

Campbell Industrial Park (South) Area Structure Plan

Bylaw 39/80

September 9, 1980

8c

CITY OF ST. ALBERT

BY-LAW NO. 39/80

Being a by-law to adopt the Campbell Industrial Park (South) Area Structure Plan.

WHEREAS Section 62 of The Planning Act 1977, as amended, provides that a council may by by-law establish a framework for subsequent subdivision and development of land; and

WHEREAS Council deems it desirable to establish an Area Structure Plan for the area known as Campbell Industrial Park (South);

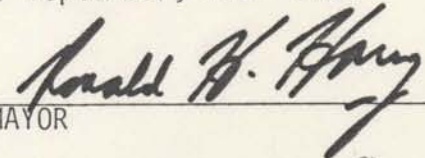
NOW THEREFORE the Municipal Council of the City of St. Albert pursuant to the provisions of The Planning Act, 1977, as amended, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. That the Campbell Industrial Park (South) Area Structure Plan attached hereto as Schedule "A" be hereby adopted.
2. This by-law takes effect upon the final passing thereof.

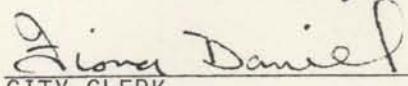
READ a first time this 18th day of August, A.D. 1980.

READ a second time this 9th day of September, A.D. 1980.

READ a third and final time this 9th day of September, A.D. 1980.

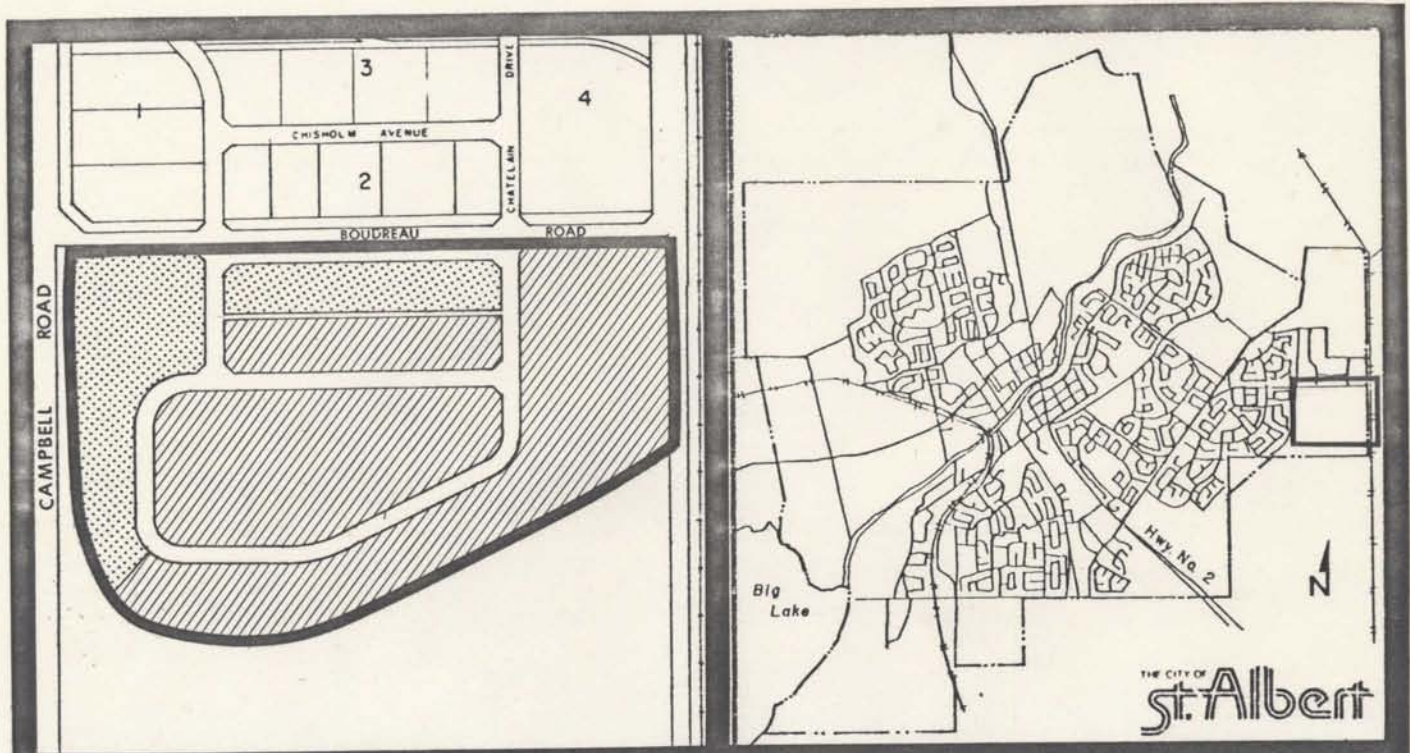


 MAYOR






 CITY CLERK

Bylaw No. 39/80



CAMPBELL INDUSTRIAL PARK (SOUTH) AREA STRUCTURE PLAN

LAND USE

-  LIGHT INDUSTRIAL (I-1)
-  MEDIUM INDUSTRIAL (I-2)
-  PLAN BOUNDARY

C O N T E N T S

SCHEDULES

1. General Municipal Plan
2. Land Use
3. Transportation
4. Engineering Services
5. Staging of Development

SCHEDULE ONE

General Municipal Plan

1. The Area Structure Plan contained in this Bylaw conforms with the General Municipal Plan (Bylaw 28/77, as amended) wherein the following statement appears:

Bylaw 31/79, being
Amendment No. 4
to The General
Municipal Plan

1. That the areas designated hereunder be deemed suitable for an Area Structure Plan with proposed land uses as indicated:
 - D. Campbell Industrial Park
Proposed Land Use: To conform to Restricted Development Area regulations and Regional Plan designations

SCHEDULE TWO

Land Use

2.1 Light Industry

Light industrial land uses are designated along the west and north boundaries of the Structure Plan area. Schedule 2A illustrates the tentative location, subject to classification under the Land Use Bylaw No. 32/79, as amended.

Specific industrial uses considered appropriate for development in the Structure Plan area are outlined in the Land Use By-Law. Building appearance, setbacks, landscaping requirements and performance standards shall be in conformance with the Land Use Bylaw.

2.2 Medium Industry

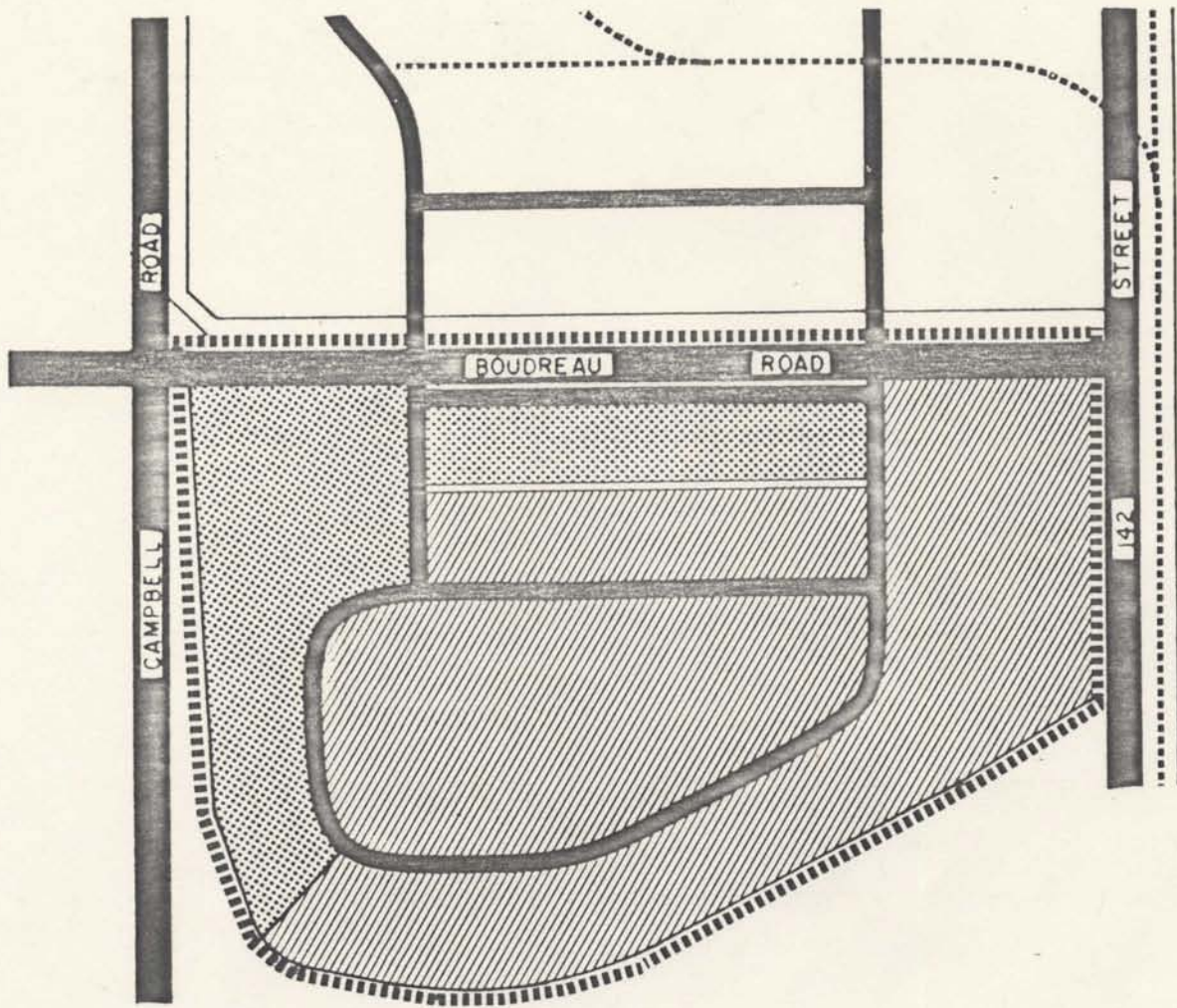
Medium industrial land uses are located in the central and southeast portion of the Structure Plan area. Schedule 2A illustrates the tentative location, subject to classification under the Land Use Bylaw.

Specific industrial uses considered appropriate for development in the Structure Plan area are outlined in the Land Use Bylaw. Building appearance, setbacks, landscaping requirements and performance standards shall be in conformance with the Land Use Bylaw.

2.3 Municipal Reserve

Municipal Reserve requirements shall be provided in accordance with the Planning Act, 1977, as amended. In fulfilling such requirements, the registered owner of the Structure Plan area shall provide land reserve, with the municipal objective to dispose of the land for cash following subdivision.

Neither Environmental Reserve nor School Reserve shall be required in the Structure Plan area.








CAMPBELL INDUSTRIAL PARK (SOUTH)
 AREA STRUCTURE PLAN



NOT TO SCALE

LAND USE

-  ARTERIAL ROADS
-  COLLECTOR ROADS
-  MEDIUM INDUSTRIAL (I-2)
-  LIGHT INDUSTRIAL (I-1)
-  PLAN BOUNDARY

NOTE: LAND USE DISPOSITIONS
 AND ROAD ALIGNMENTS
 SUBJECT TO REVISION
 PRIOR TO SUBDIVISION
 APPROVAL.

SCHEDULE 2A

SCHEDULE THREE

Transportation

3.1 Schedule 2A illustrates the future roadway network for the Structure Plan area. Alignments and access points shown shall be considered approximate and subject to modification pending detailed survey and subdivision of the area.

- (a) Internal roadway design standards shall be in accordance with established municipal specifications. The service road shall be designed to the local industrial road standard, and a buffer strip shall be provided between Boudreau Road and the service road.
- (b) Timing of arterial roadway construction is dependent on the availability of funds under the Five Year Cost Shareable Arterial Roadways Program. Boudreau Road shall be widened to a four lane urban arterial divided standard as the plan area is developed.

SCHEDULE FOUR

Engineering Services

4.1 Water (see Schedule 4A)

Development within the Structure Plan area shall be tied into the existing 300mm water line near the western boundary of the Plan area and the north side of Boudreau Road.

4.2 Sanitary Servicing (see Schedule 4B)

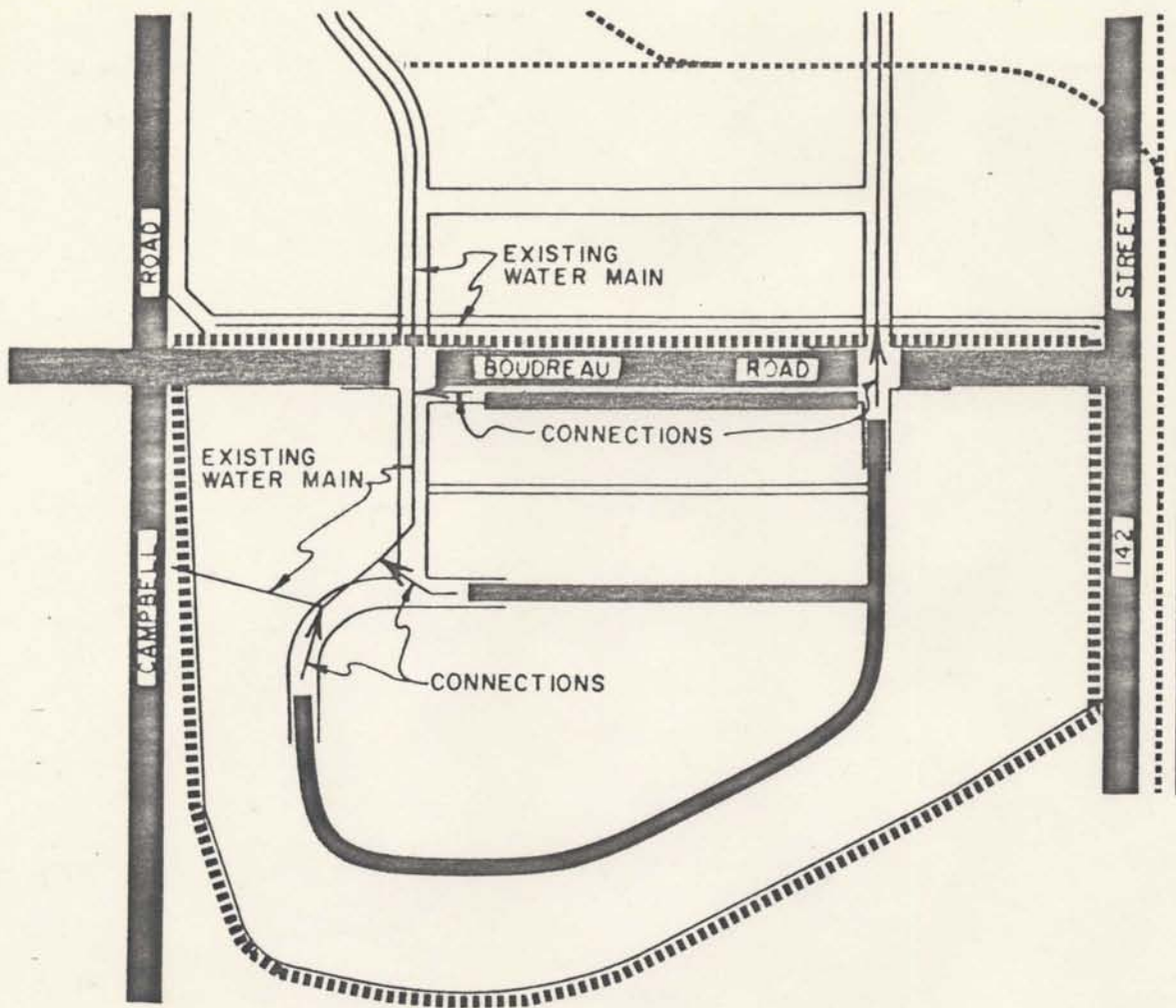
The Structure Plan area shall be serviced through an existing 375 mm diameter trunk sanitary sewer.

4.3 Storm Sewer (see Schedule 4C)

Storm water run-off shall be directed to the existing 1500 mm storm trunk sewer which has the capacity to handle the storm water discharge within the Structure Plan area.

4.4 Implementation of Servicing

Servicing costs within the Structure Plan area shall be paid on a Local Improvement basis, subject to the Local Authorities Board approval. In the event that the Local Authorities Board does not accept the municipal petition, the developer will be responsible for the servicing costs.

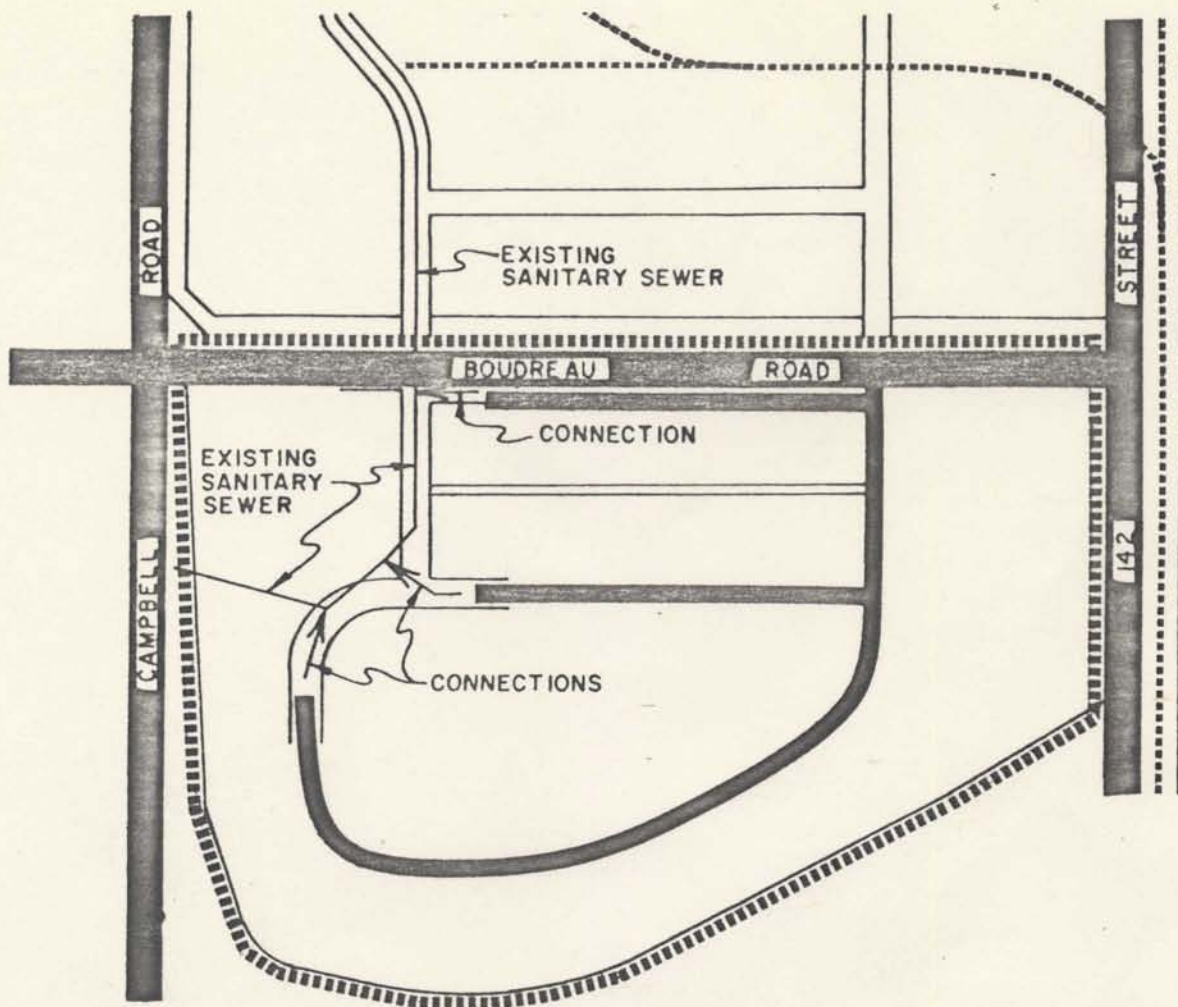


CAMPBELL INDUSTRIAL PARK (SOUTH)
 AREA STRUCTURE PLAN
 TRUNK WATER MAIN



NOT TO SCALE

SCHEDULE 4A

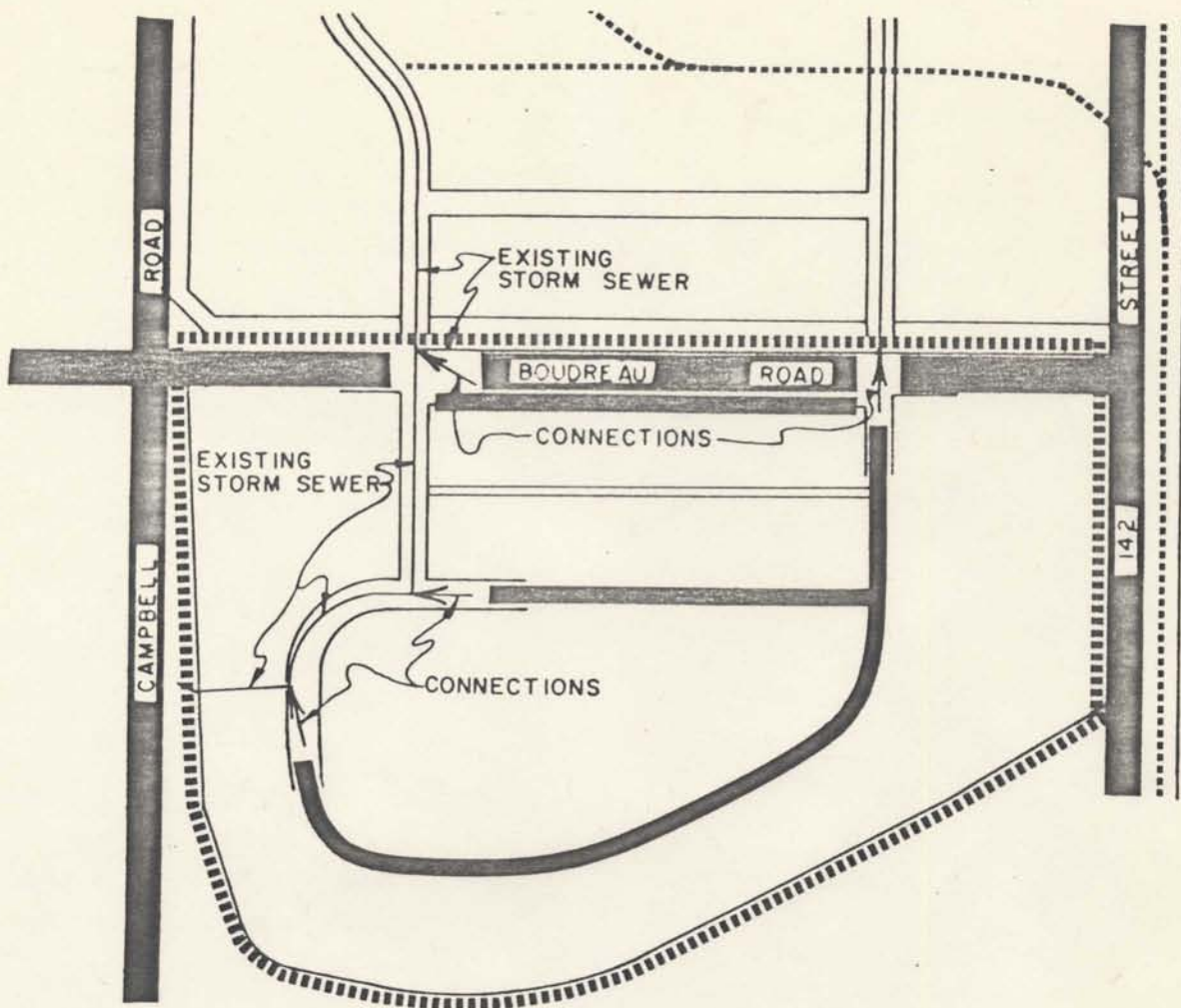


CAMPBELL INDUSTRIAL PARK (SOUTH)
 AREA STRUCTURE PLAN
 TRUNK SANITARY SEWER



NOT TO SCALE

SCHEDULE 4B



CAMPBELL INDUSTRIAL PARK (SOUTH)
 AREA STRUCTURE PLAN
 TRUNK STORM SEWER



NOT TO SCALE

SCHEDULE 4C

SCHEDULE FIVE

Staging of Development

- 5.1 Staging of development within the Structure Plan area shall proceed from west to east based on the staging of land servicing and marketing considerations.