

BYLAW # 3214

Amendment to Emerson Trail Area Structure Plan Bylaw 2857

A bylaw of the County of Grande Prairie No. 1 in the Province of Alberta for the purpose of amending Emerson Trail Area Structure Plan Bylaw 2857.

WHEREAS: the Council of the County of Grande Prairie No. 1 has adopted the Emerson Trail Area Structure Plan Bylaw 2857;

WHEREAS: the Council has the authority pursuant to the provisions of the Municipal Government Act, RSA 2000, c. M-26 and amendments thereto, to amend the said Bylaw 2857; and

NOW THEREFORE, under the authority of the Municipal Government Act, the Council of the County of Grande Prairie No. 1, in the Province of Alberta, hereby enacts as follows:

1. That the Emerson Trail Area Structure Plan Bylaw 2857 be amended as follows:

1.1 Delete Table 2: Land Use Area Estimates in its entirety and replace with the following:

Land Use Category	Area	Percent
Gross Developable Area	1050.2	n/a
➤ Less Railway	11.5	n/a
➤ Less Road Widening	40.9	n/a
➤ Less Environmental Reserve	74.5	n/a
➤ Less Cemetery	3.9	n/a
Net Developable Area	919.5	100.0
Industrial	730.9	79.5
➤ Highway Industrial	189.8	20.6
➤ General Industrial	541.1	58.8
Agriculture	119.3	13.0
Roads	69.3	7.5
➤ Internal Roads	63.2	6.9
➤ Road Widening	6.1	0.7



1.2 Delete Table 3: Land Use Area Estimates by Quarter in its entirety and replace with the following:

Land Use Category	NW 10	NE 10	SW 10	SE 10	NW 11	NE 11	SW 11	SE 11
Gross Developable Area	64.6	64.8	64.7	64.8	64.66	64.2	64.8	64.7
➤ Less Railway	-	-	-	-	-	1.9	-	2.5
➤ Less Road Widening	0.4	0.4	-	-	0.4	1.0	-	1.0
➤ Less Environmental Reserve	3.7	3.6	12.7	21.9	-	-	-	-
➤ Less Cemetery	-	-	-	-	-	-	-	-
Net Developable Area	60.5	60.8	52.0	42.9	64.2	61.3	64.8	61.2
Industrial	56.2	55.9	46.8	40.6	56.1	54.8	59.6	61.1
➤ Highway Industrial	19.0	17.7	-	-	19.8	25.9	-	24.2
➤ General Industrial	37.2	38.2	46.8	40.6	36.3	28.9	59.6	36.9
Agriculture	-	-	-	-	-	-	-	-
Roads	4.3	4.9	5.2	2.3	8.1	6.5	5.2	0.1
➤ Internal Roads	3.6	4.4	4.5	1.9	7.6	6.5	4.7	0.1
➤ Road Widening	0.7	0.5	0.7	0.4	0.5	-	0.5	-

Land Use Category	NW 12	SW 12	NW 13	NE 13	SW 13	SW 14	SE 14	SW 15	SE 15	Total	Percent
Gross Developable Area	64.7	66.7	64.7	13.0	64.7	64.8	64.8	64.8	64.8	1,050.2	n/a
➤ Less Railway	1.3	-	1.1	1.8	2.9	-	-	-	-	11.5	n/a
➤ Less Road Widening	6.8	4.0	2.7	3.2	14.8	0.4	4.9	0.4	0.4	40.9	n/a
➤ Less Environmental Reserve	-	-	-	-	-	-	-	31.9	0.7	74.5	n/a
➤ Less Cemetery	-	-	-	-	-	-	-	3.9	-	3.9	n/a
Net Developable Area	56.6	62.7	60.9	8.0	47.0	64.4	59.9	28.6	63.7	919.4	100.0
➤ Industrial	-	-	54.6	7.7	45.6	58.6	53.7	24.9	54.7	730.9	79.5
➤ Highway Industrial	-	-	6.3	1.9	32.8	11.7	15.1	3.8	11.6	189.8	20.6
➤ General Industrial	-	-	48.3	5.8	12.8	46.9	38.6	21.1	43.1	541.0	58.8
➤ Agriculture	56.6	62.7	-	-	-	-	-	-	-	119.3	13.0
➤ Roads	-	-	6.3	0.3	1.4	5.8	6.2	3.7	9.0	69.3	7.5
➤ Internal Roads	-	-	5.4	0.3	1.4	5.4	5.9	2.9	8.6	63.2	6.9
➤ Road Widening	-	-	0.9	-	-	0.4	0.3	0.8	0.4	6.1	0.7

1.3 Delete Section 2.3.2 in its entirety and replace with the following:

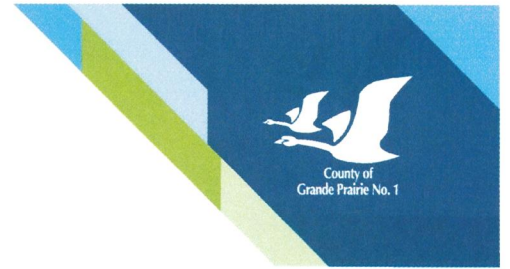
“General industrial development, totaling approximately 541 ha, is proposed for a majority of the land area west of Highway 2. Uses encouraged in this area are those that are characteristic of other rural industrial parks and would be administered under the Rural Light Industrial (RM-1) and Rural Medium Industrial (RM-2) Districts of the County of Grande Prairie No. 1 Land Use Bylaw.”

1.4 Delete Section 2.3.3 in its entirety and replace with the following:

“The lot configuration illustrated on Map 4 is intended to be flexible.”

1.5 Delete Section 2.3.5 in its entirety and replace with the following:

“Given the proximity of the Plan area to Highways 2 and 672, it is proposed that most lands located along the central corridors of the Plan area be designated as Highway Industrial (RM-4) in the County of Grande Prairie No. 1 Land Use Bylaw.”



1.6 Add the following sentence to the end of Section 3.1.2:

“Traffic Impact Assessments will also be required for subdivisions that increase the lot density beyond what is illustrated in the plan by proposing lots less than 4.3 ha in area.”

1.7 Replace maps 4 and 5 with maps 4 and 5 attached as Schedule “A”.

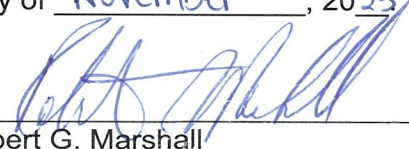
2. That this bylaw shall take effect on the date of its final passage by Council.

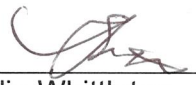
PUBLIC HEARING held this 27th day of November, 2023

Read a FIRST time this 27th day of November, 2023.

Read a SECOND time this 27th day of November, 2023.

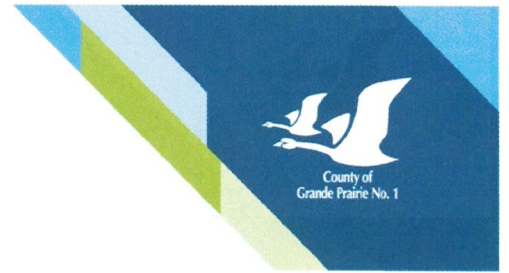
Read a THIRD time and finally passed this 27th day of November, 2023.


Robert G. Marshall
Reeve


Joulia Whittleton
County Manager

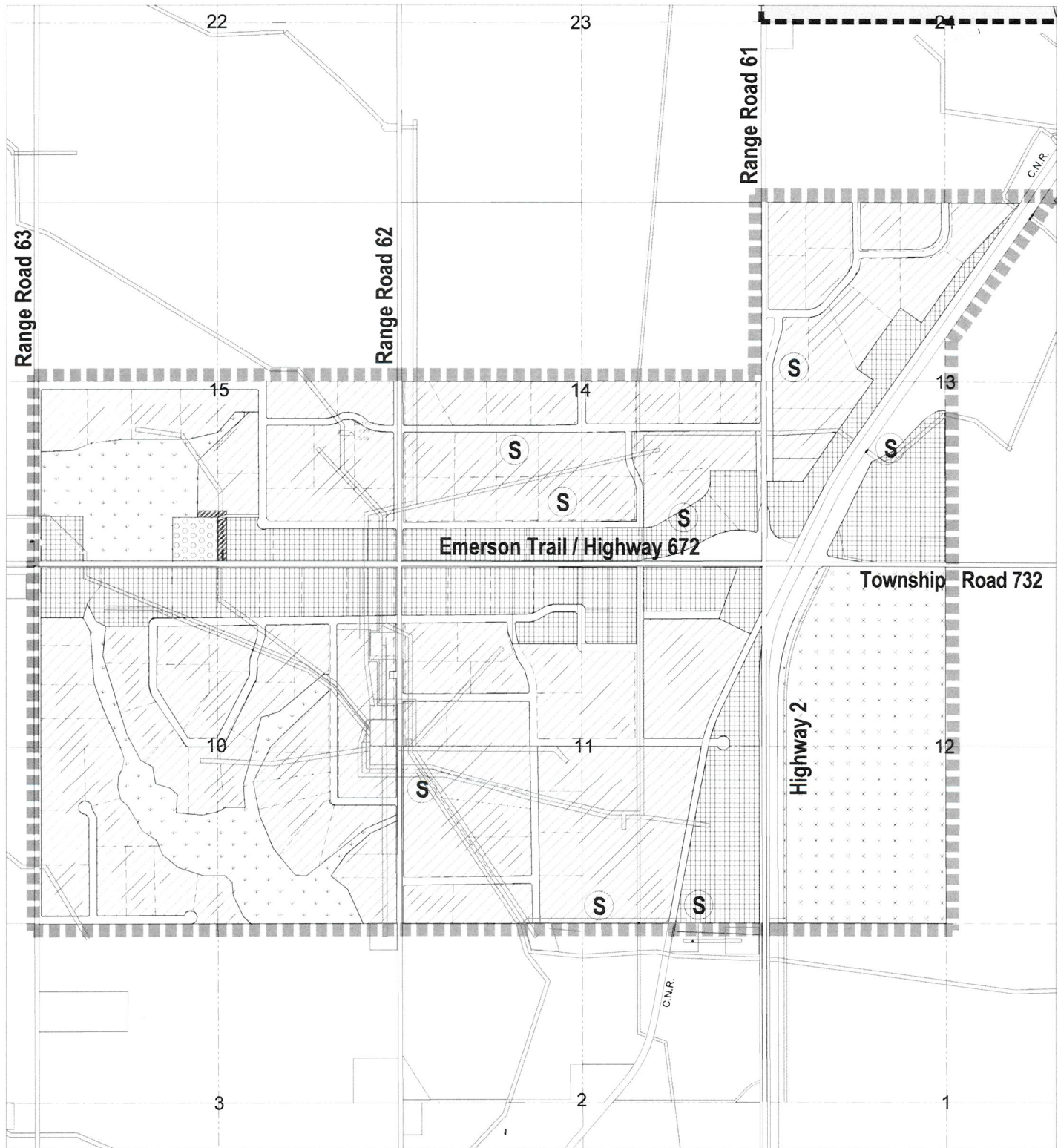
ATTACHMENTS

Schedule A – Maps 4 and 5



BYLAW # 3214 – Schedule A

Emerson Trail Area Structure Plan Maps 4 and 5



Map 4 - Future Development Concept



Storm Pond
Municipal Reserve



Environmental Reserve
General Industrial
Highway Industrial



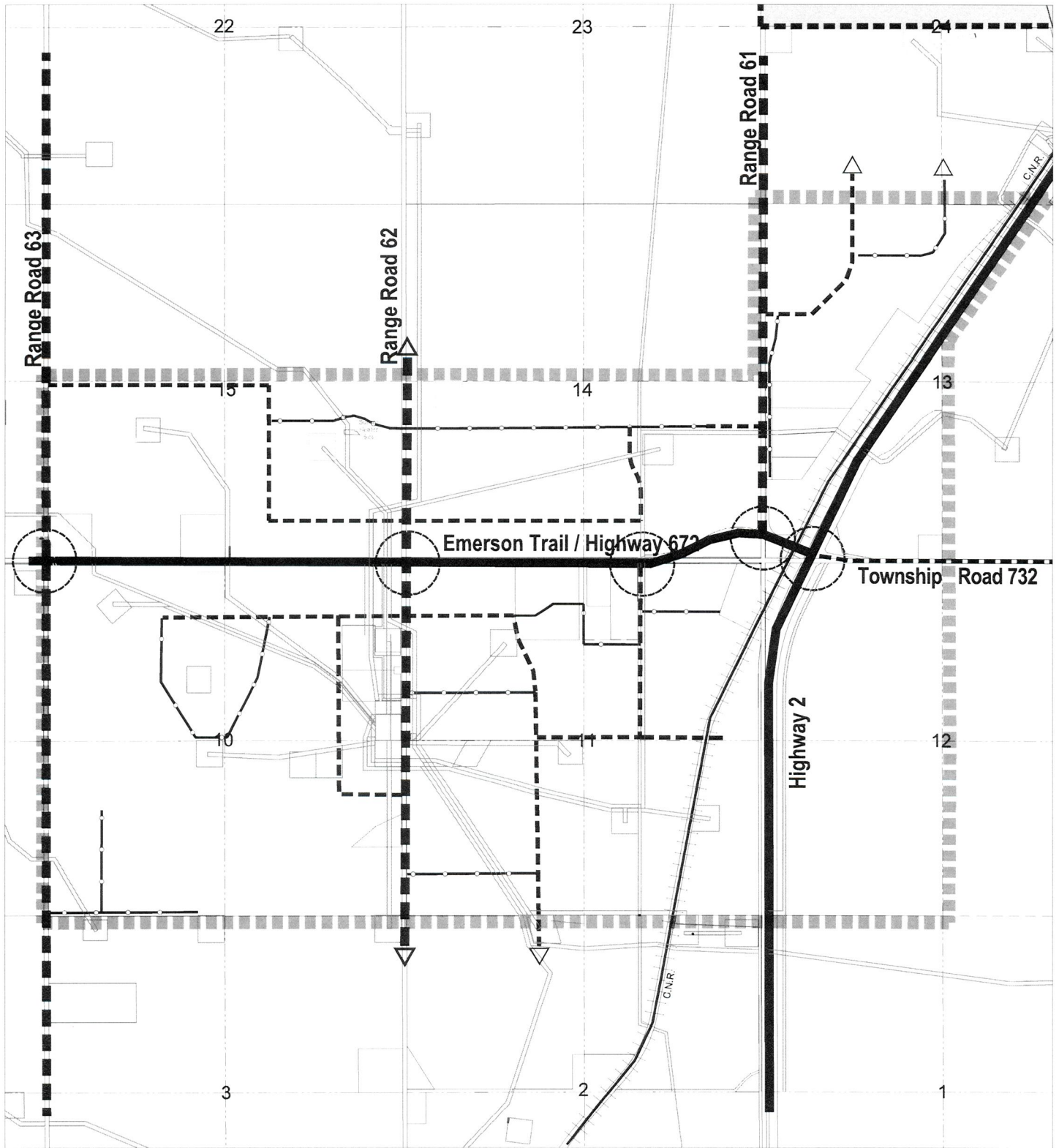
Agriculture
Cemetery
Plan Boundary



County of Grande Prairie # 1 EMERSON TRAIL AREA STRUCTURE PLAN

Scale: NTS
May 2008

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Map 5 - Transportation Network



Provincial Highway
Arterial
Collector



Local
Railway
Intersection
Plan Boundary



County of Grande Prairie # 1 EMERSON TRAIL AREA STRUCTURE PLAN

Scale: NTS
May 2008