

# Proposed Helliwell Lake Area Structure Plan



## Why are we here today?

- The landowner is proposing to subdivide the land within the Plan Area for country residential development.
- Westlock County requires that a developer prepare an Area Structure Plan (ASP) when certain types of development are proposed. Typically, Westlock County requires the developer to prepare an ASP when rezoning (redistricting) lands for uses other than agricultural uses when a minimum number of lots are proposed within a quarter section.
- The landowner is proposing to rezone (redistrict) the lands and subdivide four (4) new country residential parcels, resulting in five (5) country residential parcels in the Plan Area.
- The draft Helliwell Lake Area Structure Plan and rezoning application have been submitted to the County for their review.

## What is an ASP?

- An Area Structure Plan is a land use planning document that provides a framework for subsequent subdivision and development.
- Provincial legislation identifies what an ASP must include.
- Area structure plans are approved by the Council and are a guide by County Administration in planning future development within the County.

## Location of the Plan Area

- Located along the north shore of Helliwell Lake.

## Legal Land Description

- Pt. SW 6-61-24-W4

## Current Zoning

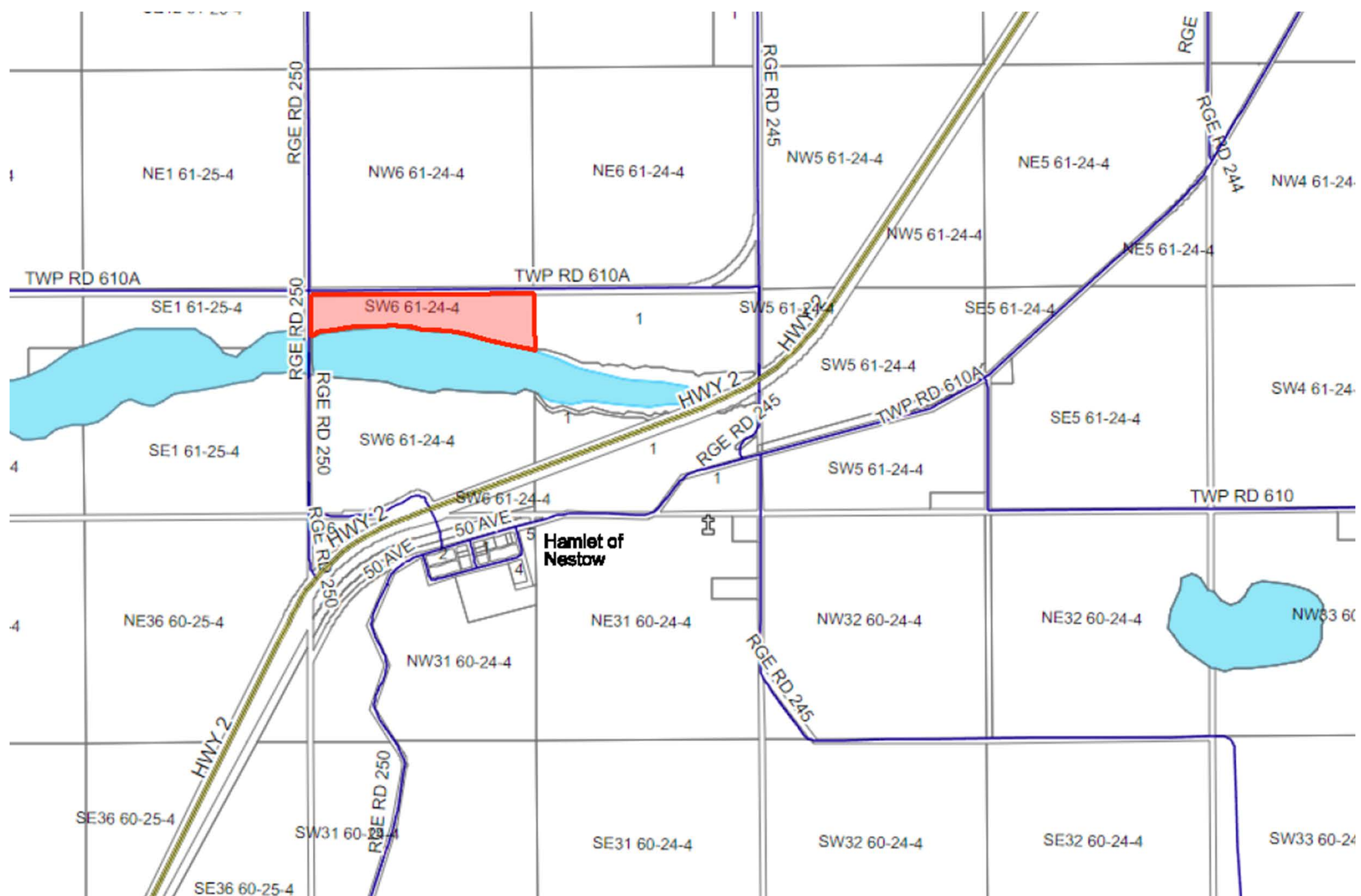
- Agricultural (AG) District

## Proposed Zoning

- Country Residential Lakeside (CR1) District



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## About the Plan Area

### Topography

- Undulating with a maximum elevation difference of 6 m (20 ft.) from the bank of Helliwell Lake.
- The land on the property and surrounding land slopes from the northeast, downward toward the bank of Helliwell Lake.

### Watershed

- Helliwell Lake is within the Tawatinaw River Watershed and has a shoreline of approximately 18 km (11 miles) in length. The Tawatinaw River is a tributary of the Athabasca River..

### Oil/Gas Activity

- There are no active oil/gas facilities or abandoned well sites within the Plan Area.

## Technical Reports

### Preliminary Groundwater Assessment

- Concluded that the aquifer can support four new country residential parcels, without interfering with existing users within the quarter section, in accordance with the Water Act.

### Wetland Assessment

- A temporary marsh and three ephemeral drainage courses were identified in the Plan Area. The drainage courses run south into the lake and are not directly connected to any wetland. All three have a defined topographical expression and are within forested areas.

### Geotechnical Investigation

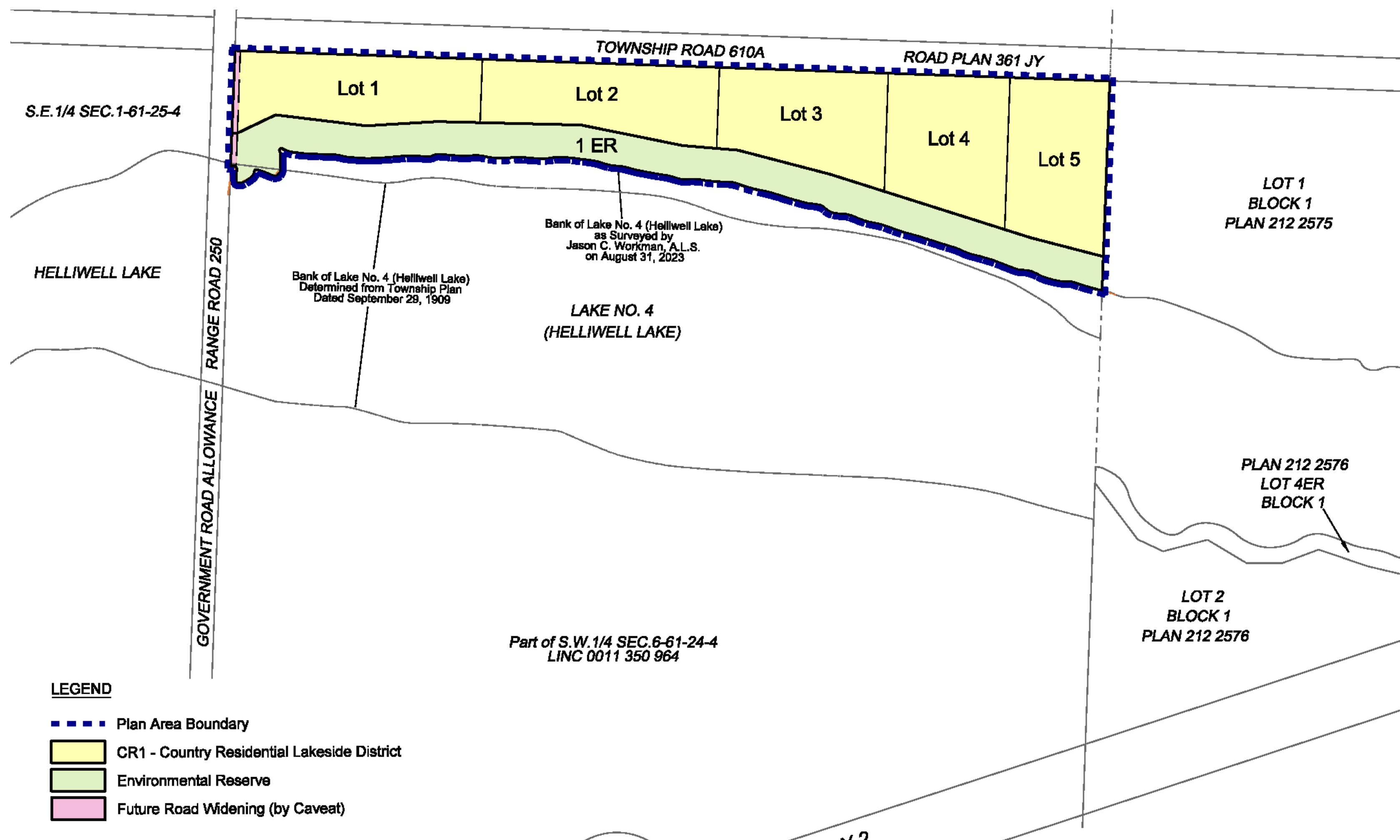
- Concluded that the site and was considered satisfactory for supporting development.
- Future development will be required to adhere to the recommendations in the Investigation.

### Historical Resources

- Historical Resources Act clearance has been obtained from the Province.



# Proposed Helliwell Lake Area Structure Plan



## Overall Development Concept

### Development Concept

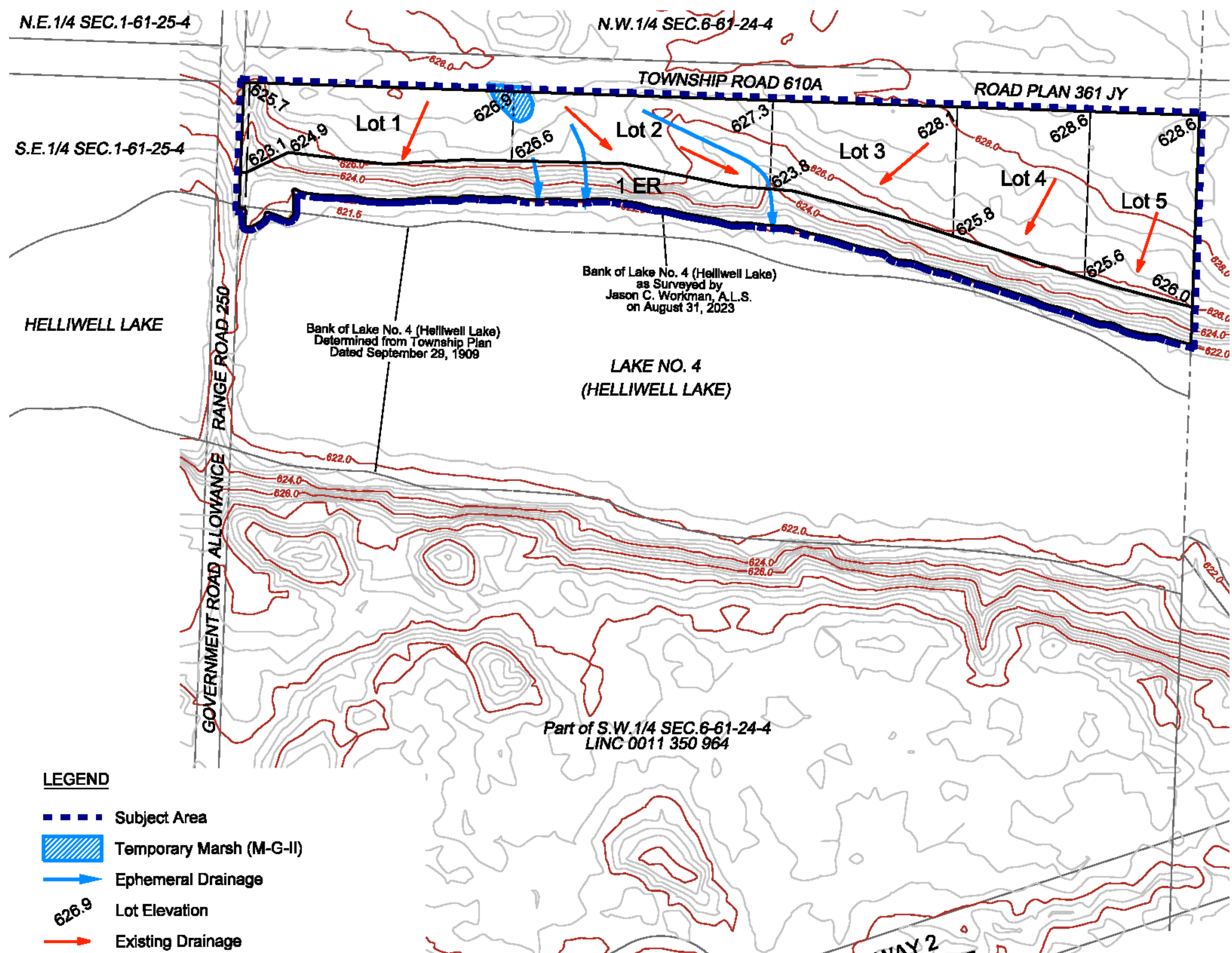
- Adoption of the ASP will enable the developer to apply rezoning of the lands within the Plan Area to the Country Residential Lakeside (CR1) District and subdivision of four (4) new country residential parcels, resulting in five (5) country residential parcels within the Plan Area.
- Each country residential parcel will be separated from Helliwell Lake by an Environmental Reserve parcel.
- The proposed lots are:
  - between 1.38 ha (3.41 ac.) and 1.41 ha (3.48 ac.);
  - between 58.4 m (191.6 ft.) to 162.3 m (532.5 ft.) deep; and
  - between of 91.9 m (301.5 ft.) to 227.6 m (446.8 ft.) wide.

### Environmental Reserve

- Westlock County is enabled to require an Environmental Reserve for lands adjacent to the bed and shore of any water body, which must be at least 6 m wide.
- An Environmental Reserve parcel must remain in its natural state or be used as a public park. The developer is proposing that the Environmental Reserve remain in its natural state.
- The developer is providing a 30 m Environmental Reserve parcel to protect the bed and shore of Helliwell Lake, provide open spaces, and provide connectivity for wildlife.



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## Protection of Helliwell Lake

### Stormwater Management & Surface Runoff

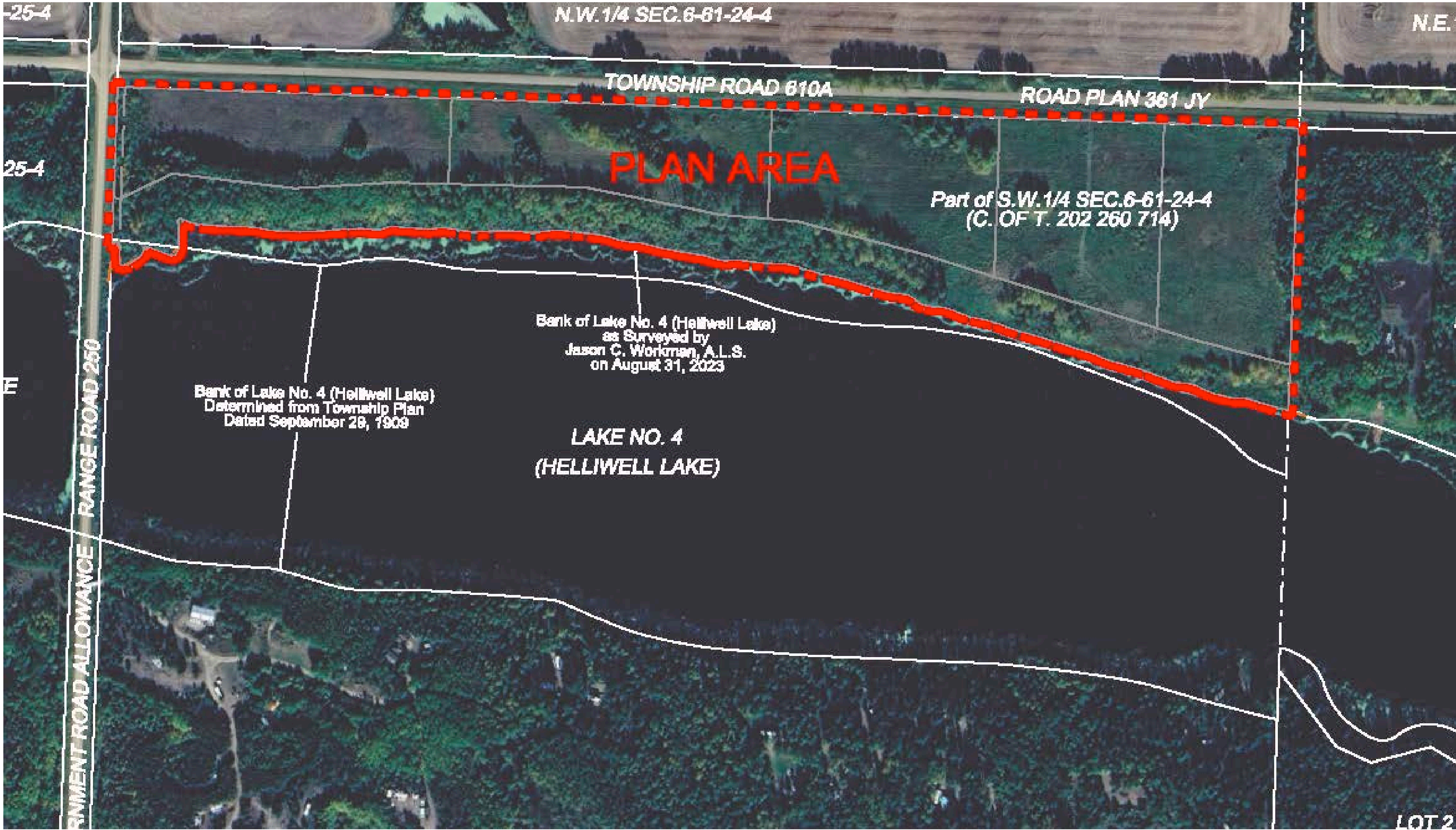
- Overland surface drainage currently directs stormwater into the proposed Environmental Reserve parcel and then to the receiving water body, Helliwell Lake.
- Lake quality will be maintained as result of large country residential parcels which will remain largely undeveloped in their natural state.
- The existing contours within the Plan Area will be retained, where possible, so that post-development overland drainage is similar to pre-development flows.
- By maintaining the existing contours, surface water drainage into the Environmental Reserve parcel will retain historic hydrology patterns through the existing ephemeral drainage courses within the Plan Area. Environmental degradation will be minimized by the large natural areas within each parcel, the Environmental Reserve parcel, and maintaining the historical drainage patterns within the Plan Area.
- The Environmental Reserve parcel will act as a filter for sediment and potential pollutants within the surface water flow from the country residential parcels.

### Treed Areas

- Treed areas adjacent to Helliwell Lake will largely be contained within the Environmental Reserve parcel being dedicated to Westlock County, and the resulting Certificate of Title to the Environmental Reserve parcel will be in the name of Westlock County.



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## Access and Servicing

### Access

- Physical access to the proposed lots will be from Township Road 610A.

### Shallow Utilities

- Future landowners will work with the County's franchise utility providers to install power lines, gas lines, and telephone services, as required

### Private Sewage Disposal

- Provided by either a septic holding tank or other wastewater treatment system that is non-soil based, ensuring that leaching of sanitary effluent into the water table and lake is minimized.

### Community Services

- Emergency services including fire, disaster, police (R.C.M.P.), and emergency medical services (EMS) closest to the Plan Area are based in the Town of Westlock approximately 25 km (15.5 miles) southwest of the Plan Area.

### Potable Water

- Provided by either drilled wells or cisterns.



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