

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD SEPTEMBER 9, 2014

Present: Deputy Mayor A. Campbell, Councillors D. Bachman, M. Fischer, W. Brown, S. Nolls & K. Sernecky

CAO G. Switenky
Director of Operations M. Robbins
Corporate Secretary C. Smith

Absent: Mayor D. Richards & Assistant CAO S. Gerlitz

Call to Order: Deputy Mayor A. Campbell called the meeting to order at 4:30 p.m.

1. Agenda Additions/Deletions

4(a) None

2. Agenda Approval

Moved by Councillor Bachman that the agenda be approved as presented.

MOTION CARRIED
Unanimous

3. Delegation - 4:30 P.M. – Dave Dittrick, Zap Municipal Consulting Inc. re: Northeast Industrial Area Structure Plan

Dave Dittrick, Zap Municipal Consulting Inc. entered the meeting at 4:30 p.m.

Deputy Mayor Campbell welcomed D. Dittrick to the meeting.

D. Dittrick advised that Tagish Engineering and Zap Municipal Consulting Inc. prepared the Northeast Industrial Area Structure Plan. D. Dittrick explained that the plan is to provide a framework for the rezoning, subdivision and development of part of the majority of the NW ¼ 04-39-19-W4M and a portion of the SW ¼ 04-39-19-4 that is located in the northeast portion of the Town of Stettler. The Plan Area consists of 52.84 hectares (130.46 acres).

D. Dittrick explained that the Northeast Industrial Area Structure Plan has been designed to be a guide for Town Council, land developers, citizens and Administration. The purpose of the Area Structure Plan has three principle goals:

1. To apply the Town of Stettler's long-term planning goals, identified within the Municipal Development Plan.
2. To provide direction and policy guidance for industrial land use decisions in the development and growth of the Northeast Industrial Subdivision.
3. To provide flexible, innovative and progressive industrial development opportunities while considering existing and emerging market demands.

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D. Dittrick advised that the original Northeast Industrial Area Structure Plan did not include storm water management, and with the Town's existing low pressure sanitary system in the area nearing capacity the new ASP needs to consider servicing provisions for the area on an economical basis.

D. Dittrick further noted that roughly 70% of the area covered under the ASP is currently owned by the Town, with 30% being owned by residents or businesses. The majority of the site is clear and currently used as agricultural grazing lands, lending itself to development. It was noted that it is the intent of the Town, either on its own or through partnerships, to develop, subdivide and sell lands for light industrial purposes.

D. Dittrick explained that upon Council's acceptance of the draft ASP it will then be circulated to the County of Stettler No. 6, AB Environment, Atco Electric, Altagas Utilities, Shaw Communications, Telus Communications and other impacted property owners for comment.

Members of Council reviewed the following:

1. Future Land Use

- Sanitary discharge into a wet well or storage system
- Roundabout in future
- Snow Dump Expansion
- Access to Ring Road

2. General Policies – All development within the boundaries of the Northeast Industrial Area Structure Plan shall be fully serviced to current industrial urban standards with gravel roadways, open ditches, piped municipal utilities (water, sanitary sewer and storm water) and shallow utilities (gas, electrical, telecommunications).

Discussion ensued regarding whether the road standard for this area should be upgraded to pavement. It was generally supported that pavement is a preferred treatment however it certainly drives up the cost of each lot for competitive purposes.

Administration will reconsider the language used in the ASP to promote higher standards (then gravel) for roadway treatments based on development factors such as proposed density at time of subdivision and type of use being proposed.

3. Future Transportation Plan – Accesses will be on the east and north side of the subject lands from 38th Street and 55th Avenue (Ring Road). A secondary access point connecting to 52nd Avenue, is also planned to connect the subdivision into the existing industrial development located west of the subject lands. The area is designed for open ditch storm water management.

D. Dittrick reviewed the road alignment configuration and MR designation with respect to the lands within the ASP that are privately owned.

4. Utility Systems

Water Main – The plan is proposing to have a fully looped water distribution system.

Sanitary Sewer Main –The property cannot be serviced by the Town’s existing sanitary gravity collection system. In addition, it is not recommended to connect this development to the existing low pressure sanitary system, because of extremely limited capacity. This development will be serviced by a gravity system that discharges to the northeast corner of the subject property into a wet well or storage system. This wet well will be augmented by a future lift station that will discharge directly to the Town’s sanitary facultative storage facility.

5. Storm Water Runoff – All drainage will be retained in the northeast corner of the development and the storm water will be treated and discharged at this location.

6. Shallow Utilities – Electricity, Natural Gas, Telephone and Cable Television will be provided on phase-by-phase basis.

Discussion ensued regarding the use of off-site levies to assist in funding major infrastructure renewal and upgrades.

Members of Council accepted the Northeast Industrial Area Structure Plan for information and unanimously agreed to hold a Public Open House to discuss any concerns regarding the Northeast Industrial Area Structure Plan prior to 1st Reading of the related bylaw.

Deputy Mayor Campbell thanked D. Dittrick for his informative presentation.

4. Additions

a. None

5. Adjournment

Moved by Councillor Fischer that the Committee of Whole Meeting be adjourned.

MOTION CARRIED
Unanimous at 5:37 p.m.

Mayor

Assistant CAO