

Neighbourhood Area Structure Plan

April 2006

LOT 2, PLAN 982 1024

City of Cold Lake



CITY OF COLD LAKE
BYLAW #289-LU-07

A BYLAW OF THE CITY OF COLD LAKE, IN THE PROVINCE OF ALBERTA, TO PROVIDE FOR AN AREA STRUCTURE PLAN IN LOT 2, PLAN 982 1044

WHEREAS, it is deemed expedient to provide a framework for subsequent subdivision and development of the land legally described as LOT 2, PLAN 982 1044; and

WHEREAS, the Council of the City of Cold Lake has deemed it expedient and proper to describe the sequence of development of LOT 2, PLAN 982 1044; and

WHEREAS, it is further deemed expedient to identify land uses generally and with respect to specific parts of LOT 2, PLAN 982 1044; and

WHEREAS, it is deemed expedient to identify the density of population proposed for the areas generally in respect of LOT 2, PLAN 982 1044; and

WHEREAS, it is deemed expedient to provide a general location of major transportation routes and public utilities in LOT 2, PLAN 982 1044

THEREFORE, pursuant to the authority of the Municipal Government Act, Statutes of Alberta, 1994, Chapter M-26.1, Section 663, the Council of the City of Cold Lake, duly assembled, enacts as follows:

That an Area Structure Plan be approved for LOT 2, PLAN 982 1044, as attached to and forming part of this bylaw as Appendix "A".

1. That this bylaw shall take effect on the date of the final passing thereof.

FIRST READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this 24th day of April, A.D. 2007, on motion by Deputy Mayor Gagnier.

CARRIED
UNANIMOUSLY

SECOND READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this 12th day of June, A.D. 2007, on motion by Deputy Mayor Copeland.

CARRIED
UNANIMOUSLY

THIRD READING passed in open Council duly assembled in the City of Cold Lake, in the Province of Alberta, this 12th day of June, A.D. 2007, on motion by Councillor Kolewaski.

CARRIED
UNANIMOUSLY

CITY OF COLD LAKE

MAYOR

INTERIM CHIEF ADMINISTRATIVE OFFICER

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1 BACKGROUND INFORMATION

1.1 Forward

Since 1986, Cold Lake's population has grown by 23%. This rapid growth is attributed to a strong, and diversified economic base that is supported by industries such as heavy oil, national defense, tourism, and service based. With the strength of Alberta's economy, Cold Lake's growth potential looks promising. In response to the optimistic growth potential of the city, our client proposes to develop approximately a 1.81 hectare site on the corner of 8th Avenue and 16th Street in the City of Cold Lake that will include a mixture of commercial and residential land uses.

1.2 Purpose

The subject land, though appropriately zoned for the proposed land uses, is located in the northeast corner of a quarter-section that is undeveloped. As such, the City of Cold Lake has requested that a Neighbourhood Area Structure Plan be written to provide context for the subject land in terms of transportation, access, surrounding land use and servicing. This plan proposes to do two things: first, it will broadly describe aspects of the larger plan area as well as how the subject land fits into the overall context; and second, it will focus on the specific attributes of the 1.81 hectare subject site in relation to the proposed development.

1.3 Plan Area and Location

The plan area consists of LOT 2, PLAN 982 1024. However, this document will also address provide the planning context of a broader area which is comprised of approximately 52 hectares of vacant, undeveloped land. The eastern boundary is defined by 16th Street; the southern boundary is defined by 16th Avenue; the western boundary is defined by the western quarter section line; and the northern boundary is defined by 8th Avenue (Highway 28). The plan location is shown in Figure 1.

1.4 Ownership

This outline plan has been prepared on behalf of 101056628 Saskatchewan Ltd., the registered owner of the 1.81 hectare parcel.

2 FACTORS INFLUENCING DEVELOPMENT

2.1 Policy Context

2.1.1 Statutory Plans

The City of Cold Lake *Municipal Development Plan* does not currently have a map that indicates future land use for the plan area. However, the proposed land uses of the 1.18 hectare site are in keeping with the policies contained in the Municipal Development Plan with respect to residential and commercial development.

2.1.2 Land Use Bylaw

The 1.81 hectare site and one lot in the south east corner of the quarter section have been previously zoned for commercial, residential and public uses. However, the majority of the plan area, which is currently zoned as Urban Reserve and will eventually, have to be rezoned for a variety of residential uses. Existing and proposed land uses are shown in Figure 6.

3 SITE CHARACTERISTICS AND SURROUNDING LAND USES

3.1 Site Description

The plan area is comprised of approximately 52 hectares of undeveloped land (except for two existing industrial buildings on the PS lot in the southeast corner of the plan area), approximately a third of which is treed.

Likewise, the 1.81 hectare site is vacant and undeveloped with a slough/low area and trees to the west and south. The site contains many stockpiles and clay fill which has been placed across south portions of the site. The northwest part of the site contains an elevated and level plateau and a lower and level plateau separated by a ridge approximately 3.5 metres in height. Each of the plateaus is relatively flat and cleared of vegetation, while the portion of the site near the ridge was covered with trees and brush. The remaining two thirds of the site also contain a plateau with surface elevations varying between 550 m at the base and 548 m at the southeast corner of the site. Topography is shown in Figure 8.

3.2 Phase I Environmental Site Assessment

A Phase I Environmental Impact Assessment was conducted by Amec Earth and Environmental to identify potential of actual environmental contamination associated with the current or past activities on the site and to determine whether or not additional investigation is required.

Based on information from records, site inspections and interviews the site was found to be of low environmental risk. The Phase I will be submitted under separate cover.

3.3 Resource Extraction

Information received from the Alberta Energy Utilities Board indicated that there are no active or suspended sour or natural gas facilities, or oil pipelines or facilities in or in the vicinity of the plan area.

3.4 Geotechnical Assessment

A total of 17 boreholes were drilled by Amec Earth and Environmental. The soil profiles encountered at the borehole locations range from competent clay till at a relatively shallow depth in the north-western portion of the site to 1.6 metres of peat in the south-western portion of the site.

The native clay till at the site is considered suitable for spread and strip footings and deep pile foundation alternatives. Strip and spread footings are not recommended in areas with existing fill, underlain by organic soils due to the potential for settlement of the fill and buried organics under imposed loads. However, mitigative measures, as outlined in the Geotechnical Site Investigation will be undertaken to ensure sound road and building construction occurs. A copy of the Geotechnical Site Investigation will be submitted under separate cover.

3.5 Adjacent Land Use

Adjacent land use is shown in Figure 1 and includes the following:

- Commercial land use to the North;
- Single family residential land use to the east;
- Undeveloped, urban reserve area to the south and the west

3.6 Historical/Cultural Resources

Alberta Community Development has been contacted to determine if an Historical Resources Impact Assessment (HRIA) will be required. A copy of their response will be submitted under separate cover when it is received. If, it is determined that an HRIA is required, one will be undertaken immediately.

4 DEVELOPMENT CONCEPT

4.1 Residential Development

The majority of the plan area is intended for residential development. However, the exact mixture of low and medium density residential dwelling units will be determined according to market conditions and consumer preferences at the time of development.

The development of the subject property will be comprised of five buildings. The two buildings on the northern half of the site are located on the portion of the lot that has been previously zoned as C2.

The three buildings proposed for the southern half of the lot, which has been previously zoned R4A, will be solely residential in use.

4.2 Commercial Development

The plan area is bounded by Highway 28 (8th Avenue) to the north. A service road is planned along the Highway to service the plan area; as well, the northern portion of the subject site has previously been zoned as C2 Commercial. As such, commercial land use is intended for the ground floor of the buildings located in this area. However, the developer intends to develop residential units on the floors above the commercial space which will require an amendment to the Land Use Bylaw

4.3 Open Space

Neighbourhood open space is an important element of any plan, as such; this plan devotes 10% of the area for open space opportunities.

A linear walkway/park will be located along the southern edge of the commercial area that borders Highway 28 and will extend to the SWM facility. This green space will provide a buffer between the commercial and residential land uses as well as to form an integral part of the pedestrian network. In addition to this, a stand of mature trees will also be preserved as park in the central part of the plan.

4.4 Site Access

The site plan for the proposed development provides for two access locations, as shown on Figure 2. The first location is at the north end of the site, from the proposed Service Road along Highway 28. The other location is near the south-east corner of the site, from 16th Street. This access is aligned with the existing access on the east side of 16th Street. At the time of detailed design, and before engineering plans are submitted, Scheffer Andrew will conduct and submit to the City for review and approval, a complete Traffic Impact Assessment.

4.5 Servicing

This document describes in detail the servicing of the 1.81 ha subject parcel only on the northwest corner of the plan area. It is our understanding that the owners of the balance of SE 23-53-2-W4 will eventually produce a plan that will describe the servicing of the remainder of the land in the plan area in greater detail.

4.5.1 Water

Two water mains, a 400mm diameter and a 500mm diameter water main, exist in a Utility R.O.W. on the east side of 16th Street, as shown on Figure 3. We propose to connect to the 400mm city distribution water main or as directed by the City of Cold Lake. The City engineers have indicated that there is capacity in the main to accommodate the development. At the time of detailed design, and before engineering plans are submitted, Scheffer Andrew will conduct, and submit to the City for review and approval, a complete Water Network Analysis. The analysis will detail the impact of the proposed development on the entire water network. The water servicing concept is shown in Figure 3.

4.5.2 Sanitary System

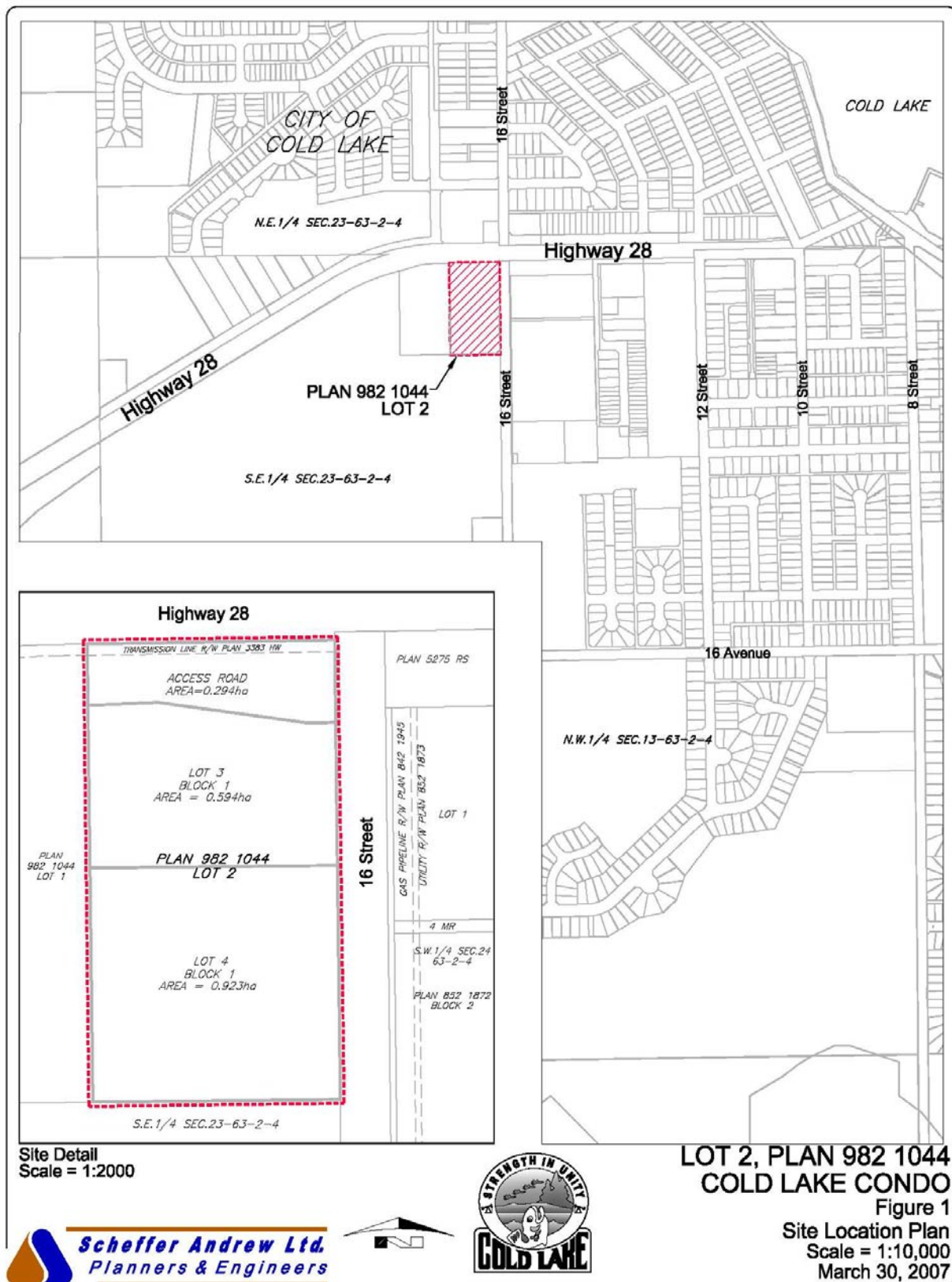
A 200mm gravity sanitary sewer main exists in a Utility R.O.W. on the east side of 16th Street, as shown on Figure 4. We propose to connect to the sewer main at two locations as shown. The sewage would flow north to the existing sanitary sewer main along Highway 28 and then east along the highway. The City engineers have indicated that there is capacity in the mains to accommodate the development. The storm water management concept is shown in Figure 4.

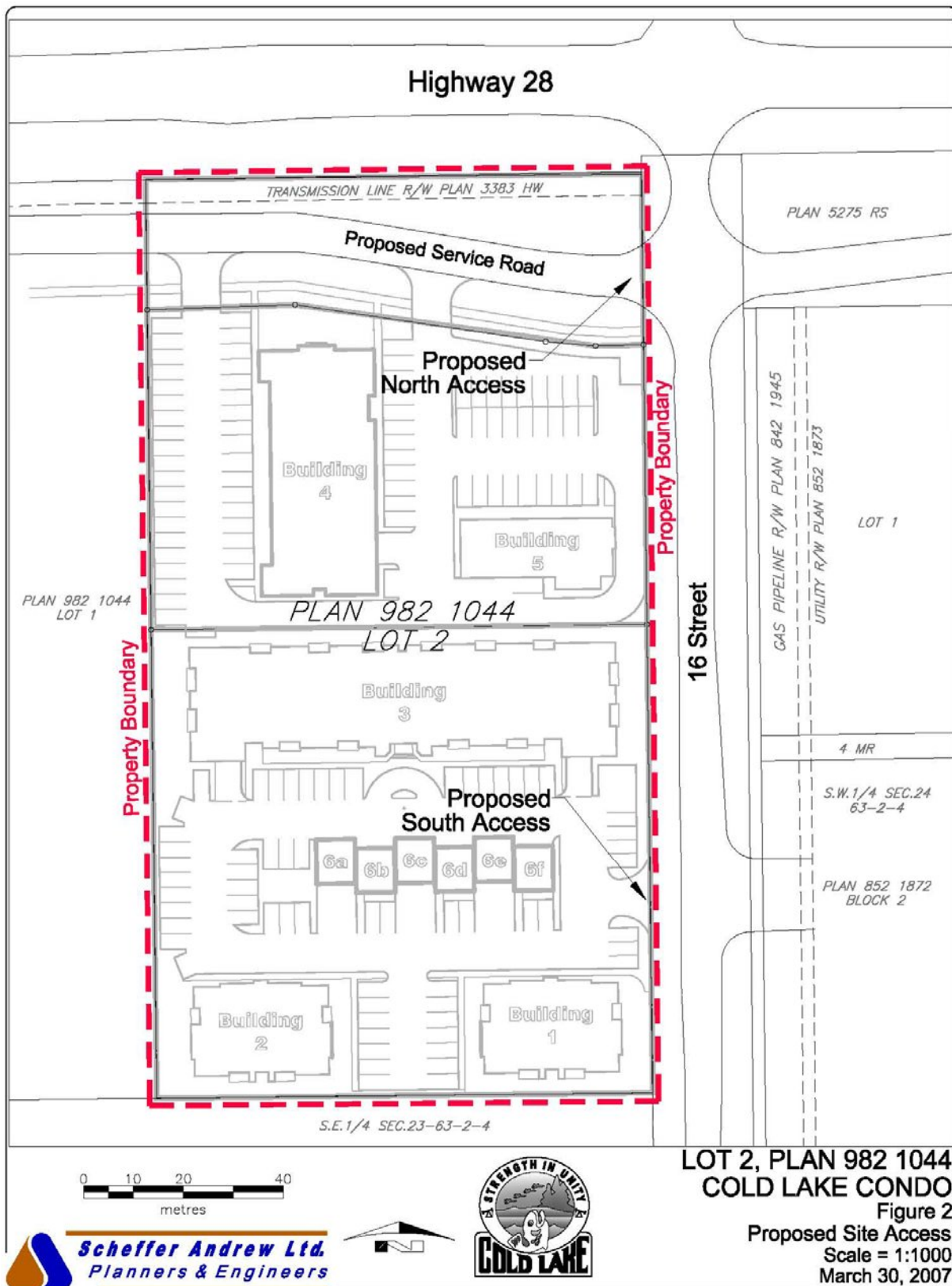
4.5.3 Storm Water Management

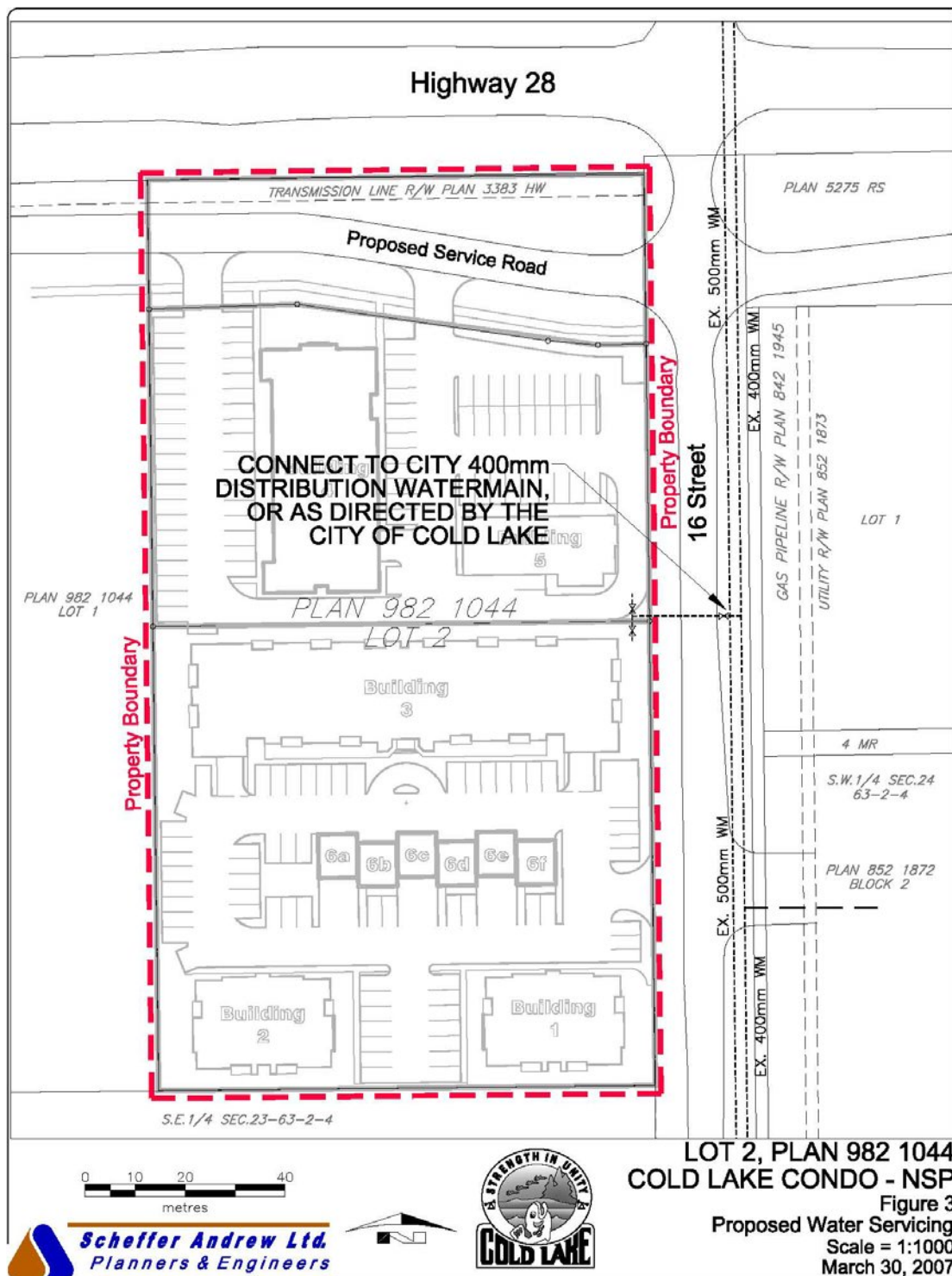
According to the City of Cold Lake Storm Water Master Plan, a SWM facility will be located south of the proposed development. Until the SWM facility is constructed, the storm water runoff from the proposed development will be detained on-site and discharged at a controlled rate into the existing drainage course. The discharge rate will be limited to the pre-development flow rates. At the time of detailed design, a survey will be conducted to determine if any upgrades are required to the drainage course. The sanitary servicing concept is shown in Figure 5.

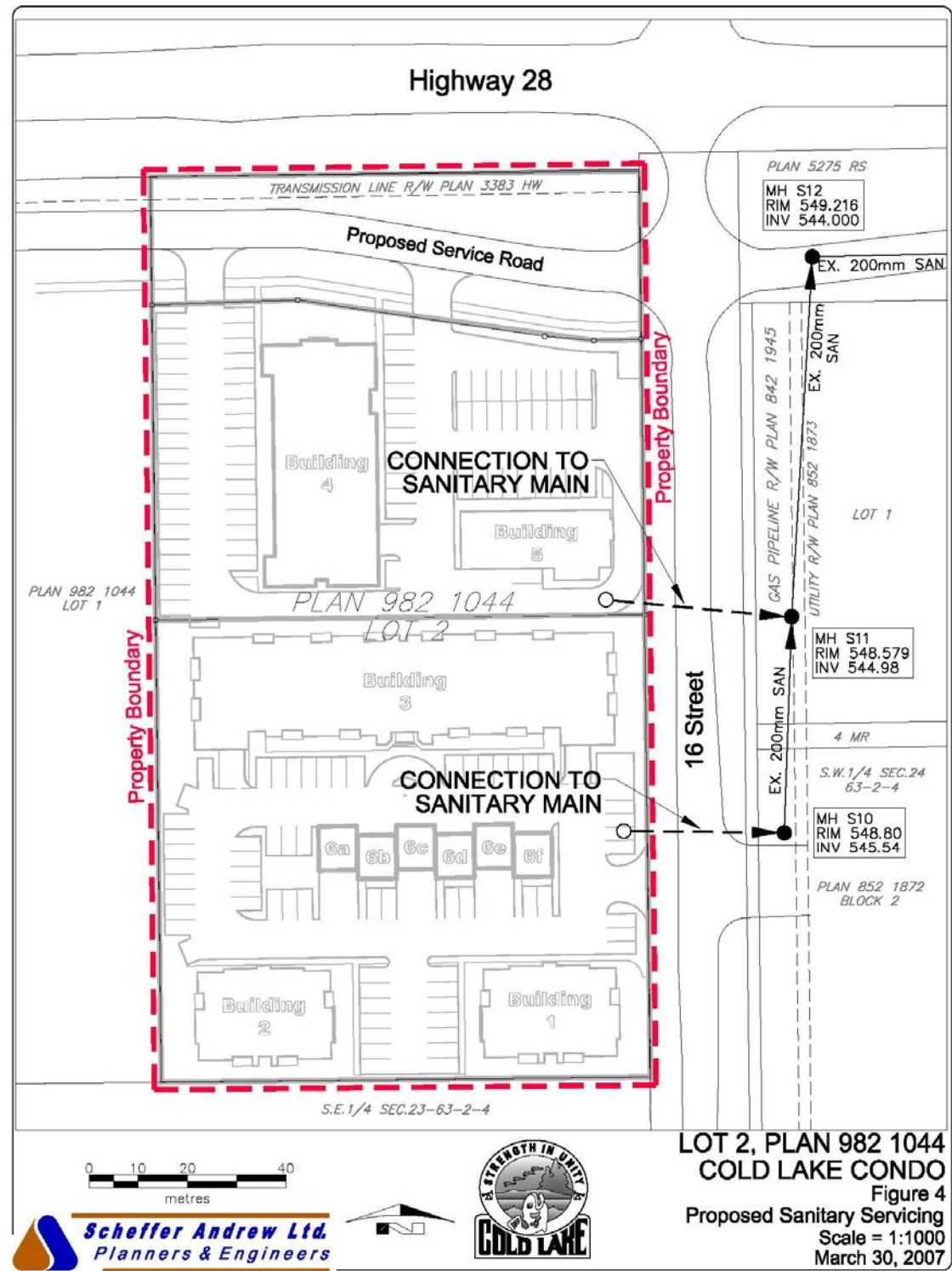
4.5.4 Franchise Utilities

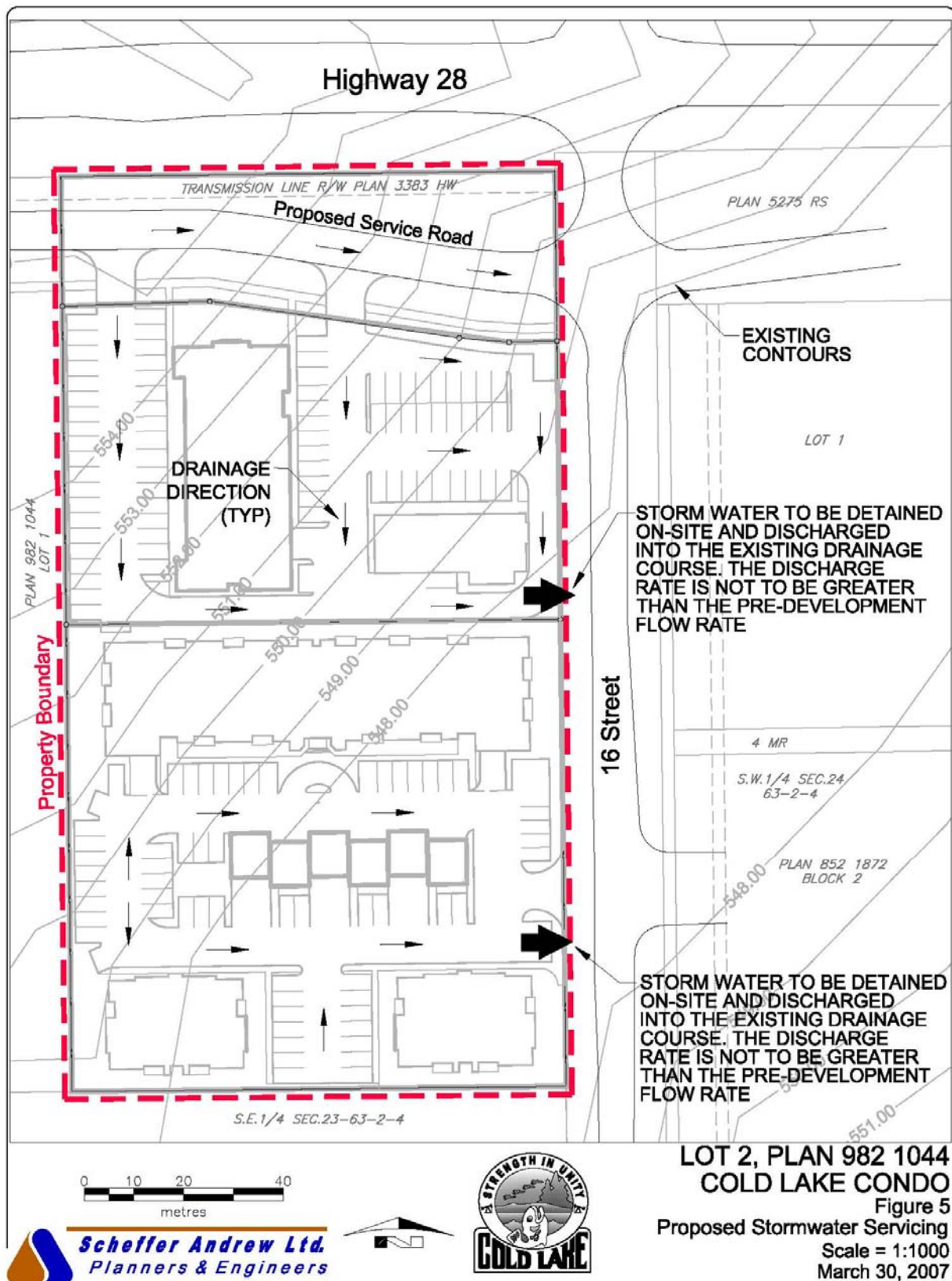
Franchise utilities such as natural gas, telephone, cable and electricity are readily available and will be extended as development occurs.











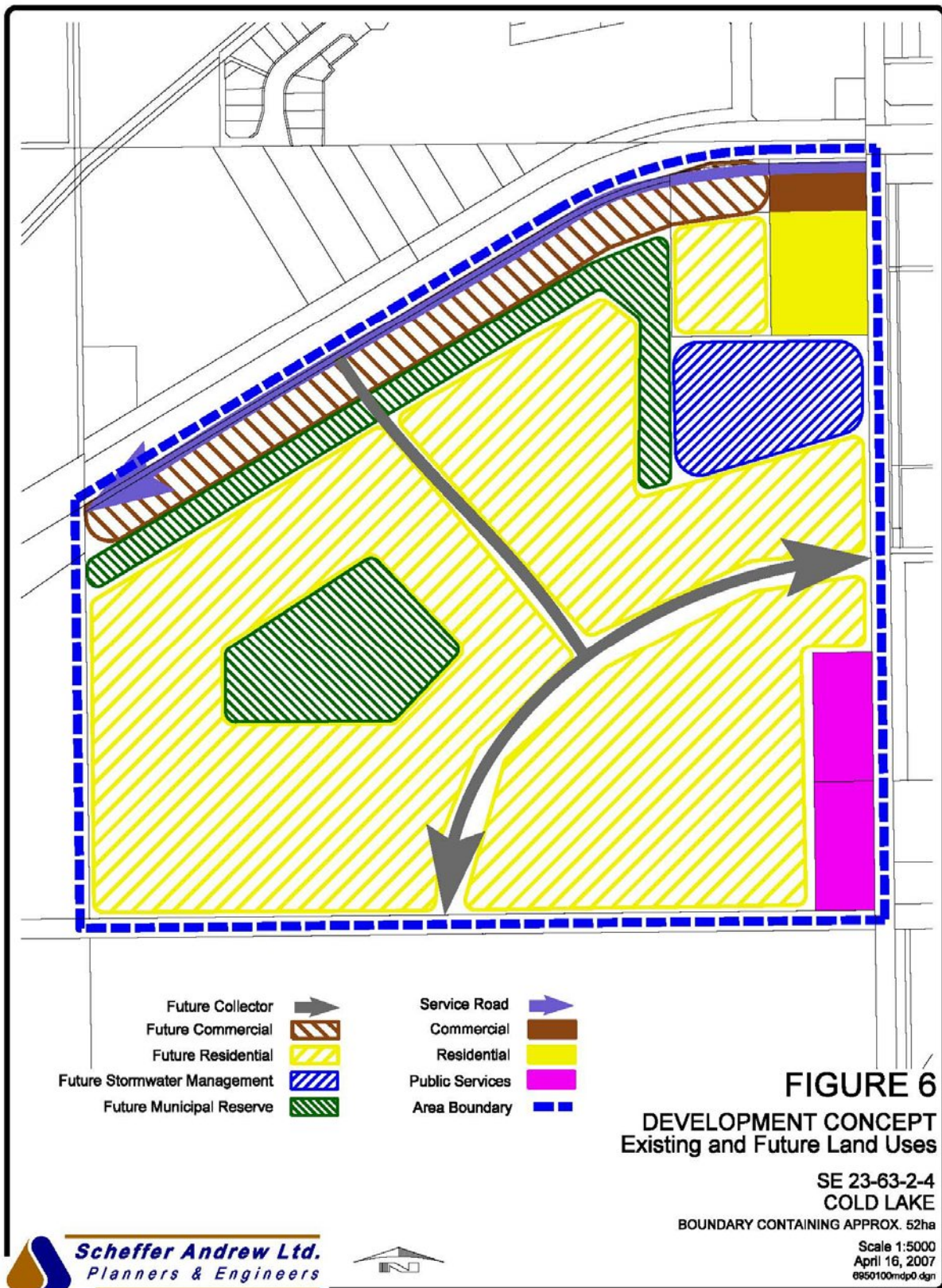




Figure 7 – Surrounding Land Use

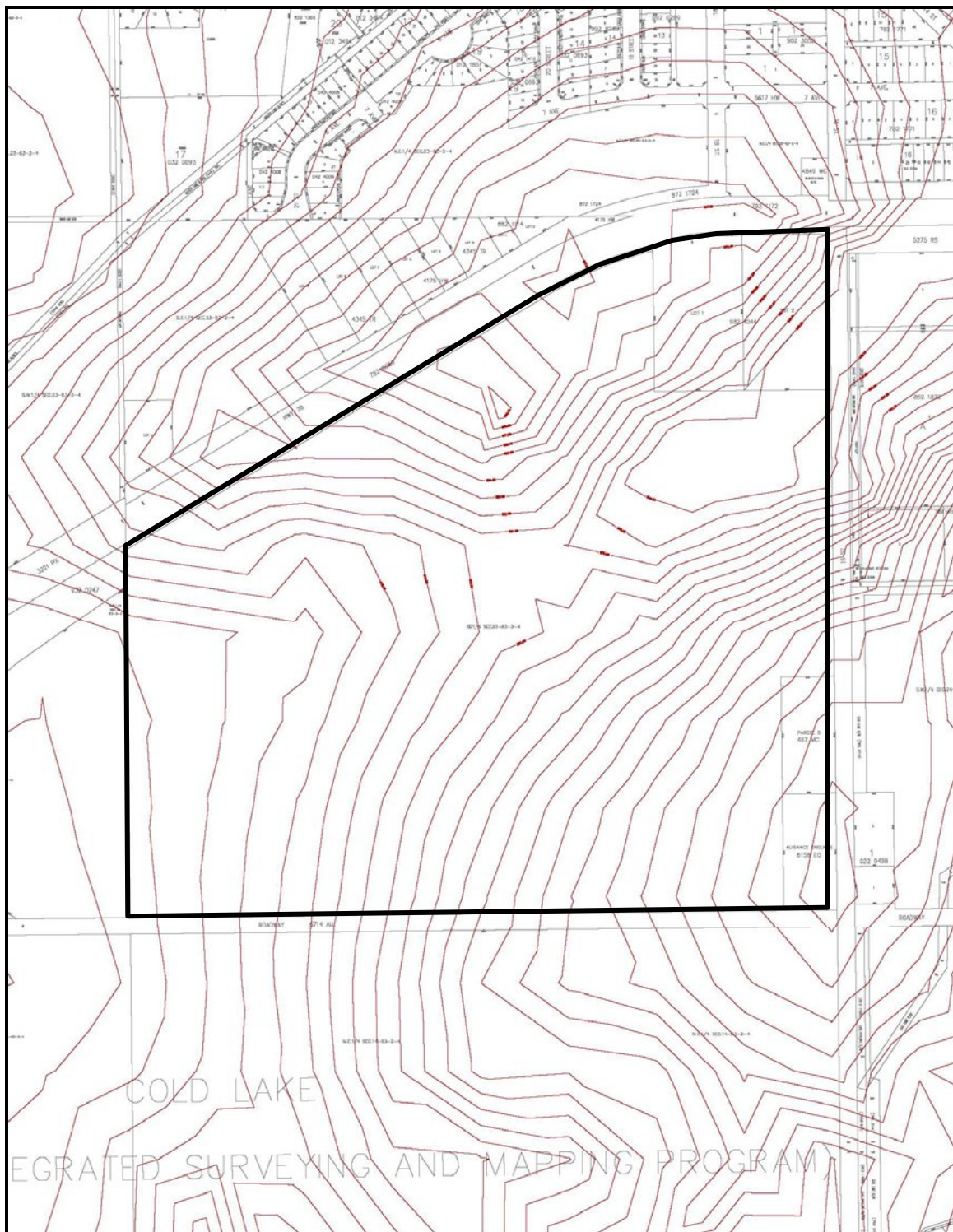


Figure 8 – Topography



Figure 9 – Air Photo

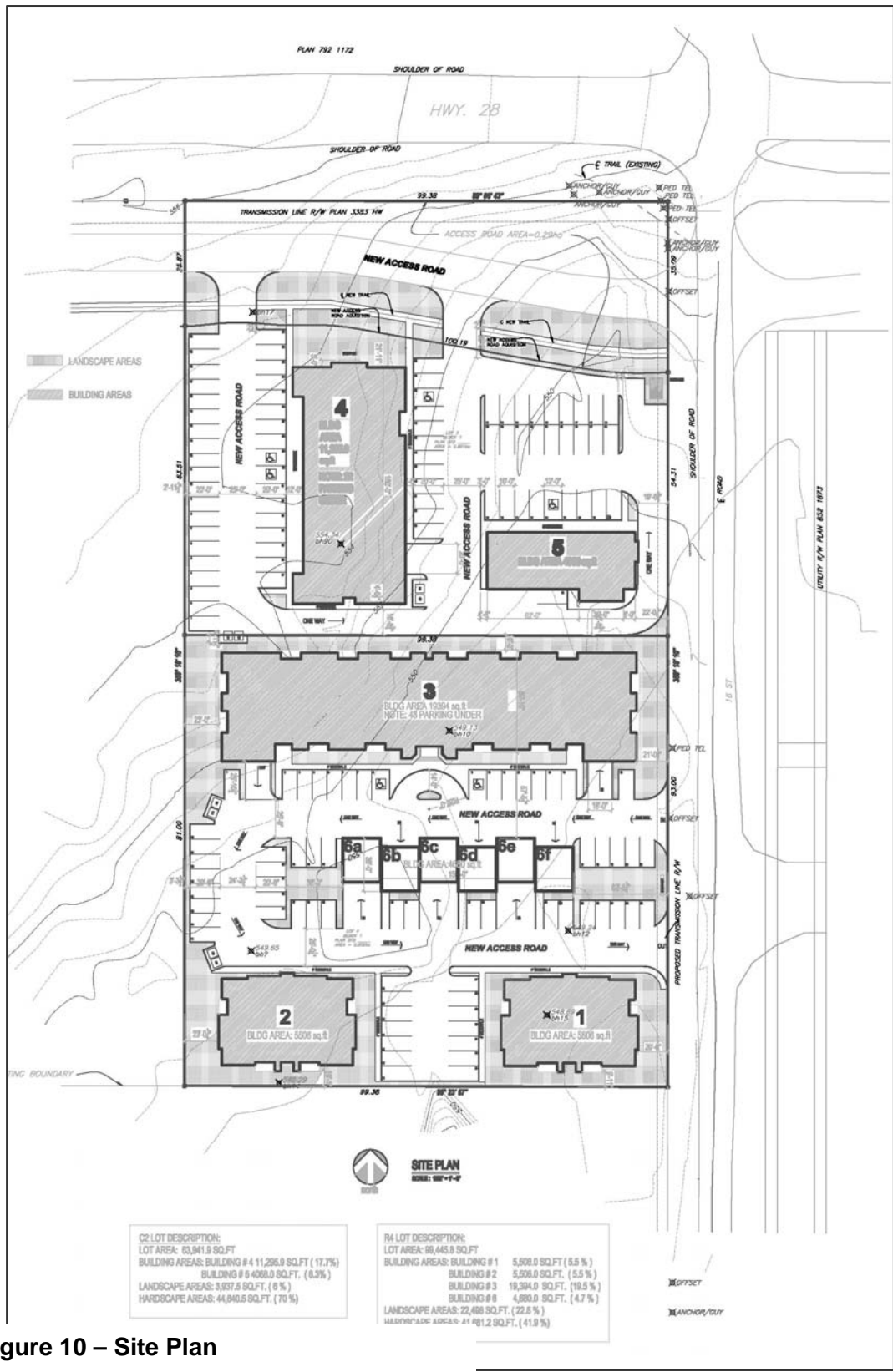


Figure 10 – Site Plan