

**GROWTH POTENTIAL COMPARISON
of the HAMLETS of
CONDOR AND LESLIEVILLE**



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for Clearwater County
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- Town of Eckville Administration
- Town of Rocky Mountain House Department of Planning and Community Development.

GROWTH POTENTIAL COMPARISON of the HAMLETS of CONDOR AND LESLIEVILLE

1.0 INTRODUCTION

1.1 Purpose

The purpose of this report is to compare the growth potential of the Hamlet of Condor and the Hamlet of Leslieville, and then assess which of the two hamlets demonstrates the better suitability for growth.

1.2 Related Reports

In order to compare the growth potential of Condor and Leslieville, two reports were also prepared. These are:

- An Assessment of the Growth Potential of the Hamlet of Condor
- An Assessment of the Growth Potential of the Hamlet of Leslieville.

These reports, prepared for Clearwater County, examined a series of development and growth potential factors related to the Hamlet of Condor and the Hamlet of Leslieville. The factors are identified in Section 2.1 below.

2.0 COMPARISON of the GROWTH POTENTIALS

2.1 Factors Considered

As indicated in Section 1.2 above the growth potential factors considered in were:

- location
- access
- history
- landscapes
- natural amenities
- population growth
- development activity
- residential land uses
- business land uses
- education facilities
- cultural facilities
- infrastructure – including roads, sidewalks, water, wastewater, solid waste, and
- land potentially available for development.

These parts also identified some of the impacts on services, facilities and infrastructure if growth occurs.

2.2 Comparison of Growth Potential

The assessment of growth potential for each of Condor and Leslieville from the two initial reports are transferred into Table 1 in a format that presents a comparison of Condor's weaknesses (or challenges) and strengths (opportunities) with those of Leslieville. This format assists in assessing which hamlet has an advantage over the other hamlet for most factors (see last column of

Table 1). For a number of factors neither hamlet has an advantage (i.e. police services, ambulance services, groundwater availability, access to secondary school).

As listed below, from the assessed advantages in Table 1, Leslieville has considerably more advantages than Condor.

Leslieville's Advantages

1. Natural amenities
2. Residential land uses
3. Business and uses
4. Recreation facilities
5. Cultural facilities and services
6. Fire protection
7. Wastewater system
8. Stormwater run-off
9. Potential land for development
10. Land already designated for residential expansion

Condor's Advantages

1. Highway access
2. Absence of a railroad – open space potential
3. Primary school facility
4. Nearness to waste transfer station

The more significant and very important of Leslieville's advantages are:

- natural amenities – very attractive community site
- residential land uses – broader mix, more newer
- presence of a number of local businesses (and jobs) – grocery store and gas bar, etc.
- wastewater system potential – current facility has some room for expansion
- potential land for development – good site features with little or no geotechnical problems
- land already designated for residential expansion.

As listed below, Condor has more challenges (disadvantages) for growth than does Leslieville.

Leslieville's Challenges

1. More distant from Highway 11
2. Rail crossing/train noise
3. Secondary school more distant

Condor's Challenges

1. High water table
2. Stormwater management
3. Few visual amenities
4. No commercial sector/no convenience store
5. Lagoon use is at capacity
6. Less housing variety

For Condor, the high water table and stormwater management issues are significant growth development challenges.

2.3 Conclusion – Leslieville has greater growth potential

When comparing Leslieville's more extensive list of growth advantages and opportunities to Condor's, and Condor's longer list of growth factor disadvantages, some of which are major challenges to growth and development, it is clear that Leslieville has significantly more growth potential than Condor.

For Leslieville, infill but likely privately serviced country residential development, could take place on parcels currently used as a berry farm and pasture lands within the Lasthill Creek Valley. Potential preferred locations for serviced hamlet residential parcels, and possibly a manufactured home park, are the SW 25 and NE 26; 39-5-W5.

3.0 OTHER CONSIDERATIONS TO ADDRESS

The series of hamlet growth assessment reports is likely the first step in Clearwater County's consideration of which of Leslieville or Condor to promote as the primary growth hamlet east of Rocky Mountain House.

While this summary Growth comparison Report clearly favors Leslieville as the primary growth hamlet, it is noted that the reports basically applied a first level assessment of factors relevant to the growth potential of any hamlet or small urban community.

Other considerations and assessments are important, such as:

- Local attitudes to hamlet growth (residential and support businesses and services)
- The willingness of the owner(s) of prospective expansion lands to have their land developed for hamlet uses
- The ability of the owner(s) of prospective expansion lands to undertake development
- A market analysis – what is the demand for hamlet parcels (likely fully serviced) in the area between Eckville and Rocky Mountain House
- Development costs – roads, wastewater services and upgrade/expansion to the present system, possibly a communal water services, recreation and cultural facility improvements and other hamlet upgrades.

**Table 1
GROWTH POTENTIAL COMPARISON OF CONDOR AND LESLIEVILLE**

Condor		Factor	Leslieville		Advantage
Strengths/Opportunities	Weaknesses/Challenges		Strengths/Opportunities	Weaknesses/Challenges	
Paved access road Less than 0.8 km (0.5 miles) from Hwy 11		Highway Access	Two paved secondary roads	7.25 km (4.5 m miles) north of Hwy 11	Condor
Abandoned – opportunity for open space or residential lots		Railroad	Still active	Just north of main developed area Noise and traffic safety issues	Condor
Farmland, some trees	Few visual amenities (flat, open farmland)	Natural amenities	Rolling topography Scenic creek valley Wetlands/lake	Difficult access from some steep hills	Leslieville
Hamlet residential areas	Some older homes in poorer condition	Residential land uses	Hamlet residential area Country residential area Small seniors facility	Some older homes in poorer condition	Leslieville
	No convenience stores for even basic needs	Business land uses	Grocery store and gas bar Others, some new	Question of sufficiency of traffic	Leslieville
Located in the hamlet ECS to Grade 7 Increased enrollment since 2005/6 Room for 22% more students		Primary Education facility	Located in the hamlet ECS to Grade 7 Room for 45 - 50% more students	Declining enrollment since 2005/6	Condor

Condor		Factor	Leslieville		Advantage
Strengths/Opportunities	Weaknesses/Challenges		Strengths/Opportunities	Weaknesses/Challenges	
Very close by - 2 km (1.3 miles) west Room for 30% more students	Declining enrollment since 2001/2	Secondary Education facility	Close to the hamlet Room for 30% more students	About 9.25 km (5.8 miles) away Declining enrollment since 2001/2	Neither
Variety of facilities - 4 outdoor basketball nets; Outdoor skating rink (with heated change shack); 2 playgrounds; Ball diamond with bleachers; Multiuse pitch	Number of facilities require upgrading	Recreation facilities	Variety of facilities include: multi use outdoor pitch; playground and swing set; outdoor skating rink; basketball nets; ball diamonds.	Number of facilities require upgrading	Leslieville
Facilities include: Community Hall Services include: Parkland Regional Library services	Limited within the community Declining volunteerism Community hall needs upgrades	Cultural facilities and services	Facilities include: Community Hall, Legion Hall and cemetery nearby Services include: Parkland Regional Library services and Seniors Club	Limited within the community Declining volunteerism Limited parking for community centre	Leslieville
Fire hall within the hamlet 15 person volunteer fire department	Limited range of fire fighting equipment Potential need for larger fire hall	Fire Protection Services	Fire hall within the hamlet 20 person volunteer fire department Range of fire fighting equipment	Potential need for larger fire hall	Leslieville
Are available	Provided by Alberta Health Services – varying response times	Ambulance Services	Are available	Provided by Alberta Health Services – varying response times	Neither
Provided by RCMP (County contract)	No local office – response from a variety of centres	Police Services	Provided by RCMP (County contract)	No local office – response from a variety of centres	Neither

Condor		Factor	Leslieville		Advantage
Strengths/Opportunities	Weaknesses/Challenges		Strengths/Opportunities	Weaknesses/Challenges	
Hamlet residential area - paved roads	Limited sidewalks; not consistent	Roads and Sidewalks	Hamlet residential area - paved roads	Country residential area - gravel roads Inconsistent sidewalks and condition	Neither
Seems to be an ample groundwater supply	All private systems; so numerous wells School had a water quality issue Installation of a communal system would have disruptive impacts	Potable Water	Seems to be an ample groundwater supply	All private systems; so numerous wells Installation of a communal system would have disruptive impacts	Neither
Hamlet residential area serviced Land for lagoon expansion	Lagoon essentially operating at capacity Pipes system dated - ceramic tile	Wastewater	Hamlet residential area serviced Lagoon may provide for 15% growth Land for lagoon expansion	Country residential area - private Some freezing and plugging issues Additional growth will need an expanded lagoon	Leslieville
	Poor slopes - poor drainage High water table	Stormwater	Slopes provide good drainage to the creek valley	Surface drainage can cause issues	Leslieville
Transfer station only 0.8 km (0.5 miles) south		Solid waste	Transfer station close by 7.25 km (4.5 m miles) south		Condor
Optional directions are available Desirable lands are present	All lands have one or more local constraints Geotechnical conditions can be challenging - high water table	Potential land for development	Many optional directions Desirable lands are present Geotechnical conditions seem to have no limitations for infrastructure and basements	Most lands have one or more local constraints	Leslieville