

PARKLAND COUNTY

Glory Hills ASP

Bylaw 7-79

May 9, 1979



Last Consolidation July 2013

Consolidation Summary

Bylaw	3 rd Reading	Subject
7-79	9/5/1979	To provide a framework for subsequent residential subdivision and development of lands within the Glory Hills area, more particularly described as: All that portion of Township 53, Range 1, West of the 5 th Meridian within the County of Parkland lying north of Highway 16; Sections 1 to 5 inclusive in Township 54, Range 1, West of the 5 th Meridian
21-2002	23/5/2002	Amendment to the Glory Hills Area Structure Plan to delete the area under the Fifth Meridian Area Structure Plan.
42-2009	6/4/2010	To Alter Section 8, Servicing, Policy 1, Water and Sewer

BYLAW NO. 42-2009
PARKLAND COUNTY

**BEING A BYLAW OF PARKLAND COUNTY FOR THE PURPOSE OF AMENDING
THE GLORY HILLS AREA STRUCTURE PLAN (BYLAW NO. 7-79)**

WHEREAS the Council of Parkland County has passed a Bylaw pursuant to Part 17, Section 633 of the Municipal Government Act, R.S.A. 2000, being Chapter M.26.1 of the Revised Statutes of Alberta, known as the Glory Hills Area Structure Plan Bylaw No. 7-79 for the purpose of providing a framework for subsequent subdivision and development of lands within the Glory Hills Area (a defined planning area within the County);

WHEREAS and pursuant to Part 17, Section 692 of the Municipal Government Act, R.S.A. 2000, being Chapter M.26.1 of the Revised Statutes of Alberta, the Council of a municipality is authorized to amend a Area Structure Plan;

WHEREAS Section 692 of the Municipal Government Act, being Chapter M.26.1 of the Revised Statutes of Alberta, requires the Council of a municipality to hold a public hearing and advertise such a Bylaw in accordance with Sections 203 and Section 606 of the Act respectively;

WHEREAS Section 638 of the Municipal Government Act, being Chapter M.26.1 of the Revised Statutes of Alberta, requires all statutory plans adopted by a municipality to be consistent with each other.

WHEREAS the Council of Parkland County deems it appropriate to make amendments to the Glory Hills Area Structure Plan Bylaw 7-79 to make it consistent with the Parkland County Municipal Development Plan Bylaw 37-3007.

WHEREAS the Council of Parkland County has received an application to amend the Glory Hills Area Structure Plan (ASP) to amend text on page 13 and 14 of the ASP to permit privately owned piped water and sanitary sewer systems within the County's Bareland Recreational Resort (BRR) District, or other similar bare land condominium recreational resort districts, permitted within the County's Land Use Bylaw only. Private on-site systems will continue to require for all other residential and recreational forms of developments.

NOW THEREFORE the Council of Parkland County duly assembled and under the authority of the Municipal Government Act, as amended, hereby enacts the following:

THAT GLORY HILLS AREA STRUCTURE PLAN BYLAW NO. 7-79, AND AMENDMENTS THERETO, IS AMENDED AS FOLLOWS:

1. Section 8, Servicing, Policy 1, Water and Sewer (page 13 and 14)

"All residential development within Glory Hills shall be served by an onsite water well or cistern and a private sewage disposal system, with the exception of Bareland Recreational Resort developments that may choose to install privately owned communal piped water and sanitary sewer services that are in compliance with the County's plan hierarchy. The County shall not be responsible for the construction, operation, maintenance, administration, or replacement of any private communal system within Glory Hills, and the private communal system shall be the sole responsibility of the developer, condominium corporation, or a third party private utility company. All developments within Glory Hills that propose private onsite systems shall identify the quality and quantity of ground water reserves, as well as determine soil capability to dispose of effluent. The County does not contemplate any municipally owned systems within Glory Hills."

AND THAT this Bylaw shall come into force and have effect from and after the date of third reading and signing thereof.

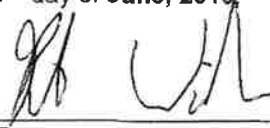
**BYLAW NO. 42-2009
AMENDING GLORY HILLS AREA STRUCTURE PLAN (BYLAW NO. 7-79)**

READ A FIRST TIME this 9th day of **March, 2010**.

PUBLIC HEARING held this 6th day of **April, 2010**.

READ A SECOND TIME this 6th day of **April, 2010**.

READ A THIRD TIME AND FINAL TIME this 22nd day of **June, 2010**.



MAYOR

(Seal)



MANAGER, (Acting)
LEGISLATIVE & ADMINISTRATIVE SERVICES

PROPOSED BY-LAW NO. 21-2002
PARKLAND COUNTY

BEING A BY-LAW OF PARKLAND COUNTY FOR THE PURPOSES OF AMENDING
THE GLORY HILLS AREA STRUCTURE PLAN

WHEREAS the Council of Parkland County has adopted the Glory Hills Area Structure Plan by By-law No. 7-79 and amendments thereto; and

WHEREAS the Glory Hills Area Structure Plan provides a framework for subsequent subdivision and development of lands within the Glory Hills Area (a defined planning area with the County); and

WHEREAS the Council of Parkland County deems it appropriate and desirable to make an amendment to the Glory Hills Area Structure Plan to allow for the adoption of an Area Structure Plan for the Fifth Meridian Area (a defined planning area within the County); and

WHEREAS Section 638 of the Municipal Government Act requires all statutory plans adopted by a municipality be consistent with each other; and

WHEREAS the Council of Parkland County deems it appropriate to make amendments to the Glory Hills Area Structure Plan to make it consistent with the Fifth Meridian Area Structure Plan;

NOW THEREFORE the Council of Parkland County duly assembled and under the authority of the Municipal Government Act, SA 1994 Chapter M-26.1, and amendments thereto, hereby enacts the following:


1. That By-law No. 7-79 and amendments thereto, being the Glory Hills Area Structure Plan, is amended by deleting the land area as shown on Figure 1, attached to and forming part of this Bylaw.

READ A FIRST TIME this 28th day of March, 2002


READ A SECOND TIME this 23rd day of April, 2002.

READ A THIRD TIME and finally passed this 23rd day of April, 2002.


MAYOR


COUNTY COMMISSIONER

CERTIFIED TRUE COPY OF ORIGINAL


Jyn Simpson, County Commissioner

AMENDED
By-law No. 24-2002

BY-LAW NO. 7-79

BEING THE COUNTY OF PARKLAND NO. 31 GLORY HILLS AREA STRUCTURE PLAN ADOPTING BY-LAW PURSUANT TO THE PROVISIONS OF PART 6 OF THE PLANNING ACT, 1977.

WHEREAS, a proposed Area Structure Plan (hereinafter referred to as "The Glory Hills Area Structure Plan") has been prepared for the County of Parkland No. 31 based on surveys and studies of land use, population growth, residential demands, the economic base of the County, transportation and communication needs and other relevant factors; and

WHEREAS, the Glory Hills Area Structure Plan provides a framework for subsequent residential subdivision and development of lands within the Glory Hills area, more particularly described as:


All that portion of Township 53, Range 1, West of the 5th Meridian within the County of Parkland lying north of Highway 16.

Sections 1 to 5 inclusive in Township 54, Range 1, West of the 5th Meridian.

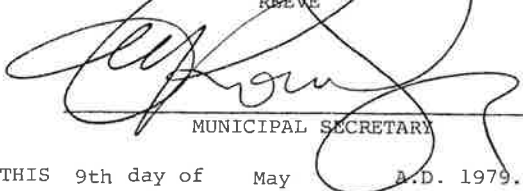
NOW THEREFORE, the Council of the County of Parkland No. 31 under the authority of Part 6, the Planning Act 1977, enacts the following:

1. The Council of the County of Parkland No. 31 hereby adopts the Area Structure Plan to be known as "The County of Parkland No. 31 Glory Hills Area Structure Plan".
2. The Glory Hills Area Structure Plan map and policy statements are hereby adopted as part of this By-law and shall be maintained under separate cover at the County offices in the Towns of Stony Plain and Drayton Valley.
3. The County of Parkland No. 31 Glory Hills Area Structure Plan contains projections and policies for development which shall be used to explain, justify and interpret the Glory Hills Area Structure Plan Adopting By-law.
4. This by-law may be amended by By-law in accordance with the provisions of the Planning Act 1977.

READ A FIRST TIME this 8th day of March A.D. 1979.



 REEVE




 MUNICIPAL SECRETARY

S E A L

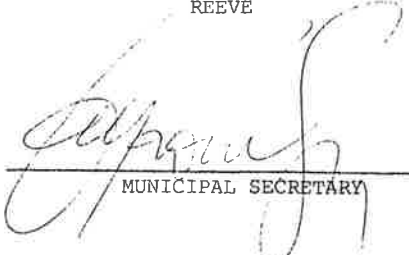
READ A SECOND TIME THIS 9th day of May A.D. 1979.

this 9th day of May A.D. 1979.

DONE AND PASSED IN open Council meeting this 9th day of May A.D. 1979.



 REEVE



 MUNICIPAL SECRETARY

S E A L

**BYLAW 21-2002
FIGURE 1**

GLORY HILLS AREA STRUCTURE PLAN
 FIFTH MERIDIAN AREA STRUCTURE PLAN
 AREA OF OVERLAP TO BE REMOVE
 FROM GLORY HILLS ASP

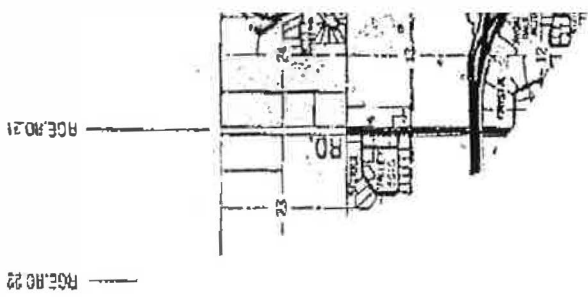
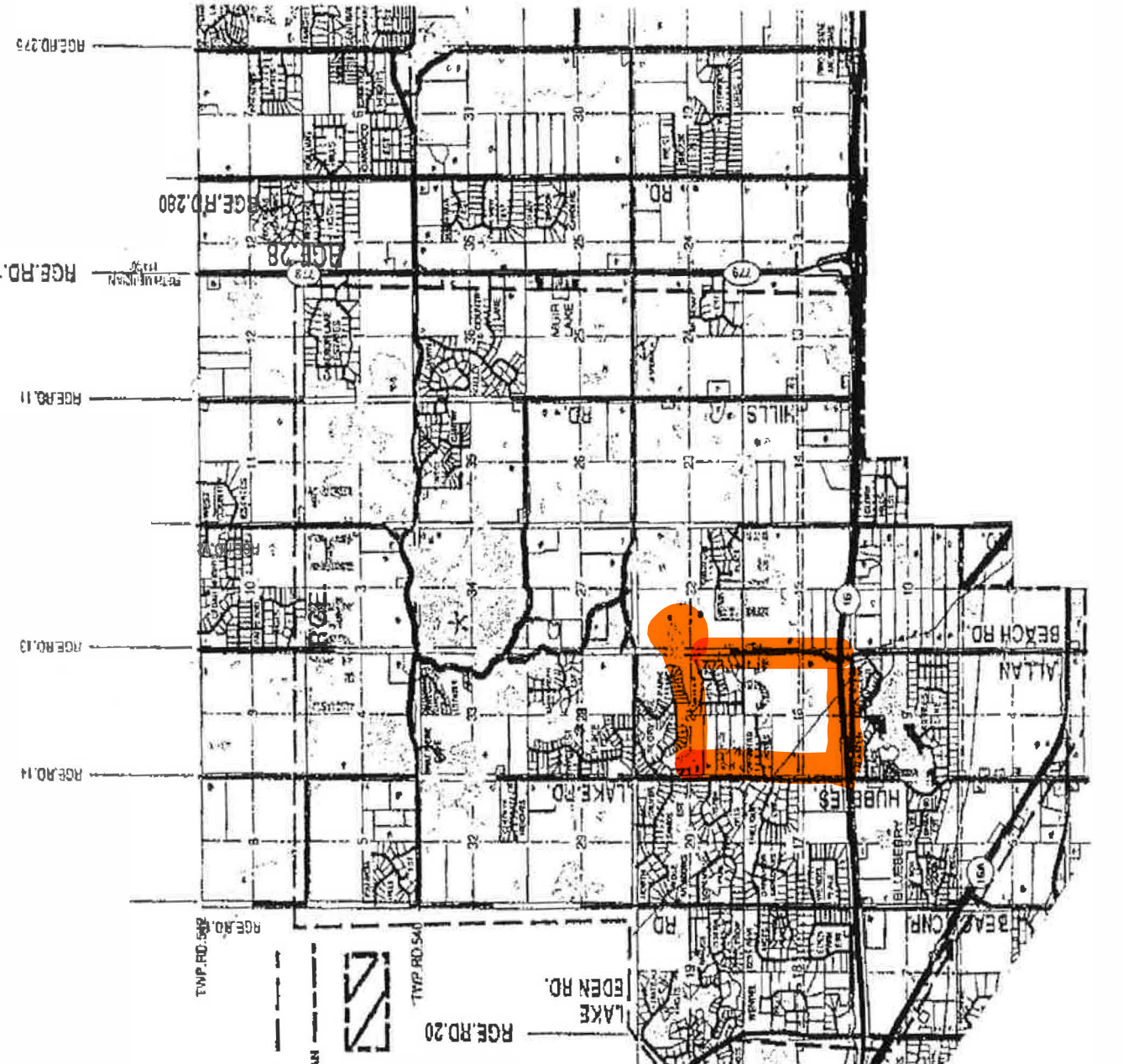


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INTRODUCTION

This plan is being presented for public information pursuant to Sections 135 and 136 of the Planning Act of the Province of Alberta. These sections relate to the requirement for and the conduct of public hearings on proposed land use by-laws and statutory plans.

The County of Parkland General Municipal Plan provides for the Glory Hills Area Structure Plan and this report presents and forms part of the Glory Hills Plan. The General Municipal Plan identifies the Glory Hills Area as having a high potential for both country residential and recreation uses and covers an area of approximately thirty-five square miles.

It is important to recognize that this report is a working draft only and that public input is essential to the formulation of the final report and attachments. Notwithstanding that this plan provides mainly for the accommodation of residential and recreational development, it is recognized that existing land uses in the area will not be affected or pressured to change against the wishes of the existing ownership, except to the extent required for the construction of Highway 16X.

The long-term and general policies contained in the General Municipal Plan have been followed and included in the preparation of this plan and form the basis for the specific policies herein. This plan more closely describes the ultimate land uses in the area and will be used in conjunction with the Land Use By-Law to guide and regulate future uses and development within the Glory Hills Area.

In formulating the following policies, the County of Parkland has attempted to ensure the compatibility of proposed development with the existing situation and to preserve the aesthetics of the area for the enjoyment of all.

PURPOSE OF AREA STRUCTURE PLAN

Section 62 of the Planning Act provides for the formulation of Area Structure Plans as follows:

- 1) For the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality, a Council may, by by-law passed in accordance with Part 6, adopt a plan to be known as the "(name) Area Structure Plan".
- 2) An area structure plan shall:
 - a) conform to any general municipal plan in existence and affecting the area that is the subject of the area structure plan;
 - b) 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.
 - c) contain such other matters as the Council considers necessary.

BACKGROUND

The Glory Hills Area Structure Plan is a result of the need to identify ultimate land uses while at the same time protecting the outstanding aesthetics of the area and its potential for recreation uses. Because the Glory Hills will be predominately residential, this report addresses the services required by, and associated with a country residential community.

The major areas of concern include:

- 1) Parks and public/private recreation areas
- 2) School facilities
- 3) Transportation systems
- 4) Public utilities and Municipal Services

Preliminary work done during the initial stages of the study, but which do not form part of this plan, included 10 foot contours of the entire area and an existing land use inventory. From this information and that gained from careful study of recent aerial photography, overlays were constructed to plot existing and potential land uses and to measure the compatibility of these.

The overlays are self-explanatory and form the basis for the development policies described in the following pages.

LAND USE

High density country residential and public recreation are the land uses identified as being best suited to the Glory Hills Area. No other land uses will be considered except commercial neighbourhood services which will be on a limited scale. The following statements form the policies which the County will use to shape future development of the area.

Residential

Clarify marginalia amendment. - LV

In an effort to maximize the land resources available for Country Residence use, it is proposed that parcel sizes ~~range from 1/2~~ ^{2 to 10} ~~acre to approximately 3 acres.~~ _{acres.} This size range allows for most activities related to acreage living and at the same time allows flexibility which is required to take advantage of the varied topographical features of the landscape. A country residence is interpreted to mean a parcel of land on which there is located one single family detached residence.

Developers will be encouraged to be imaginative in their designs and the County will ensure that all proposals are suited to the topography and that the land is utilized to the fullest extent possible. Through careful design techniques, it will be possible to reduce the amount of access roadway thereby reducing the cost of road maintenance to the County. Such municipal services as school busing and fire protection will influence subdivision designs and developers are advised to discuss preliminary proposals with the County administration prior to submitting applications for approval.

The density of any particular subdivision will not be arbitrarily controlled, but rather will be determined by the carrying capacity of the land in terms of water supply and waste disposal as determined by Alberta Environment. Factors such as topography and municipal services will also have an effect on density. Certain criteria used to establish density of development will no doubt change as more efficient methods of individual sewage disposal become available and therefore, the densities established today may vary somewhat in the future. For this reason no definite population figures can be quoted for the future, however, it is reasonable to state that given the current policies and criteria used by the subdivision approving authority and the referral agencies, the ultimate population within the plan area could reach twenty to twenty-three thousand population.

This is 2/3 the current population of the entirety of Parkland County. -LV
Specific residential and recreational land use regulations and a schedule of permitted uses will be defined in the Land Use By-Law. The contents of the By-Law will include regulations which, it is hoped, will enable the County to protect and improve the lifestyle of land owners in the area.

No encroachment of residential development will be allowed into environmentally sensitive areas, nor will it be allowed on lands where adequate access or other services do not exist. This is not to say that certain lands cannot be developed, only that such development must include the provision of the necessary services as part of the development. These services will be constructed by the development community either directly or through the payment of Municipal Service Charges to the County. The specific responsibilities of developers may vary from one project to another and will be the subject of development agreements with the County. The servicing costs will not, therefore, become a burden on existing County ratepayers.

The following two policy statements are taken directly from the General Municipal Plan and will be brought to the attention of existing residents and prospective developers. They read as follows:

Section 1.8 "Recognizing that agriculture is a legitimate and beneficial land use in rural areas, no existing viable farming activity should be curtailed strictly because of the objections from new developments. Some farm operations produce obnoxious odours, or may require aerial spraying and other practices that may be nuisances to adjacent non-farm land uses. These operation practices are often essential, however, to the well-being of the farm and any undue restrictions may have adverse consequences. These activities should be restricted only by public health regulations and environmental protection measures. The County will bring this policy to the attention of all applicants for country residential subdivisions and shall implement this policy by applying a caveat against affected lands, wherever necessary".

Section 2.10 "Country residential developments are legitimate and beneficial land uses in rural areas. Therefore, no existing rural residence shall be infringed upon by the activities of adjacent land owners, especially those who have begun to practice the activity subsequent to the country residential parcel being created. The County will bring this policy to the attention of individuals and companies considering developments in areas adjoining existing rural residences".

Section 2.7 of the General Municipal Plan can be quoted in summation:

"The development of country residential areas must not lead to environmental degradation but should be designed to balance the natural resources of the area and be compatible with surrounding developments".

TRANSPORTATION NETWORK

The projected ultimate transportation network outlined in this area structure plan will functionally incorporate two primary provincial highways, two designated provincial secondary roads and a network of county collector and local roads, arranged in a manner so as to permit rapid and unobstructed movement of traffic through the area while at the same time providing efficient means for entrance and egress throughout the proposed development areas.

It must be recognized at the outset that the proposed roadways as shown in this presentation are intended to illustrate the basic concept for transportation routes taking into account anticipated development patterns and general terrain restrictions. The exact location and alignment of the actual roadways will be established during detailed site investigations prior to development of the land areas involved.

Primary Highways

The plan area is bounded on the south by existing Highway 16, a four lane divided roadway which now accommodates essentially all through traffic west from the Edmonton area and also forms part of the truck road system linking Edmonton with northern Alberta and B.C., the Yukon and Northwest Territories. It is understood from Alberta Transportation that physical characteristics of this highway will generally remain unchanged in future except for possible improvements to entry points and the elimination and/or control of private entrances, as this might become necessary due to developments adjacent to the highway.

The southern portion of the plan will be traversed in an east west direction by proposed primary Highway 16X which will be an extension of 118th Avenue in Edmonton and will generally follow or parallel the existing road allowance 2 miles north of Highway 16 through Stony Plain and Spruce Grove. Highway 16X will join with Highway 16 just west of the west boundary of the plan area. The new highway will be a four lane divided facility that is proposed for staged construction over a number of years and ultimately will have access points for the plan area restricted to three grade separations at three mile intervals, as shown as on the transportation network of County collector roads. Upon completion, Highway 16X will takeover and/or share a major part of the transportation function now provided by Highway 16.

Secondary Roads

The plan area is bordered on the east by designated secondary road No. 779 and is traversed in an east west direction near the north boundary by designated provincial Secondary Road No. 633. Secondary Road No. 779 now provides an important connecting link from the County of Lac St. Anne to the Highway 16 corridor into Edmonton and this function is expected to gain more emphasis with the improved connection to northwest Edmonton by way of Highway 16X. In recognition of this potentially busy arterial route, the concept recommended for the plan area is to limit access points to normal road allowance intersections and only those additional points necessitated by terrain restrictions or where commitments exist as a result of previous development approvals.

The portion of Secondary Road No. 633 within the plan area, as well as within the County, tends to act as a local collector, with relatively large fluctuations in traffic volumes at various points along it. Because of some serious terrain limitations along its route and its proximity to a number of restricted development areas, it is not well suited as an arterial route to the same extent as a route such as Secondary Road No. 779 and it is recommended that its function be maintained as a high standard

collector route. With this concept, more frequent access points can be accommodated similar to a well controlled County collector road. For Secondary Road 633, it is suggested that an effort be made to restrict access to one point for each quarter section parcel of land adjacent to the roadway in addition to the normal road allowance intersections at one mile intervals or and equivalent to this if the road allowance intersections are not developed.

County Roads

The proposed ultimate County road network in the plan area consists of a combination of:

- 1) External Roads - those roads constructed generally along the original road grid or subsequent forced road allowances generally on or adjacent to section lines or quarter lines, and
- 2) Internal Roads - those roads constructed across and/or within the quarter section boundaries generally as a result of a subdivision development on the property involved.

Functionally, the County roads can be classified as local, collector and arterial, although, with the possible exception of the Lake Eden Road running north and south along the west side of the plan area, all the County roads in the plan area fall into the classification of collector and local. The Lake Eden Road now exists as a hard surfaced roadway capable of carrying relatively large volumes of heavy traffic. Although it services adjacent lands for access, its primary function in terms of traffic volume is resource extraction in the County of Lac St. Anne, adjacent to the northwest corner of the control area and in this respect, functions as a rural arterial road. In spite of its high standard of construction, it is not well situated to serve as a major part of the ultimate transportation network for the traffic volumes that will be generated by the plan area.

The suggested future County roads network presented in this area structure plan generally consists of external and internal roads having a collector function. Proposed future local roads are now shown except in a few cases where special controls are required because of terrain, access conditions, or commitments by previous approvals.

In the areas adjacent to primary highways and designated secondary roads, careful planning and design control is required on County collector roads to ensure that efficient traffic movement is provided to and from the limited points of access to the arterial routes. Since many of these roads in future will be formed by internal subdivision roads, the developers involved will be responsible for establishing vertical and horizontal designs for these roads that are appropriate to the collector function as well as providing safe and adequate access to the land areas within the subdivision. This responsibility will in part extend onto any adjacent undeveloped lands to ensure that the transportation concept can be continued and integrated with future development of the adjacent lands. This criteria will also apply to internal collectors used to supplement or replace the grid network elsewhere throughout the plan area.

There are sections of the existing and planned primary highway and secondary road routes with parallel and adjacent service roads or provision for construction of these in future. It is suggested that serious consideration be given to replacing these with internal subdivision roadways generally paralleling the highway if and when this becomes possible through development of adjacent lands. In most cases, this would require staging over several years during which the parallel and adjacent service road as well as the internal road would be in existence at the same time. This duplication of roadways would happen to a large extent in any event, however, by properly planning the internal roads to also provide the service road function, it should be possible to gradually eliminate many of the parallel and adjacent service roads and thereby reduce the future operating and maintenance load.

OPEN SPACE AREAS

An inter-connecting network of open space areas has been outlined for those portions of the plan area which are as yet undeveloped and for which development approval may be requested in the future. The basic intent of the open space network is to protect drainage courses, catchment basins and other unstable or environmentally sensitive areas from development activities and to provide for a continuous natural open space system. The County will maintain these open space areas for the general enjoyment of its residents through activities which are compatible with the intent of this plan. The open space areas outlined fall into the following basic terrain categories:

- 1) Drainage courses, major water bodies, catchment basins and those adjacent lands which must be protected to retain and promote the natural function of these areas and which must remain accessible at all times in the future to ensure that proper surface run-off, collection and dispersal is maintained within the plan area. It should be noted that even the best planned and controlled development activities will alter the surface run-off characteristics of the terrain and that the importance of drainage courses and all related features and facilities cannot be over emphasized.
- 2) Poorly drained areas or areas exhibiting other instabilities considered to be unsuitable for the normal type of development envisaged for the plan area.
- 3) Access corridors, inter-connecting areas meeting the criteria outlined above and/or connecting such areas to existing reserve dedications, will be required so as to optimize the potential of the total open space network for recreational or other general use activities compatible with the terrain characteristics.

As indicated above, development activities will not be permitted within designated open space areas and the dedication of such areas as reserve will be required as part of any development proposal for the lands in question. The areas outlined in this presentation have been identified on the basis of topographic mapping, air photo interpretation and selected visual evaluation on the ground. The configuration and dimension of the boundaries are subject to adjustment as more detailed terrain information becomes available with the submission of various development proposals. To this extent, the boundaries of open space areas can be considered tentative. However, the basic intent and concept used for their identification will remain unchanged.

Although development activities will not be permitted within open space areas, roadways and other municipal services required by such development activities may be located across the areas provided that their location and design will result in a minimum of disturbance to the open space areas and will permit the construction, operation and maintenance of the facilities without restricting the natural function of the areas.

MUNICIPAL RESERVES

In locating and choosing municipal reserves in the Glory Hills area, three basic criteria were used. Firstly, it is the intention of the County to retain an optimum amount of natural area for future generations, so that all residents may have the opportunity to appreciate the beauty and aesthetics of one of the more unique and unspoiled areas of the County. Secondly, it is the intention of the County to provide convenient access to these natural areas in the form of trail systems and use of water bodies. The third criteria, used in establishing reserves, was the need for school sites according to attendance areas based on the potential population of the plan area and the proximity of these sites to major transportation routes and the reserve system.

A minimum of municipal reserve has been identified due to the requirements for environmental reserve. Some municipal reserves will be required in strategic locations so that they tie adjacent reserves together to provide public access to the open space system where it does not already exist.

The County will study the need for and possibility of acquiring privately owned land in the Chickakoo Lake region so that a complete staging area maybe established for recreational use of the lakes and trail systems. Only land in this region will be considered for purchase as Chickakoo Lake is the focal point of the plan area .

As stated in Sections 5.12 and 5.13 of the County General Plan, "The overall guiding principle for assessing proposed recreational developments is that the natural beauty of the landscape should be protected, even at some additional expenditures in economic terms. The County administration should be empowered to require changes in the siting, design or construction or proposed development which, it is deemed, will have adverse effects on the character of the landscape or on fragile ecosystems"... "The County is aware of the recreational needs of rural residents. In this regard, the County will work towards the establishment of major regional 'community' parks. These parks will include both intensive and extensive recreation programs which would be determined through the survey and analysis of local residents".

To that end, it is proposed that the County will develop a series of linear trail systems throughout the Glory Hills area, with the focal point of these trails being the land now owned by the County in the Chickakoo Lake area. Trails designed for hiking, skiing and equestrian use will prohibit motor vehicles of any kind.

It is the intention of the County to encourage low key, passive use of the natural areas, without endangering the ecology.

As public access to the reserve system is essential, it is the intention of the County to allow for parking areas at various strategic locations throughout the plan area on public land. The major access point will be the County land at Chickakoo Lake.

It is the expressed desire of the County that the Public Works Department, Parks and Recreation Department and the Planning Department work closely with the Board of Education to ensure that the location and development of potential school sites in the plan area provide maximum joint use benefit to the rural residents as well as the students attending these schools. The County is fully aware of the need for cooperatively developed public facilities in the rural area and will work diligently to ensure that this occurs.

SERVICING

ylaw 42-2009 1) **WATER AND SEWER**

All residential development within Glory Hills shall be served by an onsite water well or cistern and a private sewage disposal system, with the exception of Bareland Recreational Resort developments that may choose to install privately owned communal piped water and sanitary sewer services that are in compliance with the County's plan hierarchy. The County shall not be responsible for the construction, operation, maintenance, administration, or replacement of any private communal system within Glory Hills, and the private communal system shall be the sole responsibility of the developer, condominium corporation, or a third party private utility company.

All developments within Glory Hills that propose private onsite systems shall identify the quality and quantity of ground water reserves, as well as determine soil capability to dispose of effluent. The County does not contemplate any municipally owned systems within Glory Hills.

2) **POWER AND TELEPHONE**

Calgary Power Limited and Alberta Government Telephones will be encouraged to locate their lines so as to minimize the visual effect of their facilities on the landscape while at the same time providing the most economical service to the area.

The County will use its best efforts to prevent the construction of any new high voltage transmission lines through the plan area.

3) **POLICE AND FIRE PROTECTION**

The County Police detachment at Stony Plain has a present compliment of five officers and is presently expanding. In addition, the County By-Law Enforcement Officer is located in this detachment. The present rural compliment of the RCMP detachment in Stony Plain is forty and they have indicated that the detachment will grow with the population in this area.

Between the two forces, police protection is considered adequate and the number of officers per thousand population will be maintained.

Fire protection for the Glory Hills is, at present, provided on a 24 hour basis from the fire hall in Stony Plain at which there are located two pumper units, each capable of supplying 1,000 gallons of onsite water and application of 625 gallons per minute. The trucks are manned by a volunteer force of twenty-three men which is consistent with rural fire protection standards throughout the province. Given the potential population of the Glory Hills, the County Fire Chief has indicated that consideration would be given to locating an adequate local fire fighting facility in the plan area.

4) **SANITARY LAND FILL FACILITIES**

Solid waste disposal will remain the responsibility of the individual property owner either by contract with a commercial disposal operator or individually. The County does not propose to locate or develop a sanitary land fill site within the Glory Hills area.

5) **PUBLIC WORKS**

Road maintenance and snow plowing as now provided will continue on the same basis with no major changes in policy being contemplated. Re-construction and upgrading of existing roads is evaluated and determined by County Council on a continuing basis and can therefore not be included in this document.

6) **EDUCATION**

The County of Parkland Board of Education is currently pursuing the concept of decentralizing elementary schools and in the event this concept becomes policy, a number of potential elementary sites in the plan area have been identified and will be protected.

The County Board of Education does not at present have a definitive policy relating to decentralization and in view of this, all potential school sites herein identified will be held as Municipal Reserve. The Board has an agreement with the County which in part states that the County will provide such school sites as may be required from lands under County jurisdiction. These sites will be provided at no cost and in locations satisfactory to the Board of Education.

This important aspect of growth may effect amendments to this plan as clearly defined education policy as set forth by the Board.

7) **NATURAL GAS**

The Glory Hills fall within gas franchise areas, one being the Lac St. Anne Gas Co-operative and the other being the West Parkland Gas Co-operative. The County, by authority granted by the Planning Act, will protect utility easements throughout the plan area which will be required by the gas co-ops to construct transmission and distribution systems for service to future developments. The easement locations will be determined by the gas co-ops in co-operation with the County and Developers will be required to provide these easements at the time of subdivision. In this way, the gas co-operatives can plan for and construct their facilities in an orderly and economical manner and the County can protect sensitive areas from surface disturbance.

STAGING SEQUENCE

Clearly defined staging of development over such a large area containing varied ownerships is virtually impossible and would likely lead to an artificially created escalation of land prices. This procedure would also contradict the previously stated policy regarding an individual's right to refrain from developing his land for an indefinite period. Because the total Glory Hills area is reasonably accessible, the County will entertain the development of any land deemed by this plan to be suitable without the constraint of a defined sequence. The conditions of approval may vary greatly from one development to another due to the immediate access situation, availability of necessary utilities and the requirement of land for municipal services.

Developers will be, by agreement, totally responsible for the provision of all necessary utilities, services and local improvements and it is, therefore, most unlikely that isolated development will occur because of excessive front ending expenditures that will be required of the Developer. The benefits, if any, of strict staging of development in a rural area are unclear and until some substantial benefit can be established, it will not be a consideration by the County when reviewing development proposals.

SUMMARY

The County of Parkland respects the right of all citizens to enjoy the lifestyle of their choice. This Area Structure Plan provides the basis for a unique and innovative approach to rural living and is best summarized by stating that it "allows for and encourages the orderly and economical residential development of the Hills of Glory".

GLORY HILLS
AREA STRUCTURE PLAN

BASE PLAN

- HIGHWAY (60 FT)
- EXISTING ROADS
- PERMANENT/TEMPORARY WATER BODIES
- EXISTING WATER RESERVES

TRANSPORTATION NETWORK

- HIGHWAY (60 FT) APPROX.
- PROPOSED COUNTY ROADS

OPEN SPACE AREAS

- TEMPORARY FUTURE DEDICATION

