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VULCAN COUNTY

Vulcan - Alberta

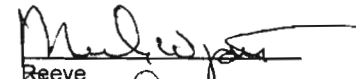
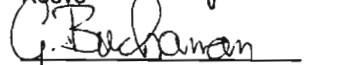
BY-LAW NO. 2006-006

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

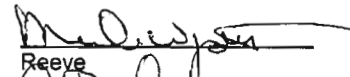
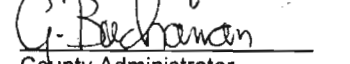
Pursuant to Sections 230, 606 and 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and any amendments thereto, the Council of Vulcan County, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. THAT the Council of Vulcan County does hereby adopt the Hamlet of Brant Area Structure Plan.
2. That the Hamlet of Brant Area Structure Plan comes into force on the final date of passing thereof.

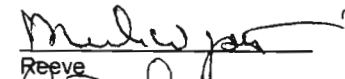
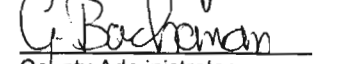
READ A FIRST TIME this 15th day of March, 2006.


Reeve

County Administrator

READ A SECOND TIME this 17th day of October, 2006.


Reeve

County Administrator

READ A THIRD TIME and finally passed on this 17th day of October, 2006.


Reeve

County Administrator

EXECUTIVE SUMMARY

Vulcan County has identified the Hamlet of Brant (the Hamlet) and surrounding lands as an area for potential future growth, therefore requiring the preparation of a long-range plan to facilitate the most appropriate and efficient growth of the Hamlet and area. The Vulcan County staff, not having sufficient resources to complete a plan in-house, looked to the University of Lethbridge (U of L) for assistance.

Two students from the U of L's Urban and Regional Studies program, supervised by the Senior Planner from EBA Engineering Consultants Ltd. (EBA), made up the planning team for this Area Structure Plan (ASP).

Without the input of the community, this plan would not properly reflect the needs and views of the people living within and around the Hamlet. Therefore, a mail-out survey was mailed to each household in the study area in October 2005, in conjunction with a community open house, which was held on December 12, 2005. The consensus of the community, shown both through the results of the mail-out survey combined with comments made at the open house, is that residential and commercial growth, as outlined in the policies, would be acceptable if directed in an efficient manner, while considering the rural atmosphere of Brant.

This ASP outlines the future growth and development of the Hamlet in the context of the long-range development of lands for residential and commercial uses, while addressing parks and open space and environmental issues. A strong emphasis has been put on sustainable development.

Through the direction provided by this ASP, the Hamlet has the opportunity to benefit from the growth of surrounding areas and to grow itself, while assuredly maintaining the rural nature of the community.

1.0 INTRODUCTION

1.1 ENABLING REGULATIONS



The Hamlet of Brant (the Hamlet) Area Structure Plan (ASP) has been prepared in accordance with the Municipal Government Act (MGA) (Statutes of Alberta, 1994, Chapter M-26. 1). The Act enables municipalities to adopt ASPs 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 an area;*
 - ii. *the land uses proposed for the area, either generally or with respect to specific parts of the area; and*
 - iii. *the general location of major transportation routes and public utilities.*
 - b. *May contain any other matters the council considers necessary.*

The requirements of the MGA have been followed in the preparation of the Hamlet ASP.

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 Hamlet ASP are as follows:

- to protect, promote, and enhance agriculture as the primary land use in the Vulcan County;
- to encourage economic diversity;
- to protect existing agricultural operations from the encroachment of conflicting land uses;
- to minimize land use conflicts in areas suited for non-agricultural development;

- to support and promote intermunicipal cooperation; and
- to ensure, where pertinent, historical, and environmental features are considered when making land use planning decisions.

1.3 RATIONALE FOR THE PLAN

The key purpose for the Hamlet ASP is to establish a framework for future development within Brant and surrounding areas. The objectives of this ASP are:

- review existing development and services;
- outline directions for future growth for the Hamlet;
- identify current and potential constraints for development;
- outline future land uses;
- draft development policies; and
- develop a community built on sustainable development concepts.

1.4 VISION AND GUIDING PRINCIPLES

The planning team's vision is to provide a long-term ASP that will fit the requirements set out by Vulcan County. Furthermore, the plan, once adopted, will maintain Brant's rural atmosphere while working towards sustainable growth.

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

- support residential and economic growth;
- delineate areas of future growth in consideration of the current growth rate of the Hamlet, and where growth is most suited first;
- respect residents of the Hamlet by recognizing and honoring their views and lifestyles within the policies set out in this ASP; and
- maintain and enhance Brant's "sense of place" while implementing policies promoting the sustainable growth of the community in consideration for the environment, and social and economic well being of Brant residents.

At the Community Open House, the attendees were presented with a series of policies and subsequent visions for such development pertaining to residential, commercial, infrastructure, and sustainable growth and development. The majority of attendees agreed with the vision and presentation. Therefore, the vision for the Hamlet is:

*The Hamlet of Brant welcomes directed
residential and commercial growth in
consideration of its rural atmosphere, while
promoting the sustainable development of the
community for the people and the environment.*

3.0 POLICIES

3.1 RESIDENTIAL

3.1.1 General Overview



The current population within the Hamlet is 78 residents. Population trends show an increase of approximately 1% over a ten year period. Historically, Brant has grown little in the past. However, the Hamlet's proximity to larger centres such as High River, Nanton, and Okotoks, as well as the rapid expansion of the City of Calgary, coupled with greater demand for oil and gas production within the province suggests that growth within Brant will increase due to individuals and families wanting to escape the faster pace of the larger surrounding centres. The anticipation of increasing levels of growth within the Hamlet is supported by the rapidly increasing populations of the aforementioned urban areas.

3.1.2 Goals

The goals for residential development are:

- to maintain and enhance residential growth within Brant;
- to ensure that future residential development does not adversely affect the environment; and
- to ensure that residential development not only maintains, but enhances the rural atmosphere of Brant.

3.1.3 Policies

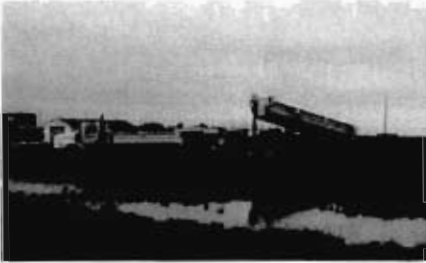
1. Residential development shall generally follow the locations and phases outlined in Figure 2 and Figure 6.
2. Residential development on infill lots is encouraged before Hamlet expansion occurs.
3. Single family detached residential dwellings will be the primary residential built form.
4. Attached housing, such as townhousing, may be considered to increase density and to make more economic use of piped services when they are available, if the development can demonstrate a benefit to the

community and can mitigate any negative impacts to surrounding single detached residential development.

5. No residential development will exceed two storeys in height.
6. An exception to Policy 3.1.3 – 3 is the potential for the future construction of multifamily senior citizens homes, aging in place, and assisted living facilities.
7. Developers of all new residential development shall be required to construct all infrastructure including access roads, driveways and culverts and crossings for the servicing of new development.
8. All proposed development within Brant shall be required to prepare a concept plan ensuring all new development is comprehensive and takes into account other development within the Hamlet ensuring linkages and compatibility.
9. Future development that abuts existing development shall be sensitive to existing land-uses, including screening and visual impact.
10. All residential development will adhere to those requirements relating to sustainable development policies in Section 3.6 when proposing and constructing new development.
11. The boundaries of the Hamlet may be extended to include the adjacent country residential development referred to as Brant Meadows, as illustrated on Figure 2. Prior to any change of the boundary of the Hamlet, a concept plan, as outlined in 3.1.3-8 above, shall be prepared for the lands to be included within the Hamlet.

3.2 COMMERCIAL/INDUSTRIAL

3.2.1 General Overview



This ASP provides the Hamlet with recommendations and policies pertaining to anticipated growth and commercial land use needs. The intention of the plan is to facilitate and regulate the types of commercial development that will contribute to the Hamlets quality of life. Commercial development within Brant can provide services and amenities making the Hamlet more appealing for further growth, and add to the employment opportunities, income, and population within the community.

While Brant itself has little commercial or industrial activity within its boundaries at present, there are opportunities for commercial development taking advantage of the highway access, the railway and the current hamlet population. In addition, there is a surrounding rural population that can be served. Convenience or local commercial uses would benefit from increased population and residential development.

3.2.2 Goals

The goals for commercial and industrial development are:

- to accommodate small scale commercial growth advantageous to Brant and its surrounding areas;
- to promote economic development while ensuring no negative effects on community or environment shall occur, including the unnecessary use of viable agricultural lands for commercial development; and
- to ensure the rural environment of Brant will be considered and enhanced through all future commercial development.

3.2.3 Policies

1. New commercial/industrial development shall take place on lands providing the lowest capacity for agricultural production and generally located in close proximity to the railway and core of the hamlet.
2. Existing commercial/industrial activity within the Hamlet must be zoned appropriately.



3. Commercial/industrial development must not create in any way, negative impacts felt by surrounding residential development. This includes the creation of excess noise, dust, air pollutants, etc.
4. The ASP promotes and strongly suggests the infill of commercial lands before development shall occur in new areas.
5. All future commercial development within the Hamlet shall adhere to all sustainable development policies as they appear in Section 3.6.
6. All future commercial development shall promote high development standards including building quality (construction and design), convenient parking and pedestrian access and aesthetically appropriate landscaping.
7. No commercial development shall negatively affect the standards of safety, convenience, and function of the highway or other major roads.

3.3 PARKS, RECREATION, AND OPEN SPACE

3.3.1 General Overview



The Hamlet is currently serviced by one overnight camp area with park benches, as well as the local Christian school's playground, gymnasium, and baseball diamond. These recreational facilities serve the local community as well as travelers in the form of an overnight stay area. As per the Community Survey completed in October 2005, the community demonstrated a need for additional recreational areas, and more importantly recreation linkages namely sidewalks or pathways for walking, cycling, rollerblading, and enjoying the surrounding environment in general.

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

3.3.2 Goals

The goals for parks, recreation and open space are:

- to provide linkages in the form of sidewalks and paths;
- to provide sufficient recreational sites and facilities; and
- to promote healthy living and active lifestyles in the Hamlet.

3.3.3 Policies

1. Through the subdivision process, all future development will be required to provide ten percent of the land for Municipal Reserve. 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.
2. Figure 3 outlines the future development strategy for parks, recreation, and open spaces.
3. Any land identified as environmental reserve may not be developed except for use as parks, trails, sidewalks, and pathways.
4. The current overnight camp space located at the north end of Main Street should continue to be maintained in its good condition. Upgrades of any type are supported.



5. The school baseball diamond is in good shape and should remain in its present location, it needs no change. Upgrades of any type are supported.
6. Pathway linkages should be provided in order to connect current and future recreational facilities and residential areas. These trails should be in the form of paved pathways or sidewalks of a smooth surface, which may be used for biking, rollerblading, and walking.
7. Paths should be developed to the satisfaction of the County, with a minimum width of five feet.
8. Brant Meadows country residential development is encouraged to dedicate a Conservation Easement setback of a minimum of 6 m around the wetlands for protection and passive recreational use. The County will work with the owners to redesign the lot layout and facilitate boundary adjustments for better use of the land. The conservation easement lands should connect to the pathway network in the existing Hamlet boundaries.
9. All new development will provide a landscape plan to the satisfaction of Vulcan County.
10. All historic elements including the historic water pump and sign will be incorporated into future signage.

3.4 ENVIRONMENTAL

3.4.1 General Overview



The Hamlet was developed along two main transportation routes including Highway 804 and the Canadian Pacific Railway (CPR) mile 65.4 on the Aldersyde Subdivision. Both of these transportation routes remain as major corridors moving grain and other goods between various surrounding communities. There is potential for contamination of soils on both of these transportation corridors.

There is concern regarding the current seasonal flooding situation focused primarily in the northwest lands of the Hamlet which has created issues of septic field inundation and flooding, causing the septic fields to fail. This has caused concerns of individual well contamination.

3.4.2 Goals

The goals for environmental protection are:

- to ensure that any new development does not create negative environmental impacts;
- to ensure that any development on brownfield sites are safe from any historical contamination; and
- to correct existing environmental issues within the study area.

3.4.3 Policies

1. Prior to any future development on the lands owned and operated on by the CPR, these lands must undergo a land surface reclamation enquiry. This will be done in accordance with Part 6 (Conservation and Reclamation) of the Environmental Protection and Enhancement Act.
2. A Phase 1 Environmental Site Assessment (ESA) and if required, a Phase 2 ESA will be undergone prior to future development of CPR lands in order to fully understand and provide remediation for any inherent environmental situations. If necessary, remediation steps will be taken based on these findings in order to remove contaminants that may adversely affect the natural states of groundwater and soils.

3. All lands existing within the Hamlet should adhere to the current regulations in accordance with environmental guidelines pertaining to waste management and disposal.
4. A recycling and waste pickup program will be considered for the Hamlet.
5. Recreational and commercial lands should at all times adhere to current regulations and guidelines relating to recreational and commercial lands and activities.
6. Proposed land development on lands formerly used for agricultural purposes should undergo a Phase 1 ESA, in order to fully understand contamination and possible remediation of lands before development takes place.
7. Undeveloped lands existing within the Hamlet boundaries must conform to the provincial, federal, and municipal environmental regulations and guidelines set out at the time of proposed development.
8. The developer of Brant Meadows and current lot owners will be approached to improve the lot layout and to provide a conservation easement around the wetlands. This easement should include all lands within a 6 m radius of the point of greatest depth; to ensure the lands remain a riparian area in perpetuity.
9. A comprehensive storm water management plan, in accordance with the water drainage plan outlined by UMA Engineering Ltd. (UMA), must be developed prior to any infill or future development of any kind takes place north and west of the Hamlet. This plan will outline the direction of drainage runoff and catchment areas.
10. Drainage and runoff areas of greatest concern will be re-graded, ditched, and culverts installed in order to maximize efficiency of runoff.
11. Individual septic fields should be assessed for replacement potential due to recent flooding events.

3.5 INFRASTRUCTURE

3.5.1 General Overview

Currently, on-site water and sewer services the Hamlet in its entirety. The majority of development is situated west of Highway 804 and it consists at present of primarily residential, and two commercial areas. Resident concern was voiced through mail-out surveys about the sustainability of further development serviced only by on-site amenities. Therefore, once the hamlet reaches a size and population where individual septic fields and individual wells are no longer sustainable, municipal piped water shall be installed.

The shallow utilities existing in the Hamlet include electricity, natural gas, and telephone.

Although the Hamlet and surrounding areas have previously suffered from runoff problems, the Vulcan County and UMA have studied the situation and Vulcan County will be commencing corrective construction in the near future. Figure 4 illustrates the drainage characteristics of the area.

Brant currently has access from Highway 804 directly onto Railway Avenue, and from TWP RD 182. Although these accesses provide sufficient entrance into the Hamlet, a new access coming off of TWP RD 182 will be recommended to alleviate traffic flow from other entry points. Both TWP RD 182 and Railway Avenue may be dust abated in order to lessen the amount of dust created through daily use of these main roads (see Figure 5).

3.5.2 Goals

The goals for infrastructure are:

- to plan for the continuing safety of residents in their use of water, sewer, and roads; and
- to utilize existing and recommended highway and TWP road access to their fullest and safest extent.

3.5.3 Policies

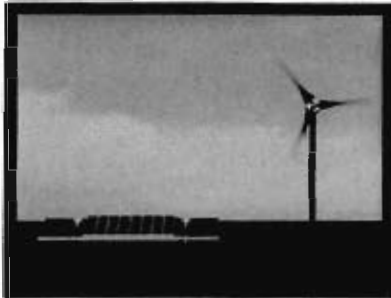
1. TWP RD 182 and Railway Avenue must be dust abated whenever deemed necessary by the county to alleviate dust created through daily use of these roads.

2. In accordance with Policy 3.5.8-1, all current and future roads deemed sufficient dust creation areas must be dust abated whenever deemed appropriate by the county.
3. A traffic circle should be constructed at the Brant Well junction to allow for greater control of traffic flows between Alberta Avenue and Main Street, increasing the safety and usability of the intersection utilizing the historic water pump as the centre feature.
4. At the point of future development deemed appropriate, the Hamlet must be fitted with piped water to allow for a greater level of sustainability in land use and services.
5. Taking into consideration Policy 3.5.3-4, when piped water is deemed appropriate, variables such as fire control and growth rates will be taken into consideration prior to construction.
6. Wherever subsequent development is to take place, there should be little impact upon the drainage patterns as outlined by the analysis prepared by UMA.
7. Future storm water ponds will be constructed using the UMA study as a general guidance and complete a detailed storm water management plan for all new development.
8. All policies dealing with infrastructure are subject to change according to engineering statistics, or as outlined by Vulcan County, and must follow government regulations.
9. All future roadways constructed in Brant must take into consideration the effects of gravel on dust creation and implement measures to minimize this and meet Vulcan County standards for road construction.
10. All policies dealing with roads are subject to change as outlined by Vulcan County.
11. Prior to the installation of municipal piped water services, all new development will be required to sign a deferred servicing agreement, making tie in to the piped system mandatory once it is available.

12. Once piped water is provided, all development must tie into the piped system.
13. It is recommended that a new access from TWP RD 182 be constructed in order to alleviate traffic flows to the two current access points.

3.6 SUSTAINABLE DEVELOPMENT

3.6.1 General Overview



The Hamlet thus far has had minimal impact on the surrounding environment. In order for current and future generations to enjoy the same standards of living, the concepts of sustainable development will be employed. Sustainable development will allow the Hamlet to develop and grow while respecting environmental impacts in perpetuity. The ideologies of sustainable development to be established are inclusive of such concepts as leadership in energy and environmental design (LEED), smart growth, dark sky policies, and village concepts. Energy saving devices will also be strongly supported in conjunction with those concepts listed above.

3.6.2 Goals

The goals for sustainable development are:

- to maximize social, economic, and environmental benefit in the Hamlet;
- to enhance the community and environment in which Hamlet residents continue to inhabit; and
- to work towards both water and energy conservation.

3.6.3 Policies

1. All future development occurring within the Hamlet boundaries must install low flow fixtures including; taps, toilets, showers, and any other fixtures requiring the use of water sources.
2. It is strongly recommended that all future development install grey water catchment containers for purposes such as laundry, garden watering, and lawn maintenance.
3. All street level lighting installed subsequent to the present time must adhere to dark sky policies, and therefore all lighting installed must maintain the lowest levels of light pollution in order to preserve the rural atmosphere and minimize energy consumption.

4. In accordance with Policy 3.6.3-3, it is recommended that street lighting should be solar powered when possible (i.e., use of photovoltaic cells).
5. For the purposes of residential heating, it is recommended that whenever possible alternative heating sources should be used, such as both active and passive solar energy and geothermal energy.
6. Construction materials should adhere to LEED standards.
7. Current as well as future landscaping ensued should make use of drought resistant flora as much as possible in order to conserve water.
8. All future expansion should adhere to the village concept in order to efficiently distribute development such that all parts of the Hamlet remain walkable.



4.0 IMPLEMENTATION AND PHASING

Upon adoption of this ASP, all future development will be required to adhere to the policies and land use concept as outlined in this plan.

Vulcan County is the jurisdiction responsible for the land use and development approval for lands in and around the Hamlet. 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, Vulcan County may be eligible for additional funding and grant money.

Phasing of development will generally follow the strategy illustrated on Figure 6 as follows:

- a. with reference to Figure 6, the first area for suggested development includes all identified parcels of land and current agricultural lands in the area labelled as Phase 1;
- b. future development, residential or otherwise, should take place in Phase 1 before any development shall occur in lands identified as Phase 2; and
- c. servicing of all future residential development must be constructed at the same pace as homes, and must not lag behind at any time.

4.1 DEVELOPER'S AGREEMENTS

All new development will be subject to the preparation and adoption of a developer's agreement, outlining development standards, off-site levies, and development charges. All developer's agreements must be prepared to the standards of Vulcan County.

4.2 LAND USE BYLAW AMENDMENT

This ASP outlines the generally accepted uses for the Hamlet and surrounding area, although not designating the lands. Any future development will be required to apply for redesignation, subdivision, and development permits.

4.3 REVIEW OF THE ASP

The Hamlet ASP should be reviewed every five years, to ensure the continuing validity and proper implementation of policies, assuring the visions and desires of Hamlet residents are reflected through the plan now, and in the future.



Note: This map is not to scale and therefore can be used for illustrative purposes only.

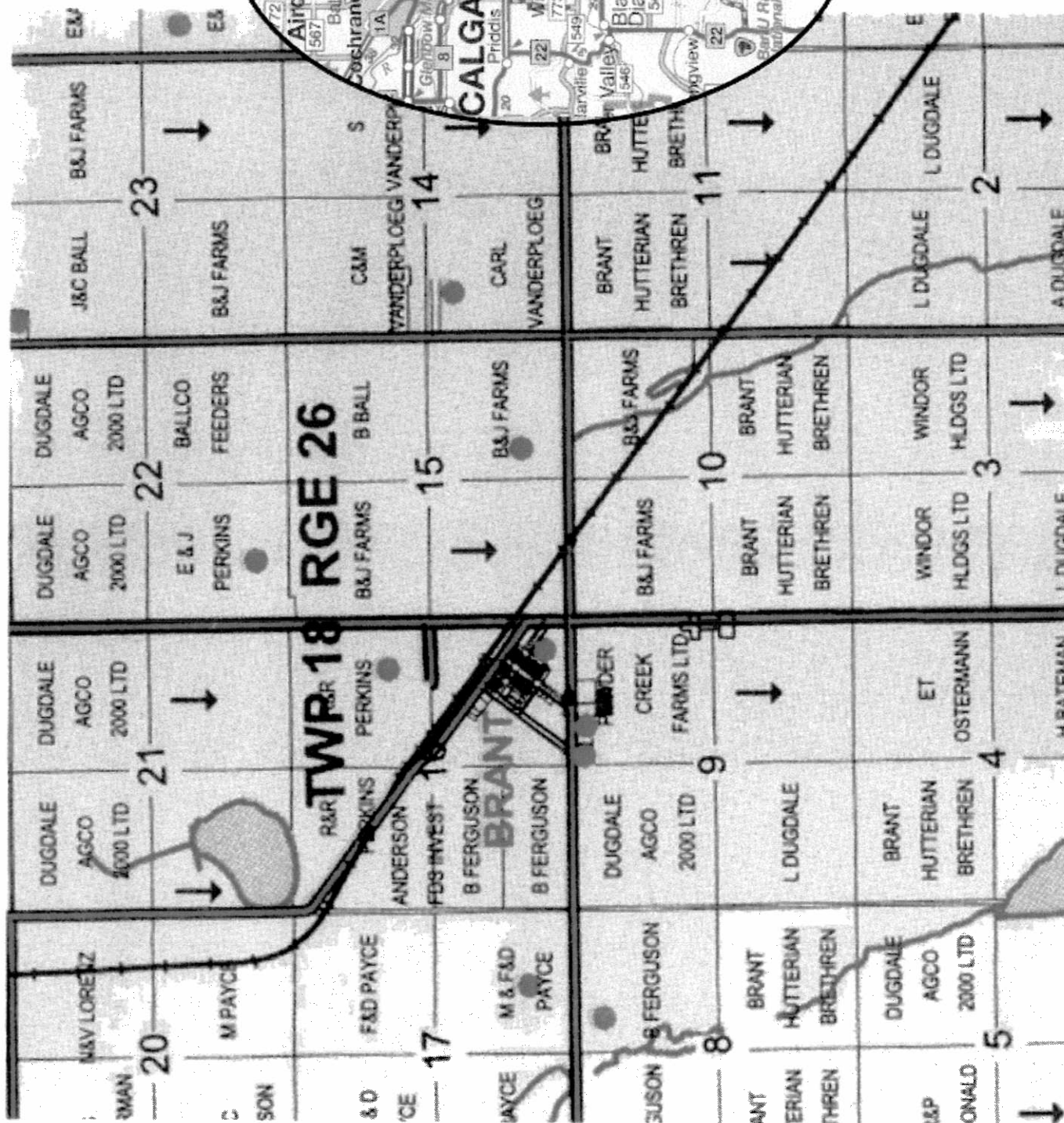


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Figure 1





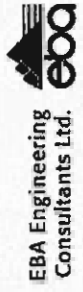
**HAMLET OF BRANT
- PROPOSED LAND USE -**

Legend

-  Residential
-  Commercial/
Industrial
-  Institutional
-  Green Space
-  Nature Reserve
-  Existing Hamlet
Boundary
-  Proposed Hamlet
Boundary



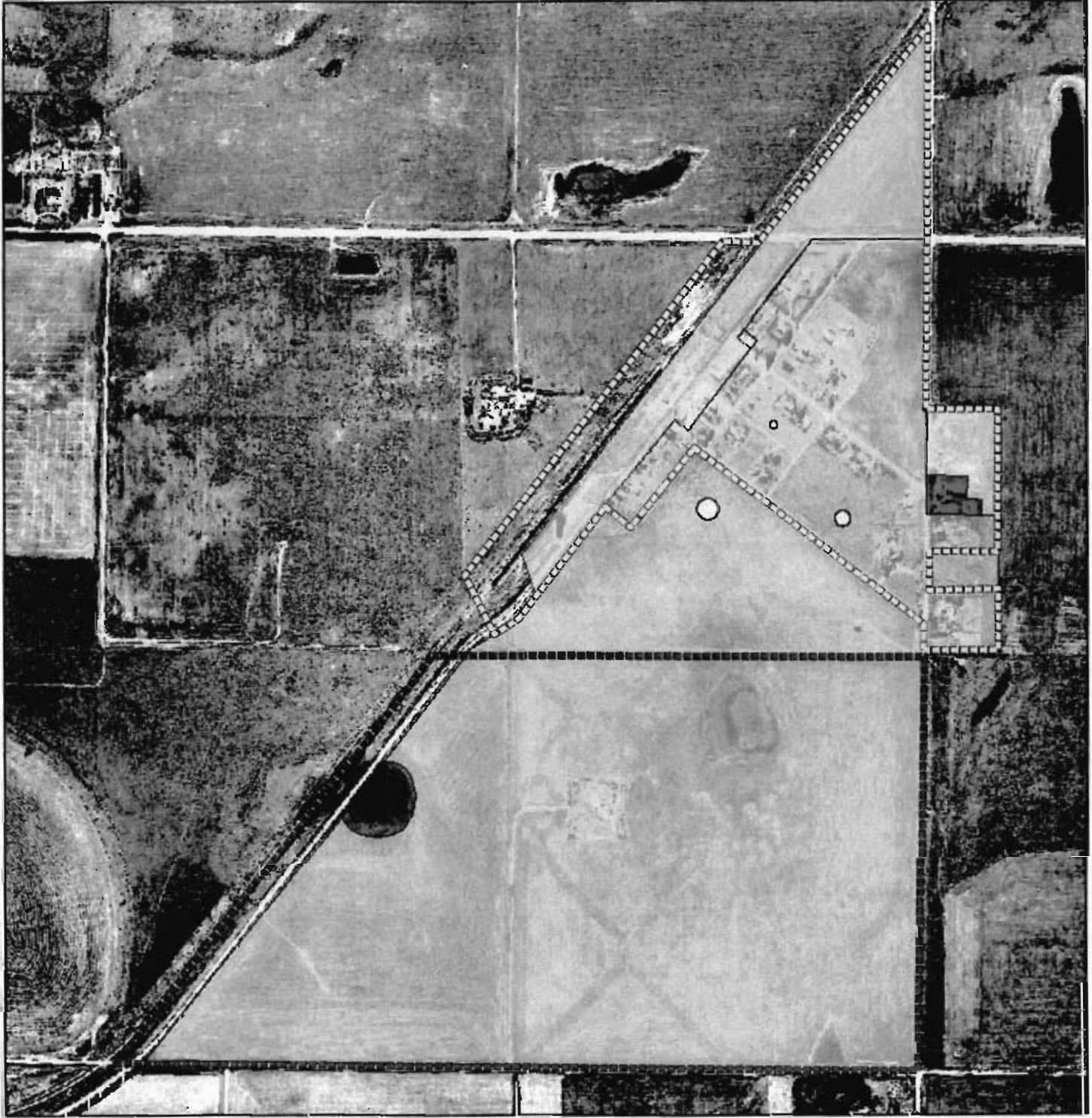
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and therefore can be used
for illustrative purposes only.



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Figure 2





**HAMLET OF BRANT
- PARKS, RECREATION,
AND OPEN SPACE -**

Legend



Open Space



Green Space



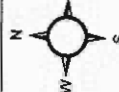
Nature Reserve



Institutional



Recreation Linkage



Note: This map is not to scale
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Figure 3



Legend

Drainage Pattern



Catchment Area



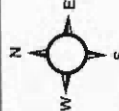
Natural Storage Area



Sub-Catchment Area



Source: UMA Engineering



Note: This map is not to scale and therefore can be used for illustrative purposes only.



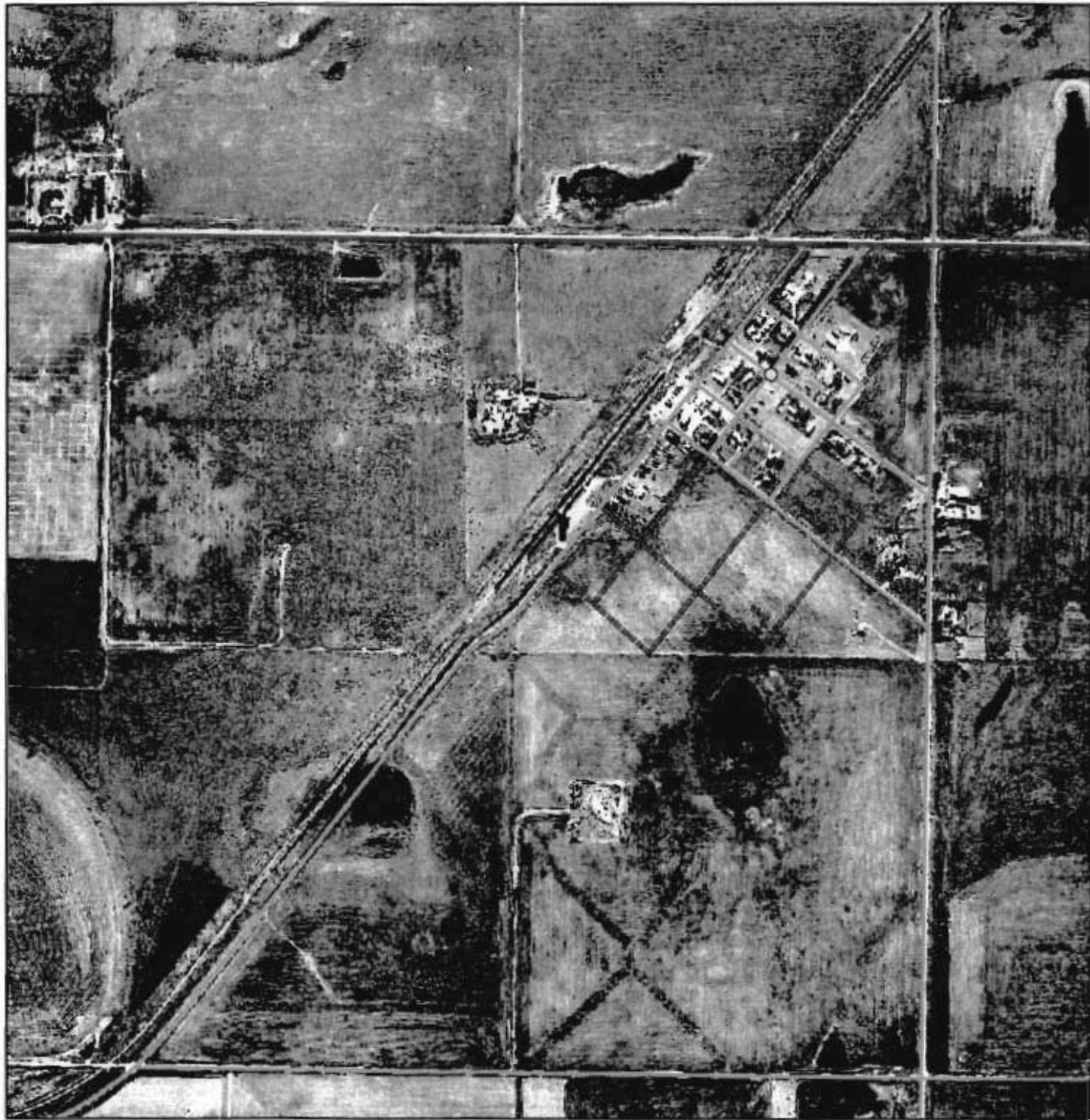
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Revision No: 1

Figure 4





Legend

Future Road

Existing Highway



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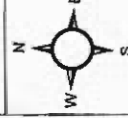
Figure 5



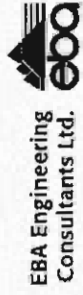
**HAMLET OF BRANT
- DEVELOPMENT PHASES -**

Legend

-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4



Note: This map is not to scale
and therefore can be used
for illustrative purposes only.



Date: February 14, 2006
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Figure 6

