

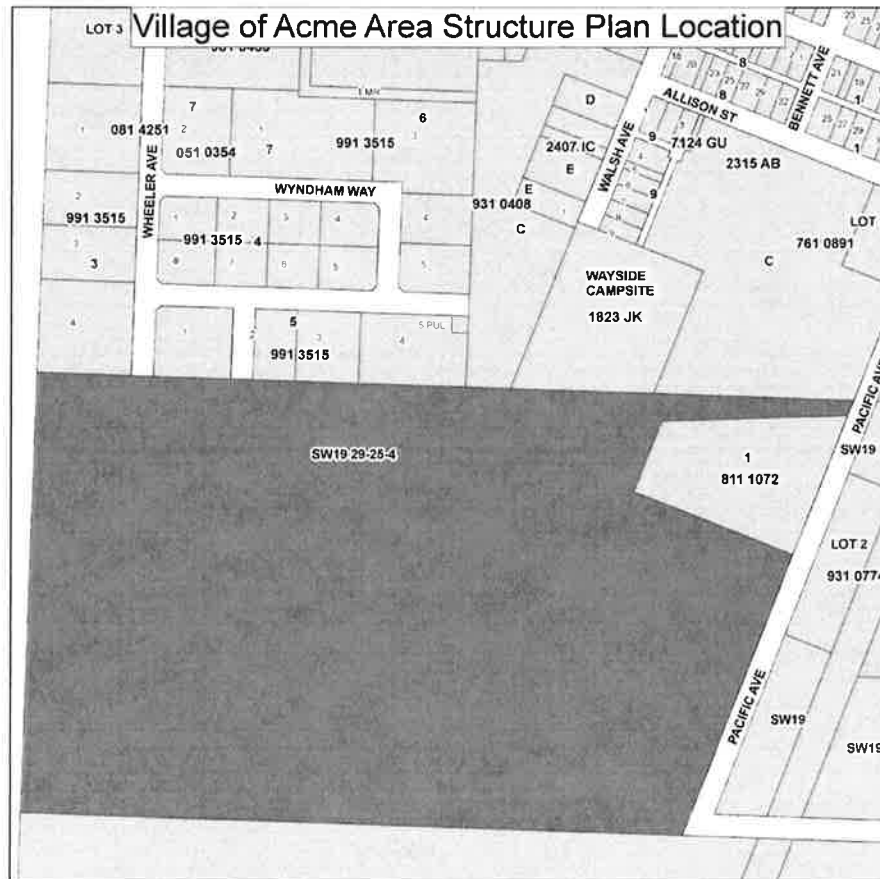
VILLAGE OF ACME BYLAW NUMBER 2017-06

BEING A BYLAW FOR THE PURPOSE OF ADOPTING AN AREA STRUCTURE PLAN,
TITLED THE ACME SOUTH-WEST AREA STRUCTURE PLAN, FOR THE VILLAGE OF
ACME IN THE PROVINCE OF ALBERTA.

WHEREAS pursuant to the provision of Section 633 of the *Municipal Government Act*, RSA 2000, Chapter M-26, and amendments thereto, the Council of the Village of Acme, (hereinafter called the Council), proposes to adopt an Area Structure Plan Bylaw to provide a framework for subsequent subdivision and development of lands;

NOW THEREFORE the Council hereby adopts the Acme South-West Area Structure Plan Bylaw No. 2017-06, attached hereto as Schedule "A" and forming part of this Bylaw;

AND THAT this bylaw shall come into force and effect upon third and final reading and the signing thereof.



READ A FIRST TIME THIS 26th DAY OF June, 2017

READ A SECOND TIME THIS 11th DAY OF September, 2017.

READ A THIRD TIME AND PASSED THIS 11th DAY OF September, 2017.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

Village of Acme

Acme South-West Area Structure Plan

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1.0 Introduction

This Area Structure Plan has been prepared on behalf of Gunther Neufeld, the owner of the land in question. This plan is required to facilitate the future subdivisions and land use designation change on a portion of this land from Urban Reserve to commercial.

The primary objective of this plan is to provide the framework for the change of land designation to allow for an expansion of the existing business park in Acme, while maintaining the existing Urban Reserve designation for the remaining land that the owner wishes to maintain.

2.0 Goals And Objectives

2.1 Goals

1. To extend the existing business park in Acme by allowing a change in land designation from industrial to commercial for a 8 acre parcel adjacent to the south side of the existing commercial business park, and along the East side of SR806.
2. To maintain the industrial designation on the remaining land to attract a variety of business
3. To provide a sound planning framework for future development of the Plan area that is consistent with the goals of the Village of Acme.

2.2 Objectives

1. To provide land in the Village of Acme for Acme Farm & Building Centre to build a new Lumberyard and Store.
2. To provide future industrial lots to accommodate business growth in Acme.

3.0 The Development Area

3.1 Plan Area

The land affected by this Area Structure plan is in the south-east quadrant in the Village of Acme at the end of Wheeler Avenue. (figure 1)

Legally described as 4;25;29;19;;3;4

The site is bounded to the west by highway 806 and to the North by the Village of Acme, and Pacific Ave to the East.

3.2 Existing Land Use

The primary land use is agricultural

There is an ATCO H.P. gas line along the south and Eastern sides of the property, as well as an ATCO gas main line on the north end of the property.

3.3 Topography

The plan area is characterized by higher ground located to the west and southwest that slopes to the east and northeast.

Grades range from less than 1% to 2.5%. Most of the industrial lots will require substantial fill (.5 meters to 1.55 meters) for the land to be utilized.

The surface drainage pattern of the site is illustrated on (Figure 2)
The surface drainage will be collected by ditches with a capacity of 3500 m³/ minute that will be connected to the existing storm water drainage system utilized by the adjacent business park.

3.4 Village of Acme Land Use Bylaw

The subject land is currently designated for urban reserve. To facilitate development of this land for retail purposes, it is intended for the 528' by 660' north-western portion of this land to be redesignated to commercial (8 acres). The balance of the land will remain urban reserve with the future use as industrial.

4.0 Development Concept

4.1 Land Use Plan, Commercial. Phase 1

Total Acres 8
1 lot (Figure 3)

4.2

Land Use Plan, Industrial. Phase 2

Total Acres 55.43
10 Industrial lots 30.8 acres
Storm water catch basin, lift station, roads 16.63 acres.
Green space park area adjacent to the Acme campground and recreation facilities 8 acres
(Figure 3)

4.21 Servicing Phase 1

Servicing for phase 1 will be the extension of services from the existing commercial business park, these services are located at the north property line.

4.3 Lot Grading Phase 1

Surface drainage for phase 1 will connect into the existing overland storm drain ditch that the existing business park is using with a calculated capacity of 6000+ m³/second.

4.4 Lot Grading Phase 2. Industrial Area

A lot grading plan will be designed by the developer using design criteria that current regulations at time of build will be required prior to construction to ensure that surface drainage from the lots will be directed into the roadside ditch and into the existing overland storm water drainage system and the storm water catch basin located in the South-East portion of the development area. (Figure 4)

4.4.1 Servicing Phase 2

Municipal services for the sanitary sewage systems for Phase 2 will consist of extensions to the existing business park as well as lift station for lots 4-7,12. (figure 5)

Water supply will be extensions of the 6" water mains from the existing business park as well as an extension off Walsh Ave to complete a redundant loop. Do to the small area and limited number of lots this supply will adequately handle the intended demographic of the intended business profiles. (figure 6)

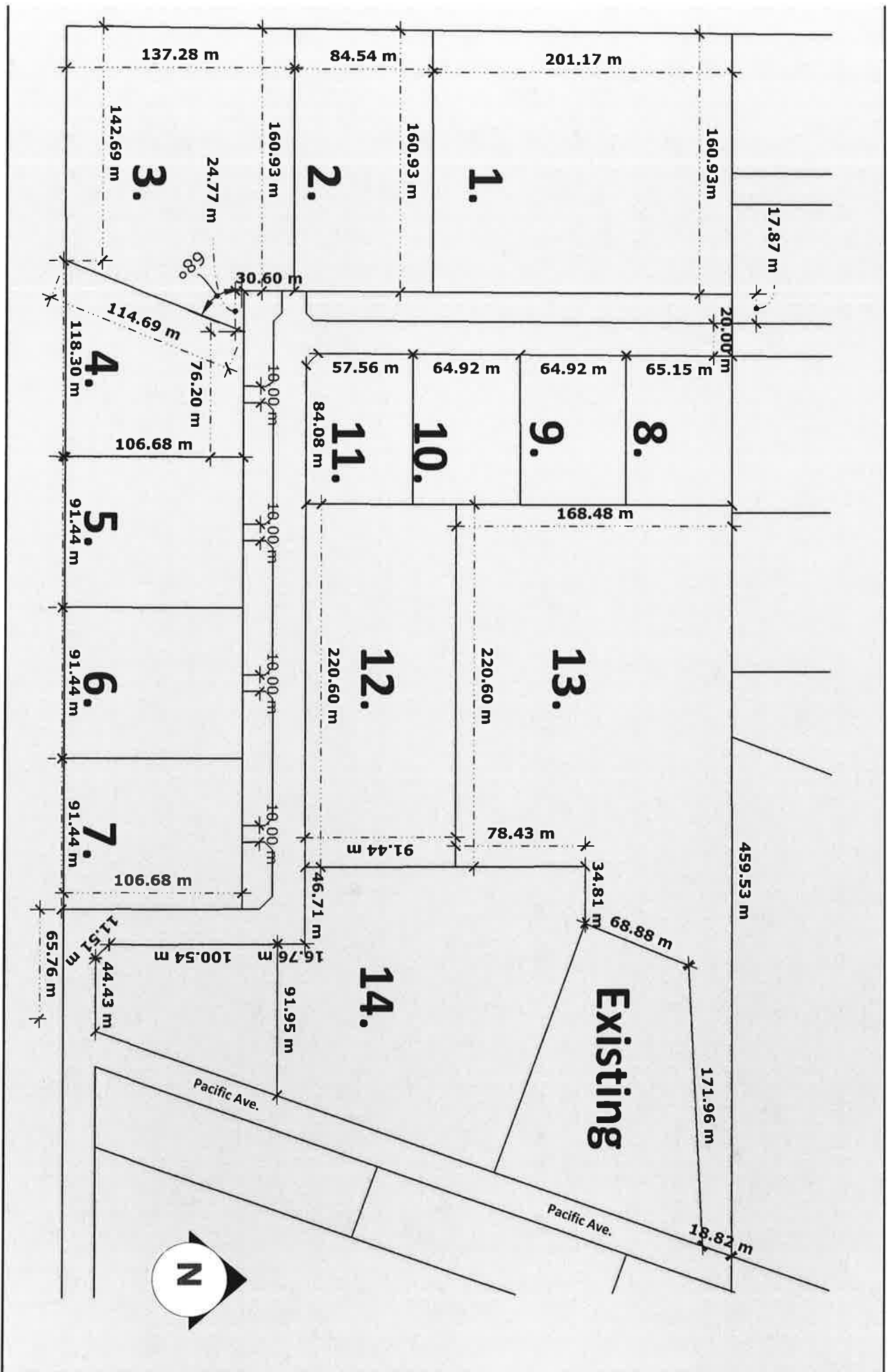
4.5 Road Network Phase 2

Primary access to the plan area is to be obtained from the north via Wheeler Ave. The new road to be constructed will be joined to Wyndham Way and Pacific Ave.

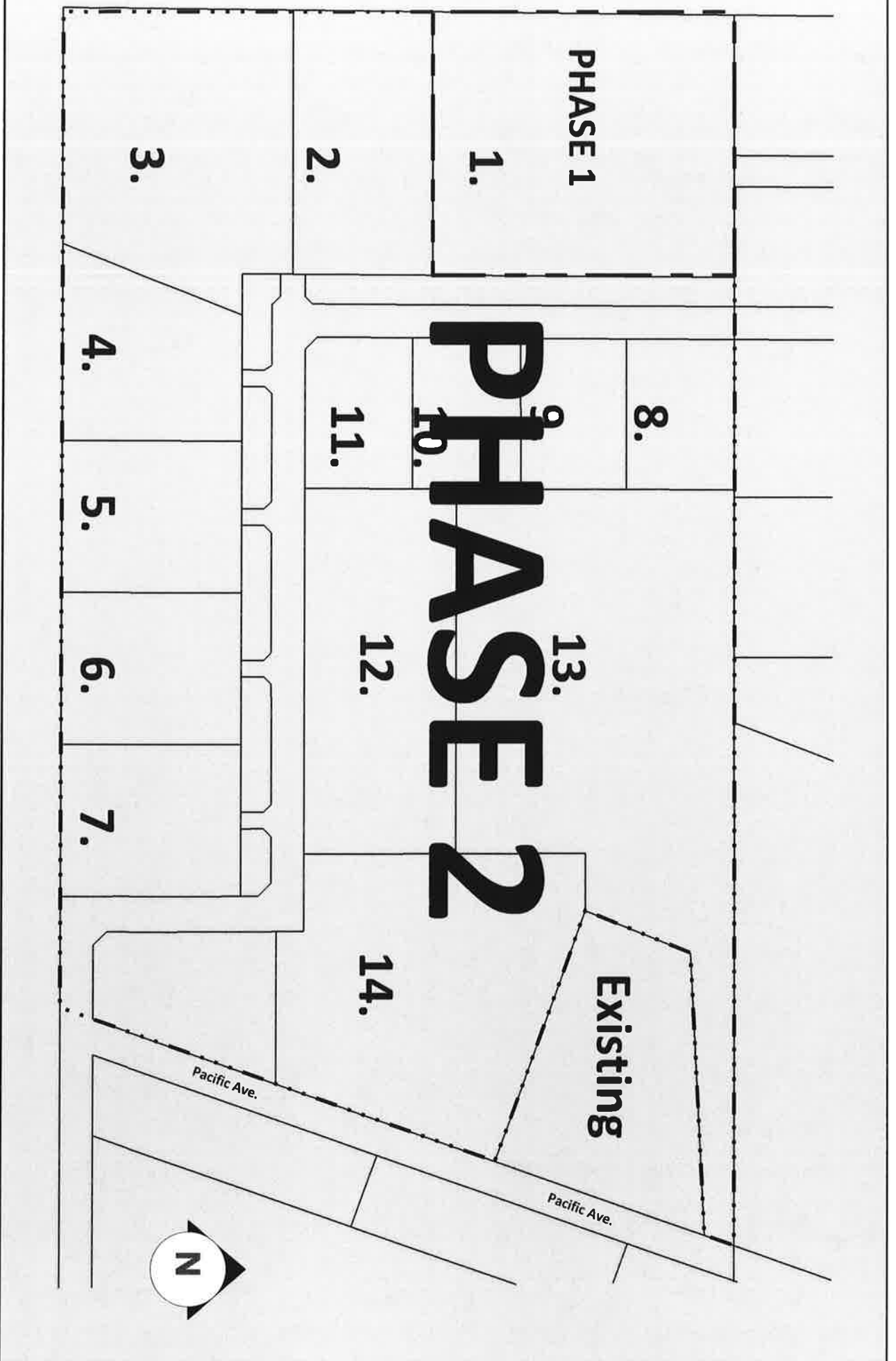


Fig. 1

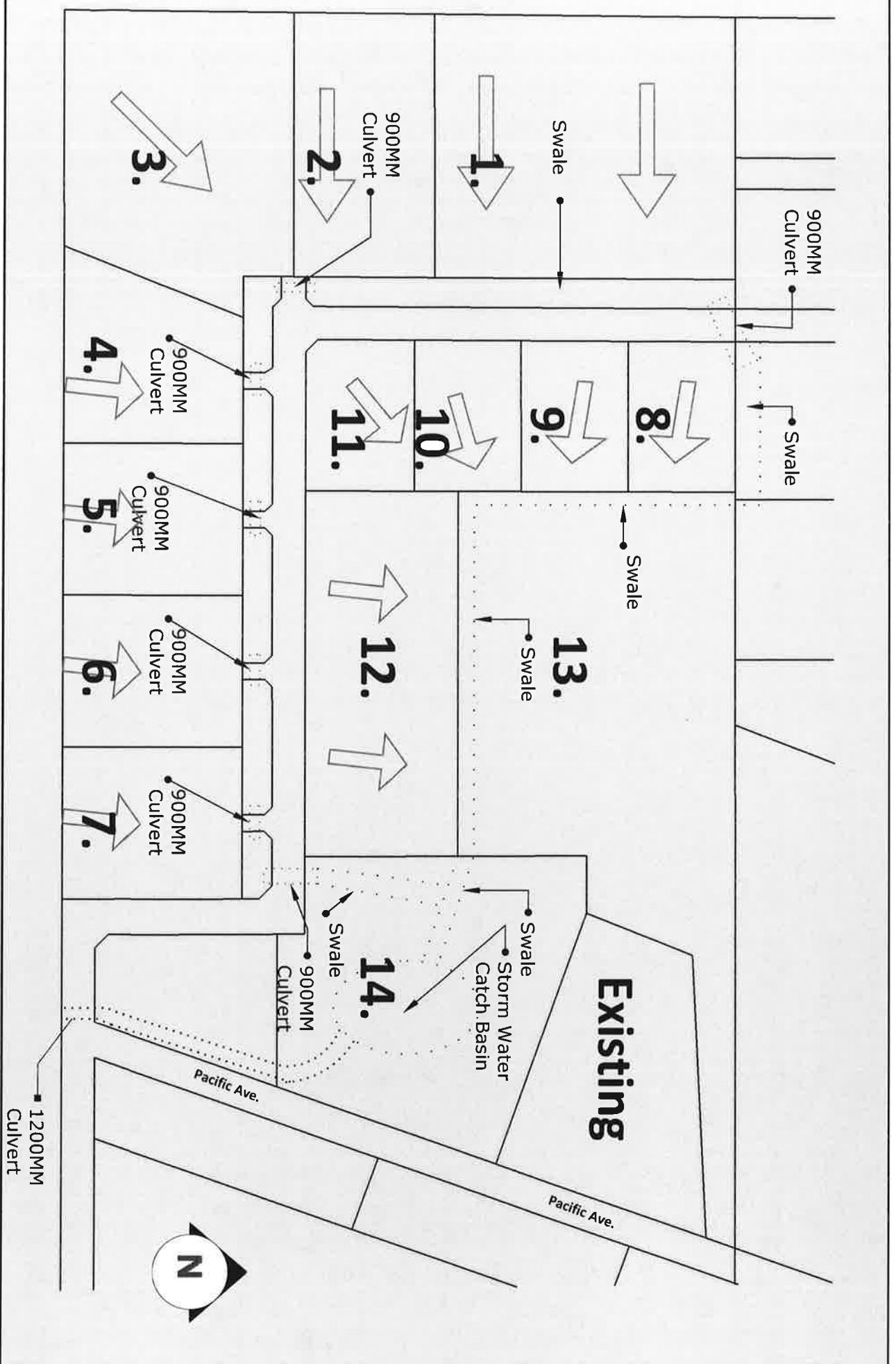
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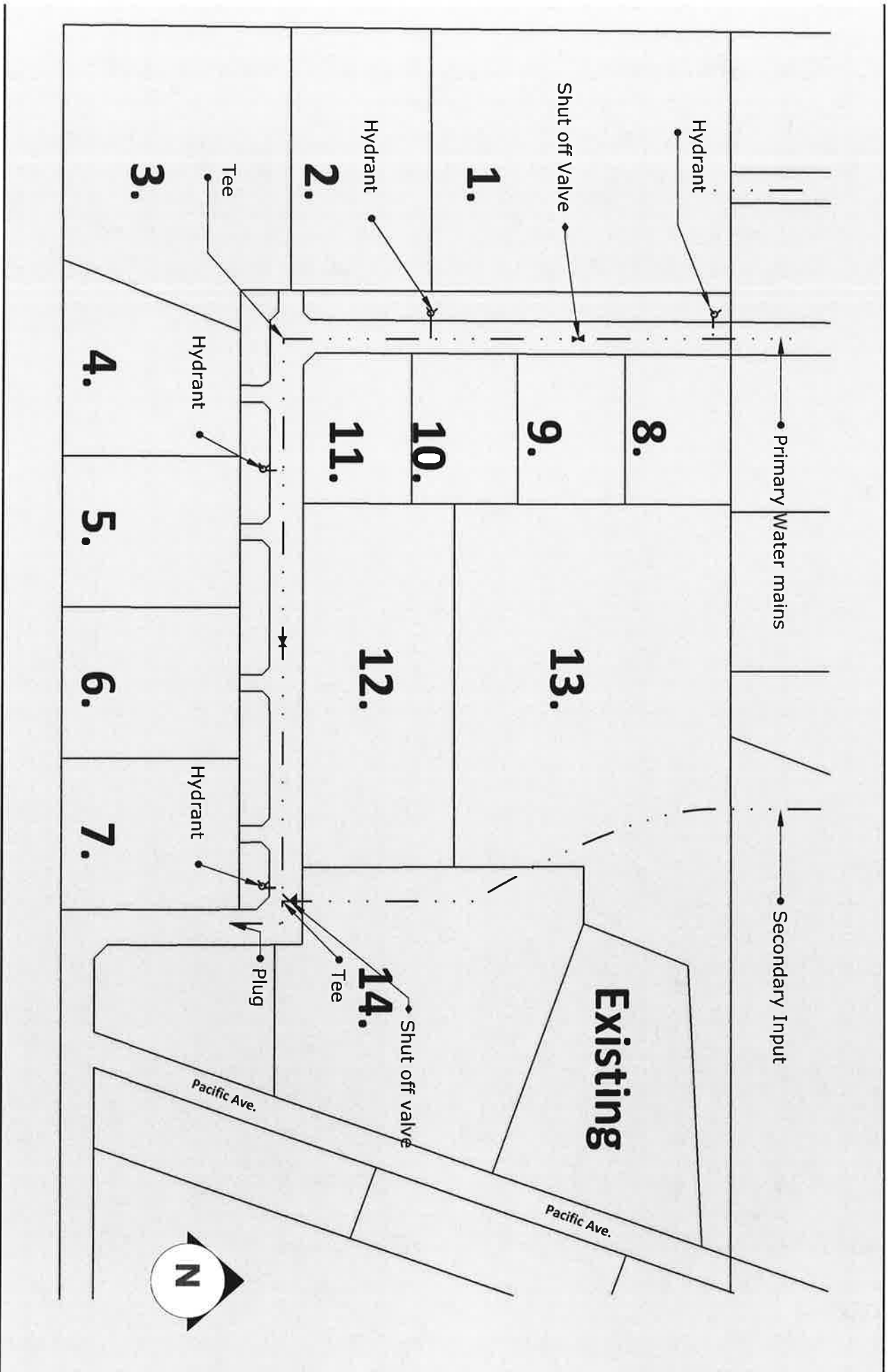


Acme South Western Development Plan



Note: Over land water drainage indicated by the arrows,

Acme South Western Development Plan



Note: 6" waterline to be installed in phase 2 with water being restricted to 15 GPM per lot.

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