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# Town of Stettler



## WEST STETTLER – HIGHWAY 12 SOUTH Area Structure Plan

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Prepared by

**Town of Stettler**

BYLAW 2001-10

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# 1.0 Introduction

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## 1.1 Purpose

This Area Structure Plan provides a framework for the long-term subdivision and development of the lands referred to as the West Stettler – Highway 12 South Area Structure Plan within the SE 1-39-20-W4.

The Plan Area is located within lands annexed by the Town of Stettler in 2010. The site's proximity to Highway 12 and the West Stettler Park System gives it considerable potential for short term mixed business and long-term residential expansion.

Recent interest for highway commercial and industrial land in the Stettler area suggests that these industries are the highest and best use of for the lands adjacent to Highway 12. The primary purpose of this Area Structure Plan is to determine an appropriate location and policies for such uses, along with future residential uses, within the Plan Area.

## 1.2 Regional Context

The West Stettler – Highway 12 South Area Structure Plan in the regional context is shown on **Figure 1**. Specifically, the Plan Area is contained within a quarter section of land bounded by Highway 12 to the north, 70 Street to the east, and 44 Avenue to the south. The Plan Area contains approximately 66.2 ha (163.4 acres).

The land uses in proximity to the West Stettler – Highway 12 South Plan Area include the following:

- North of the Plan Area are utilized for residential (small holding) and agricultural purposes;
- East of the Plan Area are utilized for commercial, residential (small holding) and recreational purposes;
- South of the Plan Area are utilized for agriculture (within the County), country residential (within the County) and recreational (within the Town) purposes; and
- West of the Plan Area are utilized for agricultural, residential (farmstead) and resource extraction (natural gas wells).

### **1.3 Policy Context**

The West Stettler – Highway 12 South 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.

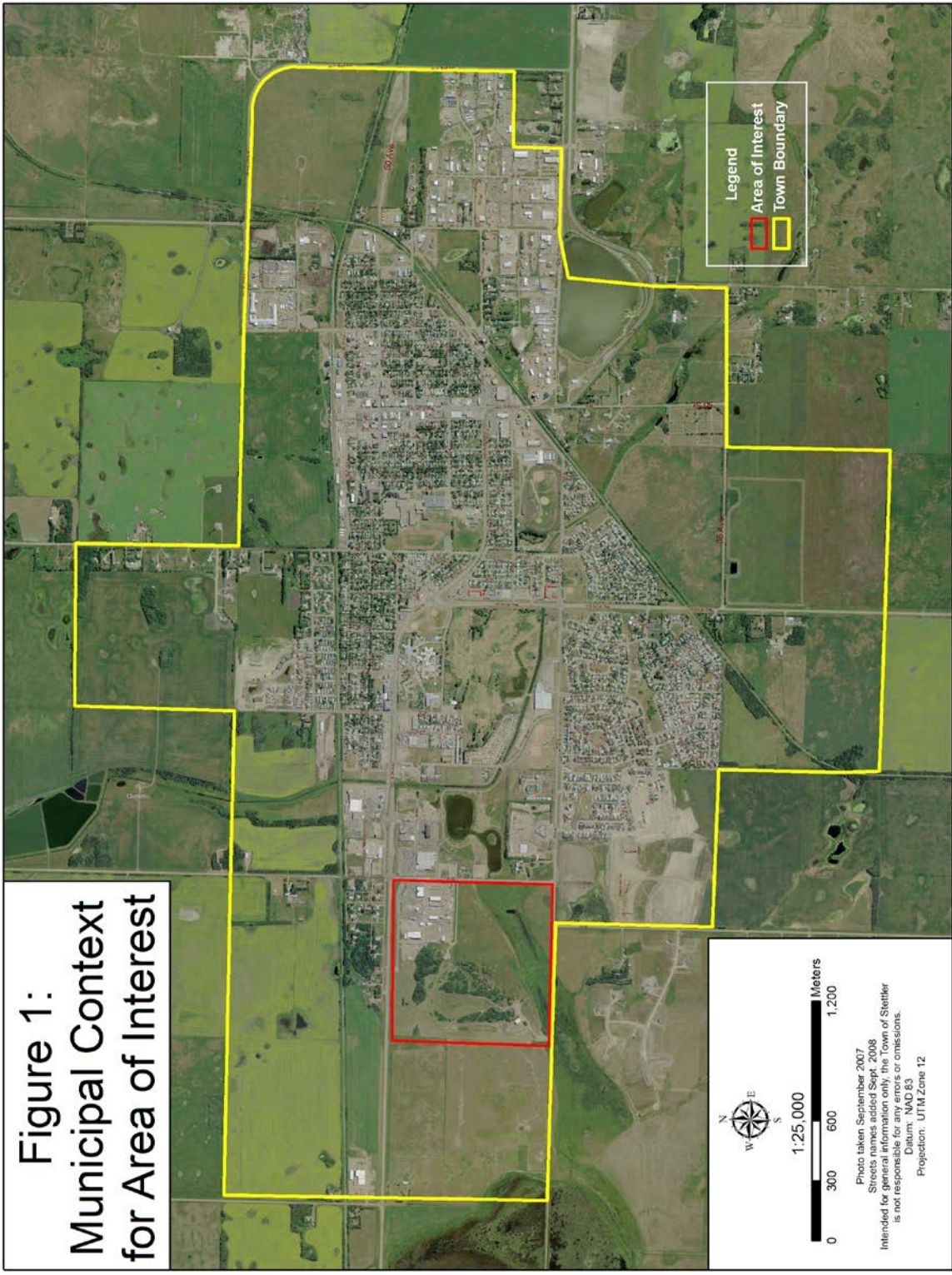
The West Stettler – Highway 12 South Plan Area has been recently annexed to the Town of Stettler. The subdivision design (land use, transportation and servicing) of the Plan Area meets the requirements and policies of the Town.

It is the intent of the owner to develop, subdivide and sell lands adjacent to Highway 12. As the property is adjacent to a highway, it is the intent of the owner to create an area structure plan satisfactory to both the Town of Stettler and the Minister of Transportation.

### **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 County of Stettler No. 6, Alberta Transportation, 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.



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## 2 Existing Conditions

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The West Stettler – Highway 12 South Area Structure Plan is contained with the 66.2 hectare (163.40 acre) site legally described as the SE 1-39-20-W4. The Plan Area itself utilizes lands available for mixed business uses, as well as identifying lands in the southern portion for open space and residential purposes. This section summarizes the existing conditions of this area which are significant for identifying an optimal future land use concept, and for formulating appropriate Area Structure Plan policies.

### 2.1 Natural Features

The topography of the subject quarter drains to the south and east. Much of the lands on the quarter section have been previously cleared for agricultural purposes; however sixteen parcels have been created through previous subdivisions. There are a few tree stands located throughout the property, and a large low lying area dominates the landscape near the residential site on the remnant portion of the quarter section.

Current natural features and land use are shown on **Figure 2** and include:

- There is a residential site located in the south plan area.
- The low lying lands east of the residential site may be incorporated into a stormwater management system and may form another long term component of the Town of Stettler open space system.

### 2.2 Current Land Use

There are eleven properties for commercial/industrial purposes, two property utilized for residential purposes, two properties used for agricultural purposes and one parcel identified as reserve land. .

**Table 1 - Current Land Use**

Land Description	Land Use
Lot 9, Block 2, Plan 2022777	Residence and Agriculture
Plan 0325629 Block 1 Lot 1	Farm Supply/Bulk Fuel Distribution Store
Plan 0426987 Block 1 Lot 2A	Farm Implement Equipment Storage
Plan 0426987 Block 1 Lot 2B	Oilfield Equipment Manufacturer
Plan 0525572 Block 1 Lot 3	Residence
Plan 0525572 Block 1 Lot 4	Oilfield Equipment Manufacturer
Plan 1120705 Block 1 Lot 5	Farm Implement Dealer
Plan 1423887 Block 1 Lot 6	Vacant Highway Commercial Parcel



Plan 1423887 Block 1 Lot 7	Multi Bay Retail
Plan 1423887 Block 1 Lot 8	Oilfield Operations Office
Plan 1623089 Block 2 Lot 6	Vacant Highway Commercial Parcel
Plan 1423578, Block 2, Lot 5	Vacant Highway Commercial Parcel
Plan 2022777 Block 2 Lot 7	Vacant Highway Commercial Parcel
Plan 2022777 Block 2 Lot 8	Vacant Agricultural Parcel
Plan 1423578, Block 2, Lot 2MR	Public Open Space/ Future Storm PUL
Plan 1423578, Block 2, Lot 1	Vacant Agricultural Parcel



## 2.3 Existing Zoning

The land use districts applicable to the plan area were zoned under the County of Stettler No. 6 Land Use Bylaw and included Agricultural zoning for the 127.81 acre remnant quarter section, and Highway Commercial zoning for all other properties. These properties will be re-designated within the Town of Stettler's Land Use Bylaw to Highway Commercial, while the Agricultural zoned property will be zoned Urban Reserve.

Table 3 - Current Zoning and Area

Land Description	Zoning	Area (acres)
Lot 9, Block 2, Plan 2022777	Urban Reserve	29.23
Plan 0325629 Block 1 Lot 1	Highway Commercial	13.32
Plan 0426987 Block 1 Lot 2A	Highway Commercial	2.52
Plan 0426987 Block 1 Lot 2B	Highway Commercial	3.41
Plan 0525572 Block 1 Lot 3	Highway Commercial	2.26
Plan 0525572 Block 1 Lot 4	Highway Commercial	4.77
Plan 1120705 Block 1 Lot 5	Highway Commercial	6.23
Plan 1423887 Block 1 Lot 6	Highway Commercial	2.10
Plan 1423887 Block 1 Lot 7	Highway Commercial	1.75
Plan 1423887 Block 1 Lot 8	Highway Commercial	1.75
Plan 1623089 Block 2 Lot 6	Highway Commercial	2.24
Plan 1423578, Block 2, Lot 5	Highway Commercial	15.6
Plan 2022777 Block 2 Lot 7	Highway Commercial	2.10
Plan 2022777 Block 2 Lot 8	Urban Reserve	28.02
Plan 1423578, Block 2, Lot 2MR	Public Open Space	17.52
Plan 1423578, Block 2, Lot 1	Urban Reserve	11.60

## **2.4 Transportation Features**

Figure 3a illustrates the major features of the Plan Area's existing transportation system. The system is comprised of Highway 12 (50 Avenue) and 50 Avenue South; 70 Street; 75 Street, 44 Avenue; and 48 Avenue. These features are described as follows:

- Highway 12 bounds the Plan Area to the north. This two lane paved roadway serves as a major provincial highway. It contains acceleration/deceleration lanes, along with traffic lights, at the 70 Street intersection. With a planned intersection to be constructed at the West boundary of the plan area in conjunction with the parcel to the west (SW-1-39-20-W4).
- 50 Avenue South serves as an access to properties which front onto Highway 12. This two lane paved roadway serves as a local road.
- 48 Avenue serves as an access to existing properties and will provide access to the north future residential and undeveloped existing commercial parcels. This two lane paved roadway serves as a local road.
- 70 Street serves as a collector road for the Town of Stettler. This two lane paved roadway serves as a local road. It contains curbs adjacent to developed properties, and contains open ditches adjacent to the undeveloped property (remnant portion of the quarter section).
- 75 Street serves as access for highway commercial properties. This two lane paved roadway serves as a local road.
- 44 Avenue serves as a collector road for the Town of Stettler and will provide access to the south future residential parcel. This roadway is paved from 70 Street to Range Road 201, and graveled thereafter to the west.

## **2.5 Utilities**

### **2.5.1 Water and Sanitary Sewage**

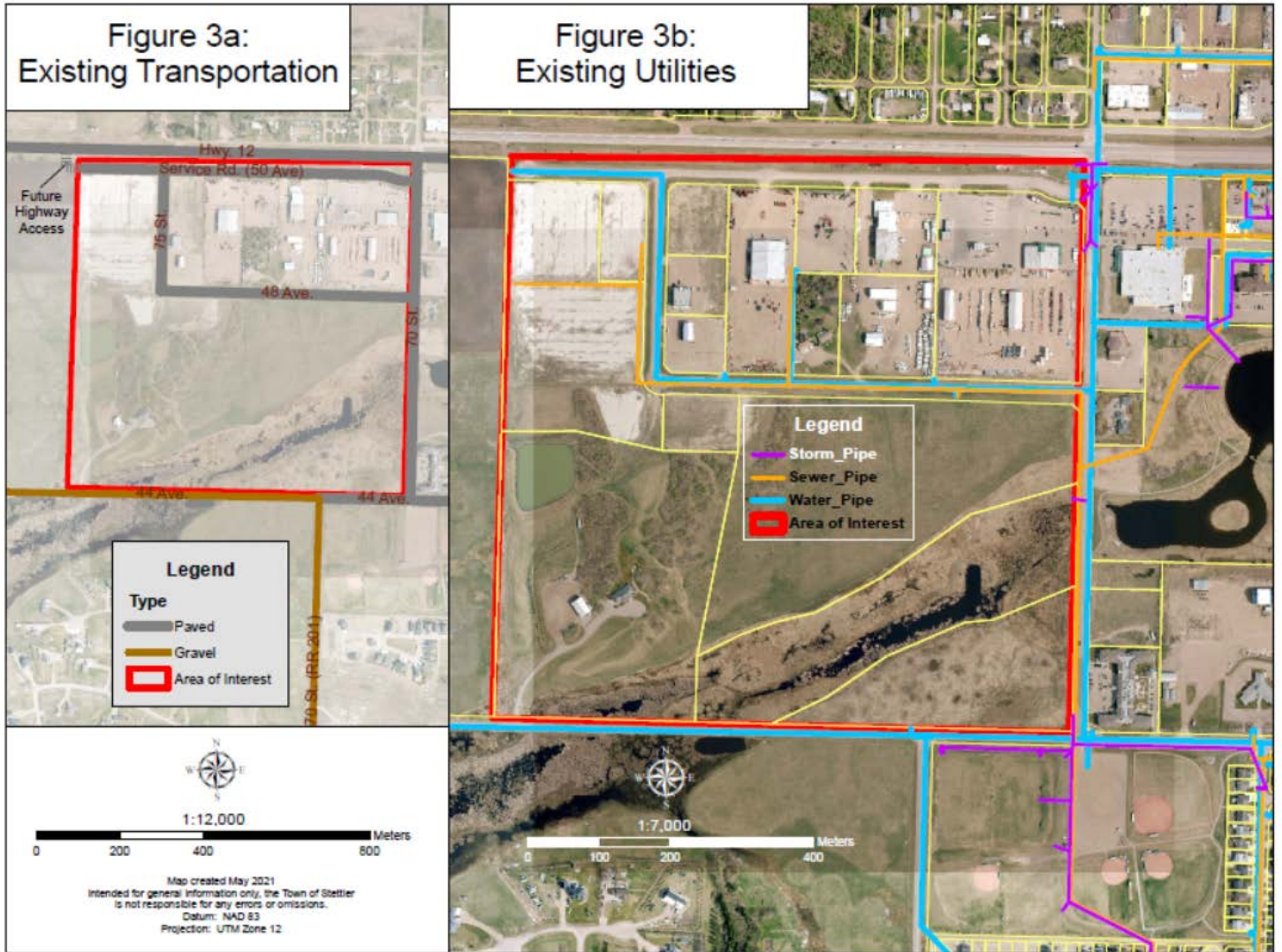
Figure 3b illustrates the major features of the Plan Area's existing utility system. All utility services within the plan area are 300 mm diameter water and 250 mm sanitary mains.

### **2.5.2 Storm Water Management**

Storm water within the plan area currently drains via overland flow to either the ditch adjacent to Highway 12 or to the slough located on the eastern portion of the lands adjacent to 70 Street. Storm water management facilities, therefore, should be located to take advantage of this man-made drainage feature.

### **2.5.3 Major Utility Facilities**

Power connection for the development will be through Atco Electric. Natural gas services will be available via Altagas Utilities Ltd. Telecommunications will be available via Telus Communications and Shaw Communications.



## **2.6 Relevant Plans and Policies**

### **2.6.1 Subdivision and Development Regulation**

Section 14(e) of the Alberta Subdivision and Development Regulation states that a subdivision authority shall not approve an application for subdivision if the land that is subject to the application is within 0.8 kilometres of the centre line of a highway right of way where the posted speed is 80 kilometres per hour or greater unless the land is contained within an area structure plan satisfactory to the Minister of Transportation and the proposed use of the lands is permitted under that plan.

### **2.6.2 Inter-municipal Development Plan**

The identified land uses within the Plan Area conform to the “Composite Vision” identified within the Town and County of Stettler Inter-municipal Development Plan.

### **2.6.3 Municipal Development Plan**

The proposed land uses complement the land uses of adjacent lands contained within the Town’s current Municipal Development Plan.

### **2.6.4 Town of Stettler Growth Study**

The identified land uses within the Plan Area conform to the land uses identified by the Town of Stettler within its Growth Study which has been approved by Town Council.

### **2.6.5 Town and County of Stettler Commercial and Industrial Design Guidelines**

All commercial and industrial development projects located within the Plan Area must comply with the Design Guidelines adopted by the Town and County.

## **2.7 Implications on Future Land Use**

Significant implications in regard to opportunities and constraints to future land use and development in the Plan Area result from the area’s existing conditions, relevant plans and policies, and the public input obtained through the communications process. The most significant implications are as follows:

### **2.7.1 Natural Features Implications**

- The lands are highly visible from Highway 12. This means that the highway frontage lands are more valuable for highway commercial and business



industrial uses, but also creates the challenge to ensure that development is visually attractive.

- The low lying lands contained within the plan area will be utilized for future stormwater management and may also be incorporated into the Town's open space system.

### **2.7.2 Existing Land Use and Zoning Implications**

- The proposed land use pattern provides a basis for providing commercial and business industrial uses to the plan area.
- The current residences on the quarter section may not be compatible with the proposed future commercial and business industrial land use pattern.

### **2.7.3 Natural Resource Implications**

- No significant development constraints result from the existing natural resources and related features which are contained within the West Stettler – Highway 12 South Plan Area.
- There is no gas or oil wells within the Plan Area.

### **2.7.4 Transportation Implications**

- Highway 12 provides visibility for commercial development purposes on the north side of the Plan Area. There are two proposed subdivision accesses off of 70 Street.
- This development will ultimately be serviced with paved roadways built to industrial and residential standards. The roadways will be built within 30 metre (for commercial/industrial) and a minimum 16 metre (for residential) rights-of-way.

### **2.7.5 Utilities Implications**

- The West Stettler – Highway 12 South Plan Area will be serviced via underground and overhead utilities.

### **2.7.6 Fire Protection**

- Fire Protection for the West Stettler – Highway 12 South Plan Area will be provided by the Stettler Regional Fire Department.

### **2.7.7 Implications of Relevant Plans and Policies**

- The Town's Municipal Development Plan and Land Use Bylaw are the two planning tools which will be utilized for making decisions on rezoning applications as well as subdivision and development approvals.

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## 3 Future Land Use

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The Future Land Use Concept proposed for the West Stettler – Highway 12 South Area Structure Plan is shown on **Figure 4**. The Plan recognizes the implications summarized in Section 2.7. As a result, the Plan reflects the findings of the review of all relevant background information. Specifically, the concept responds to the following critical factors:

- Town of Stettler and County of Stettler's existing statutory plans, with particular emphasis on the Inter-municipal Development Plan;
- Existing conditions such as natural features, current land uses, utility right-of-ways, parcel boundaries, and subdivision and development proposals, which result both in opportunities and constraints for future land use;
- Existing and proposed transportation features;
- The recognition that water and sanitary service will be provided through the existing Town of Stettler distribution system.

The foregoing factors are reflected in the Plan objectives.

### 3.1 Area Structure Plan Objectives

The Future Land Use Concept reflects the following key objectives of the West Stettler – Highway 12 South Area Structure Plan:

- To provide the opportunity to fully realize the development potential of the Plan Area.
- To protect the integrity of Highway 12, 70 Street, 75 Street, 48 Avenue and 44 Avenue affected by the West Stettler – Highway 12 South Area Structure Plan, to the satisfaction of Alberta Infrastructure and Transportation, County of Stettler and Town of Stettler, while still recognizing the opportunities these features provide for development purposes.
- To protect significant environmental features in their natural state, to the extent possible.
- To utilize significant environmental features for landscaping and storm water management.
- To minimize future land use conflicts by promoting a compatible land use pattern, and by applying effective screening and buffer techniques, or an appropriate combination thereof.
- To recognize the physical capacity of the plan area to sustain development based on the understanding that water and sanitary sewer services will be provided via the Town's distribution system.

- To promote commercial, business industrial and residential uses which meet the policy criteria of the Municipal Development Plan in terms of the types of such uses which are best suited to the Town, while recognizing that certain uses are better suited to the highly visible portions of the plan area than others.
- To encourage the development and application of design, landscaping and signage guidelines to enhance the visual qualities of industrial/commercial development.
- To provide a flexible lot layout which can be modified during build-out to suit the clients needs.

### **3.2 Land Use Concept**

All future subdivision and development within the plan area shall conform to the land use concept illustrated in **Figure 4**.. The land use concept is based on current and anticipated market trends, the objectives of this plan, as well as relevant principles contained in the Town's Municipal Development Plan and Land Use Bylaw.

Four primary land use categories are proposed by the concept shown on **Figure 4**. This use is described below in the context of the overall concept.

#### **3.2.1 Mixed Business**

- The northern portion of the Plan Area provides an ideal mixed business node. The node is in a high visibility location adjacent to Highway 12, and will serve as an extension of the commercial strip that has developed adjacent to the highway within the Town of Stettler. The Highway Commercial and Industrial District's within the Town of Stettler Land Use Bylaw provide a number of uses which will complement the Plan Area.
- Factors considered in designating the lands for mixed business uses include: compatibility with the Stettler Inter-municipal Development Plan and Town of Stettler Municipal Development Plan; and the shared use of transportation infrastructure encouraging compatible development on neighboring land areas.
- All commercial and industrial development shall be required to meet the Town and County of Stettler Commercial and Industrial Design Guidelines.
- It is recognized that special recognition is given to the interface between the commercial/industrial lands and the residential lands, so that potential land use conflicts can be mitigated.



### **3.2.2 Residential**

- The Plan Area accommodates for residential development South of 48 Avenue and North of 44 Avenue. Medium to high density is proposed to align with the Town of Stettler Municipal Development Plan and Intermunicipal Development Plan. These residences will be located in proximity of a future stormwater management pond/park feature to be constructed within the southeastern portion of the Plan Area.
- Factors considered in designating the lands for residential uses include: compatibility with the Municipal Development Plan; and the desire of the current landowner to accommodate compatible development surrounding his existing residence and to take advantage of the existing and proposed open space infrastructure near/within the Plan Area.

### **3.2.3 Open Space**

- The existing low lying area located within the southeastern portion of the Plan Area will accommodate one (1) large open space feature, which will serve multiple purposes including public utility (stormwater management), and municipal reserve (park development).

### **3.2.4 Agricultural**

- The Plan Area accommodates the agriculturally zoned property being maintained within the southwestern portion of the Plan Area.

Figure 4: Proposed Land Use



### **3.3 Transportation System**

To service the West Stettler – Highway 12 South Area Structure Plan, there are 2 access points from 70 street at 50 Avenue and 48 Avenue, an access point identified from 44 Avenue and a proposed highway 12 intersection at the west boundary of the plan area in conjunction with SW 1-39-20-W4. Internal road networks for the residential parcels will be identified and approved through subdivision application, however access connections are identified on 48 Avenue and 44 Avenue as shown on **Figure 4**.

### **3.4 Utility Systems**

Future development in the plan area will rely on municipal water and sanitary system for service.

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## **4 Area Structure Plan Policies**

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The policies listed below are to be applied at the time of new subdivision and development. All existing statutory plans and policies, particularly those policies contained in the Municipal Development Plan and Land Use Bylaw, also must be applied.

### **4.1 Land Use Policies**

#### **4.1.1 Mixed Business**

1. All future commercial and industrial development within the Plan Area shall be in accordance with the requirements stipulated in the Highway Commercial or Industrial District of the Town's Land Use Bylaw, and meet the provisions of the Town and County of Stettler Commercial and Industrial Design Guidelines;
2. All developments shall front onto the forced serviced road or roads extending from the forced service road;
3. The minimum parcel size for lots will be 0.4 hectares (1.0 acres);
4. Development shall be restricted to non-polluting operations as per Alberta Environment Standards and Guidelines;
5. Municipal Reserve shall be deferred to be utilized within the southern portion of the Plan Area at the time of subdivision.

#### **4.1.2 Residential**

1. All future residential development within the Plan Area shall be in accordance with the requirements stipulated in the Town's Land Use Bylaw, and Municipal Development Plan

#### **4.1.3 Agricultural**

1. The remnant residence on the agriculturally zoned property will be zoned as Urban Reserve within the Town's Land Use Bylaw.

## **4.2 Transportation Policies**

1. To service the West Stettler – Highway 12 South Area Structure Plan, there are 2 access points from 70 street at 50 Avenue and 48 Avenue, an access point identified from 44 Avenue and a proposed highway 12 intersection at the west boundary of the plan area in conjunction with SW 1-39-20-W4. Internal road networks for the residential parcels will be identified and approved through subdivision application, however access connections are identified on 48 Avenue and 44 Avenue as shown on **Figure 4**. All roads shall be constructed to Town standards: roads serving commercial and industrial properties will be developed within 30 metre right-of-ways; while roads serving residential properties will be developed within a minimum 16 metre right-of-ways. All roads will be serviced via paved structures utilizing a rural cross section.
2. The Developer shall be responsible for the cost of constructing all new roads within the Plan Area.

## **4.3 Utilities Policies**

1. A stormwater management facility will be constructed within the open space parcel of the Plan Area to handle the runoff and control release rates. All subdivisions shall provide stormwater management plans which identify appropriate storm water management techniques to the satisfaction of Alberta Environmental Protection and the Town.
2. On-site storage of stormwater for each mixed business lot may be required to prevent the storm sewer system from being overloaded and excessive runoff in the streets.
3. The Plan Area will be fully serviced by sanitary sewer. This will consist of gravity mains connecting to the sanitary trunk main at 70 Street.
4. The Plan Area will be fully serviced by water. This will consist of a “looped” system via existing municipal stubs located at 70 Street.
5. Shallow utilities (electricity, natural gas, telecommunications) will consist of both underground and overground facilities.

## **4.4 Plan Administration and Implementation**

1. 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 West Stettler – Highway 12 South Area Structure Plan. All subdivision and development within the Plan Area shall be in accordance with the provisions and policies of this plan.
2. 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.