

THE
POWER CENTRE

**AREA STRUCTURE PLAN
SW 17 – 49 – 7 – W5M**

**TOWN of DRAYTON VALLEY
ALBERTA**

By

TRANS AMERICA GROUP

Harry S. Zuzak, Planner

June – 2004

A handwritten signature in black ink, appearing to be the initials 'H.S.Z.' with a stylized flourish.

TOWN OF DRAYTON VALLEY

BYLAW No. 2004/14/D

A BYLAW OF THE TOWN OF DRAYTON VALLEY IN THE PROVINCE OF ALBERTA TO BE KNOWN AS THE SW 17-49-7-W5M AREA STRUCTURE PLAN (Power Centre)

WHEREAS Section 633 of the Municipal Government Act, R. S.A. 2000 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. 2000 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 "SW 17-49-7-W5M Area Structure Plan (Power Centre) Bylaw".
2. That the text and accompanying maps annexed hereto as Schedule "A" become the SW 17-49-7-W5M (Power Centre) 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 17th day of June, 2004

James Johnson signature line
D. MAYOR

Town Manager signature line
TOWN MANAGER

Read a second time this 6 day of July, 2004

James Johnson signature line
D. MAYOR

Town Manager signature line
TOWN MANAGER

Read a third time this 6 day of July, 2004

James Johnson signature line
D. MAYOR

Town Manager signature line
TOWN MANAGER

COPY

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INTRODUCTION

1.1 Plan Purpose

The purpose of the Drayton Common Area Structure Plan (ASP) is to provide for the future orderly development of the SW 17-49-7-W5M in accordance with applicable Provincial Statutes as well as Bylaws and Standards of the Town of Drayton Valley as well as Brazeau County.

1.2 Background

The property, consisting of 41.3 hectare has been owned by Drayton Valley Investments Ltd. (a subsidiary of the Trans America Group of companies) for nearly 30 years. In the early 1980's a residential land use was envisaged for the property and plans were prepared to reflect the same. The plans for residential development were not undertaken for several reasons and the property has remained undeveloped.

Recently a commercial developer has shown an interest in the SW quarter and the provision of a substantial commercial centre thereon. To facilitate a development such as this, an ASP was necessary to address the issues affecting the Plan area, resolve them and enable the development process to proceed.

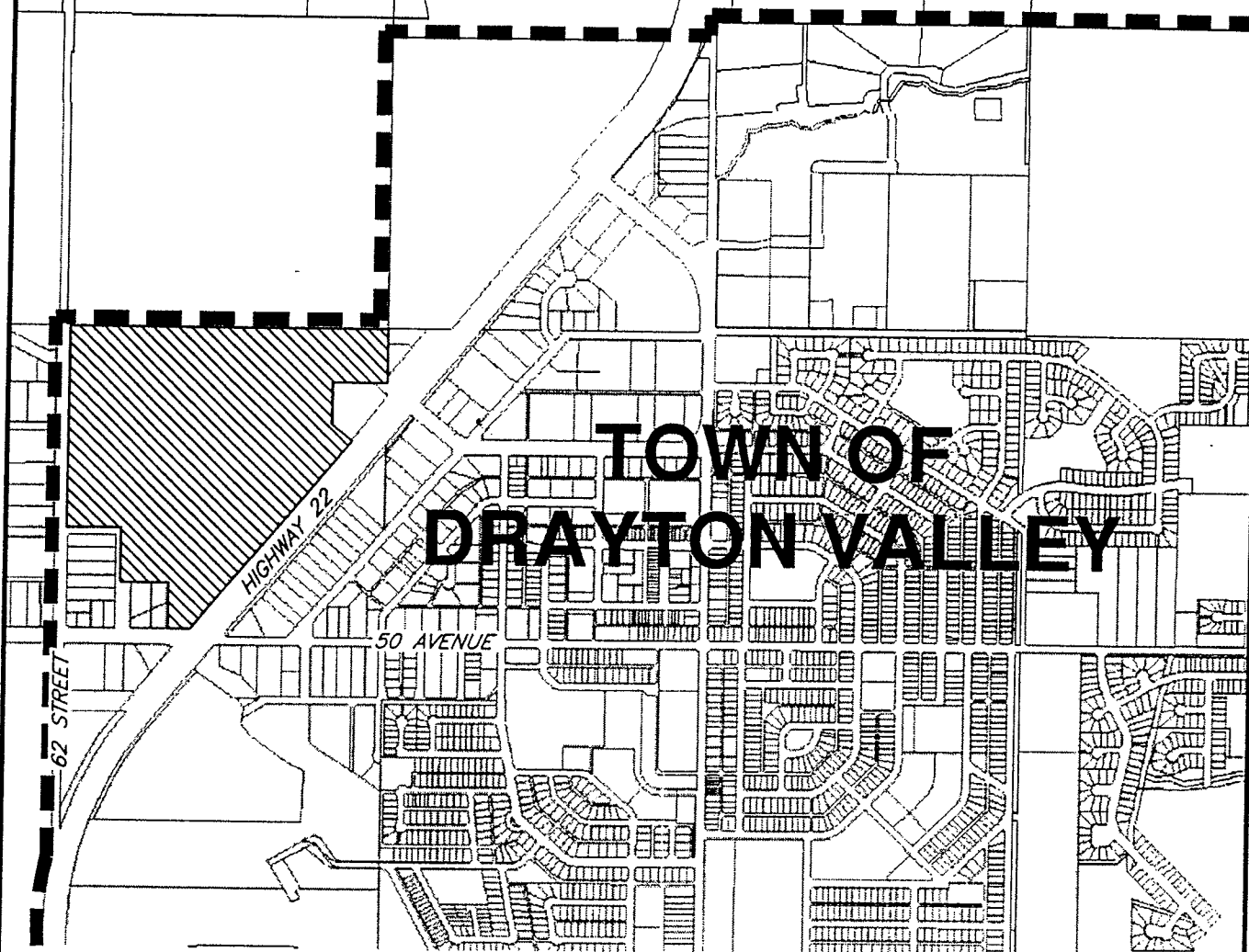
SITE ANALYSIS

2.1 Areal

The property is located in the northwest corner of the Town. It has a triangular shape set in the extreme north west corner of the quarter and as noted contains 41.3 hectare. The Town boundary defines the north limit of the property. The west boundary of the Town is situate on the western limit of 62nd Street while the eastern limit of 62nd Street defines the west limit of the property. The south eastern limit of the property is defined by the north west boundary of Highway #22. The southern limit of the property is irregular and is defined by subdivision development. In the north east area of the property is a singular parcel – Parcel A, Plan 3509 KS which protrudes into the property. The location of the area and its site elements are shown in Figure 01 and 02.



M.D. OF BRAZEAU



TOWN OF DRAYTON VALLEY



LOCATION OF DEVELOPMENT AREA
SW1/4 SEC.17-49-7-W5M

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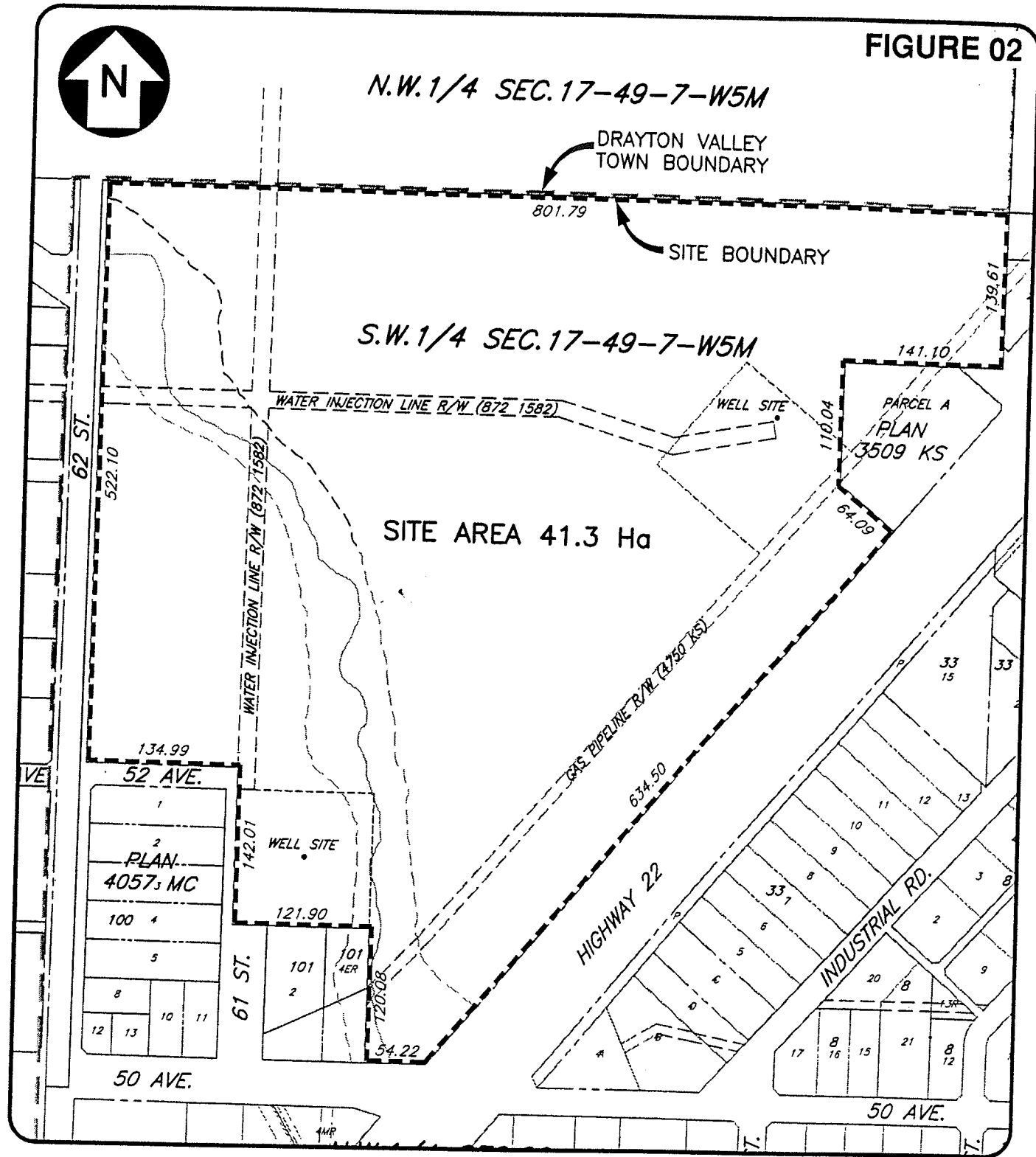
SW1/4 SEC.17-49-7-W5M

LOCATION PLAN

DURRANCE DURRANCE & ASSOCIATES LIMITED

DESIGNED BY:	HSZ	JOB NUMBER:	50297
DRAWN BY:	RGG		
CHECKED BY:	HSZ	DRAWING NUMBER:	FIGURE 01
DATE:	03/05/21		

FIGURE 02



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 DRAYTON VALLEY, ALBERTA

SW1/4 SEC.17-49-7-W5M

SITE & SITE DIMENSIONS

DURRANCE DURRANCE & ASSOCIATES LIMITED

DESIGNED BY:	HSZ	JOB NUMBER:	50297
DRAWN BY:	RGG		
CHECKED BY:	HSZ	DRAWING NUMBER:	FIGURE 02
DATE:	03/05/21		

2.2 Topography

The SW quarter is transected by a north/south oriented shallow intermittent creek referred to as West Creek in literature of the Town. West Creek flows and meanders from the northwest corner of the quarter to the intersection of 50th Avenue and Highway #22.

With the exception of a small triangular piece in the north east corner of the quarter, which slopes to the north east, the remainder of the land slopes from this area to West Creek at a gradient of approximately 3.1 % percent. On the western side of the property the slope from 62nd Avenue to the Creek is much shallower having a gradient of approximately 1.3 % percent. The gradient of West Creek itself is approximately 0.8 % percent.

The upper reaches of the quarter are at 873m a.m.s.l. in the northeast corner with a general decline to an elevation of 853m a.m.s.l. in the southern corner. West Creek is at 860m a.m.s.l. at the north boundary of the property and falls to the same 853m a.m.s.l. in the southern corner. Contours for the quarter are shown in Figure 03.

2.3 Soils

Surficial

Surficial soils may be generally described as gray luvisolic typically associated with the high plateau formation between the North Saskatchewan and Pembina Rivers. The topsoil layer ranges from 50mm to 350mm in thickness in the SW quarter.*

Subsurface **

Based on a geotechnical investigation in the SW quarter the topsoil is underlain with a layer of glacial till being marbled brown/grey in color ranging from stiff to very stiff in consistency and ranging in moisture from damp to moist. Occasional layers and pockets of sand and gravel were encountered within the clay till. The clay exhibits plasticity indexes ranging from intermediate to high with the potential of swelling.

No insurmountable constraints are foreseen for development.

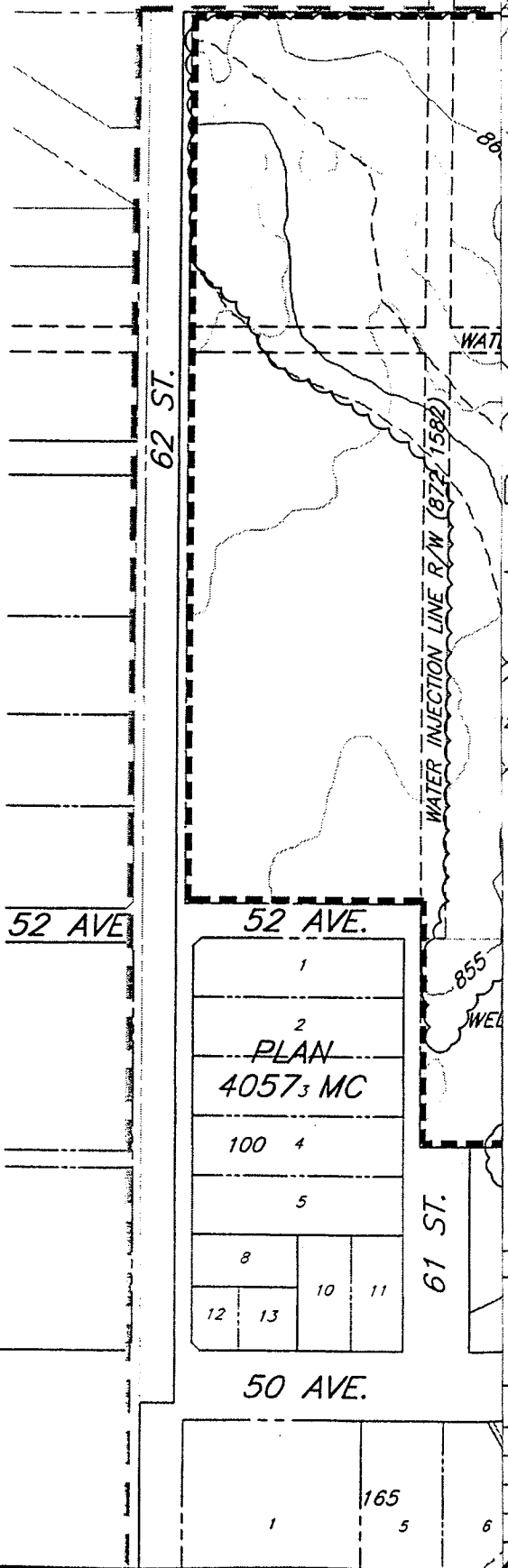
*and ** Geotechnical Investigation by Jacques Whitford and Associates Limited, September 08, 2003 prepared for Stantec Consulting Ltd.



TRANS AMERICA GROUP

WOODFINE
DEVELOPMENTS INC.

S.E. 1/4 SEC. 18-49-7-W5M



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DRAYTON VALLEY, ALBERTA

SW1/4 SEC. 17-49-7-W5M

TOPOGRAPHY / VEGETATION

DURRANCE DURRANCE & ASSOCIATES LIMITED

SCALE:	1 : 4000	
DESIGNED BY:	HSZ	JOB NUMBER: 50297
DRAWN BY:	RGG	
CHECKED BY:	HSZ	DRAWING NUMBER: FIGURE 03
DATE:	03/05/21	

2.4 Vegetation

The SW quarter is generally void of trees. The trees associated with West Creek are scrub brush in the middle part consisting of willows and aspen. The south and north ends of the Creek have larger stands of trees consisting mostly of poplars intermixed with some coniferous. There is a band of mature vegetation along the north boundary of the property extending some 200 metres southward consisting primarily of aspen and poplar. Vegetation is shown on Figure 03.

2.5 Existing Land Use

The open area of the SW quarter has been utilized for agricultural pursuits. There are two oil well sites situated on the property. Each site is nearly 1.5 hectare in size. The sites are served by water injection lines from the east and from the north. A low pressure gas line parallels Highway #22 and is 64 metres perpendicularly distant from the north west limit of the Highway. This line is abandoned and subject to removal. Two other pipelines exist on this quarter but have been decommissioned and abandoned. These constraints will minimally affect road alignments and development within the property.

There is currently an existing older residence on the property in the northwest part of the property, which would be subject to removal once development extends into the area.

2.6 Surrounding Land Use

The area to the west of the property and across 62nd Street is situated within Brazeau County. In the SE 18-49-7-W5M the land use is of an industrial/commercial character. The land use in the NW 17-49-7-W5M, which is immediately to the north of the property is agricultural and is utilized currently as pasture.

The area to the south of the ASP and in the vicinity of 52nd Avenue and 61st Street is districted as CM-X, Commercial: Mixed Service Industrial. To the east of the ASP and across Highway #22 the entire length of the Highway is districted as CM-X.

Parcel "A" near the north east corner of the property contains an office building associated with oilfield servicing. This parcel is also districted as Commercial: Mixed Service Industrial (CM-X).

There are two lots forming a small triangular area within the SE 17-49-7-W5M which are situated west of the Highway. One parcel contains a religious institutional building while the other a veterinarian clinic facility. This area has been districted as a C-2, Highway Commercial District.

CONCEPT PLAN

3.0 Introduction

The Power Centre ASP encompasses lands that fall under the jurisdiction of the Town of Drayton Valley and is therefore subject to the Town's General Municipal Plan and its Land Use Bylaw.

Accordingly this ASP is founded on policies and concepts emanating from these documents. It has been conceptualized in response to site factors and within constraints of existing and surrounding land use as well as market demand.

3.1 Land Use

This Plan proposes that the development of this property be largely consistent with the land uses in the immediate vicinity while at the same time introduce a Highway Commercial land use given the natural exposure to Highway #22. Given a major commercial development there is typically a demand for residential in the immediate vicinity. Multiple family density residential has been proposed in the north portion of the ASP area. The land uses in the quarter would be; C-2 (Highway Commercial); CM-X (Commercial: Mixed Service Industrial); R-2M and R3 (Residential); P-1 (Recreational: General Recreation); and, E.R. (Environmental Reserve).

The total C-2 area consists of approximately 14.2 hectare of which 12.9 hectare has full view exposure to Highway #22 to a depth of some 420 metres away from the Highway. This area has been shown in block form and would accommodate commercial pads and their associated parking. A 1.3 hectare area of C-2 is situate in the extreme northeast corner of the quarter section. All proposed uses would be as permitted under the Land Use Bylaw of the Town. The character of the district will be commercial/retail. The anticipated building area for the block form C-2 district is approximately 22,580 sq.m. (243,000 sq. ft.) with a total of approximately 1,300 parking stalls.

The CM-X land use will apply to the area west of West Creek comprising 3.5 hectare and is intended for uses matching those across 62nd Street. These lots would front onto 62nd Street. The CM-X district will also apply to Parcel A; the two well sites and a small piece immediately to the north and adjoining the north well site and Parcel A consisting of 4.9 hectare. The remainder of the lands are intended for residential development, municipal reserve and environmental reserve.

The Environmental Reserve land use is associated with West Creek and would incorporate a significant portion of the 1:100 year flood plain. The 1:100 year flood plain is shown on the Plan but at best is approximate and will need to be defined in the field. The area comprises approximately 4.7 hectare.

The Municipal Reserve has been conceptualized to be in the vicinity of West Creek and the Municipal Reserve to take advantage of the natural setting associated with the Creek. A ten (10%) percent Municipal Reserve dedication is shown adjoining the E.R. and comprises 4.1 hectare.

Right-of-ways account for 2.5 hectare within the plan area.

The land use distribution in hectare as well as population generation from the proposed residential component in this quarter is provided in Table 1 and Table 2 respectively at the end of this section.

**TABLE 1
LAND USE DISTRIBUTION
(net area in hectare)**

<u>Land Use</u>	<u>Hectare</u>
Highway Commercial (C-2)	14.2
Commercial/Industrial (CM-X)	8.4
Residential	
Multiple family	6.5
Municipal Reserve	4.1
Public Utility parcel	0.9
Environmental Reserve	4.7
Roadways	<u>2.5</u>
Total	<u>41.3</u>

**TABLE 2
DWELLING UNIT and POPULATION GENERATION**

<u>Land Use</u>	<u>SW 17</u>	
	<u>Du</u>	<u>Pop</u>
M.F.	<u>390</u>	<u>930</u>
Total	<u>390</u>	<u>930</u>

Multiple family is based on 60 du/ha
 Population generation based on relationship of Drayton Valley population vs. total dwelling units as of June 30, 2003 Municipal Census – 2.38 p/du

3.2 Municipal Infrastructure

All municipal infrastructure within the Plan area are to be designed and installed in accordance with the Engineering Standards of the Town of Drayton Valley. The developer shall be subject to any off-site assessments for the area to be developed or subdivided.

Water Distribution System

Existing 300 mm diameter water mains are located on 50th Avenue and along 62nd Street to 56th Avenue. These trunk mains will be the main source of water to facilitate development.

Sanitary Sewage System

At the south end of the ASP, sanitary sewer mains are located on 50th Avenue as well as 62nd Street. These mains have more than sufficient capacity to handle any development of the property.

Storm Water Management

The ASP area is situate within the West Creek watershed. The drainage pattern of flow is to the south and southeast. Pursuant to Alberta Environment requirements, developments are required to ensure release rates do not exceed pre-development flow rates and that storm water run-off storage be provided for 1:100 year return period frequency events.

The principle of storm water management for the Highway Commercial district in the SW 17 is that each commercial parcel utilize to the largest degree possible its own area and facility for storm water storage (i.e. roofs, parking lots, etc.). Such additional storage as may be required would be stored off-site via detention pond facilities. It is envisaged that a storage facility will be required and it has been tentatively sited at the extreme south end. The specific location and size of the facility would be subject to detailed design and may require adjustments to West Creek.

Storm water management plans are subject to the approval of Alberta Environment.

Utilities

Shallow utilities and street lights are the responsibility of the developer. Gas service to the Plan area is provided by ATCO gas, power by Utilicorp and telephone by Telus. Cable service is provided by Shaw Cable. The developer is responsible for the determination of service requirements and coordination of same.

3.3 Transportation

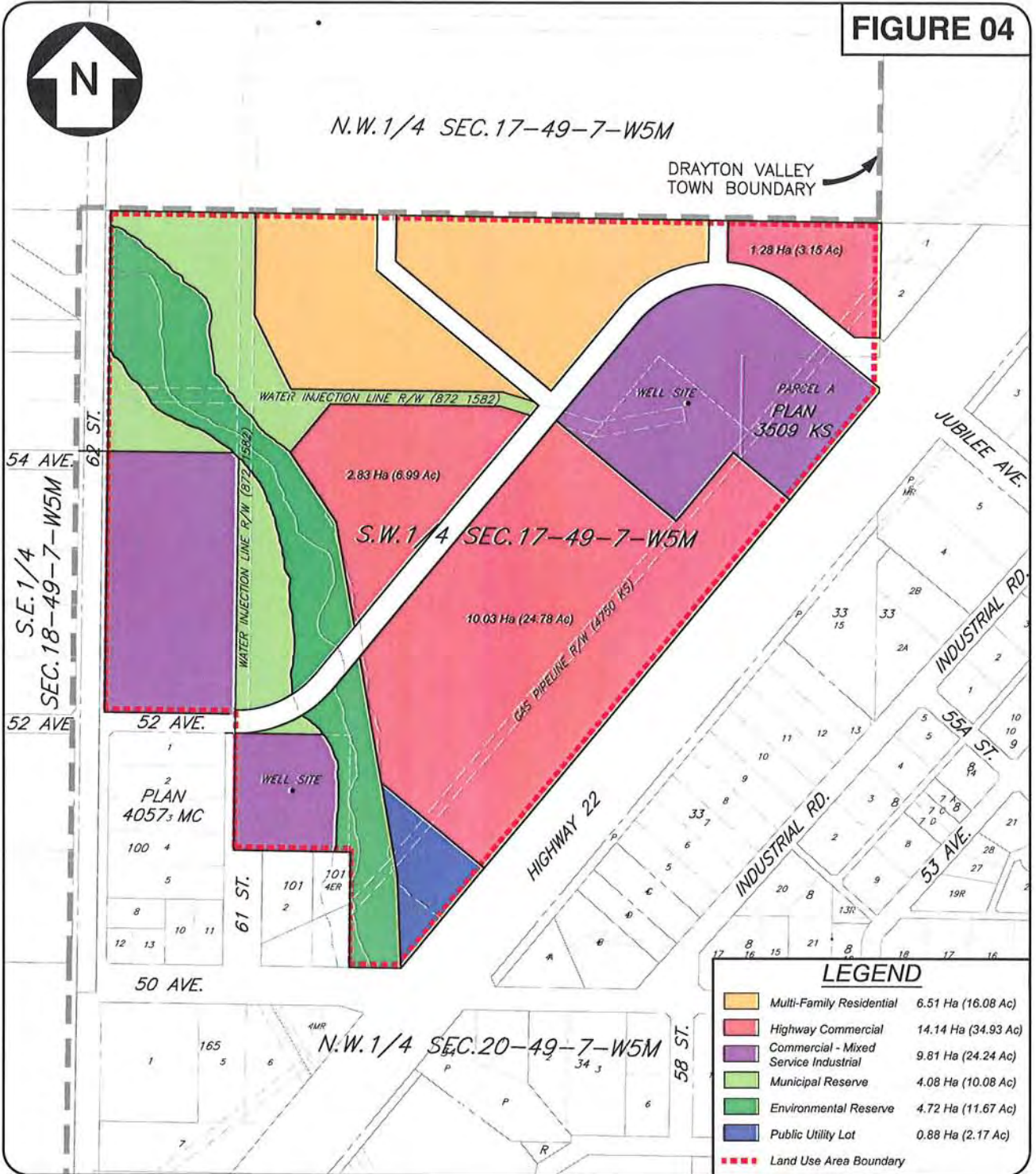
To facilitate a major highway commercial development in the SW 17 quarter the proposed transportation network utilizes an access from Highway #22 located at Jubilee Avenue. The principle access curves around Parcel A and trends in a south westerly direction paralleling Highway #22 and some 240 metres perpendicularly distant therefrom. This access ties into 52nd Avenue, which in turn connects to 62nd Street and thence to 50th Avenue and thence eastward to Highway #22 thus completing the transportation circulation pattern. Both Jubilee Avenue and 50th Avenue extend into the Town's central core. Two accesses are shown which radiate to the north to facilitate the future development of the NW1/4 of section 17-49-7-W5M as well as to serve the multiple family residential along the north boundary of the Area Structure Plan.

The transportation network as proposed best serves the development of the property contained within the Area Structure Plan in that it serves as a cohesive element of a significant block of land by virtue of a centrally located collector. It enables major highway commercial development to be located along the Highway for exposure purposes while separating internal traffic from that of the Highway.

It should be noted that this is a slight departure from the recommended future transportation network by the Town which proposed an extension of Jubilee Avenue as a collector along the north boundary of the SW 17 quarter to 62nd Street. Nonetheless a cross connection is facilitated by the access to 52nd Avenue.

A recently completed transportation impact analysis sheds some light on vehicle movements associated with Highway #22 and the 50th Avenue and Jubilee Avenue intersections. These have been made available to the Town as well as Alberta Transportation.

FIGURE 04



LEGEND

	Multi-Family Residential	6.51 Ha (16.08 Ac)
	Highway Commercial	14.14 Ha (34.93 Ac)
	Commercial - Mixed Service Industrial	9.81 Ha (24.24 Ac)
	Municipal Reserve	4.08 Ha (10.08 Ac)
	Environmental Reserve	4.72 Ha (11.67 Ac)
	Public Utility Lot	0.88 Ha (2.17 Ac)
	Land Use Area Boundary	

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 DRAYTON VALLEY, ALBERTA
**THE
 POWER CENTRE
 DRAYTON VALLEY**
 CONCEPT
 LAND USE PLAN

DURRANCE DURRANCE & ASSOCIATES LIMITED

DESIGNED BY:	HSZ	JOB NUMBER:	50296
DRAWN BY:	RGG	DRAWING NUMBER:	
CHECKED BY:	HSZ	FIGURE 04	
DATE:	03/05/21		

LAST EDIT DATE: 04/06/14