
INDUSTRIAL PARK
AREA STRUCTURE PLAN

FINAL DRAFT



Prepared for: The Town of Wainwright
Presented by: Select Engineering Consultants Ltd.
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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 north east 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:

- The sequence of development proposed for the area;
- The land uses proposed for the area;
- The density of population proposed for the area;
- The general location of major transportation routes and public utilities; and
- May contain any other matters the Council considers necessary.

These requirements are addressed in this ASP.

1.2 Location

The south east plan area (south of 23 Avenue) is located within the boundary of the Town of Wainwright (north of highway 14). The plan area north of 23 Avenue is located within the Municipal District of Wainwright No. 61. Highway 41 forms the east boundary of the plan area. Country residential and existing light industry forms the west boundary. The areas to the north are primarily rural farmland (**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. Commercial and industrial development in the Town of Wainwright has traditionally been conducted in smaller stages as required. This method has worked well in the past but has created problems for the Town in terms of infrastructure sizing and access options. The Town of Wainwright aims to minimize any future problems in the plan area by completing this report.

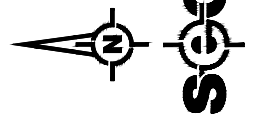
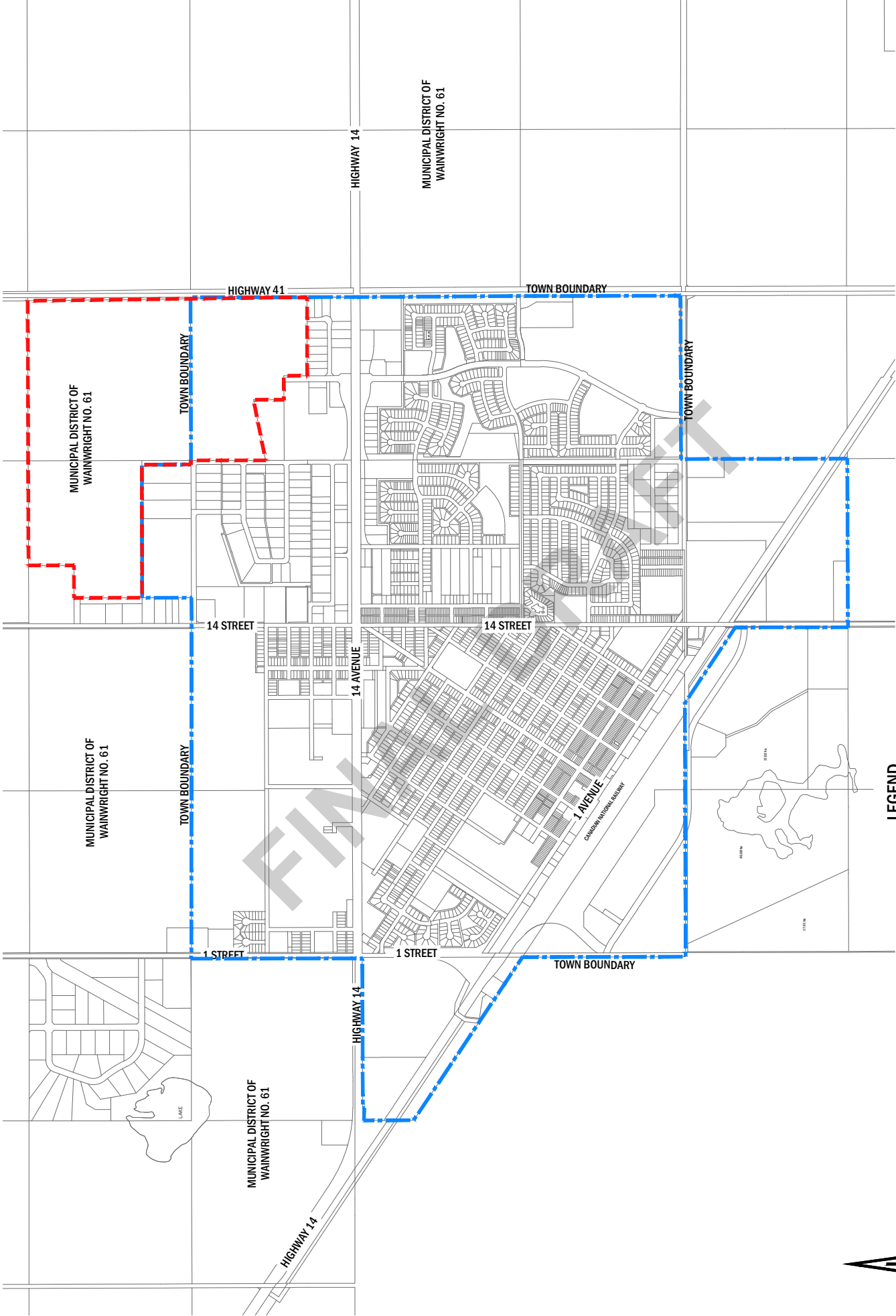
1.4 Ownership

The Industrial Park ASP is approximately 136.45 ha which is held under three separate certificates of title. (See Figure 2)

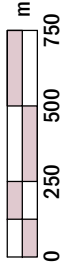
Table 1: Land Ownership Table

No.	Legal Description	COT #	Owner	Hectares (ha)	Acres (ac)
1.	NW-5-45-6-4	132306850 +3	Kevin N Cooper & Darlene A Cooper	34.89	86.21
2.	NE-5-45-6-4	132217186	Stubby's Rentals Ltd	63.87	157.83
3.	SE-5-45-6-4	142240595 +15	The Town of Wainwright	37.69	93.13
Total				136.45	337.17

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LOCATION PLAN



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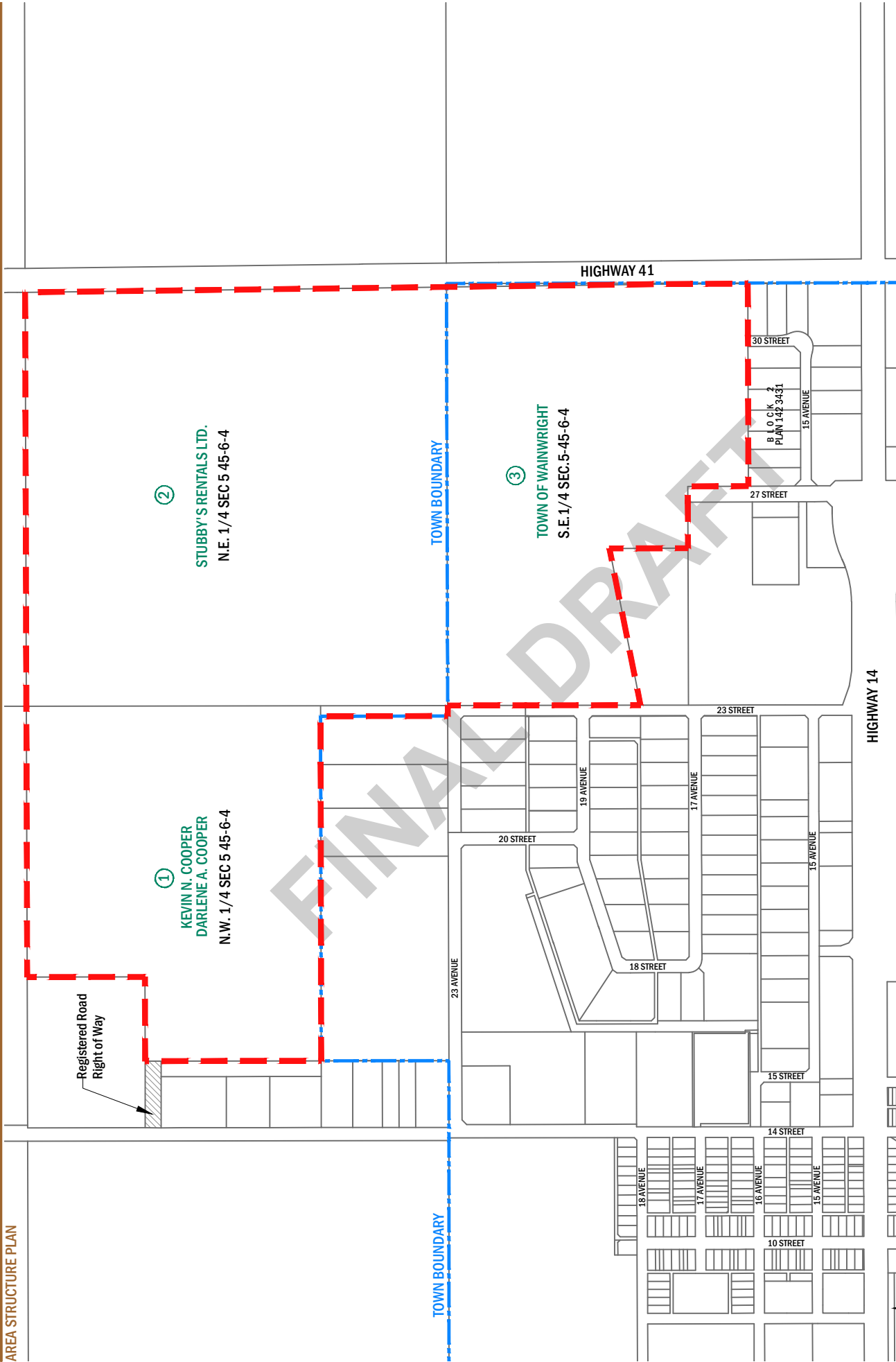
LEGEND

--- ASP Boundary

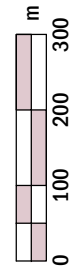
--- Town Boundary

AREA STRUCTURE PLAN

TOWN OF WAINWRIGHT



OWNERSHIP PLAN



SCALE 1:10,000

LEGEND

- - - ASP Boundary
- - - Town Boundary

AREA STRUCTURE PLAN
TOWN OF WAINWRIGHT

2.0 Statutory Conformance

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

The plan area is within the Town of Wainwright as well as the Municipal District of Wainwright No. 61. The Town is currently reviewing annexation of the portion of land located within the Municipal District of Wainwright, which would put the entirety of the plan area with the Town's boundary.

2.1 InterMunicipal Development Plan

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.

The plan area boundary is mostly within the MD of Wainwright No. 61 with a small portion of the south eastern boundary being within the Town of Wainwright. 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. 2009-01

The Town of Wainwright Municipal Development Plan (MDP) Bylaw No. 2009-01 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.

The north portion of the plan area (north of 23 Avenue) is currently not included in the Town of Wainwright MDP. Once annexation of these lands is completed the area will need to be incorporated within the Town's MDP.

2.3 Municipal Development Plan Bylaw No. 1319

The plan area north of 23 Avenue is located within the Municipal District of Wainwright No. 61. The goal of the Municipal District of Wainwright MDP is to encourage environmentally sound, sustainable agricultural and other forms of economic development, while conserving and enhancing the Municipal District's rural character.

2.4 Land Use Bylaw No. 2009-02

The Town of Wainwright Land Use Bylaw No. 2009-02 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 majority of the plan area is designated Controlled Urban Development District (CU) in the Municipal District of Wainwright No.61 and the existing businesses are designated Urban Reserve (UR) within the Town of Wainwright. Future applications will need to conform to the corresponding districts in the approved Land Use Bylaw at the time of subdivision.

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3.0 Existing Site Conditions

3.1 Surrounding Land Uses

The plan area is currently surrounded by a variety of land uses including highway commercial, light industrial, country residential and agricultural farmland.

Highway commercial is located along Highway 41 and Highway 14 on the south east side of the plan area. A portion of highway commercial land has already been registered under Plan 142 3431. This development includes retail space, restaurants, government offices, business services, and a hotel. Secondary highway commercial is located in the centre of the plan area.

Light industrial land use is located along 23 Avenue and is mainly in the south west portion of the plan area. The land north of 23 Avenue is also currently designated as light industrial but is not included within our plan boundary.

A country residential development is located along 14 Street that forms the west boundary of the plan area and is part of the Municipal District of Wainwright No 61 (**See Figure 3**). Agricultural land uses surround the remaining north and east sides.

An existing registered road right of way is located north of the country residential. This roadway will continue east through the plan area.

3.2 Existing Land Uses

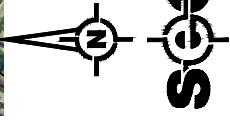
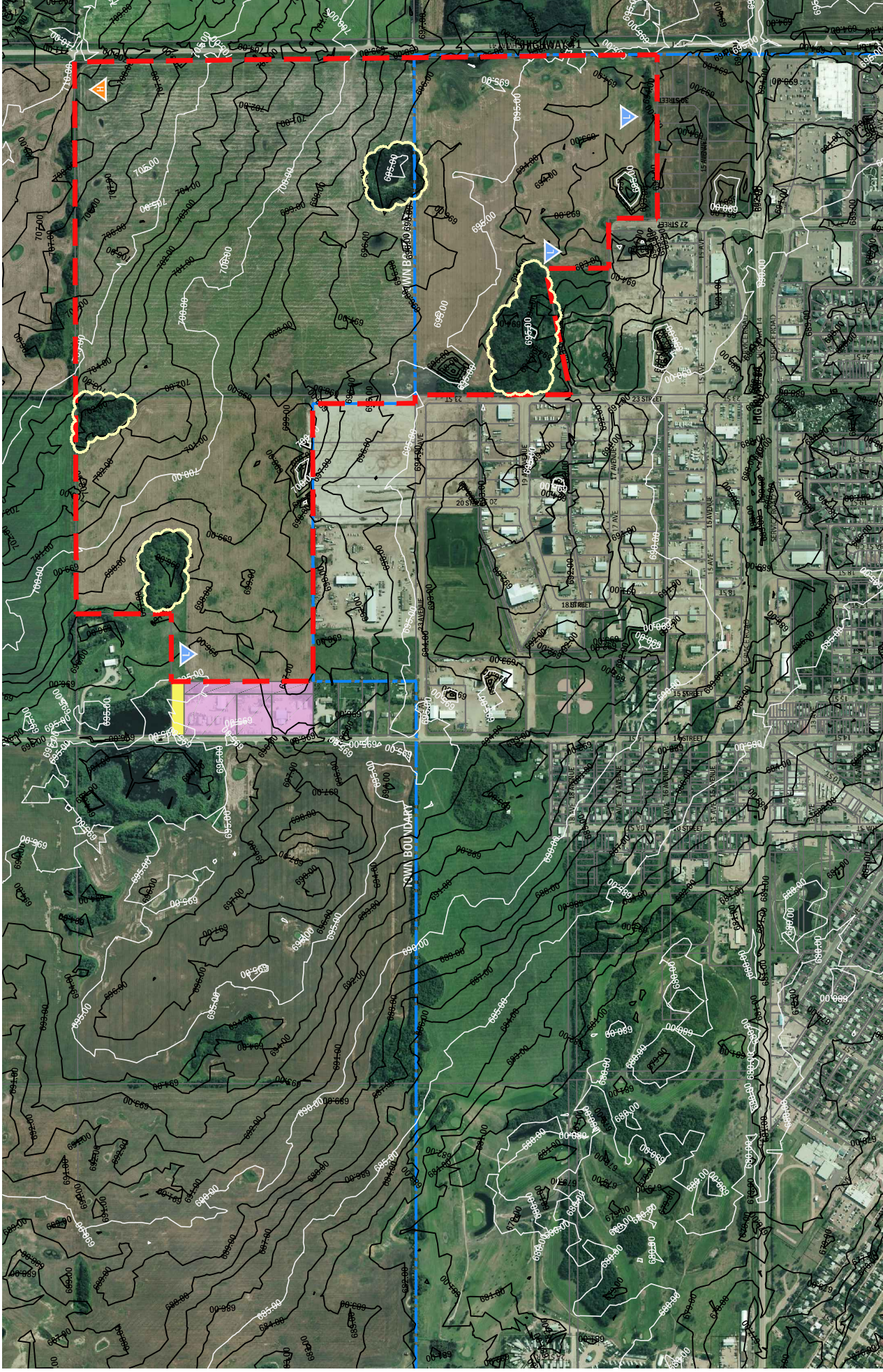
The plan area consists of approximately 136.45 ha of land that is currently cleared and used primarily for agricultural use. Small wetlands are scattered across the plan area and one larger wetland is located along 23 Avenue in the east side of the plan area.

Two tree stands are located south of 23 Avenue in the south west corner of the plan. Another tree stand is located in the north west corner of the plan area east of 14 Street.

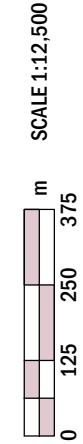
The plan area has a gentle terrain sloping north towards the plan boundary. The elevation by Highway 14 is 690.75 metres above sea level and the elevation near the north plan boundary along Highway 41 is 711.70 metres. Overall, there is approximately a one to one and a half percent slope grade. (**See Figure 3**)

3.3 Well Heads

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



EXISTING SITE FEATURES



LEGEND

- - - ASP Boundary
- - - Town Boundary

- Existing Tree Stand
- Contour Intervals

- Road Right of Way
- Country Residential
- High Point
- Low Point

AREA STRUCTURE PLAN
TOWN OF WAINWRIGHT

4.0 Land Use Plan

The plan area will provide new opportunities for commercial, light and heavy industrial developments within the Town of Wainwright. Commercial land uses designated adjacent to Highway 41 create a transition to the industrial land uses proposed in the central plan area. **(See Figure 4)** Land use in the plan area also includes a recreational vehicle park site.

Preliminary design intentions within N.E. ¼ Sec 5 Twp 45 Rge 6 W4M has been provided by Stubby's Rentals Ltd.

4.1 Commercial

Commercial development currently exists west along Highway 41 and commercial land use is extended north in the plan area. Two forms of commercial land uses will be planned.

- Highway Commercial; and
- Secondary Highway Commercial.

4.1.1 Highway Commercial

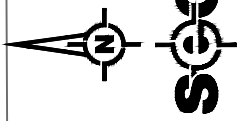
Highway commercial extends north and south of 23 Avenue adjacent to Highway 41 along the east side of the plan area. This highway commercial will provide services and cater to the traveling public and large retailers. Based on the current land use district (Commercial District – C3 Highway) the permitted land use would include but are not limited to gas bars, eating and drinking establishments, hotel, motel, and highway shopping centers.

The plan area will have a total highway commercial area of 11.03ha.

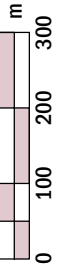
4.1.2 Secondary Highway Commercial

A secondary commercial area is located perpendicular and directly west of the highway commercial development. Based on the current land use district (Commercial District – C4 Secondary Highway) the permitted land uses includes automotive sales and services, eating and drinking establishments, hotel, office, liquor store, retail, highway shopping centre, financial institution and personal service shop.

16.53 ha of secondary highway commercial land use will be located within the plan area.










LAND USE PLAN



SCALE 1:10,000

LEGEND

-  ASP Boundary
-  Town Boundary
-  Highway Commercial
-  Secondary Highway Commercial
-  Light Industrial
-  Recreational Vehicle Park
-  Stormwater Management Facility

AREA STRUCTURE PLAN
TOWN OF WAINWRIGHT

4.2 Light Industrial

Light industrial land uses are located west of the commercial sites. Permitted uses of district M1 (Light Industrial) include; bowling alley, animal services, bus depot, curling rink, equipment rentals and sales, fabricating, funeral home, indoor recreation, laundromat, warehouse and a storage yard.

North of 23 Avenue immediately east of 23 Street is an existing welding shop.

Light industrial land use is the majority land use in the Plan area at 79.39 ha.

4.3 Recreational Vehicle Park

A Recreational Vehicle Park is proposed north of 27 Street. Access to the RV Park will align with 27 Street. The stormwater management facility to the west will provide an amenity area for the RV Park to enjoy. East of the RV Park will provide light industrial transitioning into highway commercial.

4.4 Municipal Reserve

There is currently no land designated for municipal reserve in the plan area. Land owner is required to pay cash in lieu to the Town to fulfill their 10% municipal reserve obligation.

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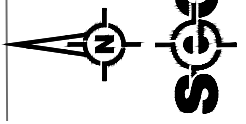
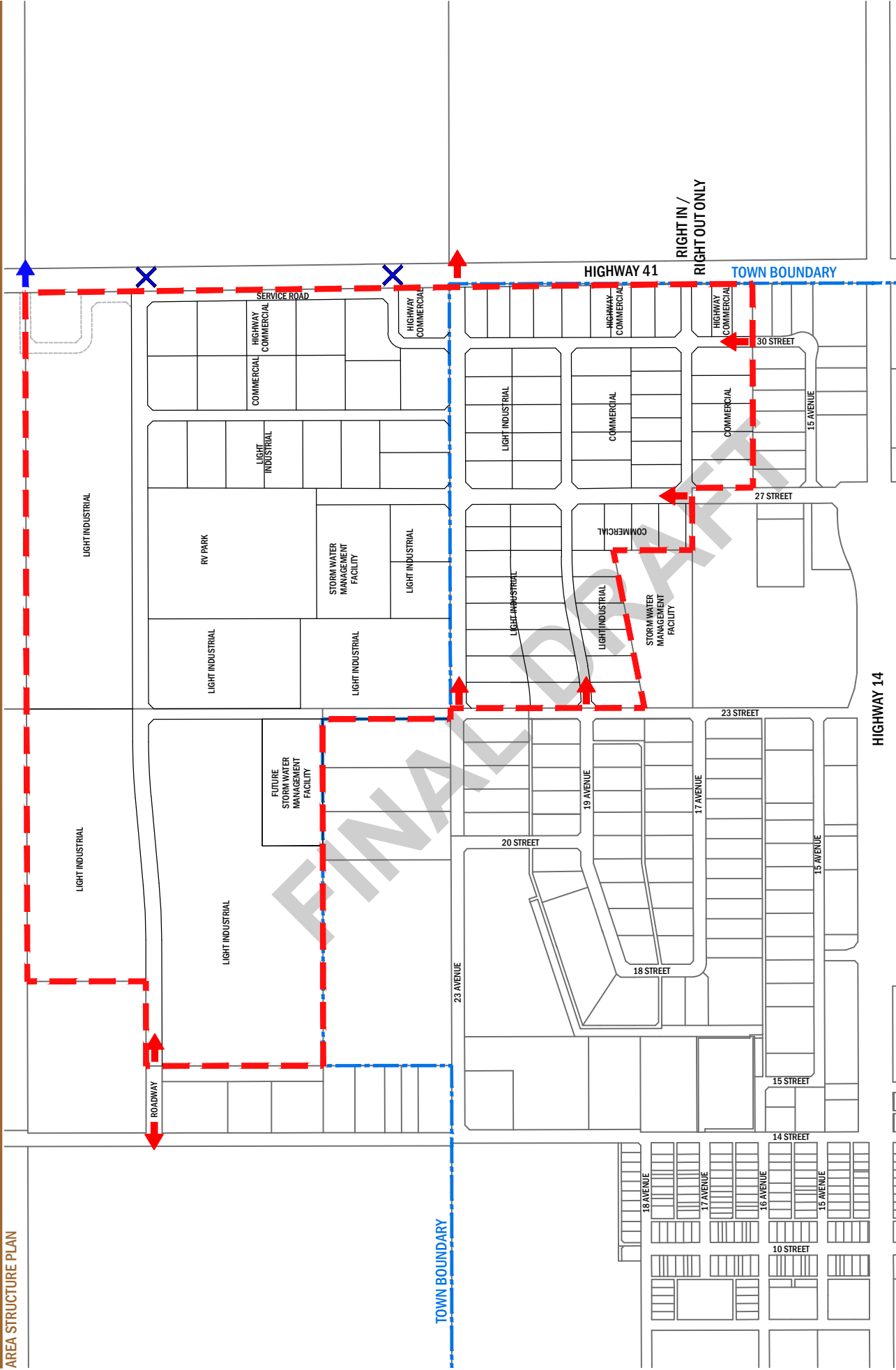
5.0 Transportation

The plan area will primarily be accessed by the arterial roads 27 Street and 23 Avenue. 27 Street is currently serviced with a fully controlled all directional highway intersection at Highway 14 and 23 Avenue is proposed to be serviced with an all directional intersection at Highway 41. These two arterial roads will be the primary transportation routes and provide access to all other local and collector roads within the plan area.

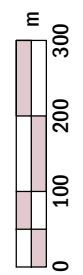
An additional right-in right-out intersection is proposed at 17 Avenue off of Highway 41 to facilitate additional access to the highway commercial lots. This proposed intersection will require a widening be completed and due to the proximity to the intersection of Highway 14 and Highway 41 is limited to a right-in right-out access only. No other highway access points are included for this plan area. **(See Figure 5)**

14 Street will also provide additional access to the north-west portion of the plan area. An existing registered road right of way is in place and the proposed development extends this right of way through the plan area.

In the future Alberta Transportation may approve another all directional access in the north east plan area. The exact alignment and cross-section of this future access will need to be determined in consensus with the property owner, the Town of Wainwright and Alberta Transportation.



TRANSPORTATION PLAN



SCALE 1:10,000

LEGEND

- - - ASP Boundary
- - - Town Boundary
- All Directional Access
- Future Access Point
- X No Access onto Highway 41
- - - Future Road

AREA STRUCTURE PLAN
TOWN OF WAINWRIGHT

6.0 Utility Services

Development in the plan area will require significant upgrades to the existing sanitary sewer system within the Town of Wainwright in order to accommodate the additional sewage flow generated. All municipal services within the area will be designed in accordance with the Town of Wainwright's Municipal Development Standards.

6.1 Water Services

Existing 300mm watermains are currently in service at 23 Avenue, 23 Street, 27 Street, and 30 Street and will provide the plan area with water for distribution. Water looping within the entire plan area is proposed to connect existing water mains. **(See Figure 6)**

6.2 Sanitary Sewer Services

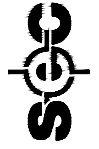
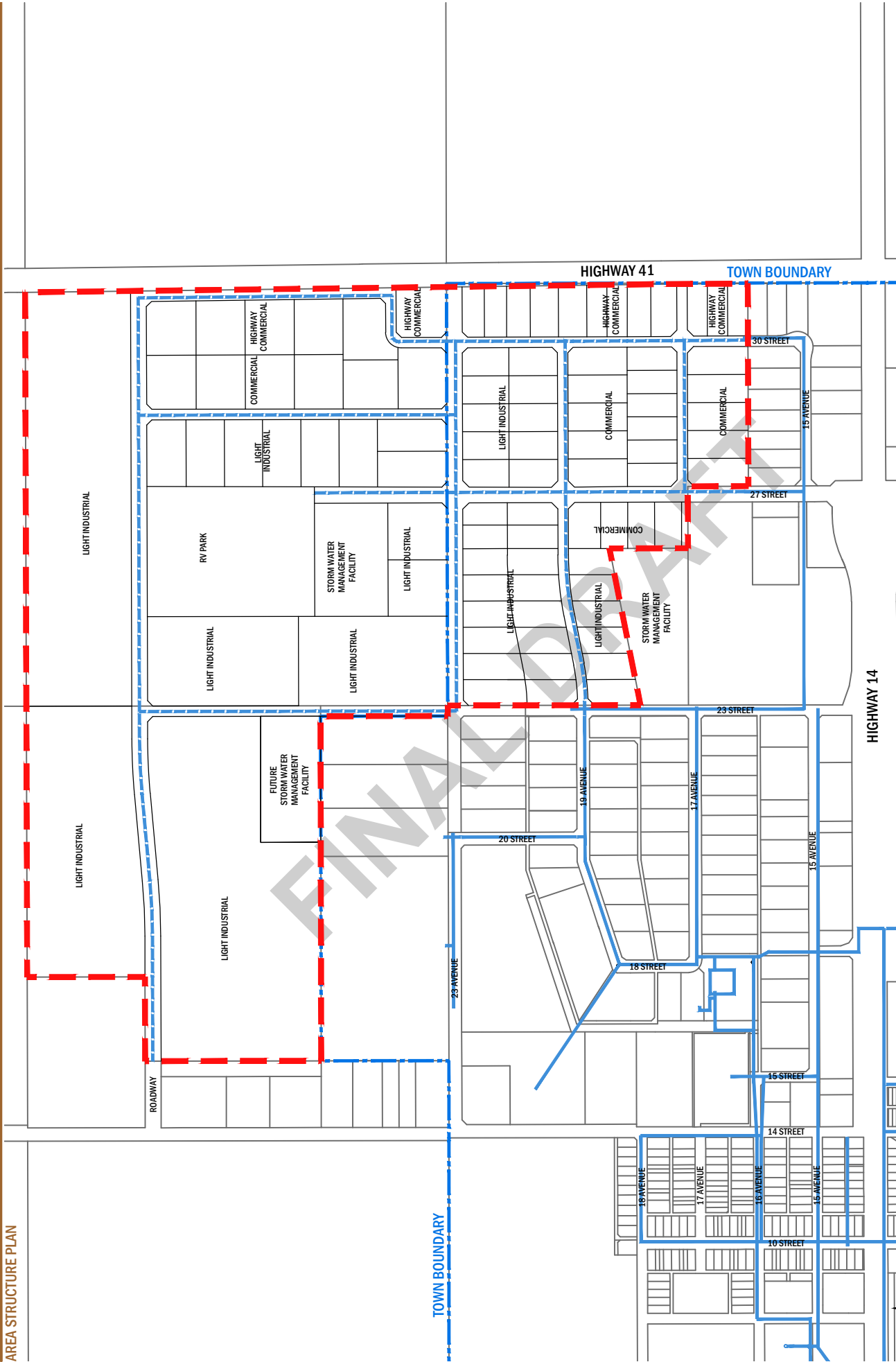
The existing sanitary sewer collection system in the north portion of Wainwright is nearing full capacity. To properly accommodate the sanitary sewer generated from within the plan area a lift station is proposed near 17 Avenue and 27 Street to collect and convey the sanitary sewer flow to near 5 Avenue and 22 Street. At this time the route of the proposed forcemain is to be determined. Due to capacity constraints in the sewage collection system on 1 Avenue, this lift station will be limited in servicing area to 50 hectares. Once development in the plan area reaches that 50 hectare limit, further upgrades to the existing sanitary sewer collection system within the Town will be required. **(See Figure 7)**

6.3 Stormwater Management Facility

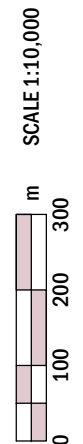
This plan area will be serviced by a combination of existing and proposed stormwater management facilities to meet the Town of Wainwright's Municipal Development Standards. The portion of the plan area within the NE quarter section will be serviced by a single stormwater management facility located in the center of the quarter section utilizing surface drainage to collect and convey stormwater into the facility. The south portion of the plan area will be serviced by an existing stormwater management facility near 27 Street and 18 Avenue and will utilize underground storm sewer infrastructure and surface drainage to collect and convey stormwater into the facility. **(See Figure 8)**

Upon development of the remaining northwest portion of the Plan area an estimated 8% stormwater management facility is proposed. The actual area of the stormwater management facility will be determined at the detailed engineering design stage and be presented to the Town of Wainwright for approval.

All stormwater from the plan ultimately drains through the Town of Wainwright into the Enstrom Slough drainage basin.

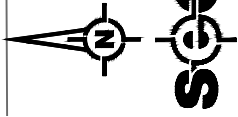
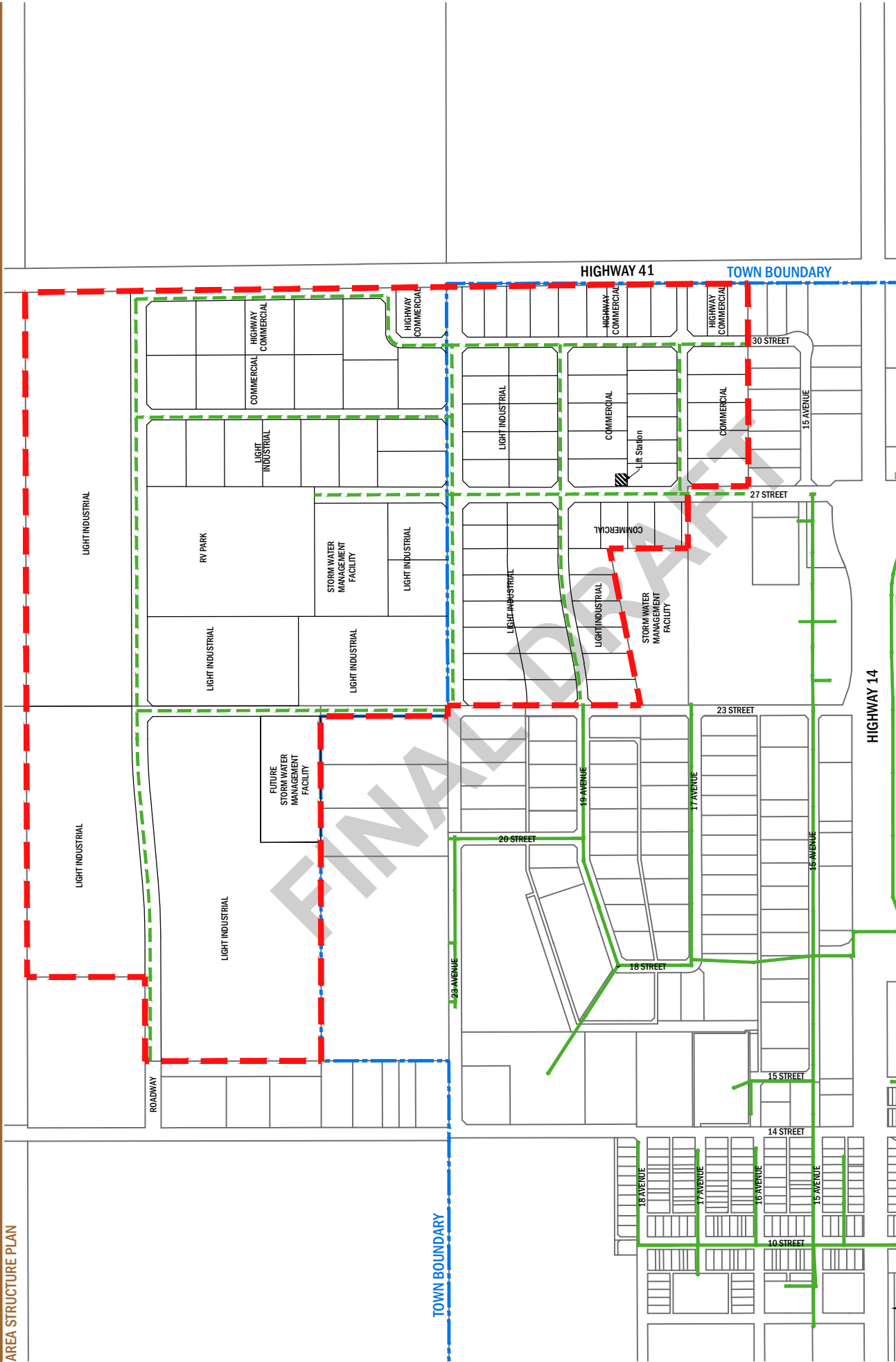


WATERMAIN SERVICING PLAN

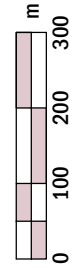


AREA STRUCTURE PLAN
TOWN OF WAINWRIGHT

- LEGEND**
- - - ASP Boundary
 - - - Town Boundary
 - Existing Watermain
 - - - Proposed Watermain



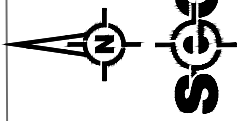
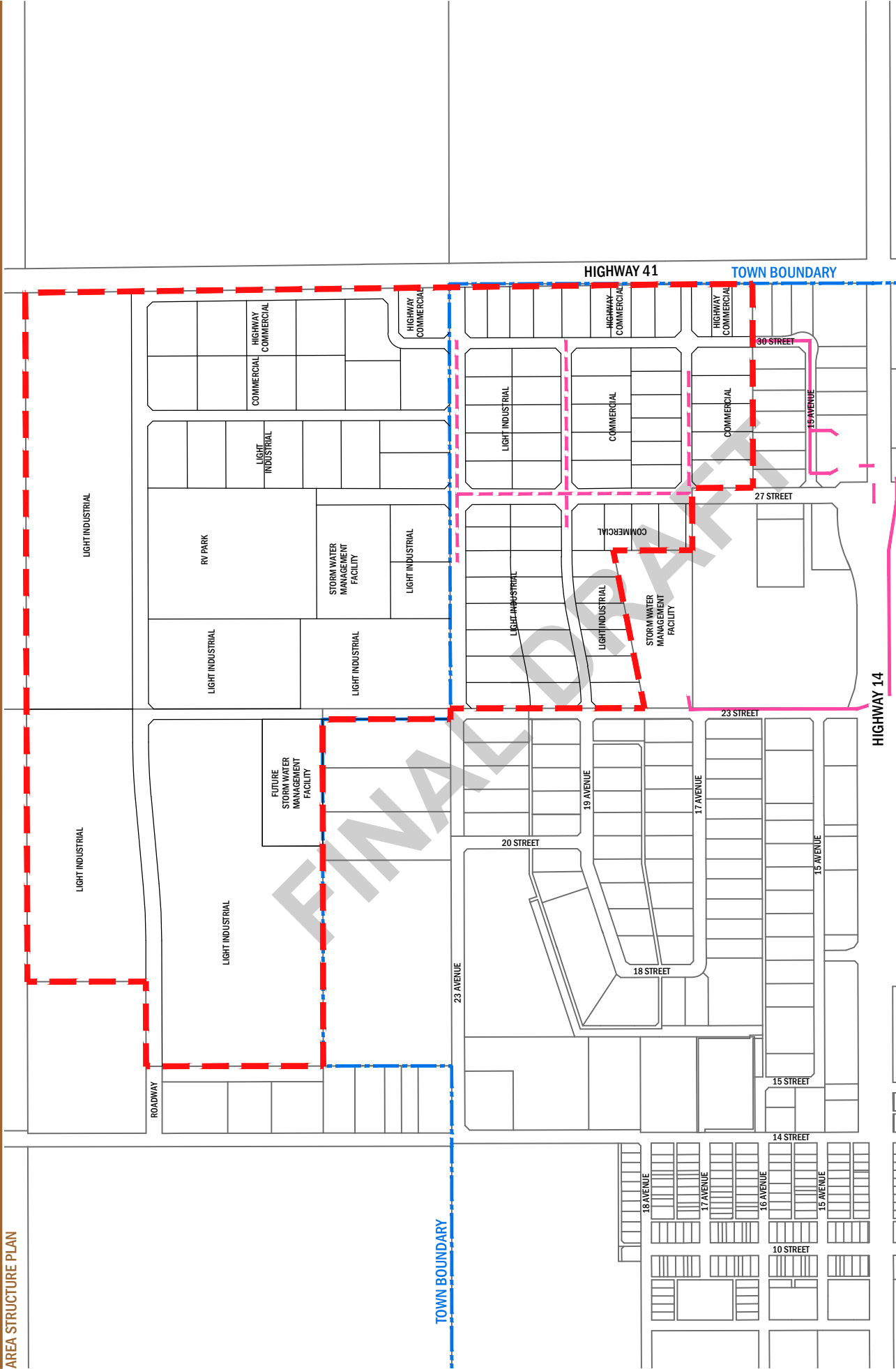
SANITARY SERVICING PLAN



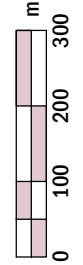
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AREA STRUCTURE PLAN
TOWN OF WAINWRIGHT

- LEGEND**
- - - ASP Boundary
 - - - Town Boundary
 - Existing Sanitary
 - - - Proposed Sanitary
 - Lift Station



STORMWATER SERVICING PLAN



SCALE 1:10,000

AREA STRUCTURE PLAN
TOWN OF WAINWRIGHT

- LEGEND**
- - - ASP Boundary
 - - - Town Boundary
 - Existing Stormwater Servicing
 - - - Proposed Stormwater Servicing

APPENDIX A

Land Use Statistics

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Land Use Statistics

Land Use	Area (ha)	%
GROSS AREA	136.45	
Environmental Reserve	0.00	
GROSS DEVELOPABLE AREA	136.45	
LAND USE		
Municipal Reserve *	0.00	0.0%
Stormwater Management Facility	5.77	4.2%
Circulation	15.80	11.6%
Recreational Vehicle Park	7.93	5.8%
Highway Commercial	11.03	8.1%
Secondary Highway Commercial	16.53	12.1%
Light Industrial	79.39	58.2%
TOTAL LAND USE	136.45	100.0%