
THE TOWN OF DRAYTON VALLEY

SW 9-49-7-W5M

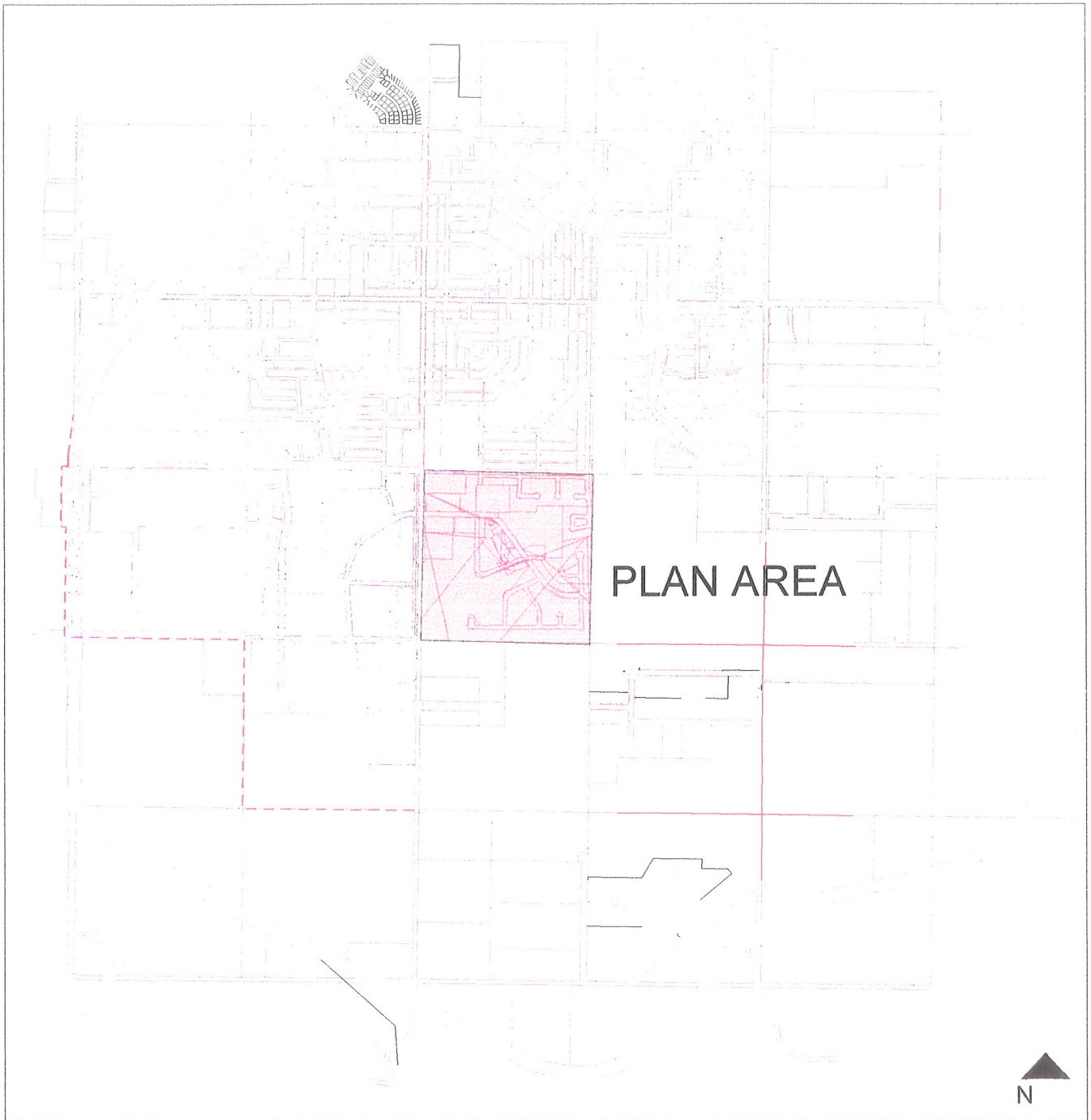
(SEKURA) AREA STRUCTURE PLAN

Submitted by
Habico Planning & Architecture Ltd.

Adopted May 16th, 2001

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LEGEND

 Plan Area

Project:
Town of Drayton Valley
Area Structure Plan
00 01 02 03

Title:
Location Context

Date:
January 2001

Map 01



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1.0 INTRODUCTION

1.1 Plan Purpose and Objectives

The SW 9-49-7-W5M (Sekura) Area Structure Plan seeks to accomplish the following objectives:

- Ensure that the proposed development within the Plan area conforms to 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.
- Meet the requirements of Section 633 of the Municipal Government Act, R.S.A.
- To ensure that subsequent subdivision and development within the Plan area is integrated with the design concept and policies approved as part of the adjoining 50th Street East Area Structure Plan
- To have a coordinated planning approach as detailed in the MD of Brazeau/Town of Drayton Intermunicipal Development Plan.

1.2 Background

The SW 9-49-7-W5M (Sekura) Area Structure Plan is limited to the quarter section of the same description. (See Map No. 1) The subject lands are located in the southernmost portion of the Town of Drayton Valley. At this time approximately 50% or 80 acres (32.4 ha.) of the Plan Area is "built out" which leaves approximately 80 acres (32.4 ha.) of vacant land for development potential.

The Town has recently received a proposal for redesignation and subdivision of land within the plan area, which has precipitated the need for this Area Structure Plan. It should also be noted that there is an existing Outline Plan prepared for this quarter section, which was used as a basis for the policy framework and development concept plan in this Area Structure Plan. Existing development within the Plan area is comprised of a mix of residential, commercial, institutional and public service uses. Two private utility structures are located within the Plan and they include a Telus tower and a functioning well. The water and sewer servicing and storm drainage plans are in place for this quarter prepared by ISL and have been followed within the framework of the outline plan.

2.0 SITE ANALYSIS

2.1 Topography

The land in this quarter section slopes gradually downward from the southeast to the northwest. The undeveloped portion of the plan area contains some larger stands of trees and there are no significant slopes, which would prohibit proposed development. A proper storm drainage system will allow for the proper “build-out” of the plan area development.

2.2 Reserves

Current Municipal Reserve allocations in the Plan area are outlined in the following table.

LOT #	PLAN	ACRES	STATUS
12 R	792 0585	1.73	SEKURA PARK
58 R	792 0585	0.46	43 rd Ave. BLVD
59 R	792 0585	0.45	43 rd Ave. BLVD
60 R	792 0585	0.32	43 rd Ave. BLVD
58	822 2201	5.98	HOSPITAL
59	822 2201	7.51	RESERVOIR
75 MR	872 2404	0.49	CELEBRITY PARK
TOTAL:		16.94	

The land lying within Lots 58 and 59 were formerly known as 56R and 57R under a previous plan. The two lots were discharged as municipal reserve in 1981 in order to provide for sites for the hospital and municipal reservoir.

Municipal reserve allocations which may be obtained through subdivision dedication are essentially exhausted for this quarter section, however a Deferred Reserve Caveat for approximately 2 acres of land has been carrying through the title for a number of years which would suggest that reserve may still be owing.

No environmental reserve is currently present within the Plan area.

2.3 Existing Development/Development Constraints

Existing development on the site is comprised of a mix of institutional uses (Drayton Valley Hospital), Commercial Mixed uses and residential development. There is also an assisted living complex adjacent to the Drayton Valley Hospital. In terms of development constraints, there is an existing operational well and associated pipeline located at the southwest quadrant of the quarter, which must be taken into consideration when habitable development is proposed within this area of the Plan (See Map 2). As well, the Town's water storage facilities are located within the plan area.

Also of note is an existing Telus Tower site located in the northwest corner of the quarter section.

2.4 Adjacent Development/Development Plans

The MD of Brazeau borders the quarter section to the east and to the south. These lands remain largely undeveloped, although the existing Sekura Auction yard is located on the lands immediately to the south of the Plan area. Commercial (along 50th Street) and low density residential comprises the majority of development on lands to the north of this quarter section. Land located to the west of the Plan area (west of 50th Street) is primarily industrial in nature and extends to Highway No. 22 and a commercial mixed corridor is planned adjacent to the west side of 50th Street. The existing Weyerhaeuser plan occupies a significant amount of these lands. Commercial/Light Industrial development is planned on the west side of 50th Street.

An approved Area Structure Plan is in place for the lands to the south (50th Street East ASP). This ASP recognizes the importance of the 50th Street corridor and designates the lands adjacent to this major thoroughfare as Commercial/Business Light Industrial. The remainder of the lands within the quarter are designated country residential. The lands to the east are designated future residential in the draft MD of Brazeau/Town of Drayton Valley Intermunicipal Development Plan. The Southview Business Park ASP, which was adopted in a shorter format as an Outline Plan is in place to the west of the Plan area. This Plan recognizes the significance of the 50th Street corridor in terms of commercial uses and light industrial uses are proposed on the remainder of the quarter.

2.5 Utilities

A sanitary trunk sewer and a water main already exist on Madsen Avenue (See Map 6). An existing water reservoir is located to the east of the Hospital and south of the Tennis Courts. Existing utility placement will partially dictate the future road alignment(s) and development phases within the plan area.


2.6 Oil and Gas Activity

Within this quarter section there is an existing well and several pipelines, which traverse the area. There are also several abandoned pipelines, which should not pose a future development constraint. The existing well site and to a lesser extent the functioning pipelines present a development constraint. Subdivision applicants, in accordance with



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- Pipelines
- 100 m Well Buffer

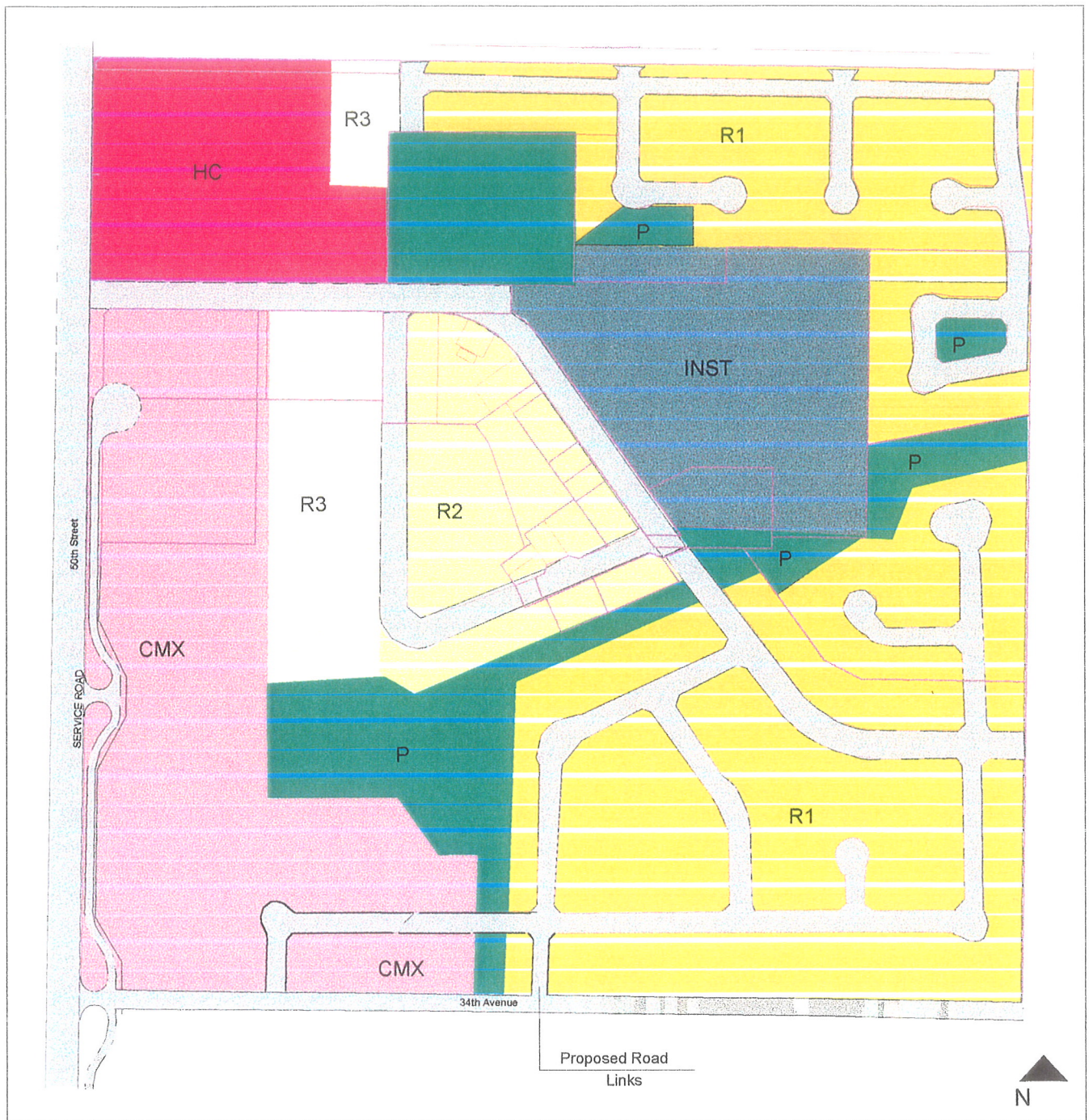
Project: Town of Drayton Valley Area Structure Plan SW 9497W3M	
Title: Development Constraints	
Date: January 2001	Map 02
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the Municipal Government Act, would require written approval by the Alberta Energy and Utilities Board for otherwise incompatible development within 100 metres of a wellhead.

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

- As 50th Street is a major “Gateway” corridor into Drayton Valley, high visual quality commercial/light industrial uses which will provide an attractive streetscape design should be promoted adjacent to 50th Street;
- Traffic based commercial developments should be directed to locate along 50th Street to maximize visibility and accessibility.
- Medium to high density residential development should be directed to lands adjacent to the east of the designated commercial area and should be buffered from the commercial development in a suitable manner with trees, berming or a fencing treatment;
- The majority of the lands to the south and east of the existing development are suitable for lower density residential development;
- Suitable buffering (100 metre setback) should be enforced for any habitable development from the existing well head;
- Traffic circulation flow should be reviewed and a suitable road “link” should be identified between existing developed area(s) in the north and the future development area in the south of the Plan area. In order to affect proper traffic flow between the North and South quadrants of the quarter, it may be appropriate to make 47 Street a “through road” to connect with Madsen Avenue if a suitable “right-of-way” can be acquired through the Telus Tower property.
- Consideration should be given to providing longer-term transportation connections to adjoining lands within and outside the Town, principally with Beckett Road and the Ring Road.
- Future subdivision phases should be designed to follow existing utility routes to minimize servicing requirements needed to accommodate development and to keep right-of-way constraints to corridors or edges of larger development areas. Water trunks need to be sized for adequate fire flows and looping.
- Developers must be extremely cautious of development on or adjacent to existing pipelines and oil leases;
- Development on sloped land (vis-à-vis water runoff and grading of land) should be considered at the Development Permit stage and shall conform to the approved storm water drainage plan prepared by ISL Engineering.
- Open Space “linkages” with other adjoining area(s) of the Town and adjoining lands within the MD of Brazeau will be acquired with public utility lots along stormwater drainage ditches and pipeline right of ways or by co-terminus blocks or areas of municipal reserve lands;



LEGEND

- R1 - Residential - Low Density
- R2 - Residential - Medium
- R3 - Residential - High Density

- P - Public Utility / Open Space
- HC - Highway Commercial
- CMX - Commercial
- Inst - Institutional

Project:
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SW 9497/M331

Title:
Development Concept

Date:
January 2001

Map 03



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3.0 PLAN AND POLICIES

3.1 Concept Plan

The Concept Plan is sensitive to the existing development of the site and the proximity to 50th Street, which is a major arterial and “Gateway” into Town. The Plan is also sensitive to property owner aspirations and the general land use concept originally proposed in the outline plan. The plan recognizes the development potential of lands adjacent to the quarter in the MD of Brazaeu and recognizes the policies in the 50th Street East ASP. In light of this, possible road linkages are depicted on the concept plan to connect to future roads proposed in the quarter located to the south. In terms of the overall concept a mix of various densities of residential development is proposed as well as a commercial area and use of the stormwater drainage infrastructure for the provision of open space linkages. It should also be noted that as there are some significant stands of mature trees on the property which should be incorporated as much as possible in future subdivision design.

The development concept (Map 3) shows generalized land uses as well as a conceptual roadway network, including possible alignments for local roadways within the plan area and possible connections to the southerly quarter section. It also shows a proposed service road configuration located on the east side of 50th Street to service an expanding commercial area of the Town.

Vacant land within the plan area comprises approximately 80 acres/hectares and an approximate breakdown of land areas for various uses is depicted below:

1.	Commercial Development	23 ac./9.3 ha.
2.	Residential Development	49 ac./19.8 ha.
3.	Reserve/Open Space	8 ac./3.2 ha.

When fully developed, the development concept would accommodate approximately 17 acres or 6.9 hectares of commercial development.

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 demand for residential units or commercial development.

3.2 General Development

This Section of the Plan sets forth general policies relating to conformity with existing statutory plans (Land Use Bylaw, Municipal Development Plan and the Intermunicipal Development Plan) and the general development concept plan set forth in this 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 Applications for redesignation, subdivision and/or development permits which occur within the Plan area shall conform to the Town of Drayton Valley's Land

Use Bylaw, Municipal Development Plan and the MD of Brazeau/Town of Drayton Valley Intermunicipal Development Plan. Areas of the Plan which are not already pre-designated will require redesignation to the appropriate land use classification as stipulated in the Town of Drayton Valley Land Use Bylaw.

- 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 Developers shall enter into a development agreement where required by the Town of Drayton Valley for subdivisions and development permits.
- 3.2.4 Subdivision, redistricting, discretionary development permit applications and substantive amendments in the Plan area shall require referrals for comment to the Municipal District of Brazeau.

3.3 Residential

Higher density residential development shall be situated adjacent to the proposed commercial areas and to 50th Street. Lower density residential shall be situated at the southeast area of the Plan area.

- 3.3.1 Proposals for subdivision, redesignation or development permits, shall generally conform to both Map 3-Development Concept and Map 4-Phasing.
- 3.3.2 No residential development shall occur within 100 metres of the operational well in the southeast quadrant of the quarter section.
- 3.3.3 Phasing of the subdivision of lands for residential use shall be based upon the location and cost of servicing; demand and proximity to existing roadways.
- 3.3.4 Developers shall be encouraged to construct a variety of housing styles and sizes, such as duplex dwellings, apartments, residences suitable for senior's use and single family residences
- 3.3.5. The projected population level of the undeveloped plan area will be approximately 750 people when "built out". Total population, including the existing developed area will be approximately 1000 people. This is based upon a mix of residential densities (Low/Medium/High).

3.4 Commercial

Commercial areas shall be located along the 50th Street "Gateway" in accordance with the development concept plan. It is anticipated that Vehicle Oriented Commercial type uses will concentrate on the vacant lands in the northerly portion of the plan area, whereas mixed type commercial/industrial development will be situated on lands further to the south. This is generally in keeping with the policy direction found in the Southview

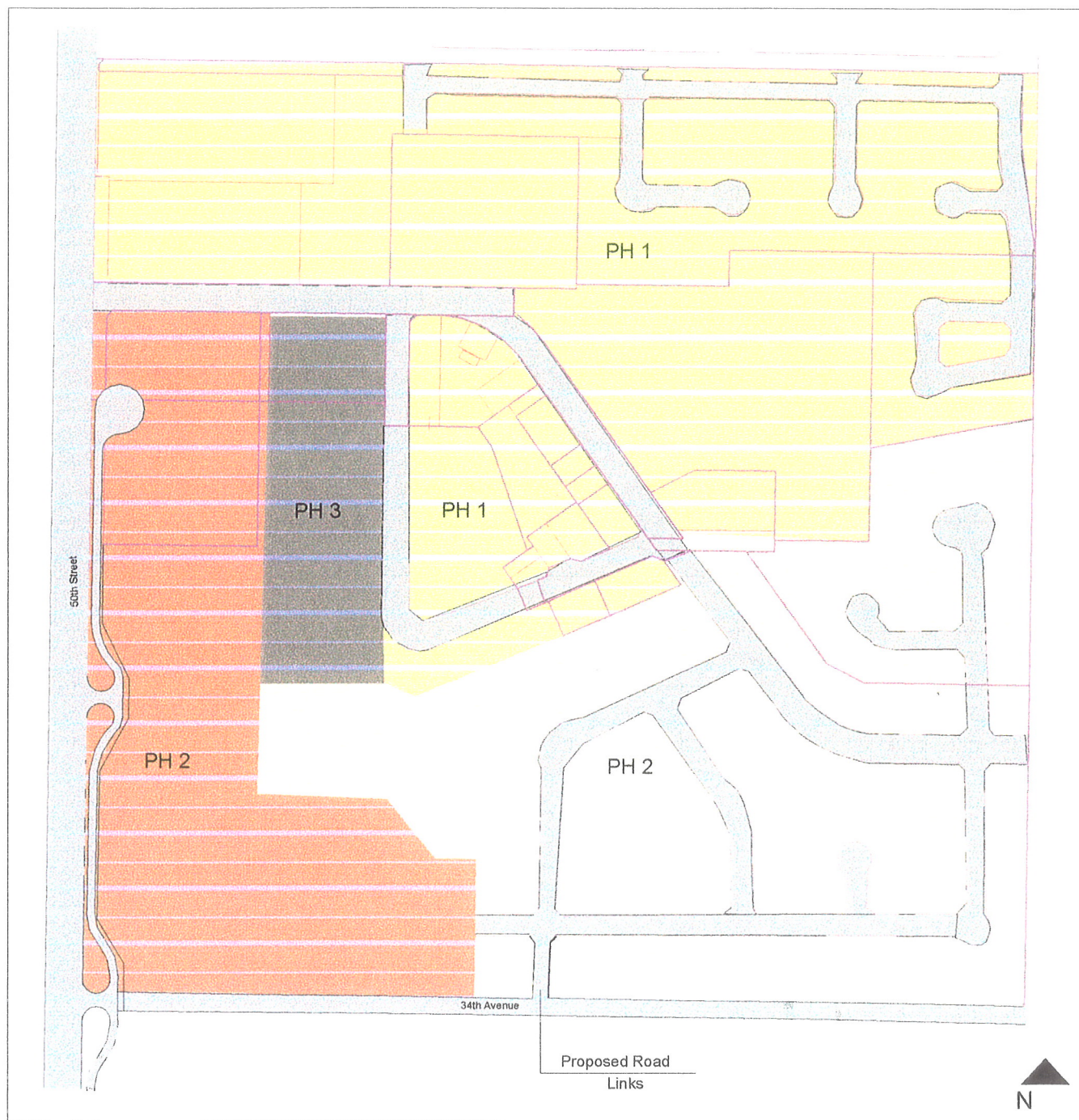
Business Park ASP to the west and the 50th Street East ASP (MD of Brazeau) to the south.

The commercial lands will be districted as CMX - Commercial Mix in order to provide a prominent strip of commercial/business light industrial activity into Drayton Valley from the south. In an effort to create complementary development on either side of 50th Street, this strip will be converted to a CBI – Commercial Business Industrial district upon negotiation with the Municipal District of Brazeau.

- 3.4.1 Commercial 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 lots developed along 50th Street shall front onto 50th Street and the most prominent entrance shall be from the developed service road.
- 3.4.3 Commercial development shall be encouraged to be of a high quality, both in terms of architectural appearance and site planning. Adequate landscaping and "open space" buffer strips shall be encouraged particularly adjacent to the higher density residential development proposed on the east side of the commercial district. Appropriate site planning of individual commercial developments will be encouraged with the provision of landscaping; amenity areas and adequate parking through the development permit process.
- 3.4.4 No overnight accommodation shall be allowed on properties within 100 metres of a wellhead. (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 50th Street as per the service road plan prepared by ISL Engineering and depicted on the Development Concept Plan.
- 3.4.6 The Town will redistrict "C-MX" parcels in the Plan area to the new "CBI" district upon the creation of that district.
- 3.4.7 New Commercial development shall be encouraged to be designed in such a manner as to alleviate any steep slopes on the property, which is particularly prevalent on the lands shown as commercial east of 50th Street. An engineered drawing and studies shall be required at the development permit stage showing mitigation measures to incorporate any steep slopes for commercial development.

3.5 Open Space

The Open Space system for the Plan area should consider further "linkages" of environmental/municipal reserve with the overall open space system for the Town. Storm drainage courses should be preserved to provide a continuous system throughout the Town. As well, open space blocks or small neighbourhood parks should be acquired when larger tracts of residential lands are developed such as the R1 lands identified in the Development Concept (Map 3). Open Space connections should be encouraged for lands which may develop in the future on the east and south which are currently located within the MD of Brazeau.



LEGEND

- PH 1 - Phase 1 - Residential (Low / Medium Density - existing)
- PH 2 - Phase 2 - Residential (Low Density)
- PH 2 - Phase 2 - Commercial
- PH 3 - Phase 3 - Residential (High Density)

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Area Structure Plan
SW 9497W3M

Title:
PHASE

Date:
January 2001

Map 04



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- 3.5.1 A linear open space system, located within, or adjacent to, the proposed stormwater pond and drainage channel/swale should be proposed for the Plan area. These lands could be acquired in the form of public utility lots.
- 3.5.2 Consideration should be given to providing open space (walking trails, etc.) for lands adjacent to the MD of Brazeau to ensure future connections to the larger Open Space system.

3.6 Transportation

Transportation routes in the Plan area will reflect the residential and commercial development, which will be occurring on the remainder of the quarter section. The service road which has been partially constructed fronting on 50th Street should be extended further south as commercial development proceeds. The service road turn around should be considered by the trading of lands with the Owner of Lot 68 and Big West Dodge. 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 road engineering standards.
- 3.6.2 The transportation routes shall also follow the pattern outlined in this Plan where utilities are presently in existence (See Map 5). 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 Appropriate width for a service road shall be taken through the subdivision process. The 50th Street service road shall be constructed at such time as development is proposed on adjacent commercial lands. Development of the 50th Street service road shall be negotiated privately as part of a development agreement for subdivision of lands which abut 50th Street.
- 3.6.4 Continued access to oil leases shall be maintained at all times.
- 3.6.5 In order to facilitate proper transportation circulation within the Plan area a suitable “linkage” between the existing developed area in the north and the south area of the Plan should be investigated. An extension of 47th Street through the Telus property should be explored to provide a southern connection to Madsen Avenue/41st Avenue.
- 3.6.6 Upon completion of the 50th Street service road, direct access to 50th Street from any development shall not be allowed. Access to lots immediately adjacent to 50th Street shall be provided by the service road as shown on Map 5.

- 3.6.7 All required roadways shall be dedicated at the time of subdivision and be constructed in accordance with the Town of Drayton Valley design standards. Road widths shall adhere to the following standards:

50 th Street Service Road	12.2 metres (40 feet)
50 th Street Road Widening	10.1 metres (33 feet)
41 st Avenue Collector	40 metres (130 feet)
Local Roads	20 metres (66 feet)

Note: Cul de sac sizing will be as per the Town of Drayton Valley engineering standards.

3.7 Utilities

The utility system for the area of the Plan is partially completed and is located primarily in the northern quadrant of the Plan area where existing development is situated. (See Map No. 6). Additional utility construction should occur only upon development agreements between the developer and the Town of Drayton Valley. Servicing agreements should help to minimize the cost to the Town of providing utilities for future development. As well, regard should be had for the phasing plan in terms of the overall construction of utilities within the Plan area.

- 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 charge an off-site levy 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 Madsen Road.
- 3.7.5 Storm water primarily flows from east to west with a collection pond to be located and constructed to the east of the existing well on the property. (See Map No. 6) All stormwater facilities to be constructed within the Plan area shall adhere to the Stormwater Management Study prepared by ISL Engineering and shall be completed to the satisfaction of the Town of Drayton Valley. An easement for storm drainage and the storm control pond will be dedicated as depicted in the Storm Drainage Plan.
- 3.7.7 Water distribution systems shall be connected to the existing municipal system, and shall be designed to meet projected residential/commercial consumption as well as fire flow requirements. The major trunk mains will be constructed along the southern boundary of the Plan Area for fire flow requirements and looping as detailed in the QPP analysis report prepared by KPMG and ISL.

- 3.7.4 Shallow utilities and street lights are to be 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 Videon. These service providers should be contacted prior to, or during, the subdivision and development process to determine service requirements.



LEGEND



Proposed Drainage Pond



Proposal Drainage Swales



Water Line



Sanitary Line



Storm Line

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SW 9497W5M

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Utilities Plan

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Map 06



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