



**BUSINESS PARK  
AREA STRUCTURE PLAN**  
**Village of Marwayne**



Adopted by Council **DATE**

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# 1 INTRODUCTION

## 1.1 Overview

An Area Structure Plan (ASP) is a statutory document that aligns with the Village's Municipal Development Plan (MDP). In accordance with the Municipal Government Act, an ASP outlines the future development of an area with regard to land use, transportation, natural environment, proposed population density and utility service requirements. An ASP must also describe the sequence of development proposed for the area. It is approved by Council and adopted by bylaw.

Having an ASP reduces land use conflicts and ad hoc development that can have an impact on the natural environment, council's fiscal budget, existing roads, water and wastewater 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.

The Village of Marwayne sought to develop an ASP on lands currently owned by the Village to maximize the development potential for non-residential uses that will support the Village's tax base and attract people to live in 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. 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. It is a strong and resilient community that is full of pride for its history, achievements, and an excellent quality of life.

Figure 1 – Area Structure Plan Area



## 1.2 Purpose

The purpose of the Business Park Area Structure Plan is to guide the development of the Plan area in an orderly and phased manner while enabling commercial and industrial development to occur. The Plan is intended to drive development in Marwayne in a contiguous, compact manner.

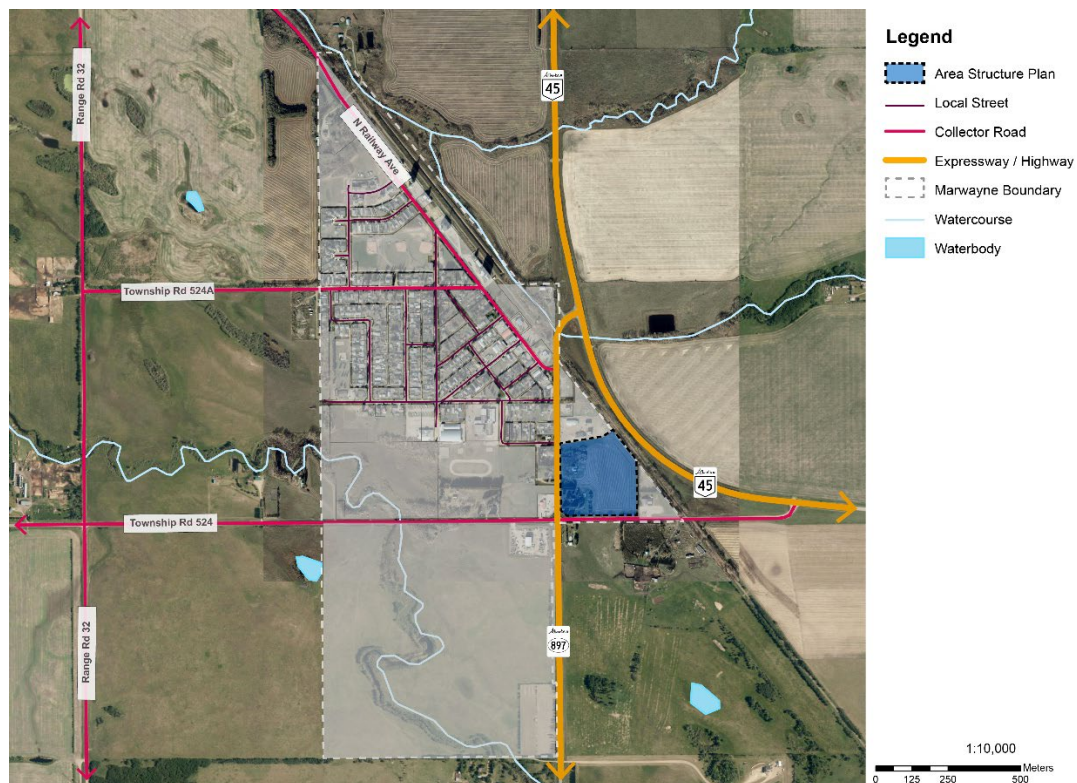
This Plan contains a vision statement, strategies, goals, objectives, and policies to guide council, approving authorities, review agencies and the public in directing and managing growth and change within the Plan area. The Plan describes:

- the sequence of development proposed for an area;
- the land uses proposed for the area, either generally or with respect to specific parts of the area;
- the density of population proposed for the area, either generally or with respect to specific parts of the area; and
- the general location of major transportation routes and public utilities.

## 1.3 Plan Area

The Plan area is located on the eastern edge of the Village boundaries, with access to the site off of Township Road 524 and Hwy 897. The Plan area is bordered by an existing industrial development to the north, and the east side runs close to an abandoned railroad.

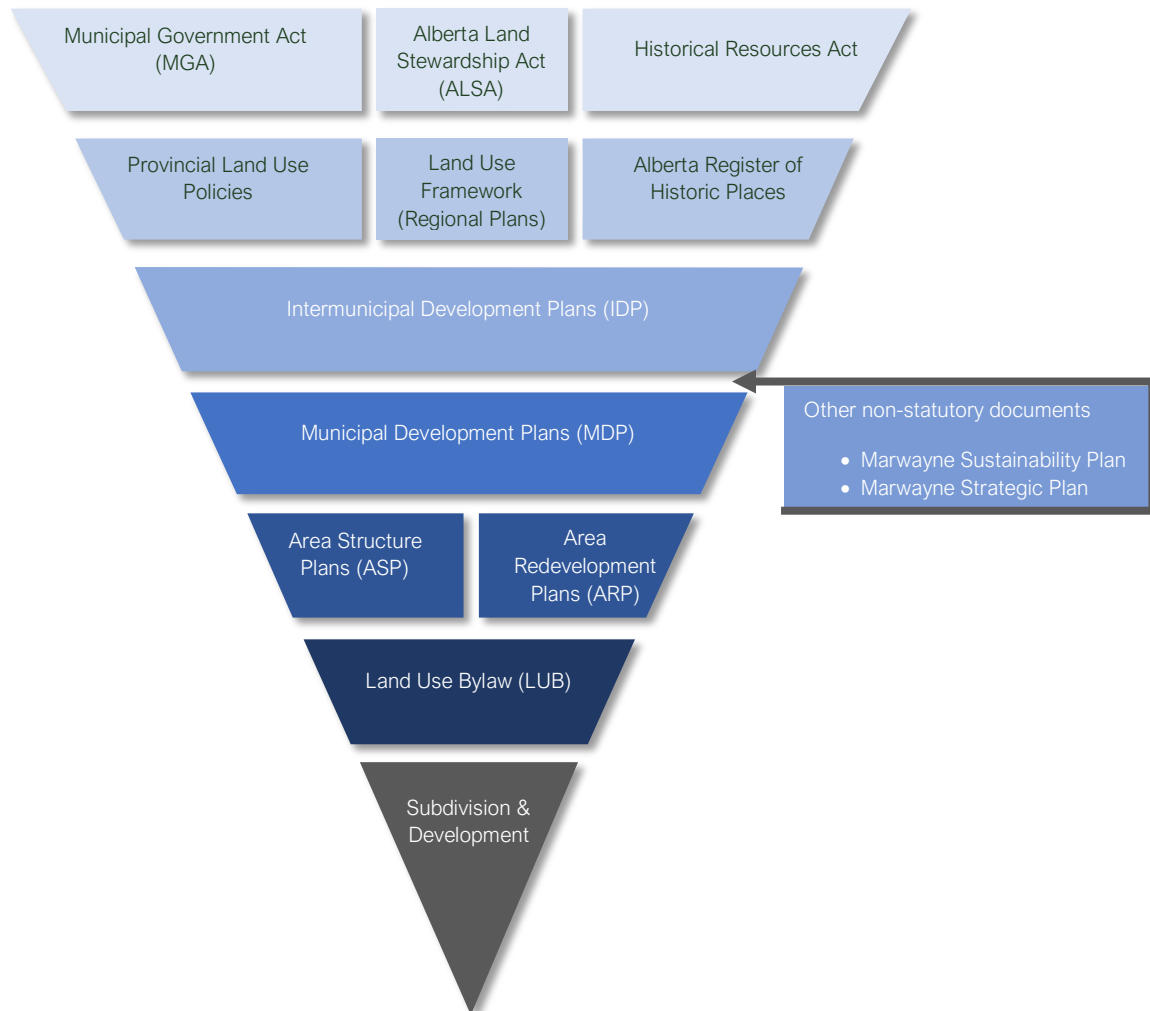
Figure 1 – Plan Context Map



## 1.4 Policies & Relevant Planning Documents

The following is a review of the statutory plans relevant to the Marwayne ASP. Figure 3 shows the Planning Hierarchy, or the level of each planning document and its interaction with other documents filtering down towards the development of an individual parcel.

Figure 3 – Planning Hierarchy

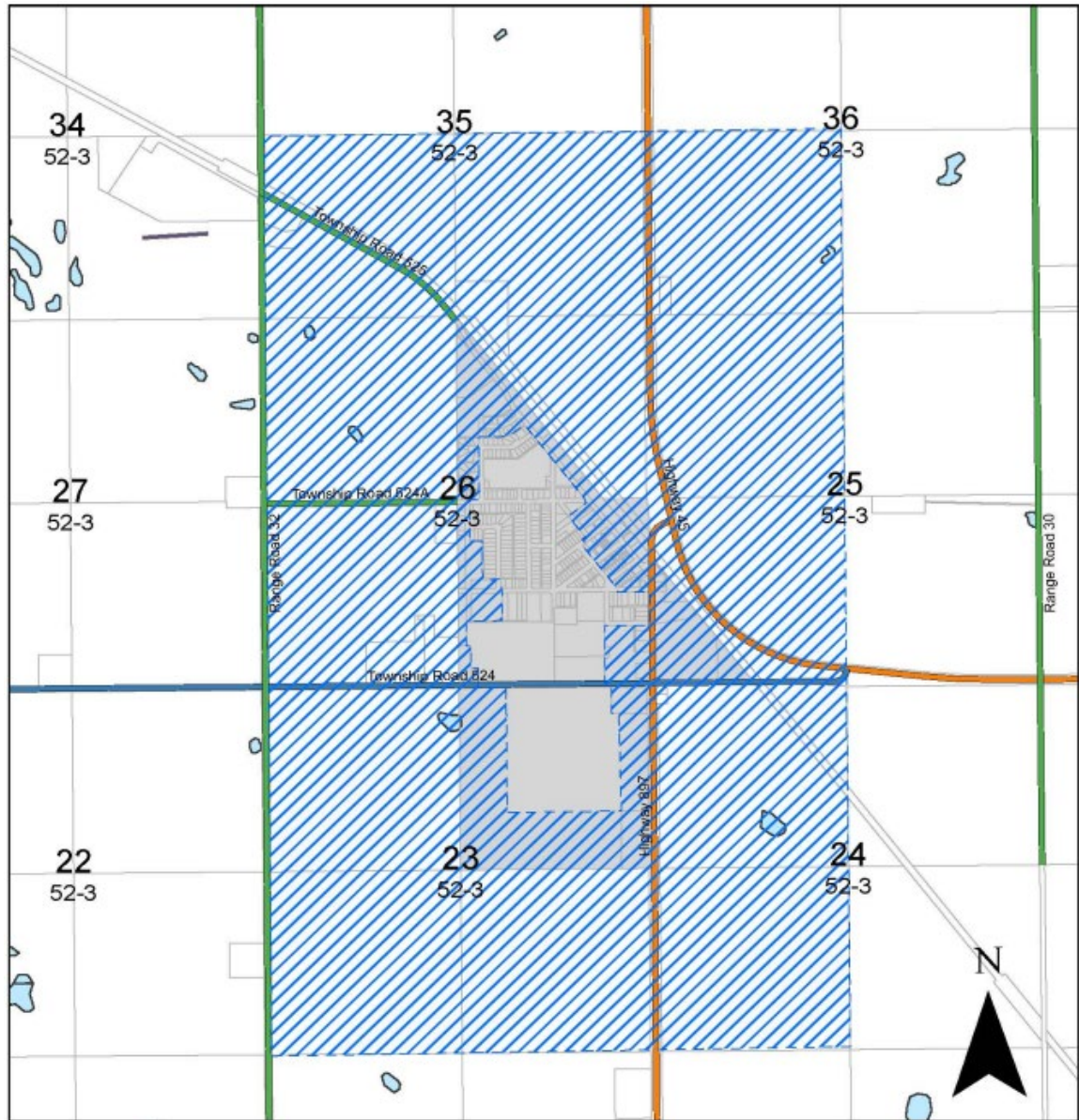


To achieve the community's vision, it is best that all the documents highlighted in Figure 3 – Planning Hierarchy complement and work with one another, with the municipality and the community holistically addressing the initiatives, policies, and strategies identified. The documents above the ASP in the Planning Hierarchy directly affect the ASP, while those below are directly affected by the ASP.

### 1.5 Intermunicipal Development Plan

Adopted in April 2021, the Village of Marwayne and the County of Vermilion River jointly prepared their Intermunicipal Development Plan (IDP). The IDP boundary area is included for reference below:

Figure 4 – Village of Marwayne and County of Vermilion River Intermunicipal Development Plan (IDP)





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## 1.6 Intermunicipal Collaboration Framework (2020)

Adopted in March 2020, the Intermunicipal Collaboration Framework between the County of Vermillion River and the Village of Marwayne outlines integrated and strategic service delivery that seeks to achieve efficiencies and mutual benefits for residents within both municipalities.

The Planning and Development Services Sharing Agreement (April 9, 2019) may impact development of the proposed ASP. Developers should consult this document when preparing subdivision or development applications within the ASP area.

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## 1.7 Strategic Plan (2022)

The Strategic Plan was adopted in 2022 and outlines Council's long-term priorities. A number of Priority Focus Areas are identified for the Village of Marwayne which will have the most impact on the long-term resilience and sustainability of the community. This ASP aligns with the Strategic Plan goals and objectives and core values, as shown in Figure 5 below. For a full analysis, please refer to Appendix A.

Figure 5 – Core Values Graphic from the Strategic Plan



### VALUE 1: INTEGRITY

The Village of Marwayne governs in an open, honest, and transparent manner by considering resident values and needs when making decisions.



### VALUE 2: RESPONSIBILITY

The Village of Marwayne provides quality, efficient, and effective service utilizing best practices and innovative “Marwayne-made” approaches to achieve constant improvement.



### VALUE 3: COOPERATION & COLLABORATION

The Village of Marwayne works well with regional neighbours and other levels of government, as well as empowers community volunteers and community groups to achieve the shared community vision.



### VALUE 4: COMMUNITY

The Village of Marwayne strives to be a safe, vibrant, active, and healthy community that supports families and fosters a strong sense of togetherness.

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## 1.8 Municipal Development Plan

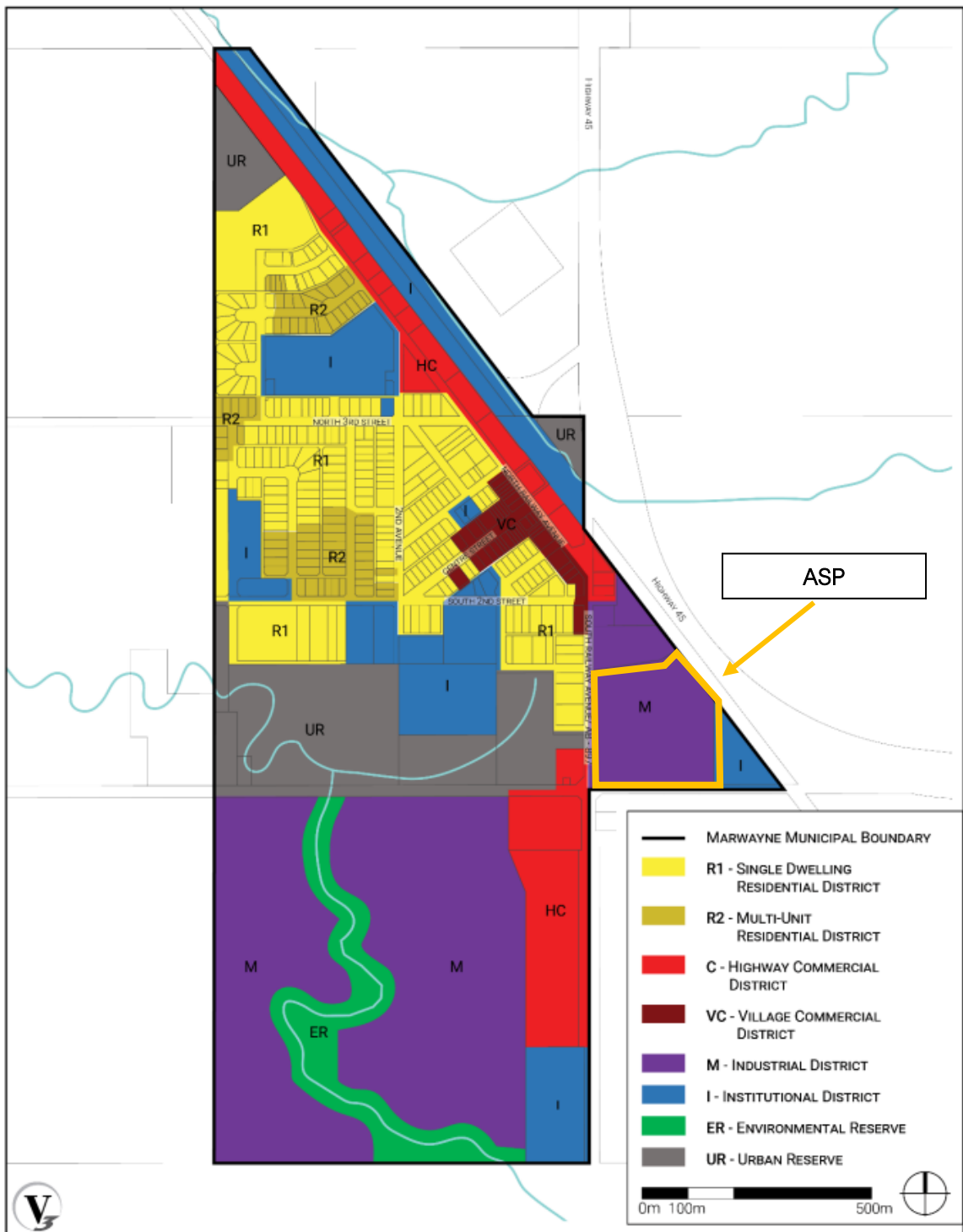
Adopted in June 2020, the Marwayne Municipal Development Plan (MDP) provides the Village a comprehensive, long-term land use policy framework for growth and development, while also guiding Council decisions related to the natural environment, investments in infrastructure and services, and characteristics of future development. This ASP aligns with the MDP goals and objectives. For a full analysis, please refer to Appendix A.

### 1.9 Land Use Bylaw

Adopted in 2019 and last amended in 2020, the Land Use Bylaw of the Village of Marwayne identifies the proposed ASP as M – Industrial District.

The Land use District Map is included below:

Figure 6 – Marwayne Land Use District Map Future Land Use Designation Map (LUB)



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## 1.10 Plan Interpretation

Policies within this Area Structure Plan contain key operative terms such as “Shall”, “Should”, and “May”. The interpretation of these terms is as follows:

- **SHALL, REQUIRE, MUST, or WILL** - directive terms that indicate the actions outlined are mandatory and apply to all situations.
- **SHOULD** - a directive term that indicates a strongly preferred outcome or course of action but one that is not mandatory.
- **MAY** - a permissive and/or discretionary term that denotes a choice in applying the policy.

## 2 PLAN CONTEXT & DEVELOPMENT CONSIDERATIONS

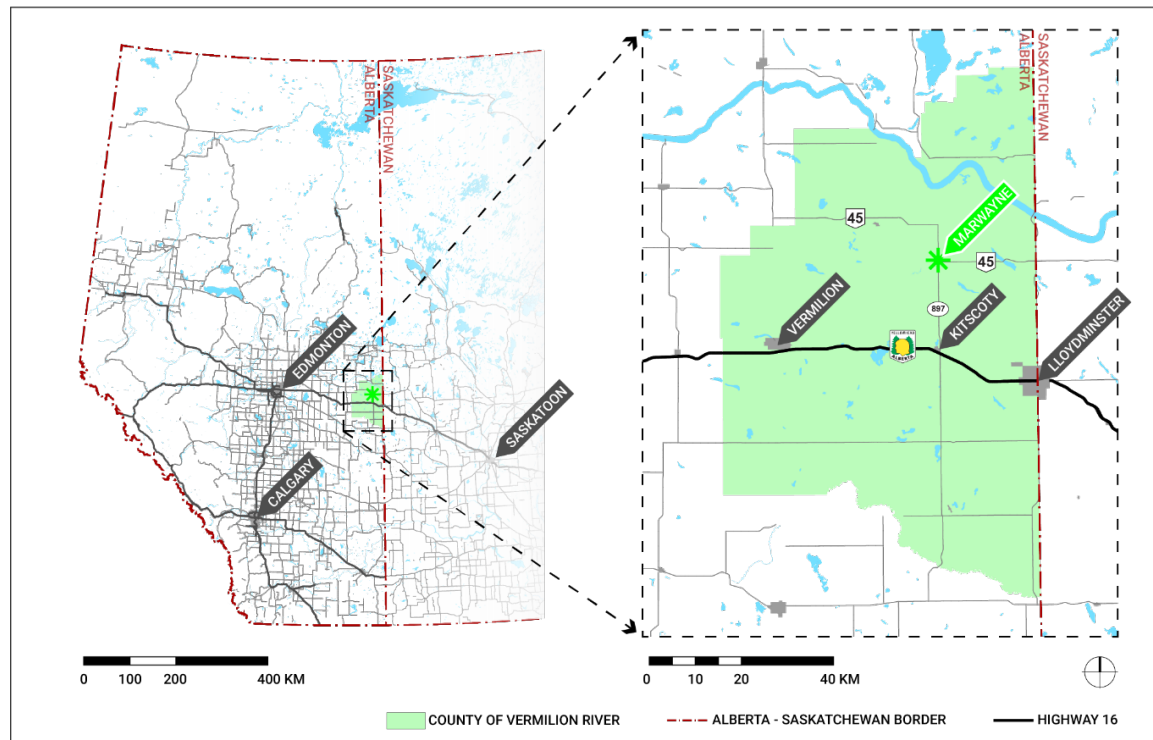
### 2.1 Site Context

The Village of Marwayne is located approximately 20 km north of TransCanada Hwy 16 along Hwy 897, approximately 20 km west of the Alberta/Saskatchewan border along Hwy 45 and is surrounded on all sides by the County of Vermilion River. Due to the proximity to the river, a biophysical assessment was completed and is available in Appendix G.

The site 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). It is in proximity to Hwy 45 located to the northeast across a decommissioned Canadian National (CN) rail right-of-way. Onion Lake Cree Nation reserve Makao 120 is located approximately 25 km to the northeast.

Nearby major settlements include the City of Lloydminster approximately 35 km to the southeast and the Town of Vermilion approximately 40 km to the southwest. Other settlements include the Village of Kitscoty approximately 20 km to the south and the Hamlet of Dewberry approximately 15 km to the northwest. Nearby airports include Lloydminster Municipal Airport (YLL) approximately 30 km to the southeast and Vermilion Airport approximately 40 km to the southwest. Marwayne Jubilee School, Community Park, and Community Arena are located to the west of the project site. Downtown Marwayne is located approximately 500 m to the northwest of the project site.

Figure 7 – Regional Context Map



Map created by V3 Companies of Canada Ltd using data from the following sources: Government of Alberta and Government of Canada

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## 2.2 Adjacent Lands & Surrounding Development

The surrounding region is also referred to as “The Lakeland Region” due to its numerous lakes and rivers. Lea Park is a ten-minute drive north and Whitney Lakes Provincial Park is a half-hour drive north. The lakes and rivers provide the community with an opportunity to take on a larger role as a seasonal service provider for tourists in the region.

The area immediately adjacent to the project site to the north is designated for Industrial uses, the area immediately adjacent to the project site to the east is designated for Recreational uses in the MDP. Areas adjacent to the project site across Railway Ave S (Highway 897) are designated for Residential, Highway Commercial, and Future Growth in the MDP. The parcel immediately adjacent to the project site to the north is districted in the LUB as M – Industrial, has a total area of approximately 1.39 ha, and is currently used for Light Industrial uses.

The parcel immediately adjacent to the project site to the east is districted in the LUB as P – Community District has a total area of approximately 1.34 ha where Marwayne Alliance Church is currently operating. Parcels adjacent to the project site to the northwest across Railway Ave S (Highway 897) are districted in the LUB as R1 – Single Dwelling Residential.

A parcel adjacent to the project site to the west across Railway Ave S (Highway 897) is districted in the LUB as UR – Urban Reserve.

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## 2.3 Roads

The Plan area is served by Township Road 524 to the south, and Highway 897 to the west. The intersection of Railway Ave S (Highway 897) and S 3 St is located adjacent to the project site at the extreme northwest corner. The intersection of Railway Ave S (Highway 897) and S 5 St is located adjacent to the project site at the extreme southwest corner.

The project site is in proximity to Hwy 45 located to the northeast across a decommissioned rail right-of-way. A full Traffic Impact Assessment (TIA) has been completed and is available in Appendix F.

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## 2.4 Public Participation

The Village of Marwayne used a variety of engagement methods in order to obtain feedback on the creation of this Area Structure Plan. This included open houses, and the information being posted on the Village’s website.

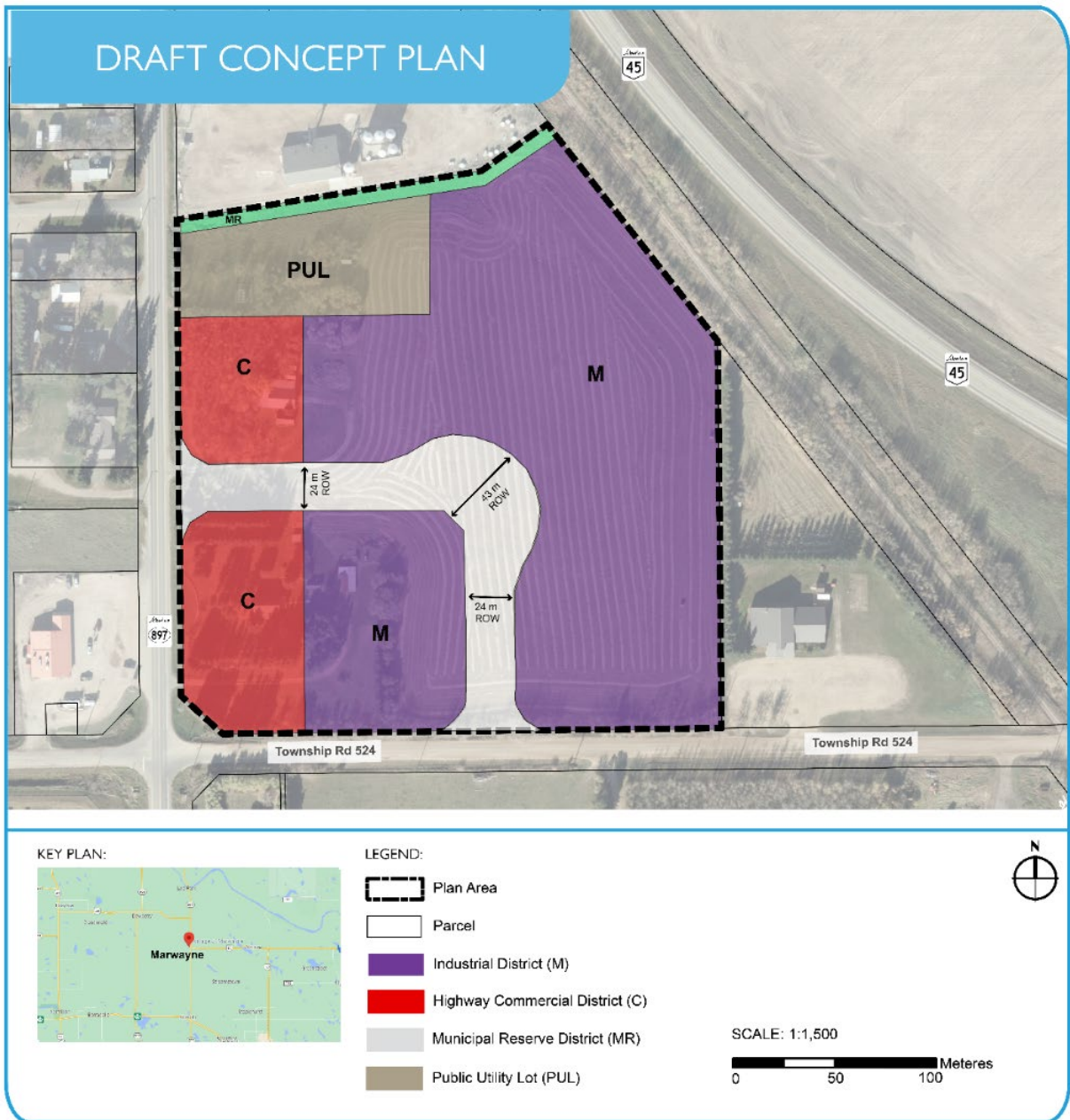
The public open house event was conducted May 31, 2023 at the Village of Marwayne office from 4:00PM to 8:00PM. In total, four participants joined the event to learn more about the project, proposed policies, and proposed land use concept. No comments cards were filled out during the event, and no comments were emailed or called in to the Village after the event.

### 3 VISION

#### 3.1 Vision & Land Use Concept Plan

*The Business Park Area Structure Plan will enhance the economic opportunities in the Village while limiting the impact on existing residents and the natural environment.*

Figure 8 – Business Park Area Structure Land Use Concept Map



The following land use table outlines the gross area and gross developable area for the site.

Land Uses	Area (ha)	Percentage (%)
<b>Gross Area</b>	<b>6.77</b>	<b>100%</b>
Public Utility Lot	0.62	9.1%
ROW (Existing Roads, etc.)	0.78	11.6%
Municipal Reserve	0.12	1.7%
Commercial	1.04	15.40
Light Industrial	4.22	62.23
<b>Total Area</b>	<b>6.77</b>	<b>100.0%</b>
Gross Developable Area	5.26	77.6%
Gross Non-developable Area	1.52	22.4%

## 4 DEVELOPMENT CONCEPT

### 4.1 Commercial & Industrial Development

Objective: *To facilitate diverse economic opportunities within the Plan area through responsible land use planning.*

#### POLICIES

The Village **will**:

1. Seek opportunities to work with existing businesses who wish to expand their operations and prospective new businesses to encourage them to locate in the Business Park ASP.
2. Utilize a transition of land uses and districting to support a buffer from the existing residential areas to the new business area.

### 4.2 Trails & Open Space

Objective: *To provide a safe trail network connecting existing development to the recreation space to the northeast of the Plan area that promotes active lifestyles.*

#### POLICIES

The Village **will**:

1. Require developers to establish a public trail along the north edge of the development to provide connectivity with existing developments and trial networks.

The Village **should**:

1. Encourage internal pedestrian movement by requiring appropriate provisions for pedestrians in all new commercial developments.
2. Incorporate a trail into the construction of new storm water management facility utilizing the County of Vermillion River's Engineering Design Standards.



### 4.3 Environmental Stewardship & Natural Environment

Objective: *To protect and enhance the natural landscape where appropriate and to mitigate adverse impacts to the natural environment as best as possible at all stages of development, including construction and operation of industrial and commercial land uses.*

#### POLICIES

The Village **will**:

1. Require developers to meet the goals and strategies of the Village of Marwayne's Sustainability Plan where applicable.
2. Require developers to protect the environment at all stages of development including construction, operation and site reclamation.
3. Require developers to manage all environmental nuisances including light, sound, dust and noise pollution within their developments.
4. Require developers to landscape the street facing frontage of their site.

The Village **should**:

5. Require on-site containment systems to be used by all developments in the Plan area to minimize seepage of oil, gas and other materials into the groundwater.

### 4.4 Transportation

Objective: *To create a safe, efficient, and functional road network within the Plan area.*

#### POLICIES

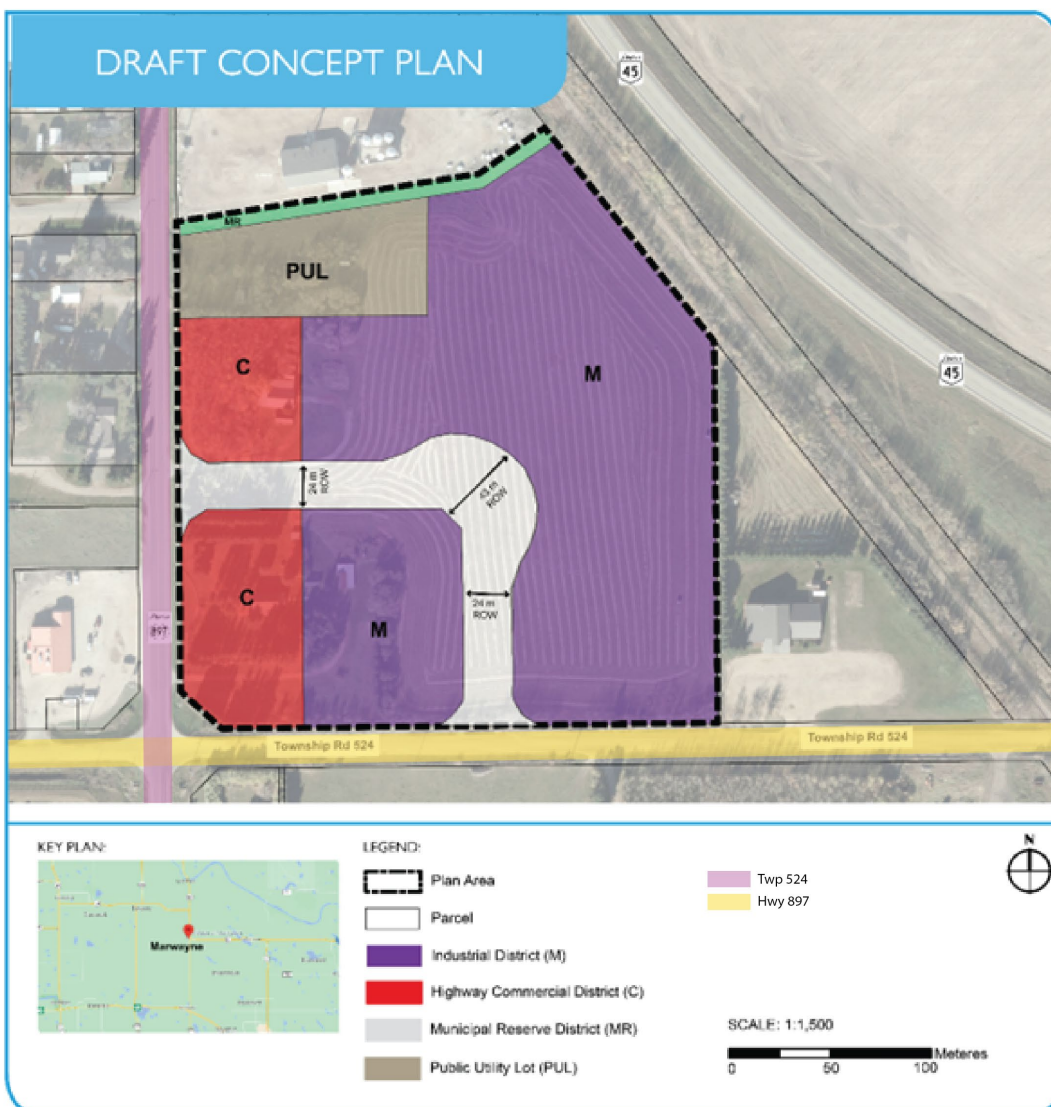
The Village **will**:

1. Require that access to the Plan area is from major roadways as shown in Figure 9: Transportation Network.
2. Require that the construction of the internal roadway meets the Village's municipal engineering standards and is designed to minimize surface runoff from entering the stormwater system. Techniques such as landscaped ditches, bioswales and landscaped shoulders **may** be used to reduce surface runoff.
3. Consider the implementation of a modified southbound bypass lane at the new collector/Highway 897 intersection based on currently available spacing.

The Village **should**:

4. Work with Alberta Transportation to complete a corridor study for Highway 897 to determine potential upgrading options to address existing deficiencies as identified by TEC guidelines.
  - a. Pending the outcome of the corridor study, consider cost sharing options for the outcomes of the study and/or to develop the new collector/S 5 Street intersection to include a single travel lane on each approach.

Figure 9 – Transportation Network



## 5 MUNICIPAL UTILITIES

### 5.1 Water & Sanitary Servicing

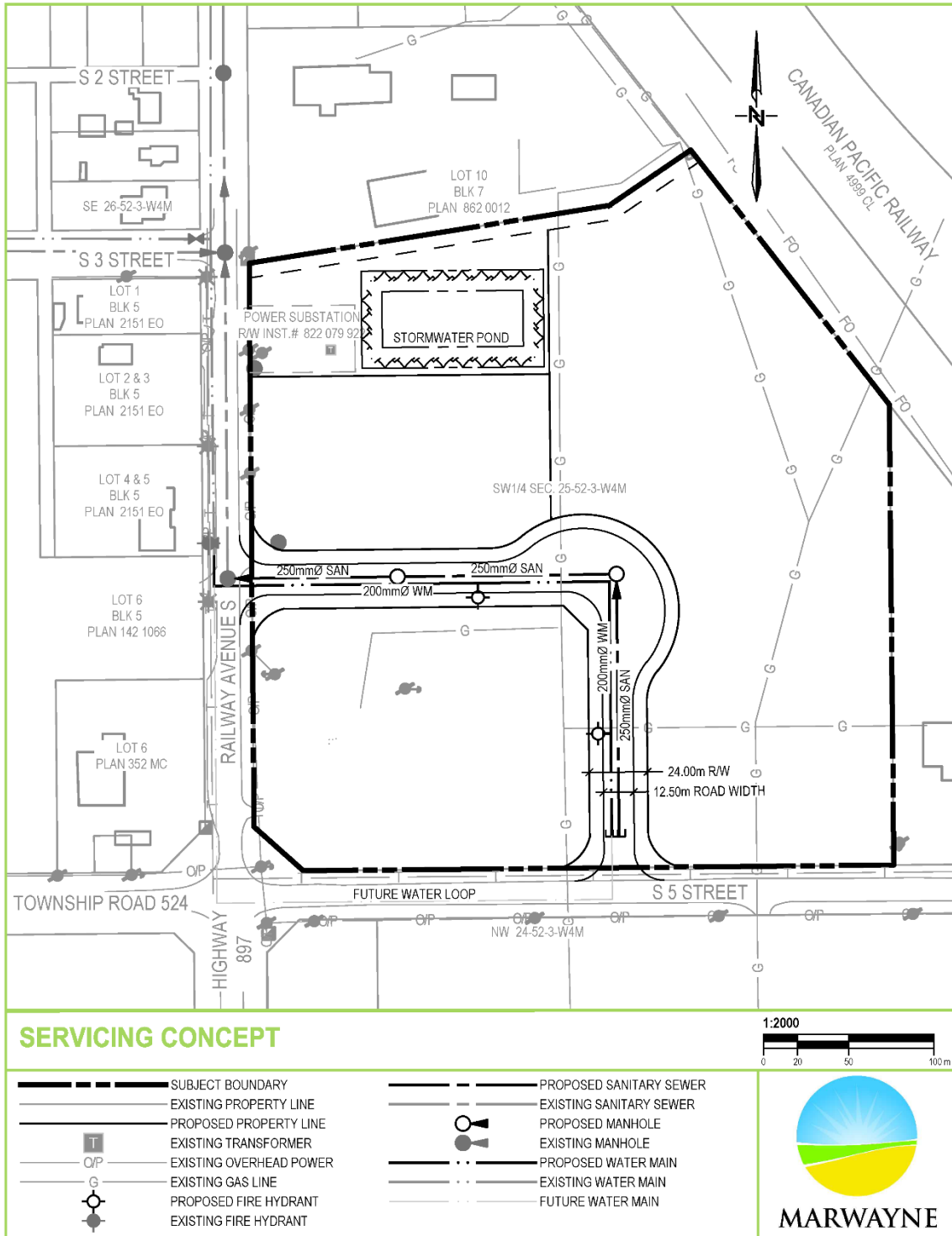
Objective: *To create and maintain an efficient, effective and economical utility system that meets the demands of future development.*

#### POLICIES

The Village **will**:

1. Provide water servicing to the Plan area as generally shown in Figure 10: Servicing Plan. If upgraded water servicing is required to service the future developments, the Village **should** explore opportunities for a cost contribution model, future identified in policy 6.1.2.
2. Provide sanitary services to the Plan area as generally shown in Figure 10: Servicing Plan. If upgraded sanitary servicing is required to service the future developments, the Village **should** explore opportunities for a cost contribution model, future identified in policy 6.1.2.
3. Require that the construction of new and expansion of existing water and sanitary servicing systems comply with the policies and recommendations identified in the water and sanitary servicing studies for the Plan area.

Figure 10 – Servicing Concept



## 5.2 Stormwater Management

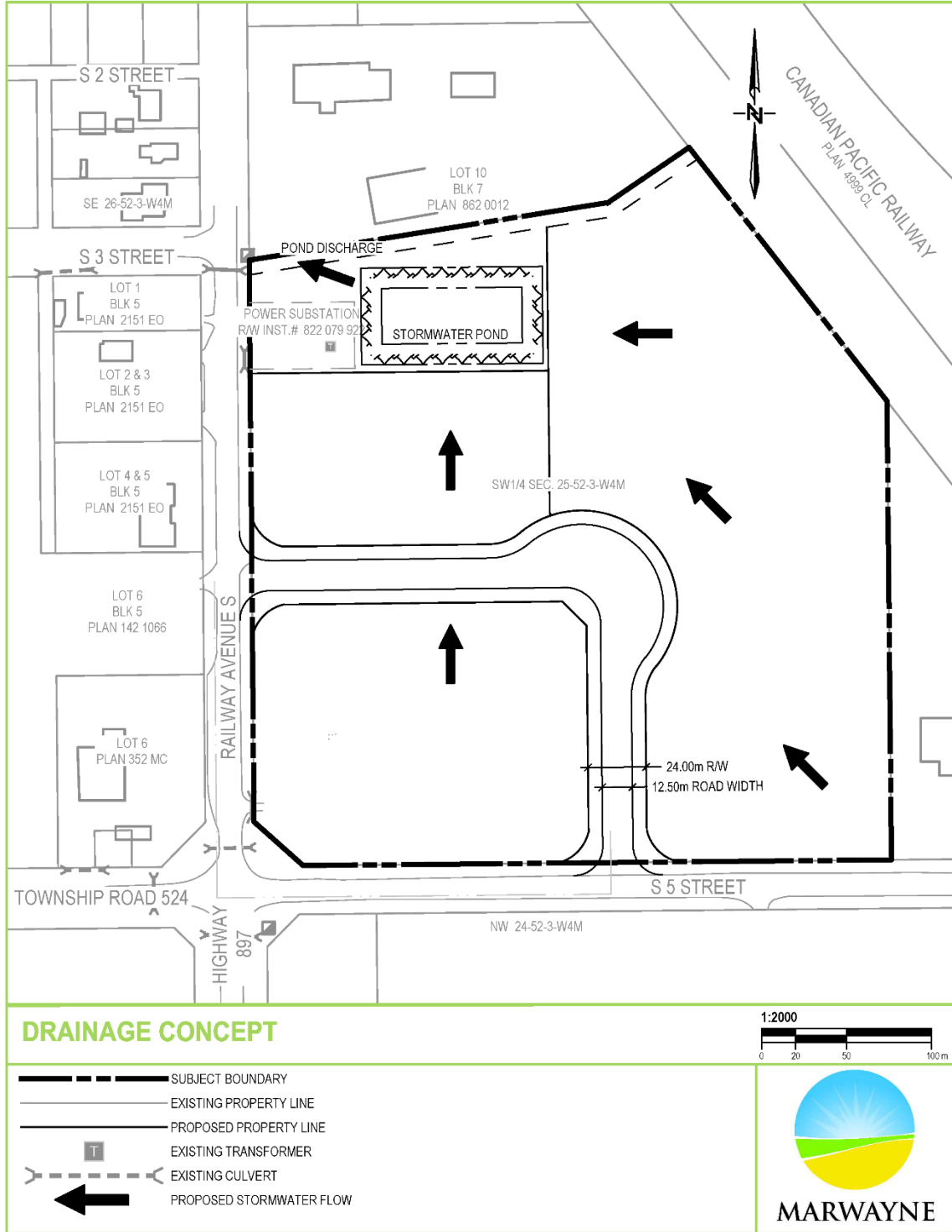
Objective: *To manage stormwater throughout the Plan area to avoid any increase in runoff resulting from development.*

### POLICIES

The Village will:

1. Require that the stormwater management facility within the Plan area is situated as shown in Figure 11: Stormwater Infrastructure Network.
2. Require that all on-site stormwater is managed to the Village's Engineering Design Standards.

Figure 11 – Stormwater Infrastructure Network.



## 6 PLAN IMPLEMENTATION

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### 6.1 Phasing & Future Development

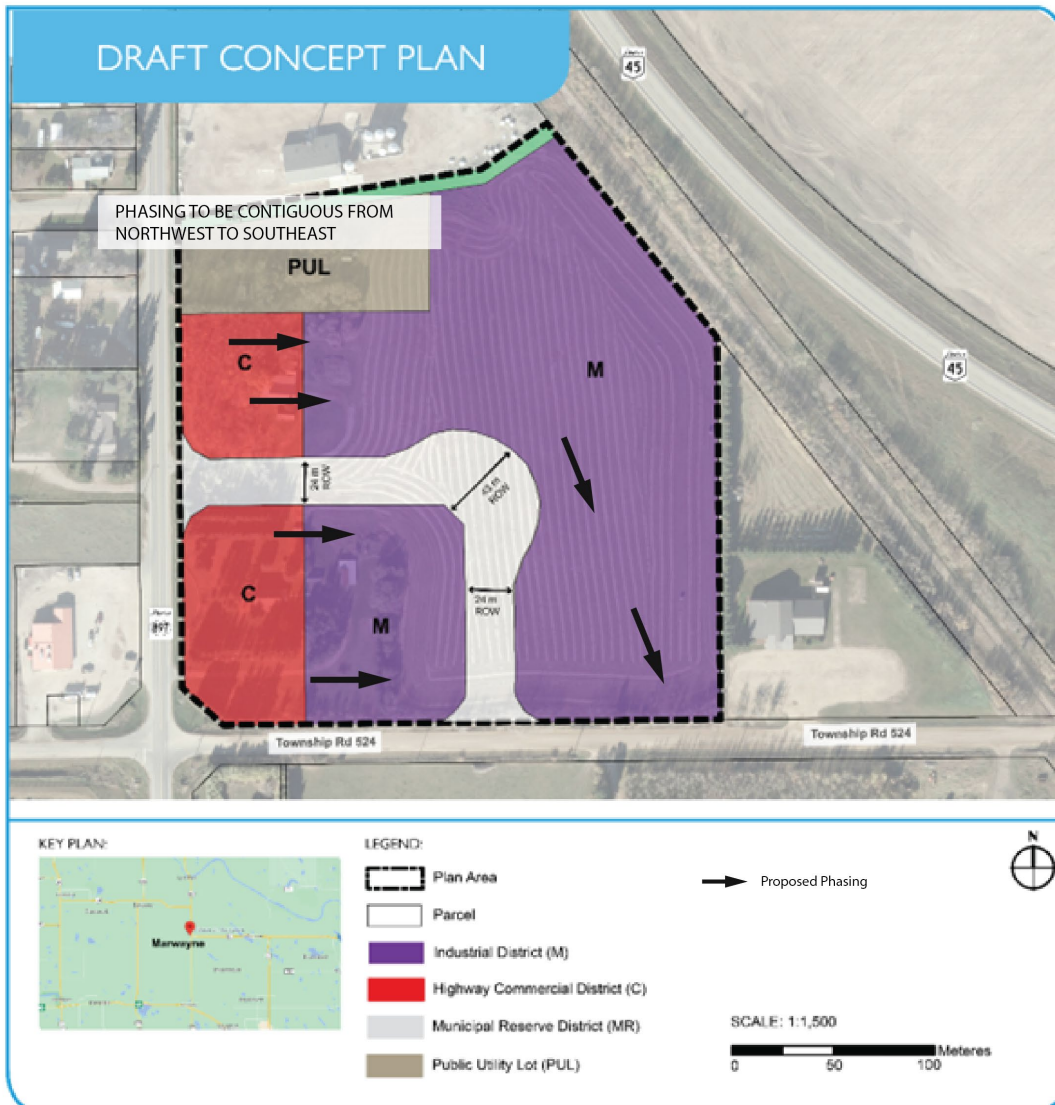
Objective: *To require compact, orderly and economical growth within the Plan area.*

#### POLICIES

The Village **will**:

1. Require development in the Plan area follows the general pattern of land uses and development phasing established in the Plan.
2. Develop a business plan that will leverage a variety of cost recovery mechanisms and the phasing of development to encourage new businesses, employment opportunities, increased assessment and recover the land and servicing costs, and limit the Village's financial liabilities.
3. Explore all possible funding sources to offset roadway and infrastructure improvements, including but not limited to levies, federal and provincial grants, developer contributions, and public private partnerships.

Figure 12 – Development Phasing





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**BUSINESS PARK ASP**  
**Village of Marwayne**

