



Area Structure Plan

..... The Village of Marwayne



THE PROJECT

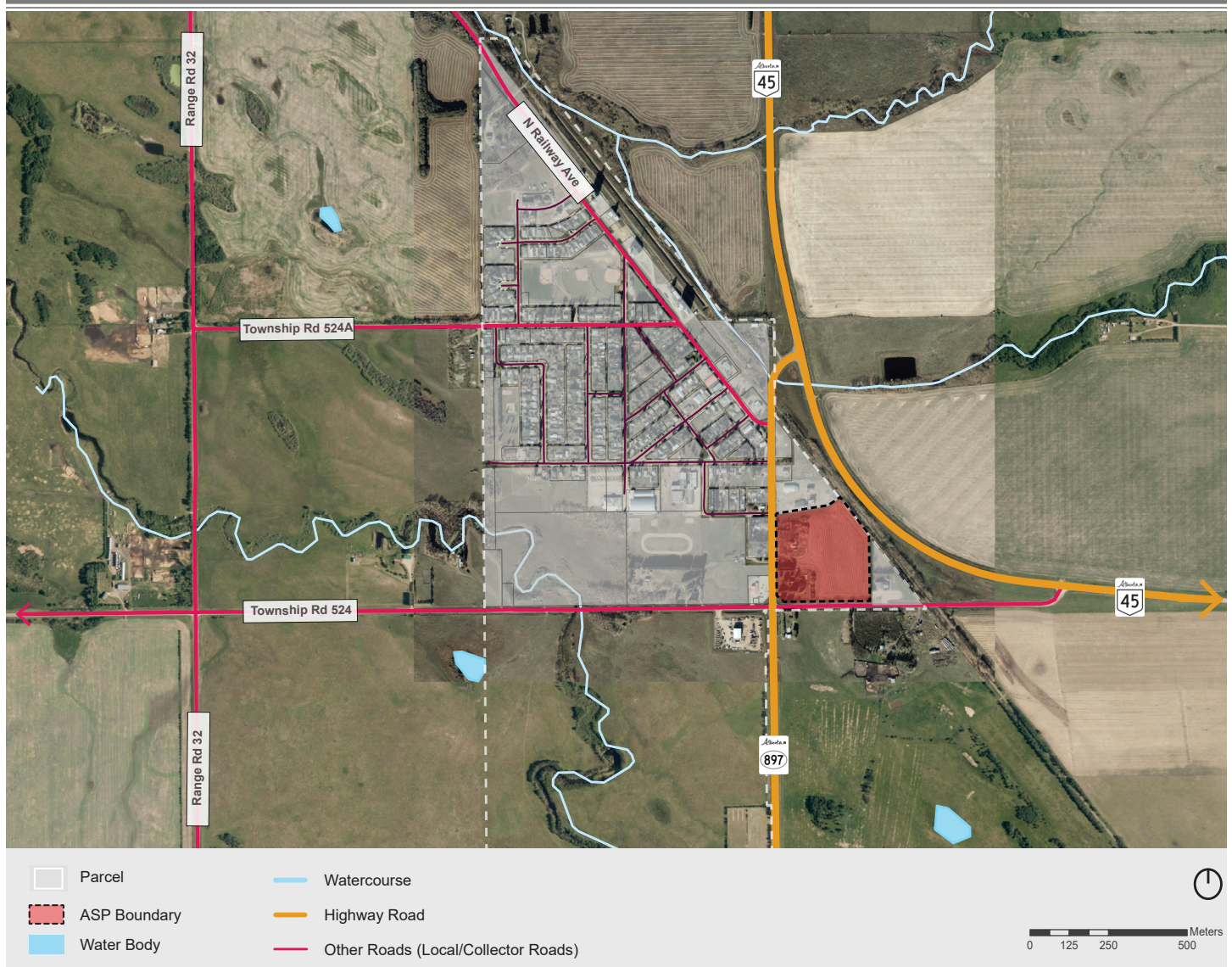
The Village of Marwayne in partnership with the County of Vermilion River is developing an Area Structure Plan (ASP) on lands currently owned by the Village. The intent of the plan is to identify the requirements needed to service the land to accommodate development. Ultimately, the Village is seeking to determine the best way for developing non-residential uses that will support the Village's tax base and attract people to live and visit the community. This land is located on Highway 897 and feeds into Highway 45 that is a major corridor to the north towards Cold Lake where there is economic activity arising from farming, the oil and gas sector, and tourism related to people heading north.

Marwayne is strategically located near the City of Lloydminster to the east making it an attractive community for those looking for a small-town lifestyle with the amenities of a larger urban centre nearby. Developing this site is supported by the Village's planning documents which include Council's Strategic Plan, the Municipal Development Plan, Land Use Bylaw, and the recently updated Sustainability Plan.

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THE LOCATION

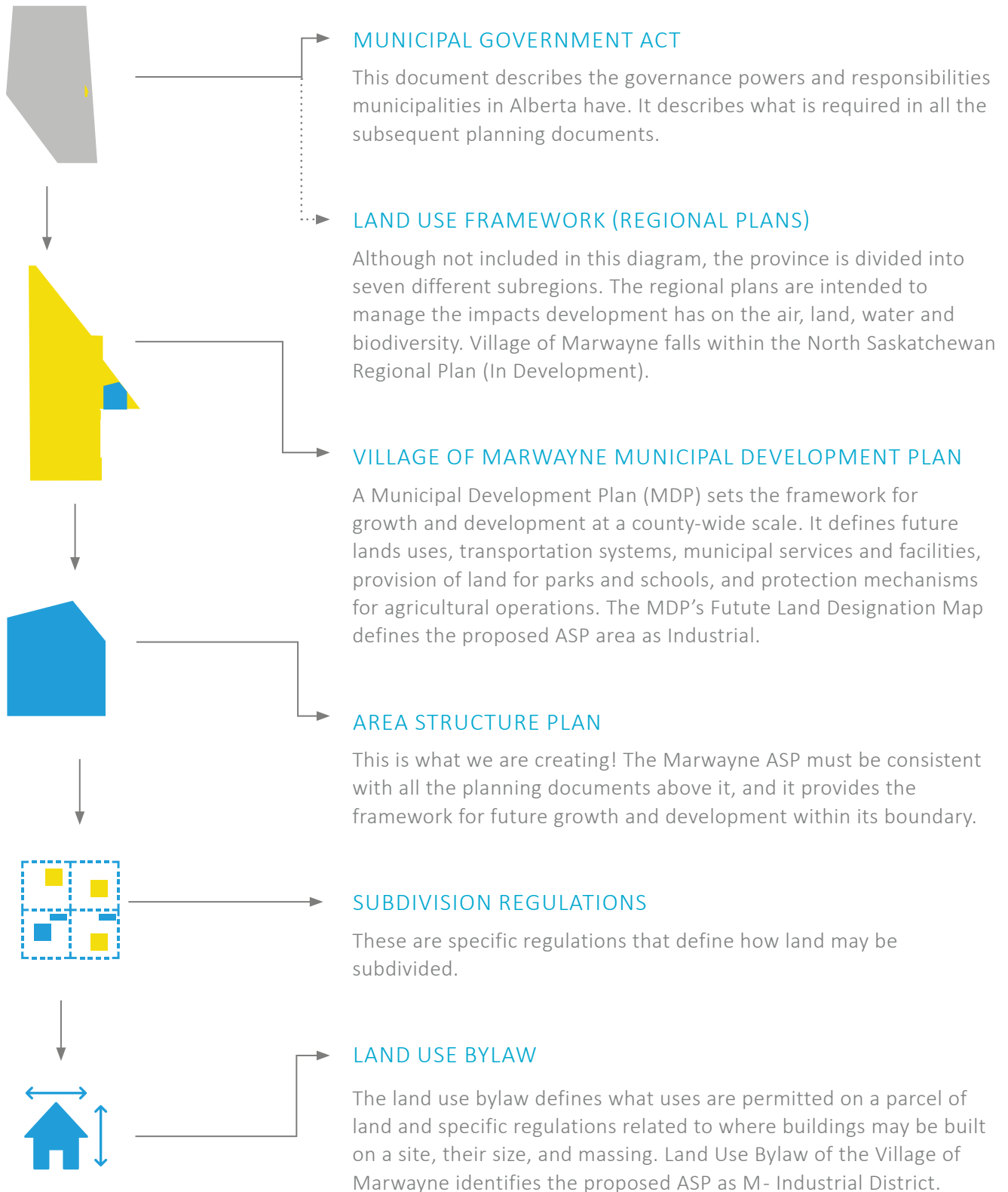
The land is located in the eastern corner of the Village of Marwayne directly adjacent to S 5 St (Township Rd 524) and Railway Ave S (Highway 897). Highway 897 feeds into Highway 45 that is a major corridor to the north towards Cold Lake where there is economic activity arising from farming, the oil and gas sector, and tourism related to people heading north. Two thirds of the ASP area is an open field with interspersed trees/forests.

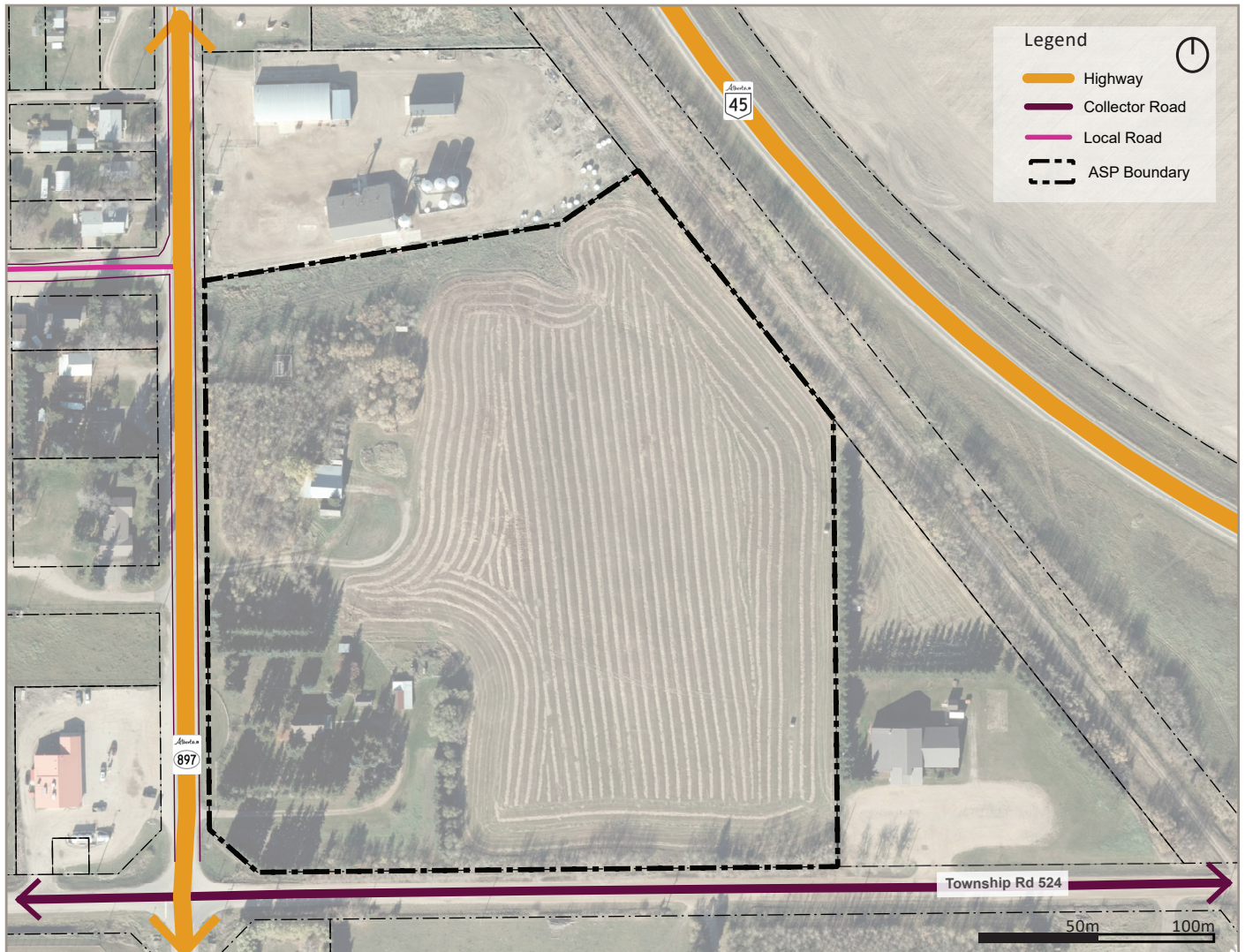
BACKGROUND REVIEW KEY FINDINGS

- Water and sanitary sewer are located in close proximity to the site. Shallow utilities such as gas and electric are also located nearby.
- A phase one environmental assessment was conducted with no significant environmental impacts observed on the site.
- A biophysical assessment was also conducted on-site and recommended part of the naturalized overland drainage system be retained as a naturalized stormwater facility and retaining the patch of trembling aspen in the northeast portion of the site.
- An environmental scan and economic base analysis was conducted to identify business opportunities and target industries for the Village to pursue. The investment attraction business identified included those in the waste management and remediation services; agriculture, forestry, fishing and hunting; mining, quarrying, and oil and gas extraction; finance and insurance; manufacturing; and Transportation and warehousing sectors.

PLANING HIERARCHY

The following diagram shows the land use planning documents that govern development within the area structure plan. Every document must be consistent with the one above it, and as the scale decreases, the level of detail increases.





WHAT IS AN AREA STRUCTURE PLAN?

An Area Structure Plan (ASP) is a statutory, land use planning document that must be adopted by bylaw by the Village Council, which need to describe the following:

- Sequence of development proposed for the area,
- Land uses proposed for the area, either generally or with respect to specific parts of the area,
- Density of population proposed for the area either generally or with respect to specific parts of the area, and
- General location of major transportation routes and public utilities.

An Area Structure Plan may also contain any other matters, including matters relating to reserves, as the council considers necessary.

Having an ASP reduces land use conflicts and ad hoc developments that can have an impact on the natural environment, council's fiscal budget, existing roads, water and waste water systems, and surrounding land owners. An ASP provides land owners and prospective developers with an idea of appropriate future land uses, and helps streamline rezoning and subdivision applications if they are in compliance with the ASP and the outline plans.

PROJECT PROCESS



01 | Baseline Research and Analysis (Completed)

JULY - FEBRUARY 2023

This phase involves carrying out background research and analysis of economic and population data and forecasts, environmental factors, existing intermunicipal agreements, and statutory/non-statutory plans currently in place.

- Document Review & Data Collection
- Site Conditions and Constraints Mapping
- Environmental Site Assessment- Phase I
- Biophysical Assessment
- Utility Review
- Environmental Scan & Economic Base Analysis



02 | Develop Proposed Policies & Land Use Concept

MARCH - MAY 2023

This phase takes the information gathered in step 1 to develop proposed policies, vision, and land use concept.



03 | Public/Stakeholder Feedback

MAY 2023

This phase is all about hearing from you, the stakeholders! We want to develop the Area Structure Plan that reflects the needs of residents and businesses within the Village.



04 | Finalize Draft Area Structure Plan

JUNE 2023

This phase takes the information gathered in step 2 and step 3 to refine the proposed policies, vision, and land use concept, and finalize a draft Area Structure Plan.



05 | Public/Stakeholder Feedback & Finalize Area Structure Plan

JULY 2023

This phase provides stakeholders the opportunity to review the draft Area Structure Plan and offer feedback before its finalization. We then take stakeholder feedback and make the necessary changes to the Area Structure Plan, as required.



06 | Formal Adoption

AUGUST 2023

This is the formal adoption process where the Village's Council will proceed with the first, second, and third readings of the Area Structure Plan. Stakeholders will have the opportunity to present to Council in support or opposition of the Area Structure Plan.

visit [MARWAYNE.CA](https://www.marwayne.ca) to learn more



HAVE
QUESTIONS?

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INFORMATION
PACKAGE
PREPARED BY:



WE ARE HERE