

TOWN OF GRANDE CACHE

Floyd McLennan Business Park Area Structure Plan

(Lot 16, Block 34, Plan 0726105 and Lot 6, Block 34, Plan 8223273)

September 2008

**TOWN OF GRANDE CACHE
PROVINCE OF ALBERTA
BYLAW NO. _____**

A BYLAW of the Town of Grande Cache in the Province of Alberta,
to adopt the Floyd McLennan Business Park Area Structure Plan.

WHEREAS the Council of the Town of Grande Cache deems it to be
in the public interest to adopt the Floyd McLennan Business Park
Area Structure Plan;

NOW THEREFORE, be it resolved that the Council of the Town of Grande Cache,
duly assembled, hereby enacts as follows:

- 1) That the Floyd McLennan Business Park Area Structure Plan,
being Schedule "A" attached to and forming part of this Bylaw,
be adopted.
- 2) Should any provision of this Bylaw be determined to be invalid,
then such provisions shall be severed and the remaining Bylaw
shall be maintained.
- 3) This Bylaw shall come into force and effect upon receiving third
and final reading and having been signed by the Mayor and
Chief Administrative Officer.

READ A FIRST TIME THIS _____ DAY OF _____, A.D. 2008

AND ADVERTISED the _____ day of _____, 2008 AND the _____

day of _____, 2008 in the _____.

PUBLIC HEARING held the _____ day of _____, 2008.

READ A SECOND TIME THIS _____ DAY OF _____, A.D. 2008

READ A THIRD TIME AND FINALLY PASSED THIS _____ DAY OF _____, A.D. 2008

MAYOR

CHIEF ADMINISTRATIVE OFFICER

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 cohesive business park providing for a range of commercial and industrial uses that could include such developments as small service commercial shops, regional storage and distribution centres, and tourist oriented facilities such as hotels, motels, restaurants and retail services. The area will consist of generous lots with full municipal services and paved road access. Lots adjacent to the Highway 40 corridor will be expected to exhibit a high visual standard of development and landscaping to maintain a positive visual image for the Town.

c) Existing Policy Context

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

The plan area is zoned C-2 Commercial Highway-Oriented and DC Direct Control under the current Land Use Bylaw; and this plan proposes that all development within the area would be consistent with the current C-2 land uses and development regulations.

2. PLAN AREA

a) Location

The Floyd McLennan Business Park is located in the northeast part of town abutting the east side of Highway 40 and immediately north of Shand Avenue. It is bordered on the east by Shand Trailer Court and the Baseball Park, and on the north by Town Settlement Boundary. The plan area is shown on Map 1.

b) Description

The plan area covers approximately 14.36 ha (35.48 ac) all of which is developable. While the area previously consisted mostly of natural forest, it has now been cleared, stripped and graded in anticipation of development. The site consists primarily of clay and shale with occasional rock outcroppings and essentially no organic soils. There are no water bodies within or immediately adjacent to the plan area, which drains naturally from east to west into an existing ditch on the east side of the highway, and there are no apparent physical constraints on the proposed development of these lands. Existing contours are shown on Map 2.

Currently there is a 20.44 m right-of-way for a service road abutting the west side of the Block 16; however, Alberta Infrastructure and Transportation has recently indicated that if a public road were extended from Shand Avenue to the northern boundary of the plan area, this service road would no longer be required and could be transferred back to the owners of the adjacent lands.

c) Land Ownership

The entire plan area is currently owned by Grande Mountain Basin Developments Ltd. with the exception of 99th Street, 105th Avenue and the service road allowance along Highway 40.

3. DEVELOPMENT CONCEPT

a) Overview

The concept provides for about fifty 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 Shand Avenue into an internal loop enclosing a mix of Retail/Service Commercial lots. Provision of a road right-of-way to the north boundary of the plan area will allow for future road development, and an emergency road access will also be provided on the east side of the road loop. Around the outside of the loop, on the north and east sides of the plan area are proposed Light Industrial lots. The lots along the west side of the plan area, adjacent to Highway 40, and those along the west side of the Shand Manufactured Home Community are proposed for Tourist/Highway Commercial oriented development to include hotel/motel, restaurants and other highway related businesses. A statistical breakdown of the land uses is shown in Table 1.

TABLE 1 – LAND USE	GROSS AREA (HECTARES)	PERCENTAGE OF TOTAL AREA
Tourist/Highway Commercial	4.48	31.2
Retail/Service Commercial	1.94	13.5
Light Industrial	5.09	35.4
Public Utility Lots	0.05	0.4
Roads	2.80	19.5
TOTAL	14.36	100.0

b) Municipal Reserve

All municipal reserve owing for the lands within this ASP were deferred by caveat during previous subdivision; therefore, no additional reserve lands will be required. The Deferred Reserve Caveat erroneously registered against the title of Lot 16, Block 34, Plan 072 6105 will be discharged.

c) Sequence of Development

The plan proposes to develop the entire subdivision in a single phase; however, if a sequenced approach becomes necessary for any reason, development would commence at Shand Avenue and proceed northward sequentially in phases dictated by the market. Accordingly, servicing infrastructure will be installed as per the phasing.

d) Highway Corridor Design Policies

Development adjacent to Highway 40 is expected to exhibit a high standard of appearance to further the image of the Town. It is recommended that, in addition to the District Requirements of the Land Use Bylaw, the Town should develop Highway Corridor Design Policies to be consistently applied to all development adjacent to Highway 40. These policies should clearly state the Town's requirements for the appearance, screening, landscaping and siting of development along the highway interface.

4. SERVICING AND UTILITIES

a) Water Service

The plan area will be serviced with municipal water by a proposed northward extension of the water mains from Shand Avenue which can be looped into the existing mains east of the plan area as shown on Map 5. The developer will construct the water line to the plan boundary, allowing for future looping of the service by the Town as and when feasible.

The proposed system will meet or exceed the standards proposed in the "Town of Grande Cache Water Distribution System Master Plan" prepared by ISL Engineering and Land Services.

b) Sanitary Sewer

The proposed sanitary sewer system for the plan area will flow into the existing sanitary sewer mains on Shand Avenue as shown on Map 6. This is consistent with the Town of Grande Cache Wastewater Study prepared by ISL Engineering and Land Services. Most of the subdivision will be serviced by a gravity system; however, the lower lands in the northwest part of the plan area will require a low pressure sewer service also indicated on Map 6.

c) Storm Water Management

UMA Engineering Ltd. was engaged by the developers to undertake a storm water management study for the area. Map 7 shows the proposed storm water management system for the plan area, based on the UMA study. Under this plan, off-site drainage from the lands east of the plan area will be diverted through a ditch along the east boundary as shown on Map 7. All on-site drainage will be collected

into a storm water pond and discharged at a controlled rate into the abutting highway ditch. The storm water pond will be located on crown land abutting the plan area to the north, as previously discussed with the Town and provincial officials. The orientation and precise location of the pond may change based on further detailed engineering work.

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 ASP acknowledges the importance of a TIA in the subdivision and development of this area. It is further understood that the developers will complete the TIA conducted in support of this ASP at their sole expense to the satisfaction of the Town as well as 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 road right-of-way, satisfactory to Alberta Infrastructure and Transportation, will be provided to the north boundary of the business park to ensure future access to those lands that would otherwise be served by the current undeveloped service road. This alternative has been discussed with Alberta Infrastructure and Transportation, who indicate that they would transfer the existing service road right-of-way back to the adjacent landowners in exchange for the newly proposed road configuration. This approach will provide for a more efficient use of land, in that the proposed road will service development on two sides, and properties along the west side will have better highway exposure.

It is assumed for the purpose of this plan, that if the highway service road is no longer required, 105th Avenue subsequently will not be required as a public road and this also may be transferred to the adjacent landowners for development.

The southeast portion of the plan area currently includes the 99th Street road allowance abutting the west boundary of the Shand Trailer Court. It is proposed that a portion of this road be closed and replaced by another road that deflects further west from the 99th Street intersection as shown on Map 8.

6. FORCE AND EFFECT

The Floyd McLennan Business Park Area Structure Plan (ASP) is intended to refine existing general policy direction and land use designations assigned to these lands

within the Town of Grande Cache Municipal Development Plan, guide the subsequent assignment and implementation of land use districts to the lands within the Town of Grande Cache Land Use Bylaw as well as establish a sound framework for future decisions on land use, subdivision, servicing and development permits. It must be noted that in making future decisions concerning the use, subdivision and development of the lands within this ASP, the Town will need to remain mindful of and monitor the capacities of both on and off-site services and make any necessary adjustments to uses, densities and lots sizes within this ASP accordingly.

Policy 6.1 The Town shall ensure that all future land use, subdivision, development, amendment and servicing decisions made regarding lands within the Floyd McLennan Business Park Area Structure Plan (ASP) comply with the provisions (including Maps, Tables and Drawings/Concepts) contained in this ASP. Should such a decision require or amount to a major deviation from or relaxation/variation of the provisions of this ASP, an amendment to this ASP shall be required. Decisions that would result in or amount to a minor deviation from or relaxation/variation of the provisions of this ASP may be considered without an amendment to this ASP where the owner/developer can demonstrate to the satisfaction of the Town that the deviation, relaxation or variation does not substantively alter the intent, force or effect of the provisions of this ASP.

Policy 6.2 It is intended that this ASP, its concepts and provisions are used in tandem with the relevant provisions of the Town of Grande Cache Municipal Development Plan and Land Use Bylaw, particularly in guiding the exercise of discretion in rendering decisions on subdivision and development permit applications. This ASP will be used to guide any required amendments to the provisions or land use designations or districts in the Municipal Development Plan or Land Use Bylaw.

Policy 6.3 The exercise of discretion and variance related to any matter or decision rendered with respect to this ASP as well as the amendment of this ASP shall be guided by the following principles:

- (a) The exercise of variance or discretion in deciding an application or an amendment to this ASP must be both reasonable and defensible within the letter and spirit of this ASP as well as widely accepted planning principles.
- (b) If a requirement or provision of this ASP is to be deviated from or if an amendment is to be made, it is essential that those exercising the discretion or deciding upon variance or making the amendment clearly understand the rationale behind the requirement or provision they are being asked to vary or amend.
- (c) Discretion, variance and amendment shall only be considered if it

can be demonstrated that the discretion, variance or amendment being considered will, at a minimum, not jeopardize the policies of this ASP and, at best, better serve them.

- (d) Any variance or discretion exercised or any amendment made shall be fully documented so that the reasons and rationale for the variance or discretion exercised or the amendment are accurately recorded and clearly understood.”

- Policy 6.4** Should an owner/developer make repeated applications to amend this ASP once it is in effect, the Town may undertake or require that the owner/developer undertake an overall review of this ASP instead of continuing to entertain individual, isolated amendment applications so that the implications of the revisions to this ASP can be considered and evaluated, at a minimum, in the context of the entire ASP area and, if warranted, beyond this ASP area.
- Policy 6.5** Lot 6, Block 34, Plan 822 3273 will remain within the C-2 Land Use District of the Land Use Bylaw. Further to the provisions of the C-2 District, the Town will ensure an elevated standard both with respect to landscaping standards and architectural appearance and achieve this through various mechanisms including the use of an overlay district and/or restrictive covenant. This will be addressed at the time of subdivision. Pedestrian connectivity for the C-2 District portion of the ASP in relation to the immediately adjacent residents as well as the retail and residential areas across Highway 40 shall also be addressed prior to any decisions being made at the subdivision level.
- Policy 6.6** In tandem with the adoption of this ASP, and prior to any decisions being made at the subdivision level, a specifically tailored direct control district shall be drafted and inserted into the Land Use Bylaw applicable to the Lot 16, Block 34, Plan 072 6105 portion of this ASP. This specifically tailored land use district shall further specify land uses, site development standards, landscaping requirements, architectural controls, pedestrian connectivity in relation to the immediately adjacent residents as well as the retail and residential areas across Highway 40 and any other matters the Council considers necessary.
- Policy 6.7** Noise attenuation fencing of a type and standard specified by the Town shall be provided by the developer where any part of this ASP abuts Lots 15, Block 34 or 3A, Block 34 (Shand Manufactured Home Community).
- Policy 6.8** The Town shall consider “FireSmart: Protecting Your Community from Wildfire” in an effort to minimize the risk of wildfire within this ASP area.
- Policy 6.9** Environmental reserves may be taken according to Section 664 of the Municipal Government Act either in the form of a lot (ownership

transferred to the municipality) or as an environmental reserve easement (private ownership is retained). The Town may require any owner/developer to provide hazard land as environmental reserve as part of a subdivision application. All environmental reserve is to remain in its natural state except as permitted in accordance with Part 17, Division 9 of the Municipal Government Act. In some instances, conservation easements may be considered in place of environmental reserves as provided for in the section 22 of the Environmental Enhancement and Protection Act.

Policy 6.10 Detailed engineering analysis/information shall be required with respect to geotechnical, roads and servicing (both on and off site) prior to decisions being made at the subdivision and development level. All site preparation, public utilities, public roads, pedestrian walkways and any other public facilities/improvements shall be professionally engineered and constructed to the satisfaction of the Town in accordance with the Town's standards.

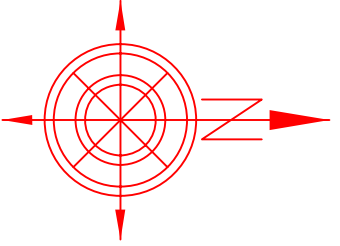
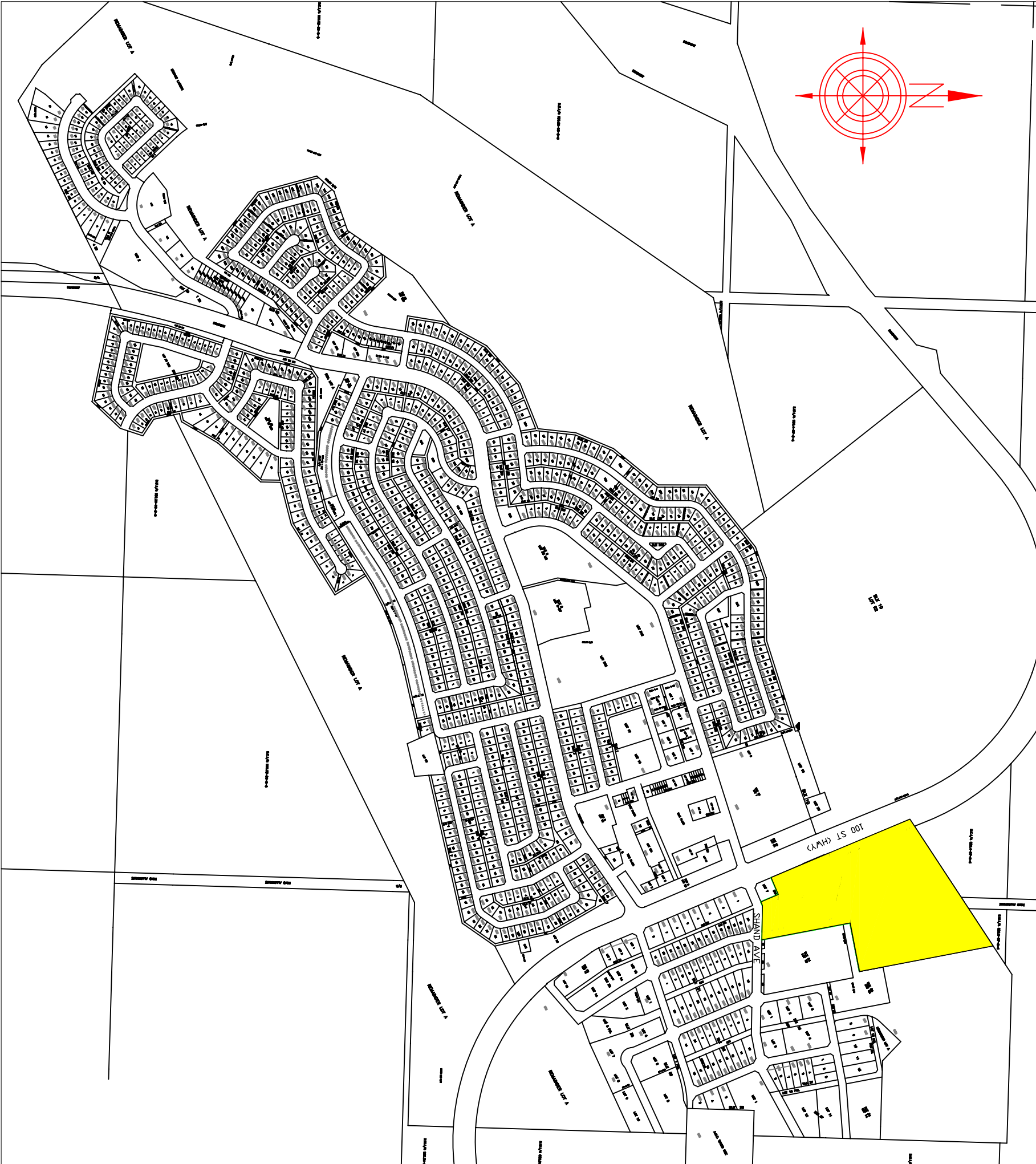
Policy 6.11 Subdivision and development permit applications shall comply with the Stormwater Management Guidelines for the Province of Alberta 1999, prepared by Alberta Environment. There shall be no change between pre and post-development off-site flows except where the application conforms to an approved stormwater management plan approved in conjunction with the Town.

Policy 6.12 If an application involves explosives or radioactive material, the Development or Subdivision Authority, as the case may be, shall:

- (a) consider the effects of the storage and/or transport of explosives or radioactive material proposed in an application (e.g. the implications of the development setbacks specified in the Quantity-Distance tables of the Explosives Regulations or the provisions of the Transportation of Dangerous Goods Act) on the other existing and proposed use(s) located or proposed to be located on the subject parcel as well as adjacent parcels;
- (b) at their discretion, prior to deciding upon the application before them, provide public notice, through means and to whom they consider necessary, that a decision regarding an application involving the storage and/or transport of explosives or radioactive material is to be made, that an opportunity will be afforded to any person notified to make representation on the application and that the representations made shall be taken into account when final consideration is given to the said application; and,
- (c) based on the circumstances of the application before them, and at their sole discretion, either grant their approval, provided the

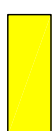
application otherwise complies with this Plan or any conceptual scheme in effect, the Municipal Development Plan and the Land Use Bylaw, subject to the applicant complying with all applicable provincial and federal as well as any other municipal regulations related to explosives or radioactive material (and submitting proof of same – e.g. a license or certificate, as specified by the Development or Subdivision Authority, that they have complied), or withhold their approval until such time as the applicant demonstrates, to their satisfaction, compliance with all applicable provincial and federal as well as any other municipal regulations related to explosives or radioactive material.

- Policy 6.13** The Town shall pursue whatever actions are deemed appropriate or necessary to secure compliance with the provisions of this ASP.
- Policy 6.14** The Town may require owner(s)/developer(s) to enter into an agreement with the Town as a condition of an approved subdivision or development permit application pursuant to the Municipal Government Act.
- Policy 6.15** The Town may require caveats, performance bonds, letters of credit, restrictive covenants or any other available mechanisms to secure performance of any requirement stipulated in the provisions of this ASP.
- Policy 6.16** **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 6.17** **Any engineering, requirements or improvements identified in or resulting from the TIA approved by the Town and Alberta Transportation, or any other engineering, requirement or improvement specified by Alberta Transportation in relation to Highway 40 as a result of or that is attributable to the development of this ASP area must be undertaken to the satisfaction of Alberta Transportation, in consultation with the Town, at the sole cost of the developer.**
- Policy 6.18** **Prior to any decisions being made at the subdivision level pursuant to this ASP, the applicant/developer shall be responsible for making all necessary arrangements regarding the disposal/management of stormwater off-site and providing to/for the Town all required documentation, permission, approvals and/or other forms of authorization from all relevant agencies having jurisdiction in relation thereto.**



MAP 1

LEGEND

 Plan Area

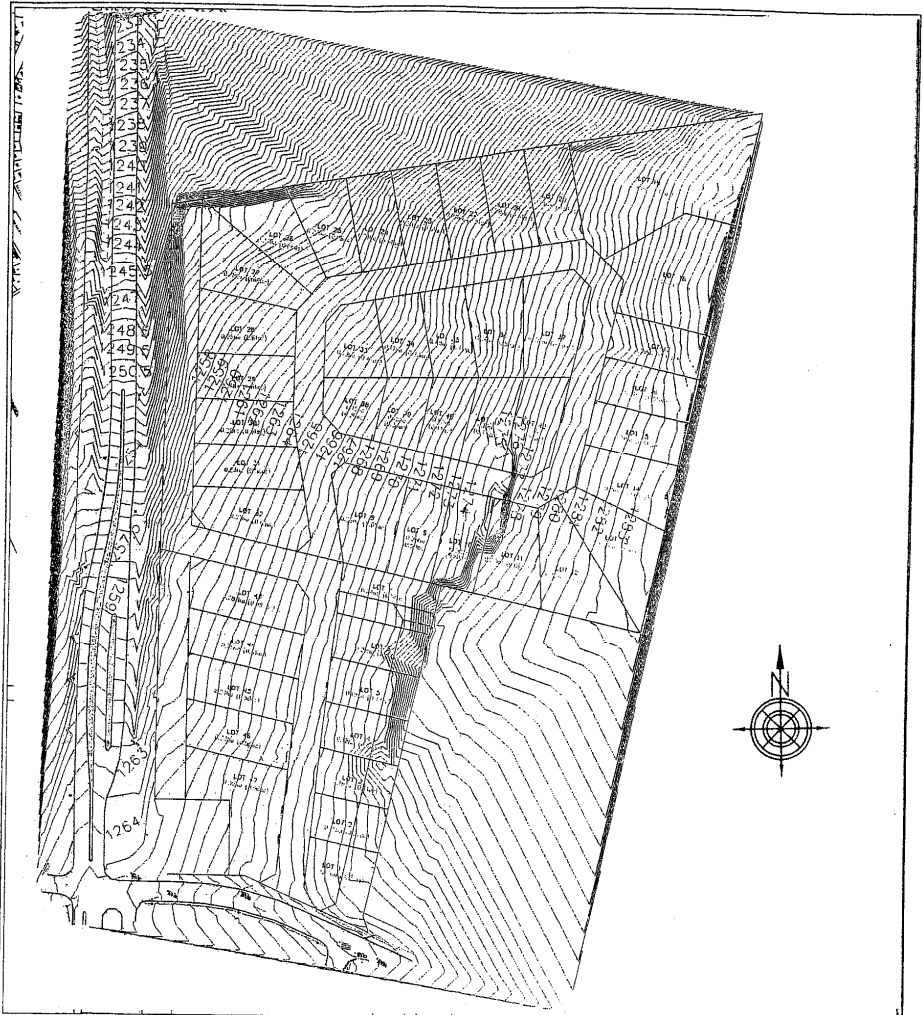
GMBDI

**Town of Grande Cache
Floyd McLennan Business Park**

Key Plan
 Lot 16, Block 34, Plan 0726105
 Lot 6, Block 34, Plan 8223273

SCALE NTS DRAWN BY: S.M.
 APPROVED BY: A.M.

MAP 1



MAP 2

LEGEND

□ Plan Area

GMBDI

**Town of Grande Cache
Floyd McLennan Business Park**

Topographic Map

Lot 16, Block 34, Plan 0726105
Lot 6, Block 34, Plan 8223273

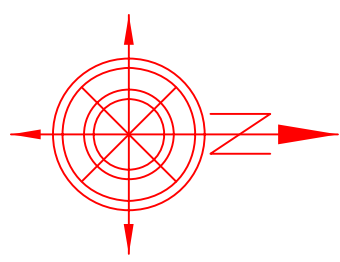
SCALE NTS APPROVED BY: A.K. MAP 1



S.E.1/4 SEC.4-57-8-6

S.W.1/4 SEC.3-57-8-6

MAP 3





GMBDI

**Town of Grande Cache
Floyd McLennan Business Park**

Existing Legal Boundaries
 Lot 16, Block 34, Plan 0726105
 Lot 6, Block 34, Plan 8223273

SCALE NTS

DRAWN BY: S.M.
APPROVED BY: A.M.

MAP 3



MAP 4

LEGEND

- Future Road by Alberta Transportation
- Existing Roads to be Closed - see Map 8
- Retail Service Commercial
- Light Industrial
- Tourist/Hwy Commercial

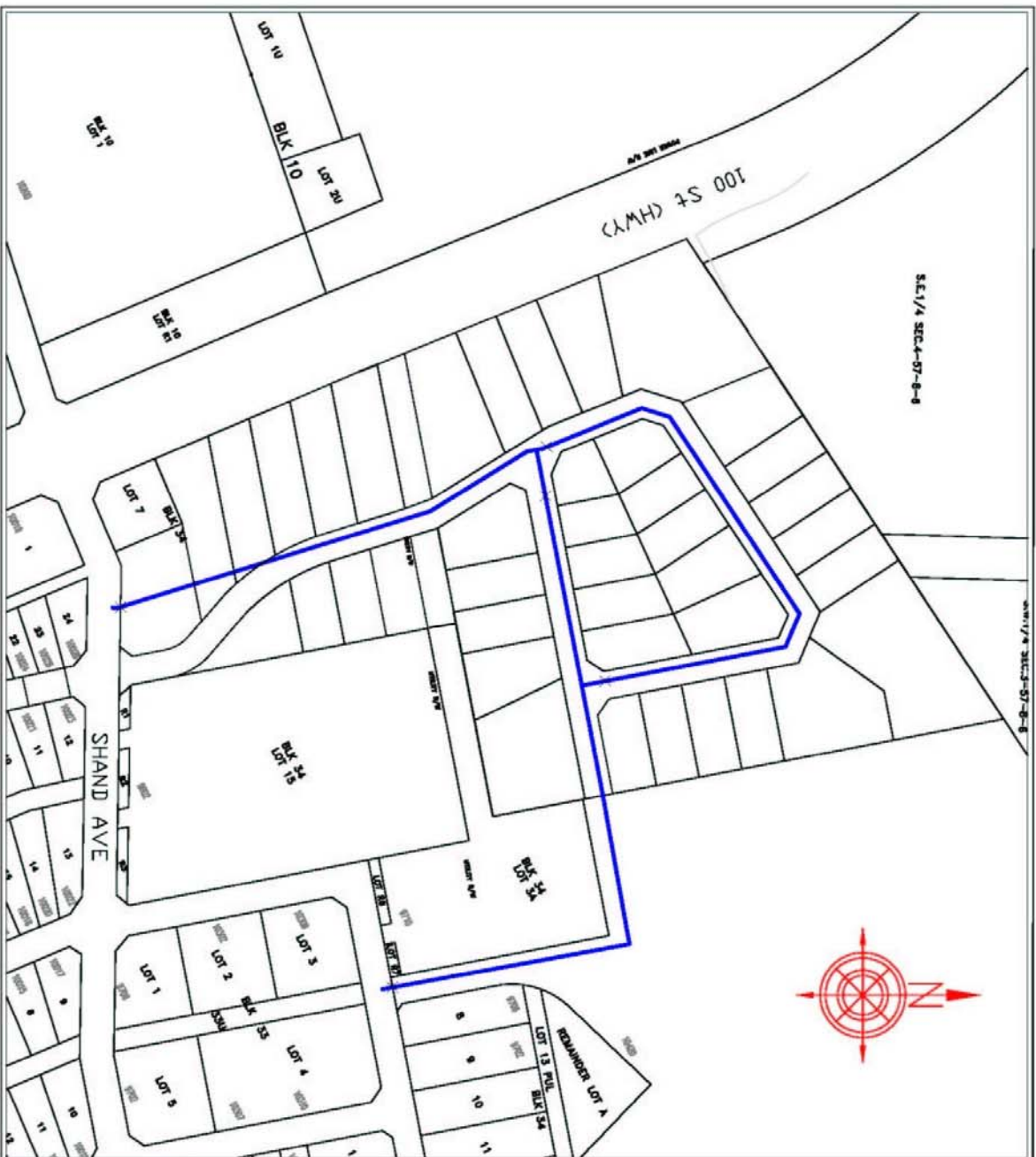
NOTE:
All Lot Boundaries For Illustrative Purposes Only

GMBDI

**Town of Grange Cache Park
Floyd McLennan Business Park**

Proposed Concept Plan
Lot 16, Block 34, Plan 0726105
Lot 6, Block 34, Plan 8223273

SCALE: NTS DRAWN BY: S.A.L. APPROVED BY: A.L.L. MAP 4



MAP 5

LEGEND

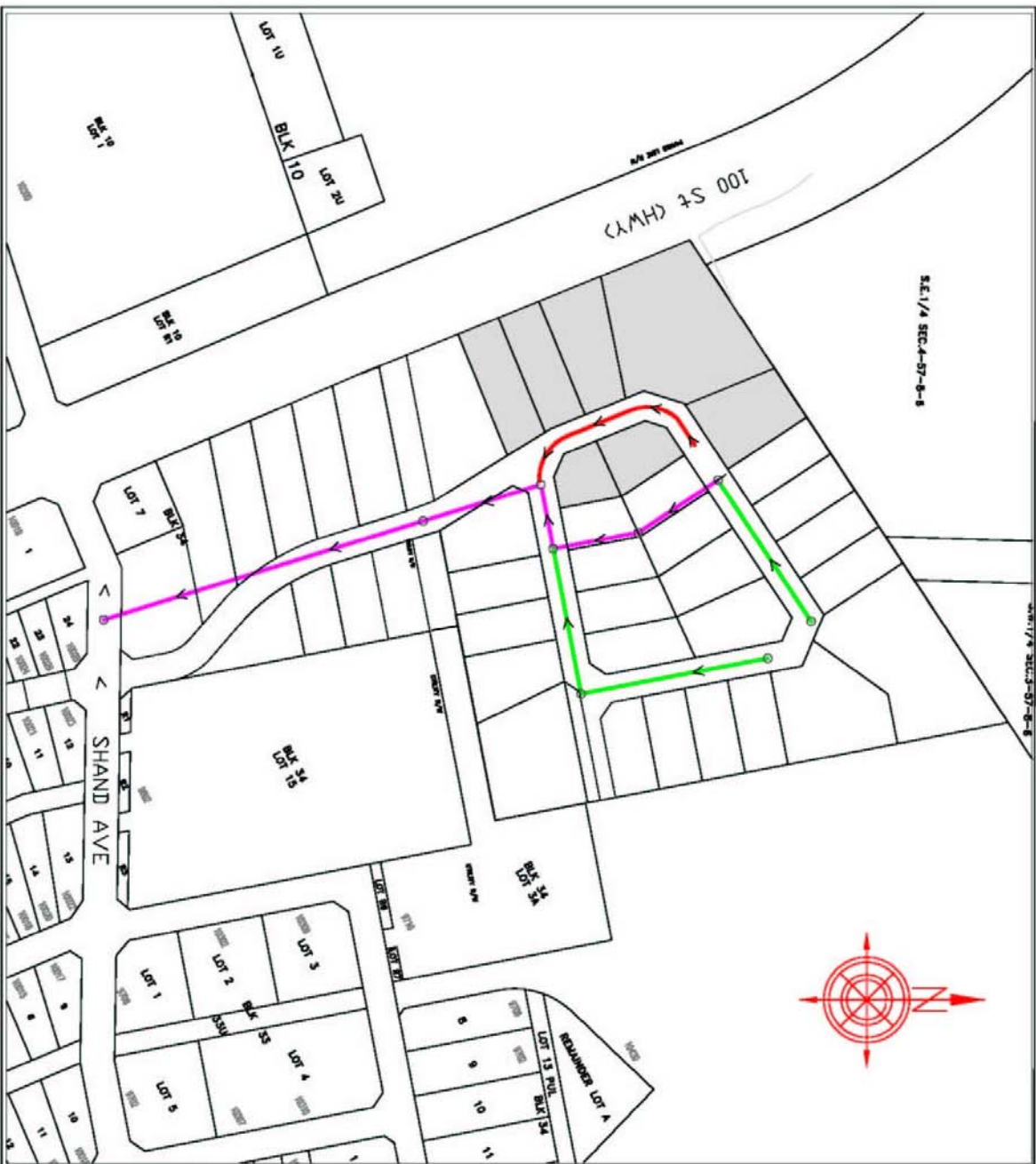
- Prop. 300 ϕ Water Main
- Ex. Water Main
- X** Prop. Water Valve

NOTE
 Fire hydrants will be installed in accordance with Town standards
 All Lot Boundaries For Illustrative Purposes Only

GMBDI

**Town of Grande Cache
 Floyd McLennan Business Park**

Proposed Water Servicing Plan Lot 16, Block 34, Plan 0726105 Lot 6, Block 34, Plan 8223273	SCALE NTS APPROVED BY A.L. MAP 5
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MAP 6

LEGEND

- Prop. 3rd San Force Main
- Prop. 200 San Sewer
- Prop. 300 San Sewer
- Ex. San Sewer
- Manhole
- Low Pressure Sanitary Sewer Services

NOTE:
All Lot Boundaries For Illustrative Purposes Only

GMBDI

**Town of Grange Cache
Floyd McLennan Business Park**

Proposed Sanitary Sewer Plan

Lot 16, Block 34, Plan 0726105

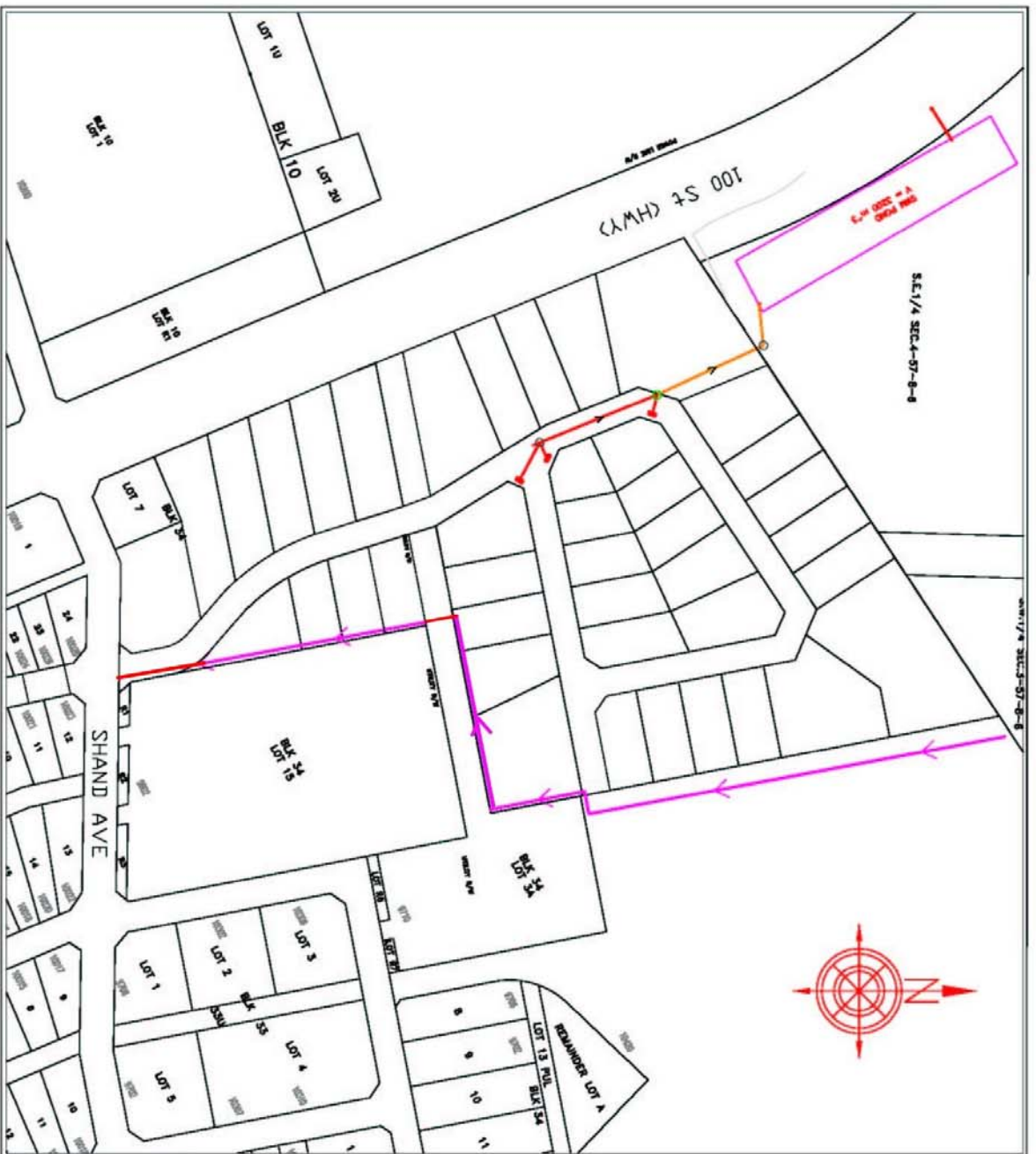
Lot 6, Block 34, Plan 8223273

SCALE

NTS

OWNER BY S.S. APPROVED BY A.S.

MAP 6



MAP 7

LEGEND

- Prop 450 Storm Sewer
- Prop 500 Storm Sewer
- ▭ Prop SWM Pond
- Catch Basin Man Hole
- Man Hole
- Prop Drainage Ditch

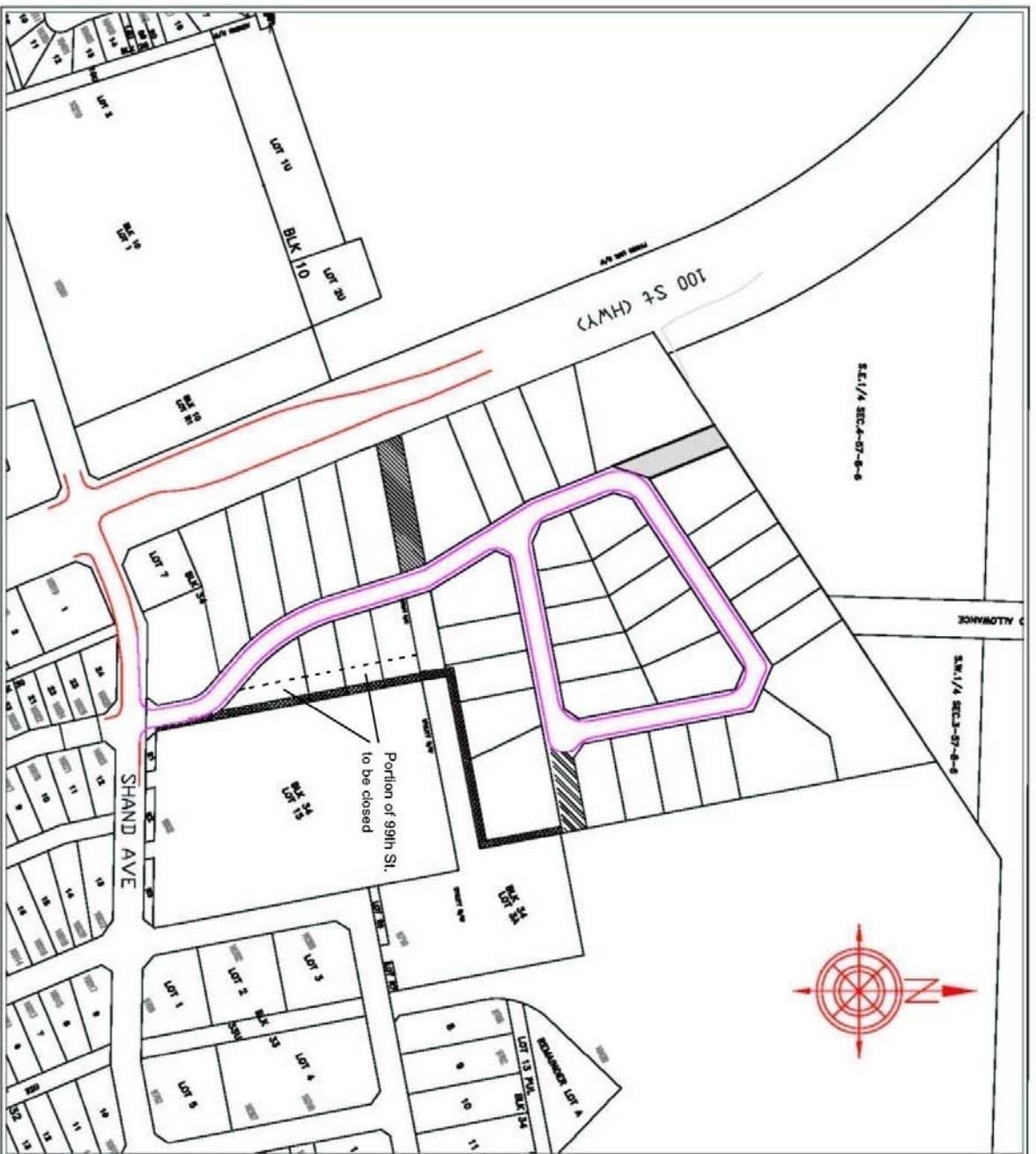
NOTE
 Orientation of SWM pond and storm main sizes may change upon detailed design.
 All Lot Boundaries For Illustrative Purposes Only

GMBDI

**Town of Grande Cache
 Floyd McLennan Business Park**







Proposed Storm Water Management Plan
 Lot 16, Block 34, Plan 0726105
 Lot 6, Block 34, Plan 8223273

SCALE	DRAWN BY S.M.	APPROVED BY A.M.
NTS		
		MAP 7



MAP 8

LEGEND

-  Proposed Curb & Gutter
-  Existing Curb & Gutter
-  Allowance for Future Road by Alberta Transportation
-  Emergency Access Road
-  Noise Attenuation Fencing
-  May be closed pending Access Management Study

NOTE:

All proposed roads shall be paved to Town standards
 All Lot Boundaries For Illustrative Purposes Only

GMBDI

**Town of Grande Cache
 Floyd McLennan Business Park**

Proposed Roadway Plan
 Lot 16, Block 34, Plan 0726105
 Lot 6, Block 34, Plan 8223273

SCALE: NTS APPROVED BY T.A. APPROVED BY A.A. MAP 8