

GATEWAY INDUSTRIAL PARK AREA STRUCTURE PLAN

**TOWN OF BONNYVILLE
NE 11-61-6-W4**

May 2008



Scheffer Andrew Ltd.
Planners & Engineers

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1 INTRODUCTION

This area structure plan (ASP) provides guidance for a municipally serviced (water, storm and sanitary) industrial and commercial development within the NE 11-61-6-4 in the Town of Bonnyville. The ASP establishes policy to guide future redistricting, subdivision, and development applications.

2 LOCATION

The ASP area (approximately 59 hectares) is located in the western portion of the Town. It is bounded by Highway 28 to the north, Township Road 611A to the south, and 66 Street to the east. The west boundary of the plan area is the quarter section line.

Figure 1 identifies the location of the ASP.

3 FACTORS INFLUENCING DEVELOPMENT

3.1 Policy Context

3.1.1 Municipal Government Act

This ASP meets the provincial requirements outlined in Section 633 of the *Municipal Government Act*. Land use, transportation, servicing and utilities, and development sequence are addressed within the framework of this ASP.

3.1.2 Municipal Development Plan

The policies and concepts proposed within this ASP are in general compliance with the approved policies of the Municipal Development Plan.

The Town of Bonnyville Municipal Development Plan designates the northern portion of the plan area as Industrial. The southern portion of the plan area is designated as Long Term Development. The plan area is also identified in the Municipal Development Plan (Policy 10.6.1) as an expansion area for the developing Industrial West area.

3.1.3 Land Use Bylaw

The Town of Bonnyville Land Use Bylaw presently districts the northern portion of the plan area as Unserviced Industrial (M3). The southern portion of the plan area is districted Urban Reserve (UR). An amendment to the Land Use Bylaw, redistricting the land to the appropriate industrial or commercial districts will be required prior to subdivision.

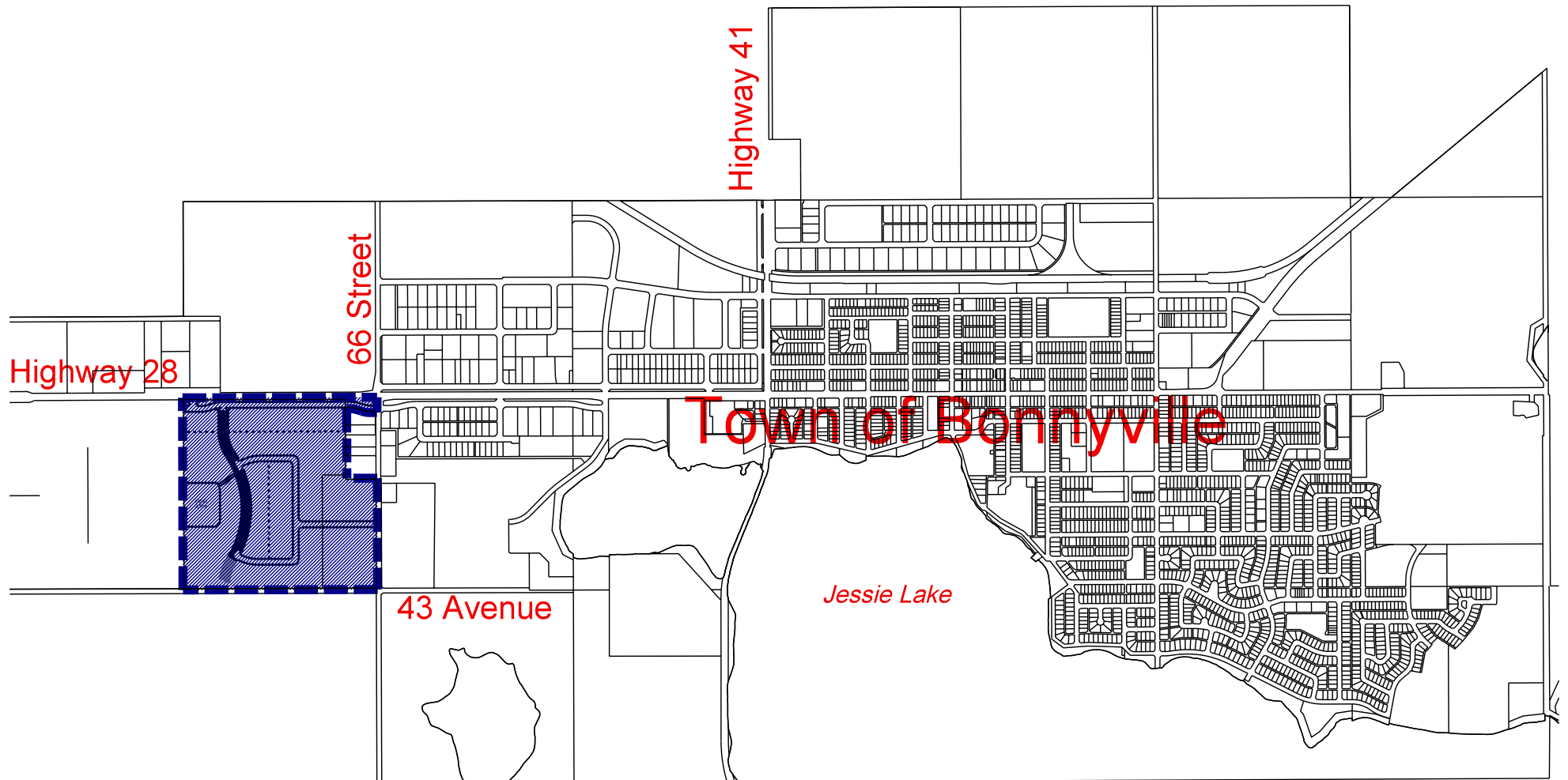


FIGURE 1
LOCATION PLAN
 GATEWAY INDUSTRIAL PARK
 AREA STRUCTURE PLAN

NE 11-61-6-W4
 Town of Bonnyville

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3.1.4 West Bonnyville Business Park ASP

The West Bonnyville Business Park ASP provides for industrial and commercial development within the SE 14-61-6-4, immediately to the north of Highway 28. The policy and concepts established within this ASP have been taken into consideration in the development of the Gateway Industrial Park ASP. Proposed water looping, and access to Highway 28 have been designed to coordinate with this approved ASP.

3.2 Resource Extraction

Information received from the Alberta Energy Utilities Board (January 2008) indicated that there are no sour gas facilities in the vicinity and that there are no active wells within 100 metres of the plan area.

An oil well is located to the immediate southwest of the plan area. The setback from this facility is 100m for residential and industrial development. When applied to this facility, these setbacks do not affect the plan area.

3.3 Adjacent Land Use

The lands to the immediate north are currently undeveloped. This area has been approved for future industrial and commercial development.

Northeast of the plan area is the existing Industrial North area. This area has been developed as a serviced industrial park with lots ranging in size from 0.2 ha to 3.6 ha.

The lands to the south of the plan area are outside of the town's municipal limits, in the Municipal District of Bonnyville. This land is currently in agricultural production.

The lands to the east of the plan area, adjacent Highway 28, have been districted and subdivided for highway commercial development. This area is currently developing with a number of vacant lots near 66 Street. South of the commercial area are a number of developed country residential lots.

To the west of the plan area, adjacent Highway 28, is an existing commercial industrial area. Further west the land is currently in agricultural production.

3.4 Existing Land Use

The majority of the plan area is presently used for agricultural purposes.

South of the developed commercial area in the northeast of the quarter section there is a large agricultural parcel with a developed farmstead.

There is an existing pipeline right-of-way running south to north along the western boundary of the ASP area.

Existing features are illustrated in Figure 2.

3.5 Natural Features

The area generally slopes from a high in the south central plan area to the northwest. The topographic relief is approximately 8 metres with the lower areas located in the northwest and north central plan area adjacent highway 28.

Tree cover is limited to the depression in the north central plan area and shelter belts around the residential dwellings in the eastern plan area.

The topography of the site is illustrated in Figure 3.

3.6 Access

The plan area abuts Highway 28 to the north, 66 Street to the east, and Township Road 611A to the south.

3.7 Historical/Cultural Resources

In a letter dated January 25, 2008, Alberta Tourism, Parks, Recreation and Culture indicated that a Historical Resource Impact Assessment is not required for the plan area, and granted *Historical Resources Act* clearance.



FIGURE 2 EXISTING FEATURES

GATEWAY INDUSTRIAL ASP
TOWN OF BONNYVILLE

NE 11-61-6-W4
Town of Bonnyville

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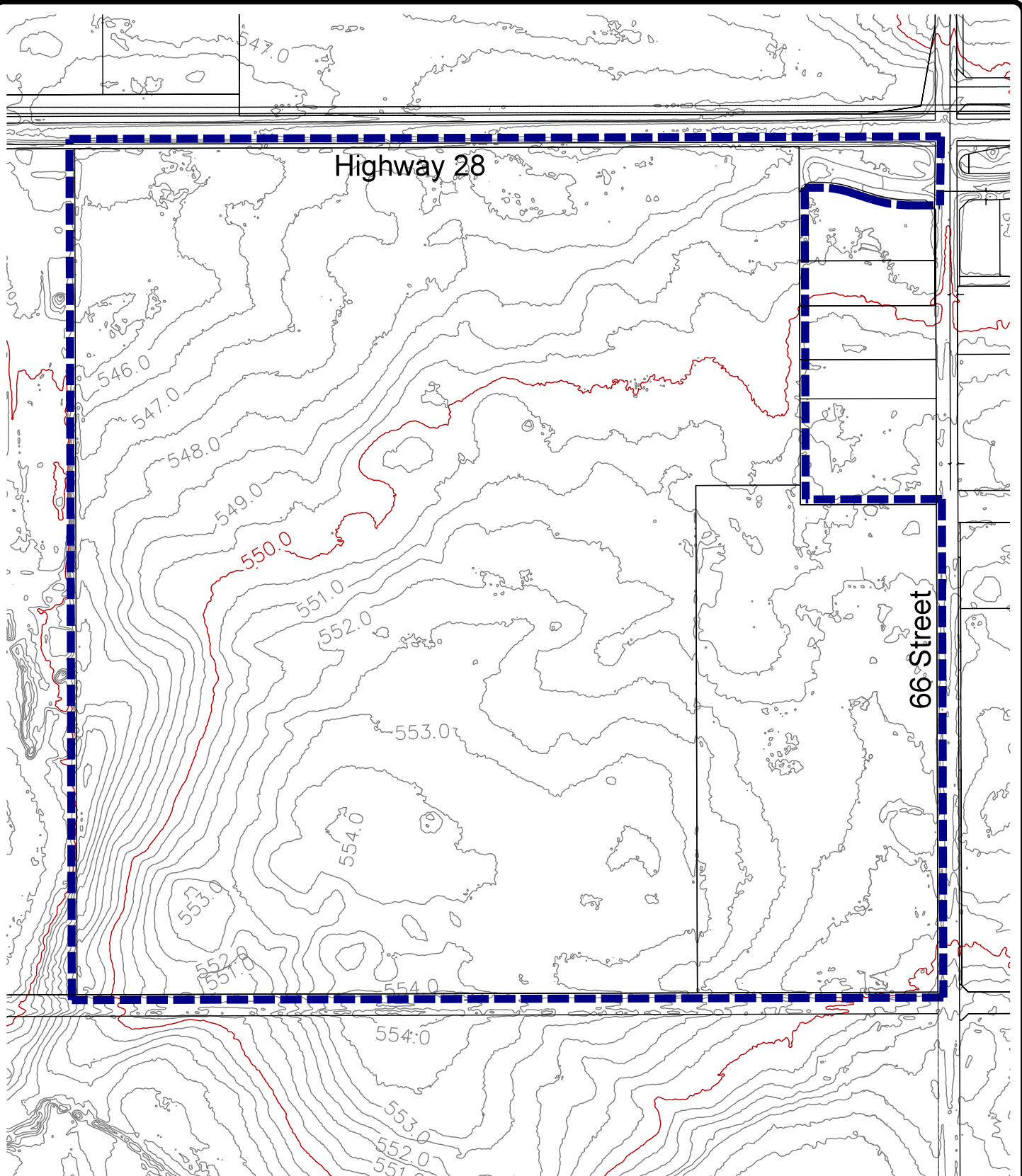


FIGURE 3
TOPOGRAPHY
GATEWAY INDUSTRIAL ASP
TOWN OF BONNYVILLE

NE 11-61-6-W4
Town of Bonnyville

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4 DEVELOPMENT CONCEPT

The development concept is shown in Figure 4 and the associated land use statistics are provided in the following table. Future industrial subdivision will be in general compliance with the concept but are subject to refinement with subdivision application and detailed engineering.

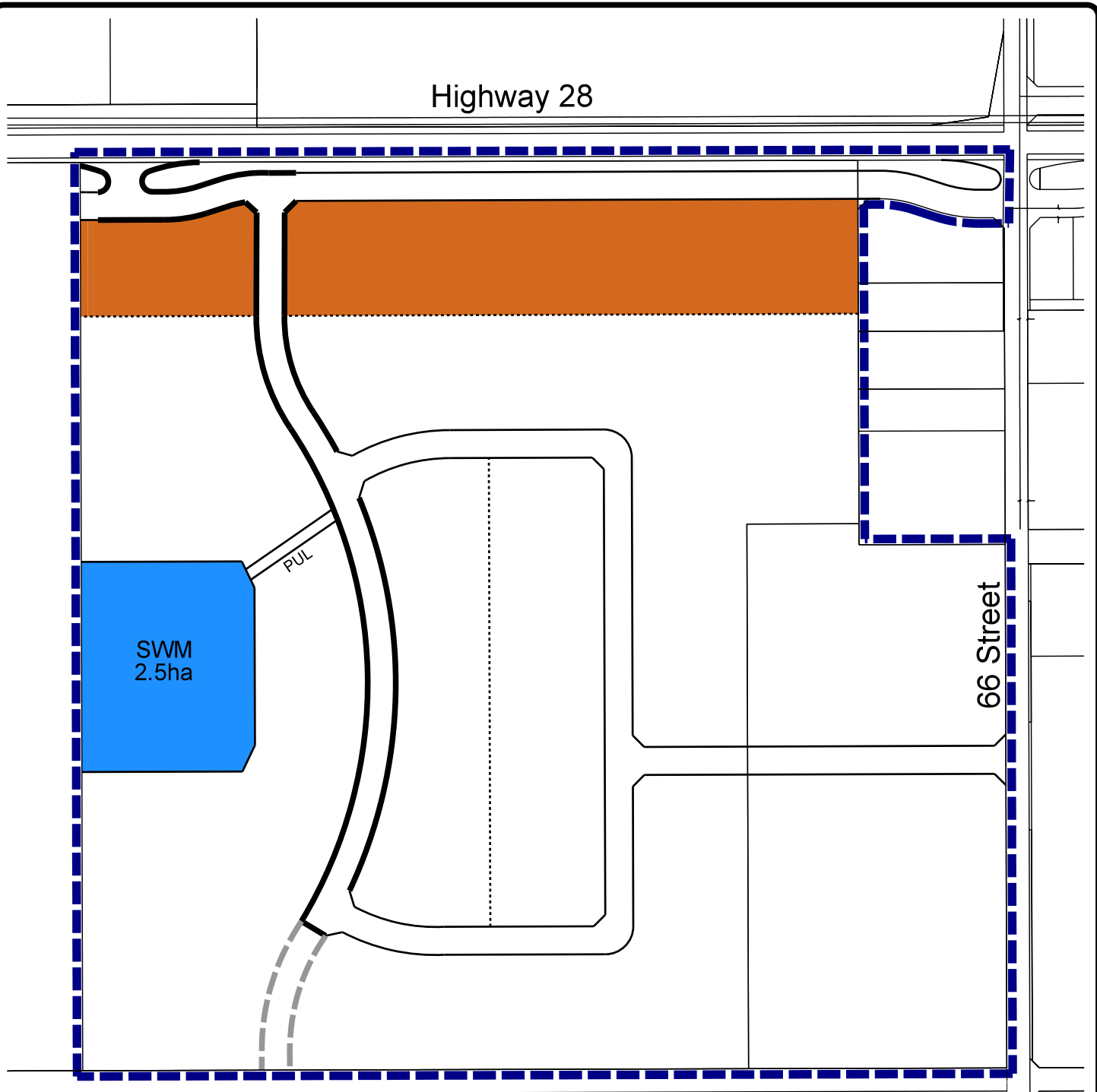
While not specifically identified in the development concept, this plan recognizes that some non-industrial developments may be compatible and acceptable. Uses such as institutional and indoor recreational may be approved at the discretion of the Development Authority. Future subdivisions will be in general compliance with the development concept, but the concept is subject to refinement with subdivision application and detailed engineering.

4.1 Land Use Statistics

Gross Area	59.3	
Highway 28 Service Road	1.8	
Highway Widening	0.8	
Gross Developable Area (GDA)	56.7	
Public Utility Lots	2.8	4.9%
Internal Circulation		
Collector	1.6	2.8%
Local	3.1	5.5%
Future Collector	0.3	0.5%
Municipal Reserve	0.0	0.0%
Industrial	42.6	75.1%
Highway Commercial	6.3	11.1%
		100.0%

4.1.1 Industrial

Approximately 42 hectares have been identified as general industrial. This area can be developed to provide services relating to the heavy and light service industry. It is anticipated that uses for the majority of the plan area will be in accordance with the general industrial district of the Land Use Bylaw. Uses such as (but not limited to) manufacturing, warehousing, outdoor storage, automotive, recreational and industrial vehicle sales / servicing, and general contractor services will be encouraged to locate within the plan area.



LEGEND

- Highway Commercial
- Storm Water Management
- Industrial
- Collector Road
- Local Road
- Potential Collector Connection

FIGURE 4 DEVELOPMENT CONCEPT

GATEWAY INDUSTRIAL ASP
TOWN OF BONNYVILLE

NE 11-61-6-W4
Town of Bonnyville

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4.1.2 Highway Commercial

Although the area will not have multiple accesses onto Highway 28, the plan area offers good visibility from the highway for commercial uses. A 6.3 ha highway commercial area has been identified for the lands that will have high visibility from the highway. Anticipated uses for this area would include but not be limited to automotive and recreational vehicle sales / services, commercial buildings, gas / service stations, fleet services, eating / drinking establishments, hotel / motel, and retail stores.

The designation of this highway commercial area adjacent Highway 28 is supported in the commercial development objectives of the municipal development plan. Objective 10.5.2.4 supports the development of the Highway 28 western approach to the Town for an attractive highway commercial employment area.

4.1.3 Municipal Reserve

As the plan area is intended for industrial development, with no residential component, the necessity and value of the provision of municipal reserve land for recreational purposes is questionable for the intended development. Therefore any municipal reserve requirements will be dedicated as cash-in-lieu of land. These cash-in-lieu payments will be required as condition of subdivision as stages are subdivided. The value of the land will be assessed as per the requirements of the *Municipal Government Act*.

4.2 Transportation

Access to the plan area from Highway 28 will be located in the northwest corner of the plan area. This access will be aligned immediately south of the proposed access to Highway 28 from the West Bonnyville Business Park ASP area, forming an all directional intersection. It is anticipated that this intersection will eventually be signalized. A service road will be developed immediately south of Highway 28 from the identified all directional access east to the 66 Street connection with Highway 28.

All lots within the plan area will be accessed via the internal road network. No direct access to private lots will be permitted from Highway 28. Roadways within the plan area will be constructed to the Town's standards for industrial roadways. Direct access will be permitted onto collector roadways, including 66 Street (See Figure 4 for internal road classifications).

A connection to Township Road 611A to the south of the plan area may be necessary in the future if the development of the lands south of the plan area warrants it. The

identified road right-of-way in Figure 4 will be protection via an easement. This road may be built in the future if needed. Any future transportation connections to Township Road 611A must be done in consultation with the Municipal District of Bonnyville.

The local road network illustrated in this plan may be altered at the time of subdivision without amendment to this ASP.

Prior to subdivision approval, a Traffic Impact Assessment for the intersection(s) with Highway 28 must be submitted to the satisfaction of both the Town of Bonnyville and Alberta Transportation.

4.3 Utility Servicing

4.3.1 Water Supply

The proposed development will be connected to the municipal water system. The existing municipal system will be extended from 66 Street (near the intersection with Highway 28) into the plan area. The onsite water system will follow the plan area's internal road network and will connect back with the Town's existing water system at 66 Street, approximately 300 metres south of Highway 28. This looping water distribution system will insure sufficient pressure to service the plan area.

In addition to the internal looping, a water main stub will be left at the western intersection with Highway 28. This stub may be tied into by future development to the west or north and will help provide for adequate looping and water pressure in these future development areas.

Water network analysis will be required in support of future subdivision applications.

The proposed onsite water distribution system alignment is illustrated in Figure 5.

The portion of the illustrated future watermain that runs south from the intersection of 66 Street and the proposed local road will be constructed, as required, by the developers of lands to the south and east.

4.3.2 Sanitary

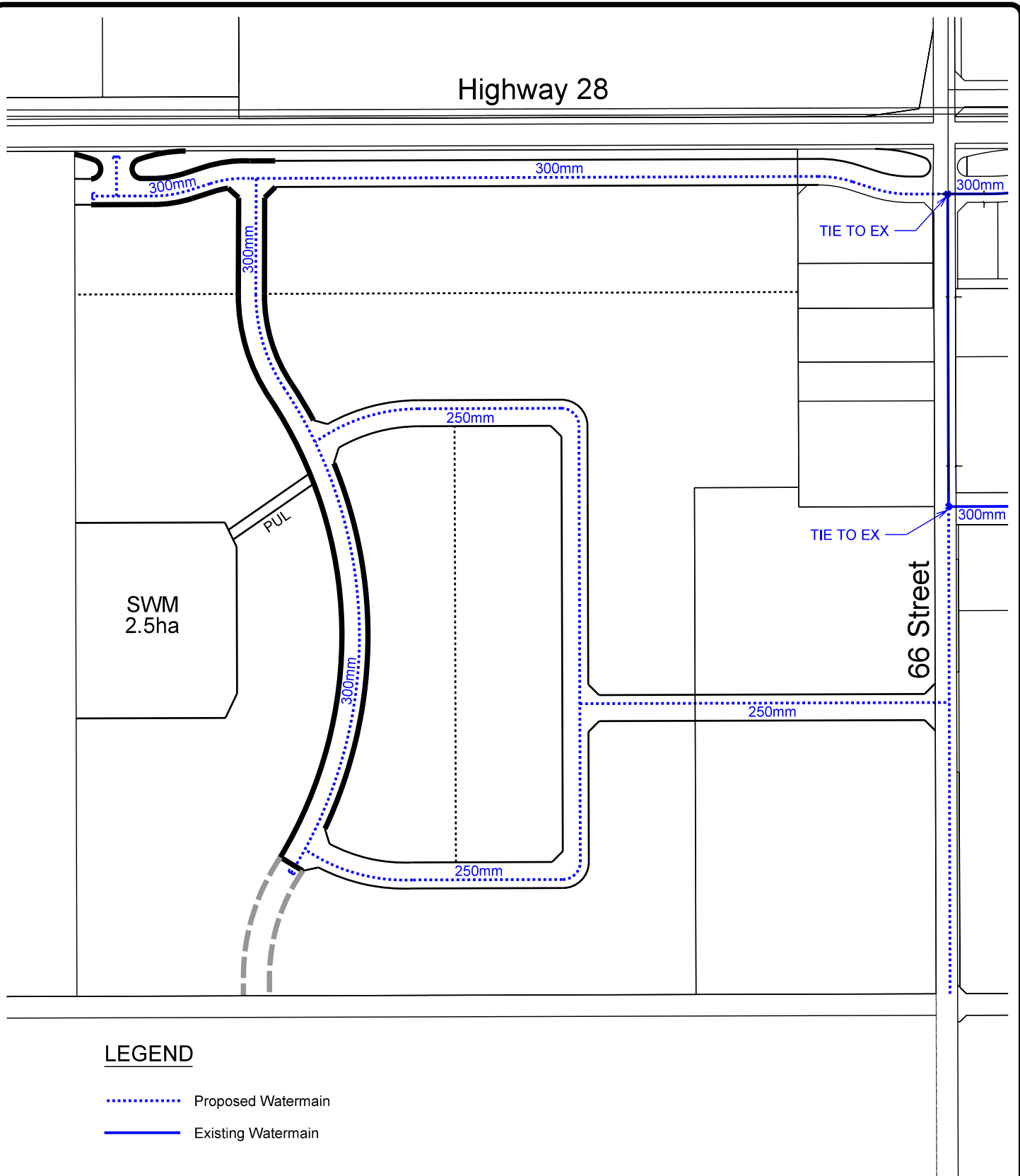
The proposed development will be connected to the Town of Bonnyville's sanitary sewage system. A lift station will be constructed in the north western portion of the plan area. All onsite sanitary mains will drain to this lift station via gravity. A forcemain will be constructed from the lift station, east through the service road and tie into the existing 250mm gravity sanitary line at the northeast corner of the plan area, near the intersection of Highway 28 and 66 Street. This sanitary system will include a connection

at the western end of the Highway 28 service road to provide sanitary services to properties west of the plan area.

As per the Town's draft sanitary servicing concept, the lift station will ultimately be designed to facilitate sanitary drainage from a larger drainage basin than the subject lands. The lift station may be built in stages, with upgrades being added as warranted by future development within the greater drainage basin area. The lift station will be built to the satisfaction and standards of the Town of Bonnyville and will be deep enough so as to accommodate the future development of the quarter sections to the south and west of the plan area.

The gravity sanitary lines stubbed at the perimeters of the ASP area must be left at a depth such that the anticipated drainage basin can be drained via gravity into the lift station. Compensation for the construction of any required oversizing of these pipes for servicing other areas will be provided to the developer as per the provisions of the *Municipal Government Act* as additional lands are connected to and utilize these oversized pipes.

The proposed sanitary system is illustrated in Figure 6.



LEGEND

- Proposed Watermain
- Existing Watermain

FIGURE 5 WATER DISTRIBUTION SYSTEM

GATEWAY INDUSTRIAL ASP
TOWN OF BONNYVILLE

NE 11-61-6-W4
Town of Bonnyville

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4.3.3 Storm Water Management

The plan area is divided into two drainage basins; one draining to the west, and the other to the east. Each basin will require storm water management.

The western storm basin will drain into a storm water management facility (approximately 2.5 ha) located in the west-central portion of the plan area along the western plan boundary. This facility will be designed to retain storm water runoff (up to a 1:100 year storm event) and release it at pre-development flows into the Highway 28 ditch system or, if the required easements can be obtained, to an existing wetland to the southwest. The outfall will be via a 10 metre drainage easement, utilizing either pipes or overland drainage, or a combination thereof.

Storm water management for the eastern storm basin will be addressed by the developer in the future. Prior to the development of this storm basin area, the developer must prepare a storm water management system that ensures that storm water flow rates are less than or equal to predevelopment rate.

Prior to the approval of subdivision, a storm water management plan must be prepared for the western drainage basin. The size, shape, and specific location of the storm water management facility and outfall location will be refined through the development and approval of the storm water management plan. Storm water management for the plan area should conform to Alberta Environment guidelines. Amendment to the ASP to accommodate these changes will not be required unless a facility is being eliminated or the drainage basins are being significantly changed.

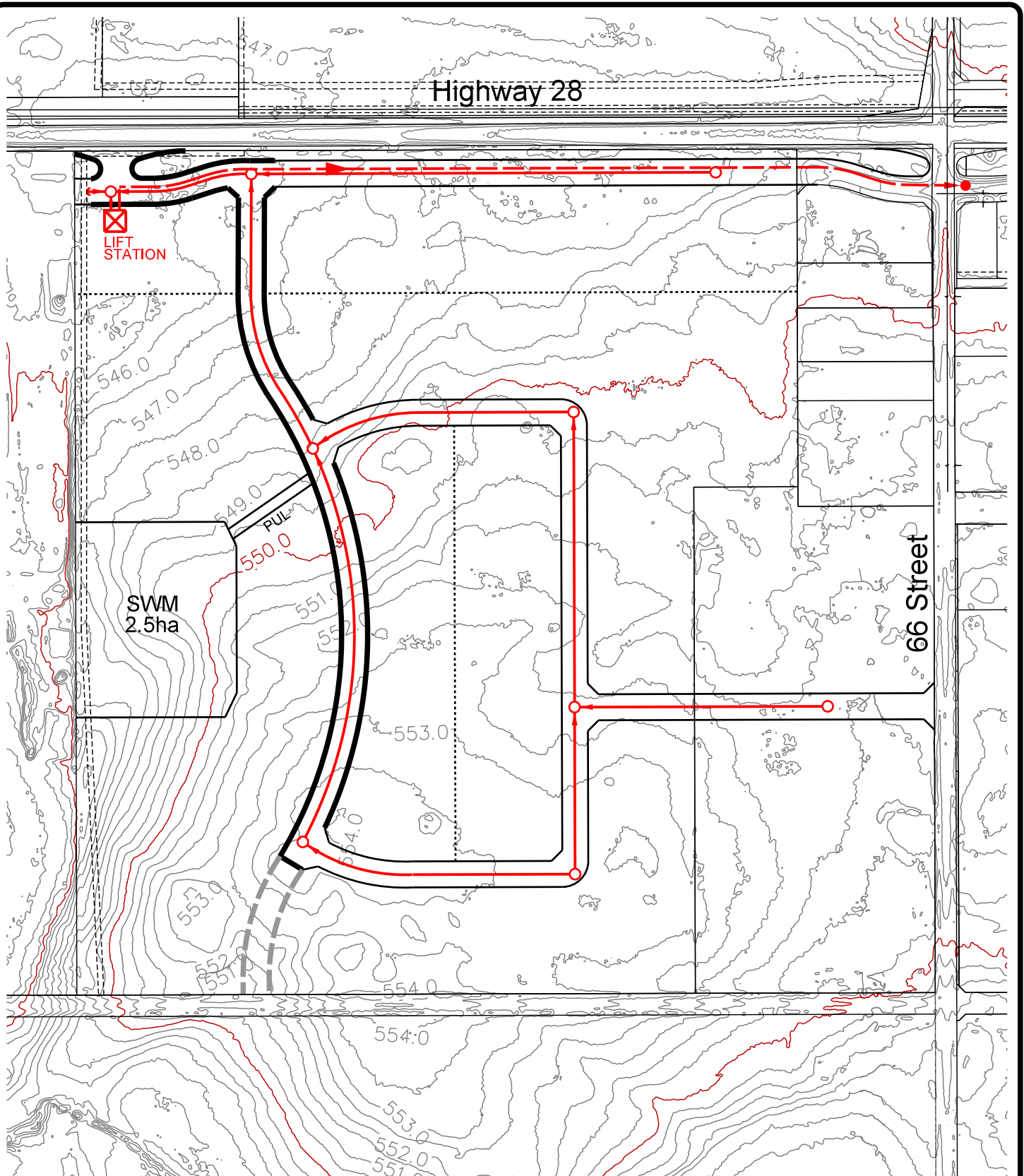
Storm water management plans that direct storm water into the MD of Bonnyville must be designed to the satisfaction of both the Town and MD of Bonnyville.

The proposed storm water management scheme is illustrated in Figure 7.

4.3.4 Shallow Utilities

Gas, electricity, and telephone servicing for the plan area is presently available within adjacent roadways, and will be extended into the proposed development. Alignment of these utilities within the plan area will be in accordance with Town standards.

The existing pipeline right-of-way along the western boundary of the plan area will remain as a utility right-of-way.



LEGEND

- Gravity Sanitary Main
- - -> Sanitary Forcemain
- Existing Gravity Sanitary Main

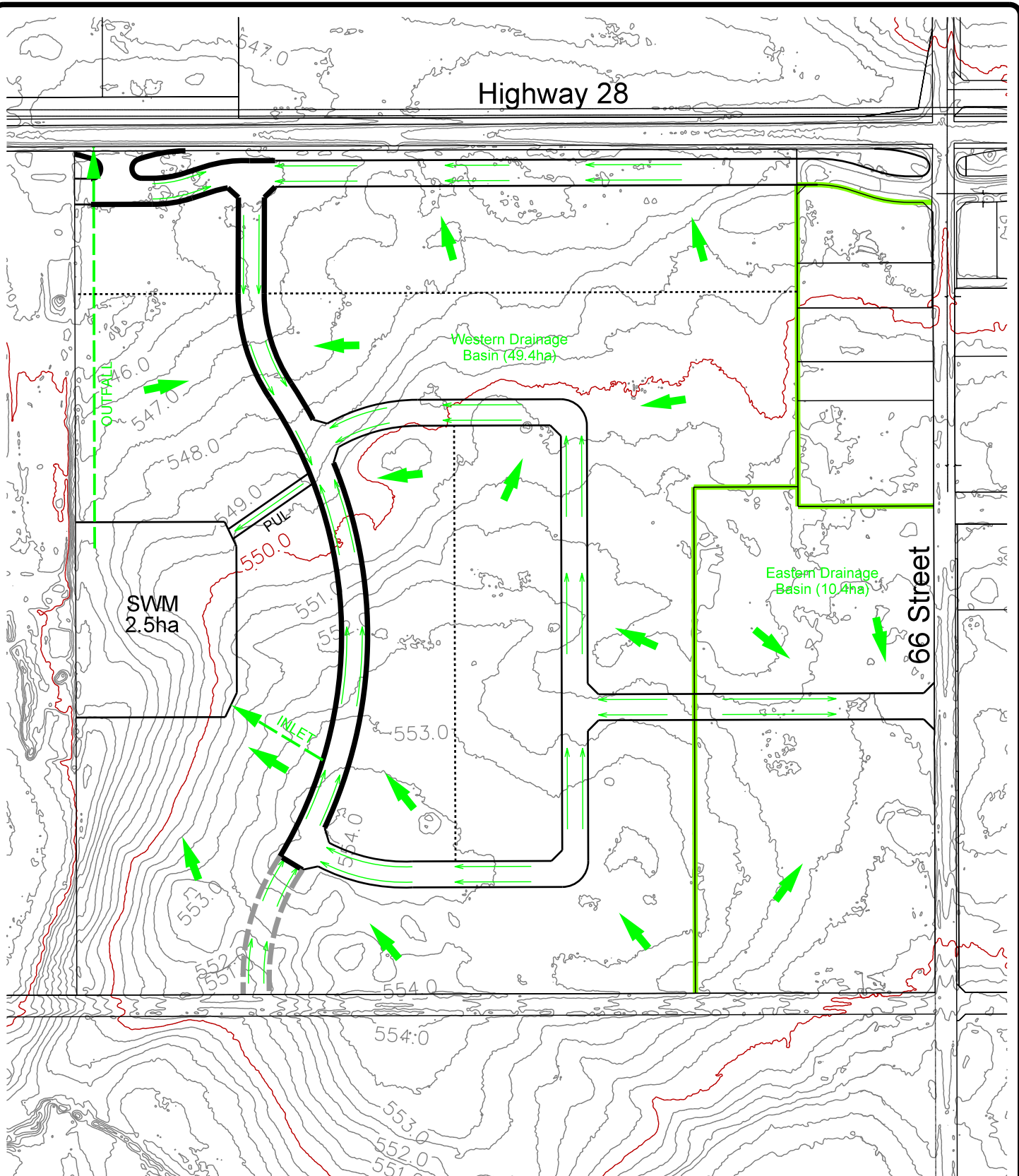
FIGURE 6 **SANITARY SYSTEM**

GATEWAY INDUSTRIAL ASP
TOWN OF BONNYVILLE

NE 11-61-6-W4
Town of Bonnyville

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LEGEND

-  Drainage Easement
-  Roadside Ditch Drainage
-  Overland Flow

FIGURE 7 STORM WATER MANAGEMENT

GATEWAY INDUSTRIAL ASP
TOWN OF BONNYVILLE

NE 11-61-6-W4
Town of Bonnyville

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4.3.5 Emergency Services

This area falls under the jurisdiction of the Bonnyville RCMP detachment, located at 5408-50 Avenue.

Fire services to this area will be provided by the Bonnyville Fire Department (Station #5), located east of the plan area.

5 SUBDIVISION AND DISTRICTING

In addition to the traditional industrial and commercial uses identified in this ASP, the plan area offers potential for other compatible institutional development. Any non-industrial/commercial use would require specific redistricting and would be considered at the time of redistricting and subdivision applications. If considered appropriate, no amendment to the approved ASP would be required.

Future subdivision will be guided by the ASP and shall follow the regulations of the appropriate district of the Land Use Bylaw. The road network illustrated in this ASP may be amended at the time of subdivision, provided connections to adjacent lands are maintained.

When development proceeds, the developer will be responsible for the extension of services within the plan area and will have to make provisions for any easement(s) required for utilities. Provisions for future servicing design and requirements such as, but not limited to, service extensions, temporary turn arounds and hydrants for dead-end flushing shall be addressed at the subdivision stage and shall meet the minimum requirements of the Town's design standards.

The low area in the northeast portion of the plan area has been identified by Alberta Environment as a potential wetland. Prior to subdivision, this area may need to be assessed to determine if compensation is required.

6 DEVELOPMENT SEQUENCE

Figure 8 illustrates the proposed staging for the development.

The first stage of development will include the northeast portion of the plan area along Highway 28. This first stage is located near Highway 28 to capitalize on the visibility the highway provides and the proximity to municipal services. The remainder of the stages will be subdivided, registered and developed in response to market demand.

The identified stages have been shown to illustrate the sequence of development. Each of these identified stages may be developed in smaller phases to address market demand.

7 RATIONALE

Recent resource-based initiatives in the region have placed a demand on industrial lands in the region. Approval of this ASP will enable the immediate development of industrial land to help meet this and future demand.

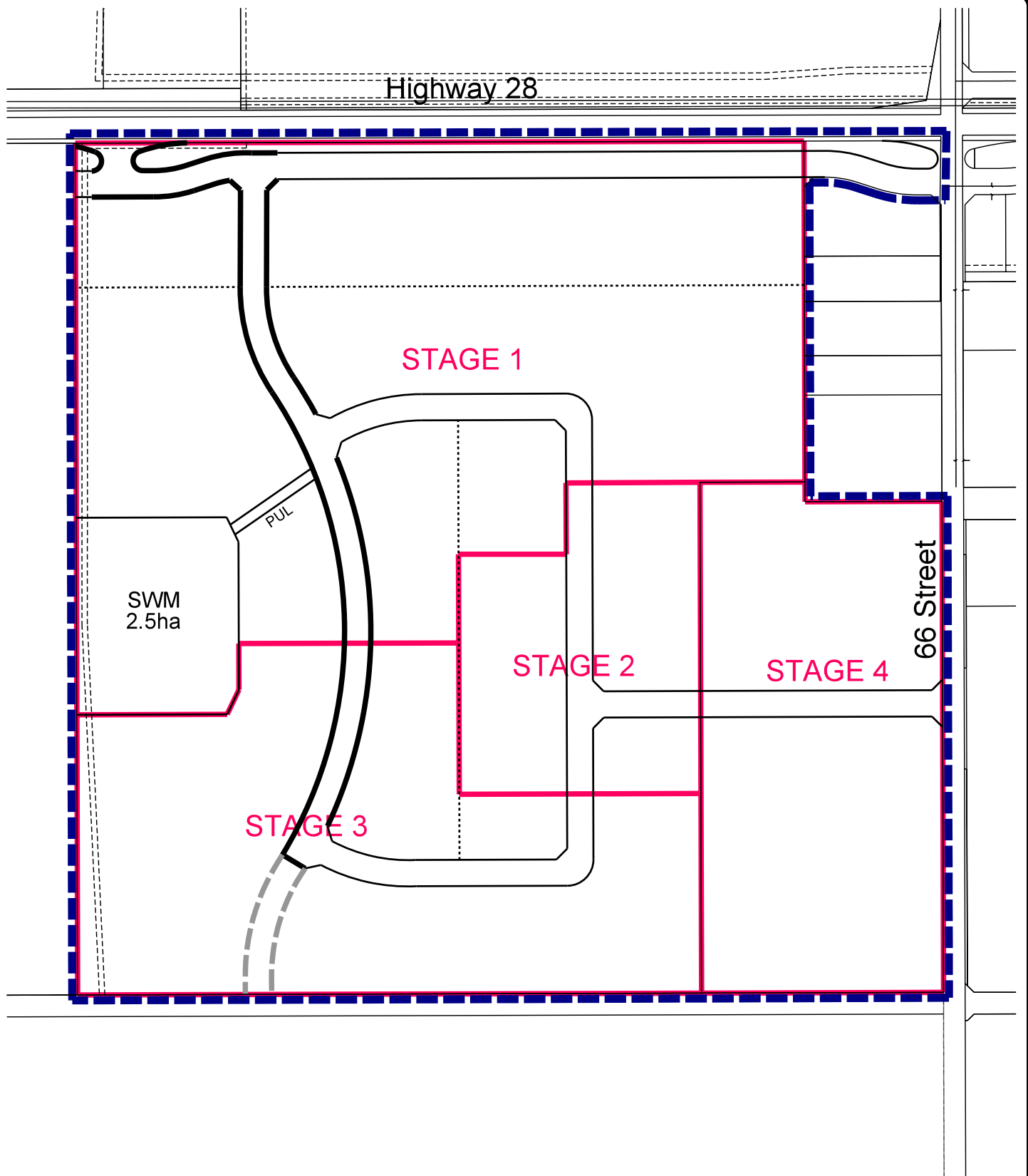


FIGURE 8
DEVELOPMENT SEQUENCE

GATEWAY INDUSTRIAL ASP
TOWN OF BONNYVILLE

NE 11-61-6-W4
Town of Bonnyville

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