



DRAYTON VALLEY

'Pulling Together'

BYLAW NO. 2005/07/D

**AMENDMENT TO ERICKSON (PT. OF NE17-49-7-W5M) AREA STRUCTURE PLAN
BYLAW 2003/21/D**

WHEREAS by Bylaw 2003/21/D Council has adopted an Area Structure Plan for part of SW 17-49-7-5, commonly known as the Erickson land after a past landowner;

AND WHEREAS it is desirable to amend the area structure plan to improve the efficiency of the road network;

NOW THEREFORE, pursuant to Part 17 of the Municipal Government Act, R.S.A. 2000, the Council of the Town of Drayton Valley enacts the following changes to the text and maps accompanying Bylaw 2003/21/D:

1. Section 1.3, Statutory Plans and Consistency

In the second paragraph, first sentence, the words

"...governs overall growth and development in the community...."

Are deleted and replaced with the words

"...governs overall growth and development in Town...."

Section 2.1, Topography, Vegetation, and Soil

In the second paragraph, the second sentence, referring to mature trees, is deleted.

2. Section 2.2, Existing Land Use, is amended by deleting the words "(Map 2.0)".

3. Section 2.3, Adjacent Development Plans

In the first paragraph, third sentence, the words

"although work is currently proceeding on the SW 17-49-7-5
(Power Centre) ASP in the Town to the southwest"

are deleted and replaced with the words

“Development of the Power Centre in SW 17-49-1-5 inside the Town is governed by an adopted ASP.”

4. Section 2.4, Municipal Reserves

In the third paragraph, the words

“Reserve lands shall be acquired.....”

are deleted and replaced by the words

“Reserve land may be acquired.....”

5. Section 2.5, Development Constraints

In the first paragraph, the words “(Map 2.0)” are deleted and in the third paragraph, the second and third sentences, referring to mature trees, are deleted.

6. Section 2.6, Existing Transportation and Access

In the second paragraph, the last sentence of subparagraph (c) is amended to read

“(c) It is anticipated that the only access to the plan area from the east will be from 50 Street.”

7. Section 2.8, Summary of Development Considerations

In the second paragraph, the words “Map 2.0” are deleted and replaced by the words “Map 3.0”.

8. Section 2.8, Summary of Development Considerations

In the seventh paragraph, the words “Map 2.0” are deleted and replaced by the words “Map 4”.

9. Section 3.1, Concept Plan

The second sentence of the second paragraph, giving the areas in various land uses, is deleted.

10. Section 3.3, Highway Commercial

In the first paragraph, the words

"....the commercial strip adjacent to the highway will have frontage on the service road running parallel to Highway 22"

are deleted and replaced by the words

"....the Commercial strip adjacent to the highway will have visual exposure to highway traffic, but access will be from a rear service road."

11. Section 3.7, Transportation and Access

The fourth paragraph is deleted and replaced by the words

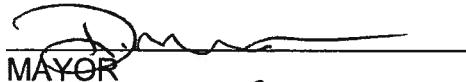
"Access to all lots and to existing well sites will be provided off internal roads. The intersection of Highway 22 and 50 Street will require significant upgrading."

12. Map 2.0 is deleted.

13. Maps 4.0, 5.0, 6.0, and 6.1 are deleted and replaced with the Map 4, 5, 6, and 7 attached hereto.

AND THAT this bylaw shall come into force and have effect from and after the date of third reading thereof.


READ A FIRST TIME THIS 27TH DAY OF APRIL, 2005, A. D.


MAYOR


TOWN MANAGER

PUBLIC HEARLING HELD THIS 8 DAY OF June 2005, A. D.

READ A **SECOND** TIME THIS 29 DAY OF June 2005, A. D.



MAYOR



TOWN MANAGER

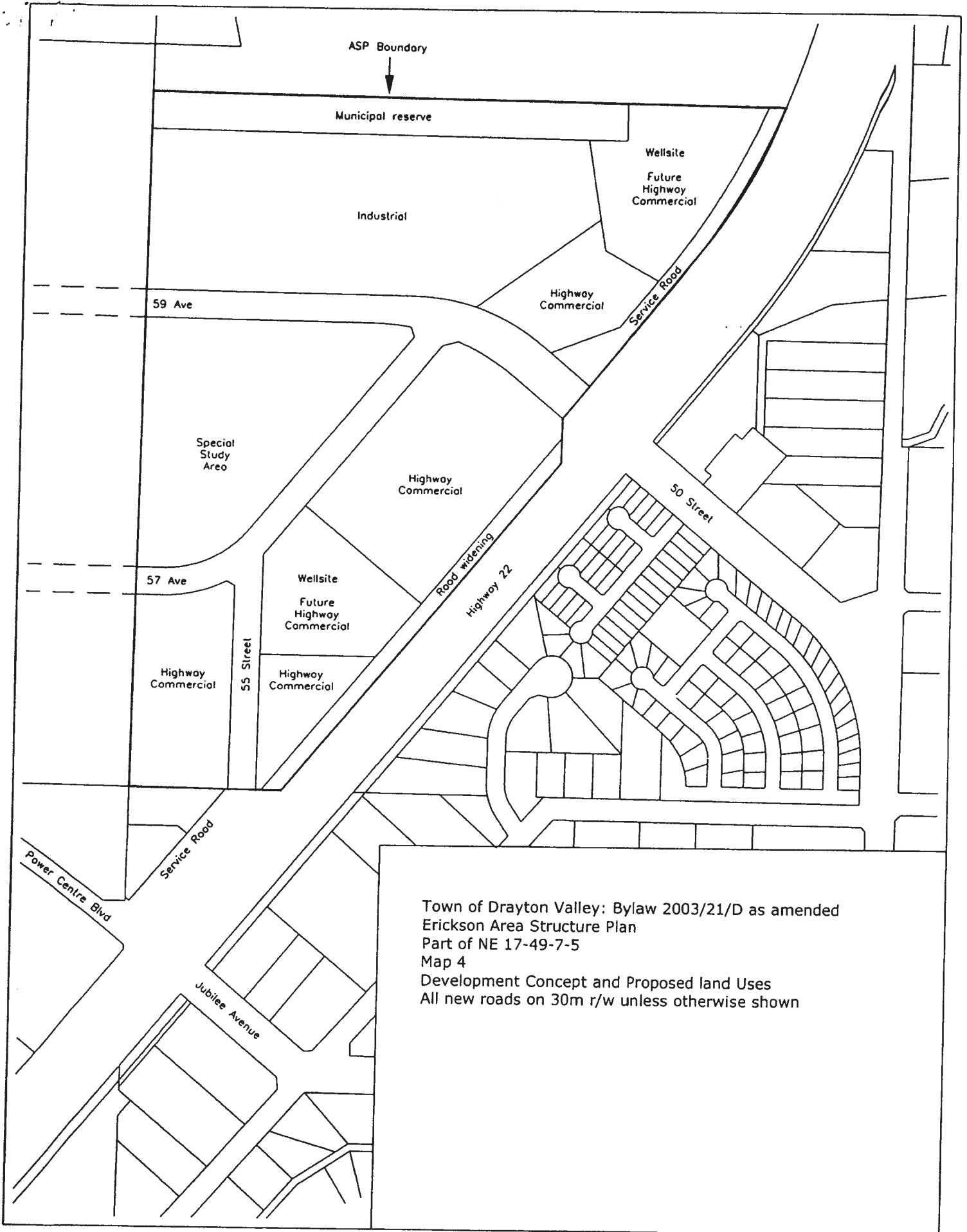
READ A **THIRD AND FINAL** TIME THIS 29 DAY OF June 2005, A. D.



MAYOR




TOWN MANAGER



Town of Drayton Valley: Bylaw 2003/21/D as amended
Erickson Area Structure Plan
Part of NE 17-49-7-5
Map 4
Development Concept and Proposed land Uses
All new roads on 30m r/w unless otherwise shown

READ A **SECOND** TIME THIS 29 DAY OF June 2005, A. D.




MAYOR



TOWN MANAGER

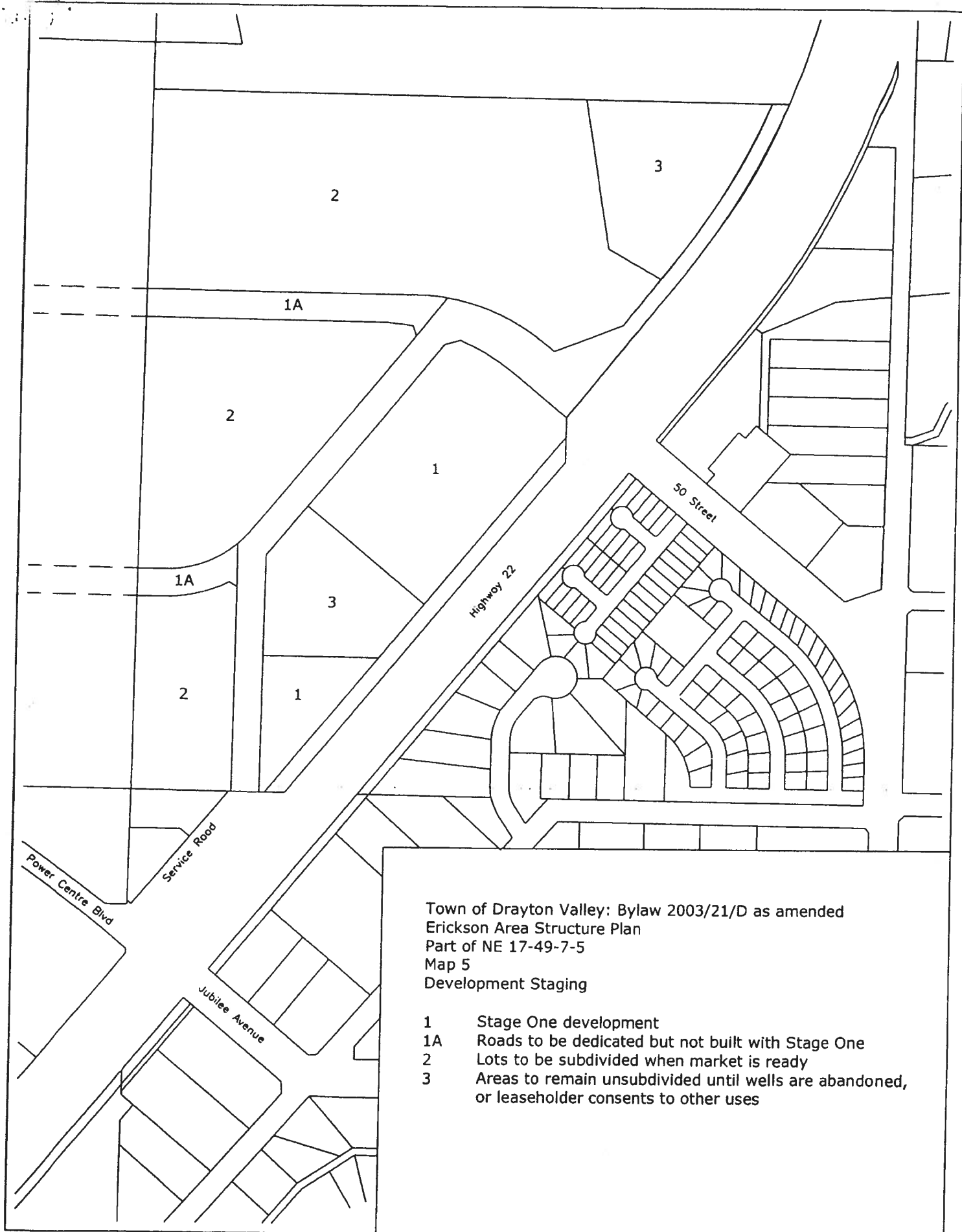
READ A **THIRD AND FINAL** TIME THIS 29 DAY OF June 2005, A. D.



MAYOR

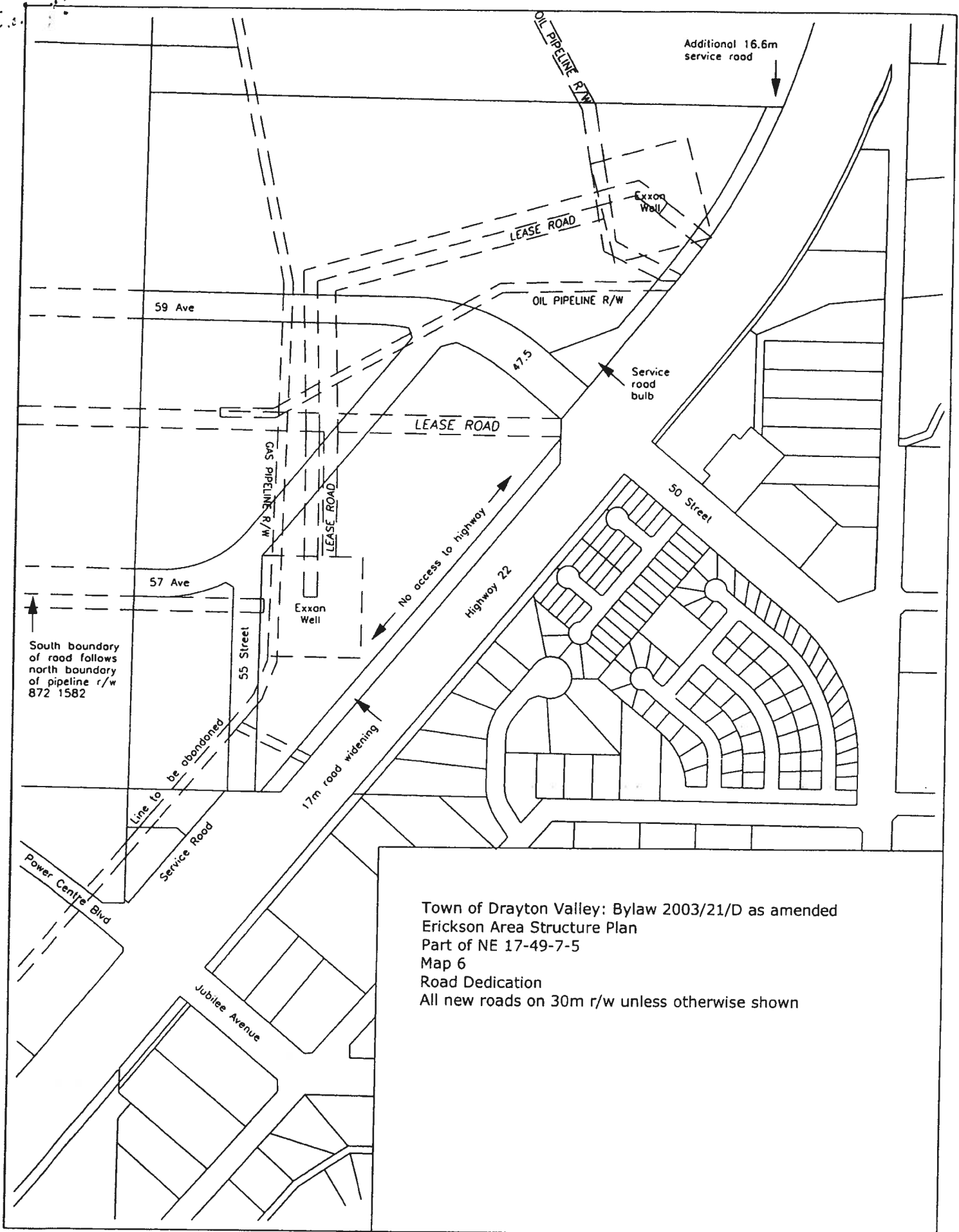


TOWN MANAGER



Town of Drayton Valley: Bylaw 2003/21/D as amended
Erickson Area Structure Plan
Part of NE 17-49-7-5
Map 5
Development Staging

- 1 Stage One development
- 1A Roads to be dedicated but not built with Stage One
- 2 Lots to be subdivided when market is ready
- 3 Areas to remain unsubdivided until wells are abandoned, or leaseholder consents to other uses



Town of Drayton Valley: Bylaw 2003/21/D as amended
 Erickson Area Structure Plan
 Part of NE 17-49-7-5
 Map 6
 Road Dedication
 All new roads on 30m r/w unless otherwise shown