

BYLAW 02-2011

**A BYLAW OF THE MUNICIPALITY OF THE TOWN OF HIGH PRAIRIE,
IN THE PROVINCE OF ALBERTA, TO ADOPT AN AREA STRUCTURE PLAN**

Page 1 of 2

WHEREAS: The Council has the authority under the provisions of the Municipal Government Act Statutes of Alberta 2000, Chapter M-26.1, as amended, to adopt this Area Structure Plan.

NOW THEREFORE: THE COUNCIL OF THE TOWN OF HIGH PRAIRIE, IN THE PROVINCE OF ALBERTA, IN REGULAR SESSION DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:

1. THAT the document entitled "West Industrial Area Structure Plan, Town of High Prairie", attached hereto as Schedule "A" to this Bylaw, is hereby adopted as Bylaw 02-2011.
2. THAT this Bylaw shall be effective from the date of the final passing thereof by Council.

READ a first time this 12th day of January 2011.

(Public Hearing advertised on January 19, 2011, and January 26, 2011)

Public Hearing held on the 9th of February, 2011.

READ a second time this 9th day of February, 2011.

READ a third time and finally passed this 9th day of February, 2011.


Mayor
Rick Dumont


Interim CAO
Archie Grover

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Page 2 of 2

Schedule "A"

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**West Industrial Area Structure Plan
Bylaw 02-2011**

Town of High Prairie



January, 2011

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1.0 Introduction

1.1 Purpose

The purpose of the West Industrial Area Structure Plan (ASP) is to establish a land use, road and infrastructure framework for the recently annexed quarter section of land adjacent to Highway 2 within the Town of High Prairie. The majority of the land is owned by the Town of High Prairie.

More specifically, the ASP intends to guide efficient and orderly development of an agri-business/light industrial park on land owned by the Town, while respecting other land uses on the quarter section and on adjacent lands. The purpose of the agri-business/light industrial park is to meet growing regional market demands.

This document has been prepared in accordance with Section 633 of the Municipal Government Act.

1.2 Background

In January 2007, the Town annexed the land from the Municipal District of Big Lakes as part of a westerly extension of the town's boundaries. The quarter section is west of and adjacent to land designated as industrial and highway commercial in the Town's Municipal Development Plan. In its annexation application, the Town stated that, as majority land owner, it wished to develop its land for industrial purposes. Consultation also took place with the Municipal District of Big Lakes and with two owners of residential parcels to advise about the future industrial use of the Town's land following annexation.

This Area Structure Plan, originally adopted in 2007, is intended to provide the development framework enabled by the annexation.

1.3 Location

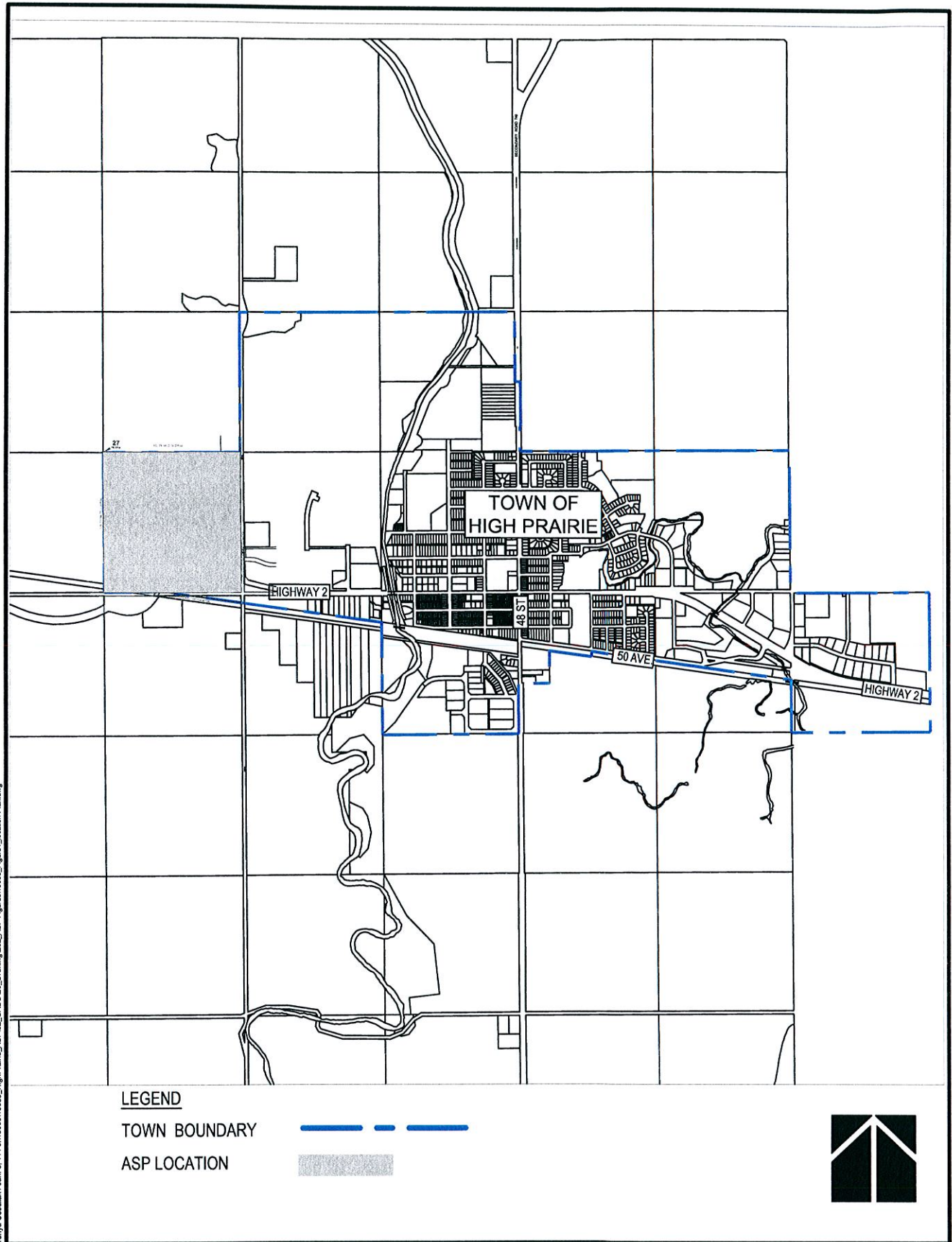
The ASP site is located within the SE 27-74-17-5, and has an area of 64.72 ha. The area will be subject to rezoning and subdivision upon adoption of the ASP.

The ASP site is north of CN rail line while the majority of the site is north of the Highway 2 corridor. A small sliver of land lies between the rail line and the highway, and three small parcels are situated on the balance south of Highway 2. Access to the ASP area is via Range Road 172. Visibility to the area is good from Highway 2 (**Figure 1**).

1.4 Property Ownership

The ASP area currently comprises a total of eight landowners as shown on **Figure 2** and listed in Table 1 below. The Town of High Prairie is the majority owner of land.

Tanya Cebulak / Jan. 5, 11 / J:\130001\3083_HighPrairie_ASP\02_CADD\20_Drafting\202_ASP Figures\3083_Figure 1_Location Plan.dwg



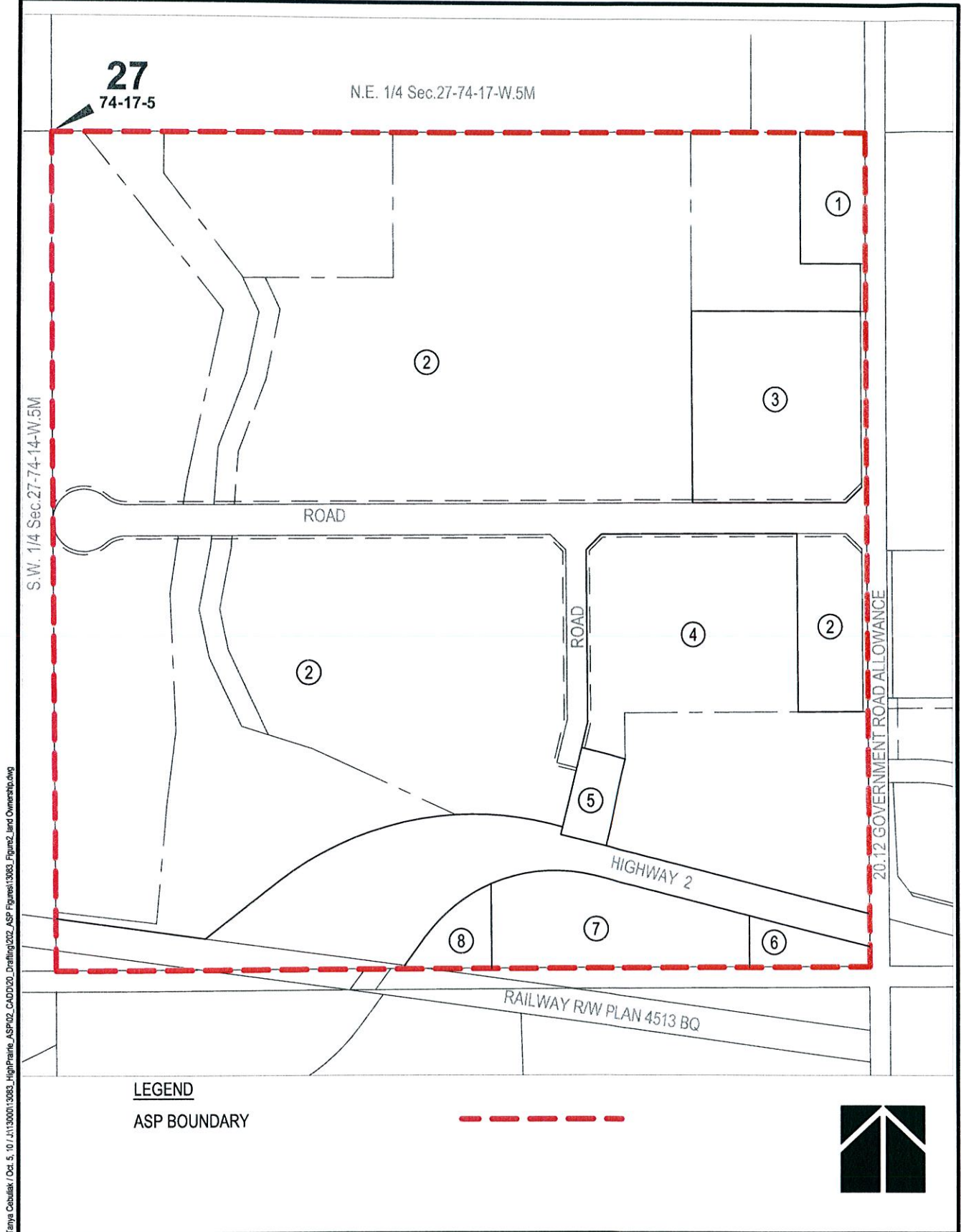


Table 1 – Land Ownership Table

Ref	Legal Description	Owner	Area (ha)
1	Pt. SE 27-74-17-5	J. & L. Gordon	0.809
2	Lots 1/3PUL/4/9/10ER/11, Bl. 1, Plan 0926960; Lots 5MR/7, Bl. 1, Plan 0826434	Town of High Prairie	40.35
3	Lot 6, Bl. 1, Plan 0826434	High Prairie Seed Cleaning Co-op Ltd.	3.08
4	Lot 1, Bl. 1, Plan 9221396 Lot 8, Bl. 1, Plan 0826434	Municipal District of Big Lakes	7.82
5	Pt. SE 27-74-17-5	P. Wiwchar, T. Cherniak & M. Poricky	0.397
6	Pt. SE 27-74-17-5	518022 Alberta Ltd.	0.405
7	Pt. SE 27-74-17-5	Russell & Shirley Fjeld	2.04
8	Pt. SE 27-74-17-5	Alberta Transportation	0.372
	Misc. Road and Rail Plans		9.45
Total			64.72

2.0 Planning Policy Context

2.1 Municipal Government Act

Section 633 of the Municipal Government Act (MGA) authorizes the creation of Area Structure Plans. An ASP is a statutory plan to be used in association with a Municipal Development Plan and Land use Bylaw for facilitating subdivision and development of land within a municipality. Section 633 requires that an ASP consider:

- proposed land uses;
- sequencing of development;
- population density;
- transportation and circulation; and
- any other matters that council may consider necessary.

2.2 Municipal Development Plan

The 2006 Town of High Prairie Municipal Development Plan (MDP) Bylaw 8/05, sets out goals and policies for the coordination of orderly growth and development in the town. The MDP recognizes and supports industrial development as an important part of the Town's economic activity.

2.3 Land Use Bylaw

The purpose of the Town of High Prairie Land Use Bylaw (LUB) 20/05 is to regulate the use and development of land and buildings within the Town of High Prairie. The LUB is the tool used to implement the higher level statutory policy documents.

The LUB includes a 'General Industrial' land use district for typical agri-business/light industrial uses. Other land use designations are available for the existing uses.

2.4 Water Act

The purpose of the Act is "to support and promote the conservation and management of water, including the wise allocation and use of water."

Approvals under the Water Act may be required in relation to drainage channel improvements and/or discharge of stormwater into the drainage channel.

3.0 Existing Conditions

3.1 Natural Features

The site can be characterized as having very little relief, with the exception of a vegetated drainage channel running through the western one third of the property from south to north (**Figure 3**). Most of the ASP area has been under cultivation for many years and any natural features have been modified. However, the drainage channel and its riparian edge, as well as the lands between the rail line and Highway 2, have retained a substantial amount of tree cover.

3.2 Topography & Drainage

The land generally slopes from south to north with a maximum grade of approximately 0.2 percent. The northerly two thirds of the property drains northward, while the south eastern one third of the property drains south. There is a natural drainage course that runs south to north along the western one third of the property. It ultimately drains to the northwest into a large wetland complex located approximately 3 km to the northwest.

3.3 Soils

The area was glaciated and the bedrock beneath the surficial deposits is Upper Cretaceous in age (Soil Capability for Agriculture, Canada Land Inventory, Winagami – Map 83N). Surficial deposits are characteristically fine textured clay and silty clay (not till) over medium textured loam and clay loam. The soils are classified as 'Orthic Humic Gleysol' (Alberta Soil Information website www1.agric.gov.ab.ca).

The soils within the ASP boundary are suitable for agricultural production and carry a Canada Land Inventory rating of Class 2.

3.4 Environmental Resources

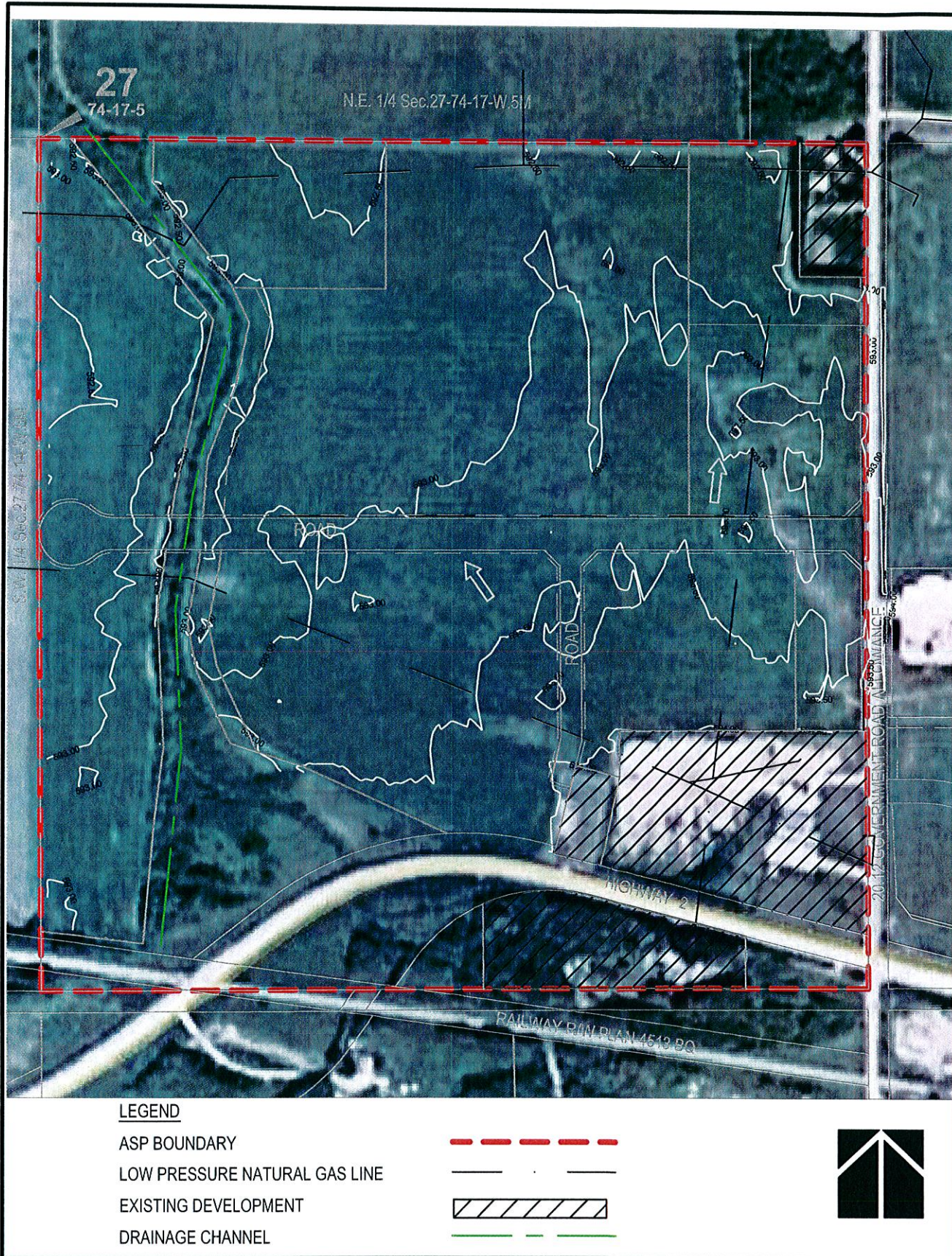
In the western one third of the quarter section stretching from the southern boundary to the northern edge of the property is a narrow, vegetated drainage channel that occupies approximately 6.0 ha of land. This area has been designated as Environmental Reserve. Appropriate development setbacks will be established as policy to protect habitat and the riparian edge, and prevent erosion and sedimentation.

The balance of the developable area is largely under cultivation and has been for a number of years. Any naturally occurring environmental resources that may have existed in the cultivated areas are no longer evident. There is however the opportunity to create habitat with the development of a naturalized stormwater management pond.

3.5 Existing Land Use and Access

The majority of the quarter section is under cultivation. There is a two acre residential parcel in the northeast corner of the quarter, while a five acre residential parcel lies between Highway 2 and the rail line.

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The Municipal District of Big Lakes' municipal offices are located in the southeast corner of the property. A cemetery is located immediately west of the municipal offices (**Figure 4**).

Predominately agricultural lands lie to the north, south and west of the subject property within the Municipal District of Big Lakes. A 2.0 ha highway maintenance yard is located across Range Road 172 on the quarter section to the east. This quarter section is undergoing urban development, progressing from east to west, in the form of the RCMP offices, provincial government building, church and grocery store under development. The balance of the quarter section to the east is in agricultural land use. A strip of highway commercial and light industrial uses is located southeast of the junction of Highway 2 and Range Road 172.

Highway 2 crosses the southern portion of the ASP area. Range Road 172 crosses Highway 2 and defines the eastern boundary of the ASP area. There is no direct highway access to the lands north of Highway 2. Access to the industrial park is currently provided from an internal access road that extends from Range Road 172 at the midpoint of the quarter section.

There are two accesses from Range Road 172 to the MD of Big Lakes municipal offices, and an agricultural access to the cultivated field just north of the MD's northern entrance. The residence in the northeast corner of the quarter has one access onto Range Road 172.

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4.0 Planning Concept

4.1 Area Structure Plan Goals

The goals of the Area Structure Plan incorporate Town policies, environmental and site influences, and landowner and community input.

Specific goals are:

1. To ensure land development takes place in an orderly manner that respects:
 - access to Range Road 172 and ultimately Highway 2
 - existing land uses
 - adjacent land uses
 - servicing capacity
 - efficient use of land for compatible uses;
2. To provide a supply of serviced land for agri-business / light industrial uses; and
3. To optimize the advantages of locating along a major roadway.

4.2 Land Use Concept

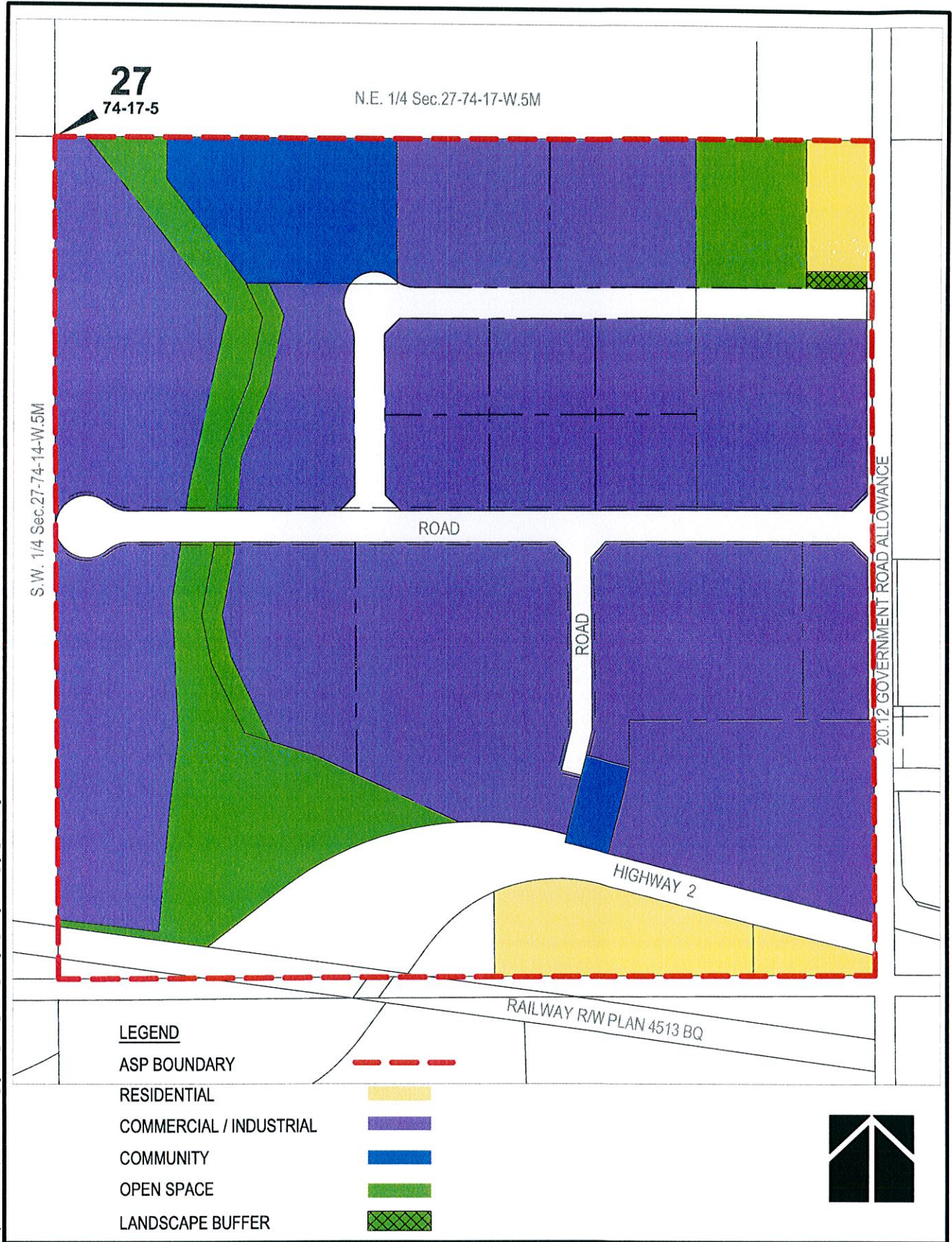
The Land Use Concept for the ASP is illustrated in **Figure 5**. The concept provides for the creation of a light industrial park comprising approximately 47 ha, excluding Environmental Reserve and existing developments and infrastructure. The design of the agri-business/light industrial park provides opportunities for parcels of varying sizes to suit the specific needs of different potential businesses.

The allocation of land for the entire ASP area is shown in Table 2 below.

Table 2 – Land Use Statistics

Land Use	Hectares	Percent of Net Developable Area
Gross Area	64.72	
Environmental Reserve	5.28	
Railway	0.90	
Highway 2 Right of Way	4.07	
Existing Internal Roads	3.18	
Existing Residential	3.31	
Existing Cemetery	0.40	
Net Developable Area	47.58	100.0
Agri-Business/Light Industrial	40.23	84.6
Municipal Reserve	2.48	5.2
Stormwater Management (PUL)	2.72	5.7
Internal Roads (New)	2.15	4.5

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The Land Use Concept also provides for the continuation of existing uses including the existing municipal office and yard, the two existing residences and the cemetery.

One of the parcels in the industrial park is adjacent to the municipal offices and is intended for the expansion of the operations of the Municipal District of Big Lakes.

4.3 Agri-Business/Light Industrial Land Uses

Agri-business and light industrial developments will be the predominant uses of land within the ASP boundary. The land designated for these uses will comprise 84.4 percent of the total developable area. Parcel sizes will be dependent on market requirements, but will generally vary from 0.9 ha to 5.3 ha to accommodate a variety of businesses in conformity with the minimum requirements of the General Industrial (M1) District of the LUB.

4.4 Municipal and Environmental Reserve

The MGA provides for the dedication of up to 10 per cent of the titled area of a parcel of land less Environmental Reserve. The dedication may be taken as land, money in place of land, or a combination of the two. Municipal Reserve (MR) may be used for parks, recreation or school purposes, or to "separate areas of land that are used for different purposes," as stated in Section 671(2) of the MGA.

The amount of Municipal Reserve required for the Town's property is 10 per cent of the titled area less the Environmental Reserve of 5.28 ha, plus the 0.405 ha in a Deferred Reserve Caveat registered on the title as document number 922129523 in favour of the South Peace Regional Planning Commission. Because the South Peace Regional Planning Commission no longer exists, the role of caveator transfers to the municipality with jurisdiction over the land in question, in this case, the Town of High Prairie.

The full requirement for Municipal Reserve dedication based on the remaining developable lands totals 4.76 ha.

An existing 2.10 ha municipal reserve lot (Lot 5MR) is located adjacent to the existing residence in the northeast corner of the ASP boundary. The Municipal Reserve is intended as a setback from the proposed agri-business/light industrial uses to the existing residence. This MR lot will be reduced in width with the construction of the proposed second access road to the south of the existing residence. As a result, it is intended that additional buffering by way of berming and/or enhanced landscaping be provided as shown on Figure 5.

Municipal reserve in the amount of approximately 0.8 ha is also proposed to serve as an additional buffer along the drainage channel.

The balance of the Municipal Reserve owing in the amount of 2.28 ha may be provided as money in lieu of dedication under the Municipal Government Act.

The Environmental Reserve area is defined as the edge of the undisturbed vegetation on either side of the natural drainage channel. The width of the ER channel is at least 25 m at the narrowest point. Conservative flow scenario calculations were performed and suggest a channel width of 15 m would be

sufficient to contain full flow. Therefore the proposed ER area should sufficiently contain any flooding of the channel. However more detailed hydrology is required prior to subdivision approval.

4.5 Transportation and Circulation

The Land Use Concept provides for two points of access from Range Road 172, which in turn provides access to Highway 2, and provides access to the entire development area. Lot 3PUL currently has access by way of an easement located adjacent to the creek corridor. This will be replaced by permanent road access once the northerly portion of the internal road network is constructed.

It is anticipated that the adjacent quarter section to the west, SW 27-74-17-5, will eventually develop. Once development commences, the internal subdivision road proposed in Figure 5 will extend westward and cross the natural drainage channel, providing access to both Lot 1 and the SW 27-74-17-5.

The internal roadway will have a rural cross section with a gravel surface and swale ditches, and developed as per the Town of High Prairie Municipal Engineering Standards.

4.6 Stormwater Management Facility

A stormwater retention pond will be located on an approximate 2.8 ha parcel adjacent to the natural drainage channel in the northwestern quadrant of the quarter section. The exact size of the stormwater management facility will be determined by the type and configuration of development and through detailed engineering.

4.7 Visual Appearance & Outdoor Lighting

The ASP area is highly visible from Highway 2. Therefore careful consideration should be paid to design standards, siting and landscaping requirements to promote a good level of aesthetic quality to development.

The Town's Land Use Bylaw provides for building design, character and appearance, landscaping, and screening in Section 1 General Regulations. In addition, the General Industrial (M1) District provides for landscaping and screening requirements to improve the visual quality of the proposed development in the District.

Agri-business/light industrial uses may require outdoor storage areas. These areas should be kept tidy with adequate levels of screening and landscaping for a year round effect. The developer may also wish to consider providing some level of architectural controls or guidelines for properties readily visible from Highway 2.

All outdoor lighting should employ full cut off fixtures and housings to direct light downward and prevent light trespass onto adjacent properties and/or roadways. Outdoor lighting levels should not exceed those recommended by the Illuminating Engineering Society of North America for a specified purpose.

5.0 Utility Infrastructure

5.1 Water Distribution System

Water servicing to the development can be completed by extending the existing water main adjacent to the Range Road 172 right-of-way (**Figure 6**). The water main would be installed north and then west into the development along the internal subdivision roads. Internal looping will be provided as necessary to maintain proper fire flows to all areas proposed for development.

The Alberta Environment standard for servicing industrial lots is a minimum 250 mm diameter water main completed with hydrants spaced at 90 m. Once the municipal water system is installed, the existing Northwest Water Co-op water main can be abandoned. The existing Northwest Co-op water meter chamber would also require removal and re-installation at the north location.

5.2 Sanitary Sewer System

Sanitary servicing to the parcel is possible via the extension of an existing gravity sanitary sewer main on the site and connecting to a lift station located on the quarter section to the east. The gravity sewer main would extend throughout the Plan area as far as topography allows. If necessary, portions of the Plan area may be serviced with a low pressure collection system. In these cases, each parcel would be serviced with a sewage holding tank complete with grinder pump, level control and double-check valve. Each individual parcel would pump into a common low pressure line within the development and feed into the gravity sewer located near the Range Road 172 right-of-way (**Figure 7**). All sanitary servicing requirements shall be confirmed at the time of detailed design.

5.3 Stormwater Management

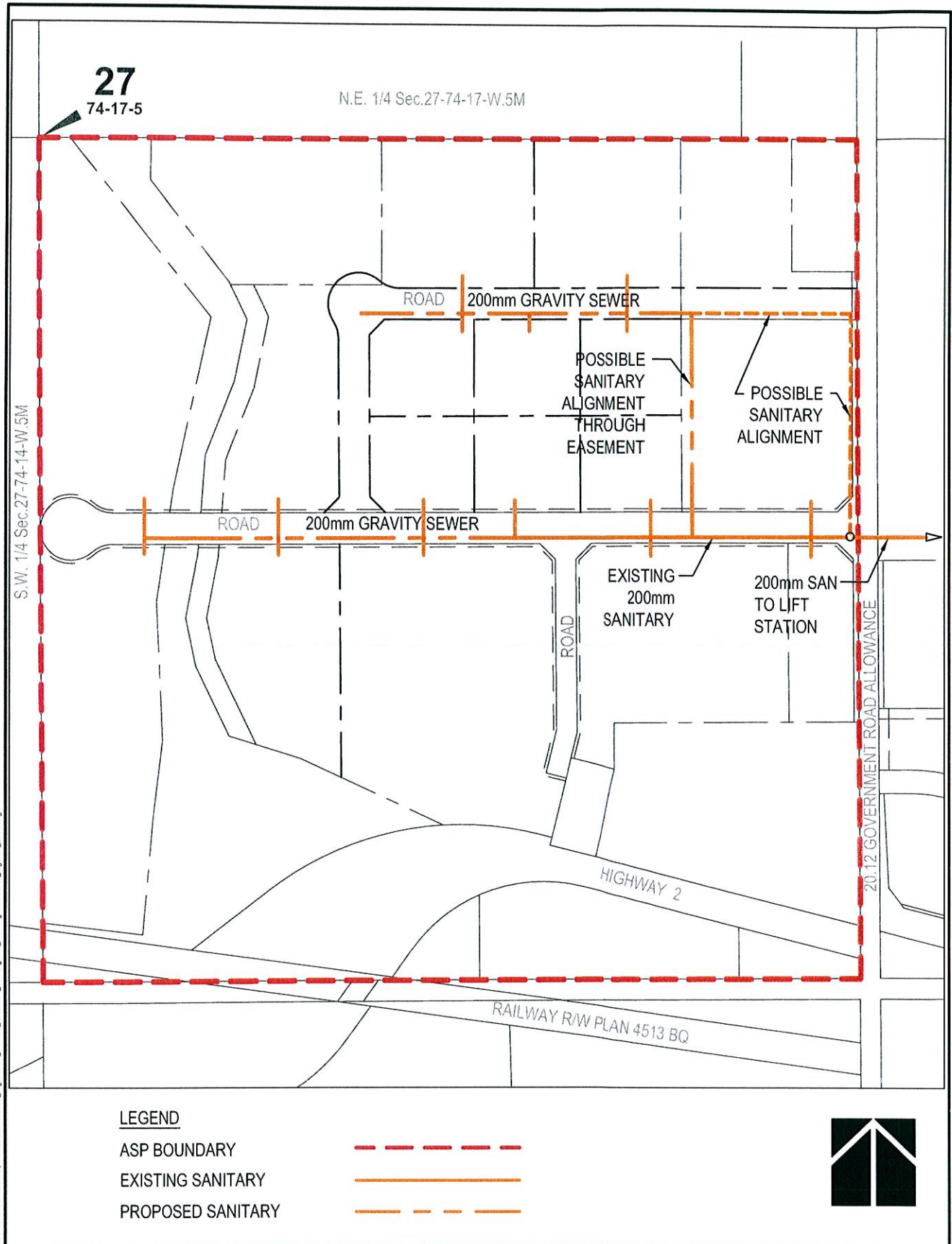
Alberta Environment requires that all post development stormwater flows be controlled and not to exceed the peak current pre-development flow rates. The amount and size of the stormwater management facility will therefore be dependent on the amount of impervious development surfacing. As the site is relatively flat, the logical location for the management facility is in the northwest corner of the Plan area adjacent to the drainage course as shown in **Figure 8**.

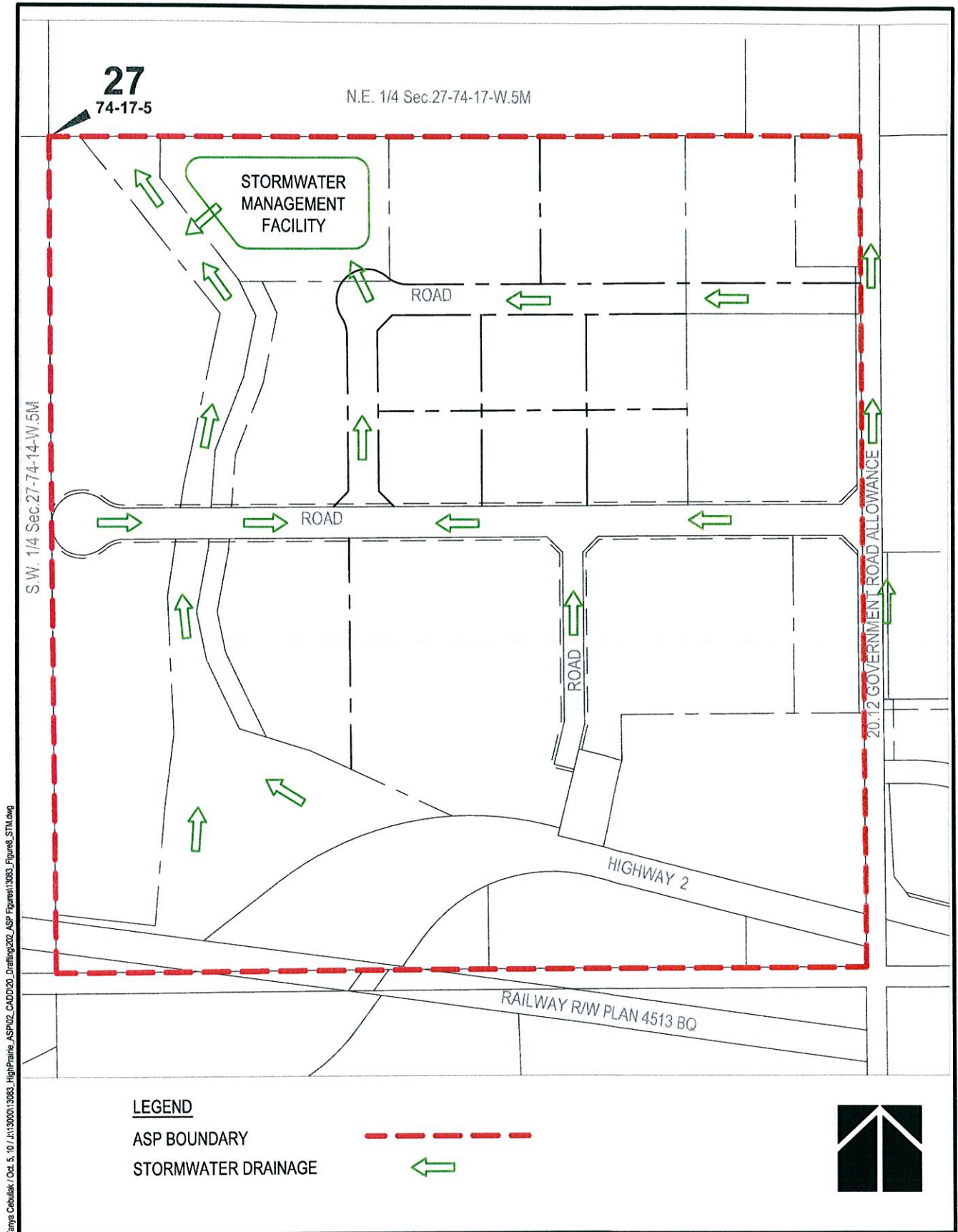
5.4 Shallow Utilities

Franchise utilities including power, natural gas, telephone, and cable service are available from the extension of existing nearby facilities. Power and telephone lines will be located within the internal subdivision road right-of-way.

The existing low pressure natural gas line (see **Figure 3**) could be relocated to align with existing and proposed road rights-of-way to facilitate development if there is an opportunity to do so.

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6.0 Implementation

6.1 Statutory Amendments

The Municipal Development Plan (MDP) and the Land Use Bylaw (LUB) will be amended to reflect the uses proposed for the quarter section and to provide a designation for newly annexed land.

In the MDP, the SE 27-74-17-5 will be designated Industrial, with a couple of exceptions. The two residences would be designated Single Family, and the MD of Big Lakes' parcel and cemetery would be designated institutional.

The LUB will reflect a General Industrial land use district applied to the quarter section, with two exceptions. The two residences will have the land use designation of Acreage Residential (R5) District and the MD of Big Lakes' parcel will have the land use designation of Institutional (I) District.

6.2 Subdivision & Development Process

Following adoption of the ASP, implementation of the industrial park will be achieved through the subdivision and development process. The site will also require changes to the land use designations, as described in the above section.

The responsibilities of the Town will be defined by way of the development agreement(s) that are required as a condition of subdivision approval. Following construction of required roads and infrastructure, development permitting to individual landowners/applicants will constitute the final stage of the development process prior to construction.

6.3 Development Staging

There will be two stages of development for the industrial park. The first phase will consist of the construction of the road and infrastructure as proposed by this ASP to the eastern limit of the natural drainage channel. Individual lots will be developed in response to market demand.

The second phase will bridge the drainage channel and extend the road access across to Lot 1 (see **Figure 5**). The phase will be triggered by development of the SW 27-74-17-5.