

TOWN OF EDSON

BYLAW NO. 2100

A BYLAW OF THE TOWN OF EDSON IN THE PROVINCE OF ALBERTA, PURSUANT TO THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT, BEING CHAPTER M26 OF THE STATUTES OF ALBERTA 2000 AND AMENDMENTS THERETO, TO ADOPT THE EASTSIDE INDUSTRIAL PARK AREA STRUCTURE PLAN.

WHEREAS Section 633 of the Municipal Government Act authorizes a Council to adopt an area structure plan to provide a framework for the subdivision and development of land within the municipality;

AND WHEREAS the Council of the Town of Edson requires that such a plan be prepared pursuant to Section 4.1.4 of the Town of Edson Municipal Development Plan Bylaw No. 1864;

AND WHEREAS the Council of the Town of Edson has properly notified all parties in accordance with Section 636 of the Municipal Government Act;

AND WHEREAS, the Council of the Town of Edson has held a public hearing pursuant to Section 692 of the Municipal Government Act after giving notice of it in accordance with 606 of the Municipal Government Act;

NOW THEREFORE the Municipal Council of the Town of Edson duly assembled, hereby enacts as follows:

PART I - PURPOSE

PURPOSE

1. That this Bylaw shall be known as the "The Eastside Industrial Park Area Structure Plan Bylaw" (Plan 002 3623, Block 1, Lot 1 within Pt. SW 24-53-17W5 as shown in attached Schedule "A") which is a part of this document.
2. That the Eastside Industrial Park Area Structure Plan Bylaw shall provide the framework for future subdivision and development of the lands described herein.

PART II - GENERAL

EFFECTIVE DATE

3. That this Bylaw shall have force and take effect from the final reading thereof.

READ a first time this 17 day of August A.D. 2010.

READ a second time this 21 day of September A.D. 2010.

READ a third time and finally passed this 5th day of October A.D. 2010.



Mayor



Director of Legislative Services

TOWN OF EDSON

Eastside Industrial Park

Area Structure Plan

(Lot 1, Block 1, Plan 002 3623)

July 2010

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1. INTRODUCTION

a) Plan Purpose

This document is intended to establish the general land uses, servicing concepts and traffic circulation systems proposed for the plan area.

b) Vision

The overall concept for the area is to create a fully serviced industrial park providing a variety of industrial development sites that could include such facilities as storage and distribution facilities, transportation depots and services, heavy equipment storage and repair, and a wide range of industrial support services for natural resource development in the region. The area will consist mostly of one to two acre lots with full municipal services and paved road access. Lots adjacent to the Highway 16 corridor will be expected to exhibit a high visual standard of development and landscaping to maintain a positive image for the Town.

c) Existing Policy Context

The proposed land uses in the plan area will be consistent with those indicated in the Municipal Development Plan (MDP).

The plan area is zoned M-1B (Light Industrial – Unserviced) and UR (Urban Reserve) under the current Land Use Bylaw and will require rezoning at the time of subdivision. This plan proposes that all development within the area would be consistent with the current M-1A (Light Industrial – Serviced) land uses and development regulations.

2. PLAN AREA

a) Location

The Eastside Industrial Park is located between 25th Street (Highway 748) and the east Town boundary, immediately north of Highway 16. It is bordered on the north by the Town's sewage lagoons. The plan area is shown on Map 1.

b) Description

The plan area covers approximately 28.7 ha (71.48 ac) all of which is developable. While the area previously consisted mostly of natural forest, it has now been cleared, stripped, filled and graded over several years of use as an industrial storage yard. The site consists primarily of clay and silt with occasional rocks and essentially no remaining organic soils. An Environmental Reserve Lot containing Bench Creek defines the southeast boundaries of the plan area, and currently the entire site drains from the north and west directly into the creek. Existing contours are shown on Map 3.

c) Land Ownership

The entire plan area is currently owned by Landsman Properties Ltd.

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3. DEVELOPMENT CONCEPT

a) Overview

The concept provides for forty-eight lots in a variety of sizes to satisfy market demands and requirements of the Land Use Bylaw. The lots will be accessed from a single road that leads from 25th Street into an internal loop and a cul-de-sac. Provision of a road right-of-way to the north boundary of the plan area will allow for an emergency road access into the Town's lagoon site. All of the development lots within the plan area are proposed to be serviced Light Industrial and most will be between one and two acres in size. It is acknowledged that these lots are quite small for many industrial applications; however, it is expected that some developers would consolidate development over two or more lots if necessary. One lot, containing an existing industrial building, is proposed to be about five acres in order to maintain more vehicle circulation area around the building. Two Public Utility lots are also proposed in order to provide a storm water collection system, retention pond, and a possible eastward extension of municipal water and sewer services into the County. A statistical breakdown of the land utilization is shown in Table 1.

TABLE 1 – LAND USE	GROSS AREA (HECTARES)	PERCENTAGE OF TOTAL AREA
Light Industrial Lots	24.3	84.7
Public Utility Lots	1.4	4.8
Roads	3.0	10.5
TOTAL	28.7	100.0

b) Municipal Reserve

The Title of the subject parcel includes a Deferred Reserve Caveat for 1.194 ha under registration number 002375187 in favour of the Town of Edson. At the time of subdivision approval, Town Council will determine the appropriate disposition of this municipal reserve.

c) Sequence of Development

Development of the plan area is proposed to commence at 25th Street and proceed eastward and southward sequentially in phases dictated by market demands. Accordingly, servicing infrastructure will be installed as per the phasing. It is expected that an extension of the municipal water service may be installed across the plan area within the proposed east-west road and into the County Industrial Park. Timing of the installation of this water line could impact the phasing of development.

d) Highway 16 Design Policies

Development adjacent to Highway 16 is expected to exhibit a high standard of appearance to further the image of the Town. While the plan area is not within the

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Edson Urban Fringe Intermunicipal Development Plan (IDP) for the sake of continuity all development along the south side of the plan area will be subject to the Highway 16 Corridor Overlay District of the Town's Land Use Bylaw as prescribed in the IDP.

4. SERVICING AND UTILITIES

The plan recognizes the servicing concepts prepared by AECOM in conjunction with the Edson Urban Fringe Intermunicipal Development Plan (IDP). Owners of the land within the plan area will work cooperatively with the Town in regards to sizing, alignments and cost-sharing of the watermain amongst the benefiting lands. In the event that a consensus amongst the benefiting parties cannot be achieved, the Town will allow subdivision of the lands within this plan area on a stand-alone basis.

a) Water Service

The proposed subdivision will be serviced from the existing 300mm diameter watermain presently located at the west boundary of the plan area. The water servicing approach will follow the intent of the water distribution schematic shown in figure 3.8 of the Town of Edson Water Distribution Analysis – Update. Map 4 shows the proposed servicing concept for the subdivision.

b) Sanitary Sewer

Based on the topography, the sewage from the plan area will require pumping towards the Town's wastewater treatment facility. The intent of the sanitary servicing schematic illustrated in figure 4.12 of the Town of Edson Municipal Servicing Plan Update will be followed, as shown on Map 5.

c) Storm Water Management

The stormwater management for this subdivision will comply with the Town's overall stormwater concept established in the 2005 Stormwater Management study prepared by UMA Engineering. All on-site drainage will be collected into a stormwater pond and discharged at a controlled rate into Bench Creek. Map 6 shows the stormwater management system for the plan area.

d) Franchised Utilities

All franchised utilities will be underground and utility easements will be established where necessary at the time of subdivision.

5. TRANSPORTATION

a) Traffic Impact Assessment (TIA)

This plan acknowledges the importance of a TIA in the subdivision and development of this area. Consequently, the developers are currently undertaking a TIA in support of this ASP. The TIA will be completed to the satisfaction of the Town and Alberta Transportation prior to any decisions being made at the subdivision level.

b) Internal Road System

The proposed subdivision will be accessed by a single road as described earlier in this document. A 20-metre road right-of-way, accessing 25th Street at a location satisfactory to Alberta Infrastructure and Transportation, will be extended eastward

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for approximately 720m then turning south for approximately 120m to terminate in a cul-de-sac. A road loop is proposed in the western half of the plan area, providing access to the lots adjacent to the Highway 16 corridor and the Bench Creek Environmental Reserve. An emergency access road from the plan area into the Town's lagoon site is also provided. Internal roads will be paved and provided with curbs and gutters, all constructed to Town standards.

c) External Service Road

An existing service road right-of-way abuts the south and west sides of the Plan area connecting with 25th Street and providing primary access to future industrial development within the Edson East Area Structure Plan in Yellowhead County. It is expected that requirements for upgrading this road and its intersection with 25th Street will be determined in the Traffic Impact Assessment and the costs of upgrading will be proportionately shared by all benefiting parties.

6. FORCE AND EFFECT

The Eastside Industrial Park Area Structure Plan is intended to further refine the general policy directions and land use designations assigned to these lands within the Town of Edson Municipal Development Plan and Land Use Bylaw and to establish a sound framework for future decisions on land use, subdivision, servicing and development in the area.

Policy 6.1 The Town shall ensure that all future decisions regarding land use, subdivision and development within the Eastside Industrial Park Area Structure Plan comply with the provisions of this ASP. Should any decision constitute a major deviation from the provisions of this ASP, an amendment to this ASP shall be required. Decisions that are determined by the Town's Approving Authorities to be only minor deviations may be made without amending the ASP, provided they do not substantively alter the intent, force or effect of the ASP

Policy 6.2 It is intended that this ASP will be used in tandem with all other relevant and approved planning and regulatory documents, particularly in guiding the exercise of discretion in decisions on subdivision and development applications. This ASP will also be used to guide future relevant amendments to the Municipal Development Plan and Land Use Bylaw.

Policy 6.3 The exercise of discretion or variance related to any decision respecting lands within this ASP, as well as any amendments to this document, must be both reasonable and defensible within the letter and spirit of the document and generally consistent with widely accepted planning principles. If there is to be a deviation from any requirement or provision of this ASP or if the ASP is to be amended, it is essential that such decisions are made with a clear understanding of the supporting rationale behind the original requirement or provision.

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- Policy 6.4** Detailed engineering shall be required with respect to geotechnical analysis, road construction and installation of municipal services as a condition of subdivision approval. All municipal infrastructure shall be professionally engineered and constructed to the satisfaction of the Town in accordance with Town standards.
- Policy 6.5** Subdivision and development applications shall comply with the Stormwater Management Guidelines for the Province of Alberta 1999 prepared by Alberta Environment and relevant stormwater management policies and practices of the Town.
- Policy 6.6** Prior to any additional subdivision or development of lands within the ASP, soils analysis shall be conducted to the satisfaction of the Town by a qualified engineer to ensure that development of the proposed subdivision can be safely and economically achieved.
- Policy 6.7** Prior to any subdivision application submitted pursuant to this ASP being accepted by the Town as a completed application, the Traffic Impact Assessment (TIA) conducted in support of this ASP must be completed to the satisfaction of the Town as well as Alberta Transportation at the developer's sole cost.
- Policy 6.8** Any engineering, requirements or improvements identified in or resulting from the approved TIA, or any other engineering or improvement directly attributable to the development of this ASP area must be undertaken to the satisfaction of the Town, the costs to be proportionately shared by all benefitting land owners within the Town and the County.
- Policy 6.9.** In conjunction with the subdivision approvals, the Town may require Landowners within the Plan Area to make a contribution towards the future extension of the Offsite Watermains that would be necessary to complete the looping. The Town recognizes that this future watermain extension will also benefit other lands within the Town and the County. The landowners within the Plan area will make contributions based on the prorata share of the benefit received.

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PLAN AREA



EASTSIDE INDUSTRIAL PARK
AREA STRUCTURAL PLAN

Plan Area
Lot 1, block 1, Plan 002 3623

SCALE: N.T.S.

MAP 1



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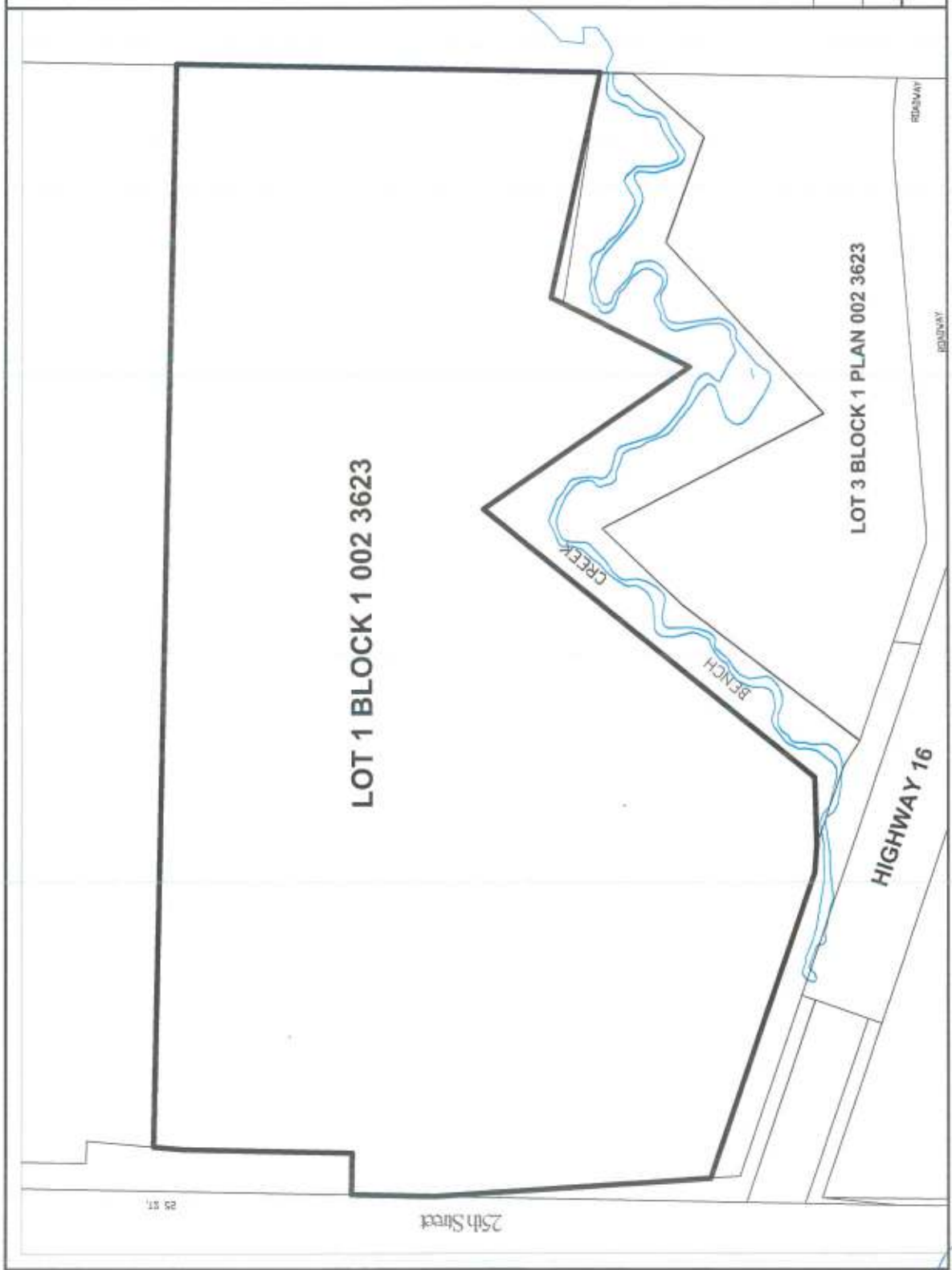
— EX. LEGAL BOUNDARY

EASTSIDE INDUSTRIAL PARK
AREA STRUCTURAL PLAN

Existing Legal Boundaries
Lot 1, Block 1, Plan 002 3623

SCALE: N.T.S.

MAP 2



LOT 1 BLOCK 1 002 3623

LOT 3 BLOCK 1 PLAN 002 3623

HIGHWAY 16

CREEK

BENCH

25th Street

25 ST.

ROADWAY

ROADWAY

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- Prop. Force Main 6-8"
- With County
- 75-1000 Without County
- Prop. 750

EASTSIDE INDUSTRIAL PARK
AREA STRUCTURAL PLAN

Proposed Conceptual Sanitary
Sewer Servicing Plan
Lot 1, Block 1, Plan 002 3623

SCALE: N.T.S.

MAP 5



APR