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THE TOWN OF DRAYTON VALLEY

NE 5-49-7-W5M  
AREA STRUCTURE PLAN

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As passed at Third Reading, April 26<sup>th</sup>, 2000

TOWN OF DRAYTON VALLEY

BYLAW No. 2000-06

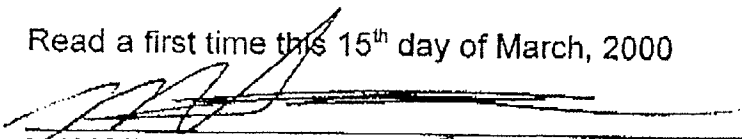
A BYLAW OF THE TOWN OF DRAYTON VALLEY IN THE PROVINCE OF ALBERTA TO BE KNOWN AS THE NE 5-49-7-W5M AREA STRUCTURE PLAN

WHEREAS Section 633 of the Municipal Government Act, S.A. 1994 Chapter M-26.1 and amendments thereto allows the Council of a municipality to enact, by bylaw, an Area Structure Plan;

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act, S.A. 1994 Chapter M-26.1 and amendments thereto, the Council of the Town of Drayton Valley, in the Province of Alberta, duly assembled, enacts as follows:

1. That this Bylaw may be cited as the "NE 5-49-7-W5M Area Structure Plan".
2. That the text and accompanying maps annexed hereto as Schedule "A" become the NE 5-49-7-W5M Area Structure Plan.
3. This Bylaw shall come into force and have effect from and after the date of third reading thereof.

Read a first time this 15<sup>th</sup> day of March, 2000

  
MAYOR

  
TOWN MANAGER

Read a second time this 26 day of April, 2000

  
MAYOR

  
TOWN MANAGER

Read a third time this 26 day of April, 2000

  
MAYOR

  
TOWN MANAGER

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# THE TOWN OF DRAYTON VALLEY

## NE 5~49~7~W5M AREA STRUCTURE PLAN

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As passed at Third Reading, April 26<sup>th</sup>, 2000

# 1.0 INTRODUCTION

## 1.1 PLAN PURPOSE and OBJECTIVES

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The NE 5-49-7-W5M Area Structure Plan seeks to accomplish the following objectives:

- ensure that the proposed development within the Plan area conforms with the policies, goals, and objectives of Drayton Valley's Municipal Development Plan.
- provide a framework for future subdivision and development by setting policies for transportation and utility corridors and land use districts.
- Develop a phasing plan through the identification of development regions which takes into account existing subdivision proposals.
- Develop, through negotiation and review with the Municipal District of Brazeau No. 77, a new land use district called CBI (Commercial/Business Light Industrial) for use within the plan area.

## 1.2 BACKGROUND

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The NE 5-49-7-W5M Area Structure Plan is limited to the quarter section of the same description. The subject lands are located in the southernmost portion of the Town of Drayton Valley, including being surrounded on three sides by the Municipal District of Brazeau.

The Town has recently received various proposals for subdivision, redistricting and development which have precipitated the need for this Area Structure Plan. Prior development of the Plan area has been for industrial purposes and oil gas activity.

The long range design for the Plan area consists of a mix of commercial, light industrial and industrial development with an environmental reserve channel to the west.

## 2.0 SITE ANALYSIS

### 2.1 TOPOGRAPHY & SOIL

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The land in this quarter section slopes gradually downward from east to west. The site drains to a natural watercourse known as West Creek which runs along the west side of the quarter at the base of the slope. This drainage channel runs south into the Municipal District of Brazeau.

The slope and soil quality of the land should not prove to be especially prohibitive of development, as many areas of Drayton Valley have been developed on similar terrain. An exception to this is the proposed area of environmental reserve adjacent to the drainage channel. It has been set aside as environmental reserve and is not intended for development.

### 2.2 RESERVES

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The environmental and municipal reserve lands currently constitute 5.78 hectares of the quarter section. Additional environmental reserve will be collected along the creek as subdivisions allow. Upon completion of the Plan, municipal reserve lands from the quarter section owing should amount to approximately 3.35 hectares, a portion of which may be collected as money-in-lieu, if not required elsewhere in the Plan area.

One 2.38 hectare municipal reserve site along 50<sup>th</sup> Street is considered surplus by the Town of Drayton Valley and will be disposed for sale as commercial/business light industrial property. There are no plans at present to replace this site with an alternative piece of municipal reserve. Money from the sale will go into the parks and recreation budget and may be used to purchase park in an alternate location or develop recreational trails along the west creek reserve.

### 2.3 EXISTING DEVELOPMENT

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Existing development on the site is limited but will have a significant effect on future development. The largest feature is DV Power, which lies at the north part of the site. The site produces some unpleasant urban effects including odour and truck traffic.

Weyerhaeuser Canada currently owns the central portion of the site and considers it integral to their operation as a buffer area. More intense development of this portion of the site is unlikely in the foreseeable future.

Another feature on the area is the compressor site. The compressor site is actively being reclaimed in order to facilitate it for development.

To the west, some reserve land has already been protected as part of the West Creek environmental reserve channel.

One older farmstead exists on the property which has a few accessory buildings attached to it. It sits on 3 to 5 acres of land in the northeast corner.

## 2.4 ADJACENT DEVELOPMENT/PLANS

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Lands adjacent to this plan area are partially developed. Lands to the west, east and south are in the M.D. of Brazeau. Land to the north is in the Town of Drayton Valley.

To the east, across 50<sup>th</sup> Street, the land is the subject of the 50<sup>th</sup> Street East Area Structure Plan, which has been adopted by the M.D. of Brazeau. A familiar development on these lands is the Sekura Auction yard. To the south, the lands are largely undeveloped. West Creek flows into these lands. To the west, Weyerhaeuser Canada's operations are in evidence. The lands are predominantly for storage of natural materials. To the north, the lands have been outlined planned by Cantim International. A sawmill site exists on the quarter. On all sides of the plan area, oil and gas activity is very active, which is typical of the Brazeau/Drayton area.

## 2.5 UTILITIES

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A 600mm sanitary trunk sewer already exists in the quarter. The proposed Deby Road has sanitary sewer line. As well, a 300mm water main runs within 34<sup>th</sup> Avenue along the north boundary of the quarter section. Existing utility placement will partially dictate the road alignment and development strategies on the site.

## 2.6 OIL AND GAS ACTIVITY

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The three oil leases (2 wells and one battery) on the site are owned by Mobil Oil and are active. Mobil has no plans to discontinue use of the wells for the near future. The two sites present a serious development constraint. Subdivision applicants, in accordance with the Municipal Government Act, would require written approval by the Alberta Energy and Utilities Board for otherwise incompatible development within 100 metres of a well head.

As the compressor station is being reclaimed, some pipelines in relation to it may be disposed in the near future.

As well, a number of oil and gas pipelines run underground through the site. All developers must make themselves aware of the danger of damaging these pipelines. Permission from the pipeline owner is also required for excavation and/or for construction on, along, upon or under an existing pipeline or its right-of-way.

## 2.7 SUMMARY OF DEVELOPMENT CONSIDERATIONS

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- A minimal number of roadways are required to serve the plan area, although a service road will most surely be required on 50<sup>th</sup> Street.
- Future subdivisions should be designed to follow existing utility routes to minimize servicing requirements needed to accommodate development and to keep right-of-way constraints to site fringes.
- Developers must be extremely cautious of development on or adjacent to pipelines and oil leases.
- Development on sloped land (vis-a-vis water runoff and levelling of land) should be considered at the Development Permit stage.
- An attractive blend of commercial and commercial/business light industrial activity should be accommodated primarily along 50<sup>th</sup> Street.
- Traffic based commercial developments should be directed to locate along 50<sup>th</sup> Street to maximize visibility and accessibility.

## 3.0 PLAN and POLICIES

### 3.1 CONCEPT PLAN

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*Use of the site will predominantly be of commercial/business light industrial and industrial character ranging from retail and service commercial on the east side to moderately heavy industrial usage in the central portion. Vehicle oriented commercial uses are recommended for the eastern side of the site. The land uses adjacent to 50<sup>th</sup> Street within the Plan area shall conform to the C-MX (Commercial Mix) District for an interim time period (October 1, 2000). A new land use district called CBI (Commercial/Business Light Industrial) will be reviewed with the M.D. of Brazeau for the lands on 50<sup>th</sup> Street west within the plan area. This review will have due regard for the 50<sup>th</sup> Street East Area Structure Plan. Environmental reserve parks will be located on the west side of the parcel.*

The development concept (Map 3) shows generalized land uses as well as a conceptual roadway network, including possible alignments for local roadways.

When fully developed, the development concept would accommodate approximately 19 hectares of commercial/business light industrial land. Industrial usage of the DV Power site is already underway on much of the industrial land.

Map 4 outlines development phasing. The phasing is a suggestion only, and does not necessarily have to occur in this sequence. Ultimately, phasing is dictated by the limitations associated with extending roads and services as well as the market demands for individual lots.

### 3.2 GENERAL DEVELOPMENT

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*The purpose of this section is to ensure that development will conform to other statutory planning documents, such as the Town's Municipal Development Plan and Land Use Bylaw, as well as give due consideration to the plans of neighbouring municipalities, most notably the 50<sup>th</sup> Street East Area Structure Plan. This section also requires that any proposed development will take into consideration the development constraints associated with the subject lands.*

- 3.2.1 Any subdivision and/or development activity which occurs within the Plan area shall conform to the Town of Drayton Valley's Land Use Bylaw and Municipal Development Plan and have due consideration for statutory plans of the M.D. of Brazeau, most notably the 50<sup>th</sup> Street East Area Structure Plan.
- 3.2.2 Proposed development shall take into consideration existing utility infrastructure. The developer shall be responsible for any costs involved with the relocation or extension of any existing utilities.
- 3.2.3 Site developers shall enter into a development agreement with the Town of Drayton Valley for subdivisions and development.
- 3.2.4 Subdivision, redistricting, and discretionary development in the Plan area will require referrals for comment to the Municipal District of Brazeau. Upon the conclusion of the land use bylaw review referred to in Section 3.1 of this Area



Structure Plan, only discretionary applications for development permit shall be referred. The referral of all subdivision and redistricting applications will still be maintained.

- 3.2.5 The total population of the area will be zero (0) people as no residential uses are permitted in any of the proposed areas. The one existing residential parcel will eventually be phased out to make way for commercial/business light industrial activity.

### 3.3 INDUSTRIAL

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*Industrial uses are to be limited as much as possible to the central portion of the quarter near the DV Power site, so as to be buffered away from other non-complimentary uses.*

- 3.3.1 Industrial development shall accord with the regulations of the appropriate land use district in which it is sited.
- 3.3.2 Parking and loading requirements shall be strictly adhered to for all industrial development.
- 3.3.3 The Weyerhaeuser buffer area is considered a component of its sawmill/OSB industrial use to the west.
- 3.3.4 Landscaping requirements shall be adhered to for all industrial development in accordance with the Town of Drayton Valley's Master Tree Plan (EDA Collaborative).

### 3.4 COMMERCIAL/BUSINESS LIGHT INDUSTRIAL

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*Commercial/business light industrial areas shall be located along 50th Street within the Plan area. Until such time as a CBI (Commercial Business Light Industrial) District has been adopted, the existing CMX (Commercial Mix) District will regulate the land uses of that area.*

- 3.4.1 Commercial/business light industrial development within the Plan area shall recognize the Central Business District as being the town's major and dominant commercial core.
- 3.4.2 Commercial/business light industrial lots developed along 50th Street shall front onto 50th Street and the most prominent entrance shall be from the eastern face of the development.
- 3.4.3 Commercial/business light industrial development shall be of a high quality, both in terms of architectural appearance and site planning.
- 3.4.4 No overnight accommodation shall be allowed on properties within 100 metres of a well head. (Ref.: S.10, Subdivision & Development Regulation, AR 212/95)
- 3.4.5 Adequate right-of-way width for widening and service roads will be provided along the entire frontage of 50<sup>th</sup> Street. This frontage matches that proposed on the opposite side in the M.D. of Brazeau's 50<sup>th</sup> Street East Area Structure Plan

and that to the north on the SE 8-49-7-W5M. Some of this frontage is already dedicated as roadway.

- 3.4.6 The Town of Drayton Valley will adopt a CBI (Commercial Business Industrial) district. Such district shall replace the CMX District for the lands adjacent to 50<sup>th</sup> Street west within the Plan area. The Town will pass such amendments in accordance with the intent of Section 3.1 of this document.
- 3.4.7 The Town will redistrict commercial/business light industrial parcels in the Plan area to the new "CBI" district upon the creation of that district.

### 3.5 OPEN SPACE

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*Open space is to be considered very carefully in this quarter due to the potential for conflicting land uses and the sensitivity of the West Creek drainage channel.*

*Further development in the Environmental Reserve (i.e., parks) should be considered as part of a larger continuous open space system in future Statutory Plans and Bylaws. The drainage channel in that Reserve shall be preserved both for its environmental impact and as a useful course for storm drainage purposes.*

- 3.5.1 A linear open space system, located within, or adjacent to, the environmental reserve lands of the drainage channel may be proposed for the Plan area.
- 3.5.2 The drainage channel itself shall be preserved as an environmental reserve for its environmental impact.
- 3.5.3 The Town may dispose of the municipal reserve site on 50<sup>th</sup> Street as it is surplus to the Town's recreation needs and would be more appropriately used for commercial/business light industrial purposes.
- 3.5.4 The Town will honour its commitment to the walkway which extends along 50<sup>th</sup> Street as part of the larger Drayton Valley walking path network.

### 3.6 TRANSPORTATION

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*Transportation routes in the Plan area will not be particularly extensive due to the larger sites necessary for industrial and commercial/light industrial sites. As such, it is important to have larger parcels to provide adequate on-site parking, proper use of service roads, and wise placement of site accesses. Roads will be designed to follow existing utility routes where reasonable.*

- 3.6.1 The transportation corridors shall be built to the Town of Drayton Valley's standard chiefly as minor collector roads.
- 3.6.2 The transportation routes shall also follow the pattern outlined in this Plan where utilities are presently in existence. Where utilities are not completed, the subdivision authority should use its discretion to finalize the transportation routes, using this Plan as a suggestion.

- 3.6.3 On the north boundary of the Plan area, an existing 30 metre right of way is dedicated for 34<sup>th</sup> Avenue. The roadway has been designed to match with that on the opposite side of 50<sup>th</sup> Street. At the western edges of 34<sup>th</sup> Avenue, some road widening may be required at the time of subdivision on either the north or south side of the existing dedicated road. Existing easements may be used to collect this roadway within the Plan area.
- 3.6.4 The issue of the possible extension of 26<sup>th</sup> Avenue and/or Deby Road to the intersection of Highway 22 and Secondary Highway 620 may be negotiated separately with both the M.D. of Brazeau and Alberta Infrastructure.
- 3.6.5 Appropriate width for a service road shall be taken through the subdivision process. The 50<sup>th</sup> Street service road should not be required to be built until such time as development has begun on the adjacent lands. Development of the 50<sup>th</sup> Street service road shall be negotiated privately as part of a development agreement for subdivision of lands which abut 50<sup>th</sup> Street.
- 3.6.6 As seen in Map 3, consideration shall be given to the extension of Deby Road, the development of an extension of Brougham Drive, and to the possible extension of a north-south road within the commercial/light industrial frontage. Such consideration shall be based on the necessity for such roads as development proposals come forth.
- 3.6.7 Continued access to oil leases shall be maintained at all times.
- 3.6.8 Upon completion of the 50<sup>th</sup> Street service road, direct access to 50<sup>th</sup> Street from any development shall not be allowed. Access to lots immediately adjacent to 50<sup>th</sup> Street shall be provided by the service road as shown in Map 3. The service road access points shall align with those across 50<sup>th</sup> Street in the 50<sup>th</sup> Street Area Structure Plan. The detailed location of these points shall be determined through the subdivision referral process.
- 3.6.9 All required roadways shall be dedicated at the time of subdivision. Road widths shall adhere to the following standards:

50 <sup>th</sup> Street Service Road	12.2 metres (40 feet)
50 <sup>th</sup> Street Road Widening	10.1 metres (33 feet)
26 <sup>th</sup> Avenue Arterial	40 metres (130 feet)
34 <sup>th</sup> Avenue Collector	30 metres (98 feet)
Deby Road /Brougham Drive	23 metres (75 feet)
Local roads	20 metres (66 feet)

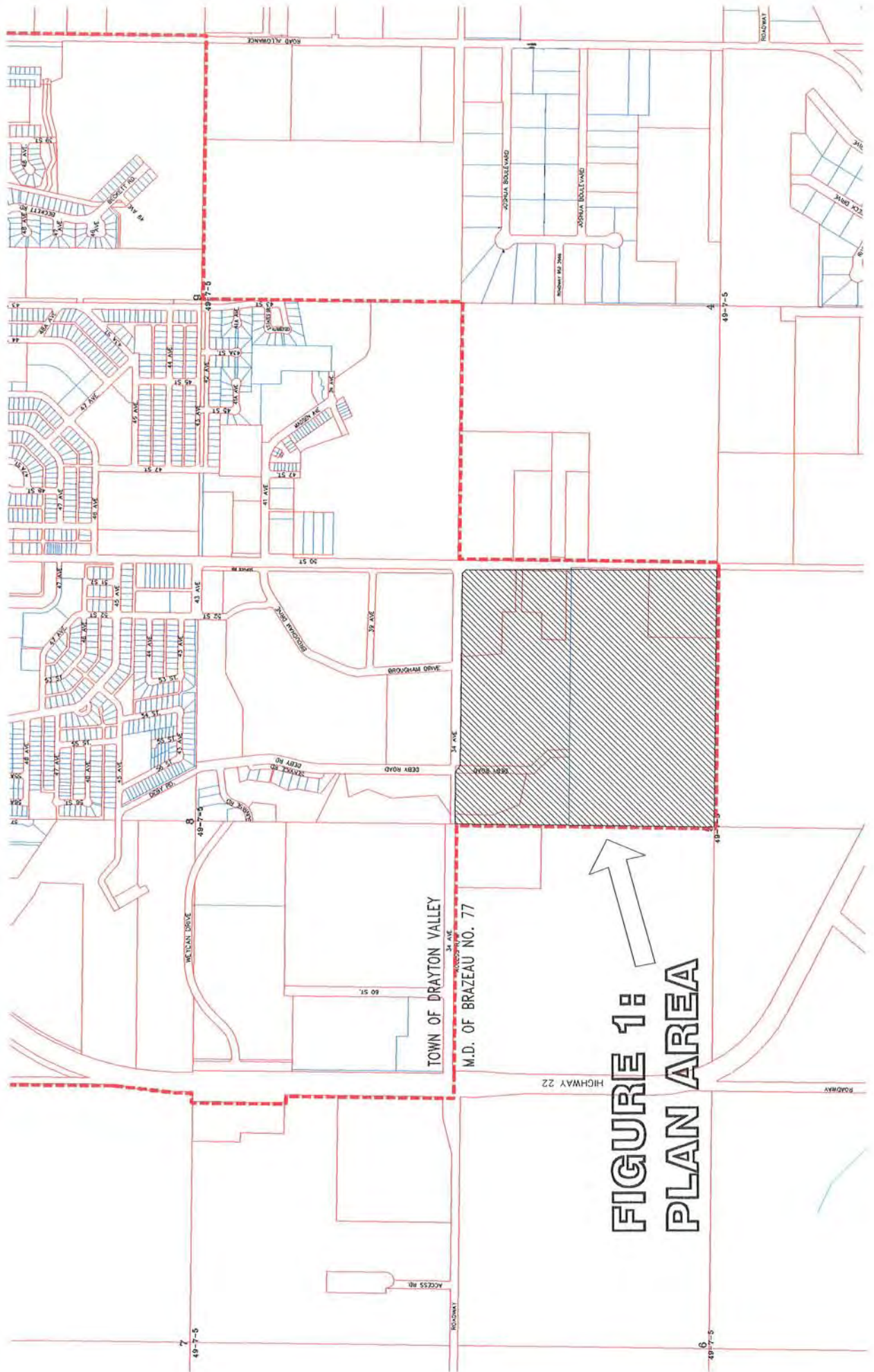
### 3.7 UTILITIES

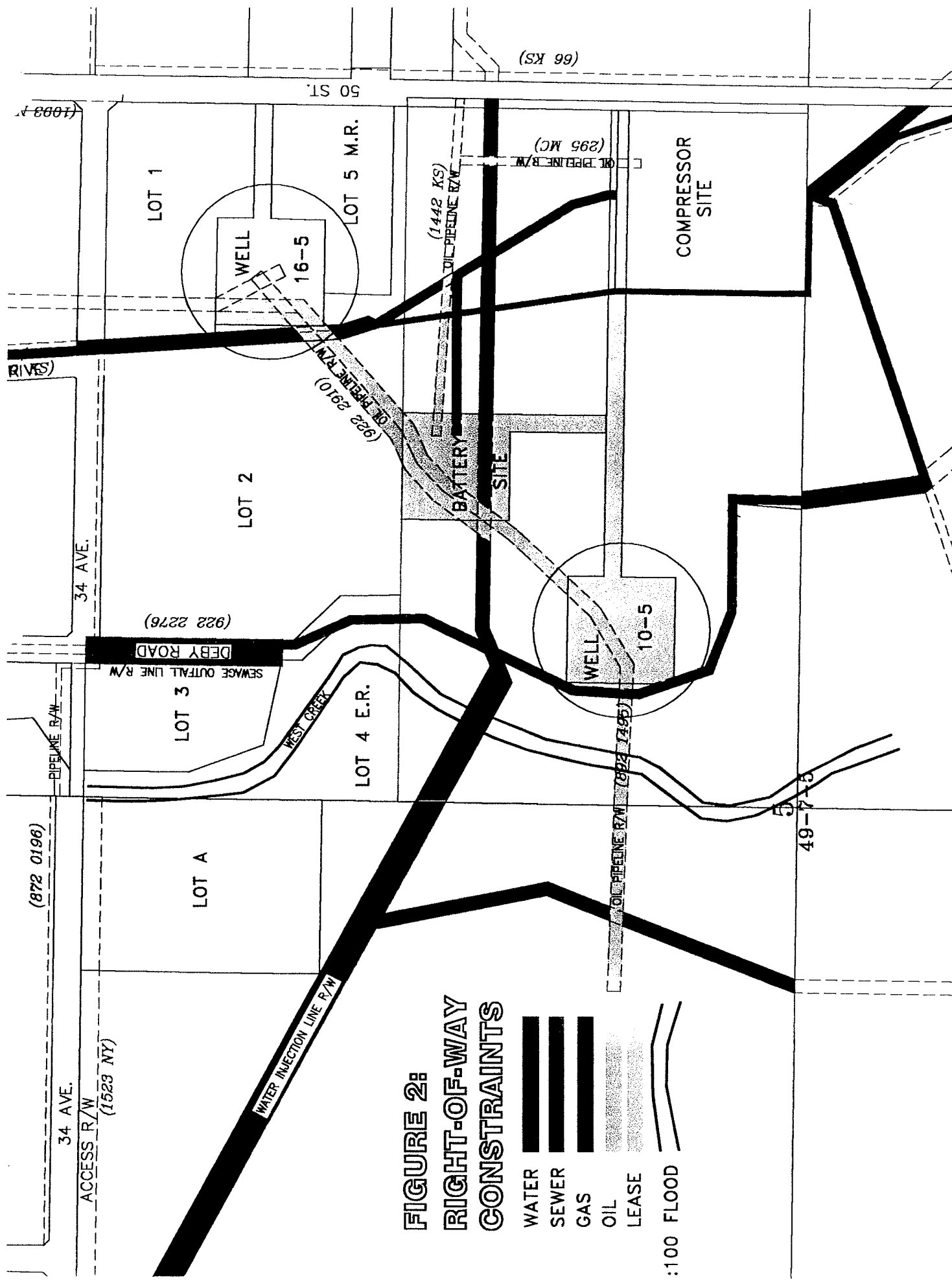
*The utility system for the area of the Plan is partially completed at present. Further utility construction should begin only upon development agreements being arranged for future subdivision. The servicing agreements will help minimize the cost to the Town of providing utilities for future development.*

- 3.7.1 All utilities within the Plan area are to be designed and installed in accordance with accepted engineering practices, and shall be satisfactory to the Town.






- 3.7.2 The Town of Drayton Valley shall impose an off-site levy/acreage assessment in respect of land within the Plan area which is to be developed or subdivided.
- 3.7.3 Proposed sanitary sewage collection systems shall be connected to the existing municipal system and shall be designed to meet projected flows.
- 3.7.4 The sanitary sewer service is supplied by the existing trunk sewer which runs under the Deby Road corridor. Sanitary sewer service upgrades will be limited to the 50<sup>th</sup> Street corridor, where a 250mm service is recommended in the ISL/KPMG Integrated Planning Area Infrastructure Requirements and Coordination study.
- 3.7.5 Storm water primarily flows from east to west on this quarter and more specifically, from northeast to southwest. Storm water may travel through road rights-of-way and easements except where the Town requires storm sewer systems. Storm water collection and disposal systems shall be satisfactory to the Town.
- 3.7.6 Storm water should be monitored to ensure that projected capacities do not cause undue erosion in the West Creek drainage course. Where this is projected, storm retention ponds and/or erosion control measures may be used to alleviate this possibility.
- 3.7.7 Water distribution systems shall be connected to the existing municipal system, and shall be designed to meet projected commercial/industrial consumption as well as fire flow requirements.
- 3.7.4 Shallow utilities are to be the responsibility of the developer. Gas service to the Plan area is provided by ATCO gas, power by TransAlta Utilities and telephone by Telus. Cable service is provided by Videon. These service providers should be contacted prior to, or during, the subdivision and development process to determine service requirements.



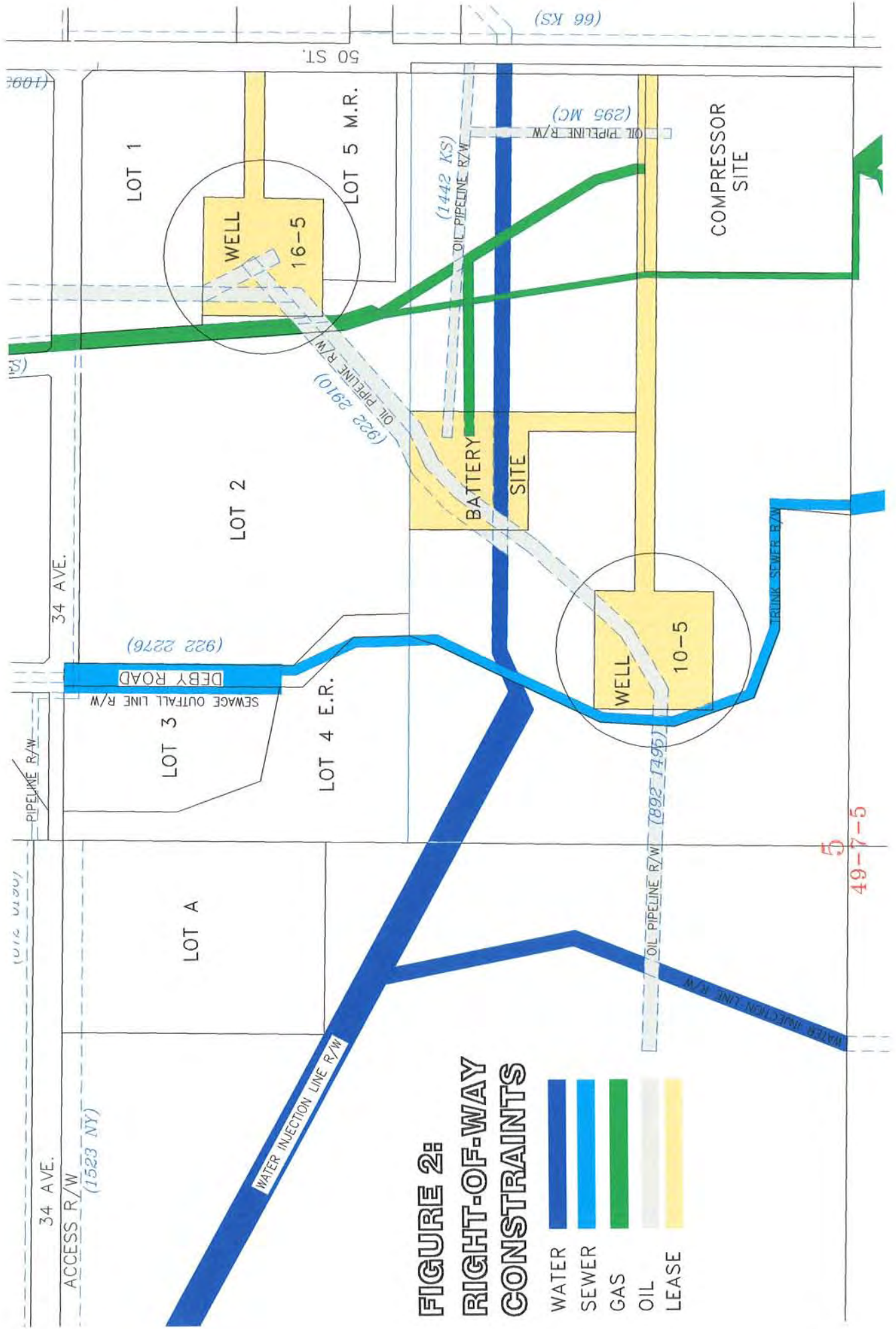




**FIGURE 2:  
RIGHT-OF-WAY  
CONSTRAINTS**

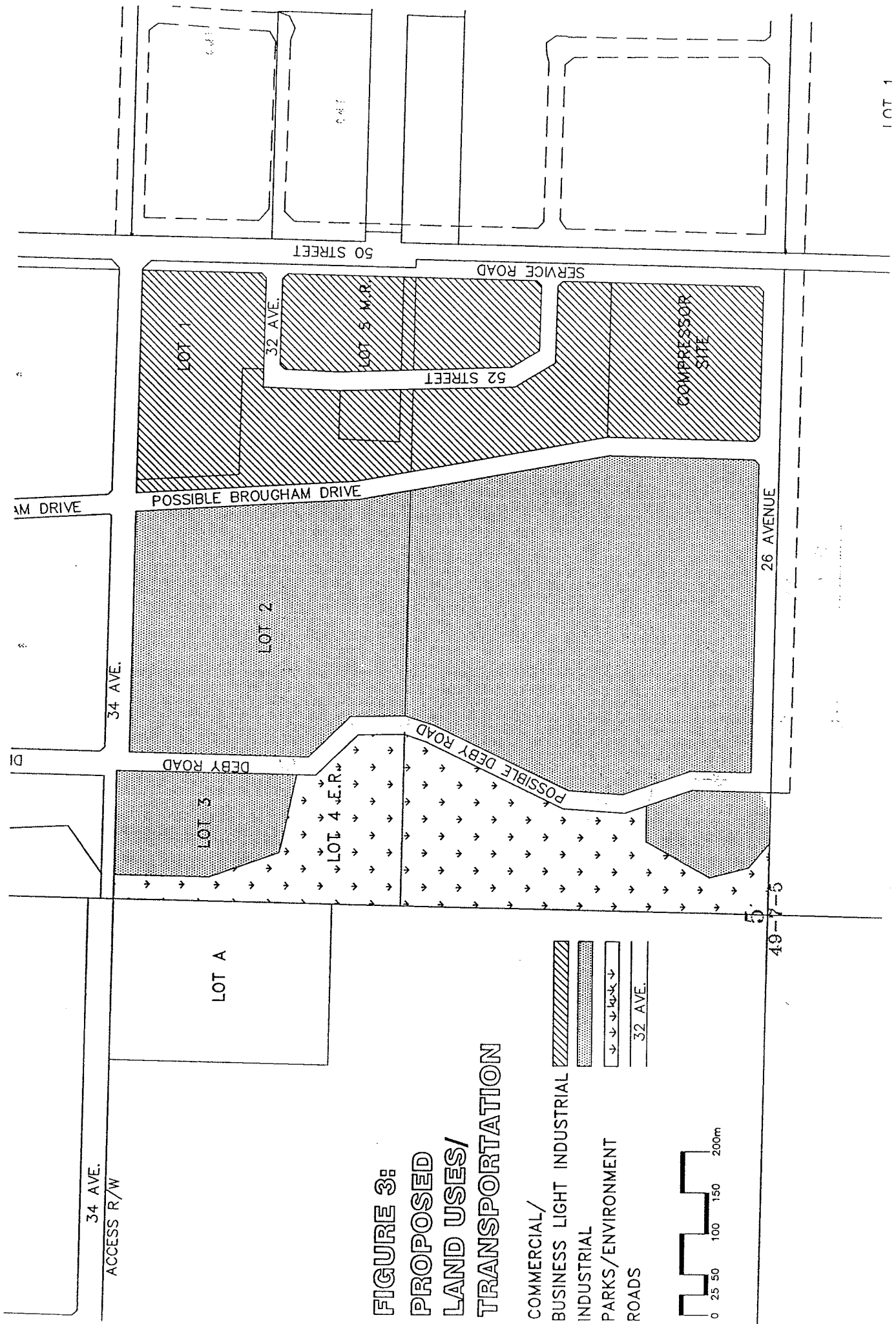
-  WATER
-  SEWER
-  GAS
-  OIL
-  LEASE
-  :100 FLOOD





**FIGURE 2:  
RIGHT-OF-WAY  
CONSTRAINTS**







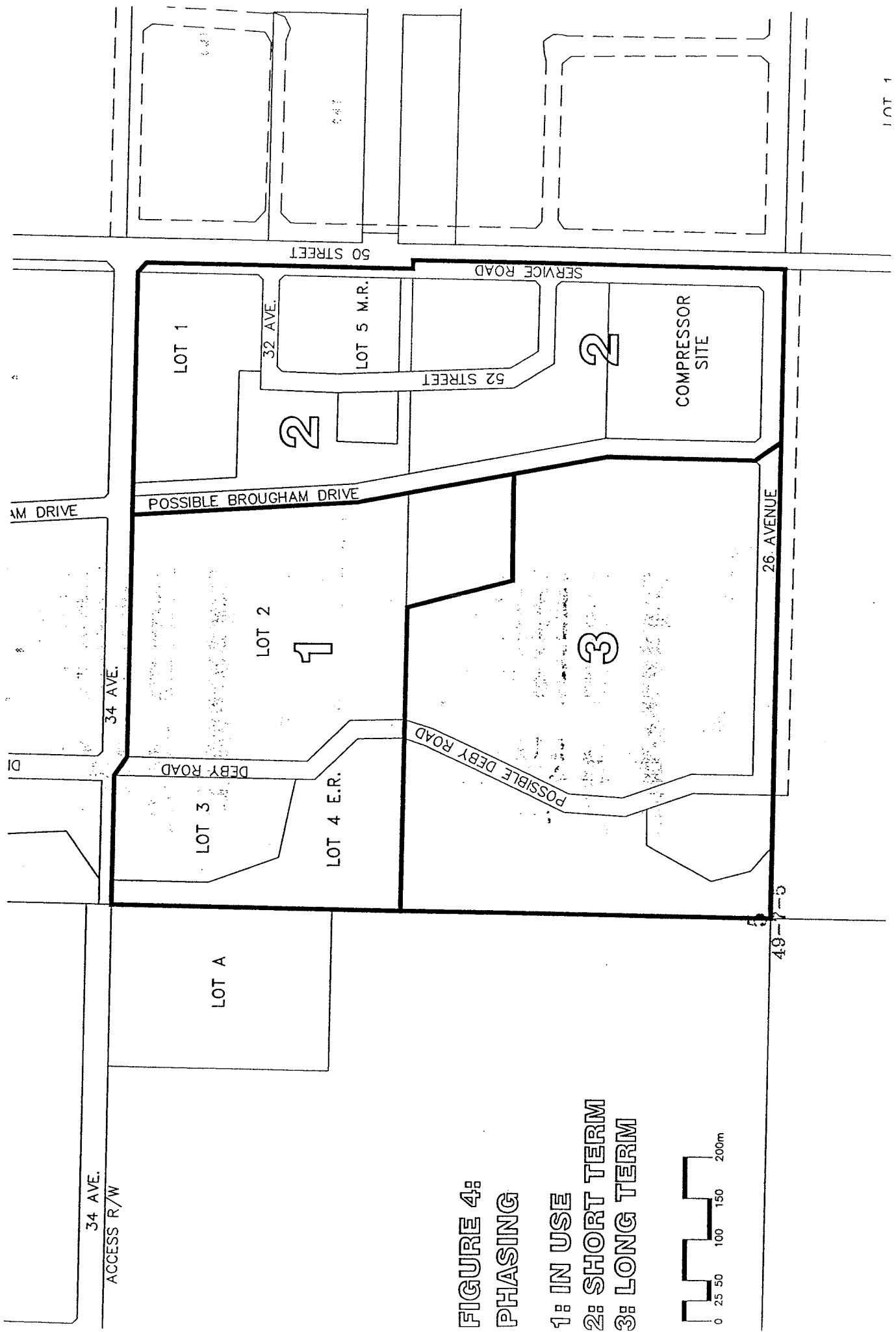
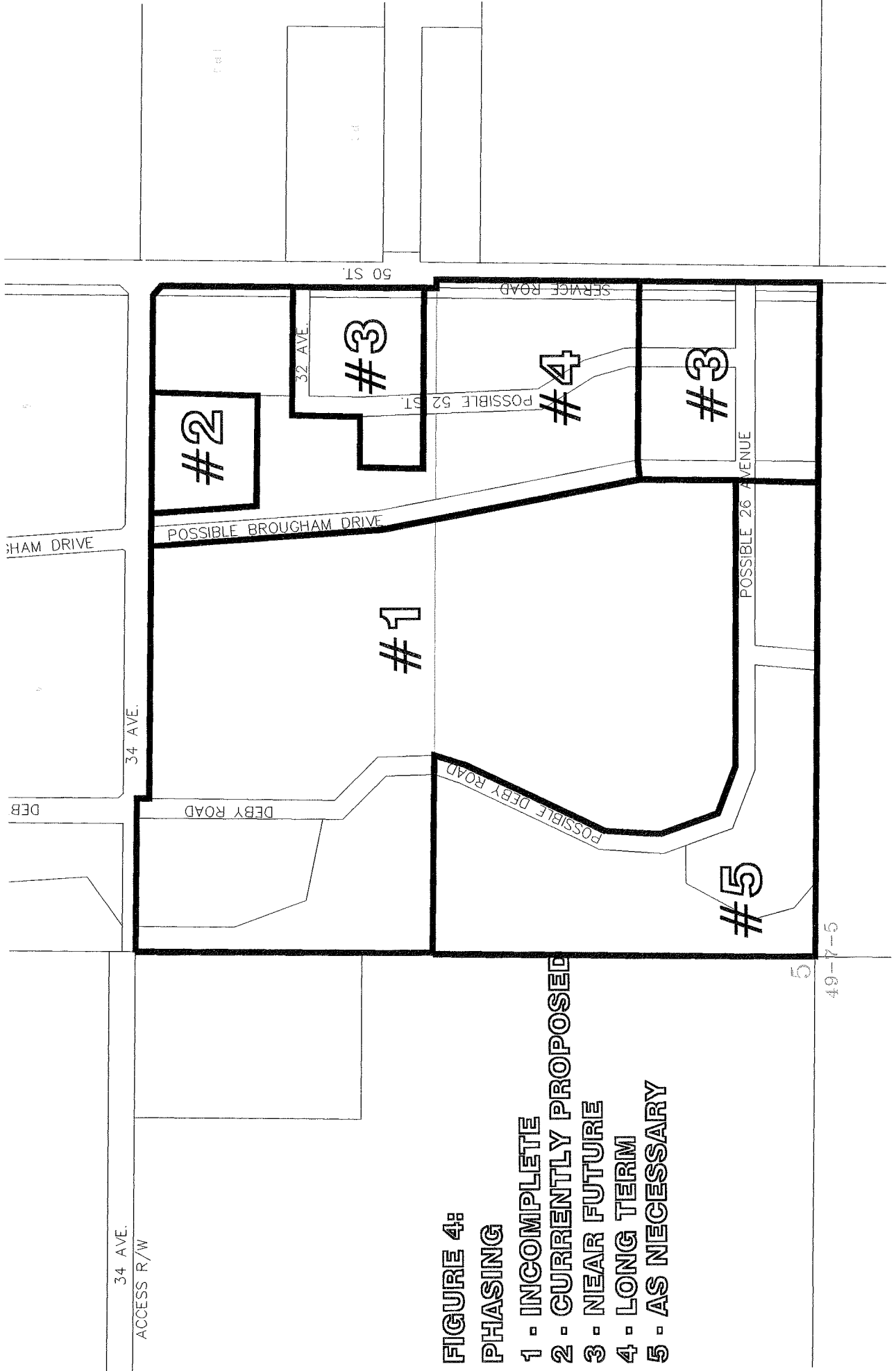


FIGURE 4:  
PHASING

- 1: IN USE
- 2: SHORT TERM
- 3: LONG TERM



**FIGURE 4:**

**PHASING**

- 1 - INCOMPLETE
- 2 - CURRENTLY PROPOSED
- 3 - NEAR FUTURE
- 4 - LONG TERM
- 5 - AS NECESSARY

