

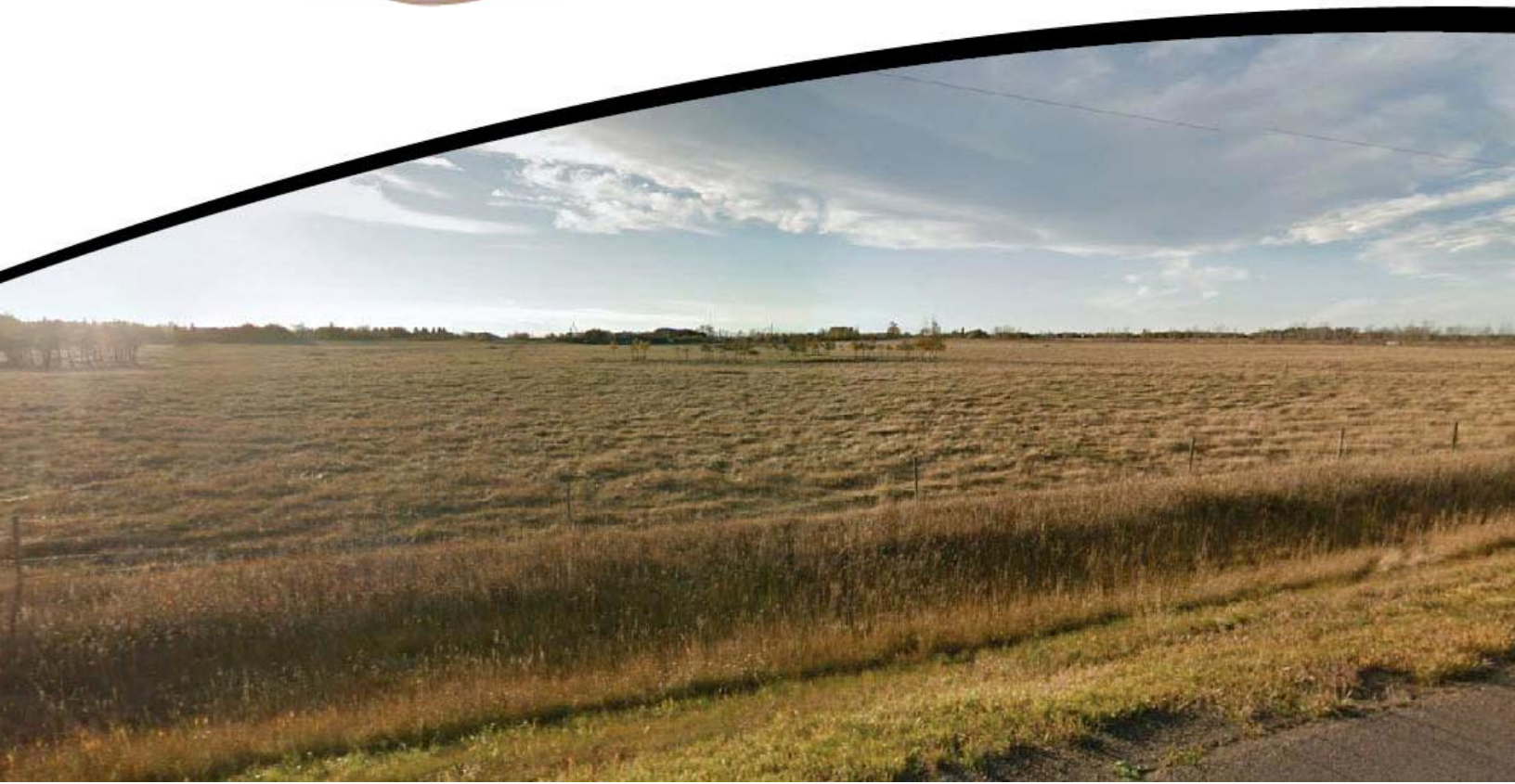
# TOWN OF STETTLER

## *Northeast Industrial Area Structure Plan*

**March 2015**



**TAGISH**  
ENGINEERING  
LTD



**Revisions:**

<b>Date</b>	<b>Description</b>
June 2014	Draft Version Issued for Review
December 2014	Draft Version Issued for Public Open House
March 2015	Final Version Issued to the Town

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# 1 Introduction

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## 1.1 Purpose

The Northeast Industrial Area Structure Plan has been prepared to provide a framework for the rezoning, subdivision, and development of part of the majority of the NW ¼ 04-39-19 W4M and a portion of the SW ¼ 04-39-19-4 that is located in northeast portion of the Town of Stettler. The Plan Area consists of 52.84 hectares (130.46 acres). The Plan Area is generally described as being the NW ¼ 04-39-19 W4M or more simply as, the Northeast Industrial Subdivision.

The Northeast Industrial Subdivision will complement the Town of Stettler's industrial area. This currently undeveloped quarter will be transformed into an Industrial Subdivision.

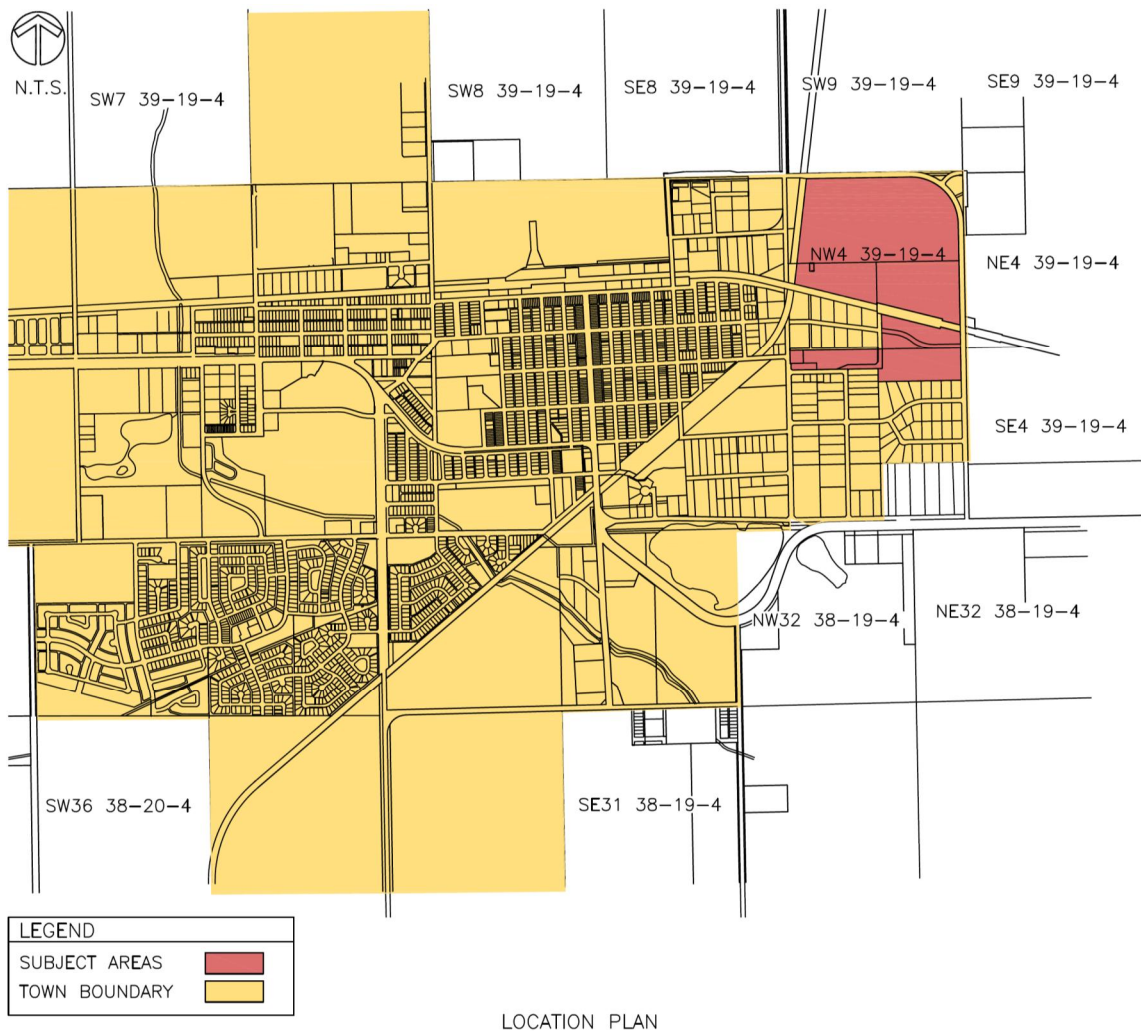
The Northeast Industrial Area Structure Plan has been designed to be a guide for Town Council, land developers, citizens, and administration. The purpose of the Area Structure Plan has three principle goals:

- To apply the Town of Stettler's long-term planning goals, identified within the their Municipal Development Plan;
- To provide direction and policy guidance for industrial land use decisions in the development and growth of the Northeast Industrial subdivision; and
- To provide flexible, innovative, and progressive industrial development opportunities while considering existing and emerging market demands.

## 1.2 Regional Context

The Plan Area is located within the Town of Stettler's existing boundaries, see *Figure 1: Location Plan*.

**Figure 1: Location Plan**



### 1.3 Policy Context

The Northeast Industrial Area Structure Plan meets the requirements of *Section 633 of the Municipal Government Act* and, as such, describes, at a broad level of planning, the proposed sequence of development, land uses, overall density and infrastructure requirements within the Plan Area.

The subdivision design (land use, transportation and servicing) of the Plan Area meets the requirements and policies of the Town.

It is the intent of the Town, either on its own or through partnerships, to develop, subdivide, and sell lands for industrial purposes.

## **1.4 Process**

The Plan preparation process began by gathering, reviewing and analyzing all relevant information pertaining to future development options within, and around, the Plan Area.

This Plan is being initially circulated to the adjacent landowners, lease holders, County of Stettler No. 6, Alberta Environment, Atco Electric, Altagas Utilities, Shaw Communications and Telus Communications for comment. Input obtained through this part of the consultation process will be considered when making final revisions to the Plan prior to bringing forward an adopting bylaw to Town Council.

Two public open houses were used to gain input from the public and stakeholders. The open houses were advertised publicly and held at the Stettler Recreation Complex on September 26th, 2013, and December 11th, 2014. The attendance list for both aforementioned public open houses are included in Appendix A.

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## **2 Existing Conditions**

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The Town of Stettler is located at the Junction of Hwy 12 and Hwy 56. Situated in the “Heartland of Alberta”, Stettler features picturesque agricultural landscapes and boasts a wholesome small town touch.

The Plan Area is located within the Town of Stettler's existing boundaries. See *Figure 1: Location Plan*.

### **2.1 Surrounding Land Uses**

Existing uses surrounding the Plan Area can be identified within *Figure 2: Natural Features and Topography - Contours*. To the west and south are existing industrial developments. The lands located directly north and east are mostly agricultural while the properties located to the northeast of the Plan contain a scrap metal yard and the Stettler Waste Management Authority Solid Waste Transfer Station.

### **2.2 Current Land Use**

The existing conditions of the site are a critical factor when considering the creation of an area structure plan and subsequent land development. The Northeast Industrial site conditions are extremely beneficial towards the development of the area.

The Plan Area is gently rolling, and presents several potential locations for access. Within the NW  $\frac{1}{4}$  04-39-19 W4M there is minimal existing mature tree stands and the majority of the site receives year-round natural light. It is also noted that the Plan Area contains no wetland areas. The majority of the site is clear and currently used as agricultural grazing lands, lending itself to development. The SW  $\frac{1}{4}$  04-39-19-4 is currently used as agricultural. See *Figure 2: Natural Features and Topography - Contours*.



**Figure 2: Natural Features and Topography – Contours**



### 2.3 Ownership

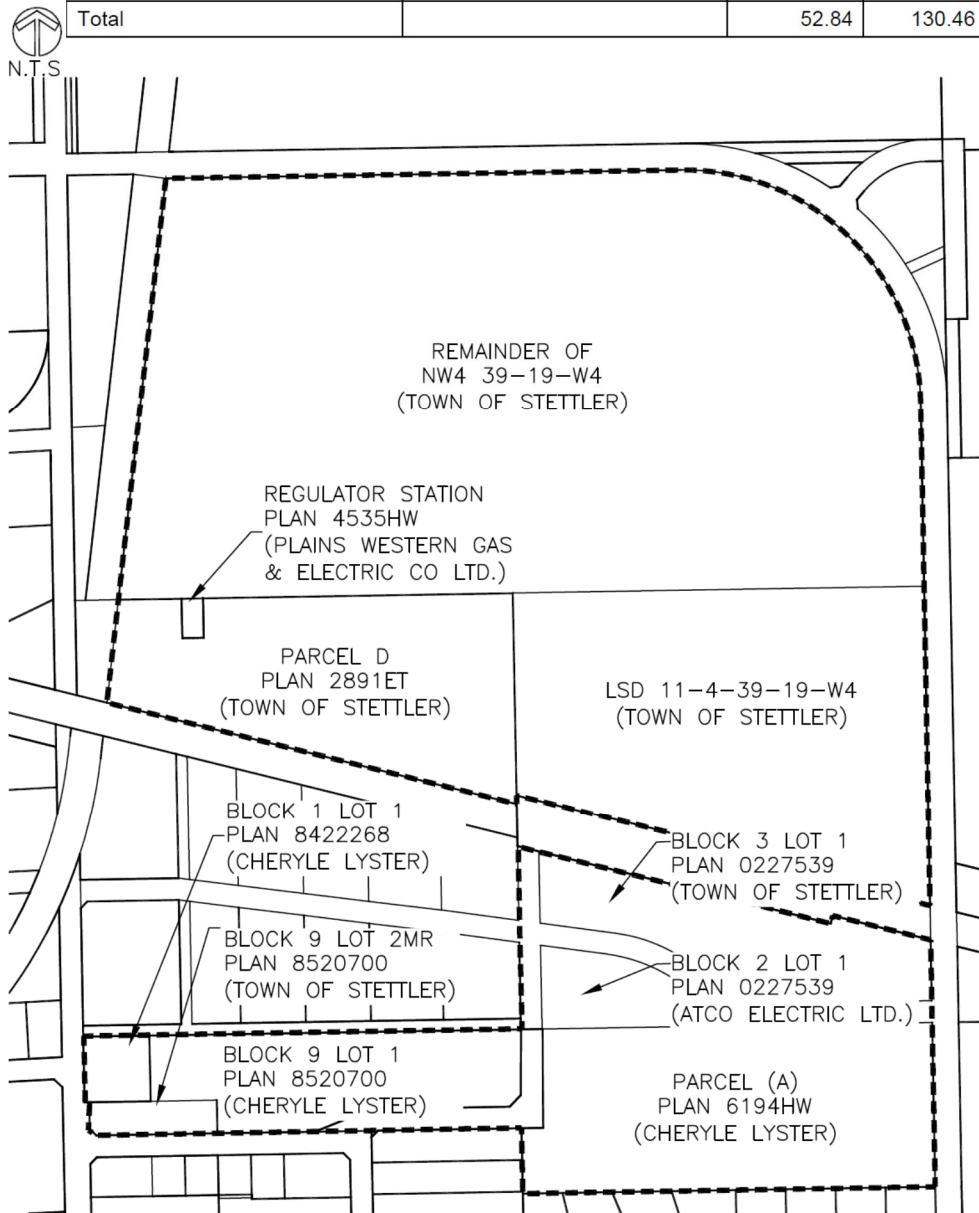
There are five parcels totaling 9.82 hectares (24.36 acres) located in the south Plan Area SW 04-39-19 W4M. Three (3) of the parcels are owned by the Cheryle Lyster; one 0.36 ha (0.89 acre) Municipal Reserve parcel is owned by the Town of Stettler; and one 0.95 ha (2.35 acre) parcel is owned by Atco Electric.

There are four parcels within the north Plan Area in the NW ¼ 04-39-19 W4M. The Town of Stettler is the title holder of three (3) parcels totaling 42.95 ha (106.02 acres). There is one small 0.07 ha (0.18 acre) gas regulating station owned by Plains Western Gas and Electric (now Altagas).

The total Plan Area is 52.84 hectares (130.46 acres). Refer to *Figure 3: Ownership Plan*.

**Figure 3: Ownership Plan**

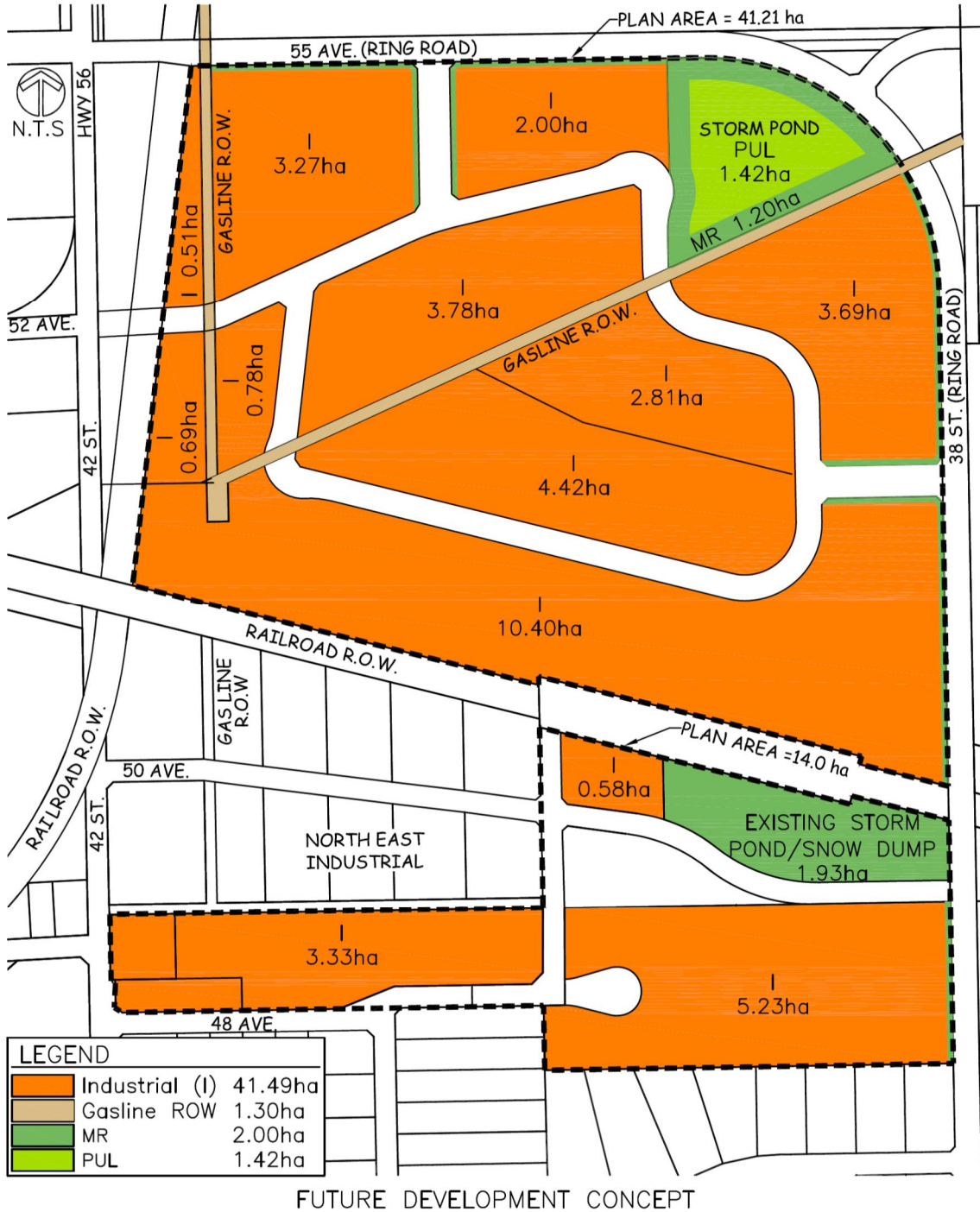
Title Holder	Legal	Area (hectares)	Area (acres)
Town of Stettler	N ½ 4-39-19-W4	28.70	70.85
Town of Stettler	LSD 11-4-39-19-W4	8.97	22.14
Town of Stettler	Plan 2891ET Parcel D	5.28	13.03
Plains Western Gas and Electric	Plan 4535HW RW 39	0.07	0.18
Cheryle Lyster	Plan 6194HW Parcel A	5.55	13.71
Cheryle Lyster	Plan 8422268 Block 1 Lot 1	0.37	0.91
Cheryle Lyster	Plan 8520700 Block 9 Lot 1	2.59	6.40
Town of Stettler	Plan 8520700 Block 9 Lot 2MR	0.36	0.89
Atco Electric	Plan 0227539 Block 2 Lot 1	0.95	2.35
<b>Total</b>		<b>52.84</b>	<b>130.46</b>



### 3 Future Land Use

#### 3.1 Future Land Use Concept

Figure 4: Future Land Use Concept



### 3.2 General Policies

The land use concept is based on current and anticipated market trends, the objectives of this Plan, and relevant principles contained in the Town’s Municipal Development Plan and Land Use Bylaw.

The following table illustrates the land use statistics for the Plan Area. The Plan Area is dominated by proposed industrial purposes.

#### Proposed Land Uses

Land Use Category	Hectares (ha)	% of Area
Industrial	41.49	76.5
Public Utility Lots and Open Spaces	6.65	12.2
Roads	6.12	11.3
<b>Total</b>	<b>54.26</b>	<b>100</b>

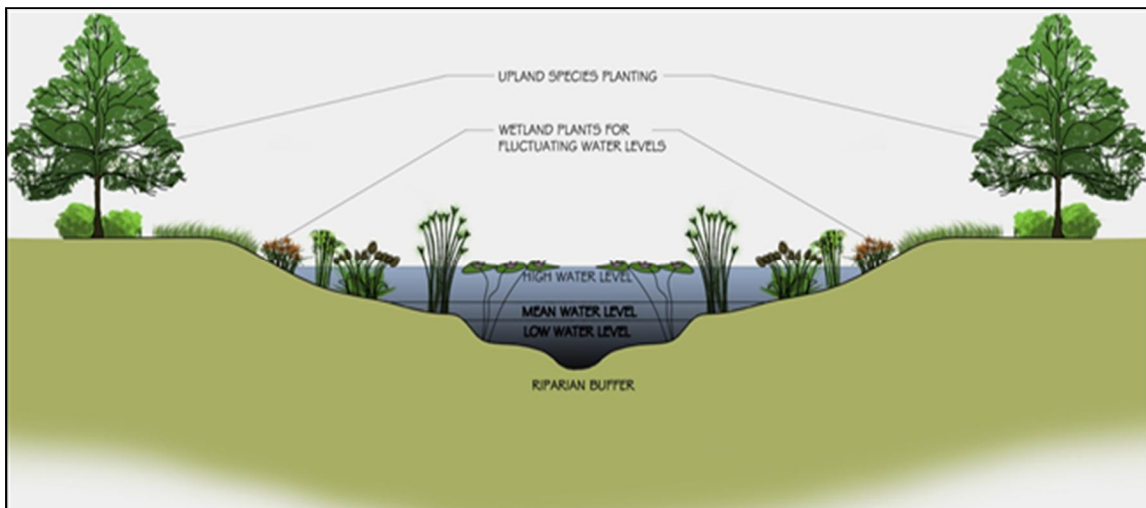
#### 3.2.1 Industrial

The primary purpose of the lands within the Plan Area is to provide opportunities for industrial development as defined within the Land Use Bylaw. The Industrial District within the Town of Stettler Land Use Bylaw provides a number of uses which will complement the Plan Area.

#### 3.2.2 Public Utility Lots and Open Spaces

The proposed storm water management facilities will be integrated into a natural open space system that will be a preserved wetland. This system will best treat the storm water runoff and enhance the wetlands in the area for the existing wildlife.

**Figure 4a – Proposed Wetland Stormwater Management Facility**



### **3.3.3 General Policies**

All development within the boundaries of the Northeast Industrial Area Structure Plan shall be fully serviced to urban standards with paved streets, piped municipal utilities (water, sanitary sewer, and storm water), and shallow utilities (gas, electrical, telecommunications). Unless otherwise stipulated within the development agreement, all utilities shall be constructed prior to, or in conjunction with development. If necessary, rights-of-way and easements shall be provided to accommodate the extension of roads and utilities through the development. Road and utility alignments will be identified at the Conceptual Plan stage and confirmed prior to, or during the Tentative Subdivision Plan or Construction Drawing Approval stage.

All development in the Plan Area shall meet the requirements of the Town's Minimum Design Standards for Development.

1. All development in the Plan Area shall be consistent with the Town's Engineering Master Servicing Plan.
2. Paving will occur in a staged manner and be funded by local improvements.
3. Development within the Plan Area shall be serviced with shallow utilities (gas, electricity, telecommunications, etc.). Rights-of-way and easements should be addressed to the mutual satisfaction of the Town, utility provider and developer.
4. Water and sanitary main sizing shall be determined by the Town. Where over-sizing or installation of the mains is required that may benefit future development, an "Endeavour to Assist" agreement will be negotiated between the developer and the Town.
5. Electricity, Natural Gas, Telephone and Cable Television shall be provided on a phase-by-phase basis at the developer's expense.
6. All outdoor solid waste disposal areas must be adequately contained and screened to mitigate against unsightly view and nuisance issues.

## **3.3 Transportation**

### **3.3.1 Existing Conditions**

The proposed Northeast Industrial Subdivision is currently surrounded by existing industrial and commercial development to the west and south of the subject lands and a County road to the east and north. The goal of the proposed development is to utilize all of the existing roadways to direct traffic into and out of the new Industrial Subdivision.

### **3.3.2 Transportation Objectives**

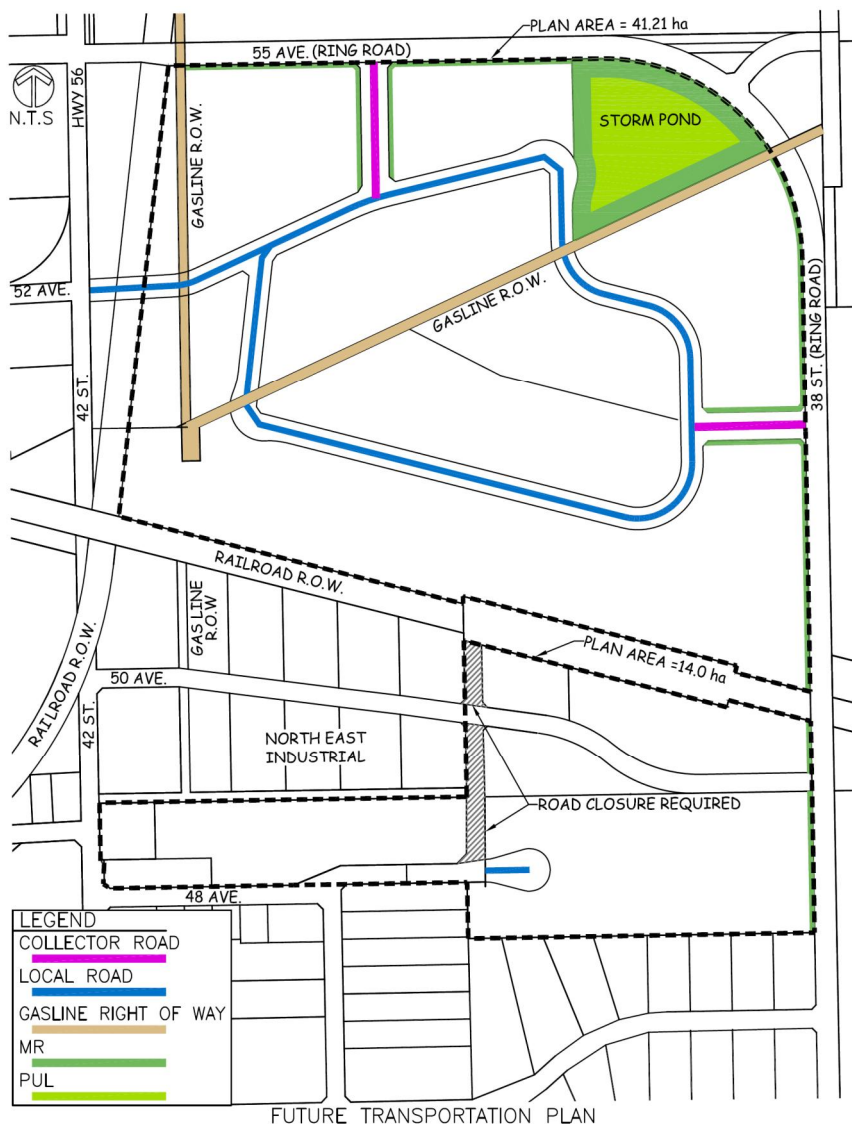
The Northeast Industrial Subdivision is proposing to have a curvilinear roadway system. The Subdivision's objective is to safely and conveniently allow for vehicle traffic to access and egress the Subdivision. Secondary objectives are to aid the Town in emergency access, street cleaning, and to provide adequate access for businesses utilizing off-street parking.

### 3.3.3 Proposed Transportation Network

To achieve the goals and objectives, the proposed site will consist of local and collector roads that connect to the principal transportation system in place and allow for future networks to be developed to the north and east. See *Figure 5: Future Transportation Plan*.

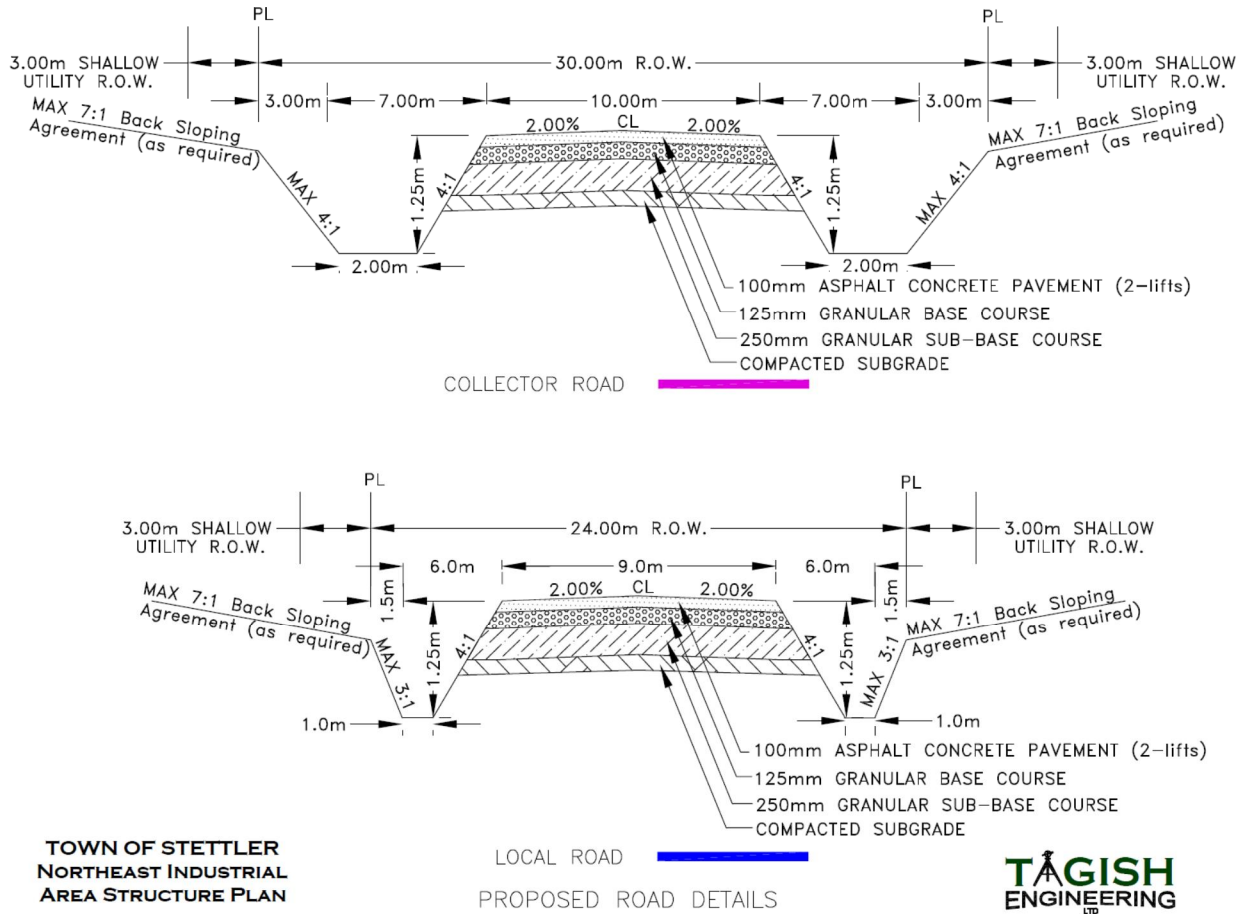
**Figure 5: Future Transportation Plan**

The Northeast Industrial Subdivision primary accesses will be on the east and north side of the subject lands from 38<sup>th</sup> Street and 55<sup>th</sup> Avenue, known to the local residents as the "Ring Road". A secondary access point connecting to 52<sup>nd</sup> Avenue, is also planned to connect the Subdivision into the existing industrial development located west of the subject lands. To complete this development, crossing agreements will be required with the railway and high pressure gas companies.



All roadway development shall conform to *Town of Stettler Design Standards and Specifications* in place at the time of each proposed phase of development. For this development the standard roadway cross sections are shown in *Figure 6: Proposed Road Details*.

**Figure 6: Proposed Road Details**



### **3.4 Utility Systems**

#### **3.4.1 Existing Services and Utilities**

The Northeast Industrial Subdivision is bordering existing industrial and commercial development and all relevant services can be extended into the proposed subdivision.

#### **3.4.2 Servicing Objectives**

The objective of the Northeast Industrial Subdivision is to provide the most economical servicing and utility infrastructure that will meet all the service requirements imposed by the new development. At each phase of the development all of the proposed improvements will follow both the Alberta Environment requirements and the Town's *Master Servicing Studies, Design Standards and Specifications* currently in place. In conjunction with this Area Structure Plan, the Town will prepare a detailed Outline Plan for all the servicing requirements for the proposed development prior to Phase 1 being developed.

#### **3.4.3 Water Mains**

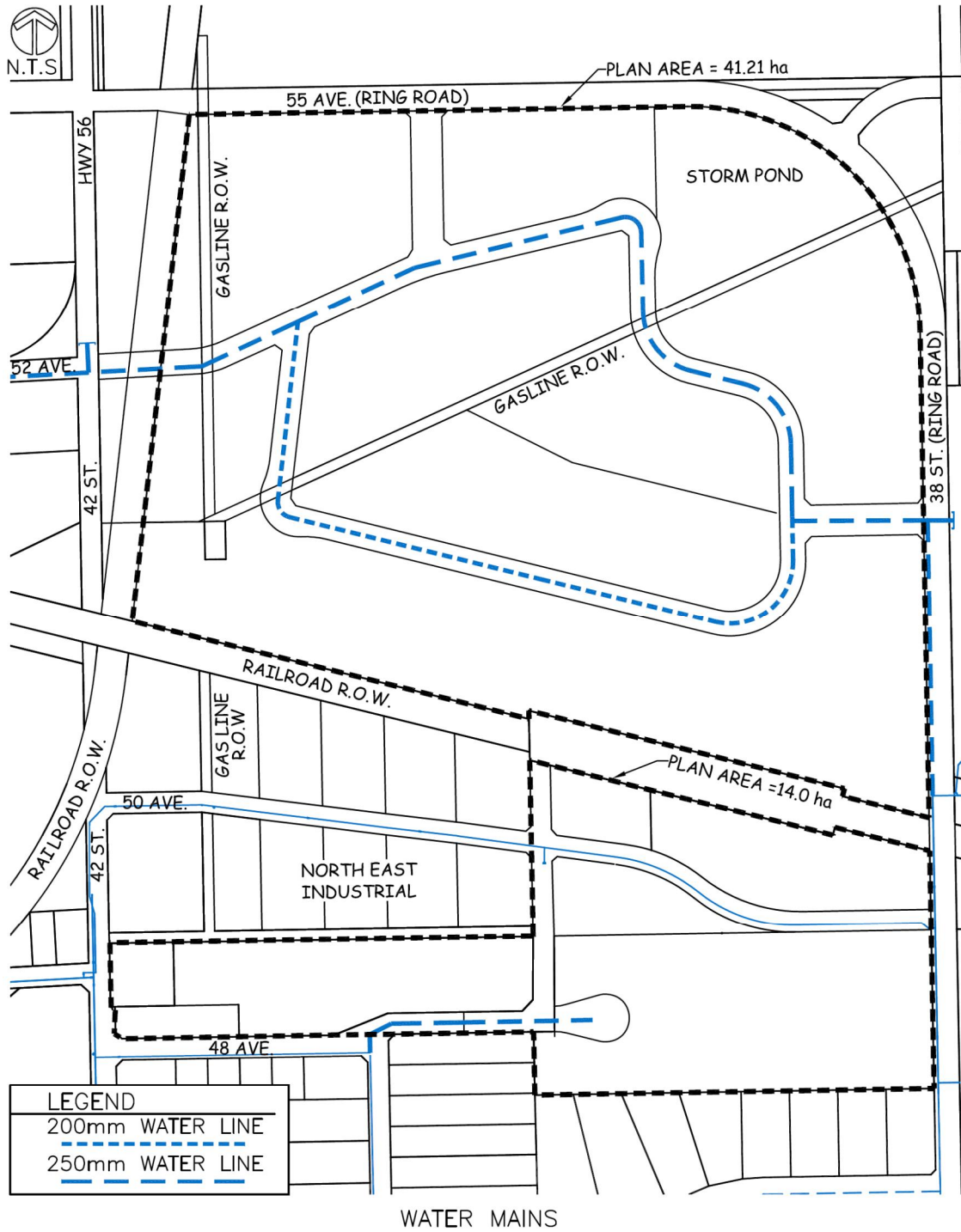
The Northeast Industrial Subdivision is proposing to have a fully looped water distribution system. Refer to *Figure 7: Water Mains*. At present no trunk water mains are required to pass through this development. In the future the Town may require updates to this Plan, and over-sizing of the proposed mains may be required. If over-sizing is required, the Town will pay these over-sizing costs at the time of construction. The initial connection points will occur at the intersection of 44<sup>th</sup> Street and 52<sup>nd</sup> Avenue and on 38<sup>th</sup> Street, just north of the existing railway right-of-way. The proposed development will provide water main stubs for all future development and the cost recovery of these improvements will follow the direction of the *Municipal Government Act*.

#### **3.4.4 Sanitary Sewer Mains**

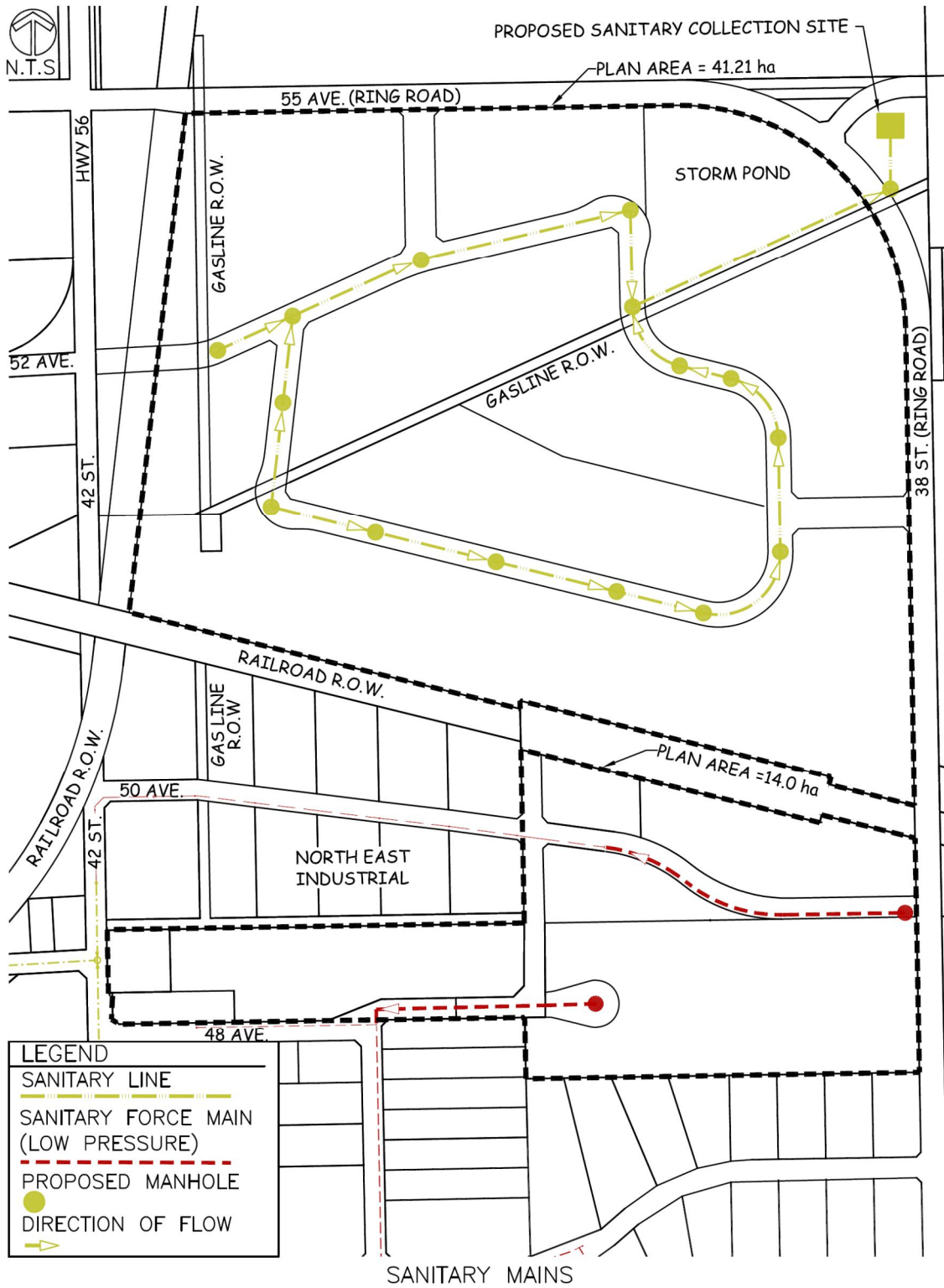
The subject property cannot be serviced by the Town's existing sanitary gravity collection system. In addition, it is not recommended to connect this development to the existing low pressure sanitary system, because of extremely limited capacity. This development will be serviced by a gravity system that discharges to the northeast corner of the subject property into a wet well or storage system. This wet well will be augmented by a future lift station that will discharge directly to the Town's sanitary facultative storage facility. For the initial phases the effluent can be transported by truck to the Town's facultative storage facility. Another option would be the use of a low pressure sanitary pump, connected to the wet well which will discharge to the Town's existing system on 43<sup>rd</sup> Street. The wet well shall be designed with sufficient storage capacity to accommodate daily effluent flows, and pumped during off peak hours to alleviate any future burdens on the existing system. Refer to *Figure 8: Sanitary Mains*. The proposed development will provide sanitary servicing storage for future developments and the cost recovery of these improvements will follow the direction of the *Municipal Government Act*.



**Figure 7: Water Mains**



**Figure 8: Sanitary Mains**



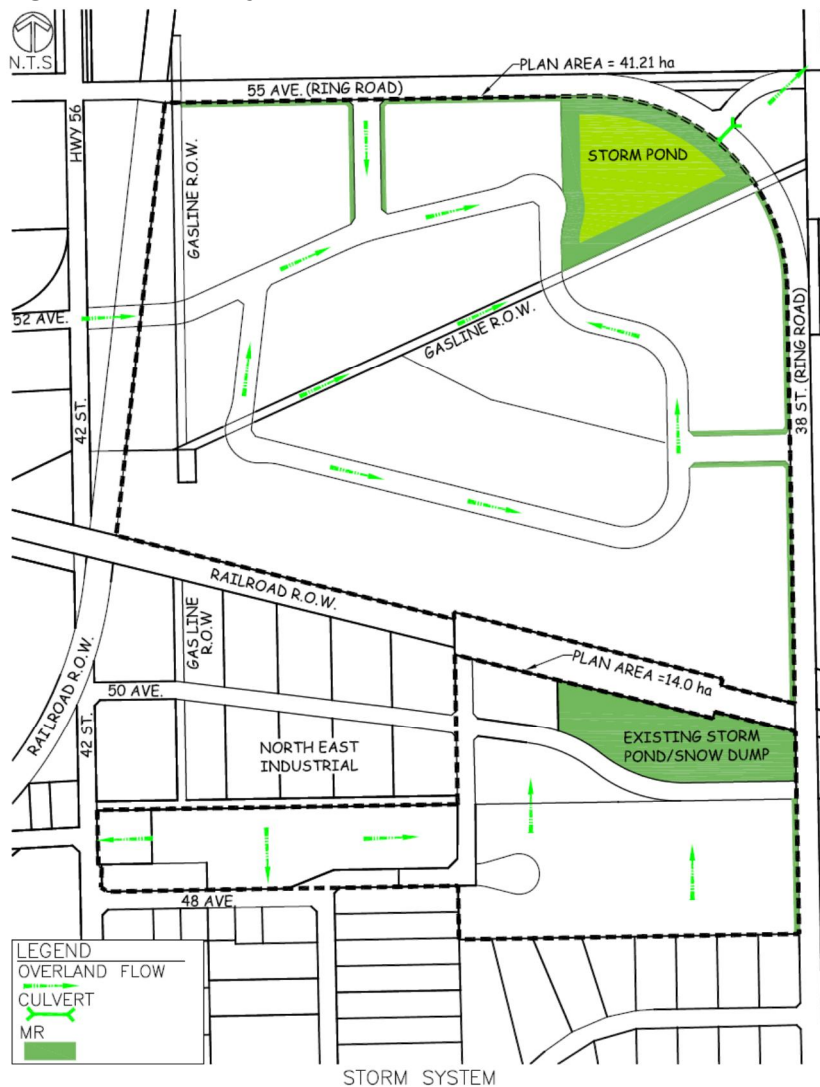
### 3.4.5 Storm Water Runoff

A detailed Storm Water Management Plan will be produced by the Town of Stettler prior to developing Phase 1. The subject property will consist of rural roadways and ditches. A minor storm system piping will not be required. All drainage will be retained in the northeast corner of the development and the storm water will be treated and discharged at this location as per the current Alberta Environment standards. Refer to *Figure 9: Storm System*, for the proposed location of the storm water storage area from the proposed development. The storm water pond will only benefit the proposed development and future cost recoveries will not be applicable.

### 3.4.6 Snow Dump

The Storm Pond will be used as a snow dump. The Town of Stettler will plant salt resistant vegetation in that area.

**Figure 9: Storm System**



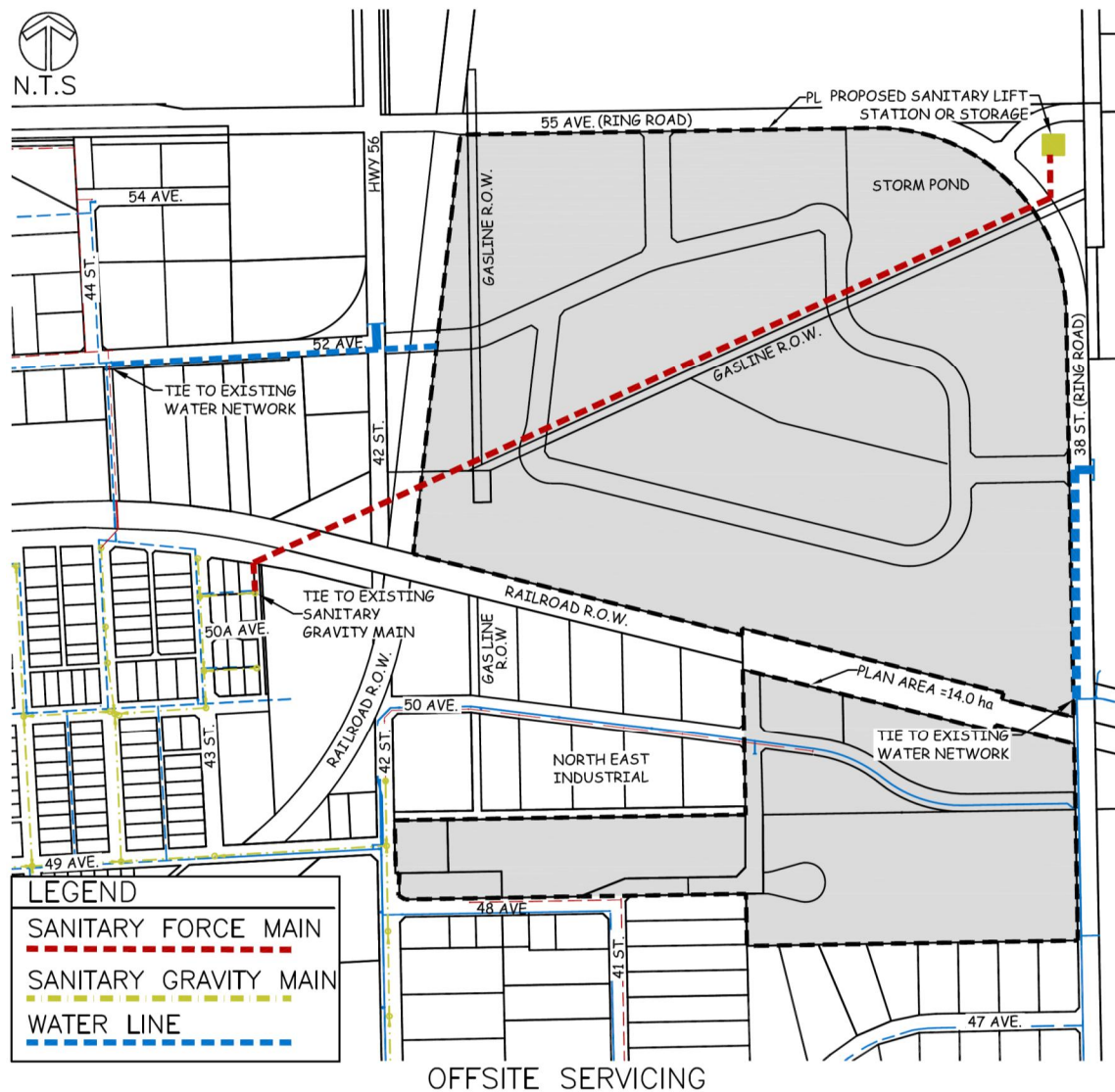
### 3.4.7 Shallow Utilities

Electricity, Natural Gas, Telephone and Cable Television will be provided on a phase-by-phase basis. It will be the Developers responsibility to contact the current franchise holder of each utility to determine the requirements for servicing the development.

It is proposed that all shallow utilities be located outside the Road Right-of-Way (R.O.W.), within a shallow utility Right-of-Way (R.O.W.). It is proposed that it will be overhead power with a shared use agreement with Telus. Street lighting will be as per TAC requirements.

### 3.4.8 Offsite Servicing

**Figure 10: Offsite Servicing**



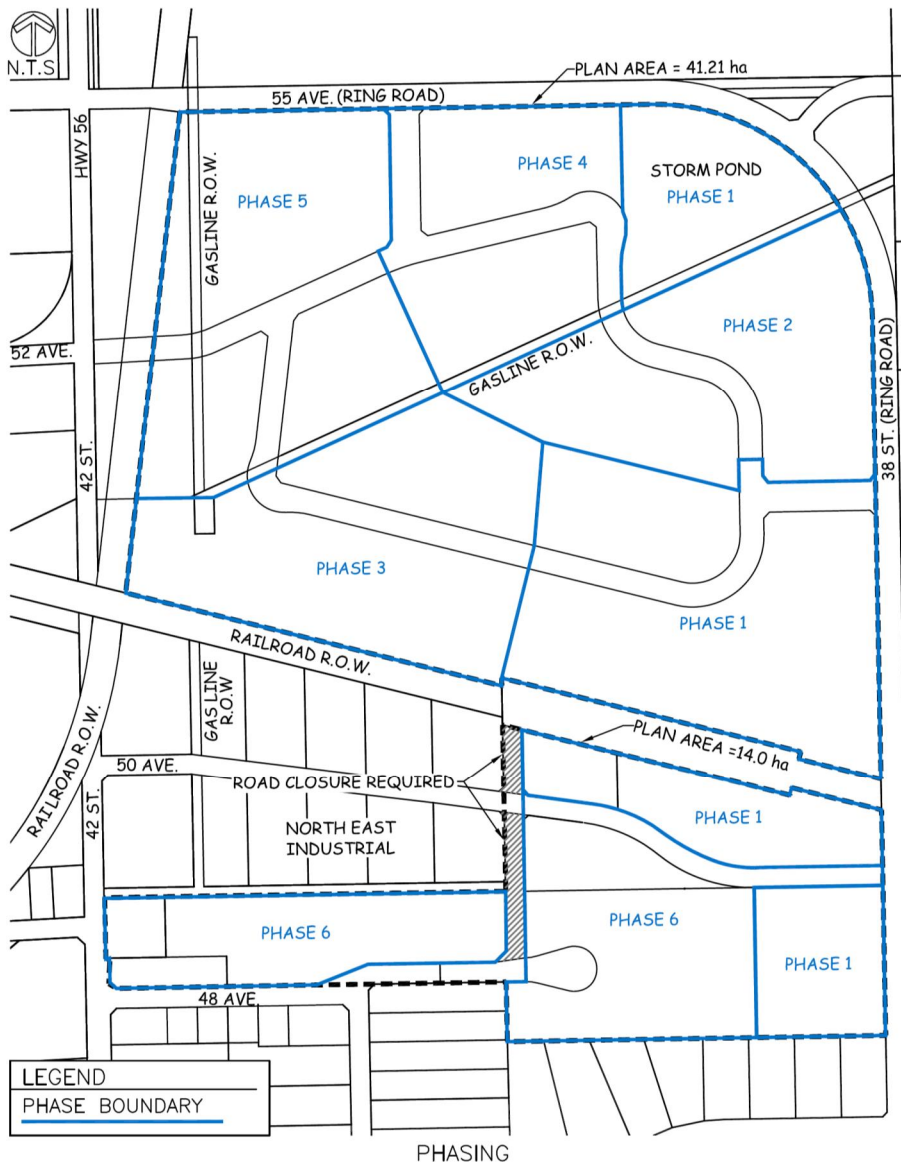
## 4 Phasing and Implementation

All existing statutory plans and policies, particularly those policies contained in the *Municipal Development Plan and Land Use Bylaw*, shall be applied to subdivision and development within the Plan Area.

### 4.1 Phasing

It is not practical or economically feasible to service the entire development in one phase, therefore a detailed phasing plan shall be followed. Refer to *Figure 11*. Note that smaller development parcels can be created within the current phase being developed subject to the Town's approval.

**Figure 11: Phasing**



## **4.2 Plan Administration and Implementation**

The existing Northeast Industrial Area Structure Plan, prepared by Underwood McLellan Ltd. Consulting Engineers and Planners, Report No. 2202-1173-040, dated April, 1980, shall be rescinded.

Pursuant to the provisions of *Section 633(1) of the Municipal Government Act, 1995*, this Area Structure Plan shall be adopted by the Town of Stettler as the Northeast Industrial Area Structure Plan. All subdivision and development within the Plan Area shall be in accordance with the provisions and policies of this Area Structure Plan.

Council may from time to time choose to amend this Area Structure Plan. As part of the amendment process, the required public hearing process will ensure that the continued input of the landowners and residents is considered.

## Appendix A



**Town of Stettler Northeast Area Structure Plan  
Open House #1 for Adjacent Owners and Agencies  
September 26, 2013 Attendees**

---

**1588241 Alberta Ltd.  
Altagas Utilities Inc.  
Lyster, Cheryle  
Murray, Karen  
Tagish Engineering  
Town of Stettler**

**Verhoeven, John  
ZAP Municipal Consulting**

**Luke Gamache  
Jerome Macatangay  
Norm Lyster**

**Phil Nelson  
Leann Graham  
Melissa Robbins  
Malcolm Fischer  
Steve Wildeboar**

**Dave Dittrick**



**Town of Stettler Northeast Area Structure Plan  
Open House #2 for Adjacent Owners and Agencies  
December 11, 2014 Attendees**

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<b>Alberta Prairie Steam Tours</b>	<b>Emailed Draft ASP</b>
<b>Altagas Utilities Inc.</b>	<b>Dave Staples</b>
<b>Atco Electric</b>	<b>Gord Latham</b>
	<b>Bob Sanders</b>
	<b>Greg Coe</b>
<b>Tagish Engineering</b>	<b>Greg Smith</b>
<b>Town of Stettler</b>	<b>Leann Graham</b>
	<b>Melissa Robbins</b>
	<b>Angela Stormoen</b>
	<b>Al Campbell</b>
<b>ZAP Municipal Consulting</b>	<b>Dave Dittrick</b>