

*Town of  
Rocky Mountain House*

# **NORTH EAST**

*outline plan*

**TABLE OF CONTENTS**

1.0	INTRODUCTION .....	1
2.0	SITE LOCATION AND PLANNING DOCUMENTS .....	1
3.0	SITE DESCRIPTION AND DEVELOPMENT .....	2
4.0	UTILITIES AND SERVICE .....	3
5.0	TRANSPORTATION PATTERN .....	3
6.0	FUTURE LAND USE CONCEPT .....	4
MAP 1	LOCATION MAP	
MAP 2	FUTURE LAND USE CONCEPT MAP	

## 1.0 INTRODUCTION

The Council of the Town of Rocky Mountain House at their meeting of September 7, 1993, passed a motion of intent to proceed with the preparation of the North East Outline Plan, and requested the assistance of the Red Deer Regional Planning Commission with the Plan. The North East Outline Plan is part of a larger Area Structure Plan affecting the area known as the North East ASP which includes the subject land as well as two additional quarter sections, the E½ 23-39-7-5 and part of SE 27-39-7-5 located east of Highway 11 (see Map 1).

The North East ASP has not been commenced to date and Council believes it expedient to proceed with the preparation of the North East Outline Plan at this time in order to provide for the short term subdivision and development of the site. The purpose of the Outline Plan is generally describe the proposed land uses, street design, servicing pattern and subdivision concept. The North East Outline Plan will be subsequently incorporated into the larger North East Area Structure Plan when that plan is conducted at a later date.

## 2.0 SITE LOCATION AND PLANNING DOCUMENTS

### 2.1 Site Location

The site is located along the north side of the Leslieville Road, SH 598, 52 Ave. east of Highway 11 and comprises the SW 26-39-7-4, containing 160 acres (64.7 ha). The quarter section includes the Rocky Regional Waste Authority Waste Transfer Station and the Alberta Forestry and Alberta Transportation sites. The area east of the subject land is contained within SE 26-39-7-5 Area Structure Plan (Owchar), which was adopted by the Town in 1983. That area includes large lot residential and some highway commercial uses. The area south of the subject land is developed for industrial and recreational open space use. The areas west and north of the subject land are used for Town highway commercial and open, wetland areas respectively.

### 2.2 General Municipal Plan

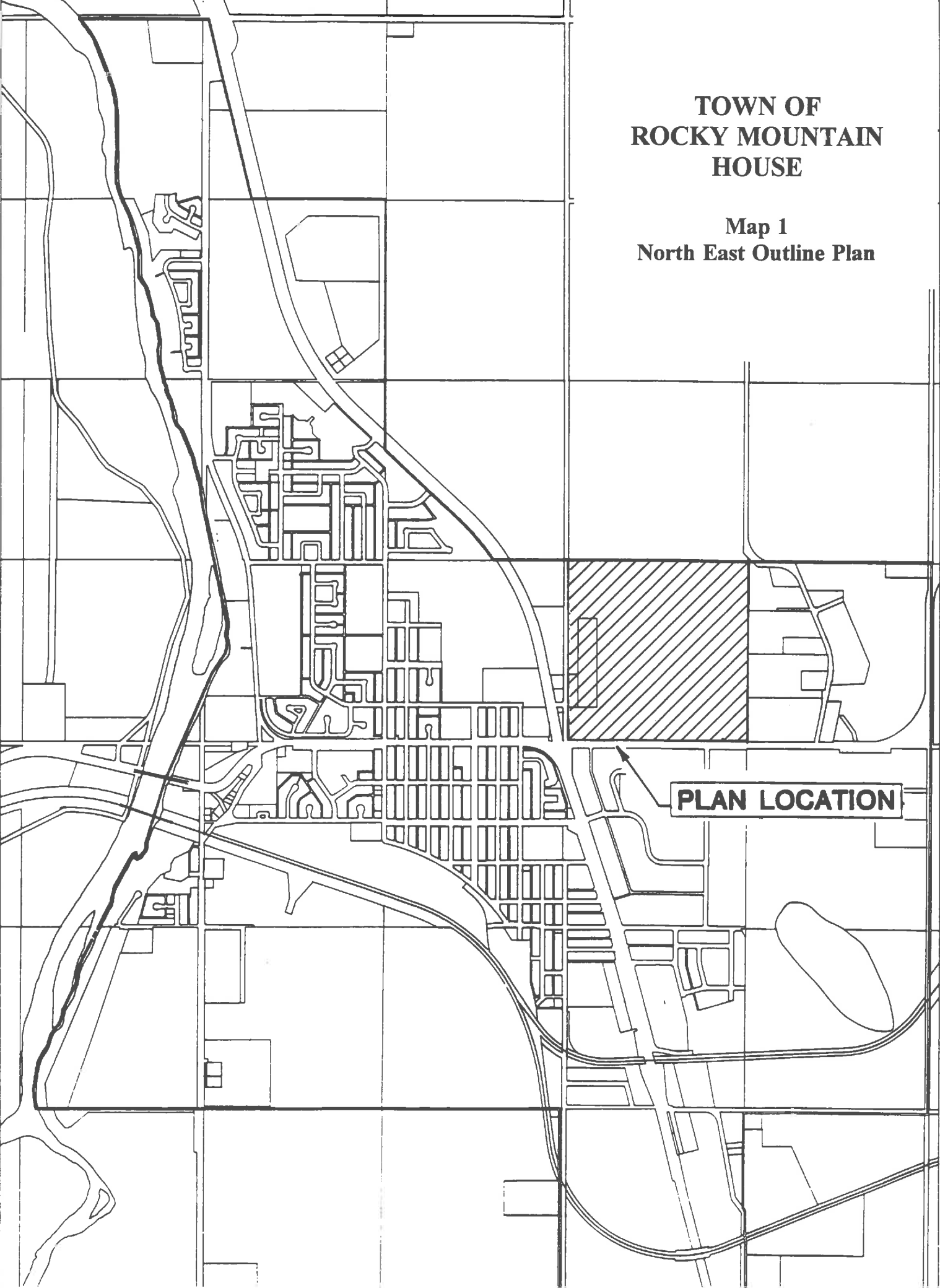
The Outline Plan area is classified as future industrial use in the Town's General Municipal Plan. The GMP provides that the area is generally suitable for short to medium term development and actual phasing being subject to the lot demand and provision of servicing to the site. The GMP also indicates that the proposed sites be provided a level of services and road construction necessary to meet or exceed the minimum standard being acceptable to the Town. The specific type, density and site requirements for the industrial uses are to be specified through detailed studies and in conformance with the Land Use Bylaw.

### 2.3 Joint General Municipal Plan

The Rocky Clearwater Joint General Municipal Plan also identifies the quarter section to be for mainly industrial usage with the potential of some highway commercial use along the south western corner. The Joint GMP specifies that the development of such lots should be guided by an area structure plan and generally contain lot sizes of greater than ½ acre. An Area Structure Plan would be expected to deal with the areas roads, services, types of uses, lot sizes, buffer areas and phasing of development.

**TOWN OF  
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HOUSE**

**Map 1  
North East Outline Plan**



### 2.3.1 Land Use Bylaw

The area is currently designated "I" - **General Industrial District** by the Town's Land Use Bylaw which provides for a variety of industrial related uses and activities such as manufacturing, service industries, heavy equipment sales and services, warehousing, repair, contracting and related uses. The "I" - Industrial District contains a minimum parcel frontage of 50 ft.(15 m) except where abutting a highway without a service road where 150 ft. (46 m) shall be required.

2.3.2 In addition the planning areas present "I"- General Industrial District designation under the Land Use Bylaw, opportunities for highway commercial use, primarily located along the southern portions of the area, are also recognized. Therefore, at the discretion of Council and pursuant to the Planning Act, the redesignation of appropriate portions of the area to "HC"- **Highway Commercial District** is supported.

## 3.0 SITE DESCRIPTION AND DEVELOPMENT

### 3.1 Site Description

The site is mainly level land which contains a large bog area along the northern portions. The quarter can generally be divided into three categories (see Map 2)

- level dry land
- dry land graded to bog land
- bog land

3.1.1 The dry land area contains roughly 65 acres (26.3 ha) is located primarily in the southern and southwestern portion of the quarter section. This area generally corresponds to the land situated above the 990 m contour line (3,248 ft) and represents that area located southwest of Westcoast (Seafort) Petroleum Pipeline right of way plus the area situated east of the pipeline in the south eastern corner of the quarter section. The dry land contains all of the areas existing development and provides the best opportunity for future industrial development without the need for extensive fill or servicing constraints.

3.1.2 The dry land graded to bog land represents about 30 acres (12 ha) of land which is situated between the dry land and bog and provides the opportunity for industrial usage only where sufficient fill is obtained. No development currently exists in this area however the land has been mainly cleared of trees.

3.1.3 The bog land contains approximate 65 acres (26 ha) and is identified as patterned bog area which is generally unsuitable for development and would be better left in its natural state.

### 3.2 Existing Development

The most significant existing development on the property or the Alberta Forestry Station and heliport, Alberta Transportation yard and the Rocky Waste Authority Waste Transfer Station. Six residential parcels are located along the east side of the quarter section adjacent to 46 ft. The Town of Rocky Mountain House holds title to 134.68 acres (54.5 ha) within the quarter section. This includes the approximate 2.5 acre (1.06 ha) waste transfer site plus 2.15 ac (.87

undivided arterial road and as such, direct local access would be unacceptable and could create a hazard for traffic.

- 5.4 The two existing gas pipelines running through the area will also impact the design of the road system. The pipeline companies indicate they do not favour roadways running parallel to the pipelines within the rights of way but will only consider roadway crossings of the pipelines at a 90 degree angle and may involve the upgrading of the pipeline at the crossing location, to the companies satisfaction.

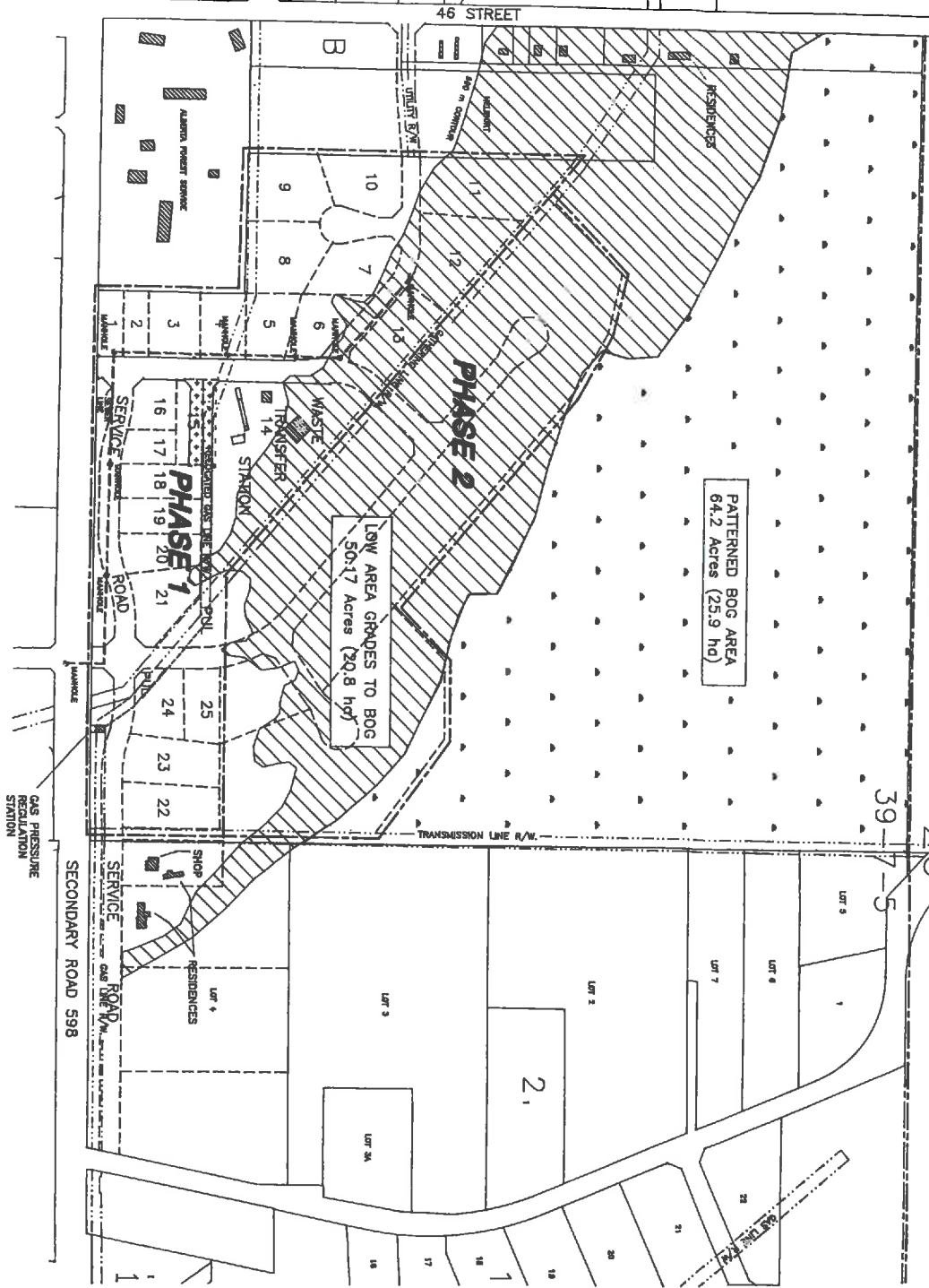
## **6.0 FUTURE LAND USE CONCEPT**

- 6.1 The future land use concept for the North East Outline Plan area has been prepared on the basis of the Future Land Use Concept Map 2, contained herein. The concept map provides two to phases of development involving the three land areas described as the level dry land, dry land graded to bog and the bog land. The level dry land should be able to be serviced and developed without the need for a sewage lift station or the need for excessive amounts of fill. The dry land graded area will likely require various amounts of fill to bring the area up to grade and possibly the need for a lift station. The 64.2 acre (25.9 hectare) patterned bog area appears to be undevelopable.
- 6.2 The future concept plan proposes two phases of development containing about 25 industrial lots and/or highway commercial lots pursuant to Section 2.3.2 of this Outline Plan, in the first phase which is located on the dry level land area. The concept involves a partial relocation of the NUL pipeline which may be situated within a PUL lot, MR buffer strip or an easement contained within the individual lots. The design employs a service (frontage) road along the north side of 52 Ave. with lots being located along the north side of that road. The service road is proposed to be extended eastward to connect with the service road in the SW 26-39-7-5 (Owchar).
- 6.3 Ultimately, an internal road may also be extended westward through the heliport site to provide future access onto 46 St. The 43 St. and 44 St. intersections at 52 Ave. are also proposed to provide access to the area from the south. The concept plan encourages consolidation of the waste transfer station lot with the small triangular shaped area located on the transfer stations east side and the closure of the roadway segment on the south side of the transfer station site. This concept offers beneficial exposure and ease of access for vehicles using the service road from 52 Ave to the south. Adequate "bulbing" of the service/frontage road at the 43 and 44 St. intersections may be necessary to permit a suitable turning radius for larger vehicles.
- 6.4 Due to the location of the existing sewer main right of way running north-south along the west boundary of 44 St. within the Outline Plan Area, adequate easements and development setback restrictions may be required to assure that the pipeline and right of way are protected.

# Town of Rocky Mountain House : North East Outline Plan

MAP 2

## FUTURE LAND USE CONCEPT



- EXISTING CONDITIONS**
- UTILITIES RIGHT OF WAY
  - EXISTING LOTS AND ROAD ROW'S
  - EXISTING BUILDINGS
  - EXISTING SEWER LINE
  - DEVELOPMENT CONSTRAINTS DUE TO SOILS
  - PATTERNED BOG AREA
  - LOW AREAS TO BE FILLED
  - 990 metre CONTOUR LINE

- PROPOSED CONDITIONS**
- RELOCATED PIPELINES
  - PROPOSED LOTS AND ROAD ROW'S
  - ROAD CLOSURE
  - PROPOSED LAND USE SEE SEC. 2.3.1 & 2.3.2

