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# Bylaw 1835-14 South East Industrial Area Structure Plan

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## INTRODUCTION

The purpose of the South East Industrial Area Structure Plan (ASP) is to establish the framework for future land development. This area is 45.45 Acres on one title as described in Schedule A. The Municipal Development Plan requires this area to have an ASP in place prior to development.



This plan will encourage attractive, fully serviced, high quality development industrial development in the south east section of the City. With that in mind, this ASP has been prepared to guide future development on this property.

## SITE DESCRIPTION & DEVELOPMENT CONSTRAINTS

### ***Topography***

The plan area is relatively flat however there are some lower areas in the west end of the ASP area. The land currently has a drainage channel running along the north boundary of the site running west to east. There are no trees on the site, and the plan area is being farmed.

### ***Historical Land Use***

The plan area is currently being farmed and has been for many years.

Attached as Schedule B are historical aerial images of the subject area. These images show the plan area in 1956, 1968, 1975, 1986, 2003, 2007 and 2010 and 2013.

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## **Development Constraints**

There are no development constraints for this parcel.

## ***Existing Transportation***

Access to the plan area is currently gained off of 47<sup>th</sup> Street or 49<sup>th</sup> Street. 47<sup>th</sup> Street is a gravel road running along the east boundary of the plan area. 49<sup>th</sup> Street is a paved surface along the most northerly portion of the west property line.

## ***Existing Utilities***

The plan area is currently unserviced; however water and sanitary sewer services are available in 47<sup>th</sup>, 48<sup>th</sup>, and 49<sup>th</sup> Street which would need to be extended to serve the plan area. There is a sewer line right of way running along the south boundary of the plan area; however it may not be practical to connect to that service due to the depth.

## ***Adjacent Existing Development***

Attached as Schedule C is an image showing the adjacent property with their descriptions. There are a variety of neighbouring uses, which make the area very dynamic.

## **DEVELOPMENT CONCEPT**

Attached as Schedule D is an image showing the plan area and the generalized future land uses. The uses include direct control and light and heavy industrial uses. Some area may be designated as municipal reserve or cash in lieu would have to be paid to the reserve fund for the market value of the required reserve lands that are not achieved.

## ***Direct Control***

The purpose of the Direct Control district is to have land wherein the Council of the City of Wetaskiwin may regulate and exercise particular control over the use and development of the land and buildings. These properties are generally in districts where they are surrounded by a myriad of other uses, therefore, any development must be sensitive to several issues. In the plan area, the most easterly portion of the lands is adjacent to heavy industrial, rural residential and Ag\Inter-municipal Development Plan zoned properties.

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## ***Light Industrial***

Some of the industrial lands in this ASP area are to be classified as M1 – Light Industrial. This land use provides for high quality, light industrial developments that create no nuisance (created or apparent) outside of an enclosed building. Limited outdoor activities such as loading, service and storage may occur provided that they are accessory to the dominate use. Parcels ranging from 1 acre to 10 acres can be developed based on market demand.

## ***Heavy Industrial***

This land use has manufacturing, processing, assembly, distributions, service or repair uses, as permitted uses that carry out a portion of their operation outdoors or require outdoor storage areas. Any nuisances associated with the heavy industrial use, should not extend beyond their boundaries. This district also allows for industrial uses that are not compatible with residential, commercial or other uses.

## ***Municipal Reserves(MR)***

A deferred reserve caveat was registered against the title of this parcel on September 19, 2000 indicating that there are 5.07 acres of reserves due on this property. If the plan area does not include sufficient land to satisfy the caveat for Municipal Reserves, the Municipal Development Plan (MDP) provides the option of paying cash in lieu or allocating another parcel within the community as MR. The amount of cash in lieu due is calculated by determining the market value of the amount of land that has not been designated as municipal reserve. The value of the property must then be placed in the municipal reserve account.

## ***Summary of Lands***

Description	Area (Acres)	% of Total
Municipal Reserves	5.07	11.2%
Direct Control	15.00	33.0%
Light Industrial	10.69	23.5%
Heavy Industrial	10.94	24.0%
Roads	3.76	8.3%
<b>Totals</b>	<b>45.45</b>	<b>100%</b>

***It is important to note that the summary of lands is only proposed. If Municipal Reserves are not able to be or not deemed appropriate to be designated in the plan area, the breakdown will be affected. The areas shown are only for demonstrative purposes. The areas to be classified as anything other than the existing M2 – Heavy Industrial zoning will require redistricting by bylaw.***

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## TRANSPORTATION

### **47 Street**

The lands abutting 47<sup>th</sup> Street will be directly accessing that roadway. This roadway is currently at a gravel standard, and there is no intention at this time to construct it to an urban standard.

### **48 Street**

This road will extend south into the middle of the plan area. This road will cross the drainage ditch and provide access to all the properties on either side. The road will come to an end at the south edge of the plan area and will continue to the south when necessary. This road will be developed with curb, gutter and paved when development of the properties is complete.

### **49 Street**

This existing road will serve the west side of the development area and will also come to an end at the south end of the plan area and will be extended in the future if necessary. This road will be developed with curb, gutter and paved when development of the properties is complete.

## SERVICING

### **Water**

Water service for the portion of the plan area accessing 47<sup>th</sup> Street will be extended from the existing 200mm water main at the north east end of the plan area. Parcels branching off of 48<sup>th</sup> and 49<sup>th</sup> Street will have water from the extension of the existing 200mm line in each street.

### **Sewer**

Sanitary sewer servicing for the east portion of the plan area can connect to the existing trunk main running along the south edge of the property or the line to the east of the property in 47<sup>th</sup> Street. Lines will be installed within 48<sup>th</sup> and 49<sup>th</sup> Street and will connect into the existing 750mm to 900mm trunk main. All new lines will be required tie to existing mains and manholes.

### **Oversizing**

Wherever practical and financially feasible, services should be oversized to accommodate adjacent future development. If oversizing does occur, applicable costs will be collected from the benefiting properties at the time of development.

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### **Storm Water Management**

The plan area will require a storm water management plan. The storm water management plan will provide the grading and drainage plan required to meet the City's Minimum Design Guidelines and Construction standard. All storm water will drain into the ditch at the north end of the plan area.

## SCHEDULE A

### LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION ELEVEN (11)  
TOWNSHIP FORTY SIX (46)  
RANGE TWENTY FOUR (24)

WEST OF THE FOURTH MERIDIAN, WHICH LIES SOUTH OF A LINE  
DRAWN PARALLEL TO AND PERPENDICULARLY DISTANT SIX HUNDRED  
AND SEVENTY (670) FEET SOUTHERLY FROM THE SOUTH BOUNDARY OF  
THE LAND SUBDIVIDED UNDER PLAN 2145MC, CONTAINING 32.13 HECTARES  
(79.32 ACRES) MORE OR LESS.

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 2570 EU - RIGHT OF WAY	0.450	1.11
B) PLAN 7721431 - SUBDIVISION	9.0	22.13
C) PLAN 0023675 - SUBDIVISION	4.30	10.63

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

## SCHEDULE B

1956



1968



**1975**



**1986**



**2003**



**2007**



**2010**

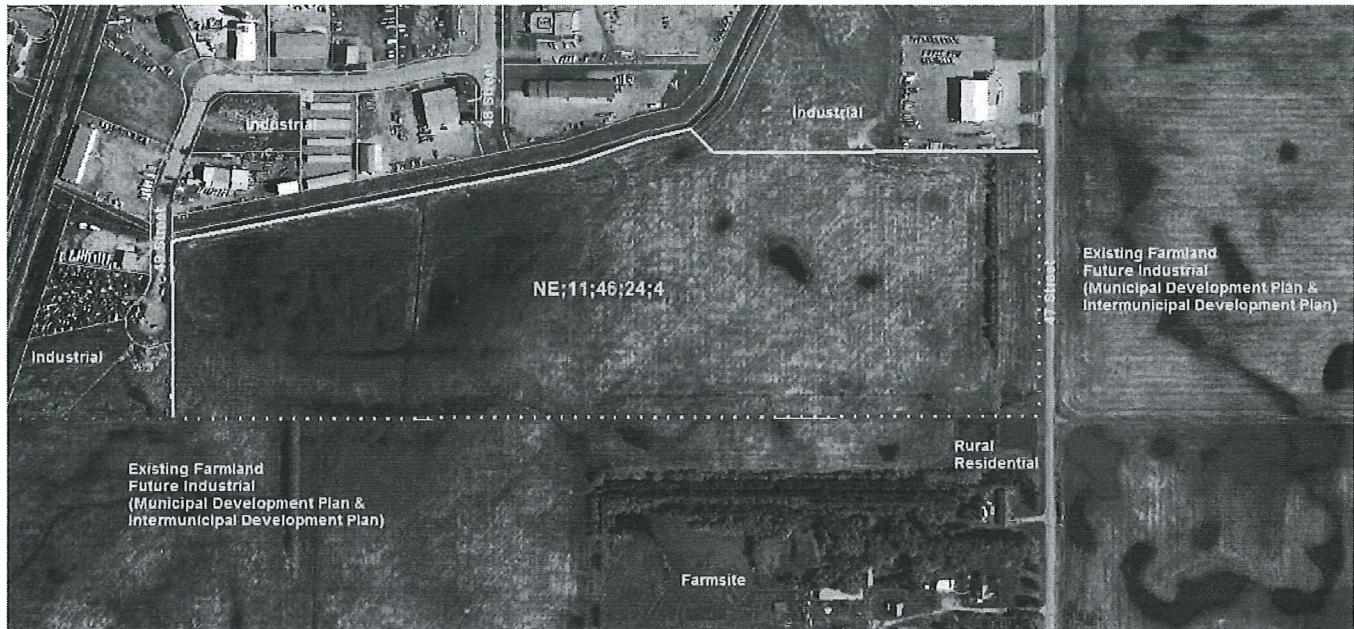


**2013**



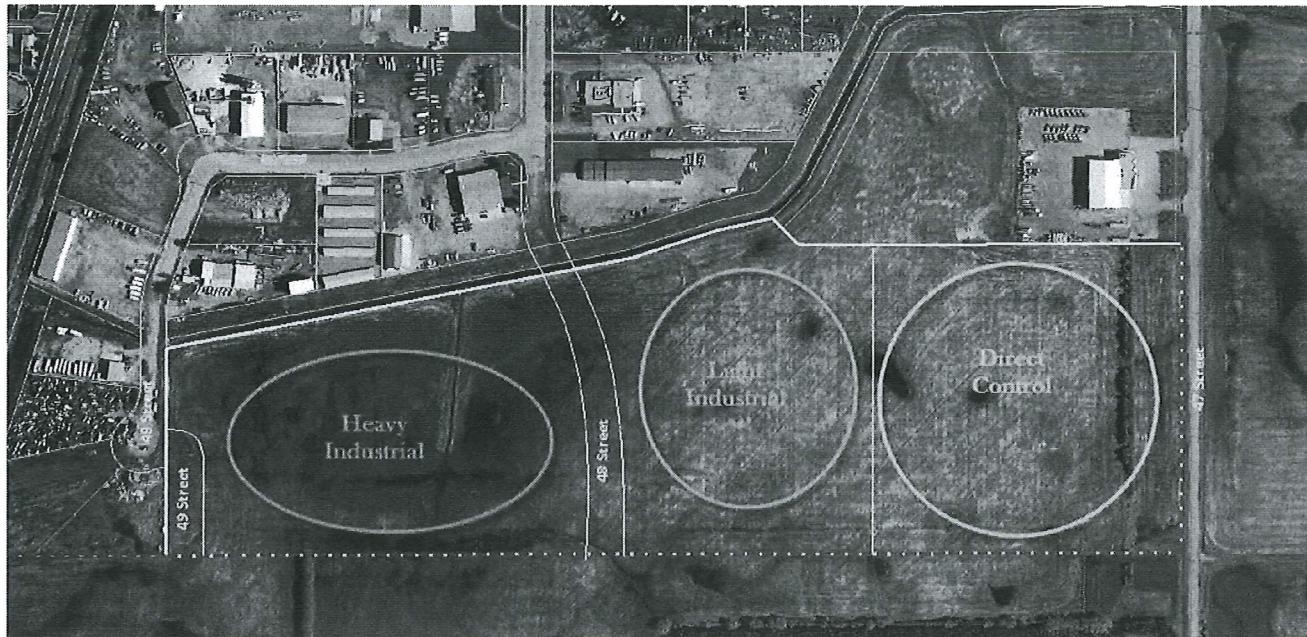
## SCHEDULE C

### ADJACENT USES



The blue line indicates the municipal boundary.

**SCHEDULE D**  
**GENERALIZED FUTURE LAND USES**



Blue dashed line indicates the municipal boundary.