



DRAYTON VALLEY

'Pulling Together'

BYLAW NO. 2012/07/D

WESTVIEW (NE 18-49-7-W5M) AREA STRUCTURE PLAN

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;

WHEREAS the Council of the Town of Drayton Valley wishes to adopt this bylaw for the Area Structure Plan for Westview (legally described as NE 18-49-7-W5M).

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:

THAT this Bylaw may be cited as the “Westview (NE 18-49-7-W5M) Area Structure Plan Bylaw”.

AND THAT the text and accompanying maps annexed hereto as Schedule "A" become the Westview (NE 18-49-7-W5M) Area Structure Plan Bylaw.

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 4TH DAY OF APRIL, 2012, A. D.

MAYOR

TOWN MANAGER

PUBLIC HEARING HELD THIS 16TH DAY OF MAY, 2012, A. D.

READ A **SECOND** TIME THIS 16TH DAY OF MAY, 2012, A. D.

MAYOR

TOWN MANAGER

READ A **THIRD AND FINAL** TIME THIS 16TH DAY OF MAY, 2012, A. D.

MAYOR

TOWN MANAGER

Westview Area Structure Plan - Drayton Valley

And Westview Industrial Park Outline Plan

For NE – 18 – 49 – 7 – W5th (*excepting 18 acres subdivided*)



Sawyer Developments Ltd.

DRAFT Submitted to Town of Drayton Valley (Council & Administration)

Mar.28, 2012

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1. Introduction and Context

1.1. Plan Purpose and Objectives

The purpose of the Westview Industrial Park Area Structure Plan is to provide an orderly and compliant planning framework for the development of 142 acres (more or less) of lands remaining undeveloped in N.E quarter of Section 18, Twp 49, Range 7, West of the 5th Meridian.

The objectives of the plan are to:

- Ensure that development within the plan area conforms to Drayton Valley's Municipal Development Plan;
- Ensure that the proposed development also addresses requirements and concerns of Brazeau County and follows the most recent Inter-municipal Development Plan (January 2012) with regards to common planning policies, objectives and guidelines;
- Provide a development concept and outline plan, and a planning framework to guide subdivision and development and set policies for land uses, transportation, and utility servicing;
- Guide the phasing for development of the lands in a logical and orderly fashion; and
- Develop an efficient and publicly beneficial land use strategy that provides for optimal use of the lands, economic benefit to the community, and that also minimizes social, environmental and infrastructure costs.

1.2. Applicant

The Landowner and Developer applying for approval of the Area Structure Plan is:

Sawyer Developments Ltd. (SDL) which was incorporated in 2007 and purchased the lands in July 2008.

SDL is held by:

- 419316 Alberta Ltd – wholly owned by Thomas and Lisa Marr-Laing of Red Deer
- Chettan Highland Holdings Ltd. – wholly owned by the Rob and Lori Macintosh family of Drayton Valley / Brazeau County
- Dasher Enterprises – wholly owned by Dale and Sherryle Guze of Drayton Valley / Brazeau County

The ownership & development group consists of long term residents committed to the Town, the County and the local community; who are grounded in sustainable development and quality land development values, and experienced in land use planning and development.

1.3. Subject Lands

The Westview Area Structure Plan (ASP) applies to approximately 142 acres of un-subdivided lands in the NE quarter of Section 18, Township 49, Range 7, West of the 5th Meridian, remaining after subdivision and re-zoning of an 18 acre parcel of land for industrial land development at the south boundary of the quarter in 2004 (approx.).

The subject lands are located immediately north of the fully developed Poplar Ridge industrial area (Bohnella Industrial Park) and west of 62nd Street. They are now within the boundary of the Town of Drayton Valley. These lands are included in the area recently annexed from Brazeau County into the Town by way of the Annexation Settlement Agreement between the municipalities dated Nov.15.2010. The Annexation was enacted by the Government of Alberta in Order in Council no. 476/2011 dated Dec.01, 2011.

The lands are bounded by:

- lands remaining in Brazeau County to the west, southwest, and south;
- lands also recently annexed by the Town to the north, northeast, and east;
- lands within the Town of Drayton Valley to the southeast.

1.4. Legislative Context, Annexation, and Consultation with Brazeau County

Preliminary planning by the applicant commenced in 2006 with Brazeau County and involved ongoing and significant consultations with Planning and Development and Public Works officials. In 2007 the Town of Drayton Valley and Brazeau County faced a series of disputes before the Government of Alberta Municipal Government Board (MGB) regarding annexation of lands that included the subject lands. Issues included differing preferences among the municipalities for land use zoning, as well as procedural complications associated with dispute over which Municipality's MDP would govern the development of the lands. These factors limited the ability of the applicant to proceed at that time.

Agreement on the industrial-commercial designation for the lands was confirmed, following successful conclusion of an **Annexation Settlement Agreement** between the Town and the County in November 2010. The agreement also confirmed which municipality would have lead responsibility for land-use planning and development. The applicant and Brazeau County Director of Planning and Development initiated consultations and involvement of Planning and Engineering officials from the Town of Drayton Valley in the Spring of 2011 in anticipation of the annexation. Enactment of Annexation occurred by **Order in Council** on Dec.01, 2011.

The involvement of officials from both municipalities over the last 9 months in review and advice on the development concept, zoning, and related engineering has been stressed in the development of this ASP. This has ensured that both municipalities have had the opportunity at the administration level to review and advise "early and often" on the proposed planning framework and strategy for the subject lands. All input and advice received from both the County and the Town officials during this stage has been incorporated in the Westview ASP.

Development of the lands must generally comply with the ***Town of Drayton Valley's Municipal Development Plan (By-law 2000-05)*** which also requires the preparation and approval of an Area Structure Plan for large undeveloped land parcels. However as the MDP was developed in 2000 it does not refer to or include planning or land use districting for the subject lands.

Additional requirements for development as well as regulations regarding established land use districts (zoning) are provided in the ***Town of Drayton Valley's Land Use Bylaw 2007-24-D***. Regulations for Industrial Land Use District are specified in Sect. 14 - Schedule B of the by-law (page 53.)

The two municipalities have also developed and are guided by the ***Brazeau County and Town of Drayton Valley Inter-municipal Development Plan (IDP - adopted Jan.17.2012)*** which is based on a jointly developed Growth Management Plan completed in May of 2011. This plan does not directly affect the subject lands. However the IDP provides important guidance on land use districts and other development considerations for lands adjacent to the subject lands, which have been discussed with County officials and are taken into consideration in the Westview Area Structure Plan.

In addition, portions of the lands lie within the Town's "referral area" under the IDP. This requires the Town to refer various planning and development matters to Brazeau County, including: Area Structure Plans, Outline Plans, and re-zoning applications. Given the degree of involvement and consultation with Brazeau County by the applicant to-date, the applicant anticipates that any issues or concerns should have already been raised and addressed. Notwithstanding this advance work, the inter-municipal referral is a legitimate and important part of the IDP. The review and comment period is established as 21 days following referral (section 5.2).

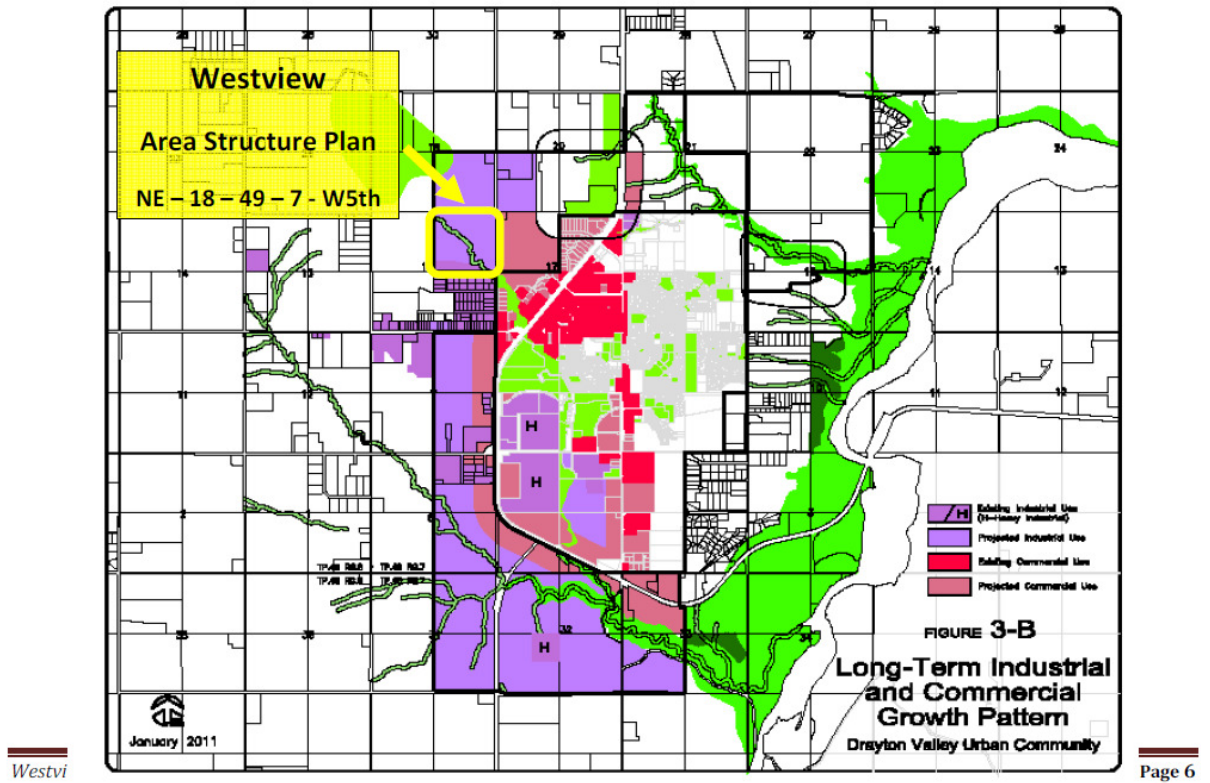
The ***Land Use Planning Analysis Phase Two Drayton Valley Annexation Proposal (Mackenzie Associates - Mar.2011)*** also describes the planning framework and direction for the subject lands and has been approved by the Town of Drayton Valley to guide the zoning and development of the newly annexed lands - including those in the Westview Area Structure Plan. MacKenzie Associates Consulting Group Ltd. (MACGL) is a land use planning and development expert for the Town of Drayton Valley. MACGL provided evidence and comment to the Municipal Government Board supporting the designation of the lands covered in the Westview Area Structure Plan as industrial/commercial. This direction was agreed to and jointly supported by both Brazeau County and the Town. This agreement is also clearly summarized in section B-5 of their December 3, 2010 joint notice to landowners/ratepayers of both municipalities for the December 16, 2010 Municipal Government Board hearing for consideration of the annexation settlement agreement:

"... it is proposed that the northwest portion of the Phase 1 annexation area now be re-designated as future industrial/commercial growth sector as it is also a logical extension of the Town's existing industrial/commercial area."

Figure 1 below is taken directly from the MACGL Report and shows the location of the subject lands on the west side of Town along with the recommended land use from their report.

Figure 1. Location of Subject Lands and Recommended Land Use District

(original Figure 3B from MACGL Phase Two Report for Annexation – Jan.2011)



2. Site Description and Existing Development

2.1. Topography

The quarter section is bisected diagonally by a drainage line and intermittent creek running from the north west corner at 870 m elevation (above sea level) to the south east at 860 m elevation. The creek bed is defined in the upper most third of the quarter; ceases to exist in a defined manner in the centre portion; then reforms into a poorly defined draw and ditch at the south east corner. It exits the quarter via a 900mm culvert under an existing lease road along the south boundary, then drains south-westward under 62nd Street, and through the Power Centre. This draw is dry for most of the year, with the exception of some standing water that accumulates behind the culvert. It does flow some water during spring melt and storm events.

Figure 2. Topography and Vegetation (2004 imagery)



Lands to the north and east of this line slope gently in a south – southwest direction from a high point of 872.5 m elevation to a low point of 861 m elevation providing an average slope of 1.0% to 1.3%. Lands to the west and south west of this draw generally slope in an easterly direction at an average slope of about 1.5%.

Virtually all of the lands are adequately sloped for good drainage towards this centre draw, and require minimal grading for development. About 10 to 15 acres of land along the bottom centre of this draw is flat, but still drains out through the south boundary culvert. Full topographical survey was completed for the applicant by Baseline Geomatics in 2007.

2.2. Vegetation and Soils

The majority of the soils on the subject lands have a Class 4 designation under the Canada Land Inventory Rating System. Approximately 58 acres on the east half of the quarter is improved farmland that has been used for pasture and hay-land over the past 60 years. Most of this area has a distinct plough-layer of 12 to 15 cm with typical organic levels for agricultural land in the area, over clay subsoil. Several small areas of deeper black dirt have developed due to animal husbandry practices from decades back which concentrated corrals and manure over several acres.

The balance of the land on the west half has been used as unimproved bush pasture and about half this area is vegetated in volunteer or natural grasses with shrub willow, alder and other shrubs, and about half in re-growth forest with a mix of poplar, willow, birch, and some spruce. Animal pasturing has limited tree regeneration in many patches on this side.

There are no significant areas of peat land or deep organic soil along the drainage draw and soil in this area supports a variety of grasses.

Sub-soils can generally be expected to be similar to those in the subdivided 18 acres at the south end of the quarter, and in the Bohnella Business Park immediately south of the subject lands which have both proved to easily support commercial and industrial development. Geotechnical survey and groundwater table investigations have been conducted by Hagstrom Geotechnical Services Ltd (Edmonton) and their report to the Applicant, for subsequent development and subdivision planning, is pending.

2.3. Existing Energy Industry Infrastructure

Existing energy industry infrastructure on the subject lands consists of:

- An Arc Resources water injection well at 10-18-49-7 on a three acre lease in the south west corner;
- An Arc Resources lease road running for about 650 m along the south boundary to access the 10-18 well site;
- An Arc Resources water injection well at 16-18-49-7 on a three acre lease in the north east;
- An Arc Resources lease road running for about 220 m to provide access to the 16-18 well site;
- Several water supply pipelines servicing the above wells;
- An abandoned and reclaimed EOG well site; and

- Four Retail Natural Gas supply lines operated by Evergreen Gas Coop; one running along the north boundary, and three close to the east boundary.

2.4. Existing Land Use and Status of Adjacent Lands

The remaining un-subdivided portion of NE ¼ - 18 - 49 - 7 covered by the Westview Area Structure Plan is currently zoned agricultural and is used for livestock pasture and in some years, for hay crop.

The following table summarizes the land use status, zoning, and development plans for the eight adjacent land parcels. Also see **Figure 4** in this ASP.

Land Description	Municipality and Relevant Planning	Zoning and Development Status
SW-19-49-7 to the north-west	Brazeau County (Poplar Ridge ASP – Nov.2011)	1. Majority of quarter – Agricultural ... designated future country residential 2. Parcel – Manufactured Home Park District
SE-19-49-7 to the north	Town of DV (2011 annexation)	Agricultural – no development ... designated future industrial commercial growth area in MACGL report
SW-20-49-7 to the north-east	Town of DV (2011 annexation)	Agricultural – no development ... designated future industrial commercial growth area in MACGL report
NW-22-49-7 to the east	Town of DV (2011 annexation)	Agricultural – no development ... designated future industrial commercial growth area in MACGL report <ul style="list-style-type: none"> • Area Structure Plan for industrial land development and re-zoning application pending according to landowner
SW-22-49-7 to the south-east	Town of DV (Power Centre ASP – 2004 and amended after)	Highway Commercial and High Density Residential (multi-family) <ul style="list-style-type: none"> • The majority of this area is developed, several parcels are subdivided but for sale and not yet developed • An application for amendment to the ASP and re-zoning of a portion of the lands is before DV Town Council
18 acre subdivided parcel on south end of subject lands	Town of DV (2011 annexation)	Industrial - Fully developed industrial lot with office, shop and equipment storage buildings and equipment yard
SE-18-49-7 to the south	Brazeau County (Poplar Ridge ASP – Nov.2011)	1. Primarily Rural Industrial; 2. Highway Commercial 3. Some Light industrial (including Poplar Ridge MHP - non-conforming for the current land use district) <ul style="list-style-type: none"> • Fully developed
SW-18-49-7 to the south-west	Brazeau County (Poplar Ridge ASP – Nov.2011)	1. Primarily Agricultural (undeveloped) <ul style="list-style-type: none"> • Designated light industrial in ASP 2. Some Light Industrial – developed 3. Some Highway Commercial - developed
NW-18-49-7 to the west	Brazeau County (Poplar Ridge ASP – Nov.2011)	Agricultural – no development ... designated future country residential

(For reference on land districting - see Figure 4-B Long Term Planning Concept: MACGL Phase Two Report and Figure 4 Future Land Use Concept: Poplar Ridge Area Structure Plan).

2.5. Existing Municipal Services and Plans

No municipal water or sewer services currently exist within the subject lands. The Westview Area Structure Plan lies within the Primary Service Area of the Town of Drayton Valley, and currently has both potable water and sanitary sewer lines to or nearby the boundary of the ASP.

The Town is guided by a recent servicing plan completed by: ISL Engineering and Land Services, **Town of Drayton Valley Water and Wastewater Master Plan Update – April 2010**. The servicing concept for the Westview ASP has been developed by the Applicant's Civil Engineer in accordance with this master plan and in consultation with the Town Engineer. Both have confirmed the feasibility of connecting water and sewer utility services to the existing Town system, and engineering design has been completed and filed with the Town.

Electrical power is available at the boundary from Fortis and a major upgrade of local transmission lines and electrical servicing capacity has recently been completed in the area.

Franchise natural gas services and telecommunication services are available at the boundary of the subject lands.

2.6. Existing Transportation and Access

The main transportation access available to the subject lands is 62nd Street running north south along the east boundary of the subject lands. In addition, 56th Avenue runs along the south boundary and provides access to a street right of way in the south west corner of NE-18-49-7 which was left in place when the first subdivision for the 18 acre parcel was created. This will facilitate street plans that allow for three major access points to service the lands and also permit alternate access / egress for the all lots in the ASP.

62nd Street becomes Range Road 75 at the north boundary of Drayton Valley. As development in the area proceeds industrial road traffic may increase to the point that it is beneficial to improve 62nd Street and Range Road 75 to provide a northward arterial with access out to Highway 22 and Highway 621.

3. Planning and Development Considerations

- The remaining un-subdivided lands of NE-18-49-7 represent a significant area of immediately developable lands.
- No significant barriers to industrial – commercial development exist on the subject lands.
- The establishment of industrial and/or commercial land use districts would conform to the future land use concepts established in planning by-laws for the Town of Drayton Valley and in the Inter-municipal Development Plan for both Town and Brazeau County and would contribute to implementing the Growth Plan arising out of the Annexation Settlement Agreement between the municipalities.
- Surface drainage and storm water management and retention facilities must respect natural contours and environmental considerations.

- Future land use concepts of both municipalities place a priority on enhancing the quality of life for residents, encouraging recreation, and protecting the environment. They encourage making use of open space parkland, environmental reserve and municipal reserve to establish an extensive community and regional trail system. The subject lands can make a key contribution to these objectives by connecting county residential lands to the west and north-west with existing Town trails to the south-east (where they currently terminate in the Power Centre). A trail system and connector corridor should be of sufficient width as to provide some buffering and a reasonably “green” experience through the industrial area.
- Street layout and lot development patterns must respect and accommodate existing energy resource development infrastructure consisting of well sites, lease roads and pipelines.
- Optimal development of a few areas of the subject lands may require relocation of some pipelines with the cooperation of Arc Resources.
- Subdivision applicants must obtain written approval of the Energy Resources Conservation Board to allow development within 100m of a well head.
- Development of some of the lands currently in forest will require clearing during which environmentally sound and appropriate timber salvage slash management practices should be followed.
- Water supply pipelines need to be sized for adequate fire control flows and for looping.
- Roadways and water and sewer routing should be efficiently laid out to minimize infrastructure capital and operating costs required to serve the Plan area.
- Sanitary sewer design and layout should if possible be designed to take advantage of the gravity drainage capability for the Plan area and minimize or avoid the requirement for lift station(s).
- Some green space should be provided on the west side of the lands to contribute towards a buffer zone between industrial land use and future County residential land use that may occur in the future. Developers of adjacent lands to the west should also contribute to such a buffer from the eastern side of that quarter section.

4. Development Concept Outline and Policies

4.1. Concept Outline Plan

Figure 3 summarizes the concept outline plan (development concept) and road network concept. The use of the lands is intended to be industrial and commercial both of which can be accommodated with an M – Industrial Land District classification.

Figure 4 presents the concept outline plan in the context of surrounding lands and topography. (Note - aerial photography is 2007 and some recent developments are not shown).

POLICIES:

4.1.1 The intended use of the lands within the plan is industrial and commercial.

4.1.2 The number of lots and lot sizes may vary and may be adjusted at the time of subdivision to accommodate market conditions.

4.1.3 Subdivision and development activity within the Plan areas shall conform to the **Town of Drayton Valley's Land Use By-law** and the regulations for the appropriate land use district in which it is sited.

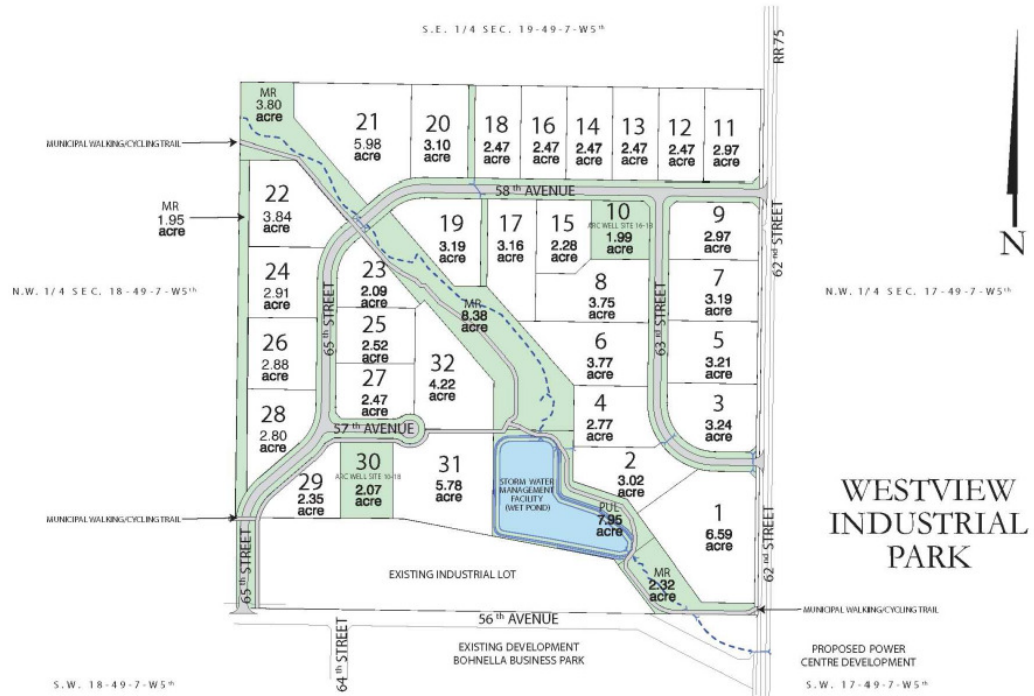
4.1.4 Subdivision and development activity within the Plan shall be guided by the **Inter-municipal Development Plan**, where applicable, including appropriate referrals to Brazeau County as required.

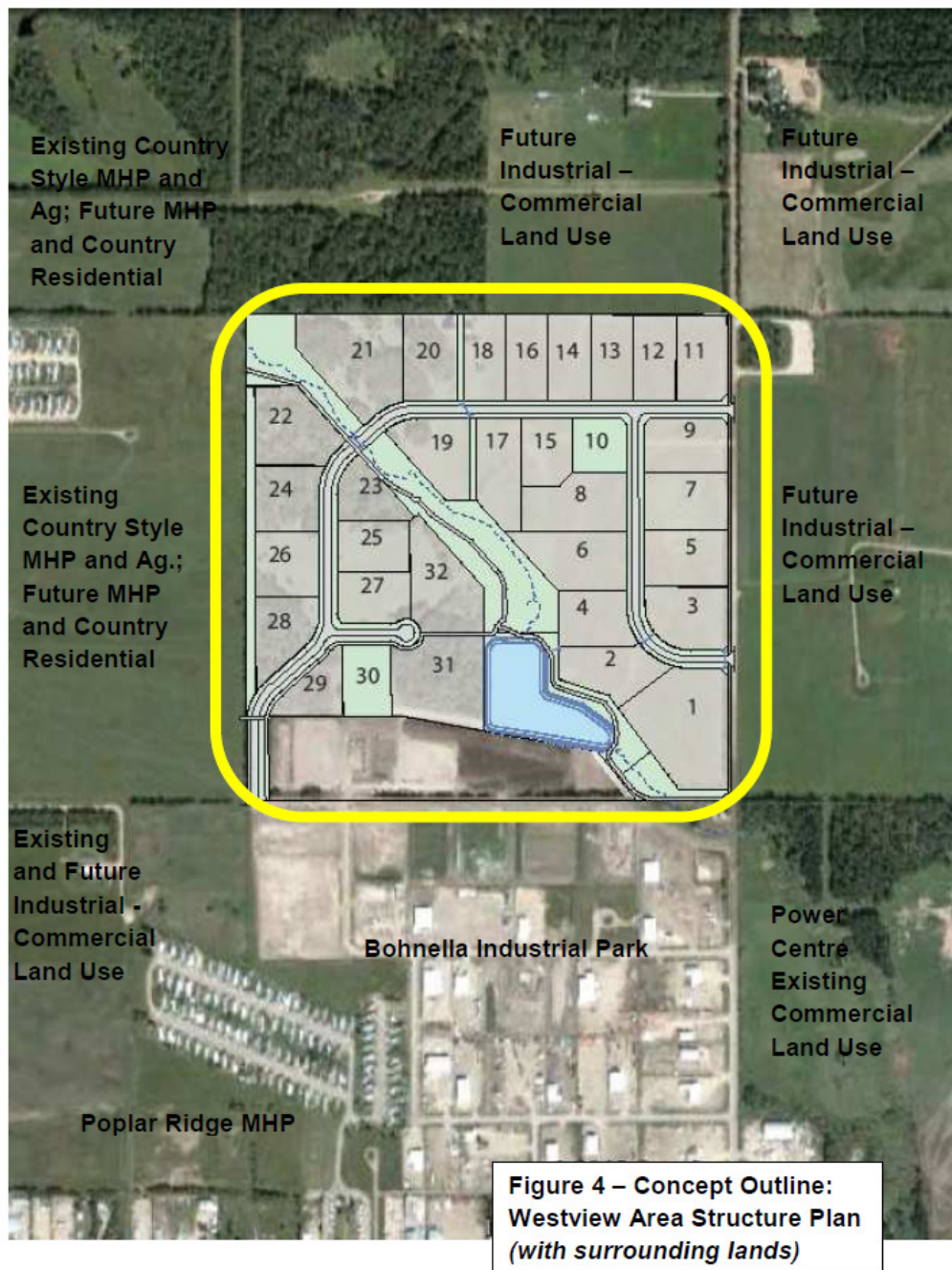
4.1.5 Subdivision and development activity shall be guided by the Town's **MACGL Land Use Planning Analysis Phase Two DV Annexation Proposal Report** until such time as the Town of Drayton Valley Municipal Development Plan is updated to reflect annexation of the lands within the Plan.

4.1.6 Industrial or commercial development is intended in the future for the two operational water well sites should they ever be abandoned and reclaimed.

4.1.7 Street planning and development should ensure municipal street access to the operational water well sites is provided in the most efficient manner possible while meeting access and serving needs of the energy industry operator.

Figure 3. Concept Outline – Westview Area Structure Plan





4.2. Land Use Allocation

The concept plan will provide for the following allocation of land uses (acreages approximate only). Final lot shape and area may be adjusted to accommodate subdivision planning and development agreements, engineering considerations, and other factors.

30 developed lots +/-	approx.	100 to 102 acres
Municipal Reserve green space	approx.	14 to 16 acres
Public Utility Lot including some MR	approx.	8 acres
Streets, road & drainage ROWs	approx.	14 acres
Arc Well Site Lots	approx.	4 acres
<hr/>		
TOTAL		142 acres

4.3. Municipal Reserve, Trails, and Green Space

No environmental or municipal reserve lands are currently present within the Plan area. An Environmentally Significant Area (ESA) study was completed for Brazeau County by D.A. Westworth and Associates (1992) which identified the environmentally significant areas and hazard lands within the County, including the lands recently annexed by the Town of Drayton Valley. A significant area of peatland and organic soil was identified on several quarter sections to the north west of the subject lands which are designated for ER protection.

No ESAs regarding peatland, steep slope, or floodplain were identified on the subject lands. A typical environmental protection designation might provide a buffer of 3 to 5 m on either side of the drainage line and intermittent (seasonal creek) which could be deemed Environmental Reserve. However, there is no defined creek bed for the majority of the drainage pathway. A wider buffer would provide valuable green space parkland and improve trail connectivity while substantially exceeding the minimum environmental protection benefits of an E.R. designation. This would also ensure that adequate runoff management and draining swale or ditching can be developed with optimal environmental protection benefit. The space allocated could accommodate bio-swales if called for in the final storm water management plan.

The Long Term Land Use Concept from the MACGL Phase Two Report for Annexation (Jan.2011 – Figure 4B) recommends a park - green space designation along this drainage pathway. The Poplar Ridge ASP (Nov.2011) – places a significant priority on designating and protecting natural areas and open spaces (section 5.9). It further established policies for the allocation of both ER and MR towards park space and trail systems and establishes the general framework for trail routing, including a key connector trail from the Town of Drayton Valley to the County residential area over the subject lands. (Policies 47, 49, and 51). Please refer to Figure

5 – “Future Trail Concept” in the **Poplar Ridge ASP** and Figure 4-B “Long-Term Land Use Concept” in the Town’s **MACGL Phase Two DVA Report**. Figure 5 below outlines the trail plan concept designed to accommodate the connectivity and park – open space corridors recommended in the above plans.

For 142 acres of development, the 10% land contribution to Municipal Reserve green space or open space would require 14.2 acres for this purpose.

POLICIES:

4.3.1 Storm water retention areas provide supplemental open space for environmental projection, trail enhancement and passive recreation. Municipal reserve credit will be provided for areas beyond the high water mark if developed with enhanced landscaping and trails.

4.3.2 Trail systems shall be developed within the MR, green space and Public Utility lots to support and enhance the community trail network as outlined in the IDP, MDP and Poplar Ridge Area Structure Plan.

4.3.3 The 10% municipal reserve requirement shall be met by providing lands for MR from the primary development area.

4.3.4 A portion of municipal reserve requirement buffer shall be taken as buffer at the west boundary of the Plan area.

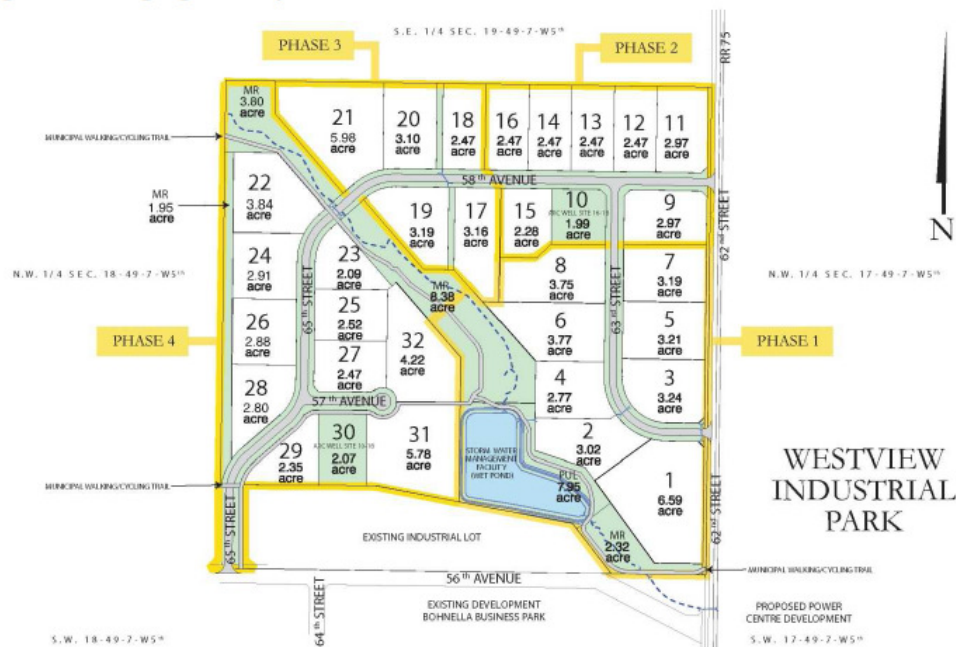
4.3.5 Efforts should be made in the context of the inter-municipal development plan and associated referrals to ensure that additional complementary MR buffer is taken from the east boundary of the adjacent lands on NW-18-49-7 when Area Structure Plan(s) and / or subdivision plans are developed for those lands.



4.4. Staged Development

The Westview Area Structure Plan calls for four phases of development which will be staged so as to minimize the premature conversion of agricultural or forested land to industrial development. This will also ensure an orderly introduction of industrial land for development into the marketplace to keep pace with demand, and manage financing and cost exposure for the land developer(s). These four phases are shown conceptually in *Figure 6* below. Each phase will be subject to a specific subdivision plan and development agreement. The actual sequence of phases 3 and 4 may vary, and phase 4 may be further divided into two stages.

Figure 6. Staging Concept



POLICIES:

4.4.1 Development of lands within the plan will be staged and the lands shown as phase one shall be developed first.

4.4.2 The sequence of subsequent phases or the number and location of proposed lots may be adjusted from the concept outline included in this Plan without amendment to the Plan.

4.4.3 Each phase of development shall be subject to a specific development agreement and subdivision plan between the developer and the Town of Drayton Valley.

4.4.4 To the extent possible, terms of development, offsite levies, and assignment of responsibilities associated with the entire plan area should be determined and specified in the development agreement for the first phase. This will provide certainty for both the developer and the Town of Drayton Valley.

4.4.5 Interim uses of the land may be considered where such use will minimize the impacts on the plan layout.

4.5. Streets and Utilities

POLICIES:

4.5.1 Potable Water and Sanitary Sewer services will be provided by way of connection to the Town of Drayton Valley's water and sewer lines at or near the boundary of the Plan area and shall conform with the ISL **Town of Drayton Valley Water and Wastewater Master Plan Update, 2010**.

4.5.2 Design standards for water, sewer and streets shall meet the Town of Drayton Valley's **Minimum Design Standards for Development, November 2001** and shall be designed to the satisfaction of the Town Engineer.

4.5.3 The servicing concept and design for water, sewer and streets shall generally follow the engineering design developed by Fitzner Consulting Ltd in consultation with the Engineer for the Town of Drayton Valley, and filed with the Town Engineer on behalf of Sawyer Developments Ltd. in November 2011, and January, 2012.

4.5.4 Water supply pipelines shall be sized for adequate fire control flows and for looping.

4.5.5 The location of Canada Post mail service via Super Box locations or other means shall be coordinated with Canada Post by the developer.

4.5.6. Service providers for shallow utilities (including natural gas supply, electrical power, and telecommunications lines) shall be consulted at the subdivision and development stage to determine servicing requirements and line locations.

4.6. Stormwater Management

POLICIES:

4.6.1 A stormwater management plan shall be prepared for the subject lands and submitted to the Town of Drayton Valley. This plan may require an engineered stormwater management facility to manage the quality and quantity of stormwater flows in the plan area.

4.6.2 Stormwater management plans and any engineered stormwater management facilities required shall be satisfactory to the Town of Drayton Valley and Alberta Environment.

5. Transportation and Access

The planning legislation and regulations recently agreed to by the Town and County, as referenced in section 1.4 of this Area Structure Plan, facilitates six additional quarter sections of land in the newly annexed north west area along or near 62nd Street to be eventually zoned and developed for industrial development.

Access to and from the lands within the Area Structure Plan is currently provided via four routes (indicated by the green arrows on *Figure 7*, below):

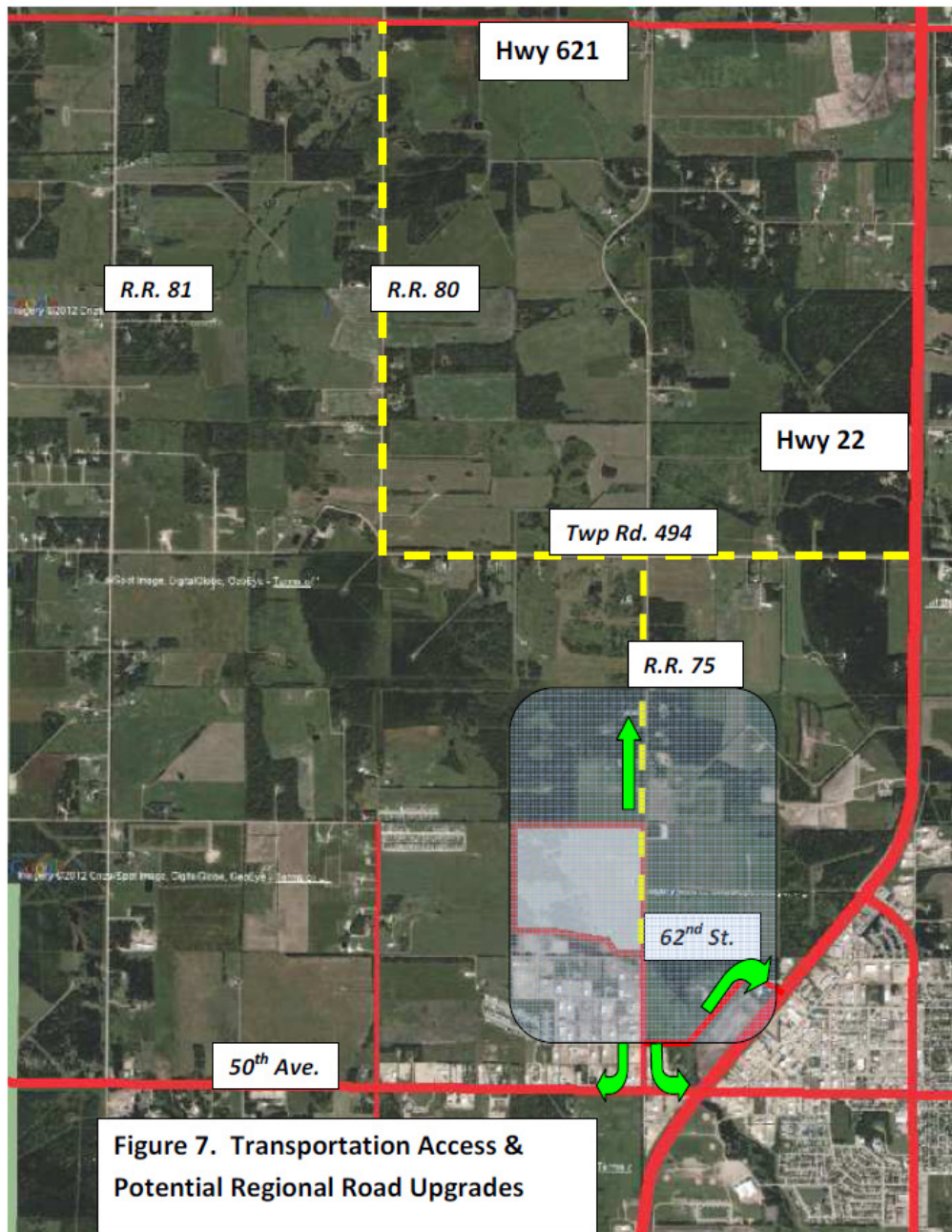
- South on 62nd Street to 50th Avenue, then
 - East on 50th Ave to a controlled intersection at Highway 22; or
 - West on 50th Ave. which becomes Township Road 492 in Brazeau County providing:
 - upgraded and paved road access north to Secondary Highway 621 (Cynthia and beyond) via Range Road 81 and Range Road 85 and
 - upgraded and paved road access south to Secondary Highway 620 (Lodgepole and beyond) via Range Road 80 and Range Road 85
- South ½ km then East then North on Power Centre Drive to a second controlled intersection on Highway 22, on a paved and upgraded road
- North on 62nd Street which becomes Range Road 75 once crossing the boundary between the newly annexed lands and Brazeau County, on a standard County range road, unpaved.

These routes currently support commercial and industrial traffic for nearly one hundred commercial and industrial businesses. As a result of recent improvements along three of these three routes, they are comfortably handling existing traffic with some additional capacity. However, as a result of the recent annexation and ongoing development of industrial and commercial lands, two major traffic studies will commence within the next month or two of the date of filing this Draft ASP:

AJ. Brazeau county is taking the lead in commissioning a *Brazeau County Regional Transportation Study*, focussing on the area within a 3 to 4 km perimeter beyond the 2011 annexation. Planning for upgrades to Range Road 75 northward from 62nd Street will be a component of this study.

BJ. The Town of Drayton Valley is taking the lead on commissioning a *Transportation Planning Project* that will include a traffic impact assessment for the new industrial subdivisions on the recently annexed lands (including the lands within this Area Structure Plan).

Eventually northward upgrades will likely be needed for 62nd Street and Range Road 75 to provide an additional route north to Twp Rd 494. From here traffic can flow east to Hwy 22 and west to either RR 80 or RR81 for access to Secondary Highway 621 (see *Figure 7*).



Developers and industrial-commercial landowners in all four of the quarter sections shown along 62nd Street, as well as those in existing industrial development in Bohnella Industrial Park and Power Centre will benefit directly from future upgrades to 62nd Street and Range Road 75.

Both traffic studies referenced above are expected to be completed by the end of 2012, according to the Engineering and Public Works officials at the Town and County. It is understood and anticipated by the Applicant that the two municipalities are cooperating on input to these studies and are coordinating efforts on the subsequent traffic and transportation planning following the completion of these studies. The Applicant intends to work closely with both Municipalities on subsequent transportation and traffic management strategies.

POLICIES:

5.1.1 This Area Structure Plan should be provided to consultants conducting the two traffic studies taking place during 2012 by the Town of Drayton Valley and Brazeau County so that traffic impact assessment and transportation planning recommendations can be informed by these development plans. Further appropriate consultation should be conducted with the developer of lands within this Area Structure Plan prior to the completion of the studies and recommendations.

5.1.2 Upgrading and paving of 62nd Street southward to the existing paved and upgraded transportation routes should be considered as a priority for future road improvements.

6. Implementation

POLICIES:

6.1.1 Pursuant to section 633(1) of the *Municipal Government Act R.S.A. 2000* - this Area Structure Plan shall be adopted by the Town of Drayton Valley as the "*Westview Area Structure Plan*" and enacted by by-law .

6.1.2 Further subdivision, detailed streets and utilities engineering, development agreements and other planning shall be in accordance with this Area Structure Plan, as well as with the relevant Land Use By-laws, Municipal and Inter-municipal Development Plans and other Planning documents as referenced in Section 1.4 *Legislative Context* of this Area Structure Plan.

6.1.3 The Town of Drayton Valley Municipal Development Plan and Land Use By-law should be updated, as time permits, to reflect the planning direction and recommendations provided by the **MACGL Town of Drayton Valley Phase Two Annexation Report**, and the Land Districting proposed there-in.