

Bylaw 2013/09/D

Bio-Mile Business Park Area Structure Plan



Shaping innovation in the fibre industry

Adopted : August 21, 2013

Town of Drayton Valley

Bylaw 2013/09/D



DRAYTON VALLEY

'Pulling Together'

Bio-Mile Business Park

Commercial/Industrial Area Structure Plan

Table of Contents

- 1.0 Introduction
 - 1.1 Area Location
 - 1.2 Plan Purpose and Objectives
- 2.0 Existing Site Characteristics
 - 2.1 Topography and Natural Features
 - 2.2 Existing Natural Resource Extraction
 - 2.3 Surrounding Land Uses
 - 2.4 Existing Infrastructure
- 3.0 Development Concept
 - 3.1 Land Uses
 - 3.1.1 Industrial
 - 3.1.2 Commercial
 - 3.1.3 Bio-Industrial
 - 3.2 Vehicle and Pedestrian Circulation
 - 3.2.1 Trail System
 - 3.2.2 Roadways
 - 3.3 Reserve (Public) Space
 - 3.3.1 Public Utility Lots
 - 3.3.2 Environmental Reserves (Natural Areas)
 - 3.3.3 Municipal Reserves

- 4.0 Servicing
 - 4.1 Storm Water
 - 4.2 Sewer
 - 4.3 Water
 - 4.4 Power
 - 4.5 Natural Gas
 - 4.6 Telecommunications
- 5.0 Implementation
 - 5.1 Development Phasing
 - 5.2 Land Use Bylaw
 - 5.3 Amendments to this Plan
 - 5.4 Plan Review

List of Tables

Table 1: Surrounding Land Uses

Table 2: Land Use Calculations

List of Figures

Figure 1: Plan Area

Figure 2: Surrounding Land Uses

Figure 3: Land Use Concept

Figure 4: Roadway and Trail System

Figure 5: Storm Sewer Servicing

Figure 6: Sanitary Sewer Servicing

Figure 7: Water Distribution Servicing

Figure 8: Development Phasing

1.0 INTRODUCTION

1.1 AREALOCATION

The Bio-Mile Business Park contains approximately 102 acres of land within the quarter section of land legally described as SE 5-49-7-W5AM. The lands were acquired by the Town of Drayton Valley in October, 2011 for the purpose of developing a Bio-Mile Industrial and Commercial subdivision in order to attract businesses from the rapidly-emerging bio-economy. It is designed to provide a home to companies, organizations and research partnerships focusing on creating new products from the residues or bio-mass generated by the existing forestry and agriculture industries.

Located west of Drayton Valley's 50th Street and immediately north of Highway 22, the Bio-Mile Business Park is illustrated in Figure 1: Plan Area.

1.2 PLAN PURPOSE AND OBJECTIVES

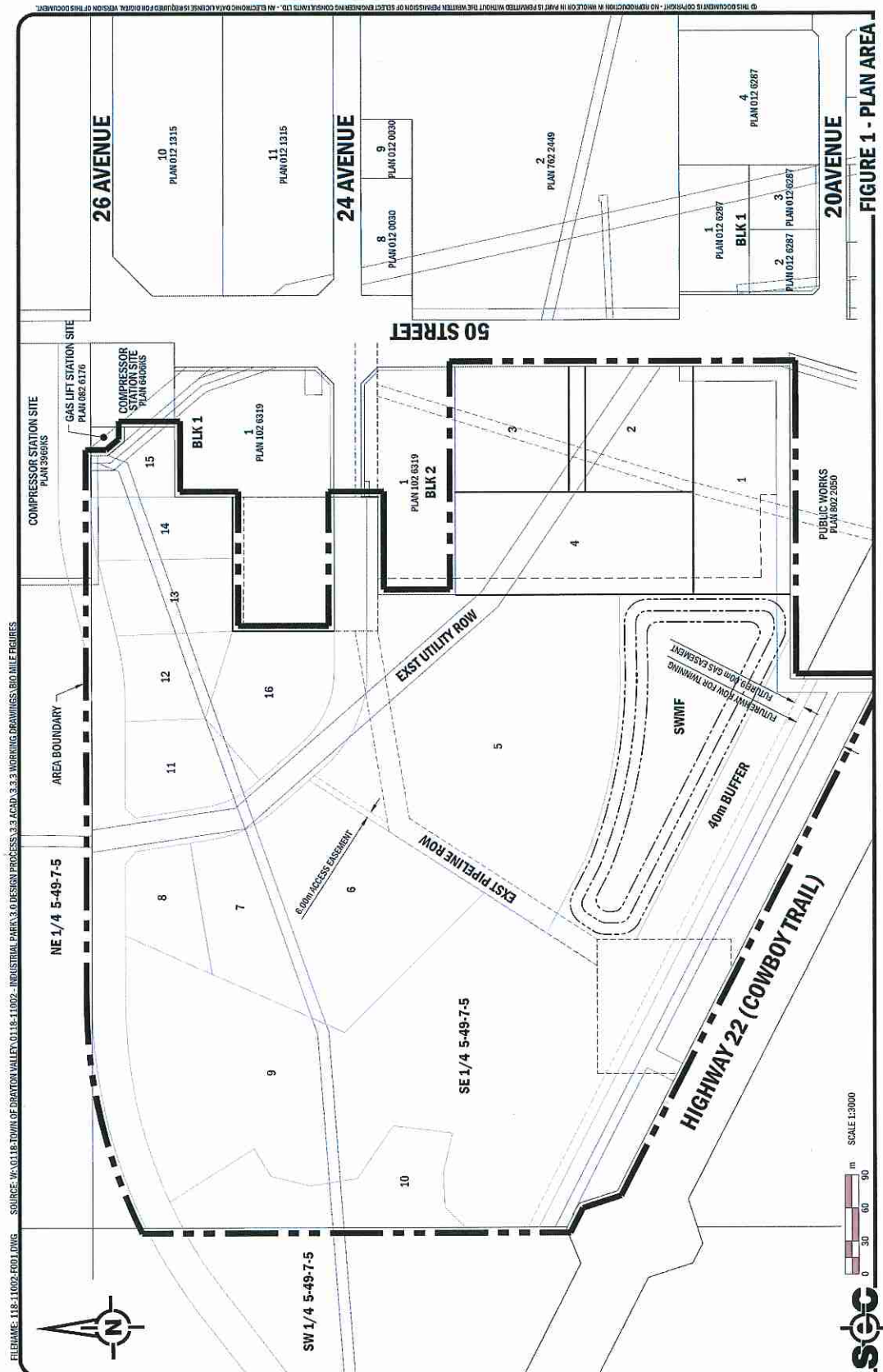
The Bio-Mile Business Park Area Structure Plan (ASP) has been adopted by Town Council as a statutory plan in accordance with section 633 of the *Municipal Government Act*. This section of the Act describes an area structure plan as providing a framework for subsequent subdivision and development of an area of land.

The purpose of this specific ASP is to provide a comprehensive planning structure for the development of these as-yet undeveloped 102 acres of land. The objectives of this ASP include:

- assuring compliance with the Town of Drayton Valley's Municipal Development Plan;
- ensuring that a plan for land use and development is in place to guide subdivision and future development, whether that be by the Town itself or other developers;
- provide a plan for the creation of infrastructure (roadways, municipal services and third-party services, etc.);

- allow for the subdivision and development of lands in a logical phased approach;
- allow the Town to create a commercial/industrial subdivision which showcases the standards expected from all developers within the community.

In addition to meeting the following objectives, this ASP will recognize the Intermunicipal Development Plan entered into with Brazeau County in January 2012, as well as the studies and plans being conducted by the municipalities jointly.



2.0 EXISTING SITE CHARACTERISTICS

2.1 TOPOGRAPHY AND NATURAL FEATURES

The quarter section is bordered by a deep valley and creek on the west property line and some shallower valleys on the south property line. This parcel is also bordered by two main roadways, Highway 22 on the south and 50 street on the east. The majority of the site around the valleys has had the trees removed recently with the remainder of the area being open field that is vegetated with native grasses. The remains of an old farmstead is still present in the center of the site by means of rubble piles and fencing. There has been previous activity on this site and is recognizable by disturbances in the natural ground in the form of gravel roadways, drainage ditches and pipeline activities.

2.2 EXISTING NATURAL RESOURCE EXTRACTION

ARC Resources currently has two licensed, active gas wells within the ASP area. Those wells are located on leased lands described as follows:

- ARC PEMBINA 8-5-49-7 W5M
- ARC PEMBINA 2-5-49-7 W5M

The Town of Drayton Valley has worked with ARC Resources to create a roadway system which will allow access to those well sites, as well as creating a pipeline system to allow the development of lands surrounding those well sites and pipeline rights-of-way. The final version of this ASP has been prepared in consultation with both ARC Resources and the Energy Resources Conservation Board.

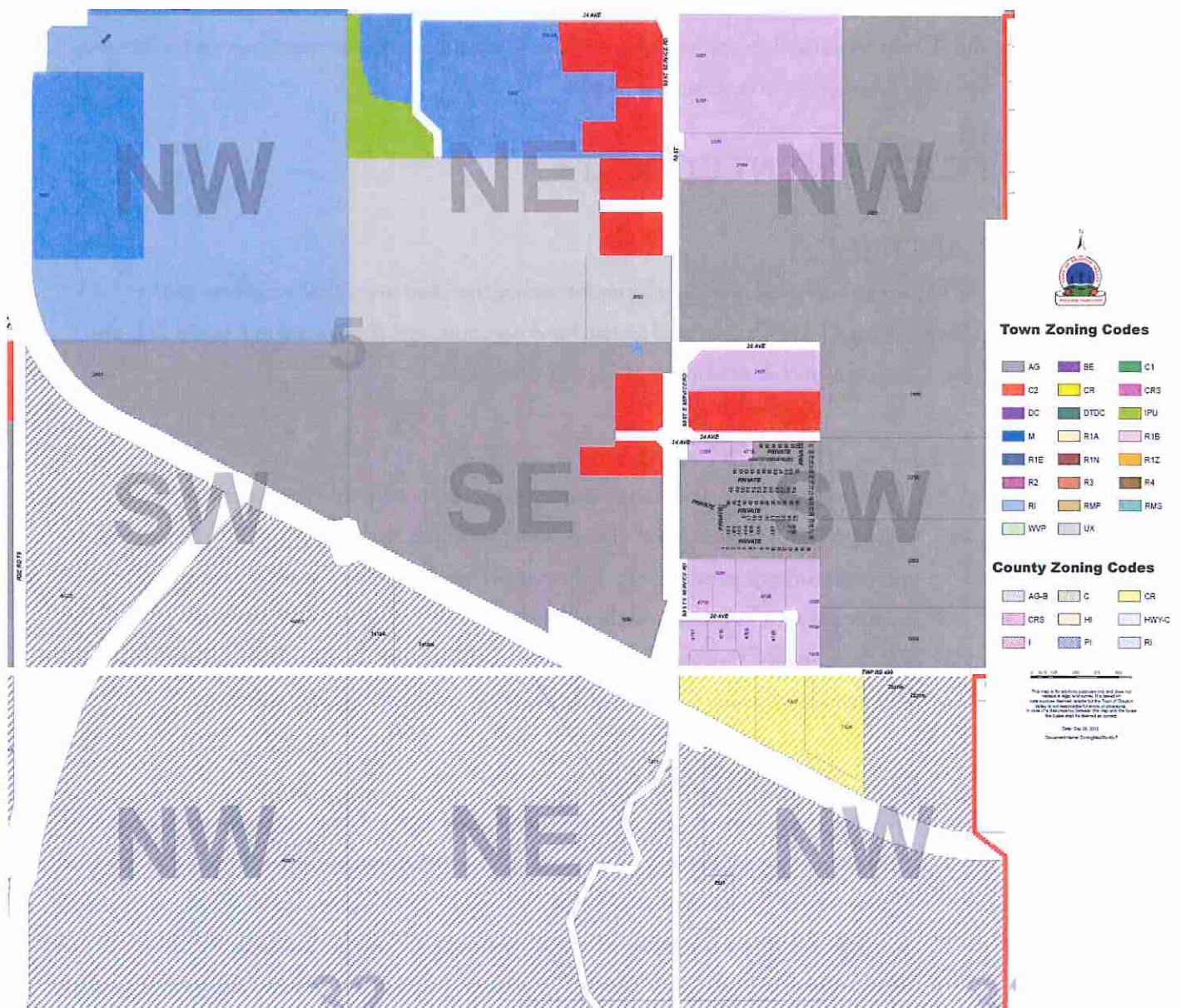
2.3 SURROUNDING LAND USES

The lands surrounding this ASP area were either annexed into the Town in 2001 or more recently in 2012. There are a variety of land uses, though few area structure plans in place for the surrounding lands. Because of the variety of land uses surrounding the subject land, this ASP contains Figure 2: Surrounding Land Uses, as well as the following chart for ease of reference:

TABLE 1: SURROUNDING LAND USES

LEGAL LAND DESCRIPTION	APPLICABLE STATUTORY PLAN	LAND USE ZONING	DEVELOPMENT STATUS
NW 5-49-7-W5M	N/A	Rural Industrial and Industrial	Rural Industrial parcel is undeveloped and used for log storage by Weyerhaeuser. Industrial land is currently undergoing subdivision for development of 12 lots.
NE 5-49-7-W5M	NE 5-49-7-W5M Area Structure Plan adopted in April 2000.	Urban Expansion, General Commercial, Industrial and Institutional Public Use	Approximately one half of this quarter section is developed or zoned for development. The northwestern portion contains the Drayton Valley Power Plant, which is bordered to the west by environmental reserve (creek). The northeast portion of the land is zoned General Commercial and contains a motel, as well as two undeveloped lots and the TTS Fibre Mat Plant. Within the southern portion of the quarter section are two General Commercial lots which are owned by the Town but are undeveloped. The remainder of the land is owned by Weyerhaeuser Canada and is zoned Urban Expansion with no known plans for development.
SW 5-49-7-W5M	N/A	Agriculture	Lands are undeveloped with existing agricultural operations.
NW 32-48-7-W5M	N/A	Agriculture	These lands are zoned for agricultural use and are undeveloped other than agriculturally.
NE 32-48-7-W5M	N/A	Agriculture	These lands are zoned for agricultural use and are undeveloped other than agriculturally.
NW 33-48-7-W5M	N/A	Highway Commercial and Agriculture	The lands lying south of Highway 22 are zoned for agricultural use and are undeveloped other than agriculturally. North of Highway 22 the lands are either zoned Agriculture or Highway Commercial pursuant to Brazeau County's Land Use Bylaw. Those lands are either currently actively operating commercial business or have homes on land which may be developed as future commercial.
SW 4-49-7-W5M	50 th Street East Area Structure Plan	Agriculture, Highway Commercial and General Commercial	With Agriculture use located along the east half of this quarter section, the balance of the land to the west is zoned either Highway Commercial (under Brazeau County's Land Use Bylaw) or General Commercial. Developments within the area include the Chevrolet dealership, a hotel and Tim Hortons, among numerous other commercial and light industrial enterprises.
NW 4-49-7-W5M	50 th Street East Area Structure Plan	Agriculture and Highway Commercial	While largely zoned Agriculture, there is a significant portion of this quarter section which is zoned Highway Commercial and is the site of the local auction mart.

FIGURE 2: SURROUNDING LAND USES



2.4 EXISTING INFRASTRUCTURE

Municipal water and sewer services, as well as electric and natural gas services are available along the east property line and can readily be accessed from those lines.

There are no roadways currently constructed within the quarter section, which allows the Town to establish connections with existing adjacent intersections and in keeping with the Master Transportation Plan.

3.0 DEVELOPMENT CONCEPT

3.1 LAND USES

All future subdivision and development within the plan area shall conform to the Town's Land Use Bylaw and to the land use concept illustrated in Figure 2: Land Use Concept and described in this plan document.

3.1.1 INDUSTRIAL

The majority of the land within the west half of the quarter section is designated for industrial development, which includes, but is not limited to: manufacturing, processing, fabrication and services and sales to industrial businesses. Properties within this land use category are designated into the M- Industrial District of the Town's Land Use Bylaw and typically range in size from a minimum of 930 square metres to entire quarter sections.

3.1.2 COMMERCIAL

The primary use of the lands on the east half of the quarter section will be commercial and light industrial and will be designated under the C2- General Commercial District of the Town's Land Use Bylaw. This zoning is created to allow for the operation of developments including, but not limited to: retail businesses, motels and hotels, professional service businesses and gasoline and other fuel sales, as well as trade workshops. Lots which are zoned as C2 are typically smaller than those zoned for industrial use, but must accommodate the required setbacks from property lines, in addition to providing adequate on-site parking for employees and customers.

In addition to serving the public and traffic from Highway 22, one of the major roles of the commercial businesses within the Bio-Mile Business Park will be to meet the commercial needs of the daytime population working or doing business within the area.

3.1.3 BIO-INDUSTRIAL

What sets the Bio-Mile Business Park apart from existing developments within and around Drayton Valley is that the subdivision is being created with a goal to develop value-added business partnerships where one industry's waste is another's feedstock, a place where new and innovative bio-industries and education are fostered. Therefore, it is important to establish the key features of the Bio-Mile Business Park:

- a. Businesses interested in mutually beneficial partnerships, which demonstrate an operation dedicated to expanding Drayton Valley's bio-economic development will be marketed to and encouraged to develop within the Bio-Mile Business Park.
- b. Businesses wishing to develop in the Bio-Mile Business Park should be expected to create buildings and sites dedicated to being "green". This means that construction practices and materials are encouraged to be eco-friendly, using energy efficiency designs and products. Site development should include innovative uses of space, including naturalized landscapes, rooftop gardens or green roofs, permeable paving for parking areas and the like. Developers of these sites will be asked to pay particular attention to Drayton Valley's Community Sustainability Plan for other steps to taken in order to develop sites that are as "green" as possible.
- c. Parts a and b above are strongly encouraged to come together by having businesses, both inside and outside of the Bio-Mile Business Park, work together to synergize their operations. District heating (using the heat generated by one operation to fuel another business' operation, or to offer a heating source) is just one such viable practice

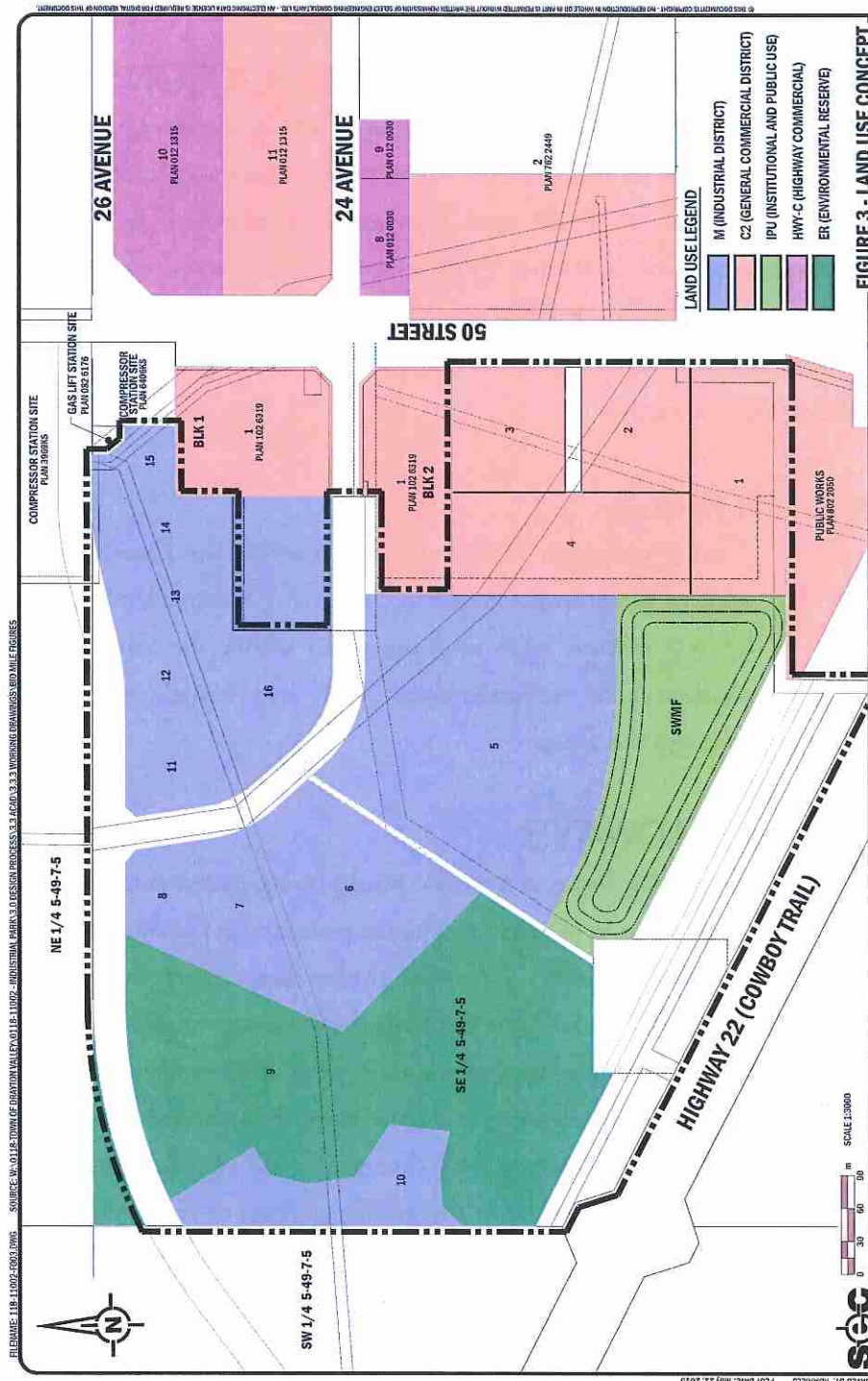
that the Town encourages within the Bio-Mile Business Plan. By working synergistically the goal is to improve the economic performance of the participating businesses while minimizing their impact on the environment. This is expected to lead to support for one another in the form of other operations, such as security, transportation and training and research opportunities, thereby reducing overall costs and impacts to businesses within and around the Bio-Mile Business Park.

- d. The Town of Drayton Valley will be providing the primary infrastructure and servicing of the Bio-Mile Business Park and will try to rely on green infrastructure, such as minimum road width and surfaces, natural storm water drainage and filtration and other approaches.
- e. The overall site planning of the Bio-Mile Business Park in its entirety reflects the emphasis on sharing, partnerships and collective support of other Bio-Mile businesses. For example, site planning should focus on planning for specific businesses being located side-by-side to allow for exchange of inputs and by-products.

The Land Use Concept Plan provides for the following approximate land use allocations. Final lot shape and area may be adjusted to accommodate subdivision planning and development agreements, engineering considerations and other factors

TABLE 2: LAND USE DISTRIBUTION
(net area in hectares)

<u>Land Use</u>	<u>Hectares</u>
Highway Commercial (C2)	8.69
Industrial (M)	13.26
Municipal Reserve	2.87
Public Utility & Well Site	3.82
Environmental Reserve	12.01
Roadways	<u>4.78</u>
TOTAL	45.43



NOTE: In order to accommodate market demand (provided that the requirements of the Town's Land Use Bylaw are complied with) the number and sizes of lots may vary and may be adjusted at the time of subdivision. Provided the change does not affect the intent of this ASP, a formal amendment of this document will not be required.

3.2 VEHICLE AND PEDESTRIAN CIRCULATION

Land use within the Bio-Mile Business Park is predominantly industrial and commercial. In order to accommodate the traffic flows associated with this type of land use, a system of trails and roadways is planned to effectively manage transportation activity patterns. All trails and roadways are to be constructed according to the Town of Drayton Valley/Brazeau County Municipal Design Standards, or to a higher "green" standard, to ensure a fully integrated, consistent and safe circulation system.

3.2.1 TRAILS

Trails/walkways shall be provided within the Bio-Mile Business Park area to the standards of the Town of Drayton Valley. Such trails shall be 3.0 metres wide and provided within the reserve lands or along roadways to accommodate foot and bicycle traffic moving safely through the area.

3.2.2 ROADWAYS

Currently there is a traffic study being performed for the development of this site in regards to access points and the impact they may have on 50th Street traffic. From the preliminary report, there will be 3 entrance points off of 50th Street for vehicles accessing the Bio-Mile Business lands. Connecting in an east-west alignment to 50th Street will be between the existing two lots in the Northeastern part of the section and will be known as 24th Avenue. The second access to the site from 50th Street shall be in the middle portion of the section and be referred to as 22nd Avenue. The third access shall be directly west of the exiting 20th Avenue. Future connection via 26 Avenue northwest to the adjacent quarter section and Highway 22 will take place as the landowner prepares an Area Structure Plan and subsequently begins subdivision and development; this connection would require approval by Alberta Transportation at the time that that Area Structure Plan is prepared. Once traffic flows increase a separate Traffic Impact

Assessment will be completed for the future 26 Avenue and Highway 22 intersection.

A future twinning of Highway 22 is anticipated in the future therefore a 49 metre highway Right of Way expansion to the north of the existing Highway 22 Right of Way has been shown on our plans to accommodate the future twinning. Also as part of the Highway twinning project the existing gas main north of Highway 22 will need to be relocated and a 9.0 metre gas easement has been allocated just north of the future Highway Right of Way for the new gas main installation. Once Highway 22 is twinned the existing intersection at 18 Avenue will need to be closed as well as the existing right out access from the existing RV dumping station on the west side of 50 Street just North of 18th Avenue as shown on Figure 4.

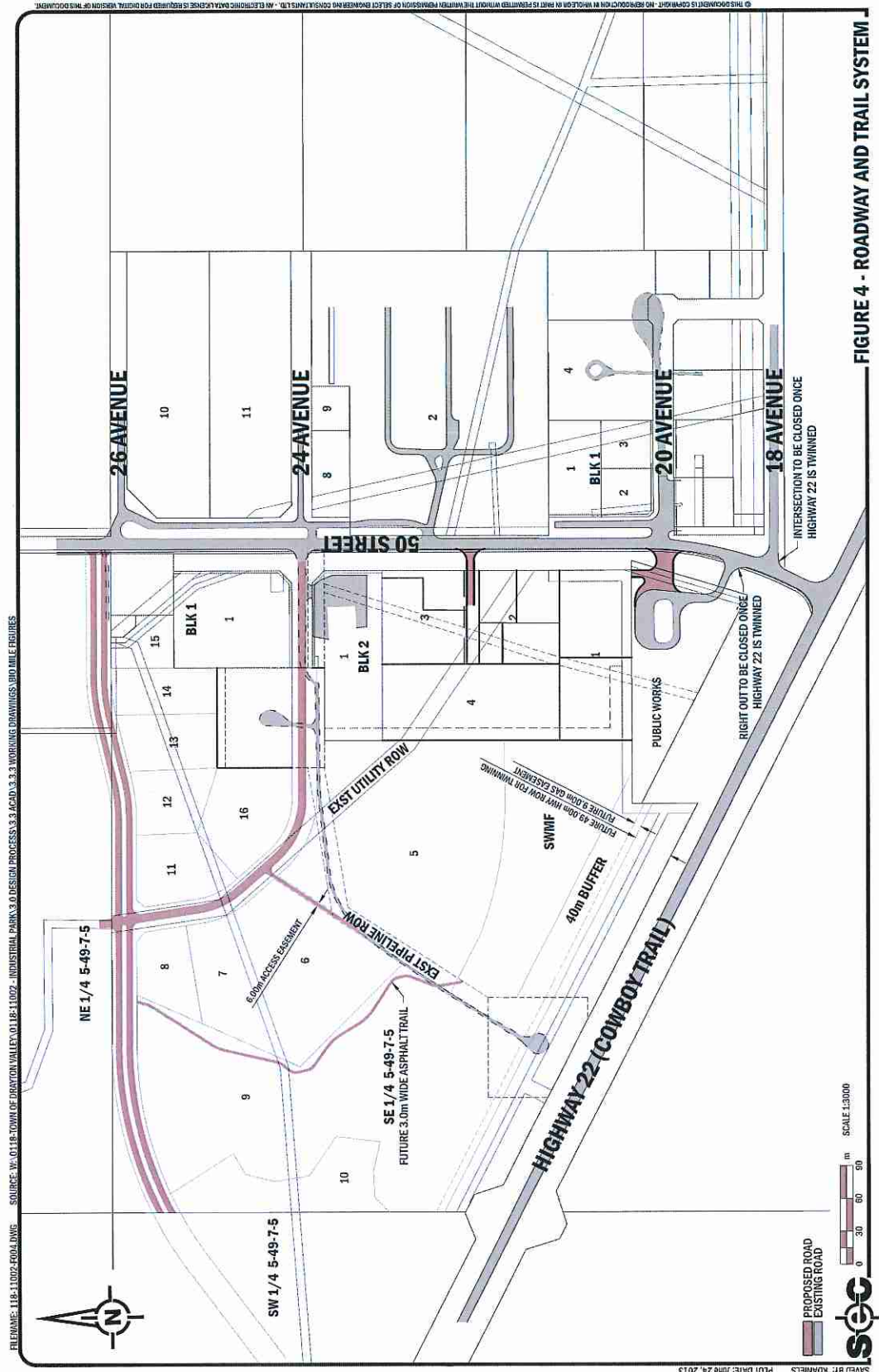


FIGURE 4 - ROADWAY AND TRAIL SYSTEM

3.3 RESERVE (PUBLIC) SPACE

3.3.1 PUBLIC UTILITY LOTS

Areas set aside for public utility lots in the form of surface, underground or overhead infrastructure (such as electric transmission lines and setbacks necessary to accommodate well sites or oil/gas pipelines) are identified in Figure 2.

3.3.2 ENVIRONMENTAL RESERVE (NATURAL AREAS)

Along the western portion of the lands runs a creek, which represents an environmentally sensitive area to be preserved. While not all natural features which are existing in the area (specifically some tree stands) can be preserved, it is recognised that the protection and preservation of the creek and its banks is an important priority. The creek will be incorporated into the storm water management facilities and will be maintained according to Alberta Environment policies.

3.3.3 MUNICIPAL RESERVE

The lands designated as municipal reserve within this ASP area will be zoned IPU (Institutional and Public Use) and may combine active and passive recreation uses. In addition to municipal reserve lands, the ASP calls for paved trails locations throughout those areas. The municipal reserve lots shown within the Bio-Mile Business Park area may be developed as buffer strips, pocket parks or linear parks.

4.0 SERVICING

The area will be serviced with all utilities by tying in at junction points established by the roadway connections to 50th Street. Overall servicing for municipal utilities will be guided by the Town of Drayton Valley Water and Wastewater Master Plan Update of April 2010 prepared by ISL Engineering and Land Services.

4.1 STORMWATER

Storm water management plans, and any engineered storm water management facilities that are required, shall be finalized to the satisfaction of Alberta Environment and the Town of Drayton Valley. The area designated for the storm water management facility (SWMF) has been chosen to facilitate the construction by taking advantage of the natural contours.

4.2 SEWER

There is an existing 600mm trunk sewer line that bisects the parcel in a north by south east direction. This trunk sewer will be an integral part of the sewer servicing by providing the needed connection to the existing Town system. Branch sewers will be taken off of this line to service the remainder of the subdivision.

4.3 WATER

Currently there is a water stub that crosses 50 Street into the quarter section at 24 Avenue. This stub will be utilized in conjunction with a new connection to the existing town system at the future 22 Avenue intersection to provide servicing and looping for the subdivision.

4.4 POWER

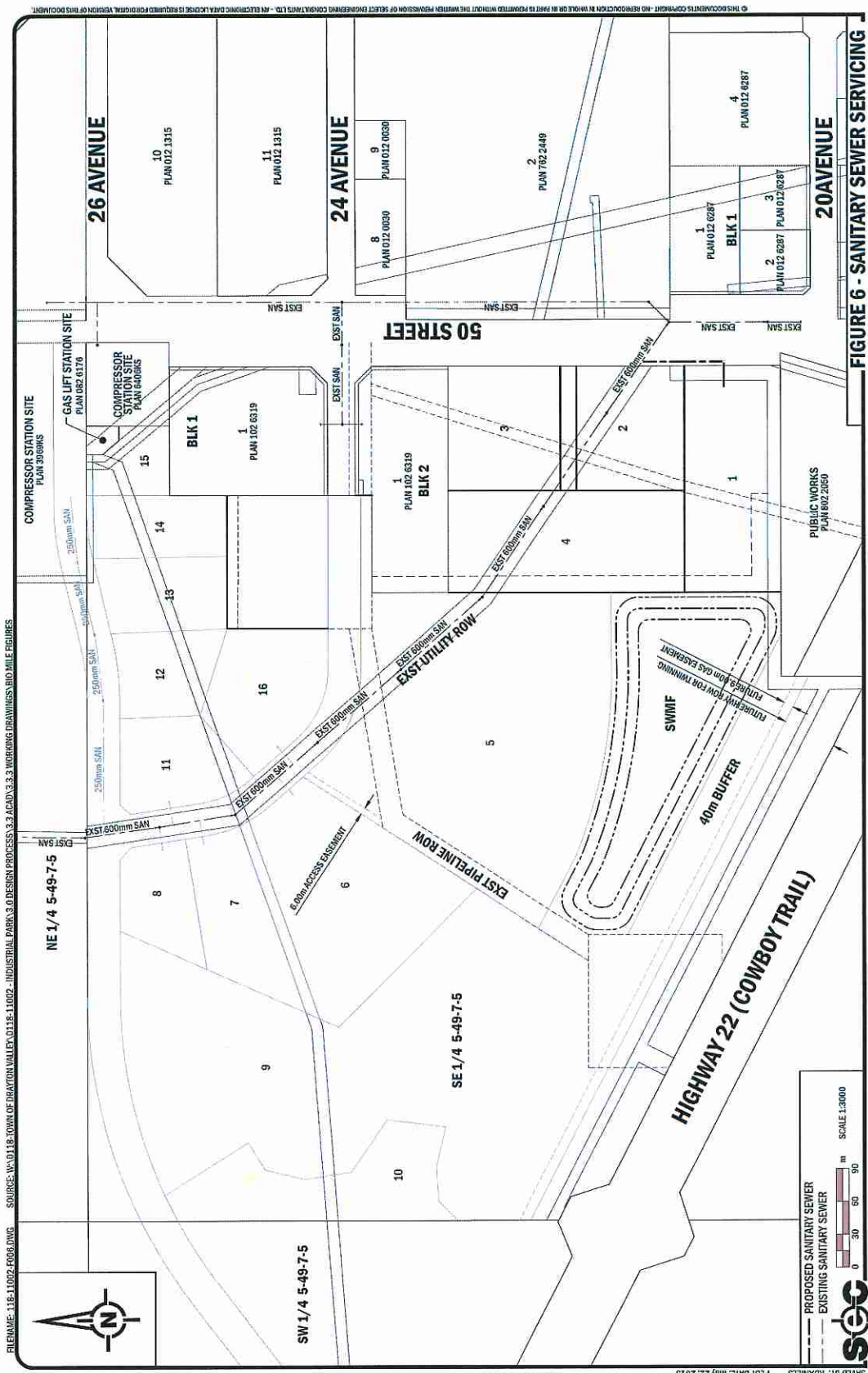
Proposed power within the subdivision will be overhead. Connection to the existing power system is available along the east property line.

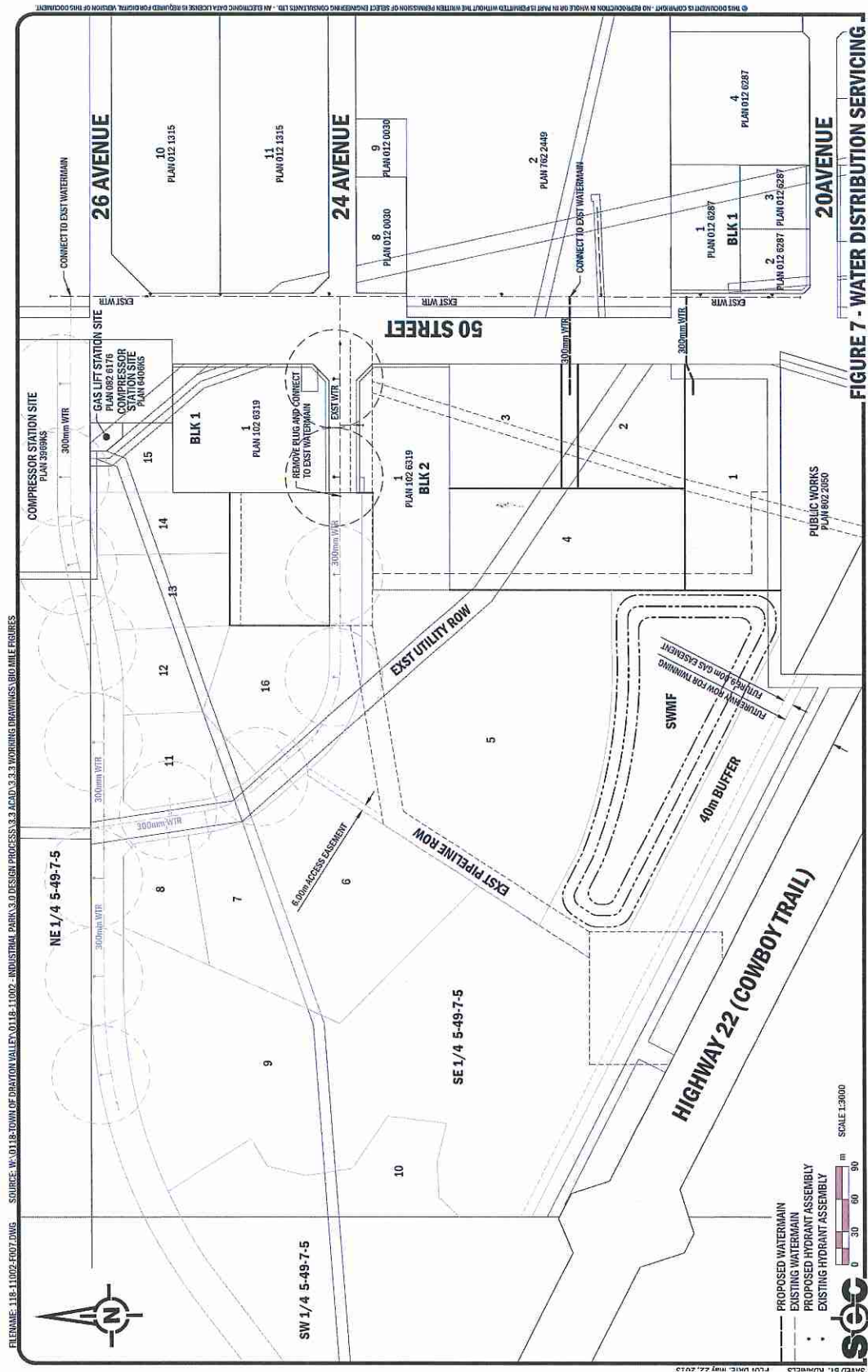
4.5 NATURAL GAS

Natural gas servicing is available at the boundary of the lands

4.6 TELECOMMUNICATIONS

Telephone connection, fibre optics and servicing related to forms of telecommunications shall be facilitated within the plan area in order to maximize communications efficiently and economically for businesses developing in the Bio-Mile Business Park.





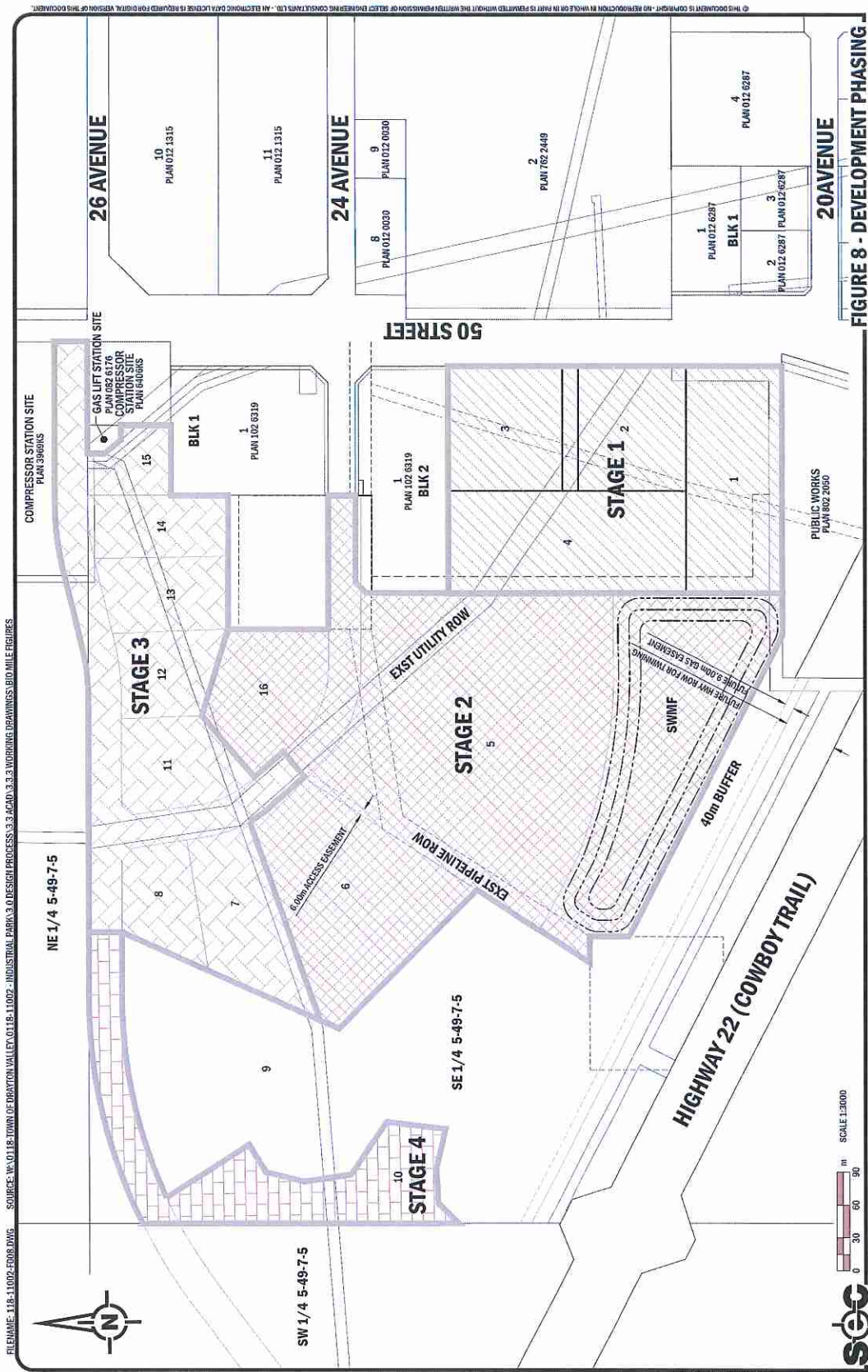
5.0 IMPLEMENTATION

5.1 DEVELOPMENT PHASING

The stages of development within the Bio-Mile Business Park Area Structure Plan will occur in accordance with the phasing plan illustrated in Figure 8. Development phasing may vary in order to more efficiently accommodate municipal servicing needs or in order to accommodate changing development and market trends.

Terms of development, offsite levies and assignment of responsibilities associated with the entire Bio-Mile Business Park area shall be specified within a Development Agreement which will be registered on the quarter section title prior to the first phase of subdivision. This action is intended to provide clear expectations to developers of all future phases of the Bio-Mile Business Park.

As development occurs within specified lots, an addendum with regard to a particular site or development may be required prior to commencement of the development.



5.2 LAND USE BYLAW

The subdivision of land within the ASP area is subject to subsequent successful rezoning of the land. The majority of the lands will remain within the AG-B (Agriculture) District until such time that the lands are sold for development and the rezoning process occurs.

The proposed industrial land may be contained within a new specific bio-industrial district and subject to explicit requirements.

While all environmental and municipal reserves will be zoned as IPU, their respective boundaries are defined within Figure 3

5.3 AMENDMENTS TO THIS PLAN

Any amendment to this ASP shall follow the process as outlined in the Town of Drayton Valley's *Area Structure Plans Policy* and shall meet the requirements of the *Municipal Government Act*.

Provided the intent of this ASP is maintained, minor adjustments to proposed roadway alignments and lot configuration may be incorporated where necessary without amendment to the ASP.

5.4 PLAN REVIEW

The Bio-Mile Business Park Area Structure Plan should be subject to a comprehensive review and update every year to allow for consideration of any changing or emerging bio-industry, land use planning and/or development issues and trends.