

BYLAW 08/23

A BYLAW OF FLAGSTAFF COUNTY, IN THE PROVINCE OF ALBERTA, TO APPROVE THE AREA STRUCTURE PLAN FOR THE FORESTBURG/FLAGSTAFF INDUSTRIAL SUBDIVISION.

WHEREAS, Section 633(1) of the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta, provides a Council may adopt an area structure plan which provides a framework for subsequent subdivision and development of an area of land;

AND WHEREAS, Council deems it desirable to adopt an Area Structure Plan for the Forestburg/Flagstaff Industrial Subdivision;

AND WHEREAS, Council recognizes that the lands contained within the Forestburg/Flagstaff Industrial Subdivision will be available for continued development as an industrial and commercial subdivision;

AND WHEREAS, notice of a Public Hearing was given pursuant to Section 606(2) of the Municipal Government Act, being Chapter M-26 of the Statutes of Alberta;

AND WHEREAS, a Public Hearing to review the Area Structure Plan was scheduled for and held on November 22, 2023, commencing at 9:00 a.m. at the Flagstaff County Administration Building;

NOW THEREFORE, the Council of Flagstaff County, in the Province of Alberta, duly assembled, hereby enacts as follows:

THAT THE AREA STRUCTURE PLAN FOR THE FORESTBURG/FLAGSTAFF INDUSTRIAL SUBDIVISION, AS ATTACHED AS SCHEDULE A AND FORMING PART OF THIS BYLAW BE ADOPTED.

READ A FIRST TIME this 11 day of October, 2023.

READ A SECOND TIME this 22 day of November, 2023.

READ FOR A THIRD AND FINAL TIME this 22 day of November 2023.

SIGNED and PASSED this 22 day of Nov, 2023.



Reeve



Chief Administrative Officer

FORESTBURG/FLAGSTAFF INDUSTRIAL

AREA STRUCTURE PLAN



Prepared for: The Village of Forestburg & Flagstaff County

Presented by: Select Engineering Consultants Ltd.

Date: October 16, 2023

RPT-27-22030-8.5-ForestburgIndustrialASP-231016

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Table of Contents

1.0	Introduction	1
1.1	Purpose	1
1.2	Location.....	1
1.3	Vision.....	1
1.4	Property Ownership.....	1
2.0	Statutory Conformance	3
2.1	Inter-Municipal Development Plan.....	3
2.2	Municipal Development Plan	3
	2.2.1 Village of Forestburg	3
	2.2.2 Flagstaff County	3
2.3	Land Use Bylaw.....	4
	2.3.1 Village of Forestburg	4
	2.3.2 Flagstaff County	4
2.4	General Municipal Servicing Standards	4
3.0	Public Consultation	5
4.0	Site Analysis	6
4.1	Surrounding Site Features	6
4.2	Existing Site Features.....	6
4.3	Wells and Utility Rights of way	7
4.4	Supporting Technical Documentation	7
	4.4.1 Environmental Site Assessment – Phase 1	7
	4.4.2 Geotechnical Investigation	7
	4.4.3 Traffic Impact Assessment	8
	4.4.4 Historical Resources Overview	8
	4.4.5 Biophysical Assessment	8
5.0	Development Concept	10
5.1	Introduction.....	10
5.2	Industrial.....	10
5.3	Open Space.....	11
	5.3.1 Municipal Reserve	11
	5.3.2 Environmental Reserve	12
	5.3.3 Stormwater Management Facility	12
5.4	Transportation	13
	5.4.1 Perimeter Roads	14
	5.4.2 Internal Road Network	14
	5.4.3 Battle River Rail Spur Line	14
6.0	Utility Services	16
6.1	Water Servicing.....	16
6.2	Sanitary Servicing	16
6.3	Stormwater Management.....	17
6.4	Shallow Utilities	17

7.0	Implementation	18
7.1	Timeframe of Development	18

List of Appendices

- Appendix A Maps
- Appendix B Technical Studies

1.0 Introduction

1.1 Purpose

The purpose of this Area Structure Plan is to provide a document to establish a land use framework for the north half of NW and NE ¼ Section 35 Township 41 Range 15 West 4th Meridian within the Village of Forestburg and Flagstaff County. This Area Structure Plan is a joint venture between the two municipalities and will guide the review and approval of future development applications within the Plan area.

1.2 Location

This Area Structure Plan is located south of Highway 53, east of 53 Street and west of the Battle River Railway and Range Road 151. Agricultural lands extend south, west and east of the Plan area. The ASP lands are split between two municipalities, the Village of Forestburg and Flagstaff County. The Village encompasses approximately 50.47ha of land legally defined as NW35 41-15-W4. Flagstaff County includes approximately 48.08ha of land legally defined as NE35 41-15-W4 (**Figure 1**).

1.3 Vision

The Forestburg/Flagstaff Industrial ASP envisions this area as a catalyst for future growth that is centered on creating a modern, and efficient industrial development that spurs economic development, provides a stable tax base and source for employment, thereby enhancing the quality of life for the local residents. The industrial park will attract a diverse range of businesses and industries that will spur economic growth, create job opportunities and stimulate the local economy.

1.4 Property Ownership

Ownership within the Industrial ASP area is comprised of both municipal and privately owned lands. The majority of lands within the Village of Forestburg have previously been subdivided and include businesses such as: McNabb Construction, Forestburg Meat Processing and Forestburg Transit Mix. The Forestburg Multiplex and approximately 10.8 ha of Municipal Reserve is also located in the northwest Plan area which have been developed as baseball diamonds, soccer fields and a multi-use facility which are owned by the Village (**Figure 2**).

The four primary landowners within the ASP area are Village of Forestburg, Forestburg Transit Mix, Prism Integrated Solutions and Prairie Thermal Treatment Ltd. The majority of lands within the County are undeveloped.

1	Lot 6, Block 1, Plan 142 4923	MCNABB CONSTRUCTION LTD.
2	Lot 5, Block 1, Plan 142 4923	FORESTBURG TRANSIT MIX
3	Lot 1, Block 6, Plan 982 3898	1947075 ALBERTA LTD.
4	Lot 2, Block 6, Plan 992 0067	JQ HEALTH ORGANON INC.
5	Lot 1, Block 7, Plan 992 0067	VILLAGE OF FORESTBURG
6	Lot 2, Block 7, Plan 992 0067	VILLAGE OF FORESTBURG
7	Lot 7, Block 3, Plan 842 1416	VILLAGE OF FORESTBURG
8	Lot 1, Block 4, Plan 842 1416	VILLAGE OF FORESTBURG
9	Lot 5, Block 5, Plan 082 9163	VILLAGE OF FORESTBURG
10	Lot 1, Block 5, Plan 002 2159	VILLAGE OF FORESTBURG
11	Lot 2, Block 5, Plan 002 2159	VILLAGE OF FORESTBURG
12	Lot 3, Block 5, Plan 002 2159	VILLAGE OF FORESTBURG
13	Lot 4, Block 5, Plan 002 2159	VILLAGE OF FORESTBURG
14	Lot 9, Block 4, Plan 002 2159	VILLAGE OF FORESTBURG
15	Lot 1, Block 4, Plan 842 1416	VILLAGE OF FORESTBURG
16	Lot 3, Block 7, Plan 992 0067	2092513 ALBERTA LTD.
17	NW35-41-15-W4M	FORESTBURG TRANSIT MIX
18	NE35 41-15-W4M	FORESTBURG TRANSIT MIX

2.0 Statutory Conformance

This Area Structure Plan has been prepared in accordance with the objectives and policies within the Village of Forestburg and Flagstaff County statutory plans.

2.1 Inter-Municipal Development Plan

The Village of Forestburg & Flagstaff County Intermunicipal Development Plan (IDP) was adopted in June 2017 (Flagstaff County Bylaw #04/17 and Village of Forestburg Bylaw 1:2017) and provides direction for the development of land adjacent to the two bordering municipalities. The Flagstaff County area in the ASP plan is part of the urban expansion area for the Village of Forestburg and is designated as commercial/industrial in the IDP, aligning with the planned use of the site.

Collaborative planning between the two municipalities is encouraged to minimize fragmented unserviced development and to protect the agricultural lands surrounding the Village of Forestburg.

2.2 Municipal Development Plan

2.2.1 Village of Forestburg

The Village of Forestburg Municipal Development Plan, Bylaw 3/2009, was adopted in 2009 and provides guidance for the future growth and development of the community, including the allocation and use of industrial land. The plan recognizes the importance of industrial land to the local economy and the need to ensure that it is available for businesses to expand and create jobs. In order to achieve this, the plan sets aside specific areas for industrial use and outlines the requirements for development in these areas.

The ASP is located within the designated industrial area listed within the MDP, however, the road alignments do not conform with *Map 6: Industrial Land: Future Expansion NW 35-41-15-4*. An amendment to the MDP is required to update all relevant figures and text.

2.2.2 Flagstaff County

The Flagstaff County Municipal Development Plan (MDP), Bylaw 10/18, was approved in August 2018 and establishes a 25-year vision for land use and development in the County. While most of Flagstaff County's economic base focuses on agriculture and resource sectors, they recognize the benefits of industrial developments by providing greater employment and additional services to County residents. The MDP encourages industrial development and the clustering together of compatible uses in rural industrial parks.

Although identified on Future Land Use Map of the County MDP as appropriate for future commercial use, the MDP does allow Industrial development to occur within commercial areas. The MDP does encourage industrial uses to locate in areas that are physically suited for the use, designed to have access to existing water, three phase power and proximity to paved County roads or provincial highways.

In order to balance economic development with environmental protection and the needs of the local community, the MDP sets out policies for the responsible and sustainable development of industrial lands. These policies include guidelines for site design and operation, environmental impact assessments, and the promotion of sustainable practices such as the use of renewable energy and waste management.

The County's MDP contains intermunicipal policies and supports the protection of a 3.2 kilometer area around each urban municipality for urban expansion plans and industrial parks. As the ASP is located along the municipal border of the Village of Forestburg and is proposed to be developed as industrial, no MDP amendment is required.

2.3 Land Use Bylaw

2.3.1 Village of Forestburg

The Village of Forestburg's Land Use Bylaw 10/2012 was adopted in December 2012 and last amended in 2022. The purpose of the Land Use Bylaw is to establish regulation and control of the uses and development of land and buildings within the Village. The Land Use Bylaw generally describes the ASP area as being districted M-Industrial District which provides industrial and commercial uses which will not damage or interfere with adjacent land uses through noise, dust, odour, vibration, heavy traffic, or other objectionable conditions. Additional lands in the northwest portion of the ASP are districted as P-Park. This park space has previously been developed and districted for the use of baseball diamonds, a soccer field, and a multi-use facility. No amendments to the Land Use Bylaw are expected to be required as part of this ASP.

2.3.2 Flagstaff County

Flagstaff County Land Use Bylaw, 01/23, was adopted in 2023 to establish regulations on how land can be developed. The purpose of the Land Use Bylaw is to regulate and control the use and development of land and buildings within the County to achieve the orderly and economic development of land. The Land Use Bylaw describes the lands within the ASP as Highway Commercial – HC District. The HC District provides services for the traveling public along highway corridors.

While the HC District may allow for some commercial and limited industrial land uses, the County may investigate a redistricting to the Industrial – I or Rural Industrial – RI Districts so that additional industrial and manufacturing land uses can be explored. This will be explored at the time of development.

2.4 General Municipal Servicing Standards

Neither the Village of Forestburg nor Flagstaff County have minimum engineering design standards. The Engineering Design Brief submitted concurrently with this ASP will provide servicing information that will guide the overall development.

3.0 Public Consultation

On February 28, 2023, Select Engineering, on behalf of the Village of Forestburg and Flagstaff County, held a Public Open House to discuss the Forestburg/Flagstaff Industrial ASP and gather public opinion regarding the proposed development concept. The development area is approximately 98 hectares (50 hectares within the Village and 48 hectares within the County) and legally defined as NW and NE 35 41-15-W4. Notifications for this event were sent out to surrounding landowners and newspaper ads in the February 15, 2023 and February 22, 2023 edition of the Community Press was posted.

The Public Open House was a drop-in format with display boards set up around the room highlighting information about the proposed development, with project representatives from Select Engineering and municipal representatives available to discuss the information and answer questions. The event was held from 4:00pm to 7:00pm in the Upper Lounge Room at the Forestburg multi-use facility. Thirty-four members of the public attended the public open house. Attendees included a representative from Battle River Rail, the Mayor of the Village of Forestburg, The Reeve of Flagstaff County, Council members from both municipalities, and local business owners and residents.

In person discussions and comments from the public were primarily geared to finding out additional information about the development and were generally supportive. No written comments from the event were submitted. Two comments were received by email following the event. One comment was related to having an appropriate buffer between the future industrial development and residential development north of the plan area. This could be in the form of public land or a private purchase to expand the current residential lot.

A second comment was received from a landowner south of the ASP area with concerns about potential surface drainage from the site, future access restrictions to his farm if the rail spur crosses Range Road 151 and concerns with fencing and garbage control.

4.0 Site Analysis

4.1 Surrounding Site Features

The Village of Forestburg extends north of the ASP area and is mostly developed, consisting of residential, open space and commercial uses. Existing businesses fronting Highway 53 and a portion of 53 Street are not included within the ASP as these businesses are developed and do not require additional services. The south and east boundaries form the Forestburg/Flagstaff border and are used generally as agricultural lands. The west is also bordered by agricultural lands, however Forestburg's MDP identifies this area as the future development of commercial along 53 Street and additional sports fields. Further to the west is an existing lake and the Forestburg airport.

4.2 Existing Site Features

The NW ¼ section currently has multiple developed lots on the western half of the lands that are subdivided and registered at Alberta Land Titles. These lots include a mix of industrial and recreational facilities (baseball diamonds, soccer field and a multi-use facility) and will remain with development. The eastern portion of the NW ¼ section consists of farmland. Existing gravel roadways extend south from Highway 53 at 47 Street and east from 53 street at 41 Avenue and Access Road and provide access into the ASP area.

The NE ¼ section is generally cleared and used for agricultural crop production. There are several clusters of trees located adjacent to the railway and in the centre of the Plan. There are also numerous sloughs throughout the property that hold water and will be filled in at the time of grading activities.

Battle River Rail (BRR) owns a rail line that forms part of the eastern boundary of the ASP. The Village and County have proposed utilizing this railway by providing an additional rail right-of-way and transload area in the centre of the neighborhood to allow future development by BRR.

The topography of the ASP generally slopes west to east with a high surface elevation of approximately 713.5 m in the northern dividing line between the two ¼ sections to a low of approximately 710m adjacent to Range Road 151 in the southeast Plan area. The ridge in the north central portion of the neighbourhood separates drainage flow directions into east and west with a majority of the ASP draining towards the eastern low point along Range Road 151. **(Figure 3)** A culvert across Range Road 151 allows this drainage to continue southeast away from the Plan.

4.3 Wells and Utility Rights of way

According to Abacus Datagraphics Limited (AbaData), two low pressure gas pipelines are located within the ASP area. The first low pressure gas pipeline enters the southwest corner of NW 35 41-15-W4 and extends northeast through the ASP. This pipeline has been abandoned and if not already removed, will be removed with development. The second low pressure gas pipeline extends east along the southern boundary and then extends north along the Forestburg/Flagstaff border and eventually flares northeast to provide service to the existing businesses adjacent to the BRR. This gas pipeline will be realigned with development to allow for more efficient servicing of all parcels.

According to the Alberta Energy Regulator, no oil wells are located within the ASP area. Three well leases are within 300 m of the Site boundary and were either suspended, reclaimed, or abandoned and have no impact on development.

4.4 Supporting Technical Documentation

4.4.1 Environmental Site Assessment – Phase 1

A *Phase I Environmental Site Assessment (ESA)* was completed by Solid Earth Geotechnical Inc. in December 2022 for lands legally described as Pt. N 1/2 35 41-15-W4. This ESA was performed to identify potential or actual environmental contamination that could be associated with the current and past activities on the site. A site visit was completed in November of 2022.

Solid Earth concluded that the potential for environmental impact to the site was generally considered low. One exception was noted on the western portion of the site at 4821-41 Avenue which had historically contained an above ground diesel tank, which is no longer on site. Further assessment could be pursued if warranted.

No further environmental investigation is required.

4.4.2 Geotechnical Investigation

Solid Earth Geotechnical Inc. conducted a *Geotechnical Investigation* for lands legally described as Pt. N 1/2 35 41-15-W4. This investigation was completed in December 2022 and generally describes the sub-soil conditions. This investigation also provides recommendations to aid in the design and construction of the ASP.

A field investigation was performed on November 8, 2022, consisting of six boreholes drilled to a depth of approximately 6.9m below the surface. Recommendations provided are based on these boreholes, which were located throughout the undeveloped portions of the site.

Groundwater seepage conditions were monitored during and immediately following completion of drilling. Slotted standpipe piezometers were installed at all borehole locations, which showed a groundwater depth varying between 4.0m to 6.7m below the surface. One test hole was completely dry. Solid Earth returned to site on November 23, 2022 to check the piezometers, which showed a groundwater depth varying between 2.8m to 4.8m below the surface. Groundwater levels are expected to fluctuate seasonally depending upon several factors that include geology, hydrogeology and surface infiltration.

Solid Earth concluded that the soil condition on site are suitable for the proposed development, including site grading, installation of underground utilities, and pavement structure. Deep pile foundations were recommended as the most suitable foundation option for structure with further detailed recommendation for the site outlined in the report.

4.4.3 Traffic Impact Assessment

A *Traffic Impact Assessment* was completed by Bunt and Associates Engineering Ltd. in January 2023. Based on the development concept, four main access points to the site will ultimately be from 53 Street (40, 41 and 42 Avenue) to the west and Range Road 151 to the east. These access points provide direct access north to Highway 53. A fifth access is located within the north Plan area along 47 Street, which provides additional access to the site from Highway 53.

Bunt has concluded that the following upgrades to the three proposed Highway 53 intersections are recommended:

- Addition of an eastbound right turn bay at the Highway 53/53 Street intersection,
- Upgrading of the Highway 53/47 Street intersection to AT's standard flared intersection (Type III) to allow for simultaneous left and through movements on the east and west approaches, and
- Upgrading of the Highway 53/Range Road 151 intersection from a simple radius Type I intersection to a Type II intersection with tapers on the east and west approaches.

The provincial *Subdivision and Development Regulation* requires that all subdivision applications within 1600 metres of a provincial highway receive approval from the Minister of Alberta Transportation. Alberta Transportation will confirm timing of any upgrades at the time of subdivision or development permit review.

4.4.4 Historical Resources Overview

Historical Resources Act clearance was granted by Alberta Culture on March 22, 2023 for the entirety of the N ½ 35-41-15-W4. It is noted that should any historic resource be discovered through excavation of the site shall notify the Minister of the discovery.

4.4.5 Biophysical Assessment

Spencer Environmental Management Services completed a *Biophysical Assessment* report in December 2022 for portions of NW 35 41-15-W4 and NE 35 41-15-W4. This Biophysical Assessment identifies and describes all existing natural features within the ASP lands and outlines conservation recommendations and is intended to meet the requirements for an environmental report and wetland assessment. This Biophysical Assessment was generally confined to the undeveloped portions of the ASP and did not include the existing businesses currently operating on-site within the Village of Forestburg.

Spencer Environmental performed a site visit in October 2022 to investigate the ASP area to map out and characterize plant communities, wildlife habitat, inventory natural wetlands and identify in-field environmental sensitivities. Ten wetlands, ranging in size between 0.04 ha and 1.60 ha were confirmed within the ASP area. None of the wetlands supported any surface water at the time of the site visit, however, historical aerial photographs suggest that, at times, open water may have been present although relatively shallow.

Based on the results of the ABWRET-A assessments, Alberta Environment and Protected Areas assigned a wetland value of D to all confirmed wetlands.

All identified wetland areas are proposed to be removed with development of the ASP. A Wetland Assessment Impact Report will be submitted to Alberta Environment for approval with all compensation for the loss of wetlands to be paid to Alberta Environment prior to subdivision and development of these areas.

The report also recommends naturalization of open space and the incorporation of native plant species which may be incorporated into the stormwater management facilities within the ASP.

5.0 Development Concept

5.1 Introduction

The Village of Forestburg and Flagstaff County have identified the need for cooperation and joint planning to address the need for growth within both municipalities. Through this shared approach, it was determined that both municipalities could achieve attractive investment and growth opportunities for business within the ASP.

The Forestburg/Flagstaff Industrial ASP consists of existing and future Industrial lots with four stormwater management facilities servicing the site, while allowing the established recreational uses to continue operations with minimal impact from the planned additional industrial development (**Figure 4**) The addition of the spur line extending west from the Battle River Railway will provide opportunity for the attraction of appropriate industrial development to support Forestburg and Flagstaff County.

Policy 5.1.1	In considering subdivision and development proposals, the Village and County Subdivision and Development Authority will ensure the proposed subdivision and/or development conforms to the intent of Development Concept illustrated in Figure 4.
Policy 5.1.2	Updates may be completed without the requirement to amend the ASP, if the general intent of the ASP is still achieved. Requirements for an ASP amendment will be to the discretion of the Village of Forestburg and Flagstaff County.

5.2 Industrial

The proposed ASP will provide a mix of commercial and industrial land uses that are compatible with adjacent development and serve the residents of both Flagstaff County and the Village of Forestburg.

The site area will utilize the Industrial (M) District within the Village of Forestburg, which allows for but is not limited to the development of manufacturing, processing, repairing, fabrication, lumber yards, agricultural services and sales, veterinary clinics, railway operations, warehousing and storage, retail and service businesses, and automobile, truck, and farm equipment sales. All industrial activities within the ASP area shall limit the emission of odours, dust, smoke, gas, noise, or vibration to avoid damage or nuisance to adjacent land uses. Open storage may be located outdoors provided it is screened from view of public roadways, public spaces, or private residences.

Lands located within Flagstaff County is currently districted as Highway Commercial (HC), which allows for but is not limited to the development of agricultural support services, agri-industrial, agri-tourism, automotive and equipment maintenance and repair, bulk fuel storage and sales, contractor services, general retail, and indoor storage. As the HC district is more commercial based, a redistricting to the Industrial (I) or Rural Industrial (RI) Districts would

provide more industrial land uses and outdoor storage, while still allowing some of the uses listed within the HC district and may match the ASP vision more accurately. This will be confirmed at the time of subdivision.

All landscaping requirements will be provided in accordance with the respective Land Use Bylaws and approved to the satisfaction of the Development Authority at the time of subdivision.

Policy 5.2.1	A range of industrial and business uses are considered appropriate and compatible in the Industrial Area. This range of uses includes general industrial, business uses, office, local commercial, service commercial, recreational, public, and institutional uses.
Policy 5.2.2	Uses that are considered similar and/or accessory to those listed above may also be considered where determined to be compatible and appropriate by the Approving Authority.
Policy 5.2.3	All industrial activities within the ASP area will not result in the emission of odours, dust, smoke, gas, noise or vibration will not damage or interfere with adjacent land uses.
Policy 5.2.4	Open storage may be located outdoors provided it is screened from view of public roadways or public spaces.
Policy 5.2.5	An existing land use that is located within the Plan at the time of adoption of the ASP shall be considered to be in compliance with the policies of this Plan and shall be permitted to undergo improvements or expansion of existing buildings subject to municipal approval.

5.3 Open Space

5.3.1 Municipal Reserve

The Municipal Government Act Section 666 stipulates that a maximum of 10% of land within a parcel will be required to provide municipal reserve dedication whether as land dedication, cash-in-lieu, or a combination of both. Each municipality will be required to provide this municipal reserve dedication at the time of subdivision to the satisfaction of the Village of Forestburg and Flagstaff County.

A 10.8 ha park site has been dedicated as Municipal reserve for the site, which accounts for approximately 11% of the Gross Developable Area within the ASP. This park space is located within the Village and has already been subdivided and developed as baseball diamonds, soccer field and a multi-use facility and provides recreation opportunities, public amenity, and open space for the Village of Forestburg residents.

Any existing parcels within the ASP or newly created lots may be subject to paying cash-in-lieu to the Village of Forestburg or Flagstaff County to aid in further developing Municipal Reserve spaces. This requirement will be confirmed at the time of subdivision.

Policy 5.3.1.1	A maximum of 10% of the gross developable area shall be dedicated as Municipal Reserve by the dedication of land, cash in lieu, or a combination of both to the discretion of the approving authority.
Policy 5.3.1.2	The subdivision authority, at their discretion, may require any parcel that has not provided Municipal Reserve dedication, to pay cash-in-lieu to a maximum of 10% of the parcel area to the approving authority at the time of subdivision.

5.3.2 Environmental Reserve

No environmental reserve is designated within the ASP area.

5.3.3 Stormwater Management Facility

Three stormwater management facilities are located within the ASP area. These stormwater management facilities provide visual amenity to the development, as well as, provide a utility function for the retention of stormwater. All undeveloped lots within the central and eastern Plan area will drain to one of these stormwater ponds and discharge at pre-development rates to ensure no lands outside of the Plan area is affected. Currently developed portions along the western boundary of the ASP already account for stormwater runoff by draining northwest to 53 Street and Highway 53.

An overall grading scheme has been completed for the development and requires significant fill material to ensure the flow of stormwater runoff is captured. To reduce costs on importing fill material, additional stormwater ponds are proposed which will not only allow for additional stormwater storage within the ASP, but also, will allow for the redistribution of additional fill material. Should the Village or County want to import additional fill material and reduce the sizes of the ponds or even removal of a pond, the area would then be bound by the policies of the industrial area adjacent to it and may not require an amendment to the ASP.

Exact size, shape and location of these stormwater ponds are preliminary and may require updates based on detailed design. Any updates to these ponds may be completed without the need for an ASP amendment to the discretion of the Village of Forestburg and Flagstaff County.

Policy 5.3.3.1	Stormwater management facilities should be located on a public utility lot unless it is a private on-site facility and provides independent servicing for the private lot only.
Policy 5.3.3.2	Treated stormwater may be allowed to enter a natural wetland dedicated as ER to ensure its long-term sustainability in an urban context subject to Alberta Environment approval.

Table 1: Land Use Statistics

Land Uses	Ha	Acres	%
GROSS AREA	98.55	243.52	
Rail Spur Line	4.80	11.86	
Sub-total	4.80	11.86	
GROSS DEVELOPABLE AREA	93.75	231.66	
LAND USES			
Parks/Municipal Reserve	10.80	26.69	11.5%
Stormwater Management Facility	9.10	22.49	9.7%
Public Utility Lot	0.28	0.69	0.3%
Circulation	11.84	29.26	12.6%
Industrial	61.73	152.54	65.9%
SUBTOTAL - LAND USES	93.75	231.66	100.0%

5.4 Transportation

In order to ensure that the transportation system accommodates both current and future needs in the greater Plan area, we have included a general transportation concept. **(Figure 5)** The transportation concept provides a functional and effective transportation system that supports development of industrial and highway commercial uses within the ASP. A Transportation Impact Assessment has been completed in support of the proposed development.

The circulation pattern within the Plan area provides for the safe and efficient movement of traffic throughout the Plan area and beyond and includes the addition of a rail spur line that allows further opportunities for overall development. The road network within the Village of Forestburg lands are intended to be urban in nature, with curb and gutter and a 24m right-of-way (ROW). The County lands will be initially constructed using a 30m rural cross section with gravel roadways and private services, however the ultimate design will include the extension of municipal services and upgrades to an urban road standard with curb and gutter.

At the time of detailed design or anytime in the future, the County may update the Plan to match the road ROW and servicing scheme of Forestburg. The reduction of the 30m ROW will result in additional developable industrial lands and would not require an ASP amendment unless deemed necessary by the Village of Forestburg and Flagstaff County.

Policy 5.4.1	The alignment of roads should generally follow the alignment shown in Figures 4 & 5 of this ASP.
Policy 5.4.2	Developers will be required to construct all roads to the satisfaction of the Village of Forestburg or Flagstaff County.

Policy 5.4.3	The Village and County will work together with Alberta Transportation to ensure a safe and efficient transportation network is developed.
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5.4.1 Perimeter Roads

Five main access points to the site will ultimately be from 53 Street (40, 41 and 42 Avenue) to the west and Range Road 151 to the east. These access points provide direct access north to Highway 53. An additional access is located within the north Plan area along 47 Street, which provides additional access to the site from Highway 53.

Any upgrades to the Highway 53 intersections at 53 Street, 47 Street and Range Road 151 that are warranted based on the recommendations of the Transportation Impact Assessment will be completed to the satisfaction of the Village of Forestburg, Flagstaff County and Alberta Transportation, when deemed appropriate.

Policy 5.4.1.1	Upgrades required to the Highway 53 intersections at 53 Street, 47 Street and Range Road 151 shall be confirmed by Alberta Transportation at the time of subdivision or development permit.
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5.4.2 Internal Road Network

Currently, the roads located within the ASP are approximately 6 to 8m wide, gravel and cold mix asphalt roads with minimal concrete curb and gutter on 43 Avenue, 47 Street and 48 Street. No concrete sidewalks are installed in the ASP at this time.

Traffic control measures for the development will consist of stop signs at intersections and yield signs at the approaches of minor roadways, where suitable. Signalization is not required for this development as traffic volumes are expected to be significantly below the threshold for installation. Railway crossing signals may need to be installed upon completion of the proposed track extension through the neighbourhood.

5.4.3 Battle River Rail Spur Line

Battle River Railway (BRR) has a track that runs adjacent to the eastern boundary of the site and runs in a northwest to southeast direction. Discussion with the Village of Forestburg and Flagstaff County has indicated interest in utilizing this track to attract development within the ASP. To do this, a central right-of-way and transload area has been set aside to allow for future development of a train loading and offloading area for the transportation of goods in and out of the ASP.

Should this spur line not be constructed, the Village of Forestburg and Flagstaff County may develop the lands as additional industrial area without the need for an amendment to this Area Structure Plan and would be confirmed at the time of subdivision.

Policy 5.4.3.1	Parcels adjacent to the rail line are encouraged to utilize the existing and future rail line and spur line infrastructure.
Policy 5.4.3.2	Any setbacks required by Battle River Rail along the rail line or spur line shall be adhered to.
Policy 5.4.3.3	Any alterations to the existing drainage pattern affecting the railway right-of-way shall receive prior consent from Battle River Railway prior to approval.
Policy 5.4.3.4	The alignment of a rail spur line should generally follow the alignment shown in Figures 4 & 5.
Policy 5.4.3.5	Rail crossing treatments such as signs, lights and/or gates should be confirmed through consultation with Battle River Railway to the satisfaction of the Approving Authority.

6.0 Utility Services

Ultimately, the study area shall be serviced by an extension of the Village of Forestburg's sanitary, water, and storm system in accordance with Alberta Environment Standards and Guidelines for Municipal Waterworks, Wastewater, and Storm Drainage Systems. In the interim, lands located within Flagstaff County may be developed using private servicing and leave water and sanitary services to the responsibility of each individual landowner.

A detailed *Area Structure Plan Design Brief* completed by Select Engineering Consultants Ltd. has been submitted under separate cover, which details the ultimate servicing design concept.

6.1 Water Servicing

The Forestburg/Flagstaff Industrial water network will consist of 300mm and 250mm looped water mains throughout the site. Connections will be made to the existing Village of Forestburg water system at 47th Street and 41st Avenue (**Figure 6**).

Offsite watermain improvements will be completed by the Village of Forestburg, which include the installation of 300mm watermains crossing Highway 53 in two separate locations, to provide adequate water capacity for this development, and the existing development south of Highway 53.

The proposed water network, with the offsite future improvements, will have the system operating within the required pressure range of 350 to 700 kPa, adequate fire flows and velocity lower than 3.0 m/s under most operating conditions. Water services, depths, valves, and hydrant spacing will be designed in accordance with Alberta Environment Standards and Guidelines for Municipal Waterworks, Wastewater, and Storm Drainage Systems.

6.2 Sanitary Servicing

Sanitary servicing for the Forestburg/Flagstaff Industrial development will include a gravity sanitary sewer collection system that will convey wastewater to a sanitary lift station, which will ultimately discharge this wastewater into the Village of Forestburg's wastewater trunk (**Figure 7**).

Wastewater generation has been designed in accordance with the expected land use for the site, using a flow rate of 6,170 L/ha/day including an additional allowance for infiltration, general inflow, and sag manhole inflow into the system. The development is expected to be serviced with 250mm sanitary sewer mains for the majority of the development.

Two small zones, one in the west near 41st Avenue, and the other in the north near 47th Street, will include the extension of the existing gravity sanitary sewer system to provide servicing to these sections of the development.

6.3 Stormwater Management

The Forestburg/Flagstaff Industrial development will utilize overland drainage to collect and convey runoff water into separate storm water management facilities (SWMFs), which will release runoff water at a rate consistent with predevelopment runoff. The designed site layout conforms to existing drainage patterns and is designed to minimize grading and achieve an overland drainage system with positive flows to the SWMFs. The use of roads, culverts, ditches, rail right-of-way, and PULs will serve as a collective routing system (**Figure 8**).

Three drainage basins are designed: the north, east, and south drainage basins. Each basin collects and discharges runoff consistent with pre-development drainage patterns and includes the retention of stormwater within SWMFs during rainfall events. Pond storage has been designed that the active storage zone is capable of providing suitable storage for the 1:100 year, 24-hour storm event.

All SWMFs will discharge runoff water through a control structure, at a discharge rate of 2.5 L/s/ha for the contributing basin area. The SWMFs will contain naturalized plantings to treat the stormwater prior to discharge and will be constructed as wet ponds with a permanent normal water depth of 4.5m.

6.4 Shallow Utilities

Shallow utilities planned for this development include natural gas, power, and communication servicing. Each utility owner will be contacted and supplied with the tentative legal plan for the development to initiate design and construction planning. All shallow utilities will be installed as underground infrastructure, with the exception of street furniture including pedestals, transformers, and streetlights.

For this report, it is anticipated that shallow utilities will be provided by extension of the existing systems. The alignment and required easements/rights-of-way will be confirmed at a detailed design stage.

7.0 Implementation

7.1 Timeframe of Development

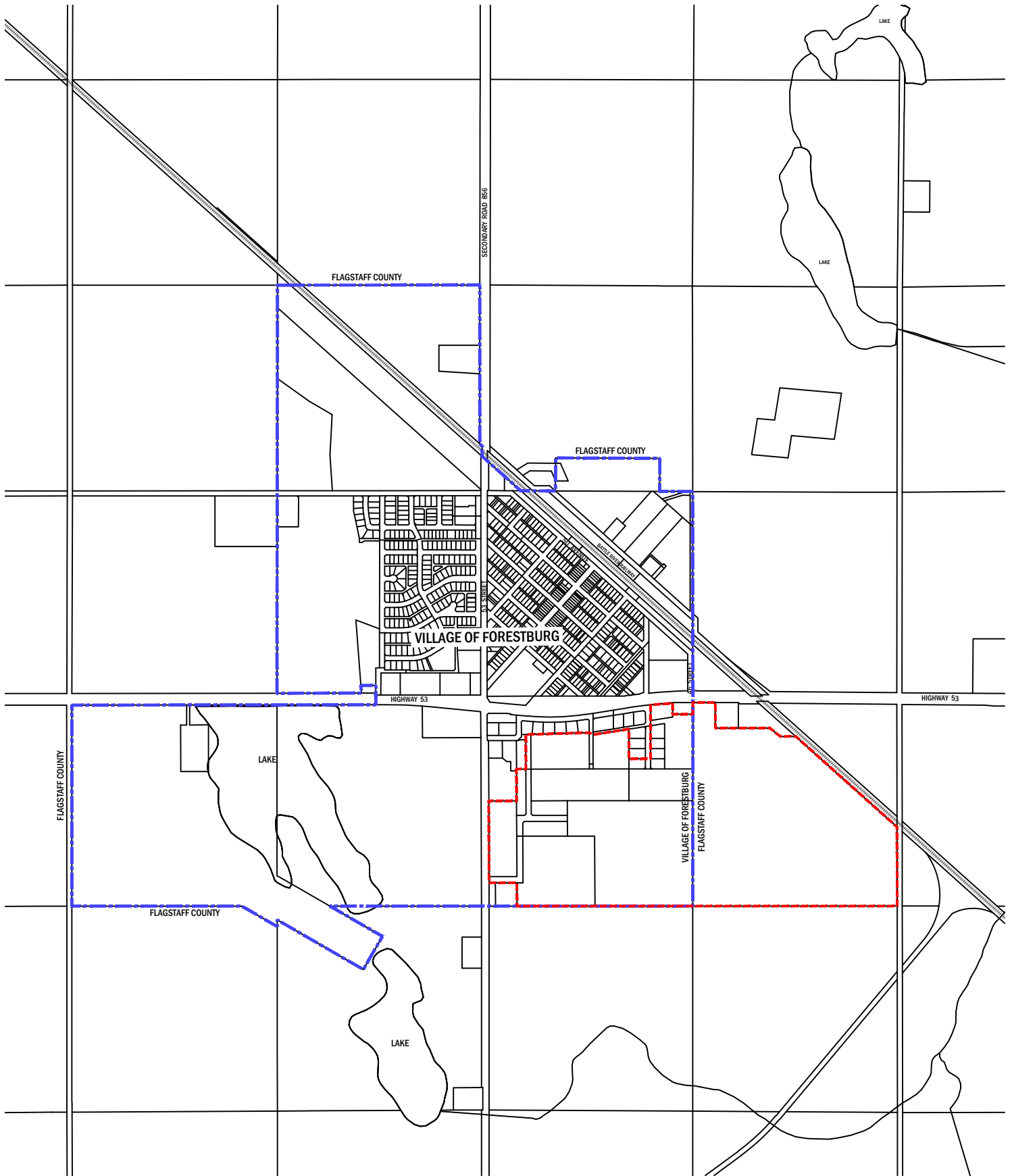
In order to create an efficient and cost-effective development, the Forestburg/Flagstaff Industrial ASP will be developed in multiple stages to meet market demand and will generally be developed from west to east as servicing is extended.

No timeline is currently available as to when the development will occur.

Policy 7.1.1	A subdivision application shall comprise a logical and feasible planning and servicing area and provide for an efficient and economical pattern of development.
Policy 7.1.2	Any proposed subdivision or development permit application shall be suitably serviced with utility and transportation infrastructure.
Policy 7.1.3	A developer, when subdivision and development proceeds on a parcel of land, and in accordance with the Standard Development Agreement in place at the time, shall pay an appropriate share of the costs of infrastructure required to service a site.
Policy 7.1.4	Where a developer finances the cost of extending infrastructure that would normally be financed by an adjacent developer, an endeavor to assist from the benefiting developer will be provided for in accordance with the Standard Development Agreement.
Policy 7.1.5	Where a developer finances the cost of extending infrastructure that would normally be financed by the municipality, the respective municipality may enter into a servicing and financing agreement with the developer that details the facilities to be constructed and the method and timing of cost-recovery to the developer.

APPENDIX A

Maps

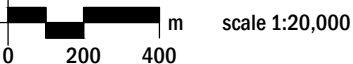


LEGEND

- - - ASP Boundary
- - - Village of Forestburg Municipal Boundary

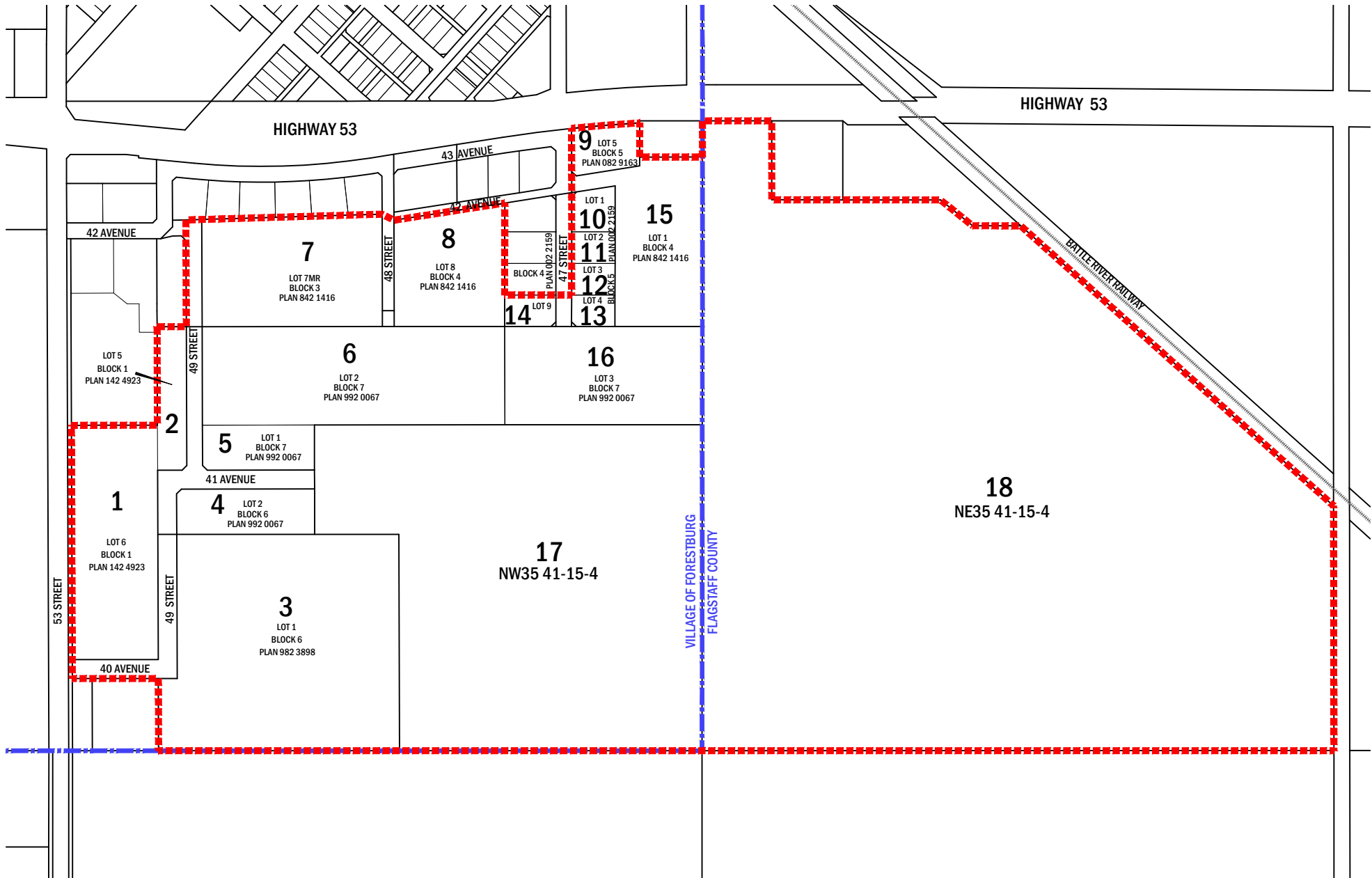


LOCATION PLAN



FORESTBURG/FLAGSTAFF INDUSTRIAL
 VILLAGE OF FORESTBURG/FLAGSTAFF COUNTY

27-22030-02-PRF001-LOCATION.DWG
 JWong October 16, 2023 **FIGURE 1**



LEGEND

- - - - - ASP Boundary
- - - - - Municipal Boundary

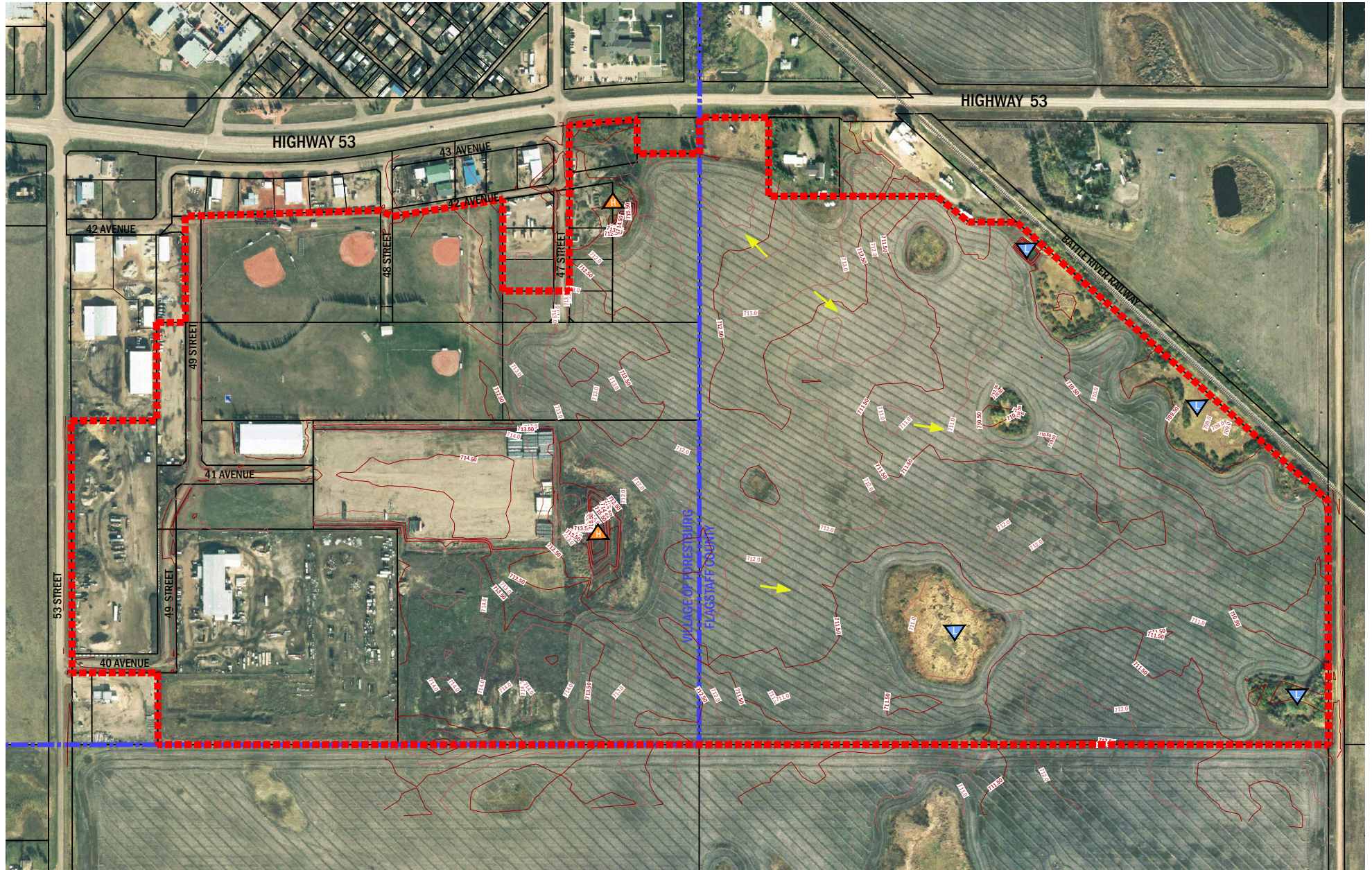


LAND OWNERSHIP

N.T.S.

FORESTBURG/FLAGSTAFF INDUSTRIAL
 VILLAGE OF FORESTBURG/FLAGSTAFF COUNTY





LEGEND



Contours



Drainage Flow



High Point



Low Point



ASP Boundary



Municipal Boundary



EXISTING SITE FEATURES

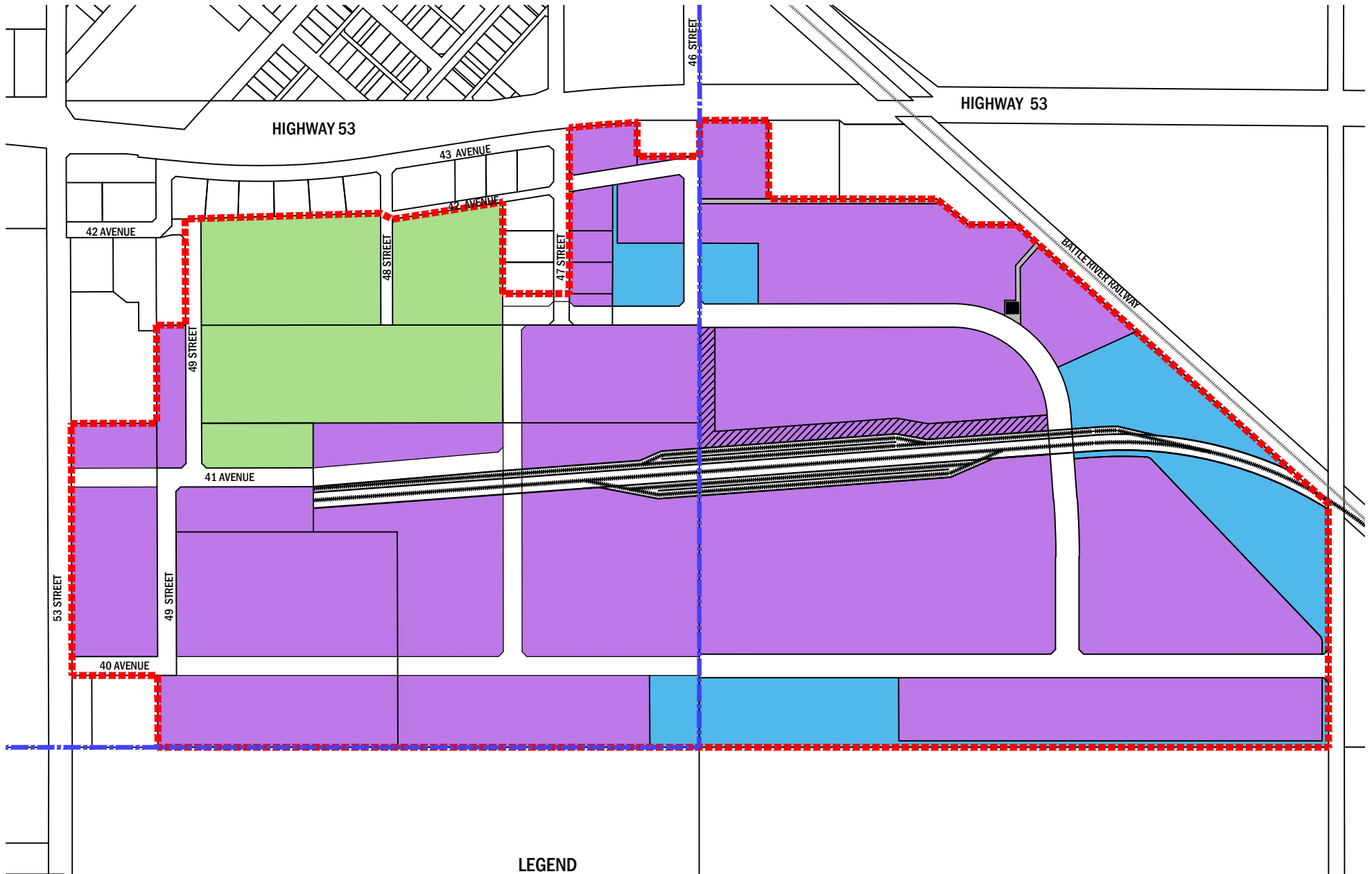


N.T.S.

FORESTBURG/FLAGSTAFF INDUSTRIAL
VILLAGE OF FORESTBURG/FLAGSTAFF COUNTY

27-22030-02-PRF003-EXSTSF.DWG
JWong October 16, 2023

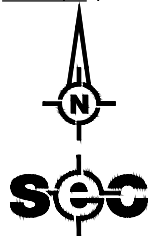
FIGURE 3



LEGEND

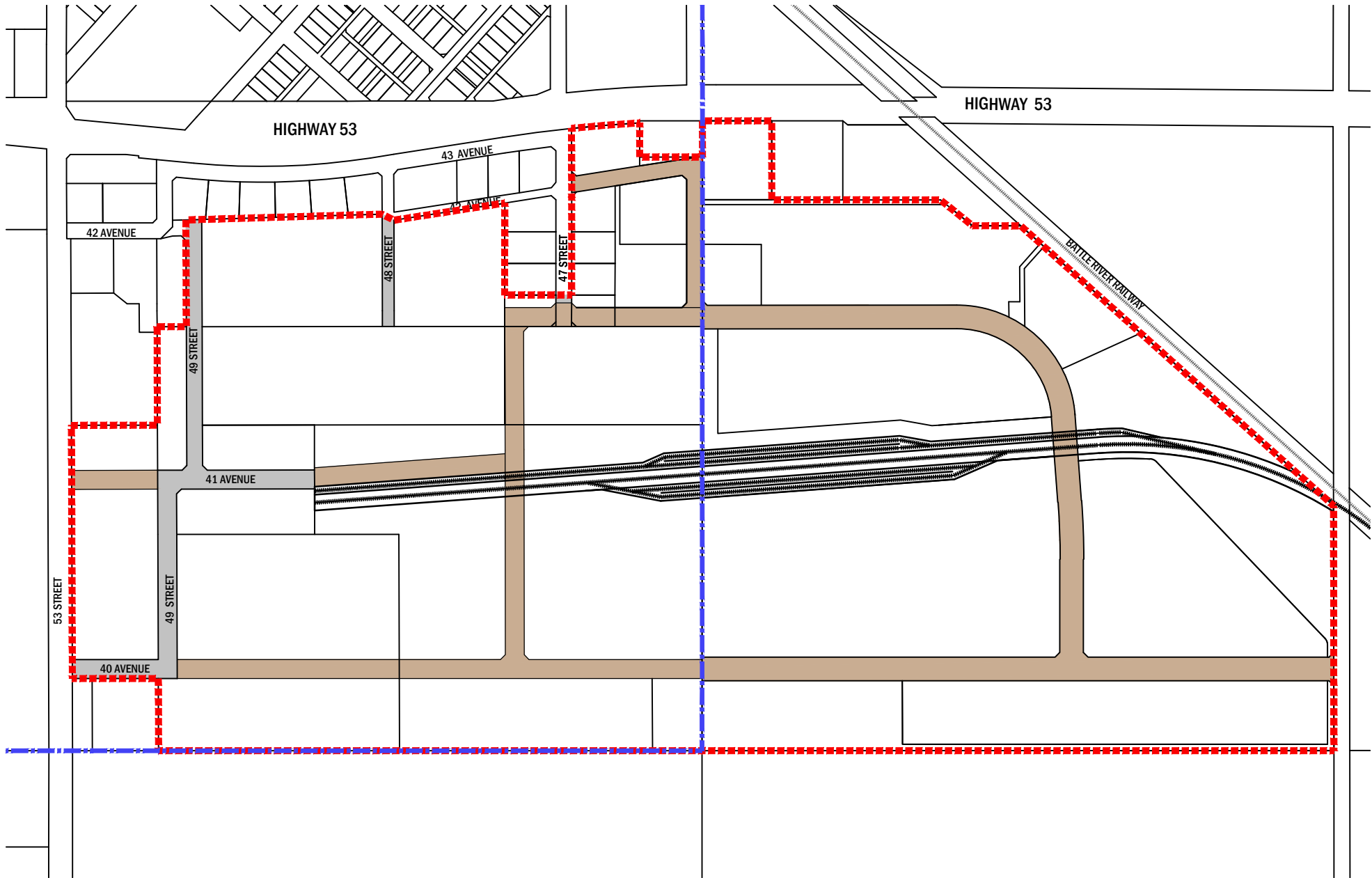
- Industrial
- Park
- Stormwater Management Facility
- Rail Access Road
- Public Utility Lot
- Railway Spur Line
- ASP Boundary
- Municipal Boundary

FORESTBURG/FLAGSTAFF INDUSTRIAL
 VILLAGE OF FORESTBURG/FLAGSTAFF COUNTY



DEVELOPMENT CONCEPT

N.T.S.



LEGEND



Existing Industrial Road



Proposed Industrial Road



ASP Boundary



Municipal Boundary

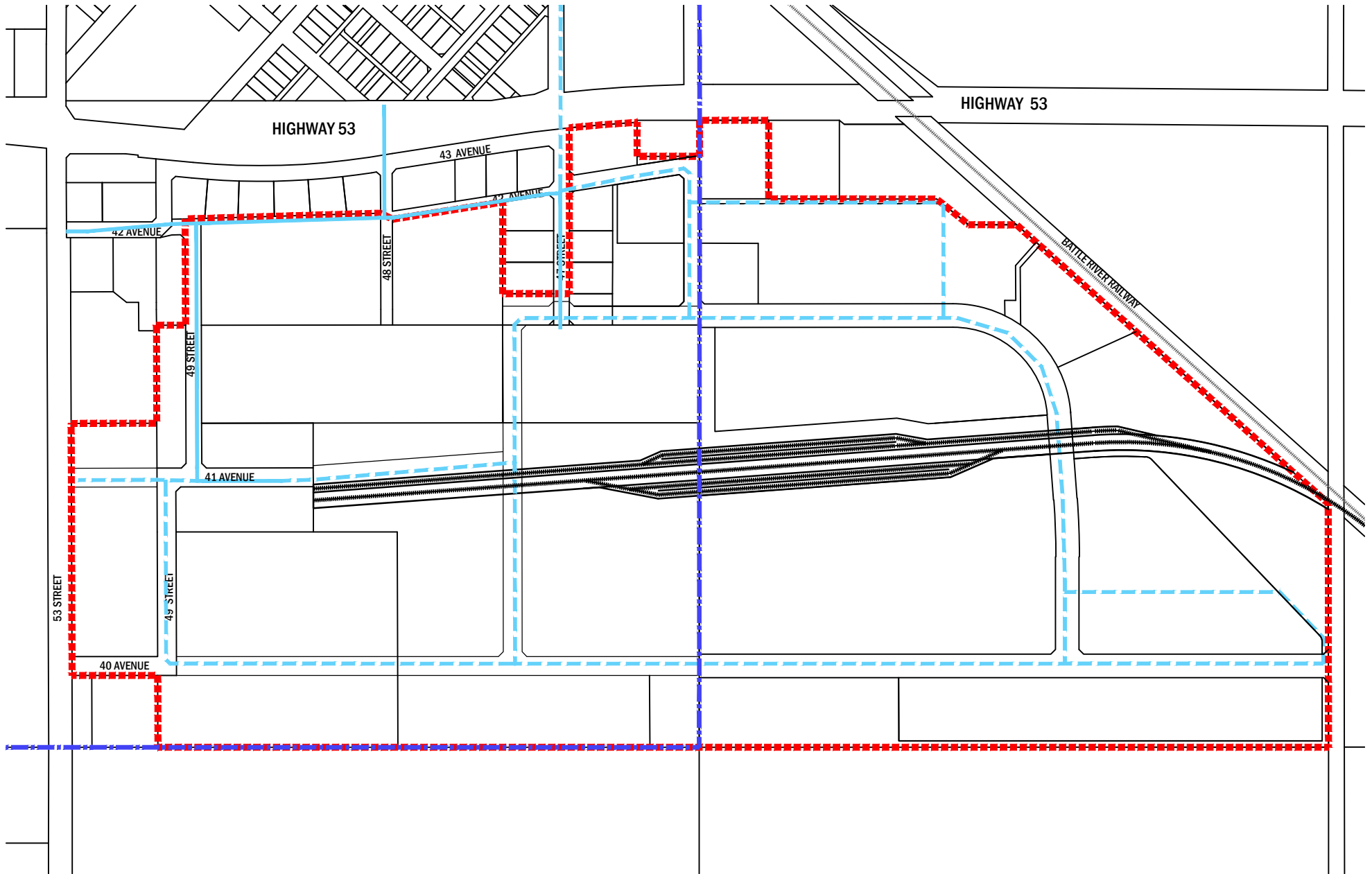


TRANSPORTATION PLAN



N.T.S.

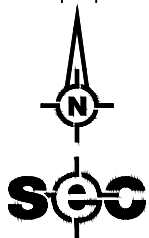
FORESTBURG/FLAGSTAFF INDUSTRIAL
VILLAGE OF FORESTBURG/FLAGSTAFF COUNTY



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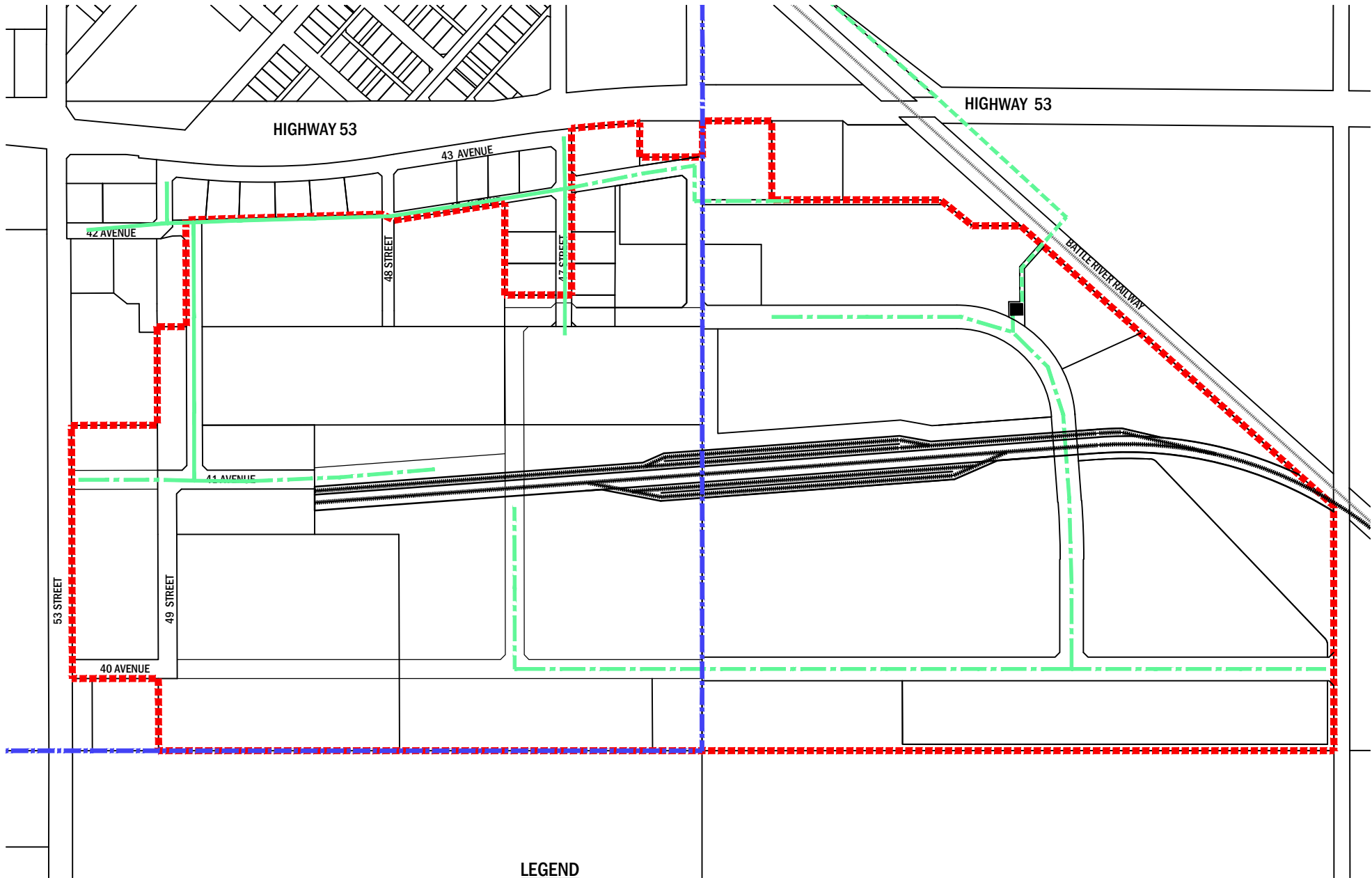
- Existing Watermain
- - - Proposed Watermain
- - - ASP Boundary
- · - · Municipal Boundary

FORESTBURG/FLAGSTAFF INDUSTRIAL
 VILLAGE OF FORESTBURG/FLAGSTAFF COUNTY



**WATER
SERVICING PLAN**

N.T.S.



LEGEND

- Existing Sanitary Sewer
- - - Proposed Sanitary Sewer
- · - · - Proposed Sanitary Forcemain
- - - ASP Boundary
- · - · - Municipal Boundary
- Proposed Lift Station

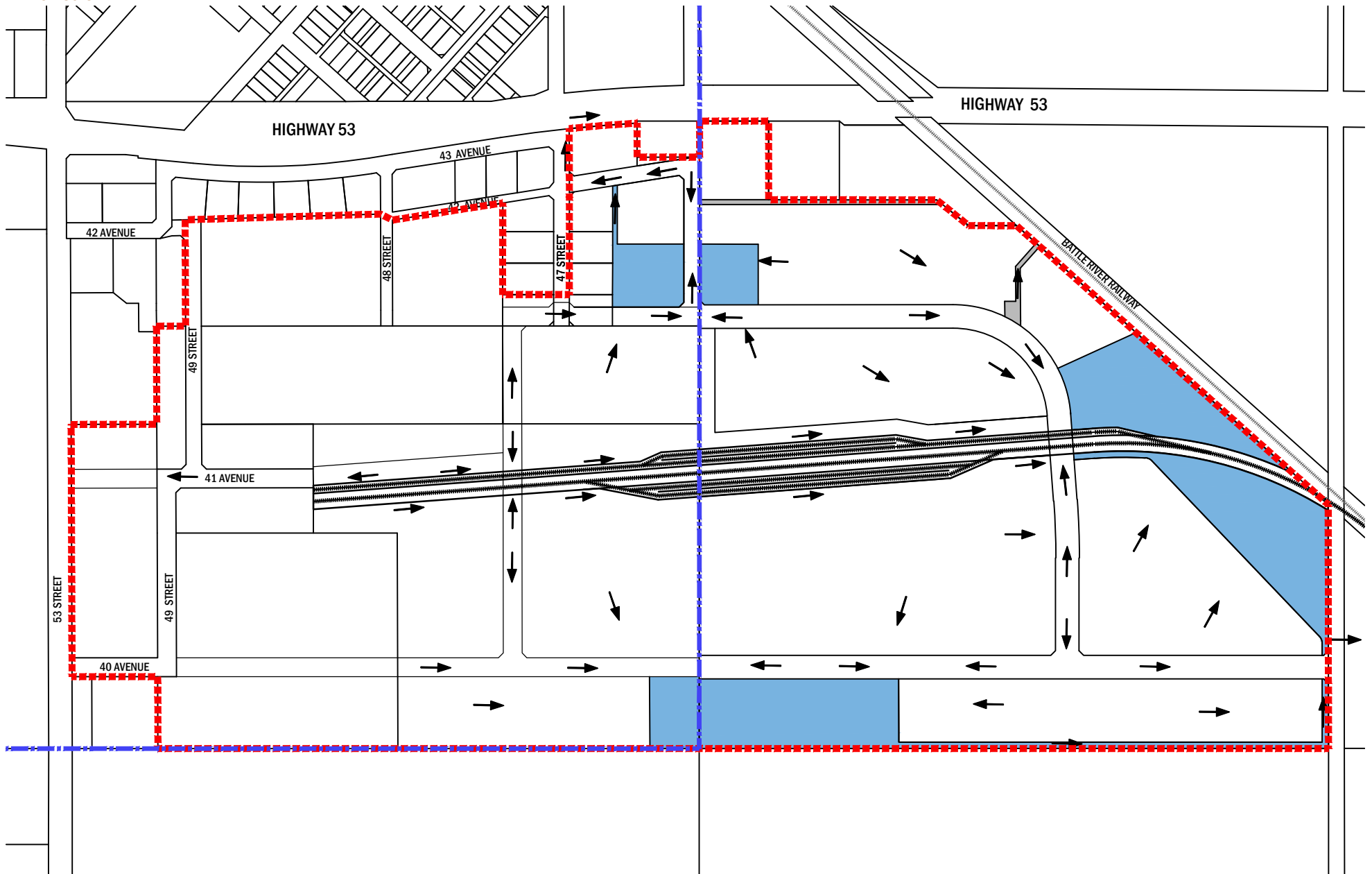


SANITARY SERVICING PLAN

N.T.S.

FORESTBURG/FLAGSTAFF INDUSTRIAL
 VILLAGE OF FORESTBURG/FLAGSTAFF COUNTY

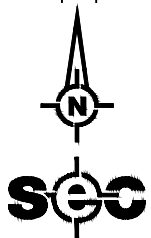




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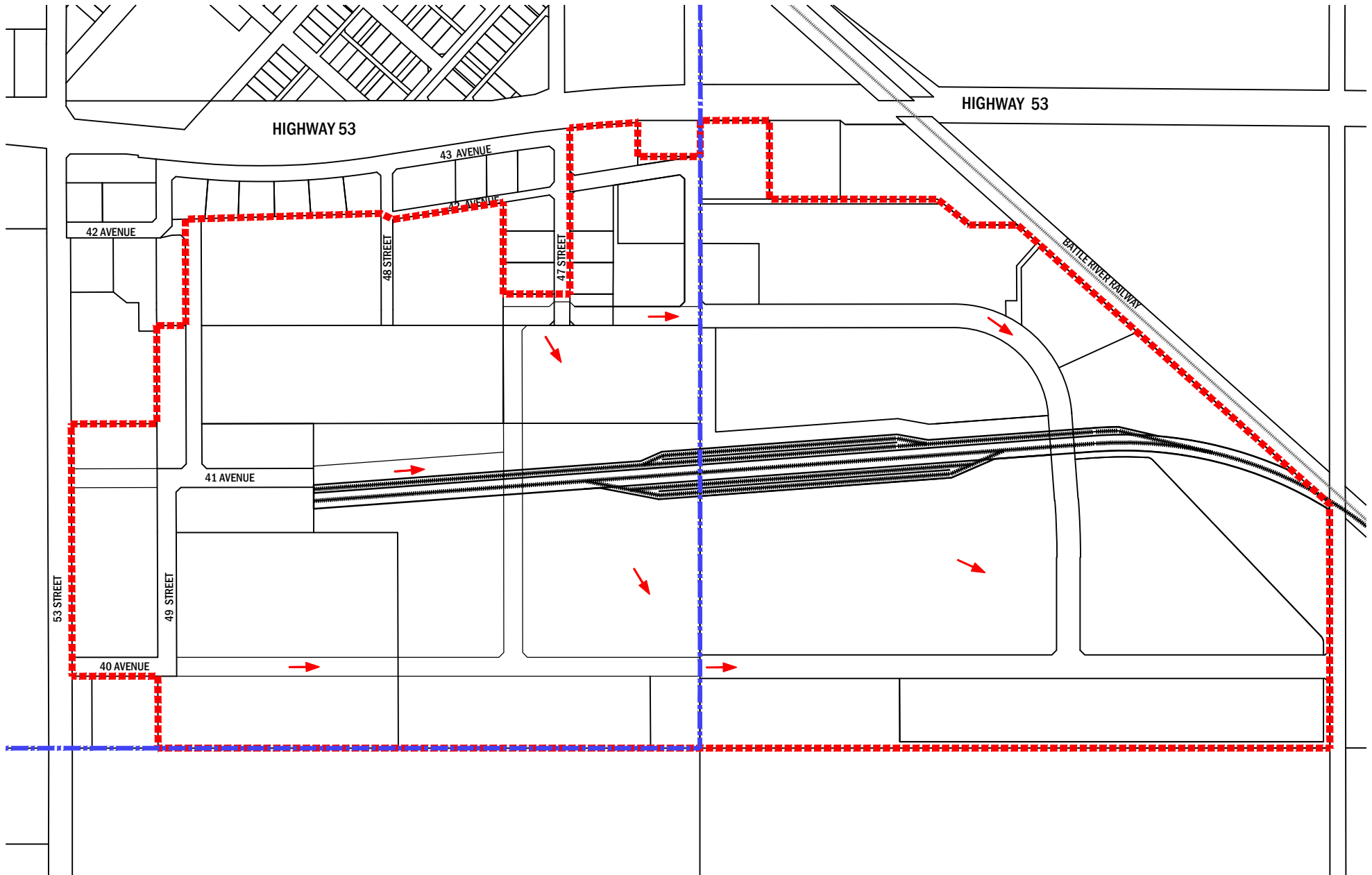
- Stormwater Management Facility
- ASP Boundary
- Municipal Boundary
- Overland Drainage Direction

FORESTBURG/FLAGSTAFF INDUSTRIAL
 VILLAGE OF FORESTBURG/FLAGSTAFF COUNTY



STORMWATER SERVICING PLAN

N.T.S.



LEGEND

-  Stage Direction
-  Municipal Boundary

-  ASP Boundary



STAGING PLAN

FORESTBURG/FLAGSTAFF INDUSTRIAL
 VILLAGE OF FORESTBURG/FLAGSTAFF COUNTY



N.T.S.