

Village of Consort
Portion of Northwest ¼ Section 14-35-W4M
Multi-lot Commercial/Industrial
East Area Structure Plan
ADOPTED BY BYLAW NO. A-852 ON May 21st, 2019



VILLAGE OF CONSORT
EAST AREA STRUCTURE PLAN
BYLAW NO. #A-852 – ADOPTED May 21st, 2019

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1.0 Background

The Plan area for the Village of Consort East Area Structure Plan encompasses the western portion of the Northwest quarter of Section 14, Township 35, Range 6, west of the Fourth Meridian. The Plan area is in the east portion of the Village of Consort immediately north of Highway 12, east of Highway 41, and south of Township Road 35-3.

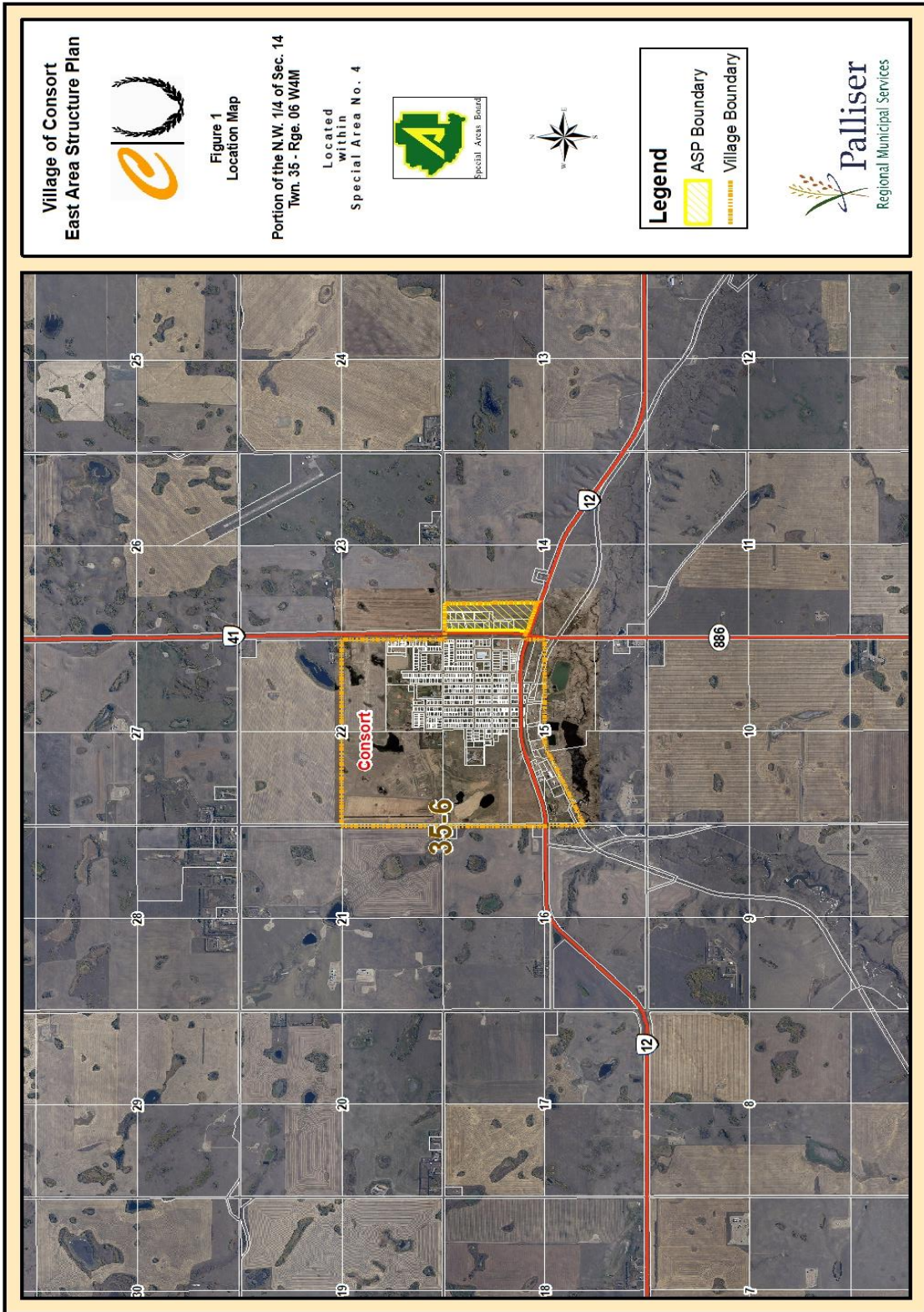
This ASP has been undertaken at the request of the Village of Consort to establish a land use and development concept for the plan area to be used for multi-lot commercial and industrial purposes.

2.0 Purpose

The purpose of this Area Structure Plan is to provide a framework for subsequent subdivision and development of the Plan Area. The Area Structure Plan accomplishes this purpose by addressing the following objectives.

- To ensure that any proposed development or subdivision within the Plan Area is consistent with the policies and objectives of the Village of Consort.
- To provide a framework to assist in the evaluation of future subdivision and development in the Plan Area by describing future land uses, transportation networks and public utility systems.
- To outline and describe a sequence of development through the identification of development phases in order to allow development to occur in stages.

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Village of Consort
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Figure 1
 Location Map

Portion of the NW 1/4 of Sec. 14
 Twn. 35 - Rge. 06 W4M

Located
 within
 Special Area No. 4



Legend

- ASP Boundary
- Village Boundary



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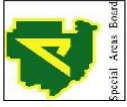
Village of Consort
 East Area Structure Plan



Figure 2
 Plan Area Map

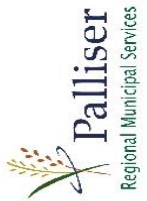
Portion of the N.W. 1/4 of Sec. 14
 Twn. 35 - Rge. 06 W4M

Located
 within
 Special Area No. 4



Legend

- ASP Boundary
- Village Boundary



3.0 Interpretation

The policies contained in this plan are written to ensure a measure of flexibility in response to changes that may occur as the Plan Area is developed and/or subdivided. The policies contained in the Area Structure Plan utilize and make reference to a number of terms and phrases. The following interpretations shall be used:

“*shall*” is an operative word which means mandatory compliance; the action is obligatory.

“*should*” is an operative word which means compliance in principle but is subject to the discretion of the approving authority or Council in situations where compliance is impractical or undesirable. It is strongly advised, however, that the action be taken.

“*may*” is an operative word which means that a choice is available; no particular guidance or direction is intended.

“*Plan*” means the Area Structure Plan.

“*Plan Area*” means the area as shown in **Figure 2** located within the Village of Consort.

All other terms and phrases have the same meaning respectively assigned to them in the Village of Consort Planning Documents and amendments thereto and/or the Municipal Government Act.

4.0 Site Analysis

4.1 Site Conditions

The Plan Area is generally flat with a gentle slope to the southwest corner. Historical land uses within the plan area are agricultural with some commercial development already in existence. For this reason, the area should be developable for commercial and/or industrial development without the need for much grading. There is a utility (gas) easement which runs diagonally across the northern portion of the subject property. The plan area is currently within the 'C-2' – General Commercial Land Use District. Any lots that would desire to be utilized for Industrial use would have to be rezoned to an Industrial zoning category.

4.2 Existing Development

A portion of the plan area has been subdivided with several of the resulting lots being utilized for commercial uses.

4.3 Existing Roadways & Utilities

Roads

The Plan Area is bound by Highway 12, Highway 41, and Township Road 35-3 with access via Highway 41, and Township Road 35-3

Electrical

An above ground power line currently exists on the subject property which could supply electricity to the remainder of the undeveloped lands.

Telephone

Telephone lines are located on the subject property and may be extended if needed.

Gas

Natural gas is available through ATCO.

Water

Water services are supplied by the Village of Consort.

Sewer

Sanitary servicing for the plan area is provided by the Village of Consort.

Stormwater

Stormwater is to be handled by an existing lot owned by the Village of Consort in the southwest portion of the subject property. The natural drainage patterns should be recognized at the time of development to ensure grading does not negatively affect existing sites or landowners.

Oil and Gas Development

There is a natural gas easement which runs diagonal across the subject property. Abandoned oil and/or gas wells on site are believed to have been capped and decommissioned as required and development currently exists above one in the north portion of the subject property. However, this is uncertain. All oil and gas development on the subject property will have to be addressed in any development proposal.

4.4 Development Constraints/ Opportunities

Constraints:

Natural Gas Easement

There is a natural gas easement running diagonally across the northern portion of the subject property which will have to be accommodated by any plan and future development.

Oil Wells

Any abandoned or existing oil wells on the subject property will have to be accommodated in any development proposal.

Access

Access to the northeast portion of the ASP is difficult given existing subdivided lots and the eastern extent of land annexed into the Village of Consort which constrains the east-west length of lots that could be developed in this area. Thus, potential access to these lots is addressed in Section 5.4.1 of this plan.

Opportunities:

Existing Infrastructure

Existing infrastructure on the subject property such as roads and utilities can be utilized and expanded upon to accommodate the desired development.

5.0 Policies

The development concepts were prepared for the Plan Area taking into consideration the development constraints and opportunities. The concepts show generalized land uses as well as access / approach and road locations.

- Commercial / Industrial
 - With the existence of commercial development already on a portion of the subject property and the Municipal Development Plan indicating the entire area for future commercial development, commercial development on the remainder of the undeveloped portion of the subject property would be consistent.
 - With the need for industrial lands within the Village of Consort, a portion of the subject property in the east being the furthest away from existing residential development within the Village may be suitable for industrial development. If this is desired, any lots which are created through subdivision would also require an amendment to the Municipal Development Plan from future commercial to future industrial as well as a land use bylaw amendment (rezoning) from C-2 commercial to an appropriate industrial zoning category.

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5.1 General Development

- 5.1.1 All subdivision and/or development activity that occurs within the Plan Area shall conform to the Village of Consort Land Use Bylaw and Statutory Planning Documents.
- 5.1.2 Proposed development shall take into consideration the existing utilities and roadways. The developer shall be responsible for any costs associated with the relocation and/or extension of any existing utility or roadway.
- 5.1.3 Developers of land within the Plan Area may be required to enter into an agreement with the Village of Consort for the provision of services.
- 5.1.4 **Figures 3 and 4**, the Development Concepts are conceptual only to provide a general guide for the location of access, roadways and parcels.

5.2 Agriculture

- 5.2.1 The development of intensive livestock operations on the agricultural lands within the Plan Area shall not be permitted. Land use of vacant land areas within the plan area may continue to be extensive agriculture (hay production or cropping) until development of the subject land occurs.
- 5.2.2 Livestock shall not be permitted within the plan area. The area is intended to be strictly commercial or industrial in nature without livestock (horses, donkeys, goats, cattle, etc.).

5.3 Commercial/Industrial

- 5.3.1 Commercial/Industrial land uses may be developed in accordance with all Village of Consort regulations including but not limited to the Land Use Bylaw and Municipal Development Plan.

5.4 Roadways & Utilities

- 5.4.1 The plan area shall utilize the existing accesses from Highway 41, and Township Road 35-3. **If a full size road right-of-way meeting**

the requirements of the Village of Consort cannot be utilized for access to any lots from the existing roads accessed from Highway 41 or Township Road 35-3 within the Village of Consort, alternative access utilizing a full size road right-of-way meeting the requirements of the Village of Consort may be provided from the adjacent land to the east within Special Areas once it has been annexed into the Village of Consort.

- 5.4.2 Road development and access shall be required to the satisfaction of the Village of Consort.
- 5.4.3 If required, any future improvements to accesses and internal roads shall not be at the cost of the Village of Consort.
- 5.4.4 Stormwater management may be required when considered necessary to ensure existing parcels are not negatively affected by changes in storm water flows and drainage patterns to the satisfaction of the appropriate authorities.
- 5.4.5 All utilities (natural gas, electrical, water, sewer, etc.) shall be provided by the developer to the property line of each parcel. Purchasers shall be required to determine private water and sewer requirements at the time of development.

5.5 Municipal Reserve

- 5.5.1 Municipal reserve may be required as land or money-in-place of land as part of the subdivision of the subject lands in accordance with the Municipal Government Act.

6.0 Development Concept

Figures 3 & 4 – Development Concepts provide the general concepts for the proposed plan area.

7.0 Subdivision/ Development Staging

Figures 3, 4 and 5 illustrate the sequence of development of land within the Plan Area and on land to the east which may be annexed into the Village of Consort.

Phase 1:

Phase 1 consists of already subdivided lots some of which have existing development on them.

Phase 2:

Phase 2 consists of lands yet to be subdivided for commercial or industrial development. If Development Concept 2 is chosen, the road access depicted in Figure 5, immediately to the east of the Village of Consort within Special Area 4 will have to be annexed into the Village and provided (built) to required standards as part of any Phase 2 development.

Phase 3:

Phase 3 consists of lands that may be annexed into the Village in the future and depicts how the proposed ASP for Phase 2 could integrate with Phase 3.

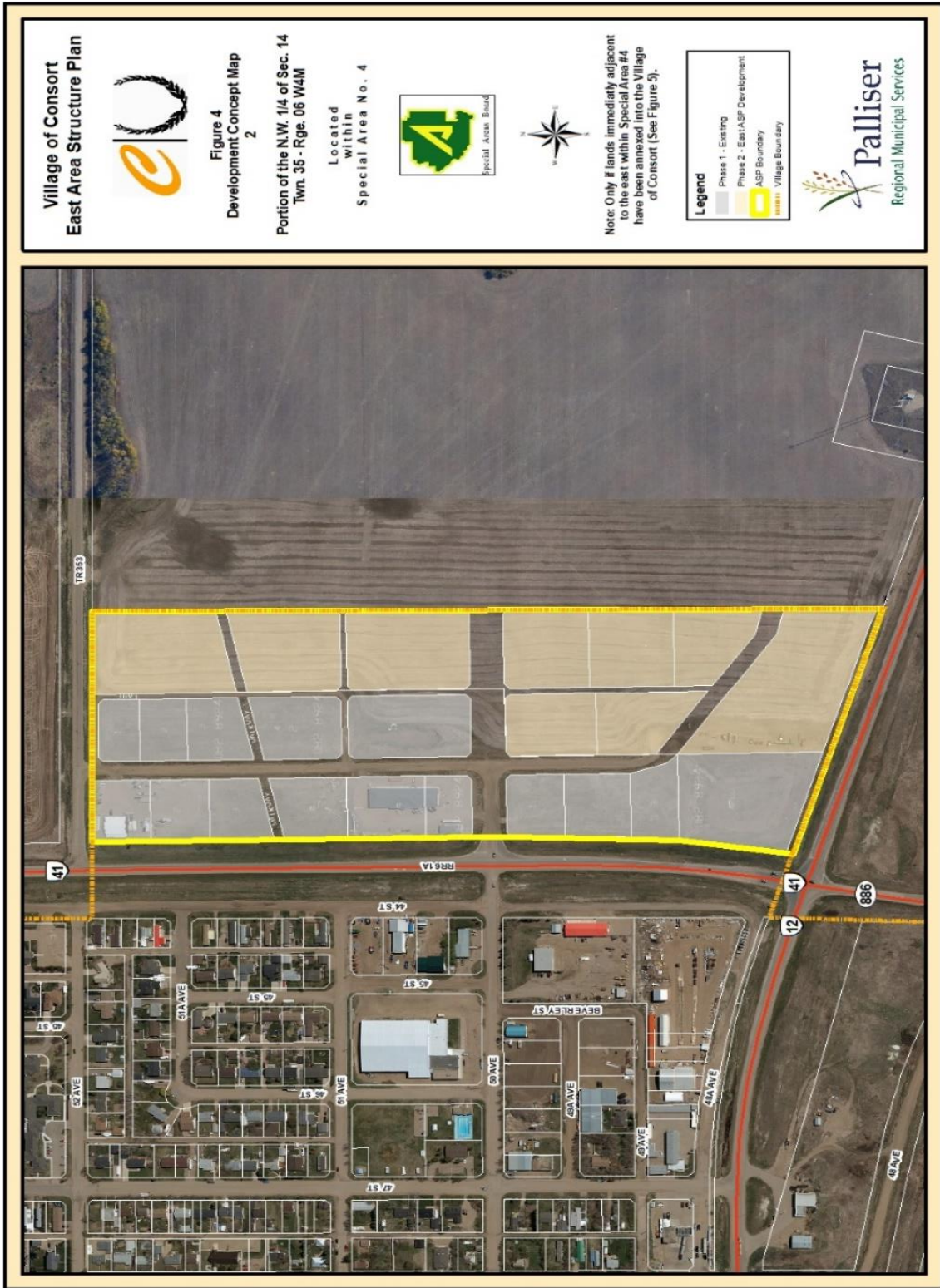
8.0 Implementation

The adoption of the Area Structure Plan in accordance with Section 633 of the Municipal Government Act will result in the plan becoming a statutory document of the Village of Consort and will guide further subdivision and development within the plan area.

The plan area is currently classified 'C-2'- General Commercial District that provides specific regulations for development within the Village of Consort. The plan area is on the eastern edge of the Village of Consort which provides it with an excellent opportunity to be used for commercial uses transitioning into industrial uses as desired.

This Area Structure Plan is intended to establish a long-term pattern for the plan area. Modifications which are consistent with the overall plan may be considered without the need for plan amendments at the discretion of the Subdivision and/or Development Authority. There is a possibility that future conditions may require amendments to this plan. Prior to adopting any additional amendment to this plan, the proposed amendment should be referred to Palliser Regional Municipal Services for comments to be presented at the Public Hearing.

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