

**WEST INDUSTRIAL
AREA STRUCTURE PLAN
TOWN OF STETTLER
PART OF N.W. 6-39-19-W4**

BYLAW 1830-00

A BYLAW OF THE TOWN OF STETTER, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE WEST INDUSTRIAL AREA STRUCTURE PLAN, PURSUANT TO THE MUNICIPAL GOVERNMENT ACT STATUTES OF ALBERTA, 1994, CHAPTER M-26.1 AND AMENDMENTS THERETO.

WHREAS Section 633 of the Municipal Government Action provides that a municipal Council may, for the purposes of providing a framework for subsequent subdivision and development of an area of land, adopt an Area Structure Plan; and

WHEREAS the Council of the Town of Stettler deems it desirable to adopt this area structure plan; and

WHEREAS the West Industrial Area Structure Plan has been prepared under the direction of a Committee of Council.

NOW THEREFORE the Council of the Town of Stettler in the Province of Alberta, duly assembled, hereby enacts as follows:

1. This Bylaw should be cited as the "Town of Stettler West Industrial Area Structure Plan Bylaw".
2. The document attached hereto including all text and maps and forming part of this Bylaw, is hereby adopted as the "West Industrial Area Structure Plan".
3. The area as outlined on Figure 1 is designated as the area structure plan area.
4. This bylaw shall come into force and effect upon the third and final reading thereof.


READ a first time this 3rd day of October, A.D. 2000

Advertise: October 11 & 18, 2000

Public Hearing held: November 7, 2000

READ a second time this 7th day of November, A.D. 2000

READ a third time and finally passed this 7th day of November, A.D. 2000


MAYOR


SECRETARY-TREASURER

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1. Development Concept	Attached

1.0 INTRODUCTION

The lands affected by this Area Structure Plan consist of approximately 51 acres located within the west half of Section 6-39-19-4, in the Town of Stettler. They lie adjacent to the northern and western Town boundaries.

The western boundary is 70th Street and the eastern boundary is the Red Willow Creek. The southern boundary is the C.P.R. rail line and north boundary is the corporate limits of the Town of Stettler. Figure 1 shows the location of the Plan area.

An Area Structure Plan is a statutory Plan described within Section 633 of the Municipal Government Act, 1994. Its purpose is to provide a framework for subsequent subdivision and development of an area of land in a municipality.

The Area Structure Plan must describe:

- i. The sequence of development proposed for the area.
- ii. The land uses proposed for the area, either generally or with respect to specific parts of the area.
- iii. The density of population proposed for the area either generally or with respect to specific parts of the area.
- iv. The general location of major transportation routes and public utilities,
and contain such other matters, as the Council considers necessary.

2.0 EXISTING FEATURES

2.1 Land Use

The majority of the Structure Plan area is in agricultural use or vacant at the present time. The current zoning map designates the area as UR urban reserve. The Municipal Development Plan indicates it is suitable for industrial purposes, to meet the light and heavy industrial needs of the growing Town.

It is the intention of the Stettler Town Council to re-designate all the lands within the boundaries of the proposed West Industrial Area Structure Plan to "T" Industrial Use.

The adjoining lands within the Town are generally used for farming, highway commercial, and industrial purposes. The adjoining lands within the County are farmed.

2.2 Development Constraints

There are a number of minor constraints to development of the land, which will have an influence on the future subdivision layout. These include the following items:

2.2.1 Railways

The C.P.R. line forms the southern boundary of the Plan area. It does however, impede road access to the development area. No new roads will cross this line but crossing will be retained at 70th Street.

Three of the new industrial lots will back on to the rail line. It will not be necessary to provide for spur lines throughout the total area as there is no evidence of a demand for rail serviced sites beyond the three sites available.

2.2.2 Gas Lines

Natural gas service is available from Alta. Gas.

2.2.3 Existing Subdivision & Ownership

One individual owns the entire area.

2.3 Utility Services

2.3.1 Water

There is an existing 12-inch water line south of the tracks in 70th Street.

This line can be extended to the north to serve the Structure Plan area. Development will be carried out to allow looping of the system to ensure continuity of water flow. Water services will be provided for fire protection and private use on each developed lot.

2.3.2 Sanitary Sewer

The area can be serviced by the sewer main in 70th Street south of the C.P.R. line. A 12-inch line should run to the south side of the subdivision with 8-inch internal lines and individual lot services.

2.3.3 Storm Water Disposal

The site slopes gently to the east. There is approximately 6 m of relief.

Storm water collection for the Structure Plan area will continue to be provided by surface drainage involving ditches and culverts as part of the roadway system. Ultimate disposal will be into the Red Willow Creek through two 5 m drainage easements.

2.3.4 Transportation System

A gravel road exists on the western boundary of the site. All internal roads shall be developed to a gravel standard within a 66 ft. wide right-of-way.

3.0 STAGING

The development will proceed in a maximum of two phases. The first being along 70th Street and the second phase being the remainder of the area.

3.1 Land Use and Circulation

The concept as shown on Figure 1 has been prepared for the industrial development of this area of Stettler. The layout provides for future subdivision of the total area with proposed lot sizes from 2.53 acres to 6.10 acres. The Plan is flexible however and, depending upon owner and market preferences, larger or smaller lot parcels maybe created.

No specific provision is made for municipal reserve in the area. As each subdivision application is made, the Town should assess whether to take the dedication required as land or as money in place of land.

3.2 Reserves – Municipal and Environmental

The Area Structure Plan borders the west side of a natural drainage course (Red Willow Creek) therefore environmental reserve will be required in accordance with Section 664 of the M.G.A., 1994. These lands will be provided at time of subdivision.

3.3 Implementation

This Area Structure Plan is to be the guide for future detail development Plans for the area. These future Plans will lead to subdivision and construction of utility infrastructure for new industrial lots.

The Area Structure Plan must be adopted by bylaw of the Town. This procedure would require public hearings and three readings by Council. Minor adjustments to proposed lot sizes and roadway alignment may be made where necessary without amendment to the Plan. Any major changes from to the Plan should be adopted as an amendment to the bylaw.

T.O.S. CORPORATE LIMITS

NORTH

WEST

3.02 ACRES

2.94 ACRES

3.57 ACRES

5m DRAINAGE EASEMENT

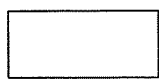
N.W. 6-39-19-W4

3.54 ACRES

2.47 ACRES

2.47 ACRES

DAVE LOVELL RESIDENCE



2.53 ACRES

2.57 ACRES

3.11 ACRES

ALL ACREAGES ARE APPROXIMATE

3.40 ACRES

2.64 ACRES

2.64 ACRES

5m DRAINAGE EASEMENT

6.10 ACRES

2.69 ACRES

2.60 ACRES

TOWN OF STETTLER MAINTENANCE YARD

70th STREET

CENTRAL WESTERN RAILWAY RoFW

51 AVE.

RAILWAY AVE.

MALL PROPERTY

62 ST.

61 ST.

61 ST.

