
THE TOWN OF DRAYTON VALLEY

**NE 9-49-7-W5M
(ASPENVIEW) AREA STRUCTURE PLAN**

TOWN OF DRAYTON VALLEY

BYLAW No. 2002/04/D

A BYLAW OF THE TOWN OF DRAYTON VALLEY IN THE PROVINCE OF ALBERTA TO BE KNOWN AS THE NE 09-49-7-W5M (ASPENVIEW CENTRAL) 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 09-49-7-W5M (Aspenview Central) Area Structure Plan".
2. That the text and accompanying maps annexed hereto as Schedule "A" become the NE 09-49-7-W5M (Aspenview Central) 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 3rd day of April, 2002




MAYOR



TOWN MANAGER

Read a second time this 24 day of April, 2002



MAYOR




TOWN MANAGER

Read a third time this 26 day of June, 2002



MAYOR



TOWN MANAGER

COPY

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1.0 INTRODUCTION

1.1 Plan Purpose and Objectives

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

- Provide for the orderly subdivision and development of the central portion of the NE 9-49-7-W5M.
- Provide for utility services and drainage throughout this area.

1.2 Background

The NE 9-49-7-W5M (Aspenview) Area Structure Plan contains approximately 61.29 acres of the quarter section of the same description. The detailed area is outlined further on Map 1: Plan Area.

2.0 SITE ANALYSIS

2.1 Topography

The land in this quarter section slopes gradually to the east, eventually terminating at the banks of the North Saskatchewan River. A pair of more defined channels also tend to capture a great deal of water, the northern channel being protected previously as an environmental reserve.

The surrounding development has been generally sloped in a manner consistent with the natural direction of drainage. A storm water pond in the northeast is the most notable man-made topographical feature.

2.2 Reserves

In accordance with the Municipal Government Act, municipal and school reserves are to be 10% of the total land area less land taken as environmental reserve. The environmental and municipal reserve lands currently constitute approximately 6.38 acres of the larger NE 9-49-7-W5M. The breakdown of those reserves is 1.1 acre as environmental reserve and 5.28 acres as municipal reserve.

A notable feature of this quarter section is that Frank Maddock High School and St. Anthony's School together occupy 31.45 acres of the quarter section. These lands were not taken as School Reserve but rather were purchased at the time of their development, and thus are not registered as school reserves.

2.3 Existing Development/Development Constraints

Existing development on the site is comprised firstly of the aforementioned schools and their accompanying activity grounds on the westernmost 31.45 acres.

To the north and central west, the land has been subdivided as a residential development commonly known as "Aspenview". Aspenview currently includes 188 residential lots and 18 condominium units, almost all of which are fully developed. The housing stock is comprised of single detached dwellings and duplexes.

Aspenview also features walkways designed from utility services. A number of other oil facilities and rights-of-way are also present on the quarter section. Oil and gas facilities are described in more detail in Section 2.6 of this Plan.

Development constraints and general topography are outlined on Map 2: Development Constraints.

2.4 Adjacent Development/Development Plans

The land within the Plan Area is bounded to the east and south by land within the Municipal District of Brazeau, and by land within the Town of Drayton Valley to the north and west.

The MD of Brazeau borders the quarter sections to both the south and east. To the east, the M.D. of Brazeau recognizes the River Ridge Area Structure Plan, which is partially developed. To the south, the SE 9-49-7-W5M has undertaken some preliminary planning work, but no plan for the lands is officially recognized. Further north, residential development is currently underway on the "Glenbow Park" subdivision. The "Aurora Area Structure Plan" continues to be prepared with the Town of Drayton Valley.

To the south, preliminary planning has been undertaken toward residential subdivision. To the east beyond the "Ring Road" (Range Road 73), the River Ridge Area Structure Plan lands have been partially developed.

2.5 Utilities

Sewer and water mains already exist along Beckett Road and to the north through 37 Street and 39 Street.

Some of the area's drainage is directed toward the existing stormwater retention pond and some by the natural drainage course toward the south.

2.6 Oil and Gas Activity

Within this quarter section there are a number of pipelines for oil, water and high pressure gas. Additionally, a water injection well is located north of the plan area and an

oil well is active west of the Plan area. The Plan's development and phasing has been dependent in many ways on the location and life span of these facilities.

2.7 Summary of Development Considerations

- Development will have to be contained within the central portion of the quarter section which is bound by rights-of-way, existing lots and a drainage course.
- Open Space "linkages" with adjoining lands will be located along undeveloped utility corridors and a series of reserve dedications.
- Topography will partially dictate the landscaping of the actual properties.
- The need for collector access additionally to Beckett Road for the larger Aspenview area will require that a roadway be extended to the Ring Road prior to completion of this Plan.
- Districting will be largely homogenous in the Plan Area.
- Stormwater containment will present a significant issue as the properties are developed.

3.0 PLAN AND POLICIES

3.1 Concept Plan

The Concept Plan is sensitive to the existing development of the site as well as the natural flow of drainage. The Plan expands the residential nature of the quarter section.

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.

Vacant land within the plan area comprises approximately 61.29 acres and an approximate breakdown of land areas for various uses is depicted below:

Residential Development	38.0 ac.	62%
Roadways	15.3 ac.	25%
Reserve/Open Space	8.0 ac.	13%

Development phasing will occur in a general pattern by having approximately 25 lots brought on stream within each application for subdivision. The phasing will be dictated by the limitations associated with extending roads and services, the market demand for lots and the decommissioning and reclamation of oil facilities.

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 will enter into a development agreement where required by the Town of Drayton Valley for subdivisions and development permits.
- 3.2.4 Subdivision, redistricting, and 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 Lands

The lands within the plan area shall all be developed at conventional single detached densities, consistent with recent prior phases of Aspenview.

- 3.3.1 Proposals for subdivision, redesignation or development permits, shall conform to Map 3: Development Concept and shall be districted R-1A throughout.
- 3.3.2 Phasing of the subdivision of lands for residential use shall consider the location and cost of servicing; demand and proximity to existing roadways.
- 3.3.3 While density shall be consistent throughout the subdivision, developers may construct a variety of housing styles and sizes, based on the architectural and lifestyle preferences of the owner or developer.
- 3.3.4 The projected number of lots within the Plan is 222. The estimated population of the undeveloped plan area is expected to be 710 people when "built out".

3.4 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 will be preserved to provide a continuous system throughout the Town.

- 3.5.1 A linear open space system will be focused on the existing stormwater pond and any existing drainage channel/swales in or around the Plan area.
- 3.5.2 Consideration should be given to providing open space (walking trails, etc.) for lands within, and adjacent to, the Plan Area to ensure future connections to the larger open space system.
- 3.5.3 The developer shall preserve the drainage course to the south of the Plan area as environmental reserve in accordance with the Municipal Government Act. These lands may be buffered by municipal reserve where preferred.
- 3.5.4 Utility corridors within or around the Plan area may be utilized as part of the larger open space system.

3.5 Transportation

Transportation routes in the Plan area will reflect the residential development, which will be occurring on the remainder of the quarter section. Roads will be designed to parallel existing utility routes.

- 3.6.1 The transportation corridors shall be built to the Town of Drayton Valley road engineering standards.

- 3.6.2 Provision for connection of the proposed 46 Avenue to the "Ring Road" (Range Road 73) shall be made when deemed necessary by the Town of Drayton Valley. The Town of Drayton Valley and/or the developer shall require approval from the Municipal District of Brazeau prior to the construction of any connection.
- 3.6.3 The transportation routes shall also follow the pattern outlined in this Plan. Where utilities are not completed, the subdivision authority may request that the same are located either within roads or dedicated rights-of-way where necessary.
- 3.6.4 Continuous access to any affected oil leases shall be maintained at all times.
- 3.6.5 The developer shall be free to consider traffic calming devices such as paving stones, designed meridians and similar techniques in an effort to both beautify the region and keep traffic speeds reduced within the Plan area. Such devices shall be approved by the Town of Drayton Valley and may be modified in the interests of public safety, maintenance costs, or traffic flows.
- 3.6.6 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:
- Beckett Road 40 metres (130 feet)
 - Local roadways 20 metres (66 feet)
 - Cul-de-sac bulbs 15 metres (50 feet) radius

3.7 Utilities

The utility system for the area of the Plan is partially completed and is located primarily in the north and west. Utilities will be extended from existing utility areas.

- 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 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 Shaw cable. These service providers should be contacted by the developer prior to, or during, the subdivision and development process to determine service requirements.
- 3.7.5 Drainage within the Plan area shall be directed to either the existing stormwater retention pond or the protected drainage course to the south. The developer recognizes that additional stormwater retention may be needed within the quarter

section and outside the Plan area, and requirements for the same shall be determined in detail as the remainder of the quarter section is planned.

3.7.6 Utilities and drainage are further defined on Map 4: Servicing.

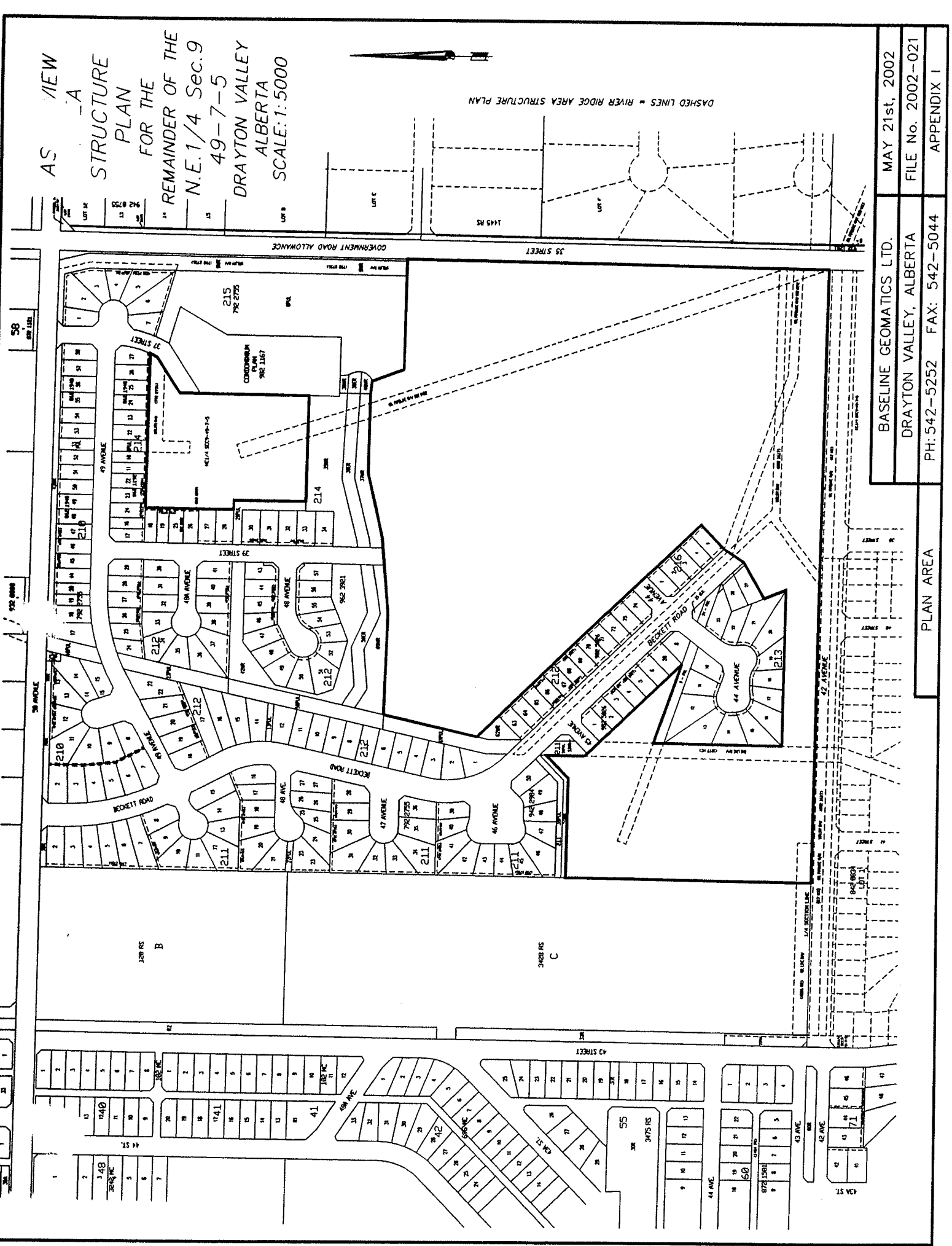
3.8 Naming

Names of streets, subdivisions and other features are the result of a cooperative effort between the developer, the community and the municipality. The following policies shall apply to the naming of features.

- 3.8.1 The larger name for the Plan Area shall be at the choice of the developer. Unless otherwise specified, the area shall continue to be known as "Aspenview".
- 3.8.2 The numbers of roadways within the Plan area shall be consistent with the Town of Drayton Valley's numerical street and avenue convention.
- 3.8.3 House numbers shall be set and assigned by the Town of Drayton Valley.
- 3.8.4 The developer may consider the placement of neighbourhood identification signs within municipal rights-of-way where permitted by the Town of Drayton Valley.

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 A
 STRUCTURE
 PLAN
 FOR THE
 REMAINDER OF THE
 N.E. 1/4 Sec. 9
 49-7-5
 DRAYTON VALLEY
 ALBERTA
 SCALE: 1:5000

DASHED LINES = RIVER RIDGE AREA STRUCTURE PLAN



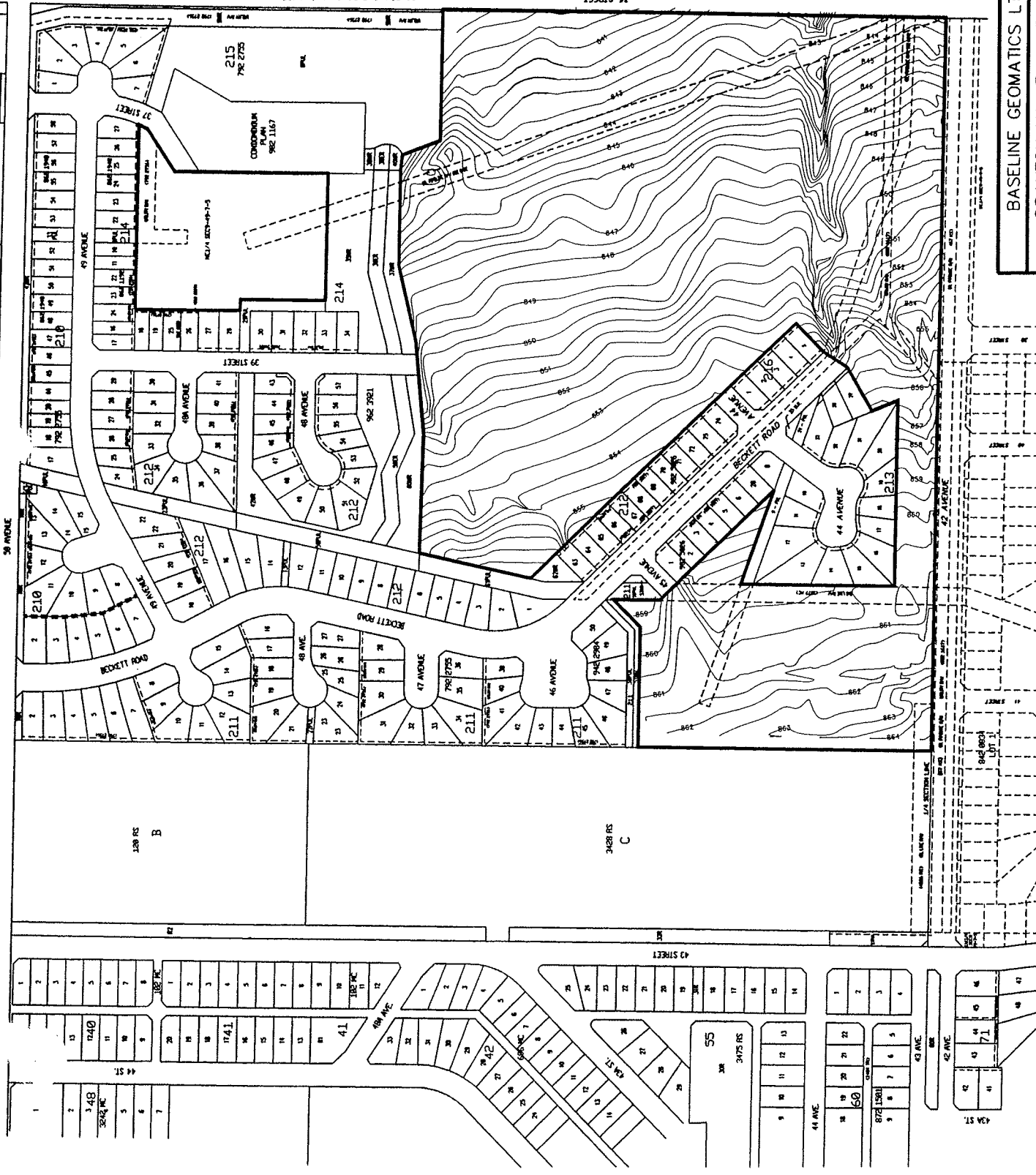
MAY 21st, 2002
 FILE No. 2002-021
 APPENDIX 1

BASELINE GEOMATICS LTD.
 DRAYTON VALLEY, ALBERTA
 PH: 542-5252 FAX: 542-5044

PLAN AREA

AS VIEW
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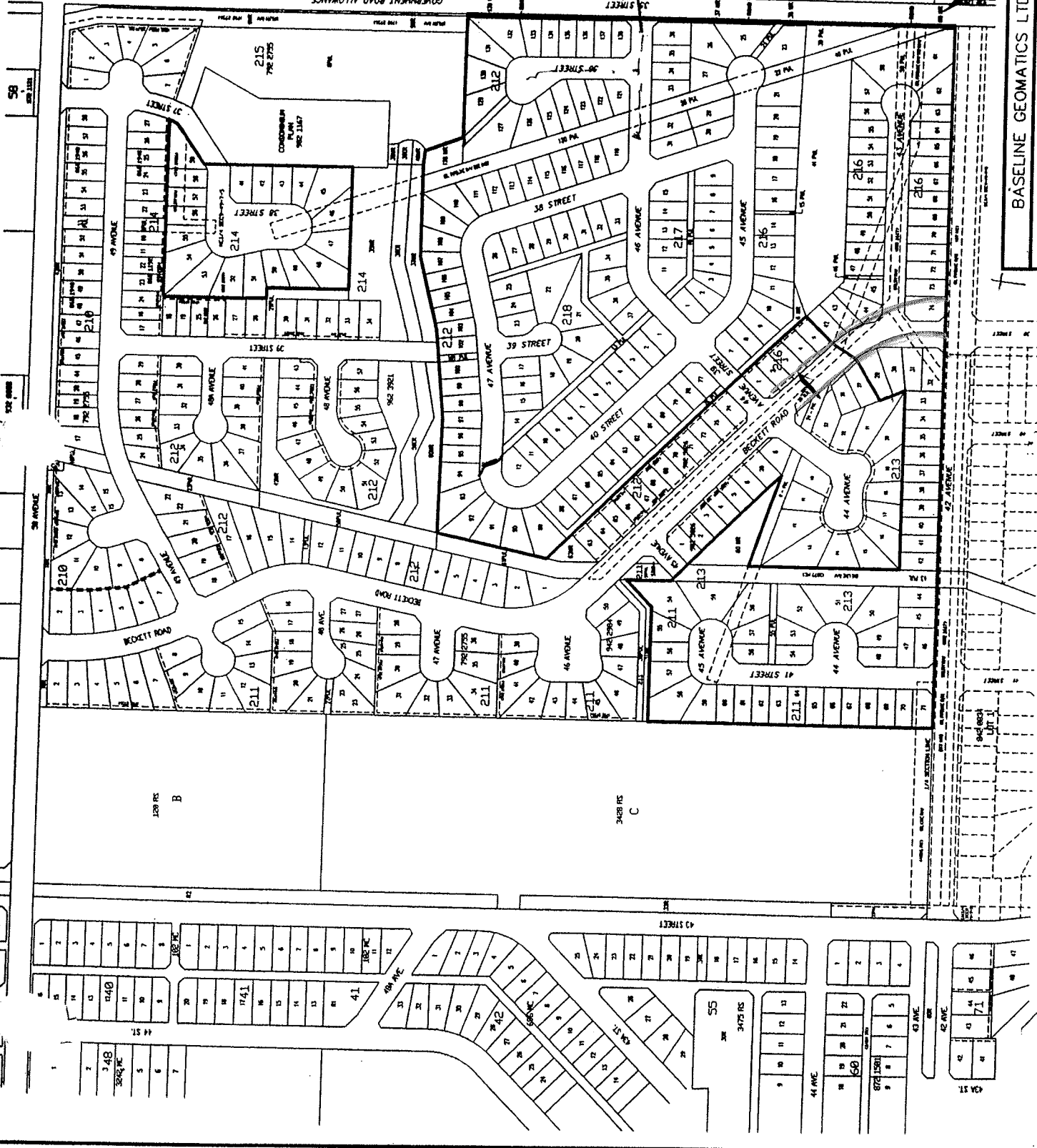
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 APPENDIX II

BASELINE GEOMATICS LTD.
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SUBDIVISION CONSTRAINTS

AS VIEW
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 FILE 2002-021
 ANNEX IV

BASELINE GEOMATICS LTD.
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SEWERING & DRAINAGE