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# **ENSTROM**

## **AREA STRUCTURE PLAN**



Prepared for: The Town of Wainwright  
Presented by: Select Engineering Consultants Ltd.  
Date: Created on November 20, 2015

Updated on July 19, 2022

RPT-1-121-14015-8.5-EnstromASP-150818.docx

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# 1.0 Introduction

## 1.1 Purpose

The purpose of this Area Structure Plan (ASP) is to provide a statutory document to establish a land use framework and infrastructure requirements to service the southeast area of Wainwright. This report will guide the review and approval of future development applications within the plan area.

Under the authority of Section 633 of the Municipal Government Act (MGA), Council of a municipality may adopt an Area Structure Plan (ASP) for the subdivision and development of an area of land within the municipality. Section 633 requires the ASP to describe:

- Sequence of development;
- Land uses;
- Density of population;
- General location of major transportation routes and public utilities; and
- Any other matters the Council considers necessary.

These requirements are addressed in this ASP.

## 1.2 Location

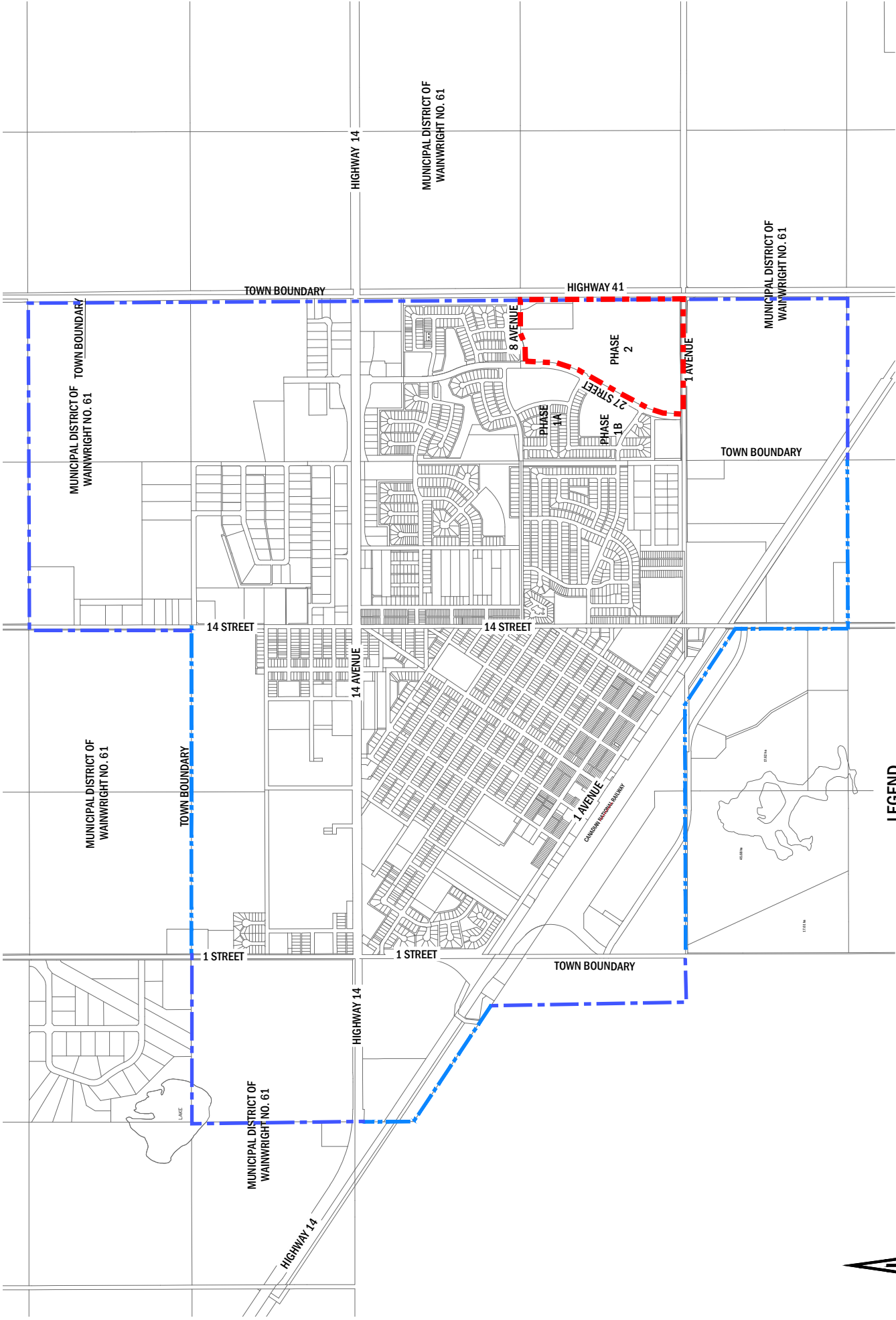
Enstrom is located north of 1 Avenue, south of 8 Avenue, west of Highway 41 and east of 27 Street. The plan area is legally described as Block X, Plan 5101AH with approximately 33.97 ha of developable land. Existing development is located north of the plan area while construction of Enstrom Phase 1 is progressing west of Enstrom Phase 2. **(See Figure 1)**

## 1.3 Background

This report has been prepared to acquire the necessary municipal approvals to secure development rights in the plan area. Enstrom Phase 1 west of 27 Street is currently under construction. This ASP will support Phase 2 of the Enstrom neighbourhood east of 27 Street.

## 1.4 Ownership

Enstrom Phase 2 contains approximately 33.97 hectares and is within Block X, Plan 5101 AH held under one certificate of title registered to the Town of Wainwright. **(See Figure 2)**



# LOCATION PLAN



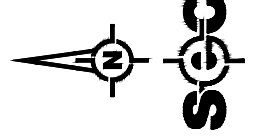
SCALE 1:25,000

ENSTROM  
TOWN OF WAINWRIGHT

### LEGEND

--- Town Boundary

--- ASP Boundary

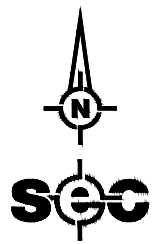




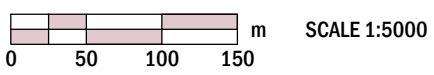
MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61 SW33 44-6-4

NE29 44-6-4  
MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61

NW28 44-6-4



**OWNERSHIP PLAN**



SCALE 1:5000

**LEGEND**

- - - ASP Boundary
- - - Town Boundary

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## 2.0 Statutory Conformance

An ASP must be consistent with relevant provincial and municipal policies.

The plan area is within the Town of Wainwright.

### 2.1 InterMunicipal Development Plan Bylaw 2015-03

The purpose of the Municipal District of Wainwright No. 61 and Town of Wainwright's Inter-municipal Development Plan (IDP) Bylaw 2015-03 is to establish a coordinated and cooperative framework for attracting economic opportunities and managing land use, subdivision and development in the IDP area.

Enstrom Phase 2 is located within the Town of Wainwright however; the Municipal District of Wainwright No. 61 borders the plan area to the east and south. The IDP ensures that both communities have enough land in appropriate locations for land uses that are important to the future sustainability of the communities including agricultural, residential, commercial and industrial development.

### 2.2 Municipal Development Plan Bylaw No. 2021-14

The Town of Wainwright Municipal Development Plan (MDP) Bylaw No. 2021-14 is the primary land use and policy statement used to guide future growth and development. The plan includes a growth strategy, goals and objectives for the future and policy to achieve the objectives.

Enstrom ASP supports the MDP by providing a mix of park, institutional and residential land uses as illustrated in the MDP Future Land Use Plan. An MDP amendment will not be required.

### 2.3 Land Use Bylaw No. 2022-04

The Town of Wainwright Land Use Bylaw No. 2022-04 currently specifies a range of permitted and discretionary land use districts as well as standards, regulations and other provisions to facilitate development within each district.

The plan area is currently designated Urban Reserve within the Town of Wainwright. Existing land use districts from LUB 2022-04 will be utilized to implement the Enstrom ASP land use concept as appropriate.

## 3.0 Existing Site Conditions

### 3.1 Existing Site Features

Enstrom Phase 2 is currently cleared and used primarily for agricultural use. Scattered tree stands are located along the east boundary.

Enstrom's topography has a gentle slope with an approximate overall 5 metre change in elevation. A high elevation of 690m exists in the northeast to a low of approximately 685m in the southwest plan area. Drainage generally flows northeast to southwest. **(See Figure 3)**

### 3.2 Surrounding Site Features

Highway 41 to the east and 1 Avenue to the south form the east and south boundaries of Enstrom Phase 2 and also form the boundary between the Town of Wainwright and the Municipal District of Wainwright No. 61. These areas to the east and south are used primarily for agricultural land uses and have generally been cleared. An existing gas pipeline right of way number Plan 762 1840 runs west to east south of Enstrom Phase 2 and continues northeast away from the plan area. **(See Figure 3A)**

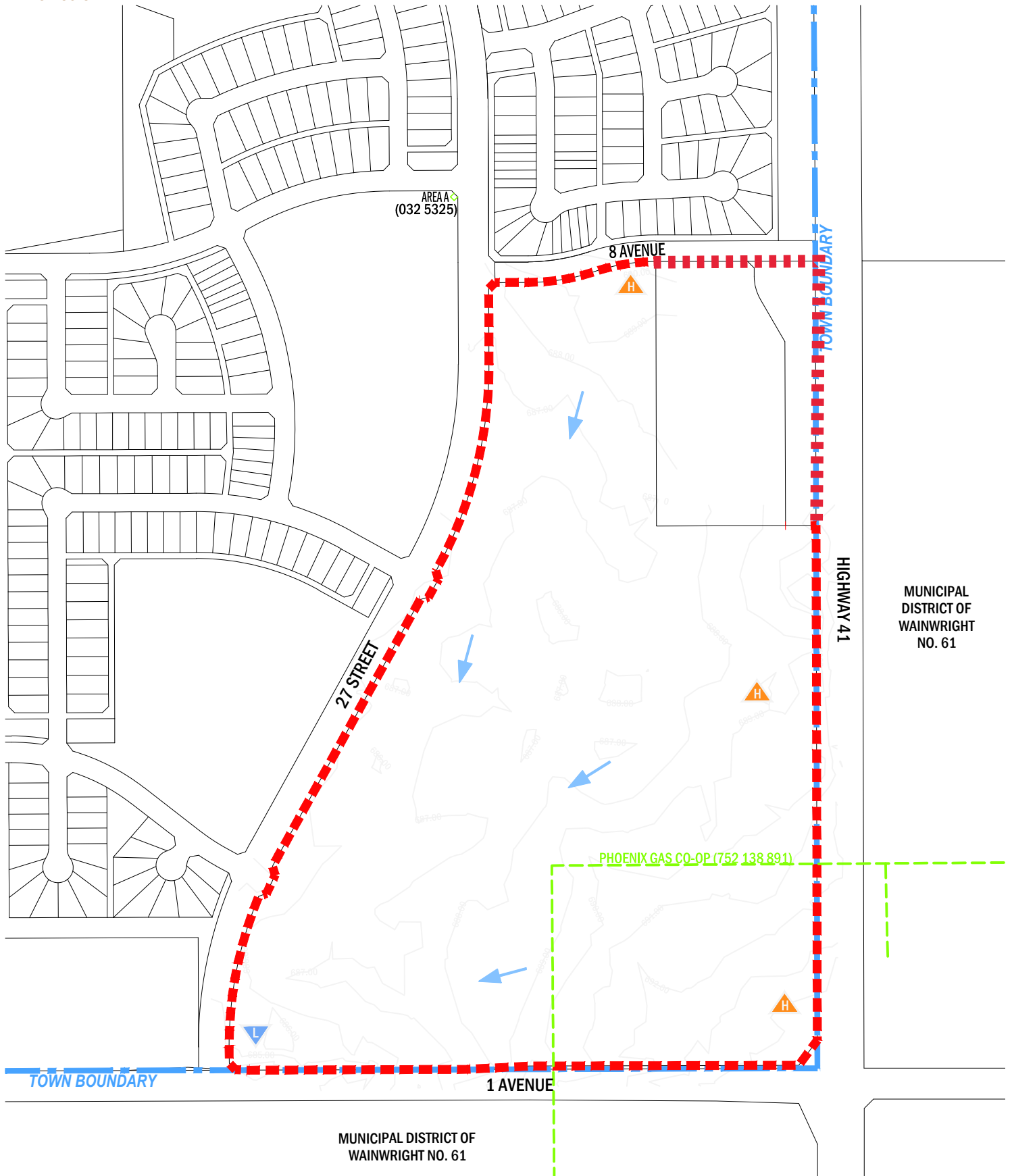
Enstrom Phase 1 is currently under construction west of the plan area while the existing neighbourhood of Baier is located to the north. An approximately 4.04 ha undeveloped commercial area is located adjacent the north east corner of the plan area along the west side of Highway 41. This commercial area is districted C3-Highway Commercial and will be developed separately from Enstrom Phase 2.

A light industrial lot districted M1 is located west of 27 Street and north of 1 Avenue.

### 3.3 Utility Right of Ways and Wells

According to the Energy Resources Conservation Board (ERCB), no wellheads or abandoned well heads exist within the plan area.

A utility right-of-way (URW) owned by Phoenix Gas CO-OP Ltd. (Registration # 752 138 891) is located within the south plan area. **(See Figure 3)** Phoenix Gas CO-OP Ltd. has confirmed the location of this URW and stated that the line will have to be moved upon development.



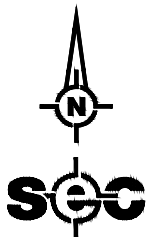
MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61

MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61

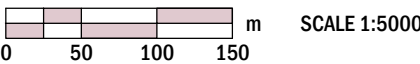
LEGEND

- - - ASP Boundary
- - - Town Boundary
- ▲ High Point
- ▼ Low Point
- ~ 685.00 Contour Intervals
- Flow Direction

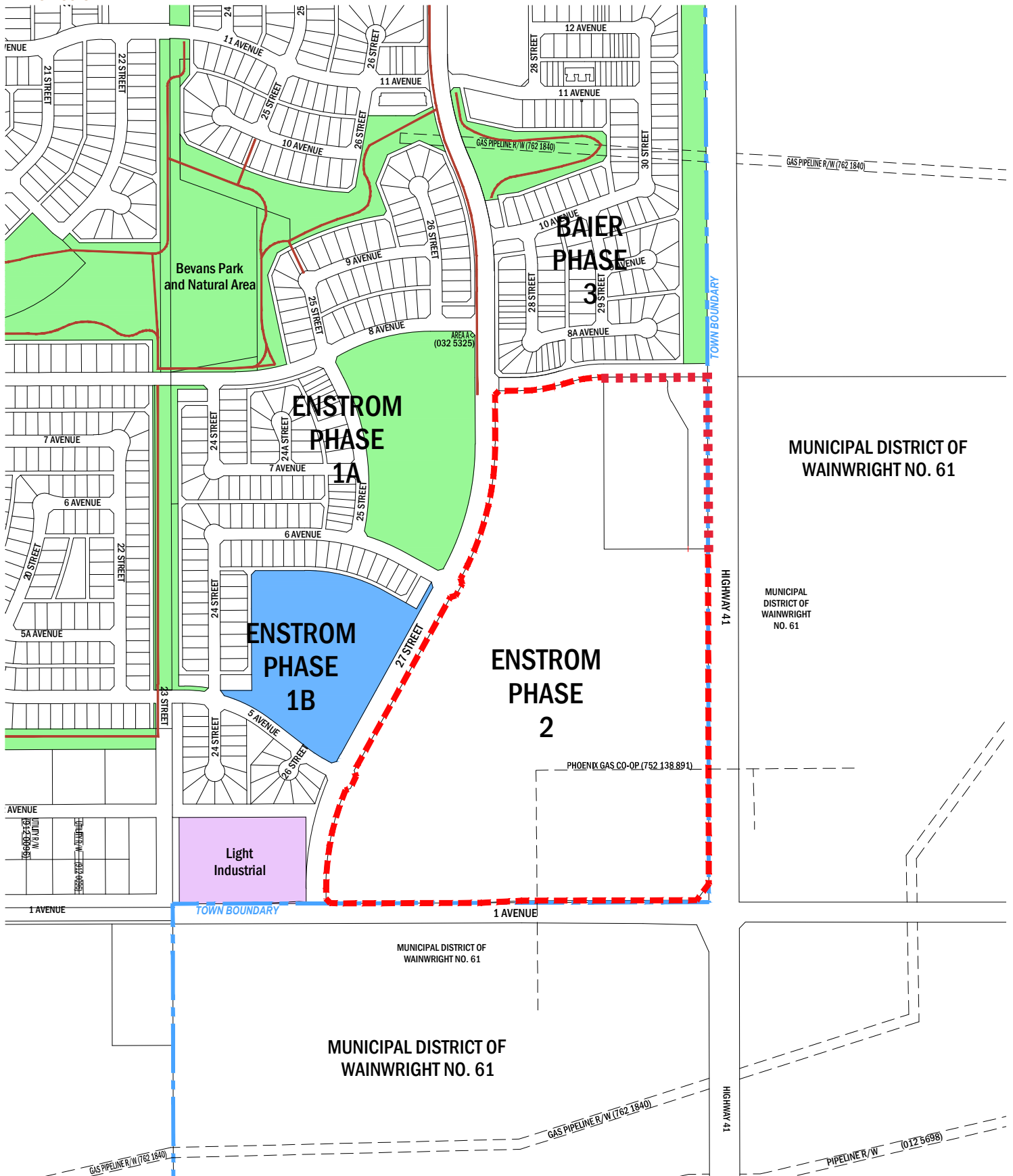
ENSTROM  
TOWN OF WAINWRIGHT



EXISTING SITE FEATURES

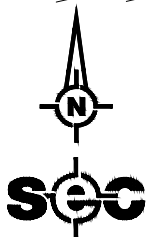


AREA STRUCTURE PLAN

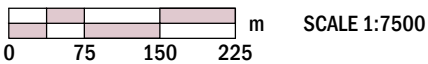


LEGEND

- - - ASP Boundary
- - - Town Boundary
- Existing Trail
- Park
- Stormwater Management Facility



SURROUNDING LAND USE



ENSTROM  
TOWN OF WAINWRIGHT

## 4.0 Land Use Plan

Enstrom Phase 2 will be developed to include a mix of land uses including low, medium and medium to high density residential that will be suitable for a wide range of people. **(See Figure 4)** Enstrom Phase 2 builds upon Enstrom Phase 1 currently under construction west of 27 Street. Institutional land use is designated in the southwest plan area immediately north of 1 Avenue.

### 4.1 Low Density Residential

Low density residential within Enstrom Phase 2 neighbourhood will provide single family dwellings with front drive access or access via a rear lane. Larger “estate” lots will be located surrounding the stormwater management facility and may incorporate walkouts to provide residents with an added amenity unique to the Town of Wainwright.

Low density residential areas will utilize the R1 & R1A districts from the current Town of Wainwright LUB 2009-02. Low density residential will be developed at a maximum density of 20 units per net hectare.

### 4.2 Medium Density Residential

Medium density residential is distributed throughout the plan area and will provide residents with single family dwellings or duplex units with either front drive or rear lane access.

Medium density residential areas will utilize the R2 district as listed in the current LUB at a maximum density of 25 units per net hectare.

### 4.3 Medium to High Density Residential

Medium to high density residential will be utilized in the form of row housing with rear lane access.

Medium to high density residential areas will utilize the R3 district as listed in the current LUB at a maximum density of 37.5 units per net hectare.

### 4.4 Institutional

An approximate 4.28 hectare institutional site has been allocated in the southwest portion of Enstrom Phase 2, north of 1 Avenue and east of 27 Street. This Institutional District (I) allows a range of permitted uses as described in the current LUB including a child care facility, church, community hall, library, museum, park, school or parking facility. However, the Town will designate the area as a hospital site.

Two all directional access points may be available along the north side of the future hospital site however no access will be allowed along 27 Street or 1 Avenue. Exact location of these access points will be confirmed at the time of subdivision and are purely conceptual at this time.

## 4.5 Parks and Open Space

An approximately 0.45 hectare neighbourhood park is located in the central plan area east of the stormwater management facility. This park is partially surrounded by residential lots and may provide passive and active recreational activities in the form of a tot-lot and trail.

A 30 metre buffer extends north from 1 Avenue to the commercial site along the west side of Highway 41. This buffer will provide noise attenuation between Highway 41 and the Enstrom Phase 2 neighbourhood.

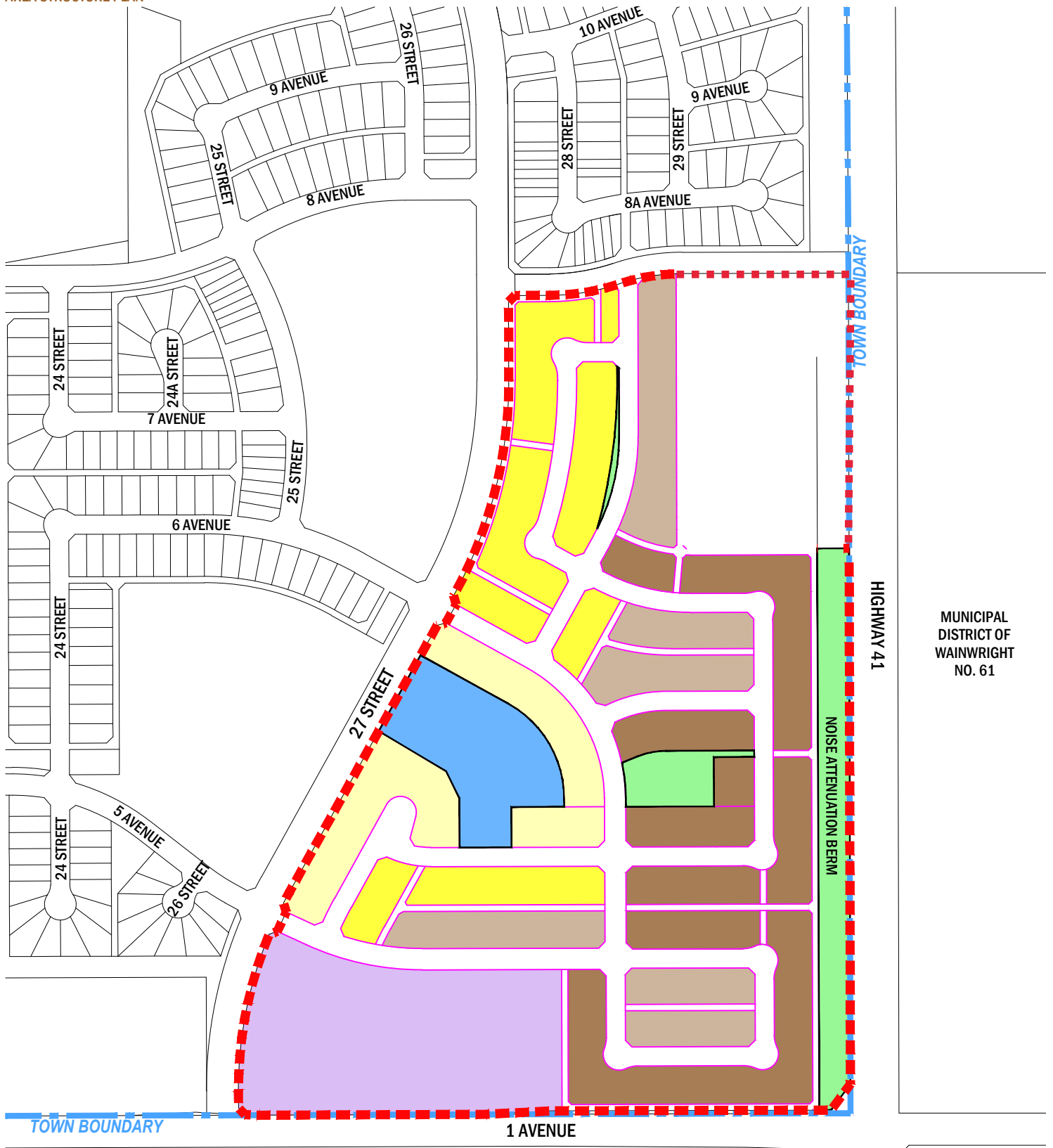
A small park is located along the back of lots in the northeast plan area. This park site will provide landscaping opportunities to transition the lower density housing to the west and the higher density housing to the east.

## 4.6 Stormwater Management Facility

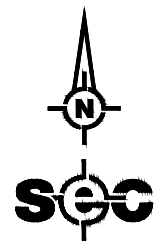
One Stormwater Management Facility is proposed within Enstrom Phase 2. The location and size of this facility is currently conceptual and is subject to further analysis and design prior to subdivision. This stormwater management facility will be constructed as a wet pond.

## 4.7 Municipal Reserve

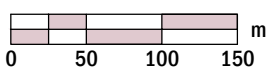
Municipal Reserve within Enstrom is under dedicated by 0.94 ha or 3.1%. Because the land owner is the Town of Wainwright the under dedication will be deferred to another area within the Town at the discretion of the Town of Wainwright.



MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61



LAND USE PLAN



MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61

LEGEND

- - - ASP Boundary
- - - Town Boundary
- Low Density Residential
- Medium Density Residential
- Estate Residential
- Medium-High Density Residential
- Institutional
- Park
- Stormwater Management Facility

ENSTROM  
TOWN OF WAINWRIGHT

121-14015\_01\_PRFO04.DWG Rlashuk  
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FIGURE 4

## 5.0 Transportation

### 5.1 Arterial Road Networks

27 Street is the major north-south arterial road located along the west boundary of Enstrom Phase 2. 27 Street will provide 2 all directional access to the plan area and will provide connections to 1 Avenue. 1 Avenue is located on the south boundary and provides connection to Highway 41 to the east. **(See Figure 5)** No access will be permitted into Enstrom Phase 2 via 1 Avenue or Highway 41.

### 5.2 Collector and Local Road Network

Two all directional access locations will be available via 27 Street. These two access points will be constructed as a collector roadway and will form a loop around the stormwater management facility. The proposed collector may provide two possible all directional access points into the hospital site which will allow easy access to 27 Street to the west. Exact location of these access points will be confirmed at the time of subdivision.

In addition to the two collector access points along 27 Street a third access will be located north onto 8 Avenue and will be built to a local road standard. 8 Avenue will provide access to 27 Street however access to Highway 41 will not be permitted. The construction of 8 Avenue will extend east from 27 Street to the lane along the north east boundary of the plan area. 8 Avenue will provide access to the future commercial site however it will be the responsibility of the owner of that site to extend 8 Avenue east past the plan boundary.

All collector and local roadways will adhere to the Town of Wainwright minimum engineering standards. Lanes have been incorporated to create a more activated streetscape and provide ample parking opportunities for residents.

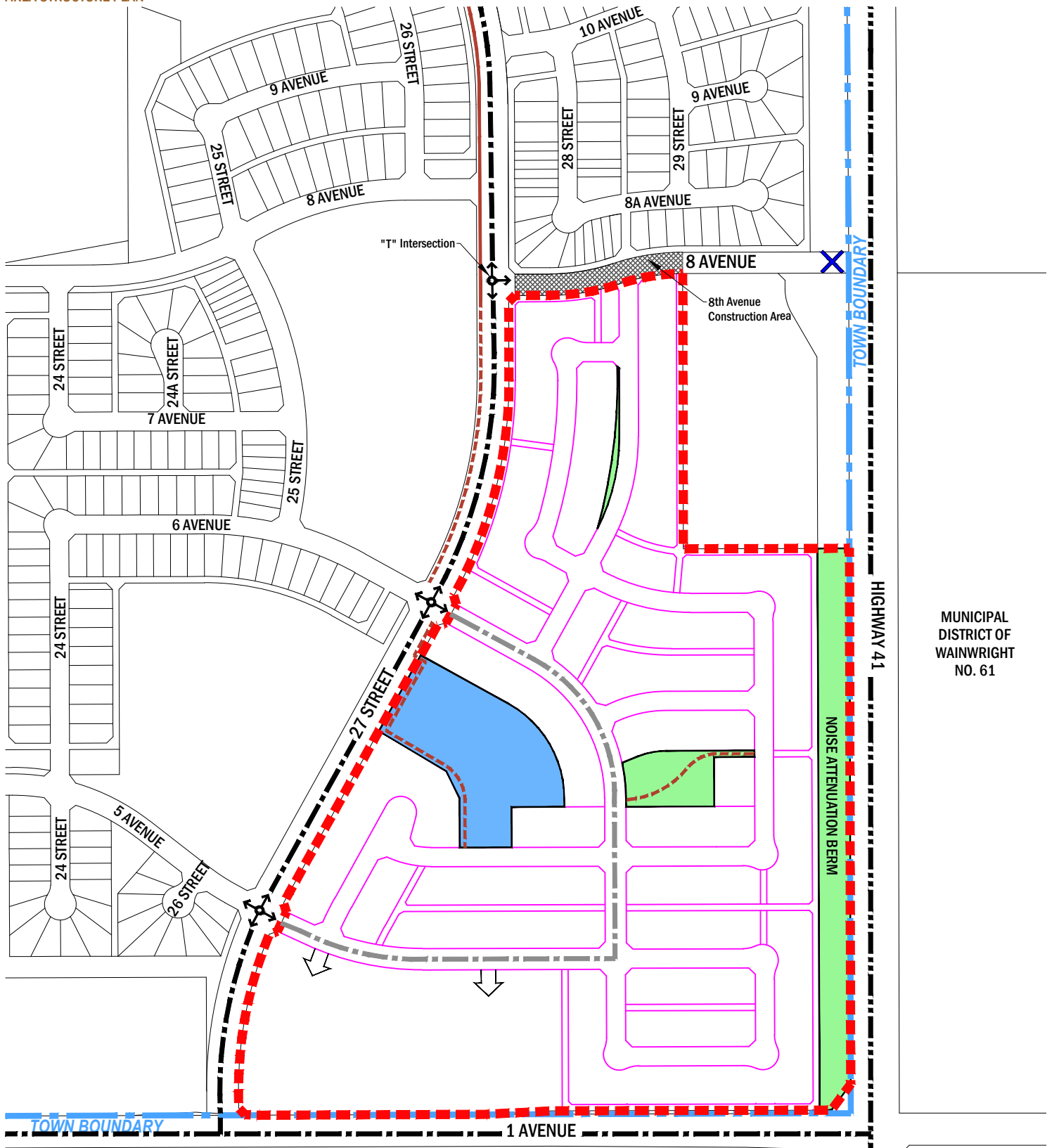
### 5.3 Pedestrian / Bicycle Linkages

On street walks will connect Enstrom Phase 2 with the existing pedestrian linkages north along 27 Street to Bevans Park and Nature Area. **(See Figure 3A)** While on street walks make up the majority of the plan area opportunities exist for pedestrian linkages within the stormwater management facility as well as the neighbourhood park. Location and type of pedestrian linkages will be confirmed at the time of subdivision.

### 5.4 Noise Attenuation

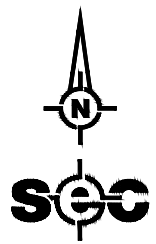
Noise Attenuation will be provided along Highway 41 in the form of a 30 metre naturalized berm to minimize traffic noise within the neighbourhood. Exact specifications will be confirmed by the Town at the time of subdivision. The Town has indicated that no noise attenuation will be required north of 1 Avenue.



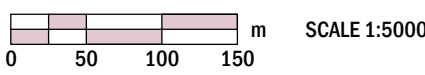


MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61

MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61



**TRANSPORTATION PLAN**



**LEGEND**

- - - ASP Boundary
- - - Town Boundary
- - - Highway
- - - Arterial Road
- - - Collector Road
- - - Existing Pedestrian Linkage
- - - Proposed Pedestrian Linkage
- █ Park
- █ Stormwater Management Facility
- X No Highway Access
- ⇩ Conceptual Access
- ↕ All Directional Access

ENSTROM  
TOWN OF WAINWRIGHT

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**FIGURE 5**

## 6.0 Utility Services

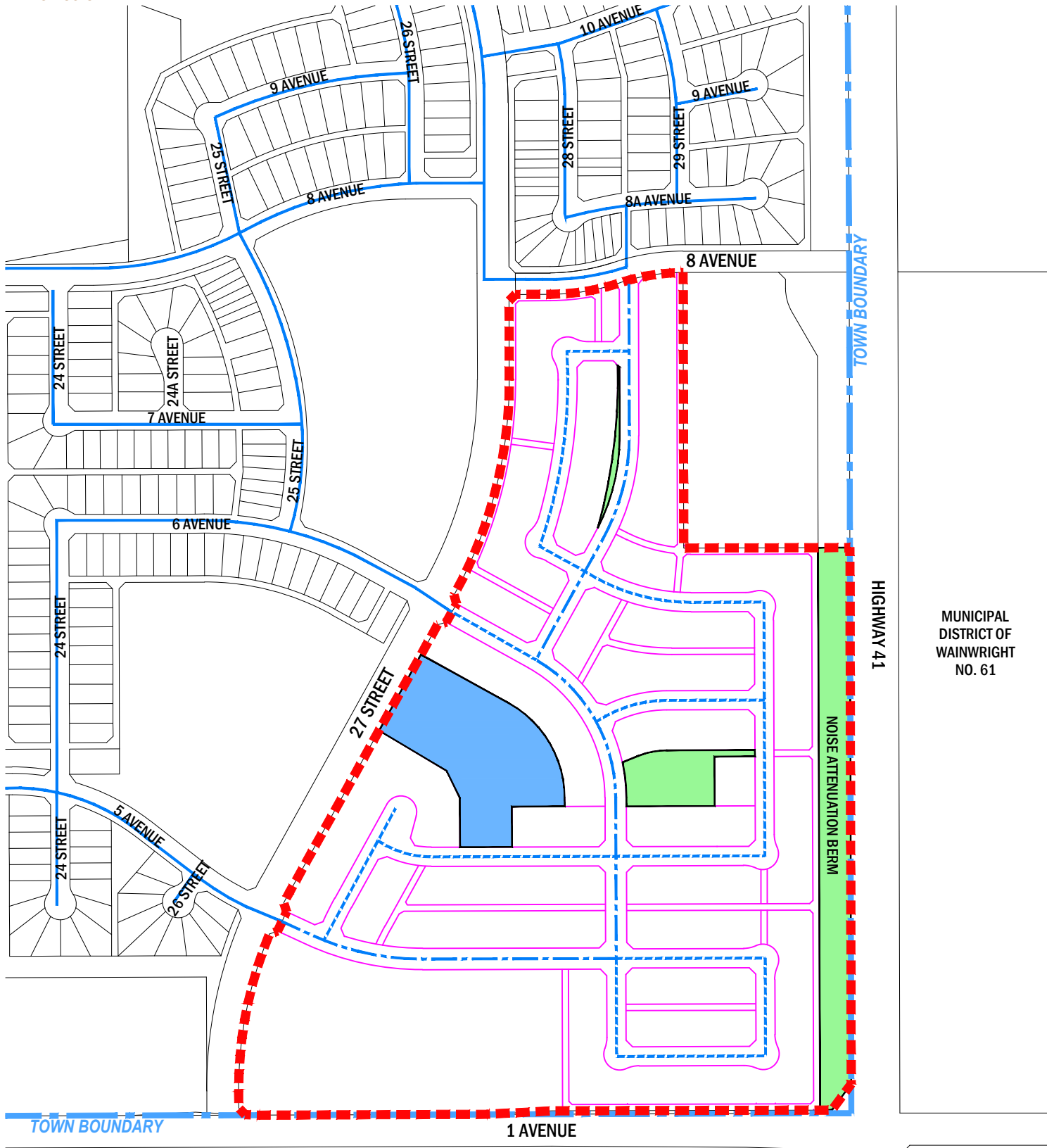
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### 6.1 Municipal Services

Enstrom Phase 2 can be immediately serviced through connection to existing services within Enstrom Phase 1 and Baier Phase 3. All municipal services (water, sanitary sewer and stormwater) within Enstrom Phase 2 will be designed in accordance with the Town of Wainwright Municipal Development Standards. **(See Figure 6-8)**

### 6.2 Shallow Utilities

Shallow utilities (gas, power and telephone service) will be extended into Enstrom Phase 2 from existing services within Enstrom Phase 1 and Baier Phase 3. Extension of these services will be established in detail at the time of development.

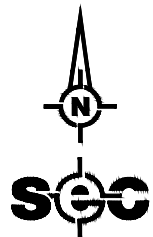


MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61

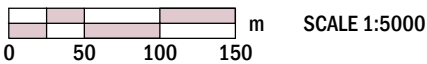
MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61

**LEGEND**

- ASP Boundary
- Town Boundary
- Existing Sanitary
- Proposed 200m Sanitary
- Proposed 300m Sanitary
- Park
- Stormwater Management Facility



**WATERMAIN SERVICING**

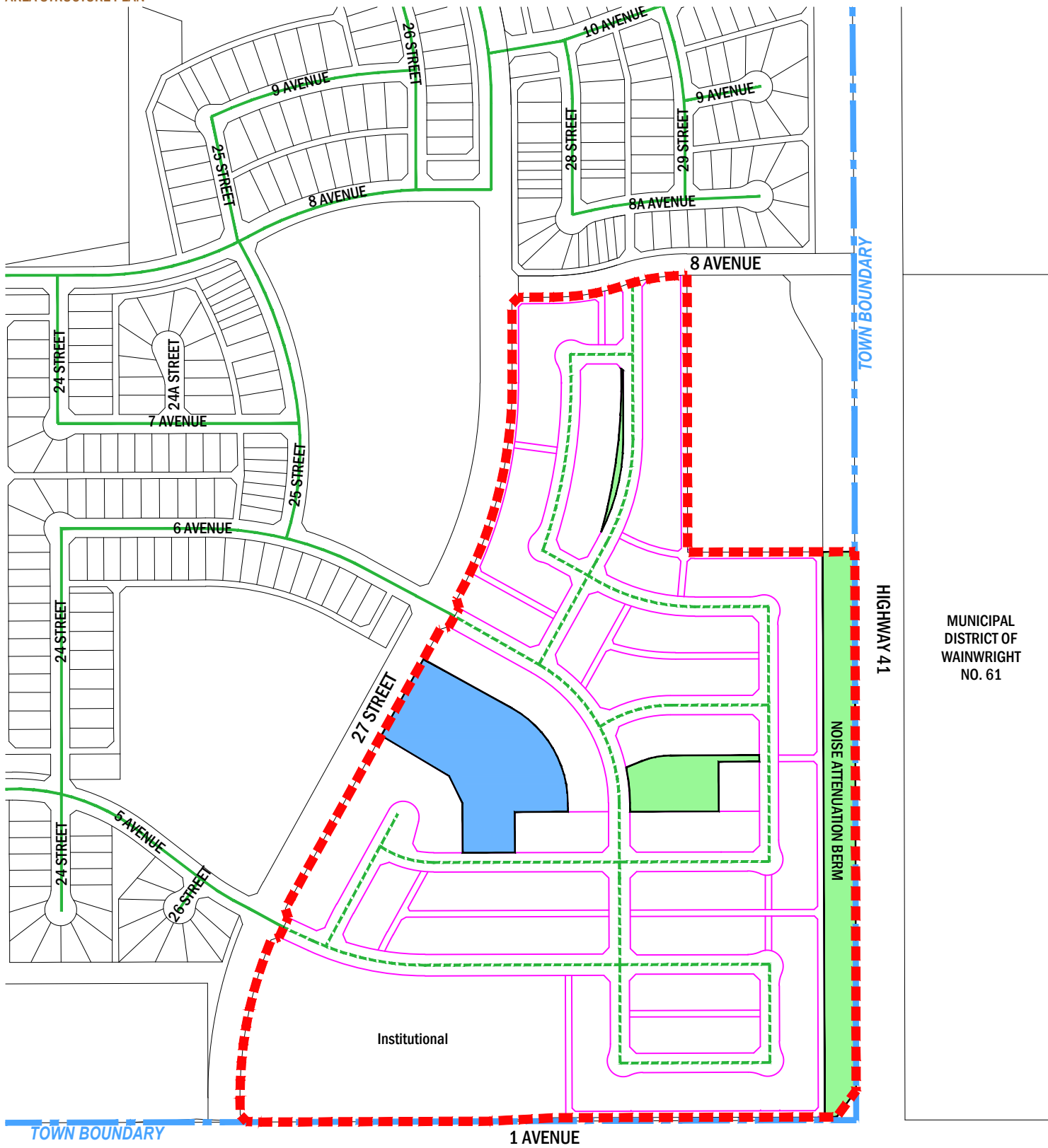


**ENSTROM AREA STRUCTURE PLAN**

TOWN OF WAINWRIGHT

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**FIGURE 6**



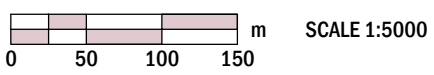
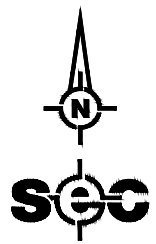
MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61

MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61

**LEGEND**

- ASP Boundary
- Town Boundary
- Existing Sanitary
- Proposed Sanitary
- Park
- Stormwater Management Facility

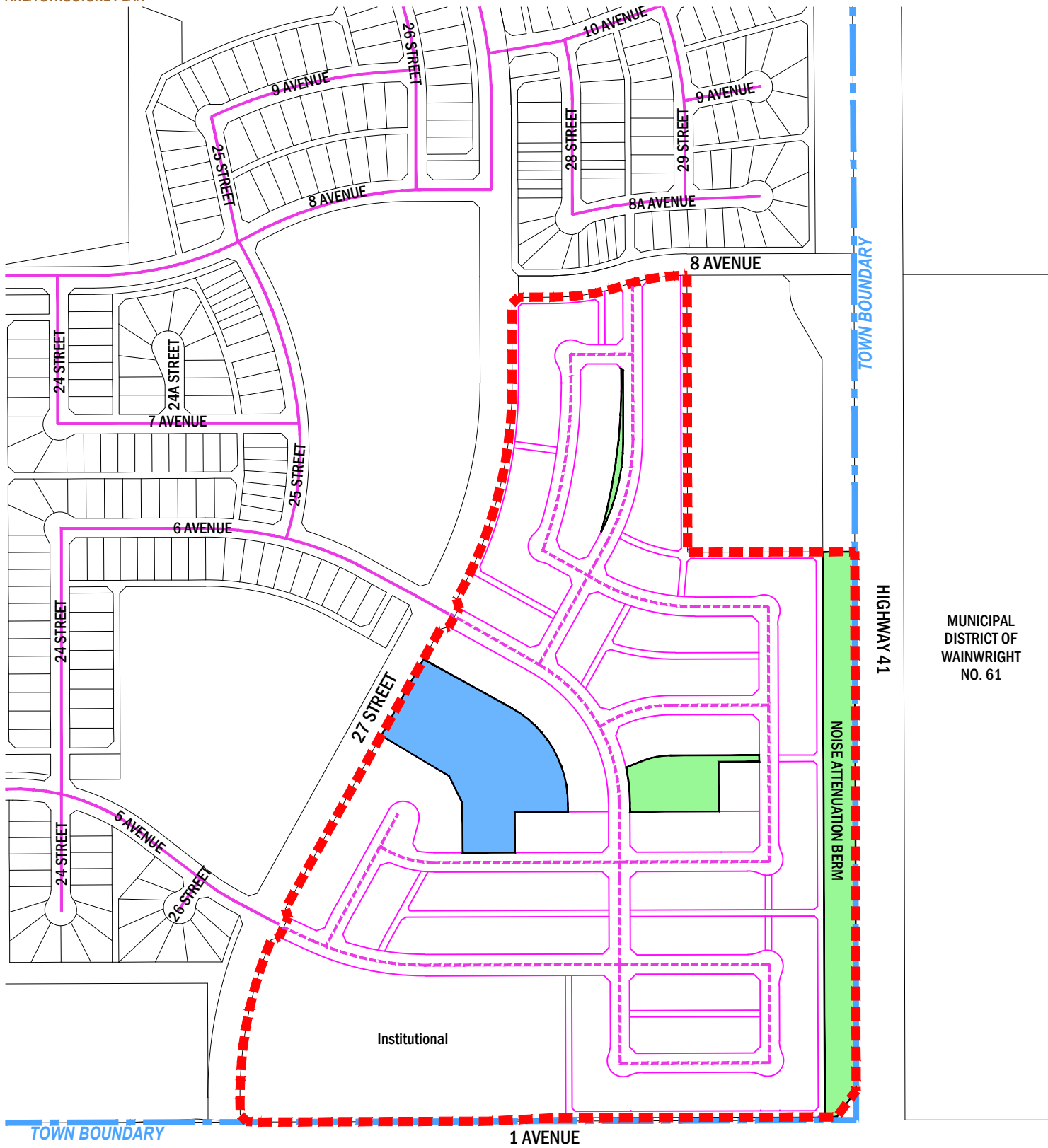
**SANITARY SERVICING**



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**FIGURE 7**



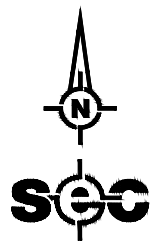
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MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61

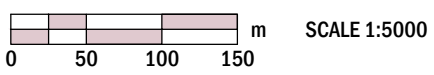
Institutional

**LEGEND**

- ASP Boundary
- Town Boundary
- Existing Sanitary
- Proposed Sanitary
- Park
- Stormwater Management Facility



**STORMWATER SERVICING**



ENSTROM AREA STRUCTURE PLAN  
TOWN OF WAINWRIGHT

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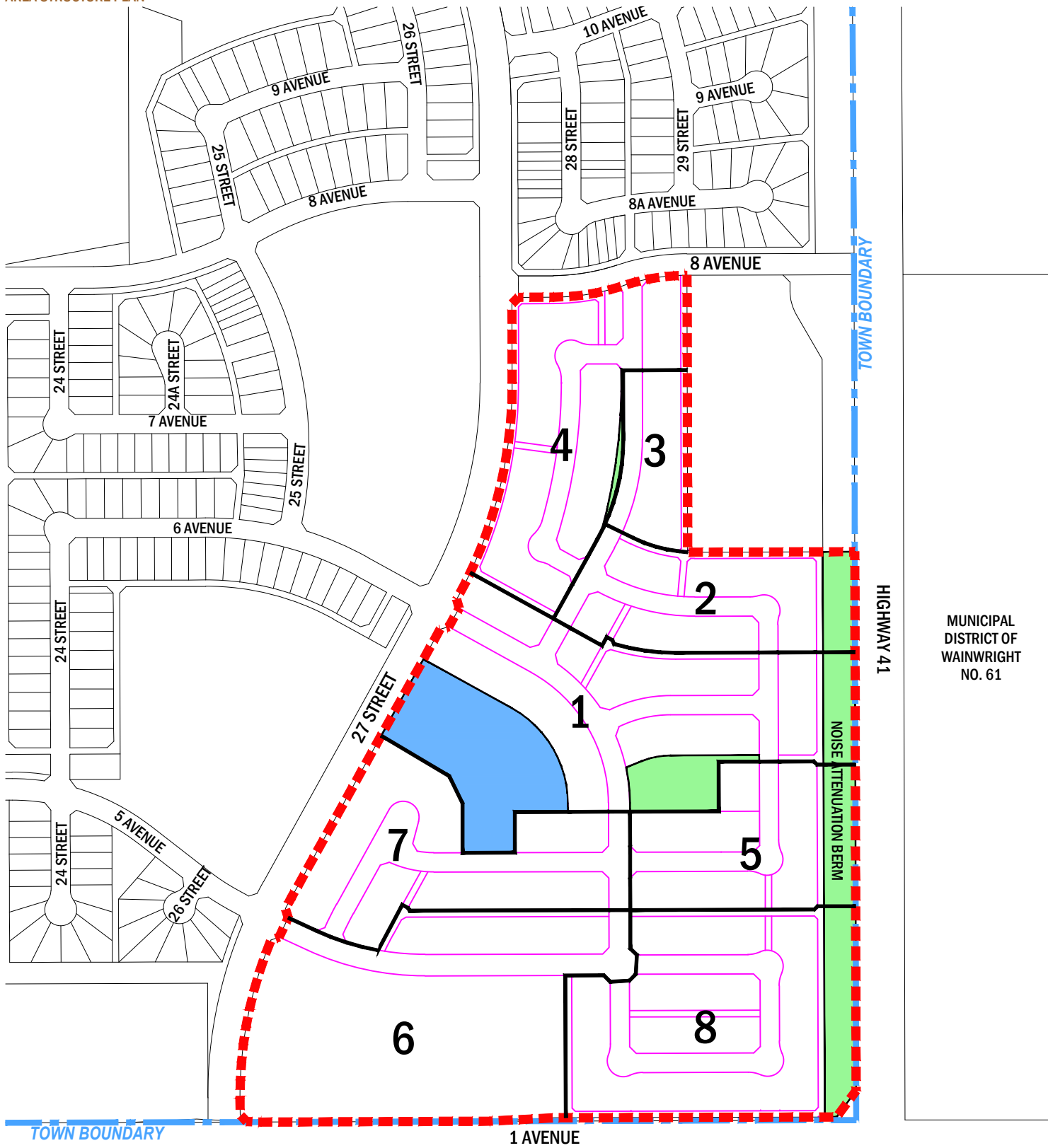
**FIGURE 8**

## 7.0 Implementation

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### 7.1 Development Staging

It is anticipated that Enstrom Phase 2 will be developed from west to east, north to south starting at 6 Avenue and 27 Street and will follow the logical and economic extension of roadways and services to the area. Exact staging locations will be confirmed at the time of subdivision and will follow market demand.

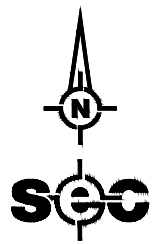


MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61

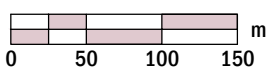
MUNICIPAL DISTRICT OF WAINWRIGHT NO. 61

**LEGEND**

- - - ASP Boundary
- - - Town Boundary
- Staging Boundary



**STAGING PLAN**



SCALE 1:5000

ENSTROM AREA STRUCTURE PLAN  
TOWN OF WAINWRIGHT

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**FIGURE 9**

---

# APPENDIX A

Land Use Statistics



**Land Use Statistics**

Land Uses	Ha	%	Units	%	Pop.	%
<b>GROSS AREA</b>	<b>29.91</b>					
Environmental Reserve	0.00					
Highway 41 Road Widening	0.00					
<b>GROSS DEVELOPABLE AREA</b>	<b>29.91</b>					
<b>LAND USES</b>						
School Park/ Municipal Reserve	2.05	6.9%				
Stormwater Management Facility	1.61	5.4%				
Circulation	7.11	23.8%				
Institutional	4.28	14.3%				
<b>SUBTOTAL – LAND USES</b>	<b>15.05</b>	<b>50.3%</b>				
<b>RESIDENTIAL</b>						
Low Density (R1)	3.57	11.9%	71	17.4%	248	22.4%
Low Density (R1A)	2.32	7.8%	46	11.3%	161	14.5%
Medium Density (R2)	3.54	11.8%	88	21.6%	211	19.1%
Medium-High Density (R3)	5.43	18.2%	203	49.7%	487	44.0%
<b>SUBTOTAL - RESIDENTIAL</b>	<b>14.86</b>	<b>49.7%</b>	<b>408</b>	<b>100.0%</b>	<b>1107</b>	<b>100.0%</b>

Residential Density

Low Density Residential (R1)	20 units / ha
Low Density Residential (R1A)	20 units / ha
Medium Density Residential (R2)	25 units / ha
Medium-High Density Residential (R3)	37.5 units / ha

Population Density

Low Density Residential (R1)	3.5 persons / unit
Low Density Residential (R1A)	3.5 persons / unit
Medium Density Residential (R2)	2.4 persons / unit
Medium-High Density Residential (R3)	2.4 persons / unit