
GROWTH POTENTIAL of the HAMLET of LESLIEVILLE



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for Clearwater County
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AN ASSESSMENT OF THE GROWTH POTENTIAL OF THE HAMLET OF LESLIEVILLE

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AN ASSESSMENT OF THE GROWTH POTENTIAL OF THE HAMLET OF LESLIEVILLE

1.0 INTRODUCTION

1.1 Purpose

The purpose of this report is to assess the growth potential of the Hamlet of Leslieville, including surrounding lands as part of the assessment.

1.2 Impetus: Municipal Development Plan

In 2010 Clearwater County adopted a new Municipal Development Plan. Throughout the process to prepare this Plan, community input recognized that hamlets offer significant opportunities to accommodate future residential growth in a compact, sustainable fashion. This was seen to help reduce the overall footprint of development on farmland and minimize conflicts between residential and farming uses. Leslieville was identified as one of three hamlets in the County (the others being Condor and Nordegg) seemingly most capable of supporting expansion.

The County's planning goals for hamlets, as stated in the Municipal Development Plan, are:

1. Encourage development within and around hamlets that is complementary to the function and character of the hamlet.
2. Focus appropriately scaled development within hamlets as a means to minimize land taken out of agricultural production.
3. Focus infrastructure development and expansion within hamlets as a means to revitalize existing communities.

Municipal Development Plan policy 7.2.1 states Clearwater County encourages infill and redevelopment within hamlets for uses that strengthen the social and economic fabric of the hamlet as a community centre for the surrounding areas.

In policy 7.2.4, the County recognizes Leslieville as a Growth Hamlet. Thus, the senior planning document for the County recognizes Leslieville displays attributes for the potential of accommodating development within and adjacent to the hamlet.

1.3 Impetus: 2012 – 2015 Strategic Plan

Clearwater County's 2012 – 2015 Strategic Plan addresses land and economic development strategies, including lands in and around hamlets.

Goal 2 in the Land and Economic Development section states:

Council will encourage development in and around Hamlets that is complementary to the function and character of the community with a view to encouraging economic and residential development.

Hamlet strategy 2 states the following for Leslieville (as well as for Condor):

Council will evaluate the strengths and weaknesses for the development of Leslieville and Condor and provide direction when for each of these hamlet growth studies will take place.

2.0 LOCATION

The location of Leslieville is shown on Map 1.

Leslieville is 27.3 km (17 miles) east of Rocky Mountain House via Secondary Road 598. Along Highway 11, the Leslieville corner is 26 km (16.2 miles) east of Rocky Mountain House. The hamlet area of Leslieville is located 7.25 km (4.5 miles) north of Highway 11, and thus is a total of 33.55 km (20.8 mi) distant from Rocky Mountain House via Highway 11.

As the David Thompson High School is 1.21 km (0.75 miles) east of the Leslieville corner, Leslieville is 8.46 (5.25 m) from the high school.

Leslieville is 16 km (10 miles) due west of the Town of Eckville, 34 km (21.1 miles) west of the Town of Sylvan Lake and 58.3 km (36.2 miles) west of the City of Red Deer.

3.0 ACCESS

Primary access to Leslieville is from Highway 11 via paved Secondary Road 761. Alternate access from Rocky Mountain House is 24 km (15 miles) via Secondary Road 598.

4.0 PHYSICAL FEATURES AND NATURAL AMENITIES

Map 2 is an air photo of Leslieville and the surrounding area. The hamlet proper is wedged between the Canadian National Railway and Lobstick Creek, which courses through a significant valley. The valley sides and bottom are partly treed and partly cleared, with the cleared areas used for pasture and berry production. South of the creek valley are some undulating uplands, partly treed and developed for country residential acreages. Further south is a lowland which contains a pond and surrounding wetland. The topography rises slightly to the east lands, these lands being cleared farmland. West of the hamlet and Lobstick Creek there are a number of small parcels which are mostly cleared for farming purposes.

Historic Canadian National Railway maps indicate the elevation of Leslieville is 958.3 m (3,144 ft). Google Earth indicates Leslieville, at the intersection of Main Street and Railway Avenue, is 963.2 m (3,160 ft) above sea level, and the railway is at an elevation of 962.25 m(3,157 ft).

5.0 HISTORY

Having discovered in 1906-07 commercially viable coal deposits in the Nordegg area, Martin Nordegg sought to establish a rail line from the Edmonton – Calgary corridor to the western coal fields. He received a charter to build the Alberta and Brazeau Railway Company from near Bowden to the coal fields but failed to gain sufficient support. He then turned to the Canadian Northern Railway to build the line. A new charter, under the name Canadian Northern Western Railway was obtained. The route of this line was to the north, being north of and generally parallel to the Alberta Central Railway between Red Deer and Rocky Mountain House. The start of the line was Warden (near Stettler), which was on the 1911 completed Canadian Northern north-south line.

Construction of the Canadian Northern Western Railway progressed quickly, passing Red Deer in 1911 and reaching Rocky Mountain House in 1912. Rather than build a separate trestle across the North Saskatchewan River, the Canadian Northern Western Railway gained running rights from the Canadian Pacific Railway (operators of the Alberta Central Railway) on 4.5 miles of the

Alberta Central line. The Canadian Northern Western Railway reached Nordegg in 1914. A stockpile of coal was waiting, so the first shipment left Nordegg soon after the completion of the line. The railway came part of the Canadian Government Railways in 1918 and then absorbed into the Canadian National Railway in 1919.

The last mine in Nordegg closed in 1955. The Rocky Mountain House - Nordegg portion of the line was formally abandoned in 1986, but the eastern portion gained new life with the construction of a spur line to the Ram River gas plant.

Thus, Leslieville was established in 1912 -1915 as a hamlet to serve the surrounding farming communities, which were becoming more established with the completion of the Canadian Northern Western Railway and the Central Alberta Railway which was less than 3 miles south of Leslieville.

The first settlers (Thompson, Bailey and Case families) arrived in 1903 and squatted on unsurveyed land. Surveyed homestead land became available in 1904 which brought more and more settlers. In 1907 a saw mill was set up along Lobstick Creek, this supplying materials to build many of the earlier homes in the area. The building of the railway through Leslieville in 1911 "put an end to the hardships of pioneering, giving traveling facilities and the ability to ship grain and to ship and receive goods.

Land was donated for the Leslieville Community Cemetery in 1906/07, located within the NE 24; 39-5-W5. Around 1908 a post office was established and the Bethel Union Church was built.

During the early 1950s, electrical services were brought to the Leslieville area. The Leslieville primary school was built in 1955, followed by the nearby David Thompson High School in 1957/58.

(note: historical information from:

- Days Before Yesterday (History of the Rocky Mountain House District) by the Rocky Mountain House Reunion Society
- Atlas of Alberta Railways, by the University of Alberta.

6.0 POPULATION AND GROWTH COMPARISONS IN THE AREA

Population statistics for hamlets in Clearwater County are not available from census counts. Therefore, population statistics from nearby areas will be used, together with dwelling occupancy statistics, to estimate the population of Leslieville, and change over the past ten years. Table 1 provides the populations for Clearwater County, Caroline, Rocky Mountain House and Eckville for the five year periods between 1986 and 2011. Annexations may have affected population counts.

**Table 1
AREA POPULATION 1986 – 2011**

Year	Clearwater County	Caroline	Rocky Mountain House	Eckville
1986	9,201	431	5,261	842
1991	9,848	387	5,407	869
1996	10,131	452	5,684	899
2001	10,915	472	6,188	914
2006	11,505	515	6,874	951
2011	12,278	501	6,933	1,125

Source: 2006 and 2011 – Census of Canada; 1986 to 2001 – Alberta Municipal Affairs

Table 2 summarizes the growth of these communities over various lengths of time. Caroline's population has fluctuated over the years, and only grown by 16.2% over 25 years. Over 30 years the growth for each of Clearwater County (33.4%), Eckville (33.6%) and Rocky Mountain House (31.8%) has been relatively the same, if the population counts for 2011 remain as initially reported by Census Canada.

**Table 2
AREA POPULATION GROWTH (%) 1986 – 2011**

Year	Clearwater County		Caroline		Rocky Mountain House		Eckville	
	Total	Annual average	Total	Annual average	Total	Annual average	Total	Annual average
1986-2011 (25 years)	33.4%	1.34%	16.2%	0.65%	31.8%	1.27%	33.6%	1.34%
1991-2011 (20 years)	24.6%	1.23%	29.5%	1.47%	28.2%	1.41%	29.5%	1.47%
1996-2011 (15 years)	21.2%	1.41%	10.8%	0.72%	22.0%	1.46%	25.1%	1.67%
2001-2011 (10 years)	12.5%	1.25%	6.1%	0.61%	12.0%	1.20%	23.1%	2.31%
2006-2011 (5 years)	6.7%	1.34%	-2.8%	-0.56%	0.86%	0.17%	18.3%	3.66%

Source: 2006 and 2011 – Census of Canada; 1986 to 2001 – Alberta Municipal Affairs

Table 3 shows the average occupancy of dwellings in the County and the Hamlet of Leslieville in 2006. For the county the average occupancy was 2.42 persons per dwelling. For Leslieville it was 2.37 persons per dwelling. In order to estimate the population of Leslieville in 2001 and 2011 an average occupancy of 2.40 persons per dwelling can be used.

**Table 3
DWELLING OCCUPANCY (2006)**

Community	Year	Population	Dwellings	Average Occupancy
Clearwater County	2006	11,505	4,649	2.47
Leslieville	2006	206	87	2.37

Source: 2006 Census of Canada

7.0 LESLIEVILLE POPULATION

Table 4 compares Leslieville's 2001, 2006 and 2011 populations, having grown from 197 to 228 (estimated). This represents a total population increase of 15.7%, or 1.57% per year, thus higher than the County average of 1.34%.

As revealed in Section 15.1, there have been 12 residential parcels (hamlet, country residential and country residential agricultural) created in Leslieville since 2001, thus enabling the development or placement of new residences, apparently 10 since 2006.

Table 4
ESTIMATED LESLIEVILLE POPULATION 2001, 2006 AND 2011

	Occupied Dwellings	Average Occupancy	Population
2001	82	2.40	197
2006	87	2.37	206
2011	97	2.35	228

Source: 2001 – Dwellings estimated from 2001 air photo

Source: 2006 - Dwellings and population – 2006 Census of Canada

Source: 2011 – Dwellings - from land use survey

8.0 LAND USES

Map 2, the air photo of Leslieville and surrounding lands reveals the hamlet 'built-up' area surrounded by farmland. Map 3 (Land Use) provides more land use details.

A significant feature of the Leslieville landscape is the distinct and (locally) broad Lobstick Creek valley. The meandering stream courses through bottom lands that are mostly wooded, but small areas are cleared for minor farming purposes. Around Leslieville are agricultural lands, except to the south and southwest where lowlands are occupied by a pond and wetlands. There are oil/gas wells to the west, northeast and southeast.

The hamlet 'proper', being the area between the CNR line and Lobstick Creek is primarily a residential community, with a mix of detached homes and manufactured homes. There is one seniors 'lodge containing four units. But there is also a variety of other uses, including businesses (see Section 9.0), a fire hall, primary school, community hall, Elks Lodge and a church. Only the school, a lift station, farming buildings and a few residential properties are located east of Secondary Road 761.

One of Leslieville's two adjacent 'built-up' areas is the linear residential development north of the CNR, adjacent to Secondary Road 598. The second is the large country residential area south of Lobstick Creek. In addition to country residences there is a berry farm, public works yard/shop and sports fields.

Although in farming, land in the SW 25; 39-5-W5, east and south of the school was rezoned (redesignated) in the late 1970s for hamlet residential and mobile home park purposes.

9.0 BUSINESSES

The following businesses are located in Leslieville: Western Star newspaper and publishing; General Store and gas bar; Ladies Clothing store; Hotel/Pub/Motel; Guitar – sales and repairs; ATV maintenance and motorcycle tent trailer manufacturing; Automotive mechanic; Hair salon; Plumbing shop. Each appears to have a very small number of employees.

10.0 EDUCATION FACILITIES

10.1 Primary School

The Leslieville School is a ECS to Grade 7 school, presently with 16 staff and 131 students, including 14 ECS children. As shown in Table 5, there has been a significant decrease in school enrolment since 2005/6, being a decline of 49 students or 27%.

**Table 5
LESLIEVILLE SCHOOL ENROLLMENT 2001/02 – 2012/12**

Year	ECS	Gr 1	Gr 2	Gr 3	Gr 4	Gr 5	Gr 6	Gr 7	Total
2001/02	0	24	22	24	19	24	23	24	160
2005/06	20	22	21	21	25	21	24	26	180
2011/12	14	14	21	15	14	16	21	16	131

Source: Wild Rose School Division

The 16 staff include:

- Principle – 1
- Teachers – 8
- Education assistant – 6
- Administrative support – 1.

A small school was originally built in 1955. There has been a series of seven additions, the school now totaling 2,036 m² (21,916 sq. ft.) The school contains 10 classrooms, including a science room, a library, gymnasium with a stage, lunch room, administration area, sports fields and playground equipment.

10.2 Secondary School

Older students are schooled in the David Thompson High School. The High School provides schooling for grades 8 to 12, and presently has a staff of 24 and 202 students.

**Table 6
DAVID THOMPSON HIGH SCHOOL ENROLLMENT 2001/02 – 2012/12**

Year	Gr 8	Gr 9	Gr 10	Gr 11	Gr 12	Total
2001/02	47	40	54	47	45	233
2005/06	40	51	42	45	44	222
2011/12	45	34	42	33	48	202

Source: Wild Rose School Division

The 24 staff include:

- Principle – 1
- Vice-Principle - 1
- Teachers – 12
- Education assistant – 8
- Administrative support – 2.

An original school building was built in 1957/58. There have been five additions, the school now totaling 2,602 m² (28,009 sq. ft.) The school contains 14 classrooms, including a science room, plus an industrial room, a library, gymnasium with a stage, lunch room, administration area and sports fields.

10.3 Impact of Potential Growth

The student capacity of the Leslieville School is 193 students. With the current enrollment of 131 students, there is room for another 62 children, or 47% more than present. David Thompson High School has a student capacity of 262 students. With the current enrollment of 202 students, there is room for another 60 students, or 30% more than present.

11.0 COMMUNITY FACILITIES AND SERVICES

11.1 Recreation facilities

Clearwater County Community Services reports the following facilities are located in Leslieville:

- Multi use outdoor pitch
- Playground and swing set
- Outdoor skating rink
- Basketball nets
- Ball Diamonds.

The Wild Rose School Division maintains all of these facilities except the skating rink, which is managed by community volunteers. The School Division pays for electricity to light the rink.

11.2 Cultural Facilities

As reported by Community Services, the Leslieville Community Hall has a legal capacity to seat up to 400 people, but notes it seats 300 people comfortably. The hall is maintained and managed by the Leslieville Community Club, which reports it is struggling for sufficient volunteer support. While there is some new interest in helping with the hall, presently there is only a core group of 2 or 3 for catering, with 9 people on the board. The hall is quite well maintained, but the furnaces are quite outdated, probably only presently operating at 50% efficiency. There is also a Legion Hall.

There is an active Leslieville Seniors Club. Parkland Regional Library offers library services. Leslieville has a cemetery, located on the NE 24; 39-5-5.

11.3 Impact of Potential Growth

Even with a population growth of up to 50%, Community Services does not foresee the need for major expansion and improvements to Leslieville's recreation and community facilities. The one identified need is to address parking space requirements for the community hall. However, presently no capital expenditures are planned for recreation and cultural facilities.

12.0 EMERGENCY AND PROTECTIVE SERVICES

12.1 Fire Protection Services

Leslieville Station has been proudly serving the residents of Leslieville and surrounding area for over 40 years. Station 10 is located in Leslieville on Hwy 598, 11 km north of Highway 11.

Leslieville operates an Engine, a Tender, a Rapid Attack for wild-land fires, a Rescue unit, which makes the station capable of responding to motor vehicle incidents and first medical responses, as well as a Rapid Response unit for utility types of duties and responses. The station has the following equipment:

- Superior 1,250 us-gpm pump, 1,000 us-gallon tank
- Tender – Hamm tank 2,000 us gal water with 250 us-gpm buoy pump
- Rescue E-One - walk in, light duty
- System One built rapid response vehicle - 300 us gallon tank and Rosenbauer UHPS/Volume pump
- Utility pick up truck.

This station has a Battalion Chief, two Captains and three Lieutenants with 20 members on the department.

Over the years Leslieville station's call volume has gradually increased to where they now have as estimated call volume of 90 calls annually. With the members and an Engine, Tender, Rescue, Rapid Attack, Rapid Response unit, this station responds to calls for:

- Fire fighting/suppression
- Vehicle Extrication
- Hazardous Materials response at the Awareness and Operations levels
- Ice rescues
- Medical First Response.

The station helps to protect portions of Clearwater County with automatic aid to three stations for assistance. For major emergencies, support services may come from Condor, Caroline, Eckville and/or Rocky Mountain House.

The fire response time is 2- 45 minutes depending on time of day, weather and road conditions, member availability, and distance to incident location and accessibility to location. The average response time to a fire in the hamlet is five to ten minutes.

12.2 Ambulance Services

Ambulance services to Leslieville are provided by Alberta Health Services. Therefore, the ambulance sent is the closest unit available at the time. As such, an ambulance may be dispatched from Rocky Mountain House, Eckville, Caroline, Sylvan Lake, Rimbey or even further.

Medical first response is provided by the Leslieville station at a Standard First Aid Level and HCP, CPR with AED.

If a fire response is needed for a medical emergency this would be due to absence or delayed ambulance service within the area or the need to assist an EMS crew. The response time would be the same as fire response times, being 2- 45 minutes depending on time of day, weather and road conditions, member availability, and distance to incident location and accessibility to location.

12.3 Police Services

Police services are contracted by Clearwater County to the Royal Canadian Mounted Police (RCMP), including for the Hamlet of Leslieville. Responding detachments are located in Rocky Mountain House, Rimbey, Innisfail and Sundre.

The RCMP provides various policing services, including enforcement of Criminal Code, Provincial and Traffic Laws as well as bylaws within the County. Also the RCMP currently provides a member for the School Resource Officer position. This position is responsible for addressing the needs of the County schools, the Leslieville school.

There are currently 11 police officer positions in Rocky which are considered Rural/Provincial. The Rocky Mountain House detachment has two members with the General Investigation Section (GIS) who provide specialized investigations on the more serious files. Two Highway Patrol members currently work out of the Rocky detachment. The RCMP also provide further

specialized services from other Federal and Provincial sections including Police Dog Services, Forensic Identification Section, Emergency Response Team, Drug Section, etc. etc.

For the year of 2011, there were approximately 3,200 calls for service in the Clearwater County area, excluding Caroline and the Reserves. The response time to an emergency in Leslieville or Condor is about 15 to - 20 minutes depending on road and traffic conditions.

12.4 Impact of Potential Growth

The County Emergency Services Department advises the following with regard to the impact of potential growth.

Fire Protection

As the population increases, so do the expectations for emergency services response.

The improvements will include looking at a larger building facility with applicable facilities within to meet the needs of the stations (Condor & Leslieville). In the future there may be an opportunity to merge the two stations together into one facility strategically located somewhere between the two communities. This would require an assessment of the current apparatus and equipment and compare to both Condor and Leslieville stations to ensure they are compatible and appropriate to the risks within the area. The intent would be to avoid duplication of services while ensuring appropriate response capability.

Ambulance Services

The County Emergency Services Department advises: As this is a Provincial service and responsibility, Alberta Health Services will need to monitor, assess and adjust service levels to maintain current service levels. If Alberta Health Services does not continue in this role, Clearwater County would need to evaluate the municipal role and potentially we would need to increase membership and training to manage the additional expectations.

Police Services

RCMP - If the population in the County would increase by about 800-1000, hopefully you would see an increase in the number of police officers by at least 1. If you have an increase in population of 10%, 25%, or 50% in Leslieville and/or Condor, the County can expect a corresponding increase in calls for service and you would see the police more often in those communities. If the population reaches a certain point a police sub-office could be located in one of those communities. As the work volume and members go up, you also will require an increase in support staff at the detachment level.

13.0 ROADWAYS AND SIDEWALKS

13.1 Existing Infrastructure

In the Hamlet of Leslieville all of the local roads are paved while the lanes are graveled. With the exception of the northeast block, all streets have sidewalks. The southern expansion area of Leslieville has graveled roads and no sidewalks.

13.2 Impact of Potential Growth

The Public Works Department advises with regard to the impact of potential growth that on lands that are developable for hamlet expansion, there appears to be no discernable challenge to the extension of a roadway network.

14.0 UTILITY INFRASTRUCTURE

14.1 Wastewater

The Hamlet of Leslieville the wastewater is collected by gravity feed to a lift station, located on the west side of the Leslieville School grounds, where it is then pumped to the lagoon, which is located in the 0.9 km (0.56 miles) southeast of the hamlet. The country residential southern extension of Leslieville has private wastewater systems.

Based on the 1975 Record Drawings, the lagoon capacity is 26,000 m³. However, actual operating capacity is about 20,000 m³ because the operators leave a minimum of 1m of liquid in the lagoon to avoid freezing off the inlet. During dry years the lagoon the wastewater rises to within 0.6 m of the high water level and 0.3m during wet years. It is estimated the lagoon capacity is limited to 10 – 15% population growth. The capacity may be increased if the inlet freezing problem is solved allowing the lagoon to be drawn down further in the fall.

14.2 Potable Water

Both Leslieville hamlet and the southern country residential area are served by individual, private water wells.

In the Edmonton-Calgary Corridor Groundwater Atlas, the Potential Groundwater Yield Map (Figure 5.11) indicates the recommended extraction rate of groundwater in the Leslieville area is between 16 – 25 imperial gallons per minute (igpm).

Table 7 provides information for five water wells drilled in and near Leslieville. These records date as recent as April 2011 and as early as September 1967. The newest well, being for Lot 11 Block 1 Plan 4142AS, had a water removal rate of 9.5 igpm with a static water level of 25 feet. One well record reported a water removal rate of 20 igpm with a static water level of 20 feet. The other three wells had a water removal rate of 30 igpm, one with a static water level of 12 feet and the other two at 30 feet. These records are generally consistent with the recommended extraction rate of groundwater of between 16 – 25 imperial gallons per minute, as mapped in the Edmonton-Calgary Corridor Groundwater Atlas.

Table 7
WATER WELL DRILLING REPORTS – LESLIEVILLE AREA

Well ID No.	Location	Date	Proposed Use	Water Removal Rate	Static Water Level
1130891	SE 26 39-5-W5	2011/04/07	Domestic	9.50 igpm	25.00 ft
1065064	SW 26 39-5-W5	2007/08/23	Domestic	30.00 igpm	30.00 ft
368658	NE 23 39-5-W5	1993/02/22	Domestic	20.00 igpm	20.00 ft
455900	SE 26 39-5-W5	1978/11/15	Unknown	30.00 igpm	12.00 ft
455916	SE 26 39-5-W5	1967/09/03	Domestic	30.00 igpm	30.00 ft

14.3 Stormwater

As both the Leslieville hamlet and country residential area are built on land with gentle to moderate slopes and the presence of the Lobstick Creek valley, managing stormwater is not an issue.

14.4 Solid Waste

In Clearwater County the solid waste transfer sites are operated by the Rocky Mountain Regional Solid Waste Authority. Leslieville is served by two transfer stations, one at the SE 2-39-5-W5M (along Highway 11) and one at the SE 26-40-5-W5M being 8.9 km (5.5 miles) north of Leslieville.

14.5 Impact of Potential Growth

Regarding the impact of potential growth, the Public Works Department advises:

Wastewater Services

Likely, the lagoon capacity is limited to 10–15% population growth, although it could be more if the inlet freezing problem is solved allowing the lagoon to be drawn down further in the fall.

Additional growth would require lagoon expansion. Any lagoon expansion would require AENV approval. Likely the lagoon will be required to meet the new standards, which would include, as a minimum, adding a 60-day Facultative cell, additional storage and possibly lining the lagoon. The monitoring of water wells around the lagoon likely will also be required.

Potable Water Services

To introduce a communal water system to the Leslieville hamlet area would be a considerable undertaking. With the presence of paved roads and many sidewalks, installing a communal water system would require extensive excavations and thus would have considerable impacts on private property and paved roads.

Stormwater Services

As both the Leslieville hamlet and country residential area are on land with gentle to moderate slopes draining to the Lobstick Creek valley, managing stormwater is not an issue.

Solid Waste Services

Hamlet growth would result in more solid waste, but this could easily be addressed by more frequent pick up by the Rocky Mountain Regional Solid Waste Authority.

General Issues

There are no known development challenges re: geotechnical conditions (e.g. soils, near surface groundwater) within and adjoining the hamlet. Leslieville has a clay super-surface with an underlying sandy-silt sub-surface. As such, groundwater issues can easily be addressed.

15.0 GROWTH ACTIVITIES

15.1 Leslieville and Area

Subdivision Activity

The following lists the subdivision activity in and around Leslieville since 2000. A total of twelve residential parcels have been created – 5 hamlet residential, 1 country residential agricultural and 6 country residential.

- 2001 – 5 country residential parcels
- 2003 – 3 hamlet residential parcels
- 2006 – 1 country residential agricultural parcel
- 2007 – 1 country residential parcel
- 2008 - addition to church property
- 2010 – 2 hamlet residential parcels.

Residential Development Activity

Table 8 summarizes the residential development activity in and around Leslieville since 2000. There has been 14 new residences and 8 replacement residences (i.e. a manufactured home or detached dwelling replacing a manufactured home). While the number of new residences is not many, for a hamlet the influx of 14 new families is not insignificant. However, some of these 'new' developments may be partially offset by dwellings which have become vacant.

Table 8
LESLIEVILLE RESIDENTIAL DEVELOPMENT ACTIVITY

Year	New Residence	Replacement Residence	Addition to Residence	Other
2000	0	1	0	2
2001	1	1	0	2
2002	0	0	0	0
2003	1	1	0	0
2004	1	0	0	0
2005	2	0	0	1
2006	3	3	2	1
2007	2	1	0	3
2008	2	0	0	1
2009	0	0	0	0
2010	0	1	1	1
2011	2	0	0	1
Total	14	8	3	12

Commercial and Industrial Development Activity

The following is the commercial and industrial development activity in and around Leslieville since 2000. It shows that there has been continual, although somewhat sporadic interest in setting up a business in Leslieville.

- 2000 – operate a hair saloon (existing building)
- 2000 – replace a commercial building with a new commercial building

- 2004 – develop a gas bar and convenience store
- 2004 - operate a retail store (existing building)
- 2006 – construct a shop to operate a trades business
- 2006 - operate a manufacturing business for motorcycle tent trailers
- 2007 – operate a tradesperson business
- 2008 – addition to an existing office
- 2011 – operate a retail store

15.2 Eckville

Table 9 displays that subdivision activity in Eckville has been inconsistent. In 2001 and 2002 there were 27 residential lots created, and then 42 lots in 2007. Since then only one residential lot has been approved, which indicates the market for residential lots was met by the 2007 subdivision. Of the 42 lots, 26 remain unsold. Of the 16 sold, 14 developed.

There has been very little commercial and industrial land subdivision activity.

**Table 9
ECKVILLE SUBDIVISION APPROVALS**

	Land Use Category									
	Residential		Commercial		Industrial		Institutional		Other	
	# of Appr.	# of Lots	# of Appr.	# of Lots	# of Appr.	# of Lots	# of Appr.	# of Lots	# of Appr.	# of Lots
2011	0	0	0	0	0	0	0	0	0	0
2010	1	1	0	0	0	0	0	0	0	0
2009	0	0	0	0	0	0	0	0	0	0
2008	0	0	0	0	0	0	0	0	0	0
2007	1	42	0	0	0	0	0	0	0	0
2006	0	0	0	0	0	0	0	0	0	0
2005	1	62	0	0	0	0	0	0	1	1
2004	0	0	0	0	0	0	0	0	0	0
2003	0	0	0	0	0	0	0	0	0	0
2002	1	13	1	1	0	0	1	1	0	0
2001	1	14	0	0	0	0	0	0	0	0
Total	4	70	1	1	0	0	1	1	1	1

Note: # of Appr means Number of Subdivision applications approved.
of Lots means Number of lots approved.

Table 10 reveals consistent development activity in Eckville, the majority being residential, with commercial and institutional also being reasonably active.

**Table 10
ECKVILLE DEVELOPMENT APPROVALS**

	Land Use Category				
	Residential No. of approvals	Commercial No. of approvals	Industrial No. of approvals	Institutional No. of approvals	Other No. of approvals
2011	21	13	2	0	0
2010	26	10	0	7	0
2009	31	11	0	2	0
2008	49	2	1	3	0

	Residential No. of approvals	Commercial No. of approvals	Industrial No. of approvals	Institutional No. of approvals	Other No. of approvals
2007	42	4	2	3	0
2006	39	3	4	4	0
2005	20	5	1	3	0
2004	16	5	0	4	0
2003	15	2	0	2	0
2002	21	5	1	2	0
2001	14	2	1	3	0
Total	294	62	12	33	0

Table 11 is reflective of population growth activity in Eckville. From 2001 to 2011 (11 years) there were 44 development approvals for new detached homes and 61 development approvals for new manufactured homes.

**Table 11
ECKVILLE DEVELOPMENT APPROVALS – NEW BUILDINGS**

	Detached Home No. of approvals	Manufactured Home No. of approvals	Commercial No. of approvals	Other No. of approvals
2011	3	1	2	0
2010	1	4	1	0
2009	2	7	2	0
2008	4	19	0	0
2007	10	9	2	0
2006	11	7	1	0
2005	4	4	1	0
2004	1	2	2	0
2003	3	0	0	0
2002	3	5	0	0
2001	2	3	0	0
Total	44	61	11	0

These tables indicate that for Eckville (also possibly the area between Sylvan Lake and Rocky Mountain House) there has been interest in serviced residential lots.

15.3 Rocky Mountain House

Table 12 shows there has been considerable residential subdivision activity in Rocky Mountain house over the last eleven years. A total of 376 residential lots have been approved, being about 35 per year. Thus, in the sub-region's main urban centre there has been a high demand for serviced residential lots.

Table 13 also shows that Rocky Mountain House has been active with residential and commercial development, both for new development and improvements over \$5,000.

**Table 12
ROCKY MOUNTAIN HOUSE SUBDIVISION APPROVALS**

	Land Use Category									
	Residential		Commercial		Industrial		Institutional		Other	
	# of Appr.	# of Lots	# of Appr.	# of Lots	# of Appr.	# of Lots	# of Appr.	# of Lots	# of Appr.	# of Lots
2011	0	0	0	0	1	2	0	0	0	
2010	0	0	0	0	0	0	0	0	0	0
2009	2	5	0	0	0	0	0	0	1	1
2008	4	79	0	0	1	3	0	0	0	0
2007	2	50	1	1	1	1	0	0	0	0
2006	4	45	0	0	0	0	0	0	1	1
2005	3	60	3	4	0	0	0	0	0	0
2004	5	52	1	2	1	1	0	0	0	0
2003	3	31	0	0	0	0	0	0	0	0
2002	2	54	2	2	1	1	0	0	0	0
2001	0	0	1	1	1	5	1	1	0	0
Total	25	376	8	10	6	13	2	2	2	2

Note: # of Appr means Number of Subdivision applications approved.
of Lots means Number of lots approved.

**Table 13
ROCKY MOUNTAIN HOUSE DEVELOPMENT APPROVALS**

	Land Use Category				
	Residential No. of approvals	Commercial No. of approvals	Industrial No. of approvals	Institutional No. of approvals	Other No. of approvals
2011	18	10	4	1	0
2010	18	11	5	8	0
2009	24	19	3	5	0
2008	25	21	7	6	0
2007	63	9	1	3	0
2006	74	15	8	5	0
2005	51	14	4	4	0
2004	46	12	6	6	0
2003	36	8	5	7	0
2002	27	12	11	1	0
2001	48	11	13	2	2
Total	430	143	67	48	2

Note: development approvals over \$5,000

15.4 Hamlet of Benalto

The scenic setting of Benalto, its proximity to Highway 11, availability of water and wastewater services and closeness to the Town of Sylvan Lake and the City of Red Deer has led Red Deer County to designate Benalto as a 'growth hamlet'.

Red Deer County reports that a growth strategy/area structure plan was prepared for the hamlet around 2006. The wastewater system capacity needed to be increased, and was done by the County, while a developer contributed to the cost of increasing the capacity of the water system. These improvements resulted in some development prior to 2010, but has since slowed. The new municipal development plan, currently under preparation by the County, advocates encouraging rural residential development to occur in growth hamlets.

16.0 LAND POTENTIALLY AVAILABLE FOR DEVELOPMENT

16.1 Vacant Lots and Underdeveloped Land

Within Leslieville, including the country residential areas south and north of the hamlet, there are four vacant residential properties. Some of these may be used as 'double lots' while others may be owned by individuals who have no desire to develop or sell the lots. However, these vacancies indicate there is some room for infill within Leslieville, both the smaller hamlet lots and the larger country residential lots.

There is also a number of vacant narrow width commercial properties within the hamlet, however two or more lots are required to provide sufficient width to meet the development standards in the County Land Use Bylaw.

From an urban development point of view, there are three large parcels of land within and adjacent to the hamlet that appear suitable for residential development. Currently they are well used for various agricultural purposes, but because of their location and size could be considered as 'underdeveloped' from a residential land use perspective. These three parcels (see Map 4) are:

- the parcel used for pasture lands within the Lobstick Creek valley
- the parcel used for a berry farm north of Lobstick Trail
- the parcel immediately east of the school used for agricultural crops.

Likely, the owners of these lands feel they are appropriately used for agricultural purposes and perhaps have no or little interest in developing them for hamlet residential purposes. From a hamlet perspective, these lands and their uses add to the diversity and attractiveness of Leslieville.

There is also potentially underdeveloped country residential lands along the south side of Secondary Road 598, northwest of Leslieville.

16.2 Adjoining Lands

In considering the development potential of lands adjacent to Leslieville, an important consideration is the level of utility services required. Policy 7.2.7 in the Municipal Development Plan states:

"Development in hamlets requiring water and/or wastewater services shall be serviced by communal water and wastewater where these services are available. Where these services are not available, the County may require that either or both services be extended or provided to serve the development. "

Therefore future new development areas adjacent to Leslieville need not be serviced by a communal water system, however it would seem likely that the County may require such a system. Similarly, adjacent development need not be serviced by a communal wastewater systems, but the presence of a wastewater system in Leslieville likely would lead the County to require that adjacent development be connected to the Leslieville wastewater system.

As presented in Table 14 below, Map 4 provides a visual of the opportunities and constraints for the development of lands adjacent to Leslieville.

**Table 14
LESLIEVILLE'S POTENTIAL DEVELOPMENT DIRECTIONS**

Direction	Location	Opportunities	Constraints
Northeast	NW 25 39-5-W5	Access from paved secondary rd Cleared farmland Southern fragment - good access	Fragmented by active railway One energy facility - setback
North	NE 26 39-5-W5	Access from paved secondary rd Amenity of Lobstick Creek Land west of creek suitable	Fragmented Requires railway crossing travel Wastewater system connection may be a challenge
Northwest	NW 26 39-5-W5	Access from paved secondary rd Cleared farmland	Requires railway crossing travel Not contiguous Wastewater system connection may be a challenge
West	SW 26 39-5-W5 (north)	Access from paved secondary rd Small farm	Requires railway crossing travel Not contiguous/some wetland Difficult wastewater system connection
West	SW 26 39-5-W5 (south)	Mostly cleared Scenic values	Difficult to access Large wetland Difficult wastewater system connection
Southeast	NW 24 39-5-W5	Access from paved secondary rd Rolling, scenic attributes Has wetland/creek valley	Pipelines (3) Two energy facilities – setback Very difficult wastewater system connection
East	SW 25 39-5-W5	Adjacent to school site Cleared, flat Designated for residential uses Good access from county road Creek valley - south boundary Little difficulty in connecting to wastewater system	Wastewater right-of-way Difficult access from paved secondary

Given the elementary overview assessment of potential development lands adjoining Leslieville, it appears that the SW 25; 39-5-W5 east of the school site and north of the Lobstick Creek valley demonstrates the greatest potential for development. Part of these lands is already designated for residential development, including a mobile home park. A second site that may be considered is the NE 26; 39-5-W5, having amenities and suitable developable land. Further residential expansion would be possible from both of these sites.

17.0 GROWTH POTENTIAL SUMMARY

This report has provided a synopsis of the Hamlet of Leslieville, including its location and access, history, landscapes, population and growth, land uses and recent development, education facilities, cultural facilities, infrastructure – including roads, sidewalks, water, wastewater, solid waste and land potentially available for development. It also identified some of the impacts on services, facilities and infrastructure if growth occurs.

Table 15 summarizes many of the strengths (or opportunities) and weaknesses (or challenges) of Leslieville from a growth potential perspective. This table thus serves as a summary of the growth potential of Leslieville.

**Table 15
LESLIEVILLE GROWTH POTENTIAL FACTORS**

Strength/Opportunity	Factor	Weakness/Challenge
Two paved secondary roads	Highway Access	7.25 km (4.5 m miles) north of Hwy 11
Still active	Railroad	Just north of main developed area Noise and traffic safety issues
Rolling topography Scenic creek valley Wetlands/lake	Natural amenities	Create some access deterrents
Hamlet residential area Country residential area Small seniors facility	Residential land uses	Some older homes in poorer condition
A variety, some new	Business land uses	Variety currently limited
Located in the hamlet ECS to Grade 7 Room for 45 - 50% more students	Primary Education facility	Declining enrollment since 2005/6
Close to the hamlet Room for 30% more students	Secondary Education facility	About 9.25 km (5.8 miles) away Declining enrollment since 2001/2
Variety of facilities include: multi use outdoor pitch; playground and swing set; outdoor skating rink; basketball nets; ball diamonds.	Recreation facilities	
Facilities include: Community Hall, Legion Hall and cemetery nearby Services include: Parkland Regional Library services and Seniors Club	Cultural facilities and services	Limited within the community Declining volunteerism Limited parking for community centre
Fire hall within the hamlet 20 person volunteer fire department Range of fire fighting equipment	Fire Protection Services	Potential need for larger fire hall
Are available	Ambulance Services	Provided by Alberta Health Services – varying response times

Strength/Opportunity	Factor	Weakness/Challenge
Provided by RCMP (County contract)	Police Services	No local office – response from a variety of centres
Hamlet residential area - paved roads	Roads and Sidewalks	Country residential area – gravel roads Inconsistent sidewalks and condition
Seems to be an ample groundwater supply	Potable Water	All private systems; so numerous wells Installation of a communal system would have disruptive impacts
Hamlet residential area serviced Lagoon may provide for 15% growth Land for lagoon expansion	Wastewater	Country residential area – private Some freezing and plugging issues Additional growth will need an expanded lagoon
Slopes provide good drainage to the creek valley	Stormwater	Surface drainage can cause issues
Transfer station close by 7.25 km (4.5 miles) south	Solid waste	
Many optional directions Desirable lands are present Geotechnical conditions seem to have no limitations for infrastructure and basements	Potential land for development	Most lands have one or more local constraints

Leslieville has a number of attributes that provide strengths and opportunities for hamlet growth. These are:

- Access from two paved secondary highways and proximity to Highway 11
- Located mid-way between Eckville and Rocky Mountain House
- Very scenic site – rolling, treed farmland, Lobstick Creek and valley, wetlands
- Established hamlet residential area and a newer, adjacent country residential area
- A variety of commercial businesses, including convenience/grocery store and gas bar
- An elementary school with room to accommodate many more students
- Close proximity to a secondary school that has room for more students
- Basic recreation and cultural facilities present
- Fire hall located in the hamlet
- Ample groundwater supply
- Existing wastewater system
- Good stormwater drainage
- Potential development lands available in a number of directions.

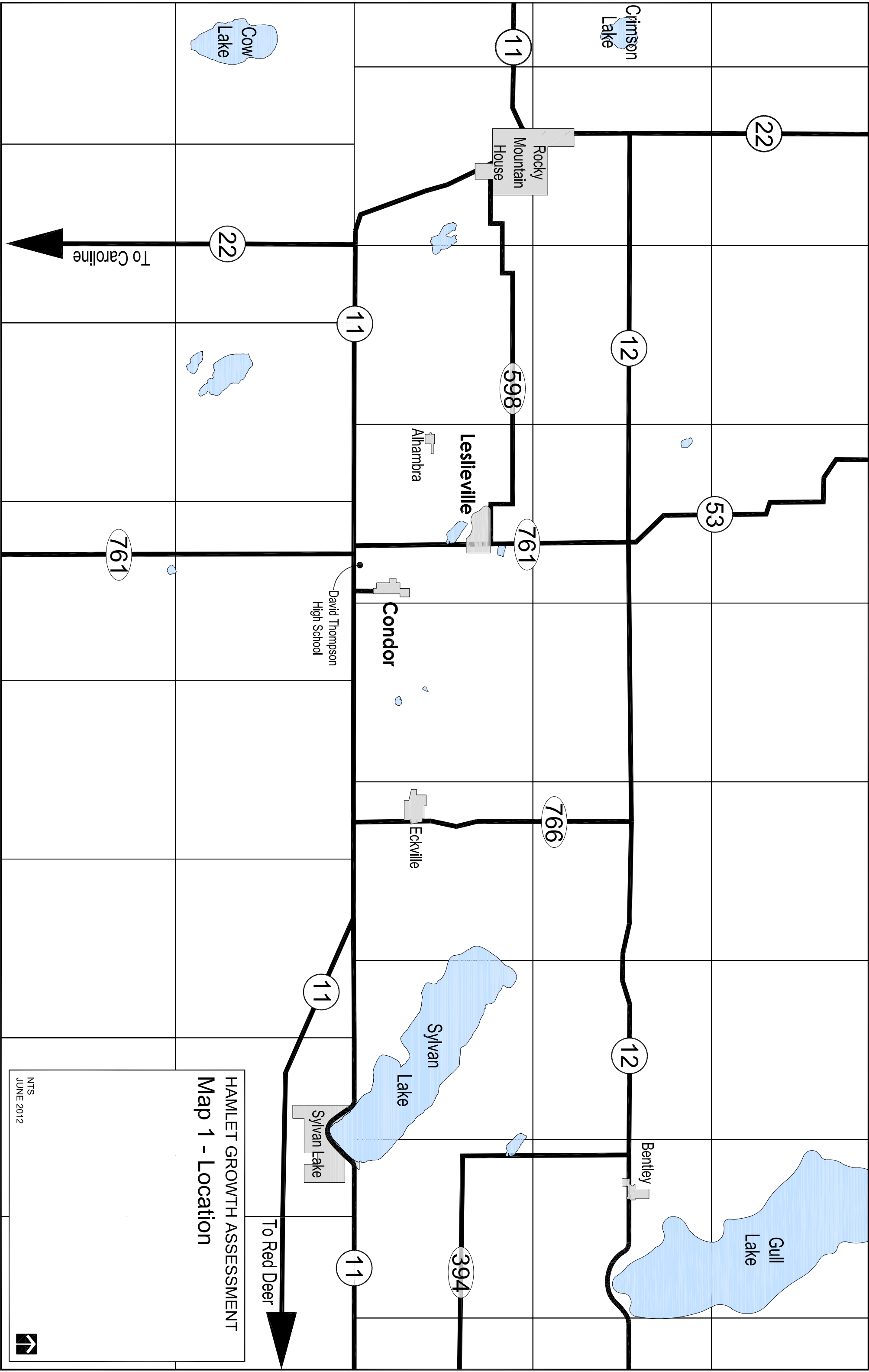
However, there are also weaknesses and challenges. These are:

- Elementary school enrolment has been declining
- Declining volunteerism to operate and maintain recreation facilities and cultural programs
- Distant from police and ambulance services
- Sewage lagoon requires upgrading and, if there is growth, expansion

- Number of challenges for installation of community water system (cost, disruption, questionable local support)
- Most potential development lands have constraints (but not insurmountable).

From the factors assessed, Leslieville certainly has more strengths than weaknesses with regards to growth potential. Especially significant are Leslieville's very scenic location, accessibility, availability of basic commercial services, presence of an elementary school and proximity to a secondary school each having capacity for more students), ample groundwater and a wastewater system and lagoon that can be expanded.

It appears that the quarter section (SW 25; 39-5-W5) east of the school site and north of the Lobstick Creek valley demonstrates the greatest potential for residential expansion and development. A second potential site is the NE 26; 39-5-W5.



HAMLET GROWTH ASSESSMENT
Map 1 - Location

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SECONDARY HWY 598

RANGE ROAD 52

SECONDARY HWY 598

ROSS ST

WYLLIE ST

SECONDARY HWY 761

SECONDARY HWY 761

SECONDARY HWY 761

TOWNSHIP ROAD 494

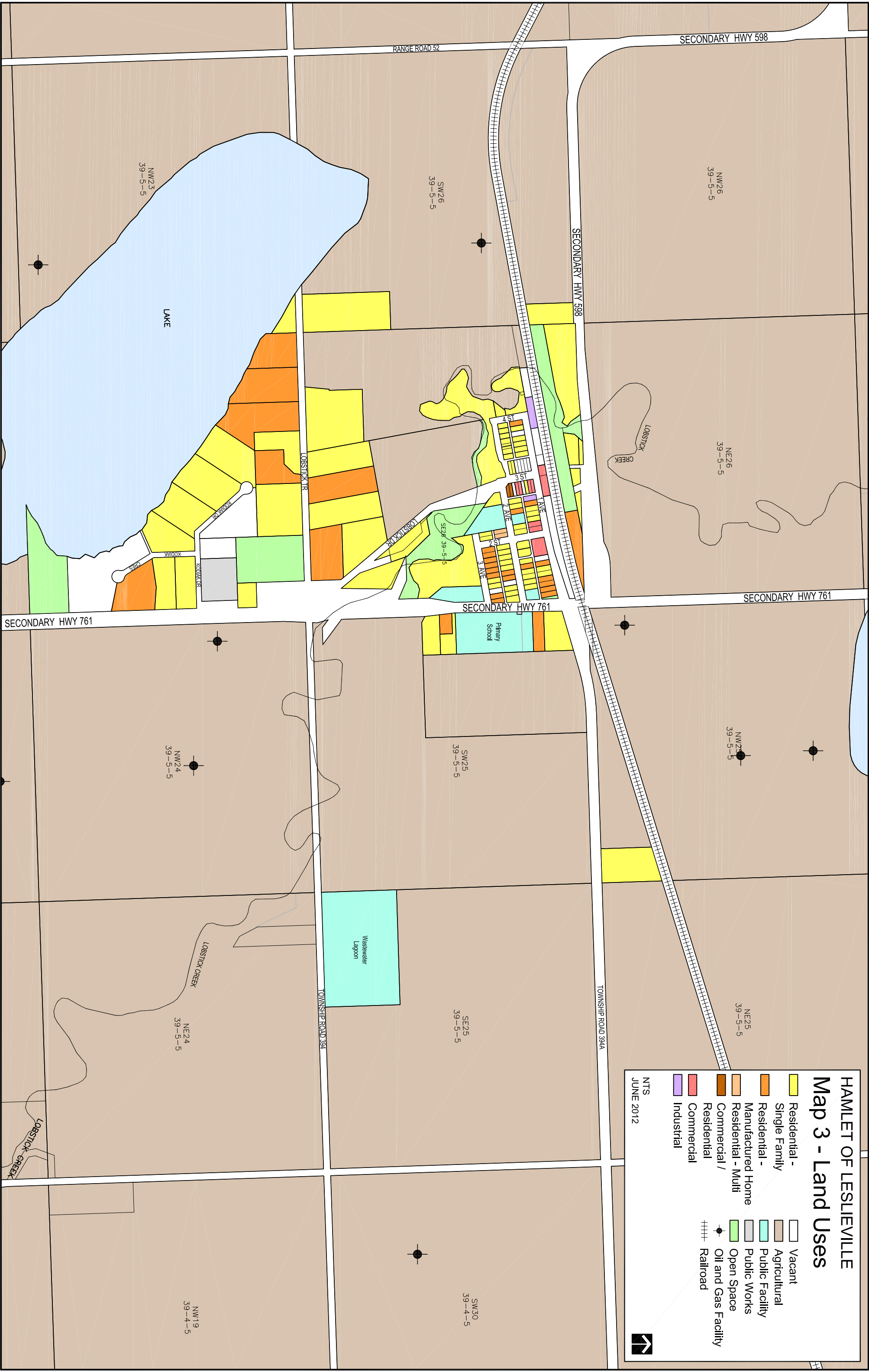
TOWNSHIP ROAD 594

HAMLET OF LESLIEVILLE Map 2 - Aerial Photograph

Aerial Photograph Flown 2011

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HAMLET OF LESLIEVILLE

Map 3 - Land Uses

- Residential - Single Family
- Residential - Manufactured Home
- Residential - Multi
- Commercial / Residential
- Commercial
- Industrial
- Vacant
- Agricultural
- Public Facility
- Public Works
- Open Space
- Oil and Gas Facility
- Railroad

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HAMLET OF LESLIEVILLE Map 4 - Opportunities and Constraints

- Pipeline Right of Way
- Oil and Gas Well (100m setback)
- Sewage Lagoon (300m setback)
- Wetland / Lake
- Valley Slopes and Bottom Lands
- Fire Hall
- Paved County Road
- Public Facilities:**
 - School
 - Church
 - Elks Lodge
 - Community Centre
 - Sports Fields

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