

VILLAGE OF EDBERG
PLANNING STUDY

Prepared by the Battle River Planning Agency - March 1997

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VILLAGE OF EDBERG PLANNING STUDY

NAMESAKE: John A. Edstrom opened a store and post office in 1900, naming it Edberg from Edstrom and "berg" meaning hill in Swedish.

LOCATION: The Village of Edberg is located approximately 27 kilometres (17 miles) driving distance south of the City of Camrose. Access may be obtained from Highway 21, just north of the Village of Ferintosh by travelling 12 kilometres (7.5 miles) east on Secondary Road 609. Edberg is also situated on the Canadian National Railways Stettler Subdivision line.

POPULATION GROWTH AND EMPLOYMENT

Available data indicates a population peak in 1951, with a subsequent decline and levelling off at 150 in 1981.

The population history is as follows:

1931	.....	131
1941	.....	132
1951	.....	188
1961	.....	179
1971	.....	145
1981	.....	150
1984 (estimate)	.....	150
1986	.....	124
1991	.....	135
1996	.....	137

Sources: Census of Canada

The average number of persons per dwelling unit is 2.6 with the current number of residences in Edberg at 57. (This is slightly lower than the Provincial average, which is 3.1 person per dwelling unit.)

The 1981 Census reported a total employed labour force in Edberg of 85 with the total population 15 years and over at 120. This yields a total participation rate of approximately 71%. For comparison purposes, the total participation rates of New Norway and Ferintosh for 1981, were approximately 64% and 42% respectively. The 1981 participation rate of the Province of Alberta was approximately 72%.

Two factors which may significantly influence the stability of employment in Edberg is the continued existence of the Alberta Wheat Pool grain elevator and the school.

The future of the Stettler C.N. Subdivision Rail line has been the subject of much research over recent years. Local communities, organizations and individuals combined efforts to "save the rail line" from abandonment. Success was achieved with an announcement in December 1984 that the line was protected to the year 2000 by Order-in-Council. While it is possible that this order could be overturned, a sense of optimism prevails concerning the line's future viability.

Red Larkins, representative of the Alberta Wheat Pool, states that the decision to either upgrade or abandon the elevator in Edberg has not yet been made until further long range decisions on the rural railing system have been finalized.

Edberg school, the Minister consented to the closure of the Senior High section as of September 1986. High school students were proposed to be bused to other county schools.

It was suggested that some members of the community favoured an alternative which involved retention of the High School, including Industrial Arts and Home Economics. Elementary students were to be transported to the Meeting Creek School. It was suggested that this would allow the use of existing facilities to be maximized, if renovations of the older section was not feasible.

As Education Master Plan, adopted by the County of Camrose Board of Education on December 13, 1985 indicated the expected school configuration for Edberg as of September 1, 1986, to include Grades 1-8, industrial arts and home economics.

Since the adoption of the Master Plan, the School Board has given further consideration towards the grade composition in Edberg. It seems that grades 1-8, industrial art, home economic will continue to be offered at the Edberg School. However, the community is expected to be making representation to the Board of Education requesting it to reconsider the proposal to remove 9th grade, which will be decided in April, 1986.

Uncertainties with respect to the future of Alberta Wheat Pool and school make it difficult to forecast a level of population for a target year or even to predict whether growth will increase, remain stable, or decline. Despite these uncertainties, consideration of future land use alternatives will assist the community in providing direction for optimum land use.

UTILITY SERVICES

<u>Category</u>	<u>Type</u>	<u>Comments</u>
Water	- two supply wells (untreated), water tower, and standpipe	- total storage capacity is 37,000 gallons
Sewage Treatment	- one cell lagoon	- capacity of 2,333,922 gallons; drained twice a year
Drainage	- surface drainage; no storm sewers	
Solid Waste Disposal	- sanitary landfill site is located approximately 11 kilometres (7miles) west of the Village	- member of west Driedmeat Lake Regional Landfill Authority - operated by County of Camrose, paid on a per capita basis - Collection system once a week

Source: Alberta Environment
B.L. McAmmond, Municipal Secretary

DEVELOPMENT GOALS

Development Goals of Council are:

- to efficiently guide local government
- to provide opportunities for growth;
- to ensure timely provision of necessary municipal services by matching rates of growth and provision of services with the financial resources of the Village; and
- to ensure that all development will be to the highest possible standards bearing in mind cost, so the community will offer an attractive setting in which to live, work, shop and play.

One primary concern of Council is the control of both the location and timing of growth in order to ensure that development beyond the existing serviced area will not take place until provision is made for the orderly and economic extension of municipal services.

POLICIES

Policies are descriptions of actions and positions Council will take in order to achieve desired goals.

Residential

1. Council will encourage and promote the infill of houses on vacant lots within existing residential areas. This will maximize the use of existing utility lines and roadway systems.
2. Development of new residential areas shall take place in an orderly and economically efficient manner with phasing of new residential growth related to servicing capabilities.
3. Peripheral residential growth should occur immediately north of the Village Boundary shown as Residential Expansion Area "A" on the Development Plan in order to allow efficient servicing. Lots on First Street North are to be serviced with water and sewer, and the new lots on the north side of the street can then share the lines.
4. The second stage of residential growth is designated to occur further to the west, shown as Expansion Area "B". Development in this area will have the effect of "rounding out" the community and offer good proximity to the commercial and community core.
5. It is not recommended that development occur further north or Residential Expansion Area "A" as the engineers anticipate structural problems with regard to road construction.
6. Further residential development south of Secondary Road 609 is not recommended. The Village will maintain a more cohesive unit with residential development limited to the north and west.
7. The Village Council recognizes that it may be an advantage for many businesses to operate out-of-the-home and that in many cases it is appropriate. Council will generally look favourable towards "home occupations" in residential areas so long as they do not materially interfere with or affect the use, enjoyment or value of neighbouring properties.
8. Edberg is an attractive community where many residents attend to house maintenance and landscaping in great detail. These features form an important role in giving the community character and warmth. Encouragement should be given to private citizens to continue preservation and enhancement of their properties. Also, the municipality will continue to set a good example of high community standards in its operation, particularly on its own land.

Central Commercial

Central commercial or primary commercial land uses consist of activities which provide a direct retail or service function to the final consumer, are land intensive, and which gravitate in or around the central retail core. Such uses may include a retail store, an entertainment facility, a professional service establishment, an office, an eating or drinking establishment and a hotel or lodging facilities.

1. The existing commercial core will be maintained as the retail core of the community. New retail outlets are encouraged to locate within this district through infilling of vacant lots and redevelopment of non-conforming uses, which will be encouraged to relocation into appropriately designated areas.
2. Only pedestrian oriented retail uses will normally be permitted to locate within the commercial core. A compactly arranged retail centre is thereby maintained.

General Commercial

General commercial, "fringe" commercial or secondary commercial land uses consist of commercial activities which provide a direct retail function to the final consumer and are big land users requiring large amounts of floor space or land area for the storage and display of products for sale. Such uses may include retail lumber yards, vehicle repair shop and wholesale parts and distribution businesses.

Any commercial activities that require extensive areas of land for storage or display should locate in the General Commercial Area.

Industrial

1. Industrial development is recommended for the property adjacent to the railway, and Council will protect this land from development for other uses.
2. Council encourages the development of industry which will benefit the community and will not detract from its attractive living environment or place undue strain on the community utility services.

Recreation and Community Facilities

1. There is currently a good variety of recreational and community facilities in Edberg. Emphasis is placed on maximizing the use of existing facilities and expanding desired educational, cultural and entertainment programs.
2. The community strongly supports retention of the school as a vital nucleus of its existence.

Annexation and Fringe Development

1. The Village wishes to retain a good relationship with the County of Camrose and seek annexation only when considered necessary to ensure the orderly and economic development of the municipality.
2. The Village will apply for annexation of the area shown on the Development Plan as Residential Expansion Area "A", just north of First Street North. This will allow orderly development and economic servicing of First Street North which is expected to contribute to a supply of residential lots which will accommodate medium to long-range growth.

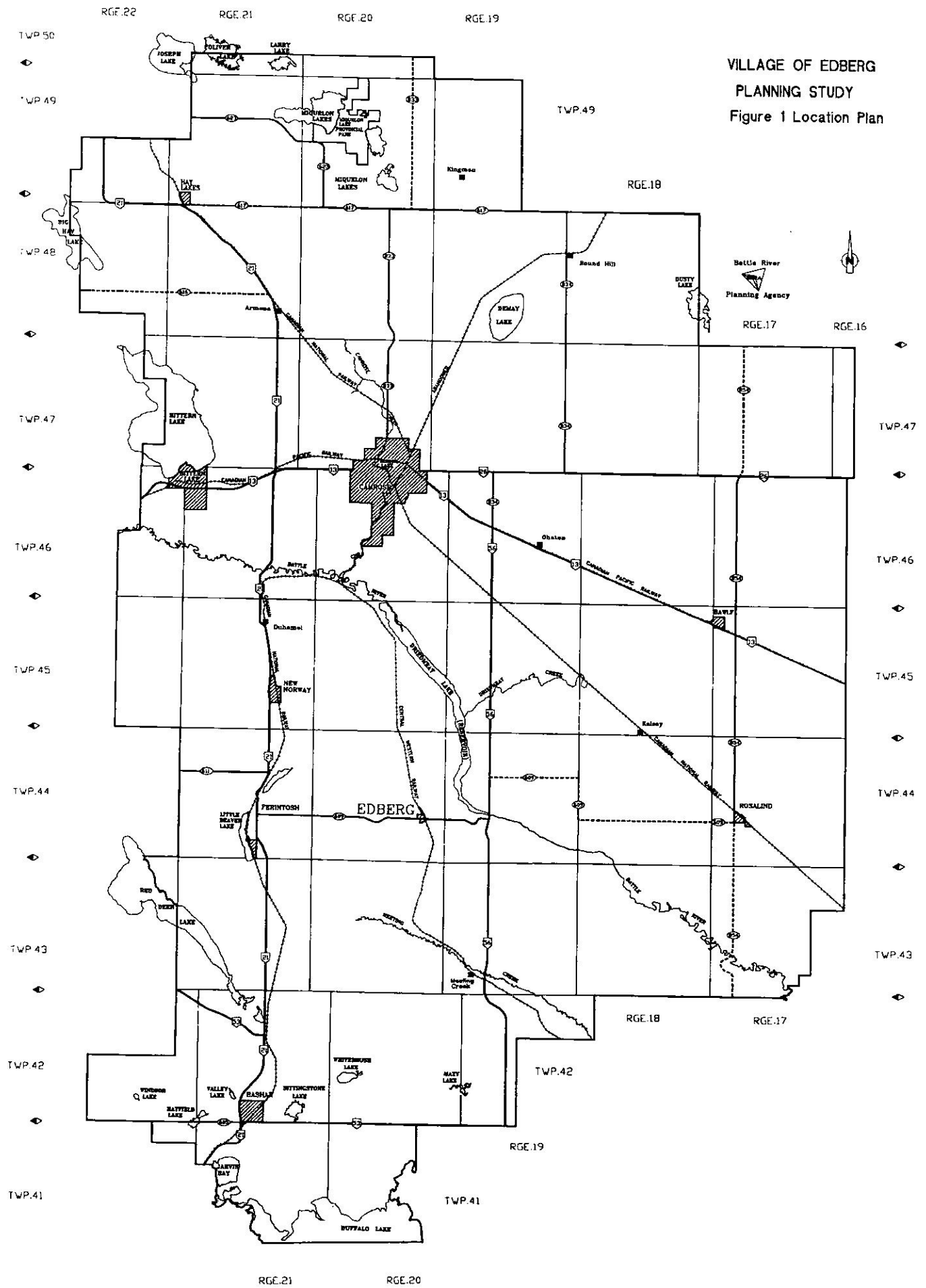
3. If demand for general commercial or light industrial areas should increase, the logical location for expansion is south of Secondary Road 609. Council therefore asks the County of Camrose to limit development adjacent to S.R. 609 so as not to preclude the eventual development of this strip south of the Secondary Road.

REVIEW

As mentioned at the beginning of the Study, due to uncertainties it has been impossible to predict a future growth rate. Should a major factor evolve which influences the growth pattern, this Study should be reviewed and revised to accommodate the new influence. This Study should also be reviewed at any time Council considers it advisable to do so.

APPENDIX

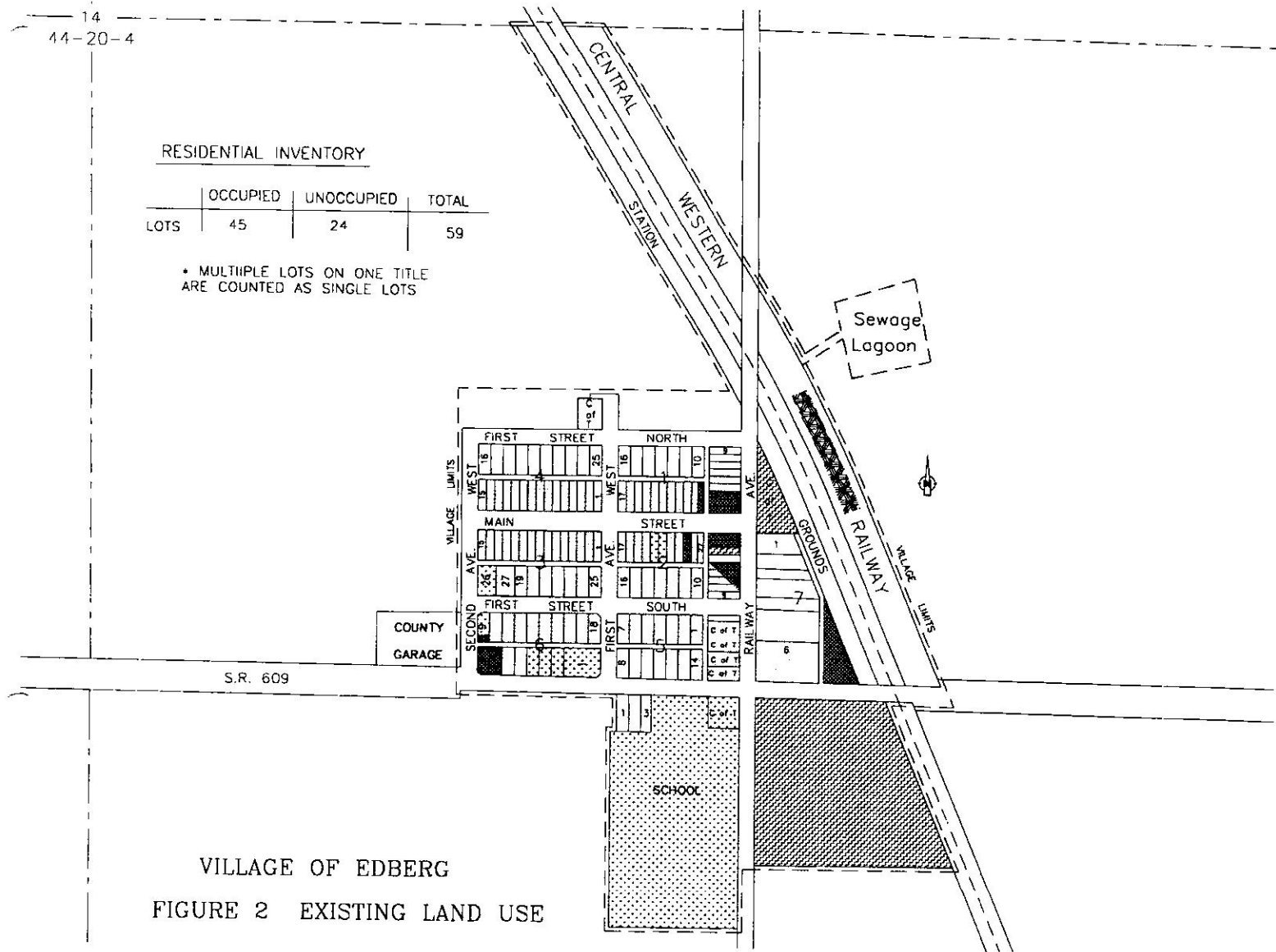
VILLAGE OF EDBERG
 PLANNING STUDY
 Figure 1 Location Plan










RESIDENTIAL INVENTORY

	OCCUPIED	UNOCCUPIED	TOTAL
LOTS	45	24	59

* MULTIPLE LOTS ON ONE TITLE ARE COUNTED AS SINGLE LOTS



VILLAGE OF EDBERG
FIGURE 2 EXISTING LAND USE

- | | | | |
|---|-----------------------------------|---|------------------------------------|
|  | Single Family Residential |  | Recreational, Parks and Open Space |
|  | Commercial |  | Institutional |
|  | Industrial |  | Mixed Use |
|  | Undeveloped or Vacant Building(s) | | |



Battle River

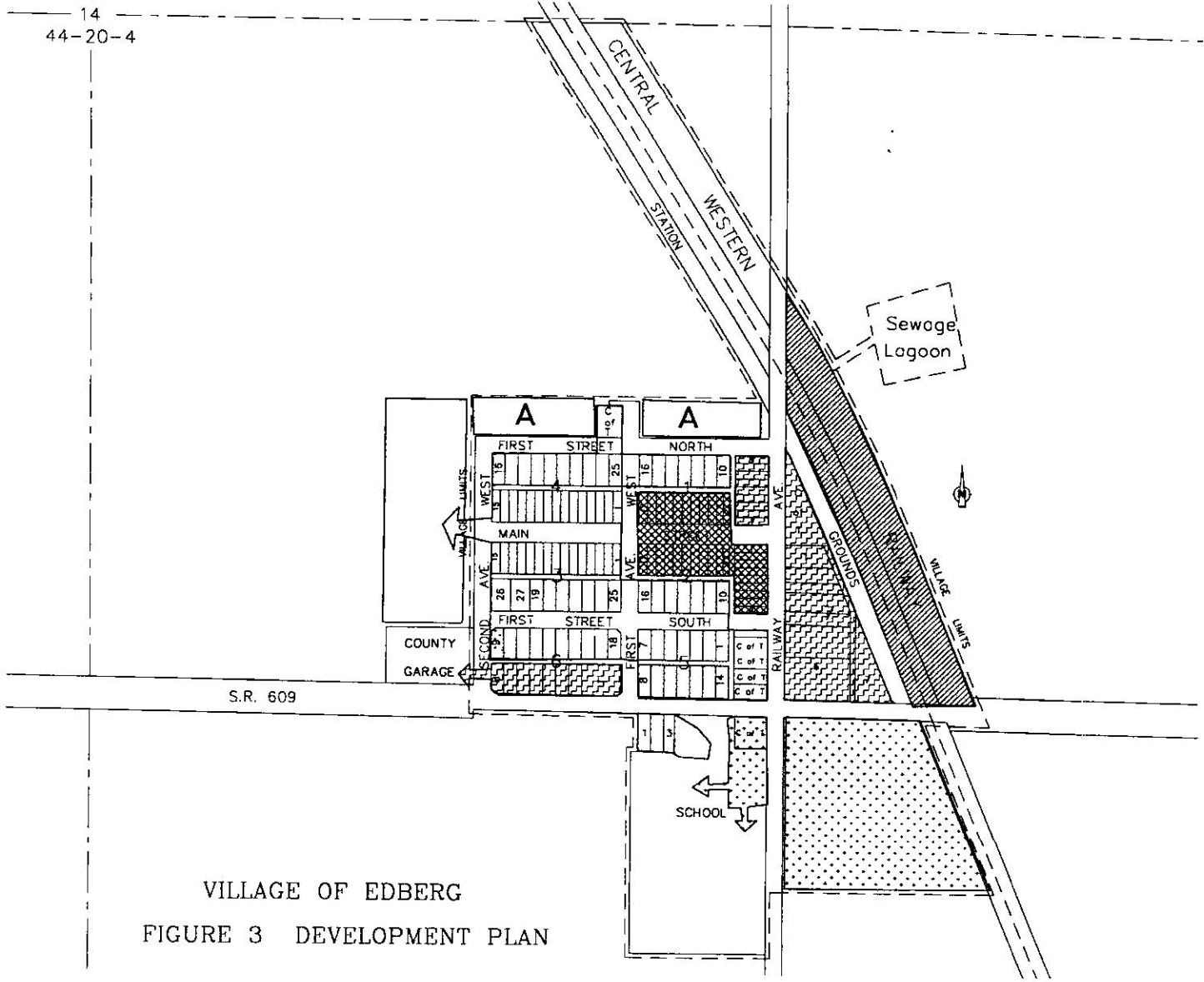


Planning Agency

* noncontinuous lot lines indicate a lot boundary but no change in ownership.

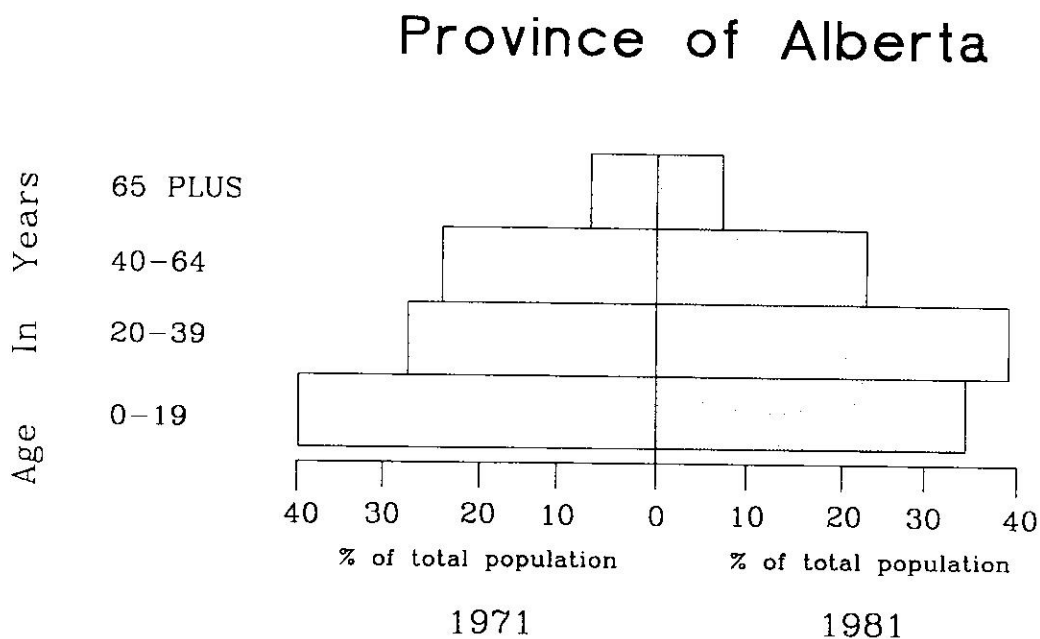
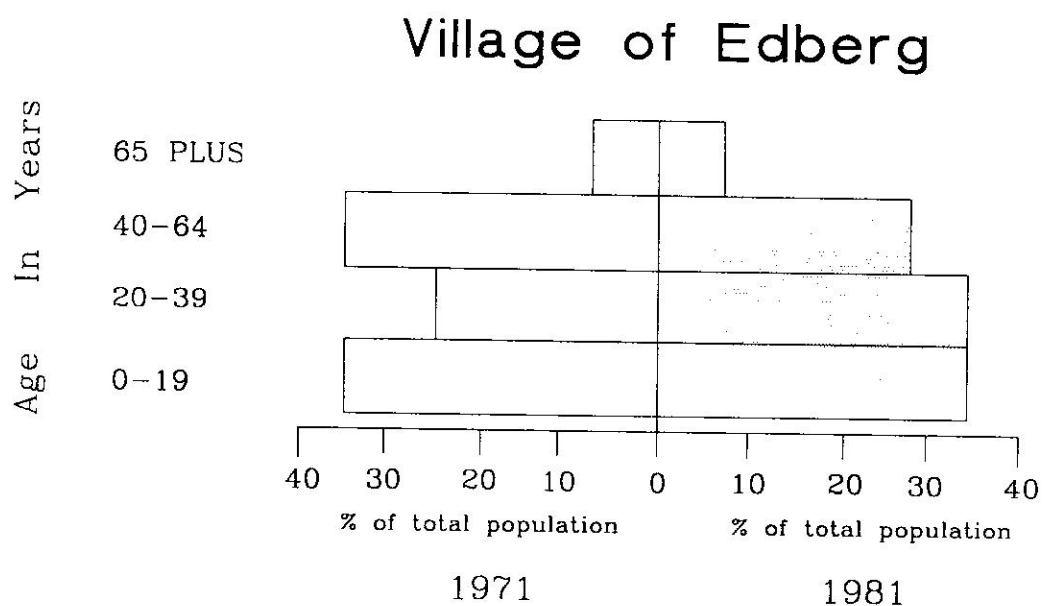
* continuous lot lines indicate a lot boundary and a change in ownership

Inventory compiled September 26, 1988



- | | | | |
|--|----------------------------|--|-------------------------------------|
| | Residential Area | | General Commercial Area |
| | Residential Expansion Area | | Recreational & Community Facilities |
| | Central Commercial Area | | Industrial Area |

VILLAGE OF EDBERG PLANNING STUDY POPULATION STRUCTURE Figure 4



Source: STATISTICS CANADA

NOTE: Population figures for Edberg in 1986 were 124 and in 1991 135