

SOUTHEAST HWY #43

AREA STRUCTURE PLAN



BYLAW 972

February 2012

SOUTHEAST HIGHWAY #43 AREA STRUCTURE PLAN

PREPARED WITH ASSISTANCE FROM NORTH STAR PLANNING INC

**SOUTHEAST HIGHWAY #43
AREA STRUCTURE PLAN**

TABLE OF MAPSV

PART I: INTRODUCTION 1

1.1) PREAMBLE 1

1.2) PURPOSE & SCOPE 1

1.3) LEGISLATION, BYLAWS AND SUPPORTING DOCUMENTS.....3

1.4) INTERPRETATION OF PLAN POLICIES5

1.5) PLAN GOALS.....5

PART II: LAND ASSESSMENT7

2.1) PREAMBLE7

2.2) LOCATION AND CONTEXT7

2.3) CURRENT LAND OWNERSHIP7

2.4) EXISTING LAND USE8

2.5) ADJOINING LAND USES..... 10

2.6) HISTORICAL SUBDIVISION & REGISTRATIONS 11

2.7) TOPOGRAPHY AND VEGETATION 13

2.8) GEO-PHYSICAL EVALUATION 13

2.9) DEVELOPMENT CONSTRAINTS..... 13

2.10) HISTORICAL RESOURCES..... 15

2.11) PRELIMINARY STORMWATER ASSESSMENT 15

2.12) COMMUNITY INFRASTRUCTURE 18

2.13) SHALLOW WATER TABLE..... 19

PART III: DEVELOPMENT CONCEPT 21

3.1) OVERVIEW 21

3.2) PROVINCIAL HIGHWAY NETWORK..... 22

SOUTHEAST HIGHWAY #43 AREA STRUCTURE PLAN

3.3) EDUCATIONAL RESOURCES 22

3.4) MUNICIPAL ROAD NETWORKS 22

3.5) SERVICING CONCEPT 25

3.6) SCHOOL BUS STOPS 26

3.7) POSTAL SERVICES 27

3.8) RESIDENTIAL NEIGHBOURHOOD PLAN 27

3.9) COMMERCIAL/INDUSTRIAL NEIGHBOURHOOD PLAN 31

3.10) PARK DEDICATIONS 33

3.11) PHASING 34

3.12) PLAN STATISTICS 37

PART IV: IMPLEMENTATION 41

4.1) PLAN APPROVAL PROCESS 41

4.2) PLAN AMENDMENT PROCESS 41

4.3) IMPLEMENTATION 41

TABLE OF MAPS

2	Location Map
9	Existing Land Use
14	Topography and Aerial
17	Preliminary Drainage Plan
23	Proposed Land Use
35	Phasing

SOUTHEAST HIGHWAY #43 AREA STRUCTURE PLAN

PART I: INTRODUCTION

1.1) PREAMBLE

The purpose of this Southeast-Highway #43 Area Structure Plan is to establish a land use strategy for the orderly and economic development of lands located in the southeast portion of the Town of Mayerthorpe. The Plan provides a land use pattern and policy framework to provide land for urban growth. Future land use within the Plan Area will include residential, recreational and commercial /industrial.

1.2) PURPOSE & SCOPE

For the purpose of this Area Structure Plan, the Planning Area will include land legally known as:

those portions of,

- NE ¼ Section 21-57-8-5,
- NW ¼ Section 21-57-8-5,
- SE ¼ Section 28-57-8-5,

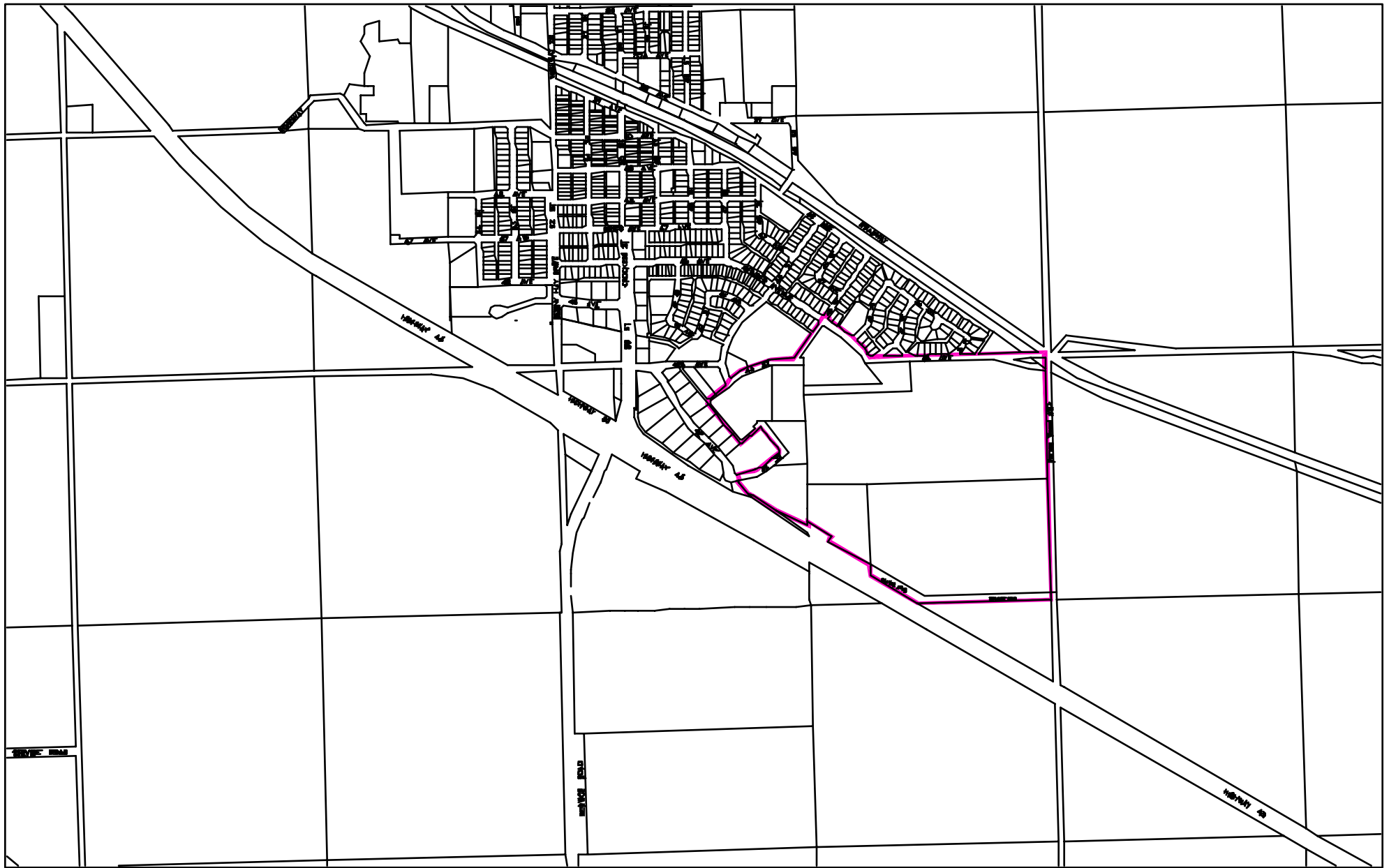
and as described in Map No. 2 - "Plan Area"

The combined land area is 75.46 hectares (186.4 acres).

Location Map No. 1 describes the location of the Plan Area.

(Part I) Part I of this Plan will introduce the land within the planning area to the reader and describe the land use criteria that exists on the subject lands.

This will include a review of relevant provisions of the Town of Mayerthorpe Municipal Development Plan and Land Use Bylaw, back ground/supportive information to the lands such as the existing SE Highway #43 Area Structure Plan and the Town's studies/policies regarding recreational use and storm water management.



**TOWN OF MAYERTHORPE
SOUTHEAST HIGHWAY #43
AREA STRUCTURE PLAN
Map No. 1: Location**



November 2011

(Part II) Part II of this Plan describes the physical characteristics of the Plan Area and adjoining land uses, ownership, subdivision and development history, highway and local road access, topography and vegetation characteristics, available geotechnical information and a summary of environmental issues that are present on the lands.

(Part III) Part III of this Plan will describe the land use concept for the lands and includes a description of:

- The design concept for the lands, both graphically and with written description,
- The ecological and design principles that will be encouraged,
- environmentally sustainability principles that will be encouraged,
- open space and recreational opportunities,
- utility and transportation networks,
- storm-water management and solid waste disposal options, and
- general servicing.

(Part IV) Part IV of this Plan will address the review and adoption process for this Plan as well as the process to follow in developing the lands afterwards.

1.3) LEGISLATION, BYLAWS AND SUPPORTING DOCUMENTS

(Land Stewardship Act) This Plan and development concept does not conflict with the Land Stewardship Act or its regulation.

(Land Use Framework) A review of the content of the Lower Athabasca Regional Plan provides the impression that the impact on land use within urban communities will be minimal at best. Notwithstanding, should a regional plan including the Mayerthorpe area be approved it is important to ensure that no conflicts will exist between this Plan and the

regional plan.

(Municipal Government Act & Land Use Policy) This Plan has been prepared in accordance with the Municipal Government Act, R.S.A. 2000, as amended and the Minister's Land Use Policy.

(Municipal Development Plan) This Plan has been prepared in accordance with the provisions of the Town of Mayerthorpe Municipal Development Plan. In particular, the following provisions/policies are noted:

- new subdivisions shall have water sewer, power and may require paved roads, curbs and gutters,
- subdivisions may have lanes or be laneless,
- reserve lands may be taken in a combination of land or money in lieu, and
- the current future land use for the Plan Area which is predominately industry and commercial south of the creek and residential north of the creek that bi-sects the Plan Area.

It is noted that the development concept for this Plan does not conflict with the provisions of the Municipal Development Plan and will not require any amendments other than to re-align land use boundaries with property lines.

(Land Use Bylaw) This Plan does not conflict with the provisions of the Town of Mayerthorpe Land Use Bylaw. Specific development proposals at a later date may require amendment to this Plan.

(Alberta Transportation) This Plan has been prepared in a manner that does not alter the highway access management system on Highway #43 or Highway #22. This Plan has been referred to Alberta Transportation for formal comment. Alberta transportation requires a traffic impact assessment prior to acceptance of this Area Structure Plan.

(Partnerships) Though the land affected by this Area Structure Plan is entirely within the Town of Mayerthorpe, the future land use schedule for the Plan Area

will impact both the highway network for Highway #43 and the rural road system within Lac Ste. Anne County. To address issues related to the provincial government and Lac Ste. Anne County, the Town has consulted with both stakeholders to prepare solutions to issues.

Joint initiatives involving the participation and cooperation of Alberta Transportation and Lac Ste. Anne County are described in this Plan. The Town of Mayerthorpe looks forward to working with both stakeholders towards the successful implementation of this Area Structure Plan.

1.4) INTERPRETATION OF PLAN POLICIES

The boundaries and development standards contained in this Area Structure Plan shall be considered as approximate only. Minor variances will not require an amendment to this Plan.

In this Area Structure Plan:

- *Town* means the Town of Mayerthorpe,
- *County* means Lac Ste. Anne County,
- *Land Use Bylaw* means the Town of Mayerthorpe Land Use Bylaw,
- *Plan* means this Area Structure Plan,
- *Act* means the Municipal Government Act, R.S.A., 2000., and
- All other words and expressions have the meanings respectively assigned to them in the Bylaw or the Municipal Government Act.

1.5) PLAN GOALS

The Town of Mayerthorpe has established the following goals for the implementation of this Area Structure Plan.

- a) To provide a land use planning strategy for the orderly and economic development of the

planning area.

- b) To provide an environment which will encourage the future development of the planning area for industrial and residential development.
- c) To continue to develop the Town's road and utility service systems in an efficient and effective manner.
- d) To minimize land use conflicts between land uses within and adjacent to the planning area.
- e) To provide access management to Highway #43 in accordance with a 1998 agreement between the Town and Alberta Transportation and Utilities.
- f) To address access management issues along the public road allowance within Lac Ste. Anne County and adjacent to the east boundary of the Plan Area.
- g) To be flexible in order to allow innovation on the part of developers that benefit residents of the Town of Mayerthorpe.

PART II: LAND ASSESSMENT

2.1) PREAMBLE

Part II of this Plan will provide known base line data on the physical characteristics of the plan area including, current land use, ownership, adjoining land use, topography, drainage, physical and environmental constraints and community infrastructure.

2.2) LOCATION AND CONTEXT

The Plan Area is located in the southeast portion of the Town of Mayerthorpe municipal boundary.

The land is accessed directly from Range Road #83 on the east adjoining road allowance, 44th Street to the north, 42nd Avenue to the west and an un-named service road to the south.

The Plan area of approximately 73.8 hectares (182 acres), includes 14.8 ha. (36.6 ac.) developed and 59 ha. (145.8 ac.) undeveloped hectares of land.

Major features include the UFA franchise in the southwest (2.8 ha.), the Lac Ste. Anne Foundation building (3.0ha.) in the northwest, a school (3.2 ha.) in the north and the industrial yard in the southwest (4.0 ha.). Finally, a park with an area of (1.8 ha.) adjoins the above mentioned school site.

It is noted that the east adjoining road allowance is within Lac Ste. Anne County and that the County has full control of access and drainage from the Plan Area.

2.3) CURRENT LAND OWNERSHIP

A total of 10 properties are located within the Plan Area. The following is a listing of the

SOUTHEAST HIGHWAY #43 AREA STRUCTURE PLAN

properties and the ownership of each. Registrations that impact on land use are described in Section 2.6 of this Plan.

LAND	OWNER
NE21-57-8-5	Privately Owned
Lot 4, Plan 982-5697	Privately Owned
NE 21-57-8-5, Acreage	Privately Owned
Lot 5, Bk 32, Plan 102-2504	L.S.A. Foundation
Lot 3MSR, Bk 26, Plan 872-1734	Northern Gateway
Lot 2MSR, Bk 36, Plan 842-2080	Northern Gateway ¹
Lot 1, Plan 792-1091	Town of Mayerthorpe
Lot 2, Plan 792-1091	Town of Mayerthorpe
Lot 14, Bk 6, Plan 942-3213	UFA
Lot 32, Bk 5, Plan 842-0628	UFA

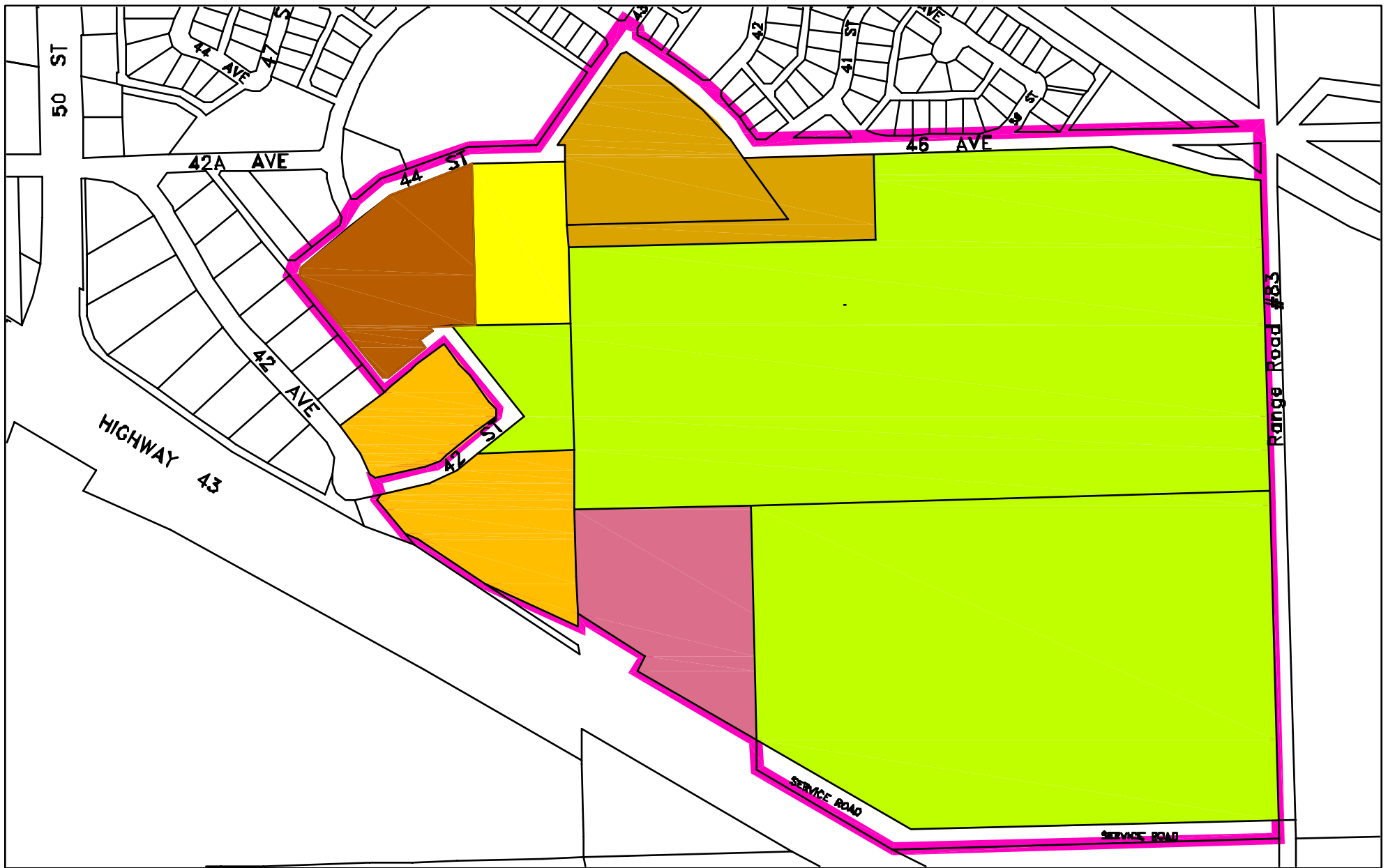
2.4) EXISTING LAND USE

Almost all of the Plan Area is under cultivation and is being used for crop production. The soils in the Plan Area are well suited for foundations and municipal infrastructure. Taking advantage of the natural drainage patterns should allow for cost effective water, sewer, and storm sewer development.

Developed lands within the Plan Area include:

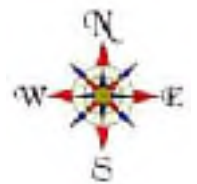
- A lumberyard and general United Farmers of Alberta franchise is located in the southwest corner of the Plan area. It is noted that this development also includes an undeveloped portion of 42nd Street,
- A commercial business located on a property to the east of the UFA property,
- A Lac Ste. Anne Foundation development in the northwest ,
- An acreage adjoining the Foundation property to the east, and

¹ Northern Gateway is a reference to the Northern Gateway Regional School Division No. 10



TOWN OF MAYERTHORPE
SOUTHEAST HIGHWAY #43
AREA STRUCTURE PLAN
Map No. 2: Existing Land Use

Acreage
Agriculture
Commercial
Industry
Schools
Services



November 2011

- Two school properties to the east of the acreage.

Map No. 2, Existing Land Use describes the current land use of the Plan Area.

2.5) ADJOINING LAND USES

The Plan Area is bounded by a number of adjacent land uses. The following is a description of these uses and a brief accounting of the land use issues that exist along these boundaries.

The southern boundary of the Plan Area is bounded by Highway #43 and two (2) acreages (located within Lac Ste. Anne County). Future development along Highway #43 will be accessed along this service road. As the acreage dates to 1997 and is relatively recent, it is expected that it will remain as a residential site for the long term.

The Plan Area is bounded on the east by farmland in Lac Ste. Anne County. It is expected that the land within the County will remain in agricultural production. The Town will work cooperatively with the County and affected landowners to minimize land use conflicts between the industrial park and the development of adjacent property within Lac Ste. Anne County.

The north boundary of the Plan Area features a partially undeveloped area which is to be used for residential development. Canadian National Railways operates a rail line which intersects the northwest corner of the Plan Area. The primary development feature along the north boundary of the Plan Area is the Elmer Elson Elementary School located near the northwest corner of the Plan Area. Other than the railway line and the school, most land use north of the Plan Area is residential.

The west boundary of the Plan Area features a mixture of land uses. The main feature along this boundary is the Mayerthorpe Care Centre. Residential uses and undeveloped residential lands are in the north portion of the west boundary. The south portion of the west boundary features a light industrial/highway commercial mix.

2.6) HISTORICAL SUBDIVISION & REGISTRATIONS

The following is a listing of registrations that have the potential to impact land use within the Plan Area:

LAND	Registration
NE21-57-8-5	Road Widening Caveat Deferred Reserve Caveat Alberta Transportation Caveat
Lot 4, Plan 982-5697	Alberta Transportation Road Widening Caveat
NE21-57-8-5, Acreage	Pembina Pipeline Utility
Lot 5, Bk 32, Plan 102-2504	Drainage Easement
Lot 3MSR, Bk 26, Plan 872-1734	
Lot 2MSR, Bk 36, Plan 842-2080	LSAC Road Widening Caveat
Lot 1, Plan 792-1091	LSAC Road Widening Caveat Deferred Reserve Caveat
Lot 2, Plan 792-1091	
Lot 14, Bk 6, Plan 942-3213	
Lot 32, Bk 5, Plan 842-0628	
NW 21-57-8-5	Drainage Easement

(Road Widenings) Existing road widening within the Plan Area are registered with Lac Ste. Anne County and Alberta Transportation.

- Lac Ste. Anne County has a road widening registered against the school property, Lot 2MSR. This road widening is likely carried over from previous subdivisions and may no longer applicable. It is recommended that issue be dealt with a part of a future

subdivision in that area.

- Lot 1, Plan 792-1091 and the south portion of NE21- 57-8-5 have a Lac Ste. Anne County road widening caveat registered against the Certificate of Title. This is part of a desire on the part of the County to widen the road allowance from a 20 metre to a 30 metre road width. The implementation of the caveat would result in 5 metres of additional road width being taken as part of the subdivision process on the west boundary of Range Road #83.
- Alberta Transportation has road widening caveats registered against Lot 4 and the NE21-57-8-5. The road widening is intended to accommodate additional widening that may be required as part of a proposed future interchange for the intersection of Highway #22/Highway #43.

(Drainage)

- A drainage easement in favour of the Town of Mayerthorpe is registered against the Certificate of Title for the Lac Ste. Anne Foundation property that is currently being developed.

(Pipelines)

- The NE 21 acreage has a utility right of way registered in favour of Pembina Pipeline. This was part of a pipeline that extended through the south portion of the Town and has since been removed and de-registered against most properties. It is possible that this right of way is no longer necessary.

It is recommended that this issue be examined when the subject land is considered for

(Reserves) Two deferred reserve caveats are placed on property within the Plan Area.

- Lot 1, Plan 792-1091, parcel with 31.9

hectares (78.77 ac.) of land and is charged with 4.077 hectares (10.07 ac.) of municipal reserve land under Registration No. 102-124-813.

- The NE21-58-7-5 is a parcel with 22.1 hectares (54.5 ac.) of land and is charged with 2.59 hectares (6.41 ac.) of reserve land under Registration No. 992-008-118.

2.7) TOPOGRAPHY AND VEGETATION

The land in the Plan Area is rolling and is mostly cultivated. The land generally slopes from the southwest corner of the Plan Area towards the northeast. Map No. 2: Topography and Aerial, shows detailed elevation contours for the Plan Area. The relief of the area is 18 metres (59 ft.), with a range from a high of 718 metres in the southwest to a low of 700 metres in the northeast².

Small areas of the lands are vegetated, mostly with mature willow and poplar trees. These areas consist primarily of lowlands and watercourse borders.

2.8) GEO-PHYSICAL EVALUATION

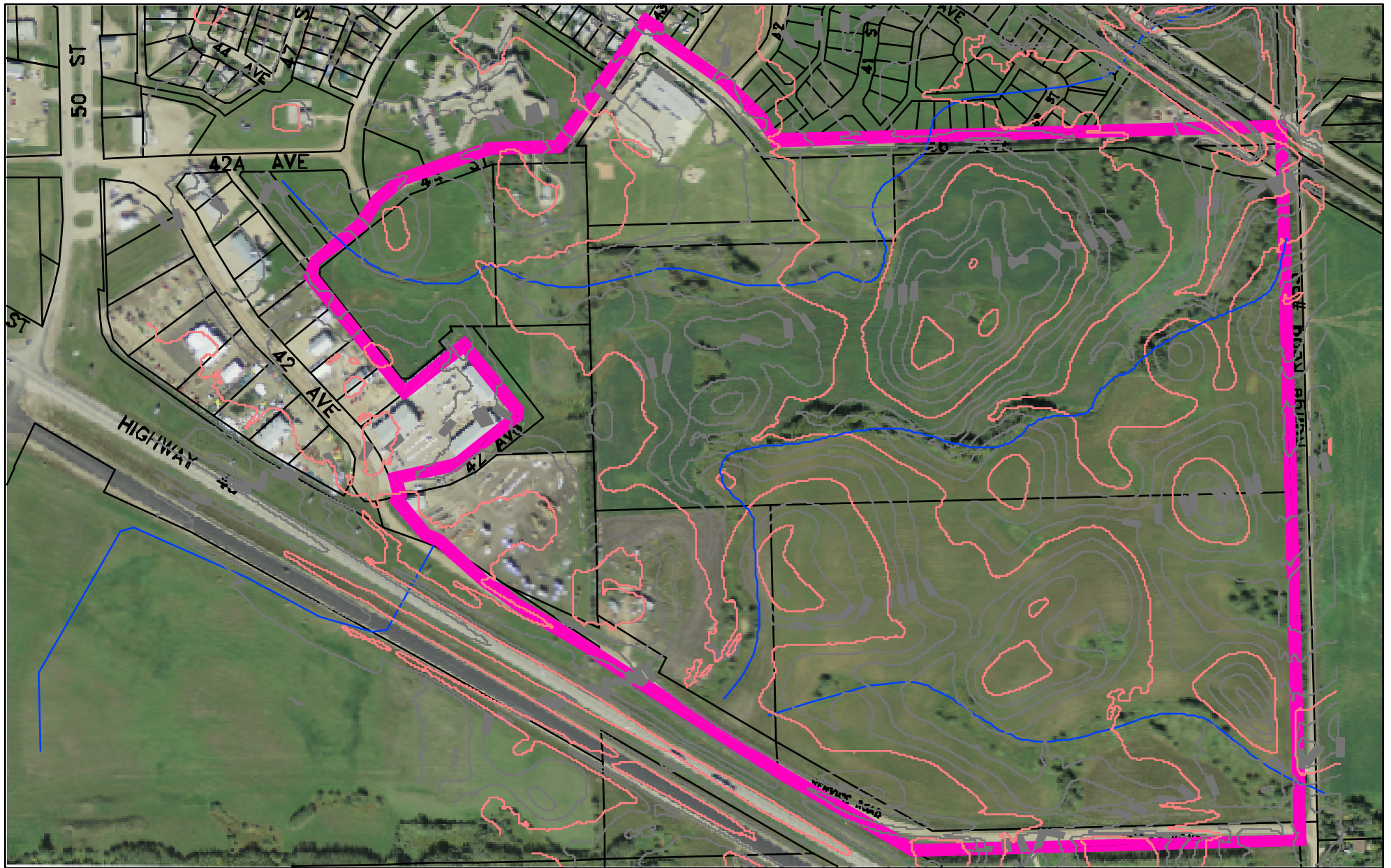


No geotechnical evaluation was performed on the property within the Plan Area as part of the preparation of this Plan. Geotechnical evaluation will be required as a condition of any further design that is performed within the Plan Area.

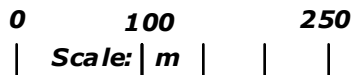
2.9) DEVELOPMENT CONSTRAINTS

The Plan Area is mostly undeveloped and poses few challenges to urban development. Except for highway access limitations and drainage concerns the property is generally uniformly developable.

² All elevations are in metres above sea level (A.S.L.).



TOWN OF MAYERTHORPE
SOUTHEAST HIGHWAY #43
AREA STRUCTURE PLAN
Map No. 3: Topography & Aerial
Contour Interval: 1 metre



January 2012

(Highway #43) The industrial portion of the Plan Area currently has access to Highway #43 indirectly through 42nd Avenue and the service road/rural range road.

Long terms plans will include an overpass at the intersection of Highway #43/22.

(Topography) The Plan area features three major drainage basins and several smaller ones. The primary topographic feature is a creek that bi-sects the Plan Area and runs in a northeasterly direction. The rolling topography of the lands creates three drainage basins and several smaller ones.

(Utilities) A former Pembina Pipeline right of way with a width of 30 metres has been removed from the certificate of title for all properties within the Plan area except for the Johner family acreage in the northwest portion of the Plan Area

2.10) HISTORICAL RESOURCES

An Historical Resources Assessment has not been conducted on the property. It is noted that in accordance with the Historical Resources Act the finding of any historical resources as part of the subdivision and/or development process will result in a stop work condition until the potential historical resource has been evaluated to the satisfaction of the Ministry of Alberta Culture & Community Spirit.

2.11) PRELIMINARY STORMWATER ASSESSMENT

A focused storm water assessment has not been performed on the property, however, a detailed municipal wide storm water evaluation was prepared by MMM Group of Edmonton³ in draft form during the spring of 2011.

³ MMM Group Ltd., *Draft Master Drainage Plan, June 2011*

The draft report identifies two (2) major drainage basins within the Plan Area in three parts. Fragments of other drainage basins are located within the north west and north portions of the Plan Area on lands that are currently developed (not shown).

The southeast portion of the Plan Area has a drainage basin of approximately 15.8 hectares (39 acres)⁴. This basin will generally direct surface flow towards the Range Road #83 ditch and from there flow northwards towards the Paddle River. An enhanced drainage system consisting of either an enlarged road ditch or a separate parallel ditch will have to be constructed northwards from this basin towards the Little Paddle River.

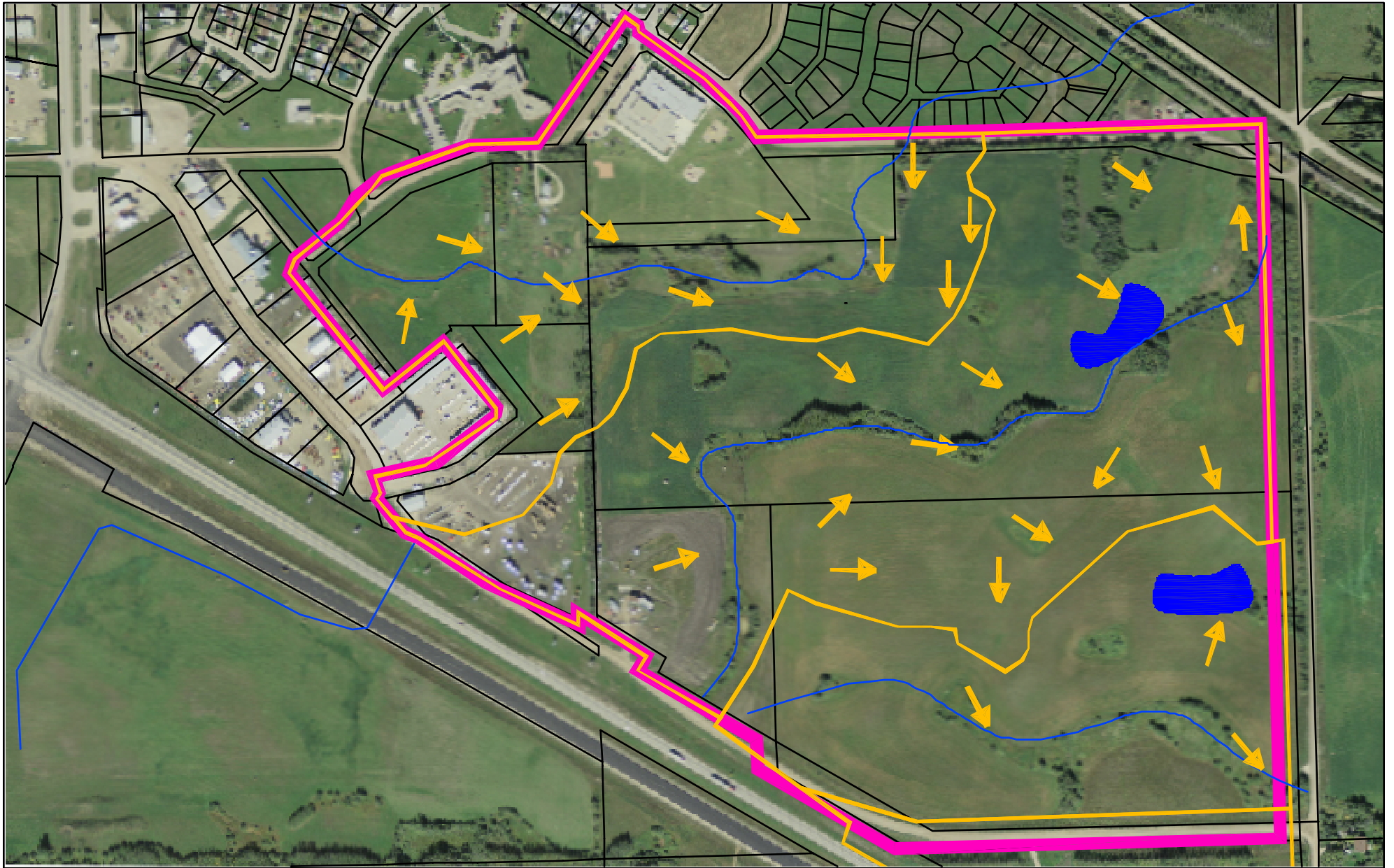
North of this basin is a second basin that extends from Highway #43 to the intersection of Range Road #83 and the railway line in the northeast portion of the Plan Area. This basin has an area of 32.4 hectares (80 acres)⁵ and is described in two parts. The south portion directs run-off water northwards towards the creek. The north portion directs water in a southeast direction towards a second un-named intermittent creek or water run, then northeast towards the Paddle River.

It must be mentioned that both of these basins have a natural water flow that includes surface water from both the Town of Mayerthorpe and Lac Ste. Anne County, the combined water flow being directed to the northeast.

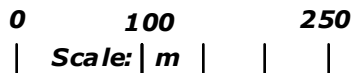
The drainage basins are described on Map No. 3, Preliminary Drainage.

⁴ The full SE basin area is 159 ha. and extends slightly out of the Plan Area.

⁵ The complete drainage basin extends outside of the Plan Area to include a total of 153.7 hectares.



**TOWN OF MAYERTHORPE
SOUTHEAST HIGHWAY #43
AREA STRUCTURE PLAN
Map No. 4: Preliminary Drainage Plan**



Drainage Basin 
Flow Direction 



November 2011

2.12) COMMUNITY INFRASTRUCTURE

(Law Enforcement) The following provides an overview of existing infrastructure within the Town of Mayerthorpe.

(Education) Mayerthorpe is home to a full R.C.M.P. detachment that provides police services. Some law enforcement services are also provided through a Special Constable for the Town of Mayerthorpe.

A full range of grade school and kindergarten education services are provided by the Northern Gateway Regional School Division No. 10. The Elmer Elson Elementary School is located within the Plan Area and provides education services from Kindergarten to Grade Six.

(Senior's Services) The Lac Ste. Anne Foundation provides independent living and supportive living services to the Mayerthorpe region. A new complex, owned and operated by the Lac Ste. Anne Foundation, was under construction in 2011 and is located in the northwest portion of the Plan Area.

(Medical Services)

The Mayerthorpe Hospital is located northwest of the Plan Area on 42A Avenue. This regional hospital is equipped with full ambulance and is within the air ambulance service network connected to Edmonton.

(EMS) Mayerthorpe offers a full range of emergency medical services which include police, fire and ambulance services.

(Recreation) Mayerthorpe offers a full range of parks and recreation services including curling rinks, parks, ice-arenas, fair grounds and a public swimming pool.

2.13) SHALLOW WATER TABLE

A shallow water evaluation has not been conducted on the property to date. A full shallow water table evaluation is strongly recommended as part of a subdivision application for any of the lands within the Plan Area.

PART III: DEVELOPMENT CONCEPT

3.1) OVERVIEW

The primary intent of this Plan is to provide a basic design and land use framework while allowing for the greatest amount of flexibility on the part of future developers for neighbourhood design and features.

Major roads and features such as storm water ponds are described as are environmentally sensitive lands and a significant linear park.

Generalized land use descriptions such as commercial, industrial, low and medium density residential are provided.

Within this basic design, future developers will be free to design individual neighbourhoods and services.

This part of the Southeast Highway #43 Area Structure Plan provides an overview of the various areas for future development within the lands.

3.2) TRAFFIC FLOW ANALYSIS

A Traffic Impact Assessment (TIA) will likely be required as part of any subdivision application within the Plan Area. Consideration may be given to a waiver of this requirement in the case of a boundary adjustment, the creation of a park, storm-water facility or other minor subdivision. A TIA may be required by the Town of Mayerthorpe, Lac Ste. Anne County, Alberta Transportation or each of them. All TIA's shall be prepared to a standard that addresses the criteria of all three parties.

Where a Traffic Impact Assessment is to be prepared, the TIA shall be prepared for the entire Plan Area. Required improvements shall

be at the expense of the Developer in accordance with the provisions of the Municipal Government Act, R.S.A. 2000.

Copyright shall be shared with the Town of Mayerthorpe upon completion of the Traffic Impact Assessment to allow for it to be used in support of future subdivisions within the Plan Area.

3.3) PROVINCIAL HIGHWAY NETWORK

As stated earlier in this Plan, no new highway access points are contemplated within this Plan.

3.4) EDUCATIONAL RESOURCES

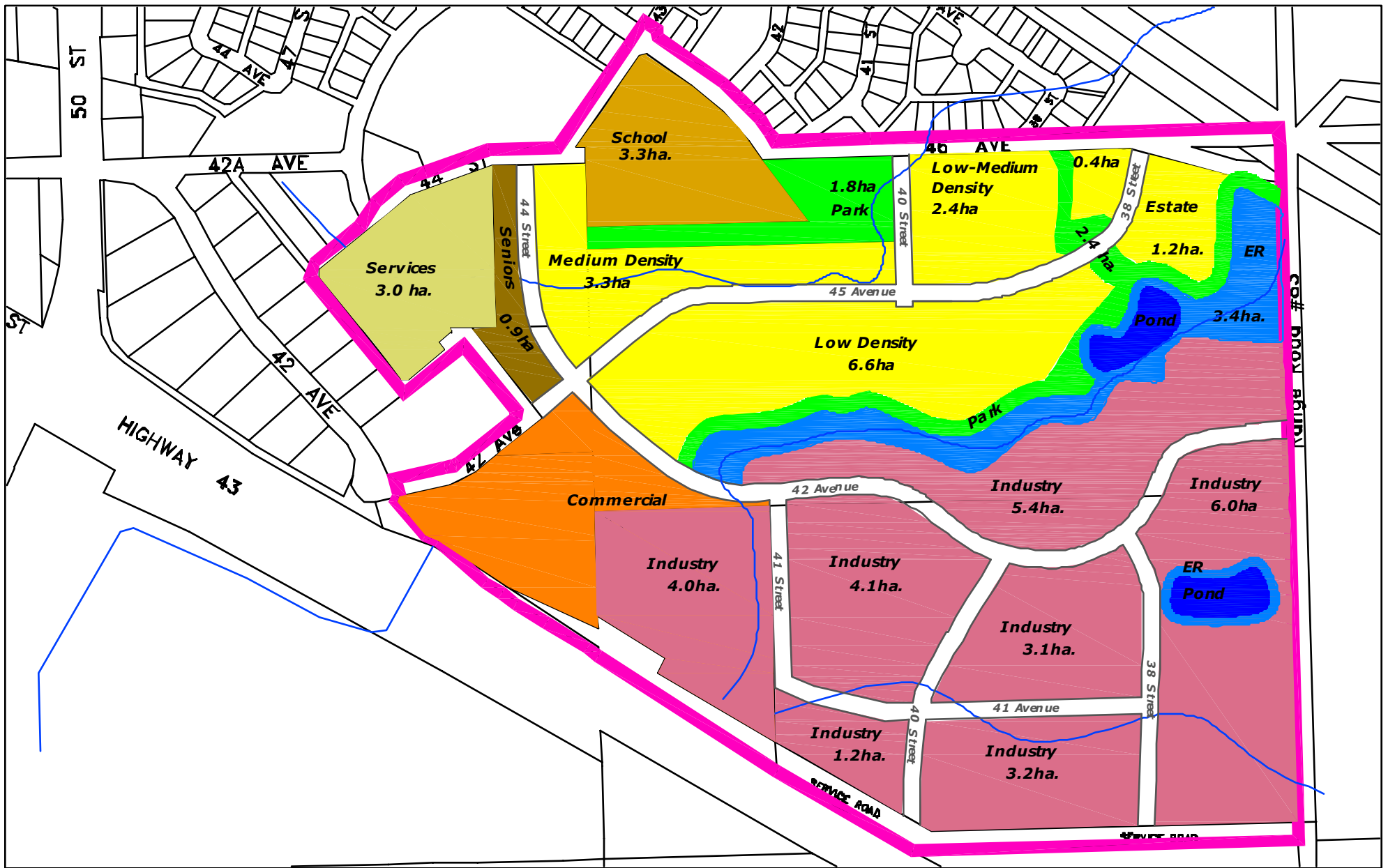
It is understood that no new schools are required within the Plan Area. An existing kindergarten and elementary school is provided within the Plan Area and a high school is available within the municipality.

3.5) MUNICIPAL ROAD NETWORKS

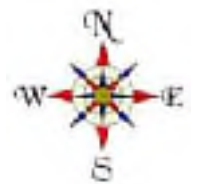
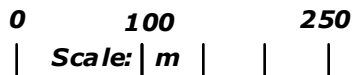
(external roadways) The Plan area is bounded on the north, east and south by major roadways. A combination of different roadways provides access from the west.

46th Avenue to the north may be regarded as a future collector road and may require road widening at the time that adjoining lands are developed. The northeast corner of the Plan Area may also have to be re-designed in the future to allow for increased traffic.

Range Road #83 provides access to the east and southwards to Highway #43. 46th Avenue, the south Service Road and a single internal road intersection (approximately 400 metres) south provide additional access to the range road.



**TOWN OF MAYERTHORPE
SOUTHEAST HIGHWAY #43
AREA STRUCTURE PLAN
Map No. 5: Proposed Land Use**



January 2012

No direct lot access should be permitted onto Range Road #83.

Recognizing that Range Road #83 is a Lac Ste. Anne County roadway, any improvements and/or accesses onto this road must comply with County standards.

It is possible that a consequence of developing the industrial or residential portion of this Plan may result in a requirement to improve and/or pave a portion of Range Road #83 to an approved County standard.

As indicated above, the south access is provided by a service road that extends from 42nd Avenue to Range Road #83. This roadway will increasingly become a significant entry point into the commercial portion of the Town of Mayerthorpe. For this reason, to encourage traffic flow it is recommended that shared accesses be encouraged to minimize the amount of accesses onto the street.

42nd Street provides a western access to the Plan Area from the southwest. It is recommended that this road be developed in tandem with the western portion of the Plan Area.

An alleyway extending southeast from 42A Avenue will provide access to a portion of the Plan Area directly south and west of the Lac Ste. Anne Foundation property.

(Internal Roadways) 45th Street extends northwards from 42nd Street to connect with the Lac Ste. Anne Foundation property. It may be determined under a future development scenario that an alley status is more appropriate for this road.

A new roadway will provide access to the Plan Area east of the Lac Ste. Anne Foundation property, extending southwards from 44th

Street to connect with 42nd Street, and then extend throughout the south portion of the Plan Area to Range Road #83.

Finally, 40th Street will extend southwards from 46th Avenue to connect to a major west-east roadway through the residential portion of the Plan Area.

Two main west-east roadways are provided under this Plan, one north of the un-named creek to service residential neighbourhoods and another to the south that will service the commercial and industrial area.

Additional internal roadways are planned as part of an internal road network. These roads are secondary to the primary roadways mentioned above.

(options) Depending on the nature of the development proposal provided, one or more of the internal roads proposed in the industrial area of this Plan may be unnecessary, and therefore, not required.

An alternative to internal roadways may include a condominium style development where the internal roadway linking various lots or leasehold areas. Large lot properties for storage and other uses that require larger areas may also result in no need for a portion of the planned internal road.

3.6) SERVICING CONCEPT

(Water/Sewer) Detailed water and sewer servicing design has not been performed as part of this Plan. This will be required prior to future development

A lift station is located near the northeast corner of the Plan Area. Future development will likely be tied in to this station directly through an existing main to the property line directly south

of the lift station.

Initial development within the plan area should be able to be undertaken by extending existing lines within the Town on adjacent properties.

The industrial area may be serviced with low pressure services should the future land use design warrant the use and it is permissible under the provisions of the Municipal Development Plan and municipal servicing standards. Where a low pressure service is installed, sufficient right of way must be provided to allow for full services at a future date.

(Storm Sewer) The Plan Area features both major and minor intermittent natural water courses. Detailed design as part of the subdivision stage will include detailed storm water management and likely, licenses from Alberta Environment. It will be determined as part of the subdivision stage whether or not the water courses will be maintained and protected, re-routed or directed into piped storm-water systems. Of special consideration will be to maintain existing drainage patterns and drainage quality on lands adjoining the Plan Area.

A piped storm sewer system will be the desired form of storm water management within the residential area. Swales may be used within green space areas.

Storm sewer within the industrial area may be accommodated through a combination of ditches or piped service. The type of servicing will be determined in accordance with the provisions of the Municipal Development Plan and with consideration to the long term use of the area.

3.7) SCHOOL BUS STOPS

At this time, Northern Gateway School Division No. 10 is the sole school authority within the Town of Mayerthorpe. Generally, the School

Division establishes policy and procedure for the pickup/drop-off points for students.

As part of the future development of lands within the residential area, developers are encouraged to work with the school authority to determine if designated school bus stops are warranted.

3.8) POSTAL SERVICES

Postal services are provided through the main post office or door to door service within Mayerthorpe. Future developers are encouraged to work with Canada Post at the subdivision stage to determine if local super-mailboxes are required.

Where required, super-mailboxes will be located within road right of ways. Specific locations will be determined by Canada Post.

3.9) RESIDENTIAL NEIGHBOURHOOD PLAN

The residential neighbourhood plan consists of five (5) distinct areas under four classifications.

(Single Detached) Single detached housing will be primarily located within the low density area, but may also be located within the low/medium density area and the estate area. The focus of this part will be the low density area.

The low density area has an area of 6.6 hectares and should accommodate approximately 100 homes. This will generate approximately 230 persons.

It is anticipated that residential structures in this area will feature front attached garages or communal garages in the case of a condominium. Rear attached garages may be used in laneway applications.

(Senior's housing) An approximately 0.9 ha. parcel is located adjacent to the on 44th Street adjoining the Lac Ste. Anne Foundation property. This property may be developed on a public or private model for senior's or independent adult living. Traditional or bare-land condominium designs may be used.



Using single detached dwelling or duplex, this area could yield approximately homes. Typical senior's population densities are approximately 1.6 persons/dwelling. On this basis, the population of the area could vary between 15 and 26 persons with a long term average of 21 persons occupying 13 dwellings.

It is anticipated that residential structures in this area will feature front attached garages or communal garages in the case of a condominium.

Proximity to the Mayerthorpe Health Care Centre and the Lac Ste. Anne Foundation properties makes this an ideal location for the senior and independent adult market.

(Medium density housing) East of 44th Street and north of 45th Avenue a 3.3 hectare area is planned for medium density housing. Housing in this area would typically range from duplex dwellings to four-plexes. Development can take place on either a condominium or traditional lot model.

It is not expected that additional public roadways will be required in this area. Internal roadways within this area should be accommodated through private driveway and parking lot networks.

It is expected that housing in this area should include a mix of dwellings and affordability. Garages may be communal, attached or detached.

Due to proximity to the park to the north, additional parkland other than the amenity space within a development should not be required.

It is anticipated that approximately family dwellings could be constructed in this area. The anticipated population from this area is 190 persons within 83 dwelling units.

(Low-Medium Density) East of 40th Street and north of 45th Avenue a 2.4 hectare property is planned with low to medium density housing. This is a mixed dwelling area and can range from single detached dwellings to four-plex dwellings, depending on the market demand at the time of subdivision. Similarly, a traditional subdivision or bare-land/structure condominium design may be applied.

Depending on the design model used, an anticipated 50 housing units with 115 persons could be developed within the area. Note that due to the range of housing types within this area the number of units may vary .

As part of this development, the developer would be required to provide a public walkway to link the school site and park to the west to the linear park on the east boundary of the site.

(Estate Residential) The Low Estate Residential is located south of 46th Avenue and on either side of 38th Street. This area will feature larger lot single detached dwellings.



It is estimated that approximately 23 lots could be developed in this area, most likely through two individual cul-de-sacs. A typical population density in this area would be 53 persons.

A traditional or bare land condominium model may be used in this area. Gated communities may be considered.

Future designs in this area should include measures for privacy and exclusiveness. It is expected that architectural controls will be applied in this area.

(Standards) The following general standards shall be applied to the residential area:

- A variety of housing types (two-storey, bungalow, bi-level) shall be available within the Plan Area.
- A building pocket plan shall be prepared as part of any residential subdivision.
- Parking for multi-unit housing shall be in the rear of the lot.
- Side and rear attached garages may be allowed where the design accommodates the building.
- On a block by block basis, the front yard setback of newly design areas may be reduced to no less than 3.6 metres (12 feet) with a separated sidewalk on side and rear garage homes. This may require a site-specific land use bylaw amendment as part of the development process.
- Yards should be landscaped to retain run-off water on-site and to direct excess water to roads, ditches or green space areas.
- Condominium designs may include communal garages, attached or detached.

Initial subdivision design shall address whether the proposal is to be a laned or lane-less development. The proposal shall also illustrate how the subdivision will "fit" into neighbouring areas.

3.10) COMMERCIAL/INDUSTRIAL NEIGHBOURHOOD PLAN

The commercial industrial area will be expended in two parts. First a small area has been identified for future commercial use near the intersection of 42nd Street and 42nd Avenue. The remainder of the undeveloped land south of the un-named creek is identified for industrial growth.

(Commercial)



In total, approximately 1.2 hectares (3.0 ac.) of land will be allocated to commercial use. Depending on the manner in which this area grows in the future, it could include a mix of neighbourhood commercial (convenience store, bakery, etc.) and commercial that is more wholesale or industrial in nature.

(Industrial)

In total, 23 hectares (56.8 ac.) of land is identified under this Plan for future industrial development.

The industrial area is intended to be based upon the following general guidelines:

Service Road Frontage

Lots fronting the service road frontage will have to pay special attention to character and appearance guidelines. Properties shall be kept in a reasonably attractive visual state. A minimum of 10% of the front yard space on all fronting lots shall be developed as a green space area.

Range Road #83

No direct access will be allowed onto Range Road #83. Rear yards shall be screened from view in a reasonable manner as viewed from the Range Road.

The existing 5.18 metres (17 ft.) road widening provision that is registered

against the applicable certificate of titles shall be maintained.

Internal Roads

Most of the roads planned for the industrial area will be required, however, sufficient latitude is provided in this Plan to allow for variance in the road structure within the industrial area to suit current needs.

This will allow developers to use a conventional street and lot design, to adopt a large lot design for industrial storage purpose or to use a more condominium approach which minimizes the construction of public roads.

(Standards) The industrial area may be used for land uses that would include the list of buildings and uses that are described within the *General Industrial District* of the *Town of Mayerthorpe Land Use Bylaw*.

It is desired that lots fronting the service road be light industrial with care given to character and appearance of frontage and outdoor storage.

Interior lots may be developed on a larger lot basis, if required, and be used for businesses that require larger outdoor storage sites. This could include tank farms, pipe storage, wrecking yards and other uses.

Preferred land uses will be those that do not adversely impact on existing residents due to dust, noise, vibrations or uses that result in a buffer area that extends into existing residential areas.

On-street parking shall be prohibited on most roadways within the industrial area. Appropriate signage shall indicate where on-street parking may be allowed.

As stated in the servicing section of this Plan, a drainage course will have to be constructed along the west boundary of Range Road #83. This drainage course shall include a vegetative buffer strip that will be developed concurrently with the drainage works.

3.11) PARK DEDICATIONS



A total of 6.667 hectares (16.47 acres.) of park is to be dedicated within the Plan Area. Of this, 4.077 hectares (10.07- acres) is dedicated to the north portion and the remaining 2.59 hectares (6.41 acres) to the south portion.

The north portion of the Plan Area is generally known as Lot 1, Plan 792-1091, or the land north and immediately south of the unnamed creek.

The south portion is the land within NE21-58-7-5 and is generally the industrial area.

(North area)



Within the north area, 2.4 hectares (5.9 ac.) has been pre-dedicated through this plan for linear park purposes. 1.677 hectares (4.1 ac.) remains for future dedication at the subdivision stage of development.

It is recommended that the dedication be in a combination of land and money in lieu. A suggested distribution would be as follows:

- 0.2 hectares (0.5 ac.) of land within the low to medium density area located east of 40th Street.
- 0.5 hectares (1.2 ac.) of land within the Low Density residential area immediately north of the unnamed creek. This should be primarily a park and playground space.



- Money in lieu for the remaining dedication with the recommendation that it be allocated towards the development of the nearby park areas.

(South area) Municipal reserves in the south area will be dedicated in the form of money in lieu. Funds from this dedication will be directed towards park and other municipal reserve improvements throughout the Town of Mayerthorpe.

3.12) PHASING

The Plan Area will likely be developed in a series of phases, with each phase being developed in accordance with the extent to which services have been extended.

Map No. 6: Phasing, provides a suggested approach towards the development of the Plan Area.

It should be noted that this phasing map was prepared without the benefit of a formal servicing plan. On this basis, the phasing plan provided in this Plan should only be used as a reference and not an absolute. Amendments to this phasing plan that are based upon a logical and approved servicing plan may not require a

formal amendment to this Plan.

As an example, a phasing area may be amended to accommodate the service area of a lift station without the need to formally amend this Plan.

(Phase I-Residential) Phase I is divided into two (2) parts. The north portion is primarily residential in scope and allows for all residential types except for the exclusive medium density area.

Phase I may be developed from three different locations. 44th Street may be extended southwards from the Mayerthorpe Health Care Centre site to connect to 42nd Street. This will allow for the development of the senior's/independent adult living area.

The southwards extension of 40th Street will provide opportunities for single detached and low to medium density housing.

This extension will connect as part of Phase I with 45th Avenue and then extend eastwards to 38th Street. This will allow for the development of residential and estate residential lots that back onto parkland and the creek.

Phase I will also allow for the creation of the linear park system that will be one of the premier features of the Plan Area.

*(Phase I - Commercial/
Industrial)* Phase I will also allow for the development of additional commercial and the first portion of the industrial area.

The commercial area within Phase I is mostly developed and on this basis, little future development is expected unless re-development is considered.

This Plan does allow for the re-subdivision of lots within the commercial area which may be attractive in the future.

The industrial area may be developed along 40th and 38th Street. This will include the service road area industrial lots intended for services that benefit from highway exposure, as well as larger traditional industrial uses to the north.

(Phase II) Phase II will complete the development of this Plan. This will include additional residential, commercial and industrial development.

Residential development will include both the medium residential density area and the larger portion of the low density residential that follows the unnamed creek.

This phase will also include commercial development along 42nd Avenue. This may include service and neighbourhood commercial use that can support both the school, senior's area, low to medium density residential and the commercial/industrial area to the south.

It should be noted that subject to market trends and servicing constraints, Phase II residential may be initiated prior to the full development of Phase I.

3.13) PLAN STATISTICS

Full development of this Plan will lead to the addition of 609 persons to the population of the Town of Mayerthorpe. The following provides a description of population and land use statistics for the Plan Area.

(land use) Table 1 provides a detailed description of land use by area.

SOUTHEAST HIGHWAY #43 AREA STRUCTURE PLAN

Table 1: Land Use Statistics (Allocated)		
LAND USE	AREA (ha.)	% AREA
• Low Density Residential	6.6	8.9
• Senior's Residential	0.9	1.2
• Low/Medium Density Residential	2.4	3.2
• Medium Residential	3.3	4.5
• Estate Residential	1.6	2.2
• Commercial	12	16.2
• Industrial	27	36.5
• School	3.3	4.5
• Services	3.0	4.0
• Environmental	3.4	4.6
• Parks and Open Space	4.2	5.7
• Roads	4.9	6.6
• Public utility	1.3	1.8
Totals:	73.9	99.9

Table 2: Unallocated Municipal Reserve	
• Residential MR ⁶	1.68 ha.
• Industrial MR	2.59 ha.

As stated earlier in this Plan, it is anticipated that the entire industrial allocation for Municipal Reserve will be in the form of money in lieu while the residential portion will be allocated in the form of land as part of the subdivision stage.

(population) As stated above, population estimates are for 609 additional persons to the Town of Mayerthorpe. A phase by phase breakdown is described in the following table:

⁶ Allocated at the time of subdivision

Table 3		
Residential Use Density	Housing Units	Population
<i>Single Detached</i>	100	230 ⁷
<i>Seniors</i>	13	21 ⁸
<i>Low/Medium</i>	50	115
<i>Medium</i>	83	190
<i>Estate</i>	23	53
Totals:	269	609

Generally, 11% of the non-senior's population is of elementary school age with a further 7% being in the high school age group. On this basis, the Plan Area could generate a total of 64 elementary and 41 high school students.

⁷ Statistics Canada, average of 2.3 persons/dwelling.

⁸ Senior's Alberta estimates average senior's housing density at 1.6 persons/unit.

Blank Page

PART IV: IMPLEMENTATION

4.1) PLAN APPROVAL PROCESS



This Plan will be approved following a review process that will include:

- initial consultation with landowners and stakeholders within the Plan Area and adjoining Range Road #83,
- detailed review by the Town of Mayerthorpe, and
- Submission for comments to Lac Ste. Anne County and Alberta Transportation.

Following the above actions an open house and formal public hearing shall be held.

A formal three readings of an adoption bylaw is required by Council in order to fully adopt this Plan.

4.2) PLAN AMENDMENT PROCESS

It is recommended that this Plan be reviewed in accordance with the procedures established by Council. Any amendments other than those of a technical variety shall require the approval of both Council and the Minister of Alberta Transportation and Utilities. Lac Ste. Anne County will be consulted when considering any amendment which may have an impact on the County, its residents, or County infrastructure.

4.3) IMPLEMENTATION

Once adopted, this Plan becomes a Statutory Plan under the Municipal Government Act. All subdivision and development proposals will be required to conform with its land use regulations, road system requirements, and other planning guidelines.

This Area Structure Plan shall be implemented

through the Town of Mayerthorpe Land Use Bylaw. The planning regulations and the development standards outlined in the Land Use Bylaw will provide guidelines and regulations required to respond to development proposals within the Plan Area.