

BYLAW NO. 18-793
of the Municipal District of Greenview No. 16

A Bylaw of the Municipal District of Greenview No. 16, in the Province of Alberta, for adopting Bylaw 18-793, being the Big Mountain Industrial Park Area Structure Plan.

Whereas, Council wishes to repeal Bylaw No. 16-767, "Big Mountain Industrial Park Area Structure Plan" and wishes to adopt a new area structure plan pursuant to Section 692 of the Municipal Government Act.

Therefore, the Council of the Municipal District of Greenview No. 16, duly assembled, hereby enacts the following

1. That Bylaw 18-793 is to be cited as the "Big Mountain Industrial Park Area Structure Plan".
2. That the Big Mountain Industrial Park Area Structure Plan, attached hereto as Schedule A, is hereby adopted.
3. That Bylaw No. 16-767 is hereby repealed.
4. That this Bylaw shall come into effect upon the date of the final passage thereof.

Read a first time this 23rd day of April, A.D., 2018.

Read a second time this 14th day of May, A.D., 2018.

Read a third time and passed this 14th day of May, A.D., 2018.

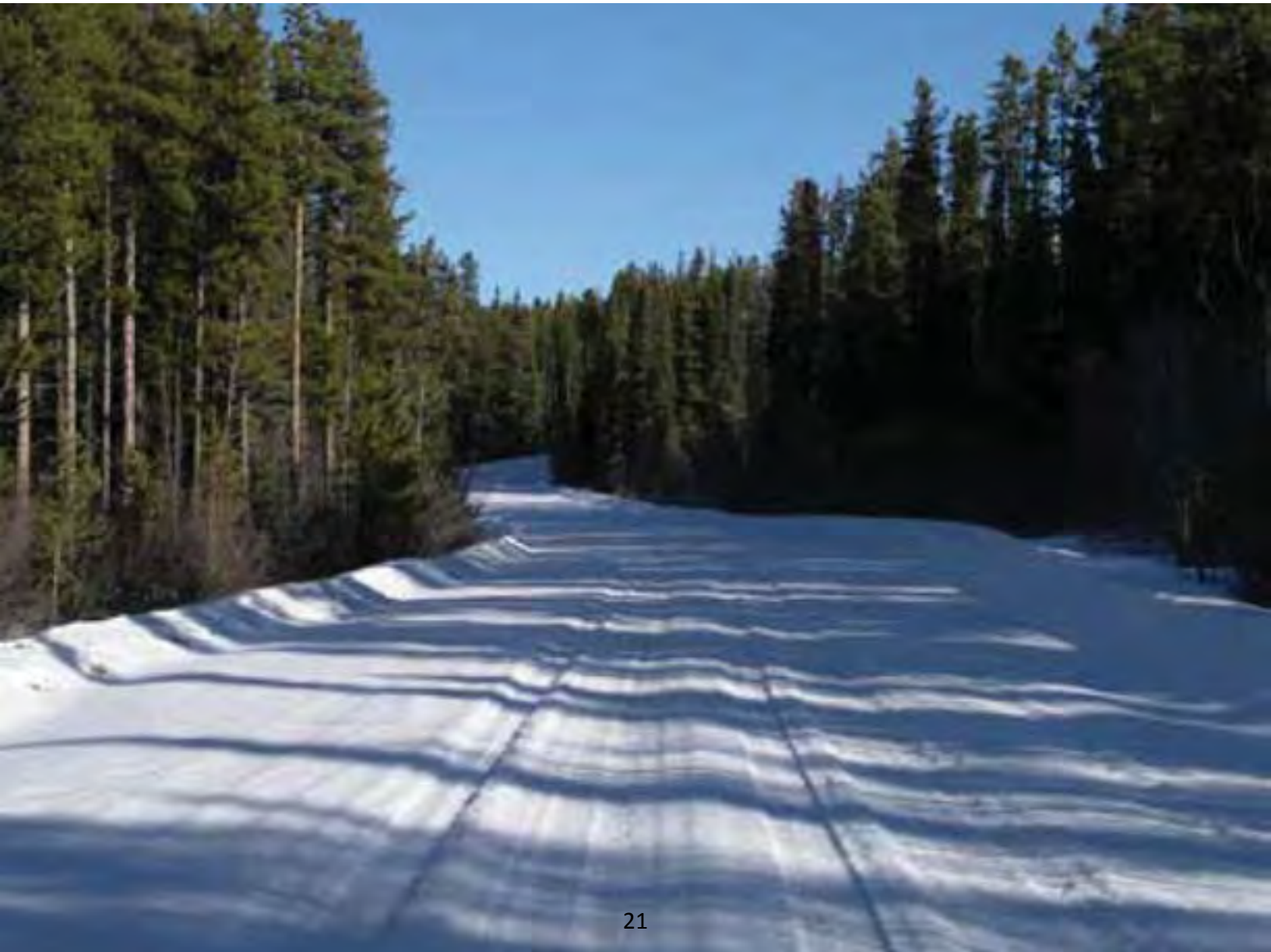


REEVE



CHIEF ADMINISTRATIVE OFFICER

Big Mountain Industrial Park Area Structure Plan





OPUS

Big Mountain Industrial Park – Area Structure Plan

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1.0 INTRODUCTION

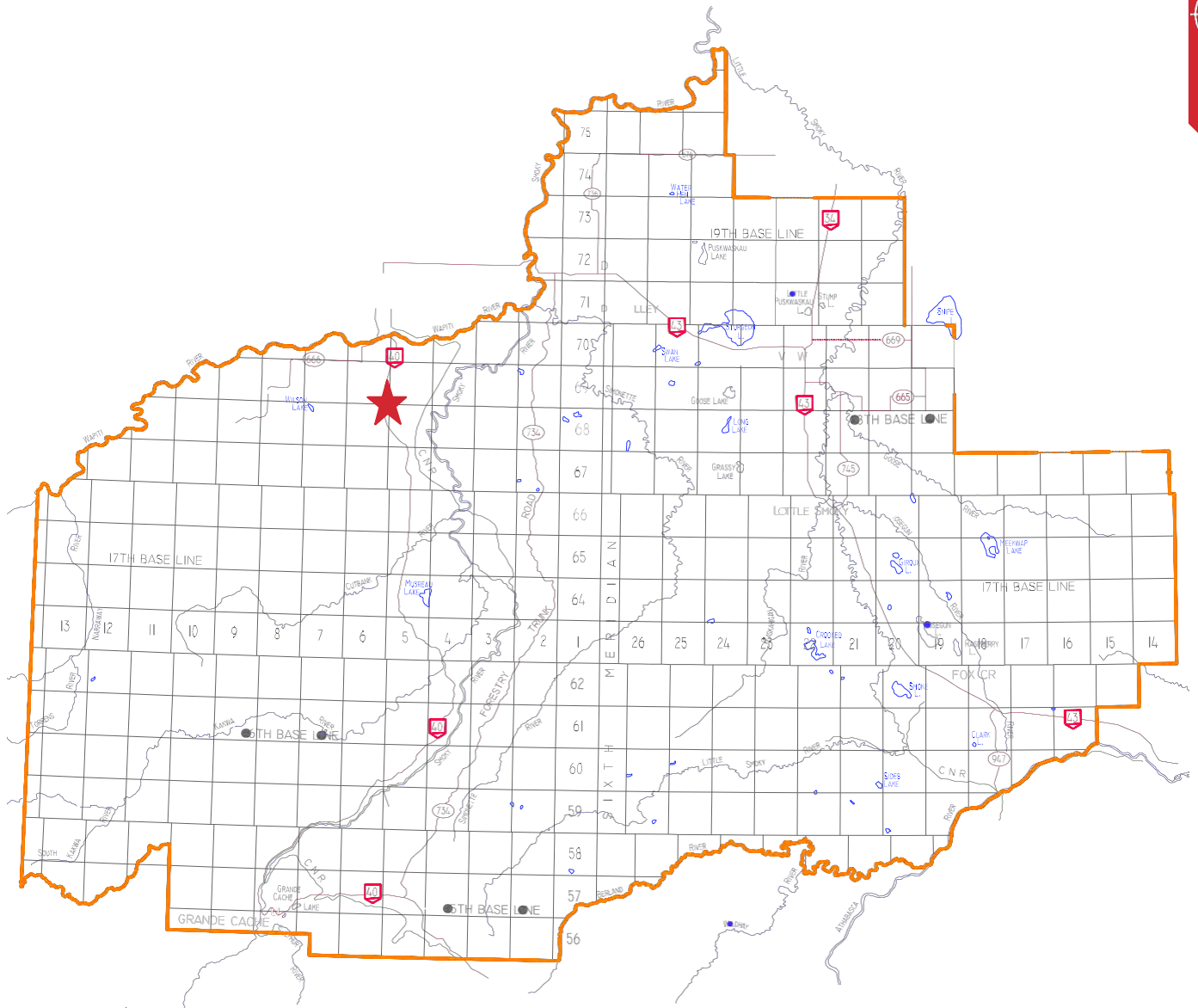
The Municipal District of Greenview No. 16 (the M.D.) is located in the southern portion of the Peace River Region (Figure 1). Its location is strategic as most goods bound for points north will pass through Greenview. There is a wide diversity of resources from oil and gas to lumber and mining, as well as tourism opportunities. Rapid development of these resource sectors has resulted in Greenview being host to a strong and diverse economic base.

The Big Mountain Industrial Park Area Structure Plan provides for light industrial uses, with the land use designation of the “**M-1**” - Industrial **Light** District, on a parcel of 43.7 ha (108 ac), on Lot 2, Plan 886 2869, a portion of the SE 1-69-6-W6M, to accommodate 19 industrial lots, one to be designated as a PUL (Public Utility Lot). This proposed development is strategically located with access to the Two Lakes area and the Gold Creek area which takes advantage of the provincial infrastructure.

The Area Structure Plan, hereinafter referred to as the “**Plan**”, describes how the subject property can be subdivided and developed in a coordinated and sustainable way, in accordance with the policies of the M.D. of Greenview No. 16. The Plan complies with the Municipal Government Act and relevant policies of the M.D. including the Municipal Development Plan (MDP 2003) and the Grovedale Area Structure Plan.

One of the primary objectives of the M.D. for the Grovedale area is for the establishment of industrial businesses to be developed on the east side of Highway 40. The location of this proposed development complies with this objective.

This Area Structure Plan and the Traffic Impact Assessment were originally submitted in early 2017. These documents are being resubmitted and have been modified to address the concerns of Alberta Transportation with respect to the proposed intersection at Twp Rd 690 and Twp Rd 690A.



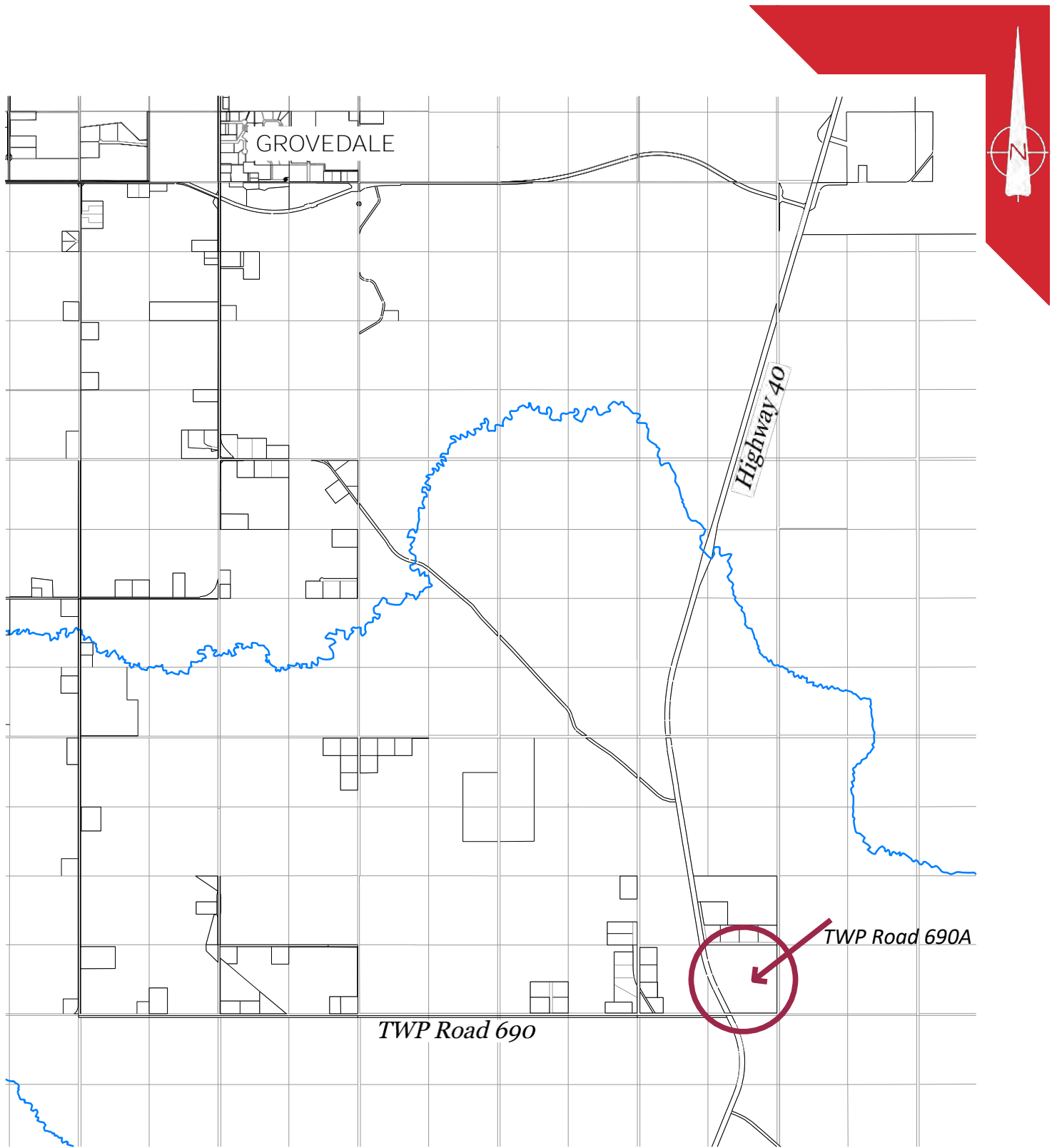
1.1. Purpose and Scope

This document was prepared in response to increasing development pressure in the Municipal District. Historically, the broader area has consisted of large forest reserves, agriculture, resource extraction, recreation and wildlife, and settlement areas.

Recently the Grovedale area has experienced a growth rate higher than the rest of the Municipal District due to country residential and industrial development demands. The site is located in an area that has some agricultural activity, some country residential but is mainly heavily forested with deciduous trees.

The preparation of the Area Structure Plan is an initial step to managing growth. It should be noted however that the timing of specific developments may accelerate or slow depending on a variety of socio-economic factors and conditions.

The subject land (Figure 2) is in a primarily industrial area and the industrial components of this proposed development will provide small lots for the companies that support the neighbouring larger industries.



140,2121PremierWay
SherwoodPark,Alberta
780.410.2580

Overall Location Map
1913212AlbertaLtd.
Figure 2

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1.2. Policy Context

1.2.1. Provincial Land Use Policies

In Alberta, Land Use Planning is administered under the Municipal Government Act (MGA). In addition, the Provincial Land Use Policies and the Subdivision & Development Regulation are two main documents established by the Province to provide municipalities with a planning process to follow.

While the M.D. of Greenview is located within the Upper Peace Region, currently there is no Regional Plan in place to guide development from a Provincial perspective.

1.2.2. Strategic Directions Plan (2014)

The growth strategy is based on the desire to promote and accommodate growth that will preserve and strengthen the positive attributes of the Municipal District. The communities work collaboratively to drive economic growth, create progressive infrastructure, provide recreational and cultural opportunities, and ensure environmental stewardship of the incredible natural resources.

1.2.3. Municipal Development Plan No. 15-742 (MDP)

The Municipal Development Plan (MDP) is a Municipal District wide document that provides broad policy direction regarding the location of various land uses, the provision of municipal reserves, appropriate infrastructure for the servicing of development and the protection of environmentally sensitive areas and hazard lands. The MDP also determines other matters such as when ASPs, concept plans or outline plans are required.

The MDP requires that all proposals for industrial development be considered only in accordance with an Area Structure Plan. The ASP will address the following:

- a) the impact on adjacent land uses,
- b) transportation,
- c) provision of water and sewer,
- d) storm water,
- e) the provision for municipal reserve,
- f) the impact on community services such as fire protection, and
- g) the municipal servicing costs associated with the development (if any), and
- h) landscaping and buffering and any other matters identified by the M.D.

Section 1.4 of the MDP states that the M.D. shall accommodate growth:

- by supporting agricultural production through the opening of new agricultural lands,
- through the development of uses which support and benefit agriculture,
- by supporting the exploration and extraction of natural resources,

- by promoting and accommodating developments which contribute to a diversification of **the area's** economy,
- by supporting the expansion of the rural population base in appropriate locations, and,
- by supporting the improvement of transportation facilities and utilities.

In accordance with Section 6 of the MDP, industrial and commercial development ranges from major industries to home-based businesses. There is diversification of industrial to service several resource sectors, including agriculture, forestry, mining, oil and gas, and recreation and wildlife.

The objective of section 6.1(a) is to promote and accommodate the development of industrial and commercial uses at appropriate locations. In the case of this proposal, the site is at an excellent location with direct access from Highway 40 and lends itself to the type of diversity in industry that the MDP supports.

The development will cater to those who have larger land requirements for uses not suited to an urban area. The development proposed in this ASP will not require municipal servicing, which is also supported by the MDP.

With respect to transportation, section 9.3.2 of the MDP requires that public roads and accesses are constructed to the standards of the Municipal District. Section 9.3.3 states that all subdivision and development near a highway shall meet the requirements of Alberta Transportation.

The development under this ASP will provide private water and sewer service in accordance with provincial standards. Soil percolation tests will be provided if required by the municipality and the location of disposal systems will be sited. A stormwater management plan would be required at the time of subdivision.

1.2.4. Grovedale Area Structure Plan (2005)

The Big Mountain Industrial Park ASP also falls under the goals and policies of section 2.5, Rural Industrial of the Grovedale ASP, adopted in January of 2005. The types of industrial uses considered in accordance with the Grovedale ASP are:

- natural resource extraction industries,
- oil and gas processing plants and related operations,
- agricultural industries,
- storage yards,
- small scale industrial pursuits, and
- major home occupations.

The intention of the Big Mountain Industrial Park is well suited to the goals of the Grovedale ASP.

Section 2.5 (c) states that Rural Industrial uses may be considered in the Agricultural area, providing that policies of section 2.5(e) are followed:

- accessibility to a highway to the satisfaction of Alberta Transportation or to a municipal road to the satisfaction of the M.D.,
- located on lands that have a low capability for agricultural use and are suitable for development, and
- adequate provision for water supply, sewage disposal and fire protection.

1.2.5. Land Use Bylaw No. 17-779

The subject property is currently designated as “**M-1**”-**Industrial Light**. All amendments to the LUB will be consistent with the MDP and consistency must be maintained throughout all other policy documents.

The proposed development meets these objectives and have been addressed in this ASP.

1.3. Planning Process

The implementation of the Area Structure Plan is the responsibility of Council. The plan will be advertised and a Public Hearing will be held to receive feedback from the public during a regular Council meeting.

The proposed development requires the adoption of the ASP. **In this case** the process requires adoption by bylaw. After the proposal is referred to various agencies and internally to administration, Council gives 1st reading of the bylaw and a Public Hearing. After the Public Hearing, if Council is satisfied that all concerns have been heard, they may give the Bylaw 2nd and 3rd readings. Once finalized, the subdivision application can be processed.

2.0 PLAN AREA AND SITE ANALYSIS

The plan area is in the westerly portion of the Municipal District. The subject property is a parcel of 43.7 ha (108.6 ac) in size. The parcel is located to the southeast of Grovedale on the east side of primary Highway 40 and is in the Grovedale Area Structure Plan study area.

The subject property is vacant and has not yet been developed. The property is heavily forested with deciduous trees.

The picture below (Figure 3) is taken from a point close to the intersection of Highway 40 and Township Road 690A looking east. The name of the project comes from the Big Mountain Creek that flows to the east of the subject property.

The site is relatively flat and gently slopes toward the northeast from the southwest (Figure 6). Much of this parcel and the land immediately surrounding it has a slope of 5% or less. To accommodate drainage, a stormwater management plan will be prepared at the subdivision application stage if required.



*View from Highway 40 looking Northeast,
heavily forested with deciduous trees.*

2.1. Existing Development and Proposed Land Uses

Figure 4 shows the surrounding land uses. The properties depicted in white are residential parcels and the properties in yellow show agricultural uses. The residential lots will be buffered by a proposed 50 metre wide strip, the full width of the quarter section. The buffer is heavily forested with naturally growing deciduous trees. This buffer will be put in place to address noise concerns and visual impact on the adjoining residential lands. The developer acknowledges the light and noise issues on the north side of the subject property and will work with the M.D. administration to address these issues to their satisfaction at the time of subdivision.

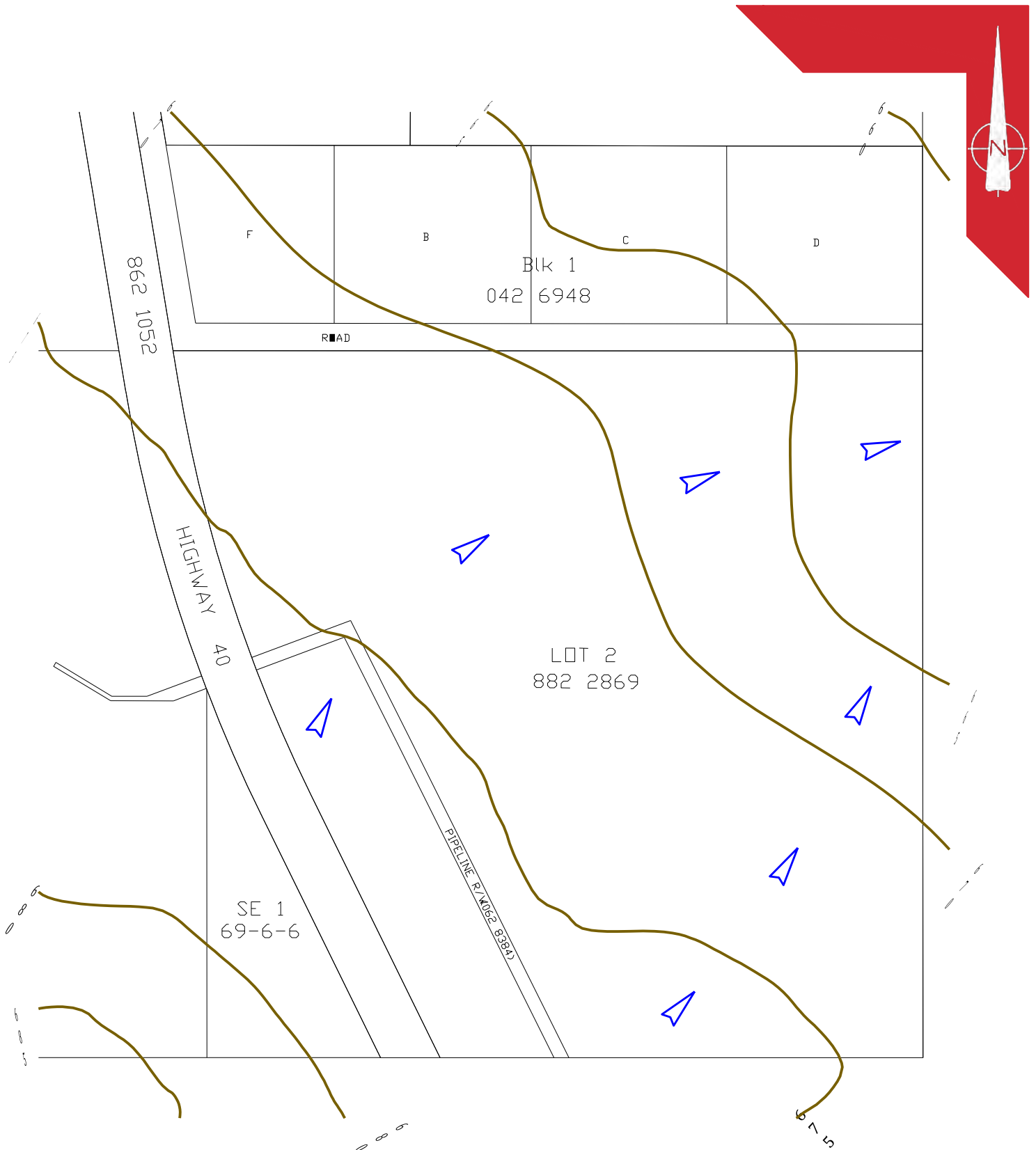
Agricultural uses directly border the subject property to the west across Highway 40 with more residential parcels approximately ¼ mile to the west. The site is bordered on the east and south by crown land that is controlled by the province.

Goals:

- a) To minimize the possibility of conflicts between potentially incompatible and uses.
- b) To provide for development and employment opportunities in the rural area.
- c) To provide a mixture of industrial uses and activities.
- d) To minimize the impact of industrial development on the adjacent residential development as much as possible.

Policies:

- a) No residential uses or developments will occur on the subject property; development will consist of industrial uses.
- b) Growth shall occur in accordance with the proposed Plan for 19 lots as shown in Figure 5. Requests to develop outside the parameters of this plan will require the approval of the M.D. of Greenview.
- c) The redesignation of the land will follow the **M.D.'s** amendment procedures and requirements.
- d) The application for subdivision or development shall be accompanied by preliminary engineering drawings and specifications for roads, stormwater, and any other information the M.D. might require in support the subdivision and development.
- e) Industrial development shall meet the parking requirements as specified in the **M.D.'s** Land Use Bylaw.
- f) Industrial development should be designed to create an attractive focal point.
- g) Lighting, including security and parking area lighting, shall use energy efficient fixtures and be designed/oriented/shaded to prevent light spillage onto any adjacent property or area.



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Site Contours
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Figure 4

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2.2. Natural Environment and Open Space

The M.D. consists of a significant amount of crown land that is provincially controlled. These lands accommodate a large diversity of major economic activities, including oil and gas, forestry, sand and gravel extraction and agriculture. Environmental features throughout the M.D. such as rivers and lakes support a great deal of recreational activities.

The subject property is privately owned. It is heavily forested and there are no natural bodies of water for which appropriate setbacks will be required. There are no hazard lands of concern, such as those subject to slumping, erosion or flooding.

The M.D. identifies the need for resource activity such as forestry, mining, oil and gas exploration and other related industry. It is recognized that patterns of human settlement and activity can take place safely while limiting the impact to the natural environment.

The deciduous timber to be removed from the site will be salvaged and hauled to the local Norbord Inc. mill for further use. The appropriate permit applications are in place.

The land has a low capacity for agricultural use because of the heavy tree growth. An aerial photograph has been provided to give a better appreciation of the natural and physical site context.

2.3. Environmental Standards

As part of the General Regulations of the Land Use Bylaw, requires that development shall not be allowed to detrimentally affect natural features such as ponds, streams wetlands and forested areas.

Policies:

- a) stripping of vegetation or grading shall be done in a manner which will minimize soil erosion by ensuring that the extent of the disturbed area and the duration of its exposure is minimized,
- b) all necessary approvals will be obtained from Alberta Environment and Parks.

2.3.1. Wildlife and Vegetation

In this general area, there is the possibility of habitat for migrating birds. If that is the case, federally there may be some restriction of timing of when there can be disturbances. A more detailed look may be appropriate at the subdivision stage.

The vegetation of the parcel is very dense and appears to consist of a mixed stand of trees with multiple layers. These stands are often trees of different heights and sometimes species are intermixed throughout the stand.

A variety of balsam poplar, trembling aspen, blue spruce and willow are typical deciduous trees in this area of Alberta.

Policy

- a) natural vegetation will be retained wherever possible.

2.3.2. Soils

This area of the M.D. consists of fluvial deposits and forested soils. The site in particular is class 3 of the Canadian Land Inventory system meaning that the soils are of an average status on a scale of 1 to 5, class 1 being the best for agricultural purposes. Approximately 80% of the soils on the parcel is acceptable for agricultural but likely would yield low productivity. The other 20% is poor agricultural soil with poor drainage.

The average soil type in the area is gray soils formed under expanding clay. There is also likely a high sodium content.

Policies:

- a) Any slumping, erosion or flood prone areas to be found shall remain in their natural state to reduce risk to life or property.
- b) Development shall take place while the best effort will be made to conserve as much natural vegetation as possible.

2.3.3. Historical Resources

No historical significant resources are listed on this parcel with the Alberta Historical Resources Foundation.

2.4. Utilities and Servicing

The M.D. requires that, except for development located within the serviced area of a hamlet, all developments will provide private water and sewer services in accordance with provincial standards.

2.4.1. Potable Water Supply:

All individual lot owners will be responsible for their own water supply as the Developer will not be drilling any water wells on the site. **Any water wells will require licensing in accordance with the Alberta Water Act.**

2.4.2. Sanitary Sewage Collection:

All sanitary sewage systems will use **sewage holding** tanks. Individual lot owners will be responsible for the collection and disposal of sewage.

2.4.3. Stormwater Pond

The property is sloping slightly allowing drainage to flow from the southwest to the northeast. A storm pond will be constructed as a public utility lot with access to the internal road.

2.4.4. Electrical Services:

Electrical utility distribution and servicing will be coordinated by Atco Electric at the request of the developer.

2.4.5. Natural Gas Services:

Atco Gas will provide natural gas distribution to the proposed properties.

2.4.6. Communications Services:

TELUS Communications is the service provider of communication services for the plan area.

2.4.7. Emergency Services:

The plan area will rely on services available in the M.D. of Greenview. Fire protection services are available and will be the responsibility of the Municipal District.

2.4.8. Abandoned Wells and Pipelines

There are no abandoned wells on the subject property and there are no pipelines.

2.4.9. Stormwater Management

The site will be graded to direct flow from the developed lots to the ditches on either side of the internal access road. A stormwater management pond is proposed as a public utility lot (PUL) shown on the northeast corner of the property (Figure 5). Surface water will be directed to the pond through ditches and culverts constructed along both sides of the internal access road. The storm pond is to be constructed at the northeast corner of the quarter section for stormwater management purposes and for fire suppression.

2.4.10. Road Standards

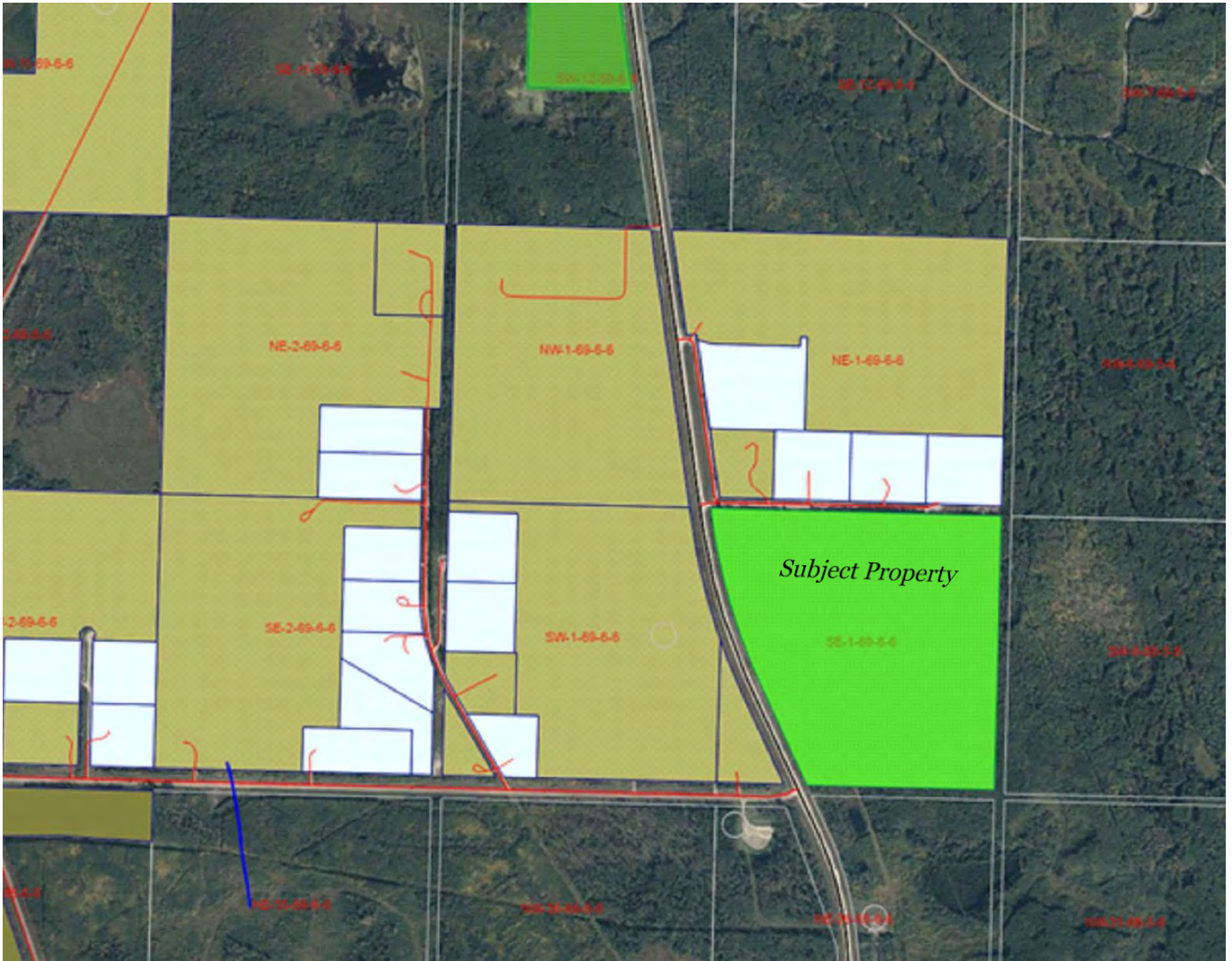
A single access roadway is proposed in the form of a loop from an access along the north boundary which initiates off Township 690A. This will be centrally located on the property with the first entry point being the access and egress and the second to be used for emergency only. Undeveloped road allowance, an extension of Township Road 690A, runs along the southern boundary of the parcel to an undeveloped road allowance along the easterly boundary.

Construction of the continuation to the east of Township Road 690A will be designed in a typical rural cross-section with ditches on both sides. Approaches to individual lots will be constructed at the development permit stage. Roads will be constructed in accordance with M.D. policies.

A 10 metre (32.8 ft.) road top is proposed for the internal roadway, as per the Greenview Engineering Design and Construction Standards. Rural roads are constructed with a gravel base and cold mix surface top.

A 30 metre right of way for an emergency exit will be provided for with knock down bollards to prevent daily use of the access (see figure 6). This width will allow for future use if required by the M.D.

There is a proposed undeveloped road allowance between Lots 5 and 6, which will remain unused until Highway 40 is twinned and the intersections of Township Road 690A and Township Road 690 are consolidated. At that time, this undeveloped road allowance may be used to provide access to a future east leg of Township Road 690, should Alberta **Transportation's Functional Planning Study deem that intersection (rather than Township Road 690A)** to be the main point of access for developments to the east of Highway 40 in the vicinity (see figure 6).



3.0 PROPOSED DEVELOPMENT CONCEPT

3.1. Industrial Development

Currently the district that provides the best fit in the Land Use Bylaw is the “**M-1**” – Industrial **Light** District. The purpose of the “**M-1**” – Industrial **Light** District, in this case, is to provide for **light industrial uses that do not produce significant nuisances that project beyond the parcel.**

This ASP provides a subdivision design to create 19 lots. Township Road 690A will be developed extending to the east with access to each lot being provided by way of an internal subdivision road in the northeast corner of the property there will be a storm pond which will be a Public Utility Lot (PUL) with a pan handle lot providing access.

The Municipal District supports the location and a wide range of industrial uses as identified in the “M-1”- Industrial **Light** District of the Land Use Bylaw. A proposed lot layout and phasing will be provided with the development permit applications.

Goal:

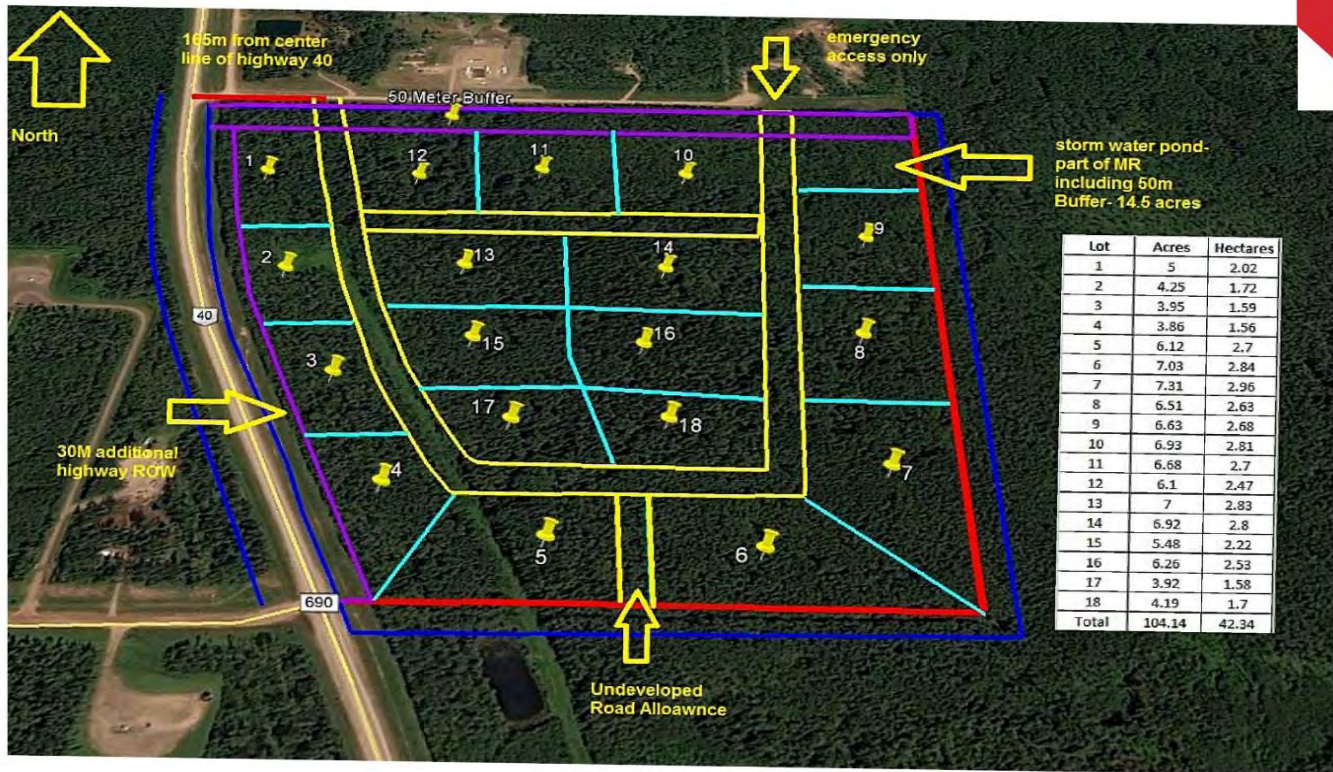
To provide for industrial activities in accordance with the MDP and the Grovedale ASP.

Objectives:

- a) to promote industrial development as identified in the M.D. of Greenview MDP and the Grovedale ASP,
- b) to provide for a mixture of industrial uses and activities,
- c) to encourage the use of low demand/resource efficient (water, energy, light, etc.) features in all new industrial buildings, and
- d) to minimize the impact of industrial development on adjacent residential development.

Policies:

- a) The Municipal District supports the location of the proposed development and supports a wide range of industrial uses be provided as identified in the MDP and the Grovedale ASP.
- b) New industrial developments should be constructed using features that minimize the consumption of water, energy and heating and, that reduces the output of waste (waste water, heat, light and solid waste, etc.).
- c) Industrial developments shall meet the parking requirements specified in the M.D. of Greenview Land Use Bylaw.
- d) Any portion of an industrial building that faces or fronts or backs onto Highway 40 shall be enhanced with architectural features and/or landscaping equivalent to the front of the building, to the satisfaction of the M.D. as part of the development permit application process.
- e) Lighting, including security and parking area lighting shall use energy efficient fixtures and be designed/oriented/shaded to prevent light spillage onto any adjacent properties.



Note:
Lot Layout Image provided by Client.



140,2121PremierWay
SherwoodPark,Alberta
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Overlay Site Layout
1913212AlbertaLtd.
Figure 6

3.2. Transportation

A new intersection at Highway 40 and Township Road 690A will be constructed. Township Road 690A will extend along the north boundary of the subject property from Highway 40 eastward. This extension of TWP 690A will be constructed within the statutory road allowance and will be built to the standards of the Municipal District and Alberta Transportation. The internal cul-de-sac will also be constructed to municipal standards.

Alberta Transportation requires that an updated Traffic Impact Assessment (TIA) be prepared for the intersection of Highway 40 and Township Road 690A. This updated TIA has been completed to incorporate proposed traffic generated by the industrial park with submission of the TIA to the municipality prior to development.

The internal road will be constructed as a cul-de-sac providing access to all 19 parcels. The cul-de-sac connects with Township Road 690A and does not have direct access to Highway 40.

Policy:

- a) The provision of roads within a proposed subdivision and approaches to individual developments are the sole responsibility of the developer and shall meet the Greenview Engineering Design and construction Standards. The M.D. is responsible for deciding the cost and the collection and distribution of funds for all road improvements.
- b) Industrial uses in the Big Mountain Industrial Park shall not have direct access to Highway 40 except via Township Road 690A.

4.0 MAKING IT WORK

The primary objective of this ASP is to provide a safe and attractive industrial service location with good highway access. The location of the approaches providing direct access to the individual lots will be built and approved at a location in accordance with the Engineering Design and Construction Standards.

There is access to major utilities such as power, natural gas and telephone. Each site, approximately 5 acres in size, will be serviced by a public offsite supply of water and a private sewage disposal system which will be the responsibility of the lot owners.

The land use designations in this Plan are considered flexible within the confines of the “**M-1**”- Industrial **Light** District. This development is to provide long term benefits to the region while minimizing impact on the surrounding properties.

5.0 PUBLIC ENGAGEMENT AND IMPLEMENTATION

The M.D. of Greenview will seek public opinion as part of the planning and approval process in order to ensure that this Plan has addressed as many concerns and points of view as possible. Interested parties and government agencies will have an opportunity to comment on the proposed amendment in accordance with the public hearing procedure established under the Municipal Government Act.

Any development agreements required by the Municipal District will be provided as a condition of the subsequent subdivision.

6.1 CONCLUSION

This Area Structure Plan proposes an industrial subdivision of 19 lots (including a PUL) that meets the following objectives:

- the plan demonstrates that the proposed development will be accomplished with the logical subdivision of the subject property,
- utility services have been addressed and are available,
- supply of potable water and sewer services have been addressed,
- storm water management will be addressed at the time of subdivision,
- suitable access is available externally from Highway 40,
- internal access will be provided to each lot by a loop offering appropriate circulation and an emergency exit in accordance with best planning practices.

The Area Structure Plan offers the logical development of 19 industrial lots in the Municipal District of Greenview No. 16. The proposed subdivision and development is supported by the philosophies and the policies of the M.D.



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Aerial View
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