GROWTH POTENTIAL of the HAMLET CONDOR

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

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AN ASSESSMENT OF THE GROWTH POTENTIAL OF THE HAMLET OF CONDOR

1.0 INTRODUCTION

1.1 Purpose

The purpose of this report is to assess the growth potential of the Hamlet of Condor, including surrounding lands.

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. Condor was identified as one of three hamlets in the County (the others being Leslieville 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 Condor as Growth Hamlets capable 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 indicates Council will encourage development in and around Condor that is complementary to the function and character of the community with a view to encouraging economic and residential development.

Strategy 2 states Council will evaluate the strengths and weaknesses of Condor for development and provide direction for when a hamlet growth study will take place.

2.0 LOCATION

The location of Condor is shown on Map 1. The hamlet area of Condor is located less than 0.8 km (0.5 miles) north of Highway 11. However there also is an associated commercial and residential area along the south side of the highway.

Condor is 29.0 km (18.0 miles) east of Rocky Mountain House. It is 13 km (8.1 miles) west of the Town of Eckville, 32 km (19.9 miles) west of the Town of Sylvan Lake and 56 km (34.8 miles) west of the City of Red Deer.

3.0 ACCESS

Being 0.8 km (0.5 miles) north of Highway 11, primary access to Condor is from Highway 11 via paved Range Road 4-5. Alternate access is possible by a series of east-west and north-south County roads.

4.0 PHYSICAL FEATURES AND NATURAL AMENITIES

Google Earth indicates Condor lies at an elevation of 970 m (3,183 ft). Historic Canadian Pacific Railway maps indicate the elevation of Condor is 957.4 m (3,141 ft). In the immediate area, this high western prairie location is relatively flat, gently sloping from east to west.

As shown on the Condor air photo (Map 2), there is a seasonal creek one-third of a mile west of the hamlet, with a drainage right-of-way providing drainage from the hamlet to the creek channel.

The land around the hamlet is cleared farmland, with the exception of small clumps of trees and trees lining the abandoned CPR line.

5.0 HISTORY

The Calgary and Edmonton Railway completed the rail line between Edmonton and Calgary in July 1891. The line opened in August and was operated by the Canadian Pacific Railway (CPR). Full scheduled service began in 1892.

Subsequently, the Alberta Central Railway Company was chartered in 1901 to serve Rocky Mountain House and the Brazeau area coalfields. Unable to complete the line from Red Deer to Rocky Mountain House because of financial problems, the line was leased to the Canadian Pacific Railway (CPR) in 1913 for 999 years and it was completed in 1914. The line was open to traffic to Ullin (west of Rocky Mountain House) on July 29, 1914. The portion of the line over the Red Deer River was abandoned in 1962 and the remainder in 1981. (note: the information in the proceeding two paragraphs is from the Atlas of Alberta Railways by the University of Alberta).

Condor was named after a British gunboat, which took part in the bombardment of Alexandria, Egypt in 1882. It was first settled in 1905, prior to the completion of the rail line. In the early days most travel to and from Red Deer was by oxen teams and took the best part of a week for a return trip via Everts (the only bridge across the Medicine River) and south of Burnt Lake. The CPR built a siding at Condor, but local initiative was responsible for the development of stockyards and a shipping platform. A second store was developed after the railway was completed, and it contained a post office. A sawmill, blacksmith shop and cheese factor were other early businesses. The Pocock Grain Company built a grain elevator in 1923, which later was destroyed

by fire. In 1924 a community hall was constructed. Also in 1924, the first school was built in Condor to replace a school located north of the settlement. By the 1930s there were more stores, a garage and a second grain elevator built by the Alberta Wheat Pool, and ultimately dismantled. In 1955 a new cement block four classroom school was completed, with a series of additions being added over the years. In 1958, the David Thompson High School was dedicated. (note: information for the proceeding two paragraphs was supplied by the Rocky Mountain House Museum, namely articles written by Marian Schafer and Grace Lougheed).

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 Condor, 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.

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

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 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 Condor in 2001 and 2011 an average occupancy of 2.40 persons per dwelling can be used.

Table 3
Dwelling Occupancy (2006)

	Population	Dwellings	Average Occupancy
Clearwater County	11,826	4,891	2.42
Leslieville	206	87	2.37

Source: 2006 Census of Canada
Note: statistics for Condor not available.

7.0 CONDOR POPULATION

Census of Canada data is not available for Condor so the 2001 population was calculated by estimating the number of occupied dwellings in 2001 and an average occupancy of 2.40 per dwelling (slightly less than the average home occupancy for the County in 2001). The 2011 population was calculated using the field survey count of occupied residences and estimating the average occupancy.

It is estimated that Condor's population is around 106 people, which is an increase of 8 people since 2001, or 8%. This is 0.8% per year, which is lower than the County average. It is noted that a 2007 study by MPE Engineering to assess Condor's wastewater system estimated the population to be 127.

Table 4
Estimated Condor Population: 2001 and 2011

	Occupied Dwellings	Average Occupancy	Population
2001	41	2.40	98
2011	45	2.35	106

Source: Dwellings – 2001: Estimated from 2001 Air photo and 2001 – 2011 development activity
Dwellings - 2011 from 2012 land use survey

8.0 LAND USES

Map 2, the air photo of Condor and surrounding lands reveals the 'built-up' area of Condor surrounded by farmland. Map 3, a land use map of the hamlet, provides more land use details.

Residential land uses, being a combination of detached homes and manufactured homes, dominate Condor land uses. Institutional uses include the Condor School, Community Hall and Fire Station. There are no properties dedicated to commercial or industrial uses, but home businesses include concrete/parging and a shop. There are three open space/playgrounds,

including the one at the school. In addition, the abandoned Canadian Pacific Railway right-of-way serves as a linear open space.

There is also linear development on the south side of Highway 11. It contains a number of residences and one commercial building, which has included a commercial 'stichery' (clothing) operation and a small café from time to time.

The surrounding lands are agricultural. There are oil/gas wells on the quarter sections to the northwest, southwest and southeast of Condor.

9.0 BUSINESSES

The only businesses in Condor are home based, these including a concrete/parging business and a shop.

10.0 EDUCATION FACILITIES

10.1 Primary School

The Condor School is a ECS to Grade 7 school, presently with 17 staff and 156 students, including 26 ECS children.

As shown in Table 5, school enrolment has increased by 21 students, or 16%, since 2005/06.

Table 5
Condor School Enrollment 2001/02 – 2011/12

Year	ECS	Gr 1	Gr 2	Gr 3	Gr 4	Gr 5	Gr 6	Gr 7	Total
2001/02	0	25	22	18	17	26	18	16	143
2005/06	20	17	22	14	15	17	17	13	135
2011/12	26	17	25	16	16	16	20	20	156

Source: Wild Rose School Division

The 17 staff include:

- Principle – 1
- Teachers – 8
- Education assistant – 7
- Administrative support – 1.

A small school was originally built in 1955. Since then there have been a series of seven additions, the school now totaling 2,005 m² (21,582 sq. ft.) The school contains 7 classrooms, including a science room, a library, gymnasium with a stage, lunch room, administration area, sports fields and playground equipment. The ECS is contained in a portable.

10.2 Secondary School

Older students are schooled in the David Thompson High School located 2 km (1.3 miles) west of Condor. The High School provides schooling for grades 8 to 12 (see Table 6) and presently has a staff of 24 and 202 students.

Table 6
David Thompson High School Enrollment 2001/02 – 2011/12

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 assistants – 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 Condor School is 190 students. With the current enrollment of 156 students, there is room for another 34 children, or 22% 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 RECREATION AND CULTURAL FACILITIES

11.1 Recreation Facilities

Clearwater County Community Services reports the following recreation facilities are present within Condor:

- 4 outdoor basketball nets
- Outdoor skating rink (with heated change shack)
- 2 playgrounds
- Ball diamond with bleachers
- Multiuse pitch
- Horseshoe pitches.

These are located at the Condor School. All facilities are in good condition and maintained by the Wild Rose School Division.

There is also additional, but informal, open space around the utility lot on the west side of Condor road south of the abandoned rail line and along the abandoned rail line.

11.2 Cultural Facilities

There is a community hall in Condor, which contains a hall, kitchen facilities and a drop-in centre. Community Services reports the hall has a capacity of 250 people, plus an additional 50 in the drop in centre. The hall is operated by the Condor Community Club, which has as many as 50 volunteers from Condor and the surrounding area. In past years, attendance at functions and volunteer rates has been dropping. The Community Club has advised that the hall is in

reasonable condition but is feeling its age. For example, the heating system recently failed and had to be replaced.

Parkland Regional Library offers library services.

11.3 Impact of Potential Growth

Community Services advises that even if the population of Condor was to expand by up to 50%, no changes to recreation facilities would be required. No capital works expenditures for improvements presently are planned by the County for recreation or cultural facilities.

12.0 EMERGENCY AND PROTECTIVE SERVICES

12.1 Fire Protection Services

Condor Station has been proudly serving the residents of Condor and surrounding area since 1982. Station 20 is located in Condor, 1 km north of Highway11. Condor's call volume has gradually increased over the years as well as training requirements to meet the increasing demands of the changing community.

Condor boasts a wild-land equipped Engine, a Tender with pumping capabilities and a most recently have acquired a Rapid Response unit for utility types of duties and responses. The equipment is:

- Superior Wildcat wildland pumper 400 us-gpm pump and 500 us gal water
- Superior Tender (water tanker) with a 500 gpm pump and 2,000 US
- Specialty Rescue / Support unit

This station has a Station Fire Chief, Station Deputy Chief, two Captains and three Lieutenants with 15 members on the department.

With the members and an Engine, Tender, and 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 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.

For major emergencies, support services may come from Leslieville, Caroline, Eckville and/or Rocky Mountain House.

12.2 Ambulance Services

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

Medical first response is provided by the Condor 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 Condor. 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 Condor school.

There are currently 11 police officer positions in Rocky which are considered Rural/Provincial. As well the Rocky Mountain House detachment has two members in 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 15-20 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.

<u>Fire Protection</u>

As the population increases, so to do the expectations for emergency services response. The possible 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. There would be a need to assess 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.

<u>Ambulance Services</u>

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 one (1).

It is anticipated if there is an increase in population of 10%, 25%, or 50% in Leslieville and/or Condor, the County can expect a corresponding increase in service calls, thus likely more police presence in those communities. It may be a possibility if the population reaches a certain point that a police sub-office could be located in one of those communities. As the work volume and members go up, this will require an increase in support staff at the detachment level.

13.0 ROADWAYS AND SIDEWALKS

13.1 Existing Infrastructure

The Condor Road (*Range Road 4-5*) and all residential roads are paved, while all lanes are graveled. There is a sidewalk along the east side of Condor Road, and for a short stretch along the west side, north of the abandoned rail right-of-way.

13.2 Impact of Potential Growth

With regard to the impact of potential growth, the Public Works Department advises the local residential road network can readily be expanded. However, land development in and adjacent to Condor is challenging because of the sandy nature of the ground and the high water table.

14.0 UTILITY INFRASTRUCTURE

14.1 Wastewater

Condor is served by a wastewater system, which utilizes a lift station to pump wastewater to the lagoon, which is located less than 0.8 km (0.5 miles) west of the hamlet.

The lift station, located behind the fire hall in the northwest corner of the hamlet, has a pump capacity of greater than 500 L/min. The pump station and forcemain capacity appears to be more than adequate for future expansion. However, the collection system is dated, as the piping is ceramic tile. As a result of settling in low areas, the main is submerged in water most of the time, which results in reduced flow capacity and solids deposition.

The collection system is more than adequate for future expansion but is dated (the piping being ceramic tile).

Based on the 1980 Record Drawings, the lagoon capacity is 26,300 m3. Theoretically, the lagoon is designed for a population of 180 people. (The current estimated population is 106). However due to high infiltration the lagoon is close to capacity during wet years. Anecdotal information from the contract operator indicates the lagoon comes close to filling most years and completely fills in wet years (for example - 2005). This is confirmed by pump hour records.

The 2007 MPE Engineering Ltd, study reported that the cost of upgrading the main system and expansion of the collection system to service 10 proposed new lots would be nearly $500,000. The study did not address the potential upgrades/expansion of the lagoon.

Therefore, it appears that there is little additional capacity in the lagoon during wet years, unless infiltration into the collection system is addressed.

14.2 Potable Water

In Condor the school, homes and businesses have private water wells. Condor was built on land and in an area having high water table issues which are confirmed by the high infiltration into the wastewater system during wet years. There have been no reports of failed water wells within the community. However, in the past the Condor School was under a water advisory as the water did not meet standards.

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

Table 7 provides information for five water wells drilled in and near Condor. These records date as recent as November 2010 and as early as February 1980. The newest well, being for Lot 13 Block 1 Plan 8220518, had a water removal rate of 19.0 igpm with a static water level of 45 feet. A second well within the hamlet (Lot 2 Block 4 Plan 8121359) had water removal rate of 27 igpm with a static water level of 25.1 feet. A third well within the hamlet (Lot 11 Block C) had a much lower water removal rate of 6.0 igpm with a static water level of 35 ft. The water removal rate for the other two wells also differed considerably. One had a rate of 24.0 igpm, thus similar to the higher rates for two wells, while the second had a low rate of 5.0 igpm, similar to the third well. Their respective static water levels were 36 feet and 22 feet.

The records for three wells 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 but two wells are considerably lower.

Table 7
WATER WELL DRILLING REPORTS – CONDOR AREA

Well ID No.	Location	Date	Proposed Use	Water Removal Rate	Static Water Level
2023146	NE 6 39-4-W5	2010/11/11	Domestic	19.00 igpm	45.00 ft
1035374	NE 6 39-4-W5	2007/07/18	Domestic	6.00 igpm	35.00 ft
467437	SE 6 39-4-W5	1997/03/08	Domestic	27.00 igpm	25.10 ft
467438	NE 6 39-4-W5	1996/05/20	Domestic	5.00 igpm	22.00 ft
429754	NE 6 39-4-W5	1980/02/05	Domestic	24.00 igpm	36.00 ft

14.3 Stormwater

The land on which Condor is located is very flat such that even minor impediments within a ditch to can change the entire direction of flow. It is only through the use of the registered water drainage easement located southwest of Condor that drainage to the west is maintained.

14.4 Solid Waste

A solid waste transfer station is located 0.8 km (0.5 miles) to the south and 3.2 km (2 mi) to the west on the SE 2-39-5-W5M. The transfer site is operated by the Rocky Mountain Regional Solid Waste Authority.

14.5 Impact of Potential Growth

The Public Works Department advises the following with regard to the impact of potential growth.

Wastewater System

The pump station and forcemain capacity appears to be more than adequate for future expansion, but settling of the main has created problematic reduced flow volumes. The piping in the collection system is dated, as it is ceramic tile so may require replacing in the future. The current restricted lagoon capacity, magnified by collection system infiltration problems, and outdated standards are a key impediment for the growth of Condor.

Even growth approaching 10 – 15% will require the lagoon capacity to be expanded, unless infiltration into the collection system is rectified. This would require an infiltration study to identify the source or sources of inflow. Eliminating infiltration completely into an old system is typically difficult without replacing the system.

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. Additional land for lagoon expansion would need to purchased.

Water System

There appears to be sufficient groundwater to support growth, although a special study would need to be undertaken to conclusively indicate the sufficiency of groundwater, both quantity and quality. If a communal water system was to be considered for Condor, this would require the provision of a water treatment system. The largest challenges would be the cost and installation, as this would involve impacting private property and excavating paved roads.

Stormwater System

Hamlet expansion would require engineering to promote more effective stormwater drainage.

Solid Waste

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 Challenge

Residential land development in and adjacent to Condor is challenging because of the sandy nature of the ground and the high water table.

15.0 GROWTH ACTIVITIES

15.1 Condor

Subdivision Activity

Subdivision activity which has occurred in and around Condor since 2000 has been minimal, as summarized below:

- 2011 - 2 hamlet residential parcels, but not yet registered
- 2008 - 1 country residential agricultural parcel
- 2006 and 2007 - 4 railway consolidations
- 2006 - 1 country residential parcel.

Development Activity

Residential activity which has occurred in and around Condor since 2000 is shown in Table 8. While there has not been much residential development activity, there being only seven 'new' residences (families) and four replacement homes (families deciding to remain in Condor or replace families moving away) seven new residences is not insignificant for a hamlet the size of Condor. However, some of these 'new' developments may be partially offset by dwellings which have become vacant.

Table 8
CONDOR RESIDENTIAL DEVELOPMENT ACTIVITY

Year	New Residence	Replacement Residence	Addition to Residence	Other
2000	3	0	0	1
2001	0	0	0	0
2002	0	0	1	0
2003	0	0	0	1
2004	0	2	0	0
2005	0	0	1	1
2006	2	0	0	0
2007	1	0	0	1
2008	0	1	1	0
2009	1	0	0	0
2010	0	0	0	1
2011	0	1	1	0
Total	7	4	4	5

Note: Other includes a garage, shed or shop
Note: Includes three quarter sections: SW5 - 39-4-W5; SE6 – 39-4-W5; NE6-39-4-W5.

There was no commercial or industrial development. One communication shelter was built.

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, 16 have been sold and 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	0	0	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
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 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. In the sub-region's main urban centre there has been a high demand for serviced residential lots.

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.

Table13 also shows that Rocky Mountain House has been active with residential and commercial development, both for new development and improvements over $5,000.

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 led Red Deer County to designate Benalto as a 'growth hamlet'.

Red Deer County reports that a growth strategy and area structure plan was prepared for the hamlet around 2006. The wastewater system capacity needed to be increased, which was undertaken 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 development 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

Within Condor there appears to be 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 Condor.

16.2 Adjoining Lands

Regarding the development potential of lands adjacent to Condor, 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 adjacent to Condor future new development areas need not be serviced by a communal water system, although the County may require such a system. Similarly, adjacent development need not be serviced by a communal wastewater system. However, since Condor has a wastewater system, the County likely would require that adjacent development be connected to the Condor wastewater system if practical to do so.

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

Table 14
CONDOR'S POTENTIAL DEVELOPMENT DIRECTIONS

Direction	Location	Opportunities	Constraints
Northeast	NW 5	Adjacent to school site	3 pipeline rights-of-way
	39-4-W5	Access from paved Condor Rd	More distant from lift station
		Level, cleared farmland	
		Adjacent to abandoned rail line	
Northwest	NE 6	Access from paved Condor Rd	Many pipeline rights-of-way
	39-4-W5	Level, cleared farmland	One energy facility – setback
		Next to lift station	Wastewater lagoon setback
		Adjacent to abandoned rail line	
Southwest	SE 6	Access from paved Condor Rd	One pipeline right-of-way
	39-4-W5	Level, cleared farmland	One energy facility – setback
		Close to lift station	Wastewater lagoon setback
		Adjacent to abandoned rail line	Creek-lowland
Southeast	SW5	Access from paved Condor Rd	Two energy facilities – setbacks
	39-4-W5	Level, cleared farmland	Distant from lift station
		Adjacent to abandoned rail line	One pipeline right-of-way
			Large low, wet area

Given the elementary overview assessment of potential development lands adjoining Condor, there is not much to choose between the four potential growth directions. Each quadrant would have more than sufficient land to accommodate residential expansion. However, land in the northwest and northeast, being closer to the school or lift station may have location advantages over growth to the southwest and southeast.

17.0 GROWTH POTENTIAL SUMMARY

This part of the report has provided a synopsis of the Hamlet of Condor. The factors considered include its location and access, history, landscapes, population and growth, land uses and recent development, education facilities, cultural facilities, infrastructure (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 Condor from a growth potential perspective. This table thus serves as a summary of the growth potential of Condor.

Table 15
CONDOR - GROWTH POTENTIAL FACTORS

Strength/Opportunity	Factor	Weakness/Challenge
Paved access road Less than 0.8 km (0.5 miles) from Hwy 11	**Highway Access**	
Abandoned – opportunity for open space or residential lots	**Railroad**	
Farmland, some trees	**Natural amenities**	Few visual amenities (flat, open farmland)
Hamlet residential areas	**Residential land uses**	Some older homes in poorer condition
	Business land uses	No stores for even basic needs
Located in the hamlet ECS to Grade 7 Increased enrollment since 2005/6 Room for 22% more students	**Primary Education facility**	
Very close by - 2 km (1.3 miles) west Room for 30% more students	**Secondary Education facility**	Declining enrollment since 2001/2
Variety of facilities - 4 outdoor basketball nets; Outdoor skating rink (with heated change shack); 2 playgrounds; Ball diamond with bleachers; horseshoe pitches	**Recreation facilities**	Number of facilities require upgrading
Facilities include: Community Hall Services include: Parkland Regional Library services	**Cultural facilities/ services**	Limited within the community Declining volunteerism Community hall needs upgrades
Fire hall within the hamlet 15 person volunteer fire department	**Fire Protection Services**	Limited range of fire fighting equipment Potential need for larger fire hall
Are available	**Ambulance Services**	Provided by Alberta Health Services – varying response times
Provided by RCMP (County contract)	**Police Services**	No local office – response from a variety of centres
Hamlet residential area - paved roads	**Roads and Sidewalks**	Limited sidewalks; not consistent

Strength/Opportunity	Factor	Weakness/Challenge
Seems to be an ample groundwater supply	**Potable Water**	All private systems; so numerous wells School had a water quality issue Installation of a communal system would have disruptive impacts
Hamlet residential area serviced Land for lagoon expansion	**Wastewater**	Lagoon essentially operating at capacity Pipe system dated - ceramic tile
	Stormwater	Poor slopes – poor drainage High water table
Transfer station only 0.8 km (0.5 miles) south and 3.2 km (2.0 mi) west	**Solid waste**	
Optional directions are available Desirable lands are present	**Potential land for development**	All lands have one or more local constraints Geotechnical conditions can be challenging - high water table Stormwater challenges – flat terrain

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

- Immediate access from Highway 11
- Located mid-way between Eckville and Rocky Mountain House
- Established hamlet residential area and a newer, adjacent country residential area
- An elementary school with room to accommodate many more students
- Close proximity to a secondary school that has room for more students
- Basic, but minimal, recreation and cultural facilities present
- Fire hall located in the hamlet
- Ample groundwater supply
- Existing wastewater system
- Potential development lands available in a number of directions.

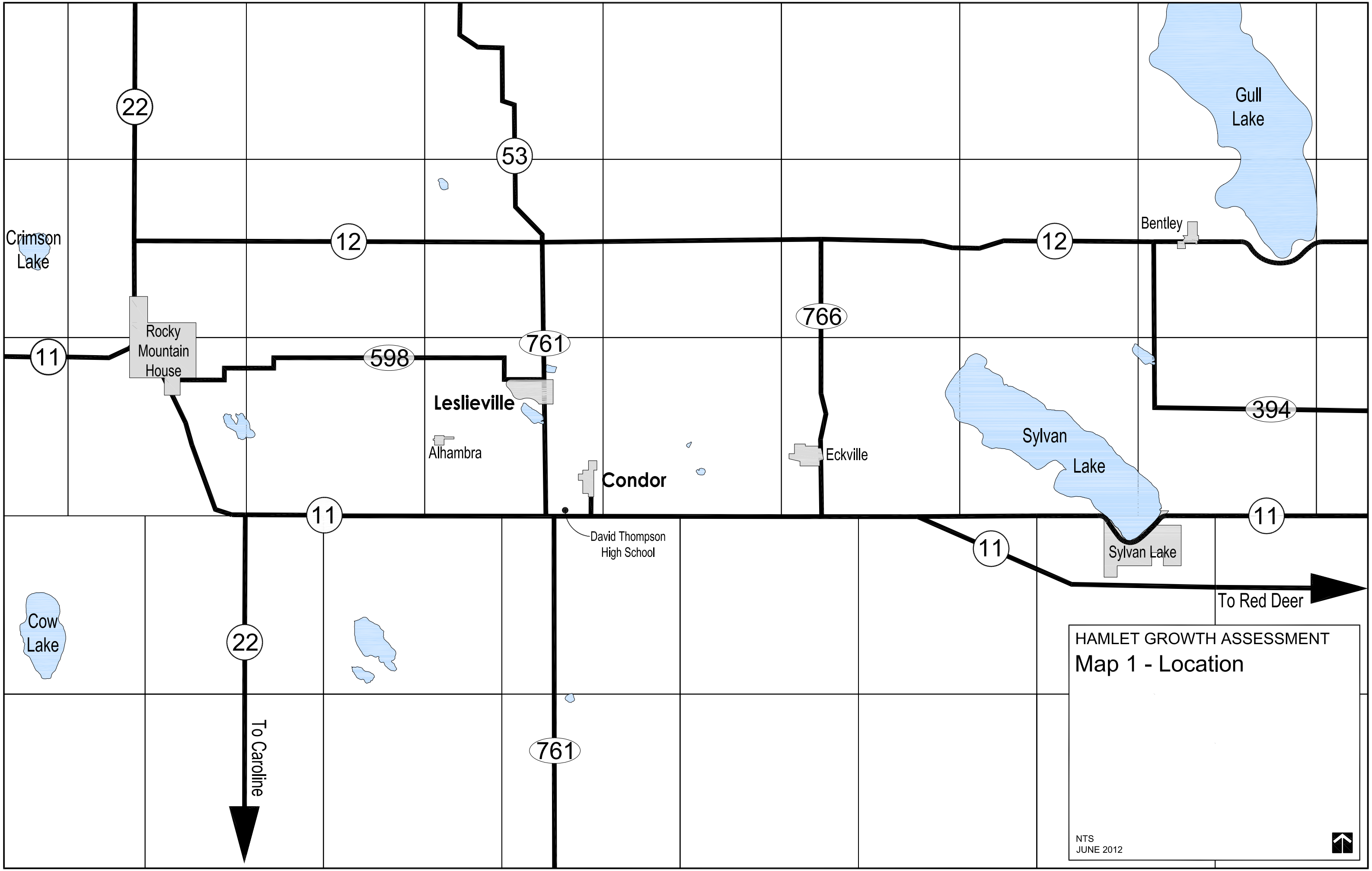
However, there are also weaknesses and challenges. These are:

- Site lacks attractive amenities
- No commercial businesses, even a convenience store and gas bar
- 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
- Wastewater system pipes require upgrading
- Poor stormwater drainage
- Challenging geotechnical conditions for infrastructure expansion and residential development
- 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, Condor has strengths with regards to growth potential. Especially significant are its accessibility, presence of an elementary school and proximity to a secondary school each having capacity for more students) and an ample groundwater supply. However, it also has a number of significant constraints as listed above.

Land adjacent to the northwest and northeast developed portions of Condor, being closer to the school or lift station, may have location advantages over growth to the southwest and southeast.


22
53
12
12
Crimson Lake
Gull Lake
Bentley
766
Rocky Mountain House
11
598
761
394
Leslieville
Alhambra
Condor
Eckville
Sylvan Lake
11
11
David Thompson High School
Sylvan Lake
To Red Deer
Cow Lake
22
To Caroline
761
HAMLET GROWTH ASSESSMENT
Map 1 - Location
NTS
JUNE 2012

HAMLET OF CONDOR

Map 2 - Aerial Photograph

Aerial Photograph Flown 2011

NTS
JUNE 2012

NW6
39–4–5

NE6
39–4–5

NW5
39–4–5

SW6
39–4–5

SE6
39–4–5

SW5
39–4–5

Wastewater
Lagoon

Primary
School

RURAL ROAD 4-5

7 AVE N

6A AVE N

RAILWAY AVE

2 ST W

2 ST

CONDOR ROAD

5 AVE N

SERVICE ROAD

HIGHWAY 11

CONDOR WAY

HAMLET OF CONDOR

Map 3 - Land Uses

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

NTS
JUNE 2012

HAMLET OF CONDOR

Map 4 - Opportunities and Constraints

- Pipeline Right of Way
- Oil and Gas Well (100m setback)
- Sewage Lagoon (300m setback)
- Paved County Road
- FD Fire Hall
- Abandoned Rail Corridor

Public Facilities:
- 1 School
- 2 Community Hall

NTS
JUNE 2012

NW6
39–4–5

NE6
39–4–5

NW5
39–4–5

SW6
39–4–5

SE6
39–4–5

SW5
39–4–5

SEWAGE LAGOON

RURAL ROAD 4-5

7 AVE N

6A AVE N

RAILWAY AVE

2 ST W

2 ST

CONDOR ROAD

5 AVE N

DRAINAGE RIGHT OF WAY

SERVICE ROAD

HIGHWAY 11

CONDOR WAY