road 102 through the Swan River First Nation lands.

2.2) CURRENT LAND OWNERSHIP & CONSULTATION

The Sloan family is both the Developer and the Landowner for this project. To date, no formal discussions have taken place with the surrounding landowners to Sunset Park.

2.3) SUBDIVISION & DEVELOPMENT HISTORY

The land has been previously subdivided. In 2007 a condominium plan was registered within the NE ¼ for the purpose of creating a recreational - residential community. The condominium plan is registered under Plan No. 072-4705 and is for an area of 5.64 hectares (13.94 acres).

A road widening was taken on the east boundary of the entire parcel under road plan no. 882-1817 in a width of 10.0 metres (32.8 feet).

2.4) ADJOINING LAND USES

The parcel of land that comprises this area structure plan is surrounded primarily by extensive agricultural lands. With the exception of the land to the north which is partly natural and owned by the Spruce Point Park Association and the existing R.V. condominium all surrounding lands are being farmed as part of extensive agricultural operations.

2.5) TOPOGRAPHY & VEGETATION

The land is currently under cultivation except for some tree stands located along the various intermittent creeks and a 5.59 hectare (13.8 acre) strip of forested land located in the southeast corner of the SE 32.

The land is generally quite flat except for the incised intermittent creeks that run through the property. The bed of the intermittent creek is generally 1.5 metres (4.5 feet) lower than the upper valley walls. The land above the valley walls is generally at least 2.0 metres (6.6 feet) above the 1 in 100 year flood plain, established at 578.2 metres.

2.6) GEOTECHNICAL & ENVIRONMENTAL CONSTRAINTS

Hagstrom Geotechnical Services Ltd. conducted a study of the property in June, 2008¹. A total of 27 bore holes were drilled to a depth of 4.5 metres below surface.

The soil through the site is generally consistent with a thin layer of topsoil over a clay and silt layer on a sand base. Top soil thickness ranges from 10 to 42 cm. and averages at 21 cm. of thickness. Clay layers range from 1.6 to 4.5 metres in depth and the sand formed the remainder of the 4.5 metre bore hole.

Water table depths range from 1.5 to 2.4 metres with an average depth of 1.8 metres. It is noted in the report that any field waste-water disposal systems be located a minimum of 2.0 metres above the water table. Basements should be given special engineering considerations where the water table is 1.5 metres or less. Homes without basements should have screw pile and cast in place concrete piles.

¹ Hagstrom Geotechnical Services Ltd. File #H805-159, July 2008

2.7) DEVELOPMENT CONSTRAINTS

The property features a number of constraints to development, both natural and man-made, both of which are described below:

- The Plan Area is incised by a number of shallow intermittent creeks, all of which conform to the criteria for Environmental Reserve,
- Some portions of the Plan Area are subject to water tables that though not high, are high enough to warrant special consideration for development,
- A water co-op and natural gas line are located parallel and west of the Spruce Point Road, approximately 121 meters (397 feet) west of the west road right of way boundary,
- A possible future road adjoining the north boundary of the Plan Area may require additional road widening which will impact future development opportunities on the north boundary of the Plan Area.

2.8) HISTORICAL RESOURCES

No known historical resources have been identified within the Plan Area. Further, the entire Plan area excepting the creek areas has been cleared and tilled for many years. To date, no historical sites or artefacts have been discovered on-site.

In accordance with the provisions of the Historical Resources Act and the Municipal Government Act, development of any kind would be immediately stopped pending further study should a historical resource be identified as part of the subdivision and/or development stage of this project.

2.9) UTILITIES

The parcel is currently served by franchise utilities for natural gas, phone, electricity and potable water.

Waste-water options include both truck haul and on-site where lot sizes are appropriate. Further discussion on this matter is provided in Part III, Development Concept.

DEVELOPMENT CONCEPT

3.1) OVERVIEW

The Sunset Park Area Structure Plan is to accommodate a recreational community within a bare-land condominium. The community will consist of lots for recreational vehicles, small cabins and extensive recreational opportunities.

The Plan Area is separated into two parts. Part I and the focus of this Area Structure Plan is the NE 32-73-10-5 and the east portion of SE32-73-10-5. The remainder of the Plan Area and the majority of the SE32 is to remain as agricultural land as a "future development area".

3.2) DEVELOPMENT CONCEPT

Northeast Quarter-Section:

This Plan is designed to accommodate a maximum of 148 recreational vehicle / cabin units (lots) within a bare land condominium on the NE 1/4. The area subject to this Plan including environmentally sensitive lands (Part I) is 52.22 hectares (129 acres) and is described on Map No. 3 Development Plan (north).

All lands would be developed within the Bare Land Condominium (BLC2) Land Use District and shall conform to the applicable minimum standards. Typical lots will be at the minimum 30% larger than the minimum area standards contained in BLC2 District.

Many of the lots will offer direct access to the intermittent creek that winds through the Plan Area. Other lots will be in close proximity to the creeks. All lots will be accessible from the proposed internal road network and common land walkways.

Residential housing will consist of recreational vehicles and small cabins. On-site parking will be provided on each lot including sufficient parking for visitor parking.

17.3 hectares (42.7 acres) of the Plan Area within the NE quarter will be developed for recreational residential use.

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M.D. OF BIG LAKES

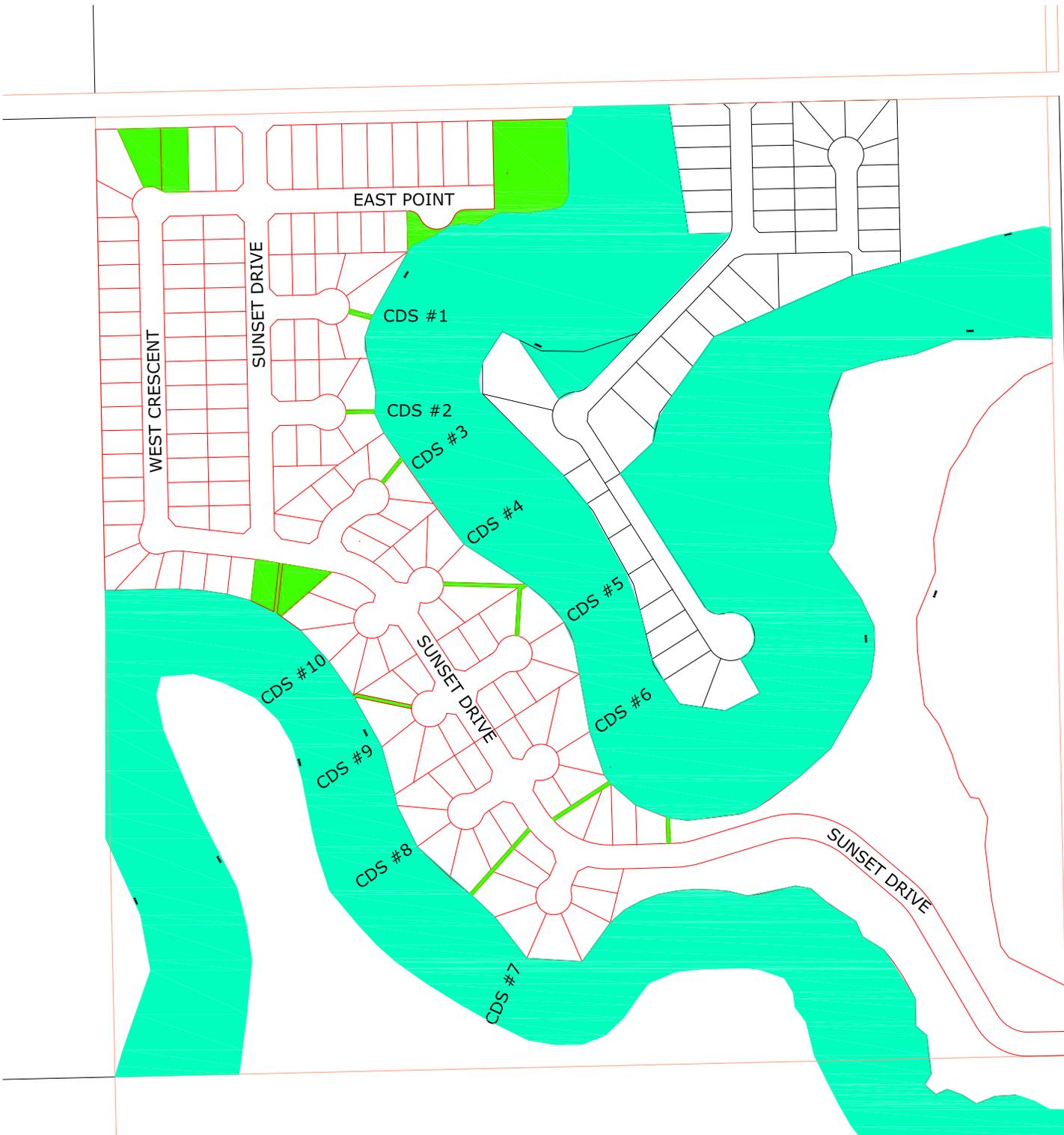
SUNSET PARK AREA STRUCTURE PLAN

MAP #3N
DEVELOPMENT
PLAN
(North)

-  Common Lands
-  Environmental



July, 2009



RGE RD 104

M.D. OF BIG LAKES

SUNSET PARK

AREA STRUCTURE

PLAN

SE32-73-10-W5

MAP #3S

DEVELOPMENT

PLAN

(South)

-  Common Lands
-  Environmental

RGE RD 104

SOUTH SUNSET DRIVE



July, 2009



Within the SE quarter-section a total of 55 recreational-residential lots are proposed. These lots will be larger than the minimum standards of the BLC2 District. Typical lots will be a minimum of 0.08 hectares in area or approx. 60% larger than the minimum standards under the applicable land use district. The Plan Area within the SE quarter-section that is to be developed is approximately 7.8 hectares (19.2 acres).

3.3) ENVIRONMENTAL CONSIDERATIONS

The central environmental feature within the Plan Area are the intermittent streams that cross the property. Typically, the streams have no identified bed and shore and are only active during spring run-off and during summer storm events.

The creeks range from approx. 1.5 (4.9 feet) to 2.0 metres (6.6 feet) in depth from the bottom of the creek to the top of the valley. It is recommended to have all environmentally sensitive lands dedicated through an environmental conservation easement on a privately owned lot. The conservation easement will allow for public access by other condominiums within the Plan Area and for the development of low impact trails and other extensive recreational pursuits for the benefit of the proposed and existing adjoining condominium uses. It is anticipated that in the future, the adjoining condominium associations will assume ownership of the environmentally sensitive lands located between the two condominium areas.

At the discretion of the Government of Alberta, at the survey stage certain lands within the environmentally sensitive area may be reserved as bed and shore should they qualify for that purpose.

3.4) PARK RESERVE ALLOCATIONS

As the Plan Area is to be developed within the context of a bare-land condominium, parkland will be developed in lieu of land dedications for formal park reserve.

Open space development will take two forms: First, walking trails within the condominium area common lands will be established. Second, walking trails will be established within the environmental conservation areas and maintained through an agreement between the Condominium Association and the M.D. of Big Lakes.

Experience with the existing recreational area has shown that the desired recreational form outside of the individual lots is typically for water sports on the lake or for walking along the creek areas. Should it be desired, a larger open space area for park purposes can be developed in the future within the future development areas described on Map No. 4: Phasing.

For Phase I, three areas have been identified for park purposes. As shown on Map 3: Development Plan, a small "tot" lot area (0.025 ha., 0.06 ac.) will be provided at the location of the emergency access in the northwest corner of the property. The second area of larger size (0.02 ha., 0.05 ac.) will be provided north of the intermittent stream in the south portion of Phase I. Finally, a 0.03 ha. (1.4 acre) area is provided near the northeast portion of Phase I to provide a larger recreational area for residents.

Trails, where developed will be low impact and environmentally friendly. Trails within the condominium area will be no wider than 2.0 metres (6.6 feet). The condo area will be seeded to grass and maintenance of the trail system will be the responsibility of the condominium association.

Trails within the environmental reserve areas will be established solely by selective mowing and where necessary, low impact signage. No artificial surfacing will take place within these trails. The condominium association will assume through agreement responsibility for maintenance of the trail system within the environmental reserve.

Finally, it is noted that ball diamond facilities are located at Spruce Point Park.

3.5) SERVICING CONCEPT

The Plan Area will be semi-serviced with the ability for future provision of phone, electrical services, natural gas services and low pressure potable water distribution. Immediate development standards will include a water point for water supply for potable water supply and holding tanks for wastewater services.

Within the Plan Area, when electrical, gas, water and phone service is provided the service will be parallel to the internal. Upon installation, an individual lot will include a post for hook up to each service in proximity to the R.V. pad.

At the subdivision stage, a utility right of way will be established on both sides of internal roadways to accommodate all utility services.

Potable water may be provided through a low pressure line that would be installed within a utility right of way subject to a cost-effective agreement being worked out between the water provider and the condominium association as well as a water license being obtained from Alberta Environment.

Initially, a water point will be provided at the entrance to both the north and south condominium areas. It is anticipated that one of the lots adjoining the main entrance to both areas will be reserved by the condominium association for a water point structure.

Hauling of waste-water will be performed through contract by the condominium association. A visitor R.V. sanitary dump will be provided within the same area required for the provision of potable water.

Servicing will be provided for all-year occupancy though development will be generally from Easter through to Thanksgiving. It is not anticipated that significant winter use will take place.

Storm water service will be provided through direction of run-off water towards the intermittent watercourse, either directly from the lots or through the internal road and walkway network.

Street lighting is not generally required within Sunset Park as the intent of the project is to provide a rural experience. However, low impact street lights will be provided at each gate and all communal facilities such as the waste-water dump and water point.

3.6) EMERGENCY & PUBLIC SAFETY SERVICES

Emergency and public safety services are provided through the Village of Kinuso and the M.D. of Big Lakes through joint agreement. Fire, ambulance and R.C.M.P. services are provided through facilities at Kinuso, approximately 8 km (5 miles) distant from the Plan Area.

Special Constable enforcement services are provided by the M.D. of Big Lakes.

To facilitate the ability of the local area fire department, the Developer is proposing in partnership with Spruce Point Park and the M.D. of Big Lakes to

construct a dry hydrant into the man-made bay located at Spruce Point Park. Final design and approval subject to standards required by the approving authority and the M.D.

Where applicable principles of the fire smart program will be applied towards development within Sunset Park as part of the development process.

3.7) TRAFFIC CIRCULATION

The primary access route from the Provincial Highway network is Spruce Point Park Road. All lots will be accessed through the internal road system.

Under Phase I, land within the SE quarter-section will be accessed through a crescent road that will connect to Range Road 104 from Spruce Point Park Road. An access will be provided from the internal road to each lot and the balance of the quarter-section.

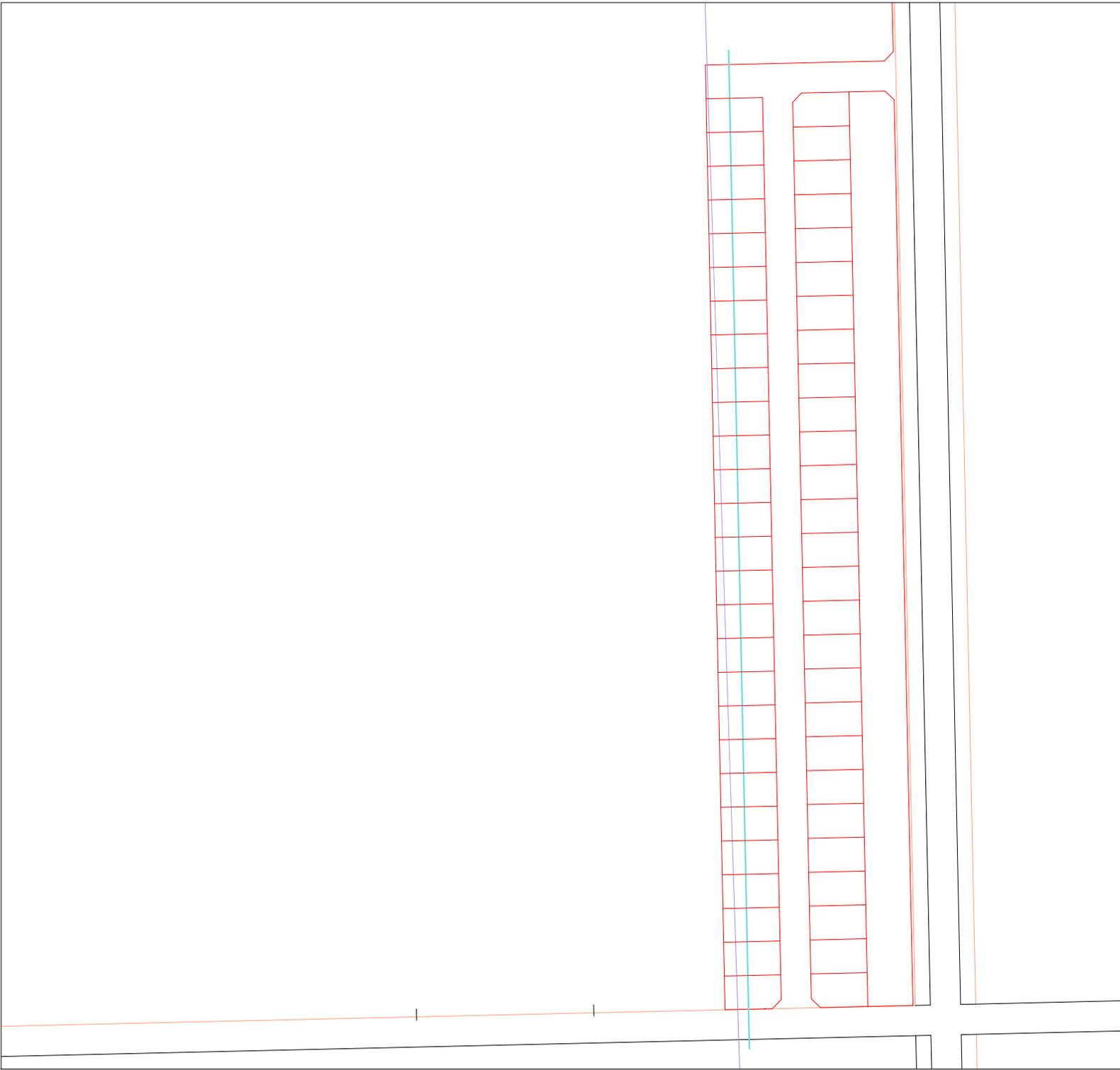
The NE quarter-section will be accessed from Township Road 740 during Phase I. A primary and an emergency access will be provided onto the Range Road to service this area. The emergency access will be extension of West Crescent northwards to Twp. Road 740. A second permanent access will be provided to Spruce Point Park Road as part of future phases. Upon completion of an access to Spruce Point Park Road the temporary access to Twp. Road 740 will be removed and that lot will be developed.

Within the development area, all internal roads will be developed with a 20.12 metre right of way. Roads will be developed to a modified urban cross-section standard in the 20 metre rights of way with shallow vee style ditches. A sample cross section of internal roads is provided as Figure no. 1: Road Cross Section.

ATV's and other off-road vehicles will be allowed within the internal road network of the Park. No motorized vehicles other than maintenance vehicles will be permitted within the Environmental Reserve areas.

3.8) PHASING

The southeast quarter-section will be developed as part of Phase I. 55 lots will be created, not including the balance of the quarter-section. A common area adjoining Spruce Point Road will also be created at this stage.



M.D. OF BIG LAKES

SUNSET PARK
AREA STRUCTURE
PLAN

MAP #6S

SERVICING

— WATER
— LOT TIE-IN



July, 2009



M.D. OF BIG LAKES

SUNSET PARK AREA STRUCTURE PLAN

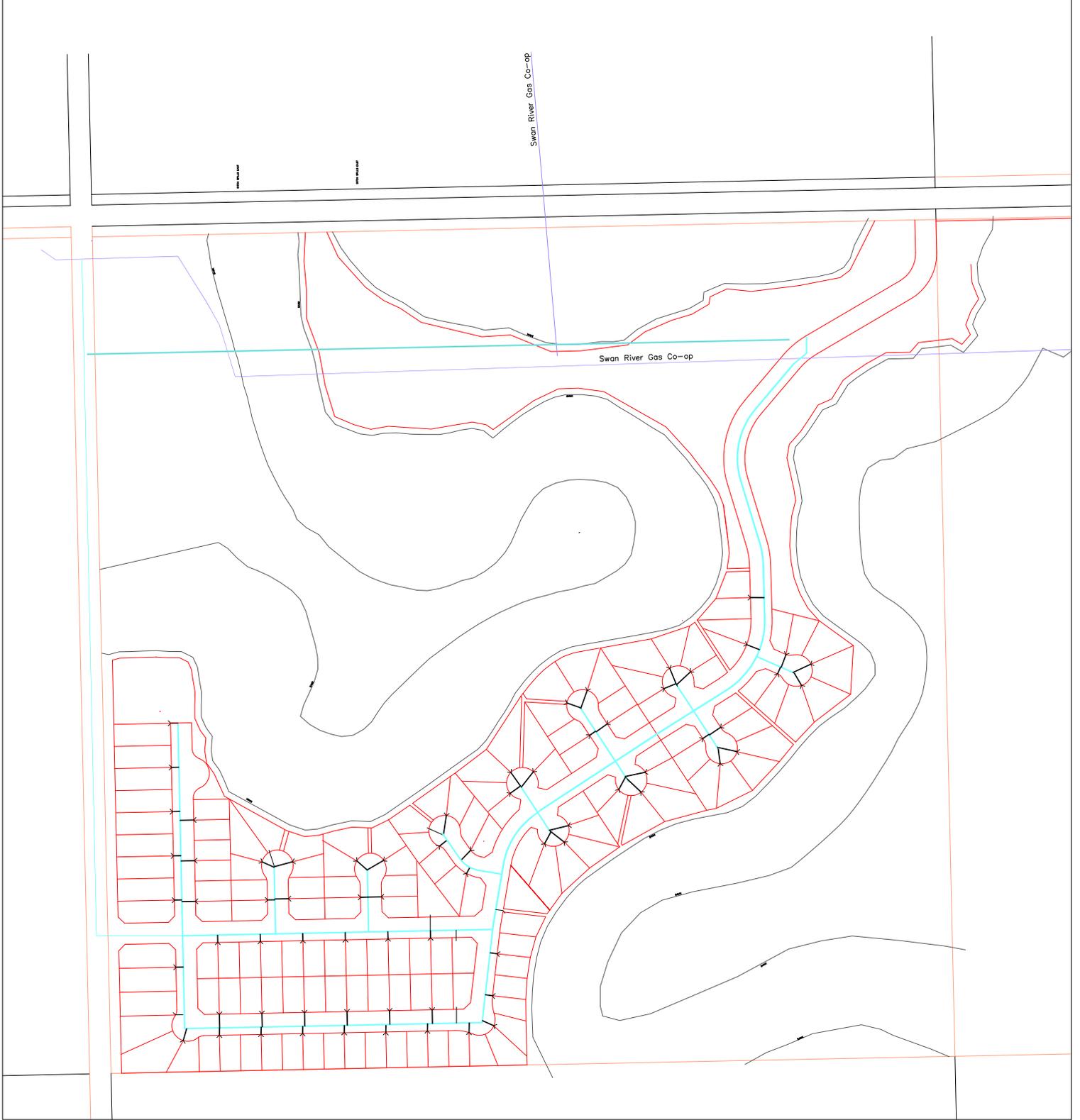
MAP #6N

SERVICING

— WATER
— LOT TIE-IN



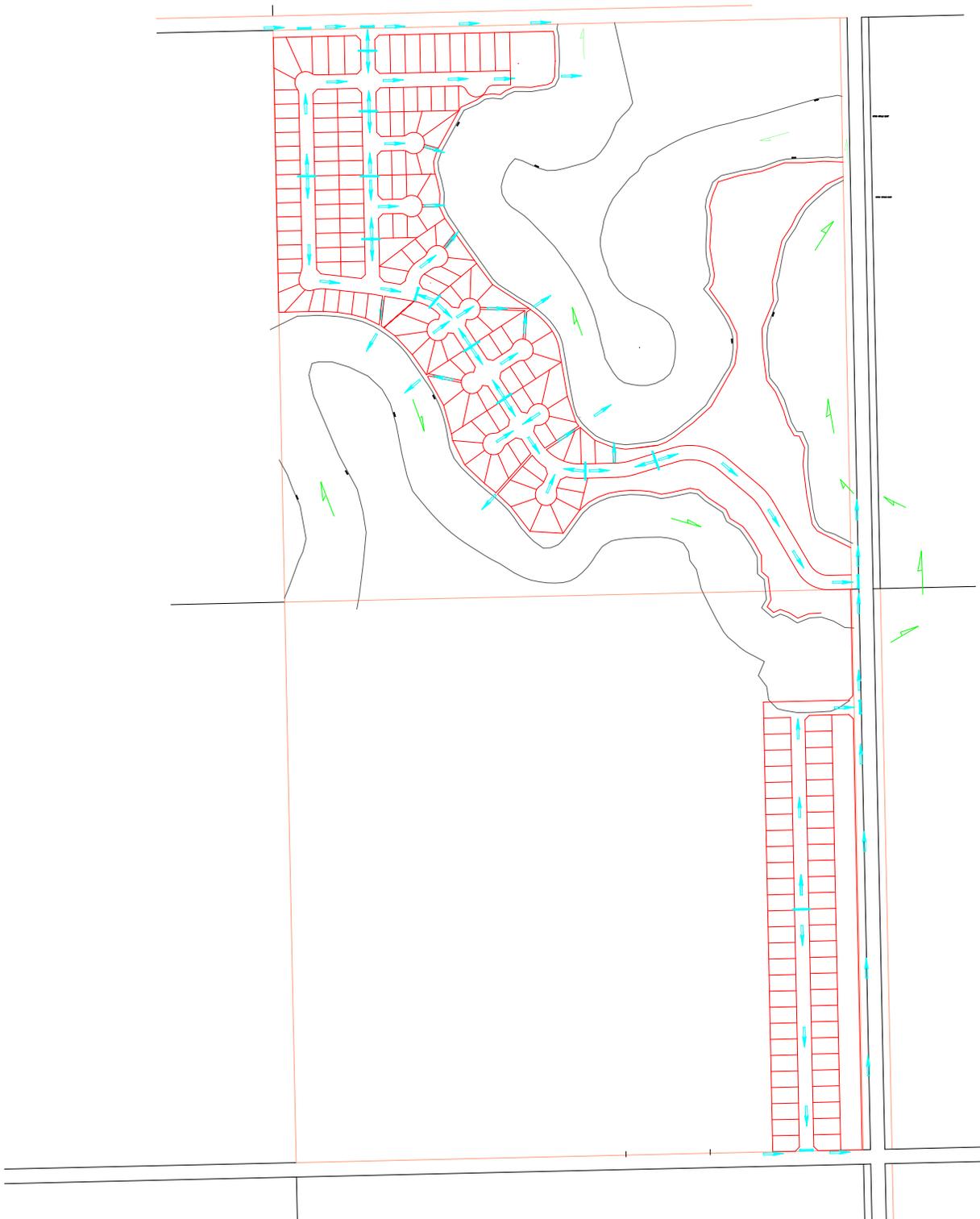
July, 2009



M.D. OF BIG LAKES

SUNSET PARK
AREA STRUCTURE
PLAN

MAP #5 DRAINAGE



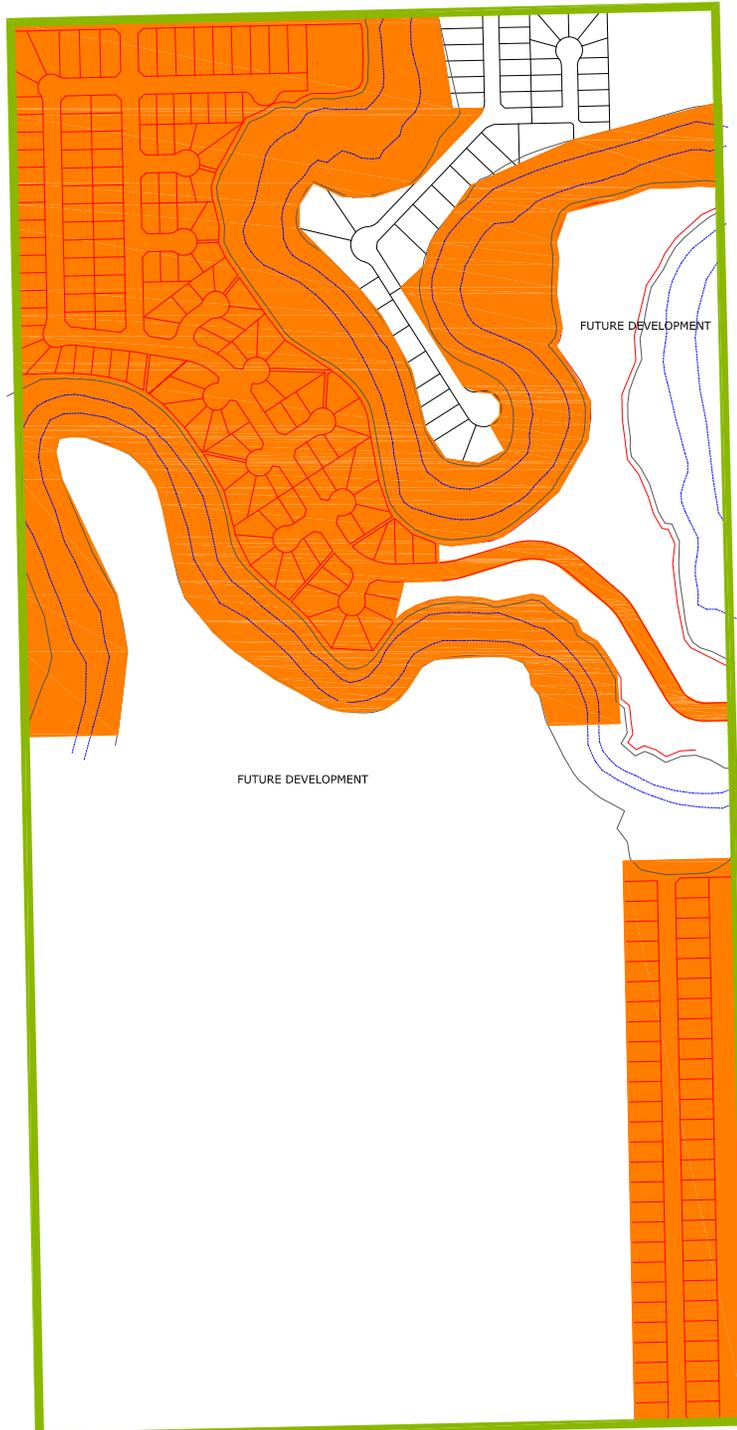
July, 2009

M.D. OF BIG LAKES

SUNSET PARK
AREA STRUCTURE
PLAN

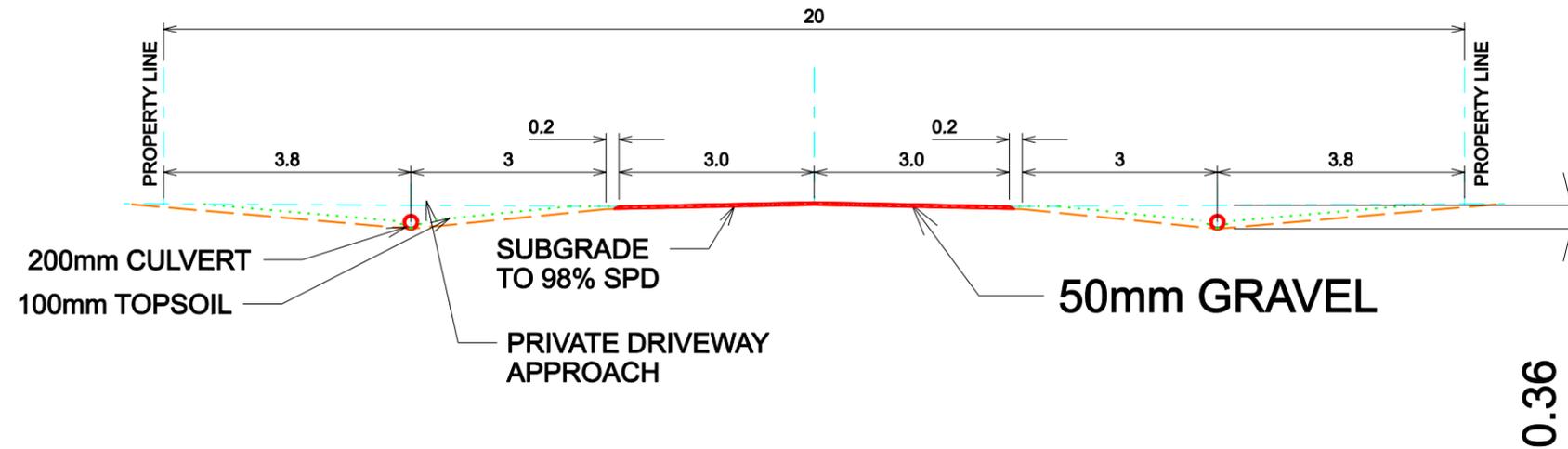
Map #4 PHASING

 PHASE I

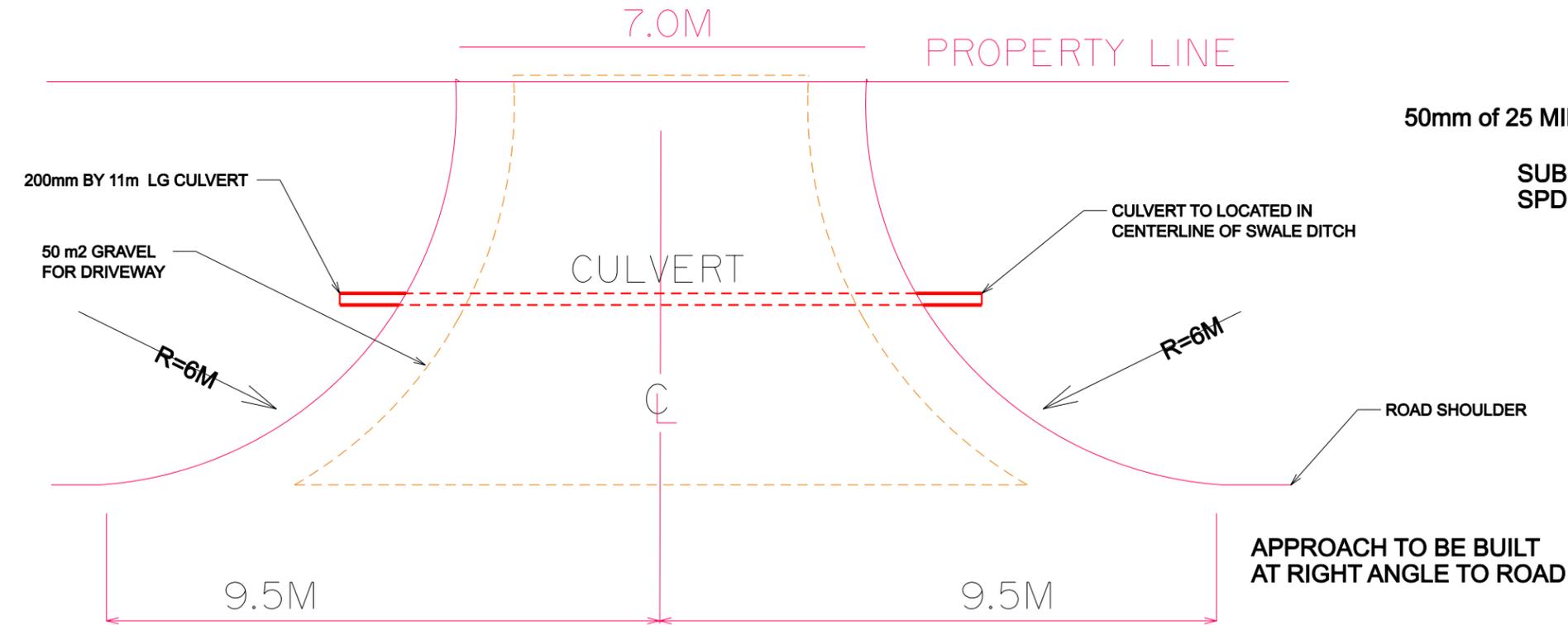
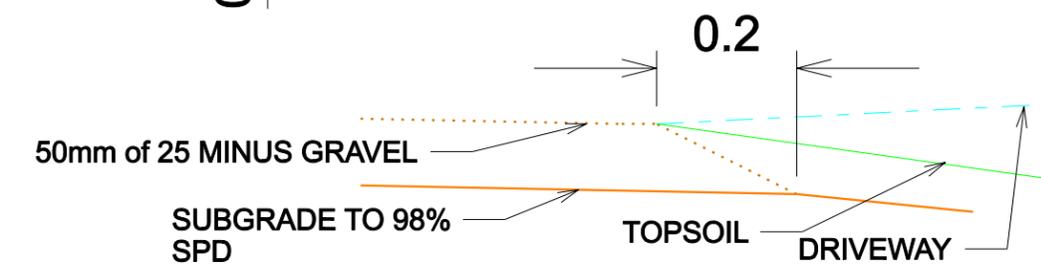


July, 2009

TYPICAL RECREATIONAL BLC ROAD CROSS-SECTION



Detail of Road Shoulder



PLAN - PRIVATE APPROACH

Altime Engineering Ltd.
#223, 86 MCKENNEY AVE. ST. ALBERT, AB. T8N-2T7
PHONE (780)458-0013 FAX (780)459-1316

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1	4 AMY 09	ISSUED FOR REVIEW	SRA
REV	DATE	REVISIONS	BY

PERMIT
PERMIT TO PRACTICE
ALTIME ENGINEERING LTD.
Signature: *S.R. Andriuk*
Date: **MAY 4, 2009**
PERMIT NUMBER: P 3479
The Association of Professional Engineers, Geologists and Geophysicists of Alberta

ENGINEER
PROFESSIONAL ENGINEER ALBERTA
S.R. Andriuk
DATE: **4 MAY 09**

MILT SLOAN MD OF BIG LAKES
SUNSET PARK EAST HALF 32-73-10-W5
TYPICAL BARELAND CODOMINIUM ROAD CROSS-SECTION

CLIENT FILE & DRAWING	DRAWN SRA	DATE MAY 2009	LOCATION EAST HALF 32-73-10-W5	FILE	SHEET	DRAWING Typical Recreational BLC Road Cross-section.dgn
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The northeast quarter-section will be developed in multiple applications for subdivision. It is anticipated that the first application for subdivision will be for approximately 50 lots. As applicable, common area lots and the lot to be created for the intermittent watercourse areas will be created as required for part of the overall drainage plan, or when the R.V. lots to be created are adjoining.

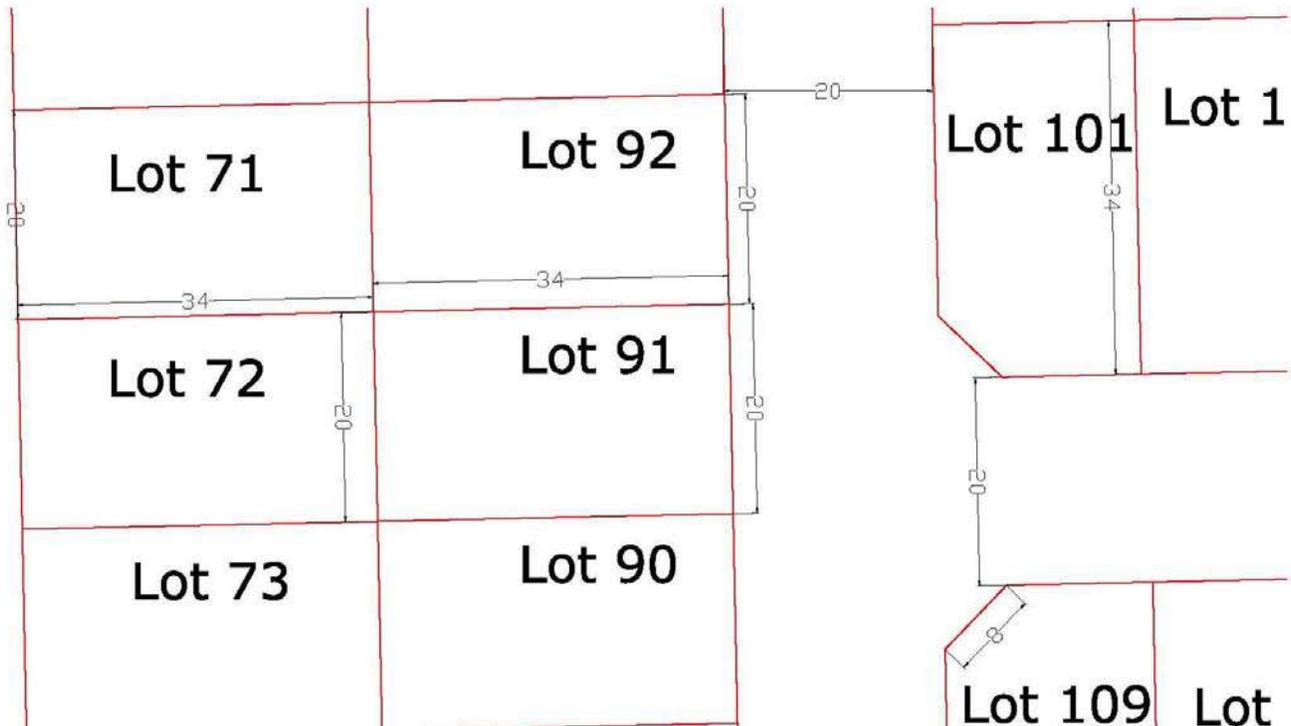
Condo Bylaws will be drafted to allow for the coordination of services common to each phase.

Undeveloped areas within the Plan Area that are not intended for immediate development as part of Phase I of Sunset Park are described as future development areas as it is not known at this time what type of development would be best suited for that area. Particular development within these areas should be subject to further detailed planning review.

3.9) SCHOOL BUSSING

Sunset Park is intended for recreation as the principal land use. It is not anticipated that school bussing services will be required.

Figure No. 1: Typical Lot Size



3.10) PLAN STATISTICS & POPULATION ESTIMATES

Under this Area Structure Plan, Sunset Park will create a total of 198 occupied lots. Using an average population of 2.9/lot it is estimated that a maximum of 574 people would be anticipated during peak periods.

APPROVAL AND IMPLEMENTATION

4.1) APPROVAL PROCESS – AREA STRUCTURE PLAN

This Plan shall be adopted in accordance with Section 633 of the Municipal Government Act, R.S.A., 2000 and any additional requirements of the Municipal District of Big Lakes. This shall include at the minimum a formal public hearing prior to the consideration of second reading of this Plan.

4.2) APPROVAL PROCESS – LAND USE BYLAW AMENDMENT

Concurrently with the adoption of this Plan, land to be developed for condominium purposes will be re-districted to the Bare-land Condominium District (BLC2). All Development contemplated under this Plan will be subject to the standards of the BLC2 District.

4.3) REVIEW PROCESS

This Plan may be reviewed and amended as required in accordance with the provisions of the Municipal Government Act. It is anticipated that amendments should not be required until development of the “future development areas” is contemplated.

4.4) SUBDIVISION PROCESS

As part of the implementation of this Plan, the land within the NE quarter-section that is south of the intermittent creek will be subdivided and added to the certificate of title for the balance of the SE quarter-section.