

**BYLAW 2025-03
A BYLAW OF THE TOWN OF CALMAR**

Being a Bylaw of the Town of Calmar in the Province of Alberta to Amend Hi-Way 39 Industrial Park Area Structure Plan - Bylaw 2016-07 (Calmar Industrial Area Structure Plan).

WHEREAS in accordance with Section 634(1)(b) of the Municipal Government Act, R.S.A. 2000, as amended, authorizes the Council to establish and amend an Area Structure Plan by bylaw; and

WHEREAS the Hi-Way 39 Industrial Park Area Structure Plan Bylaw 2016-07 (Calmar Industrial Area Structure Plan) located within SE ¼ 31-49-26-W4M, has been prepared by the landowner and the landowner has asked that the Town of Calmar consider amending Section 5.0 - Municipal Services of the said Bylaw.

NOW THEREFORE, the Council of the Town of Calmar, duly assembled, and pursuant to the authority conferred upon it by the Municipal Government Act R.S.A 2000, c M-26 as amended, hereby enacts as follows:

1. That Section 1.3 Policy Context be deleted and replaced by the following:

1.3 Policy Context

The ASP complies with the Town's Municipal Development Plan. It also complies with Intermunicipal Development Plan with Leduc County.

2. That Section 1.3.1 Capital Region Growth Plan be deleted and replaced with.

1.3.1 Leduc County and Town of Calmar Intermunicipal Development Plan

The ASP is subject to the Leduc County and the Town of Calmar Intermunicipal Development Plan (IDP). This statutory plan was initially adopted in 2019 and was updated in 2023. The IDP creates a legal framework for collaboration, referrals, and joint planning between both communities. The IDP supersedes the Municipal Development Plan in the planning hierarchy as per the Municipal Government Act.

3. That Section 3.2 Development Statistics be deleted and replaced by the following:

3.2 Development Statistics

Employment at full build out is projected to be 913 based on 26 job/net hectare

4. That Table 3.1 Development statistics be deleted and replaced by the following:

Table 3.1 Development Statistics

	Hectares	Acres	%
Gross Area	46.25	114.2	
Industrial	15.09	37.3	32.6
Future Industrial	20.01	49.4	43.3
SWMF	2.1	5.2	4.5
Future SWMF	1.75	4.3	3.8
Future Arterial	0.78	1.9	1.7
Inter-circulation	6.52	16.1	14.1
Total	46.25	114.2	100%

5. That Figures 3 to 10 be deleted and replaced with the following figures 3 - 10:

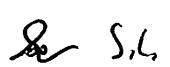
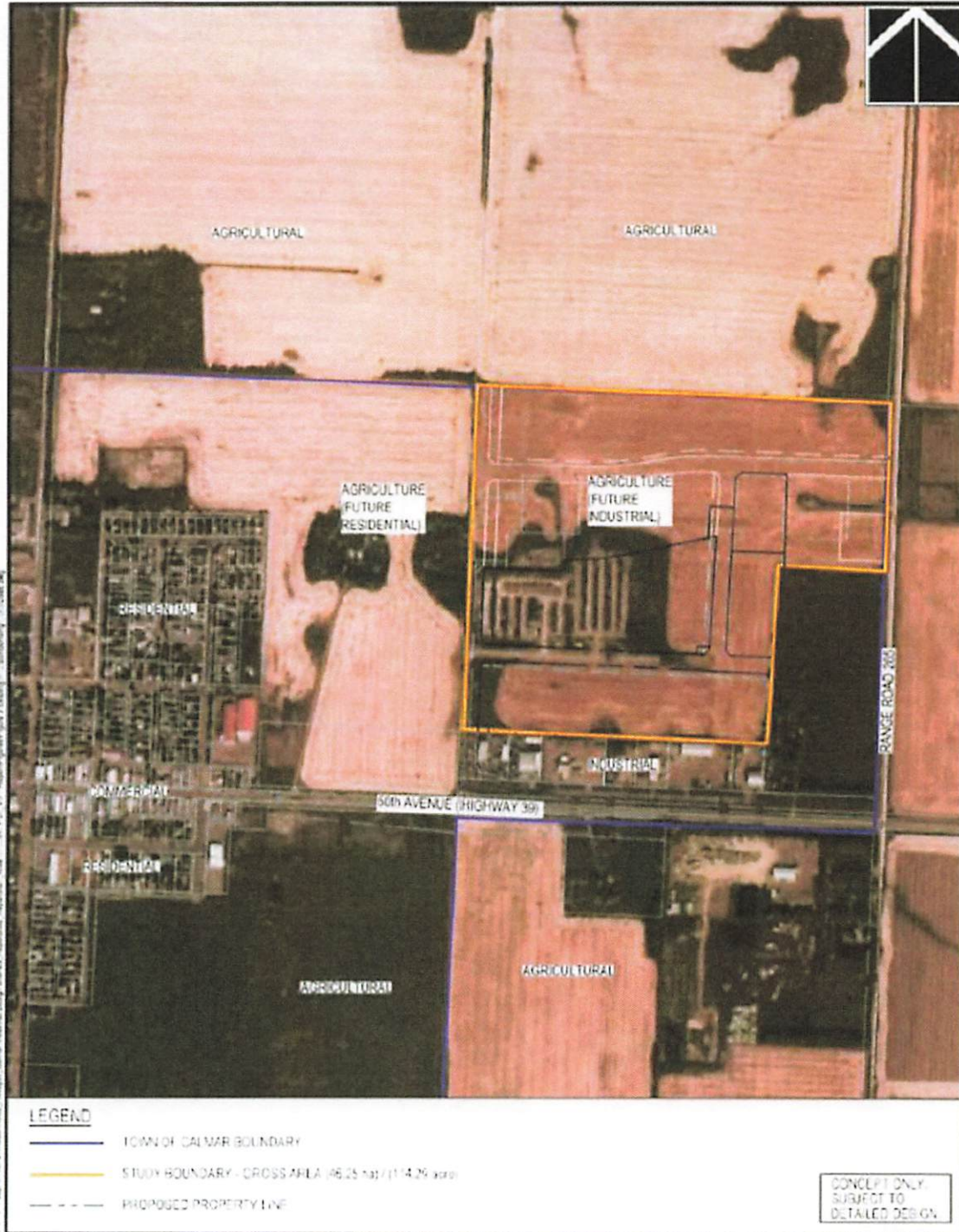
 S.L.

Figure 3



ISL Engineering and Land Services
Lovatt Planning Consultants Inc.

CALMAR INDUSTRIAL AREA STRUCTURE PLAN
 EXISTING AND SURROUNDING LAND USES

FIGURE 3

0 80 160 240 320m

See P. 4.

Figure 4



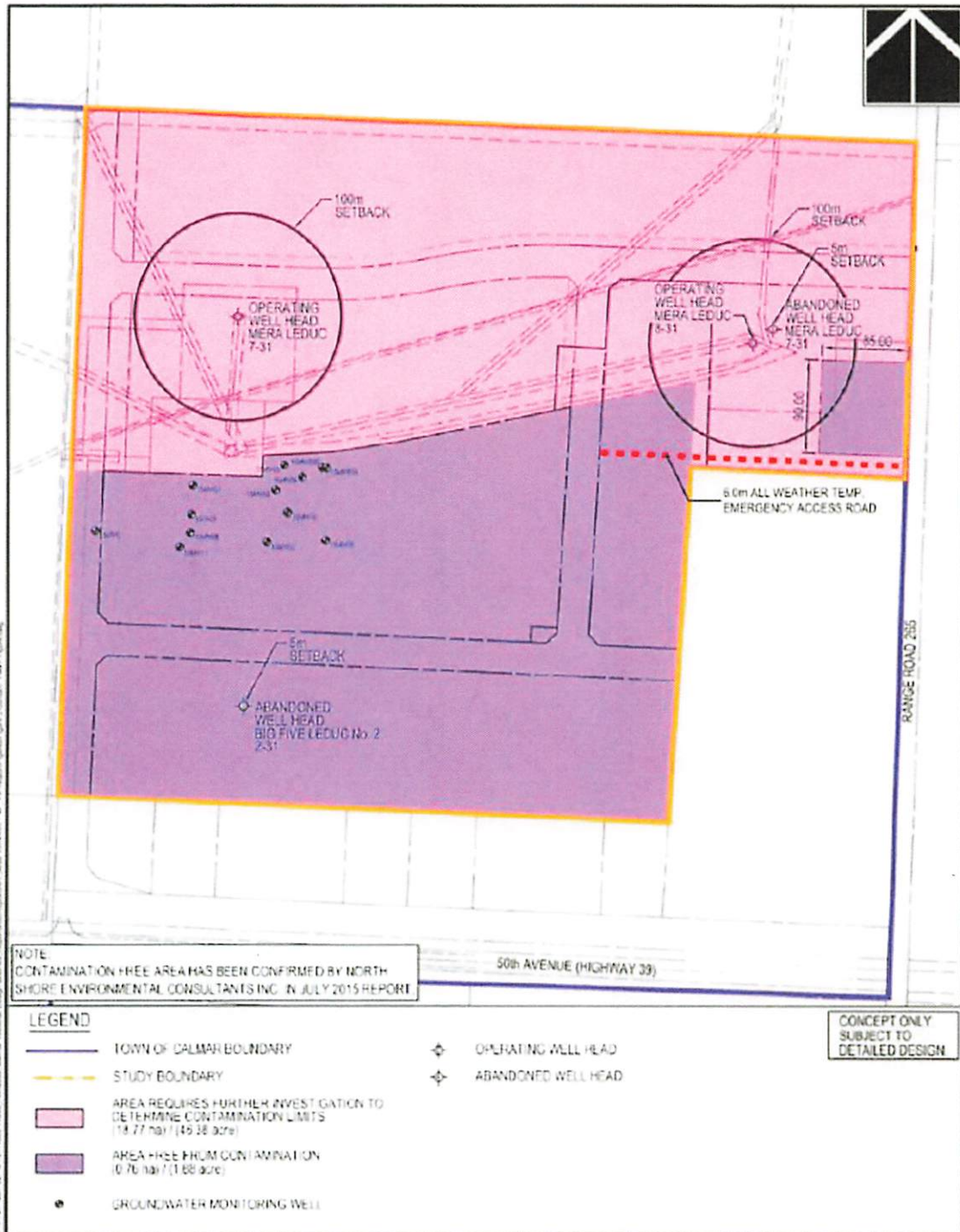
ISL Engineering and Land Services
Lovatt Planning Consultants Inc.

CALMAR INDUSTRIAL
AREA STRUCTURE PLAN
EXISTING TOPOGRAPHY

FIGURE 4
0 40 80 120 160m

See S.L.

Figure 5



ISL Engineering and Land Services

Lovatt Planning Consultants Inc.

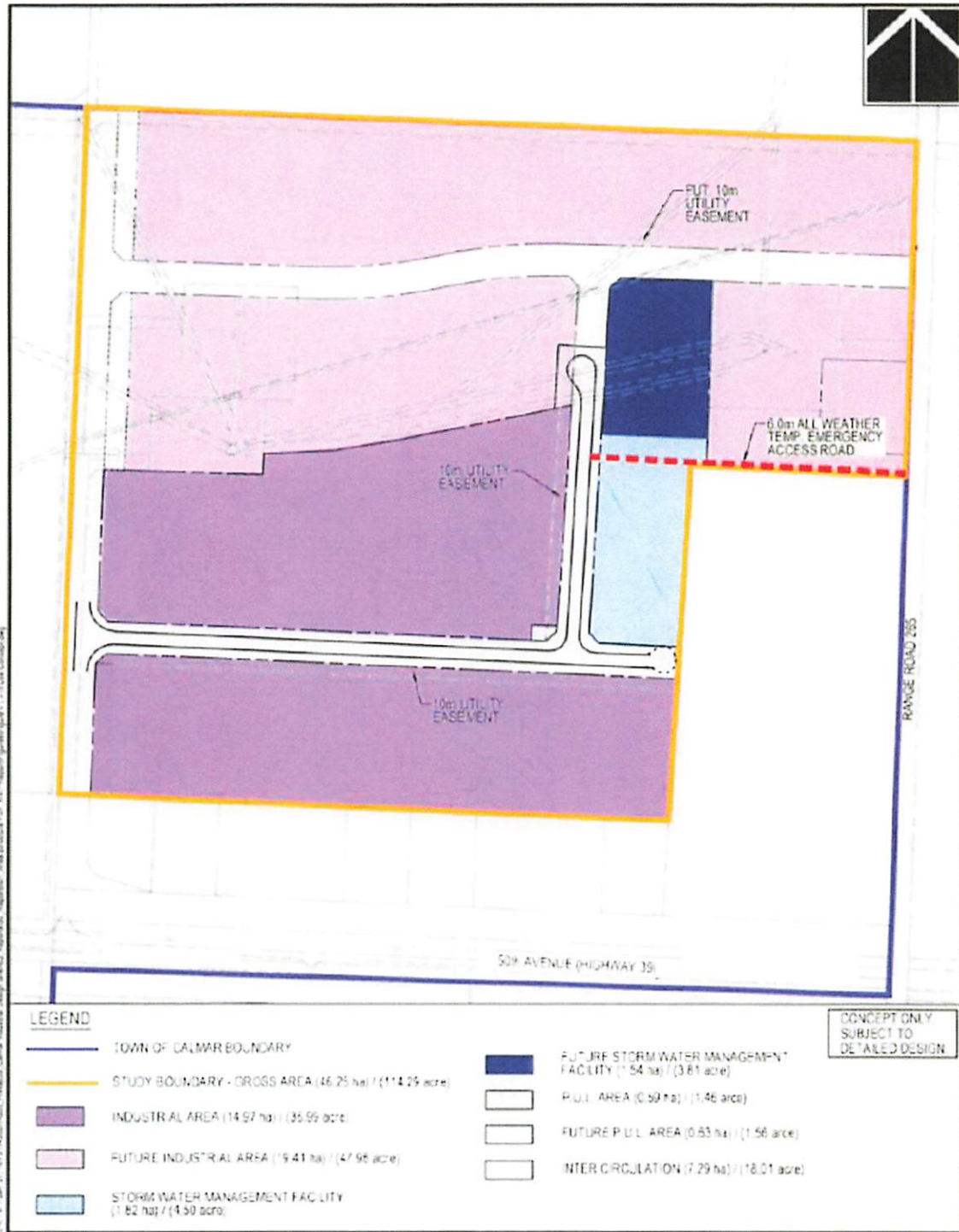
**CALMAR INDUSTRIAL
AREA STRUCTURE PLAN
CONTAMINATION PLAN**

FIGURE 5



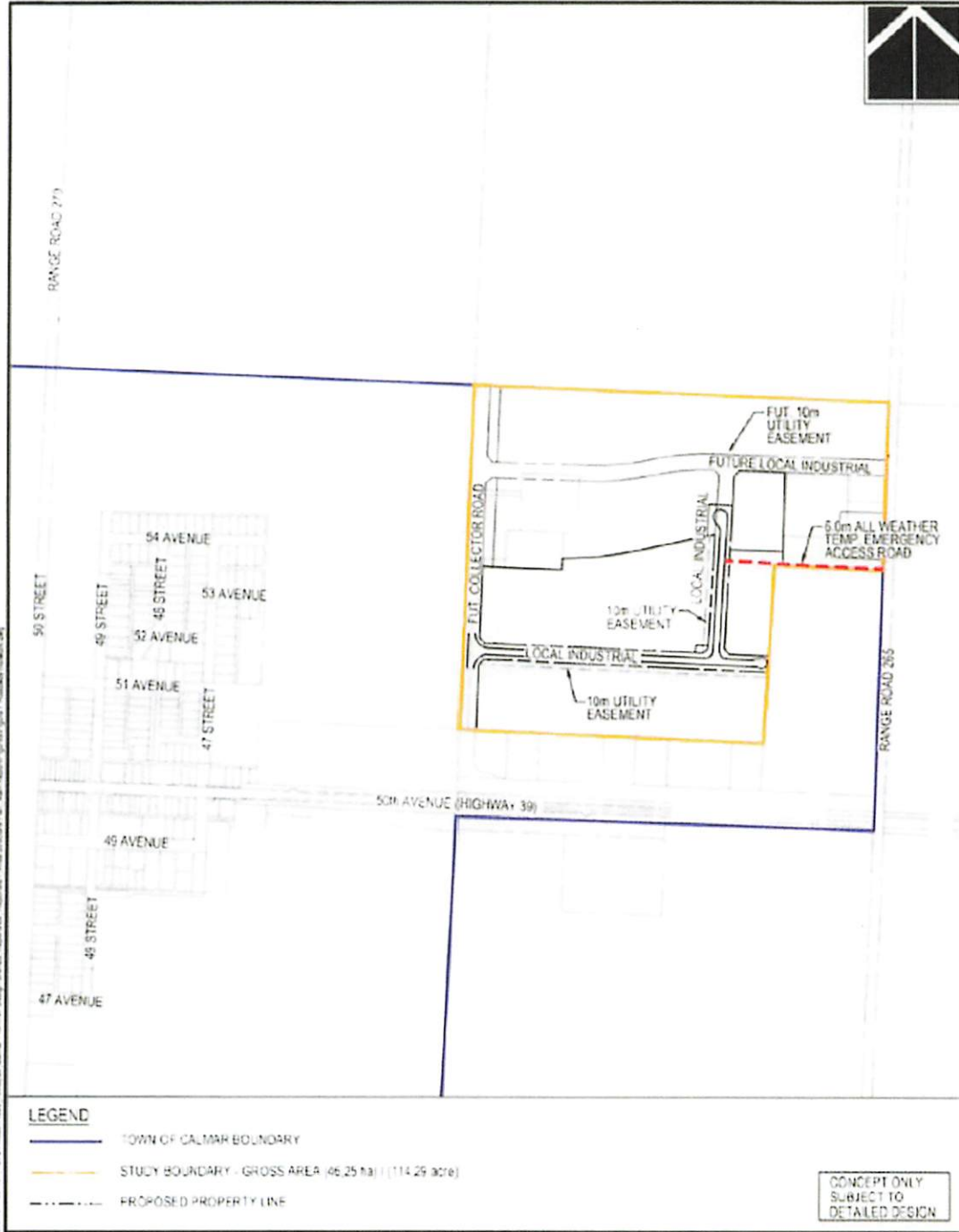
Jan 2016

Figure 6



de S.C.

Figure 7



ISL Engineering
and Land Services

Lovatt
Planning Consultants Inc.

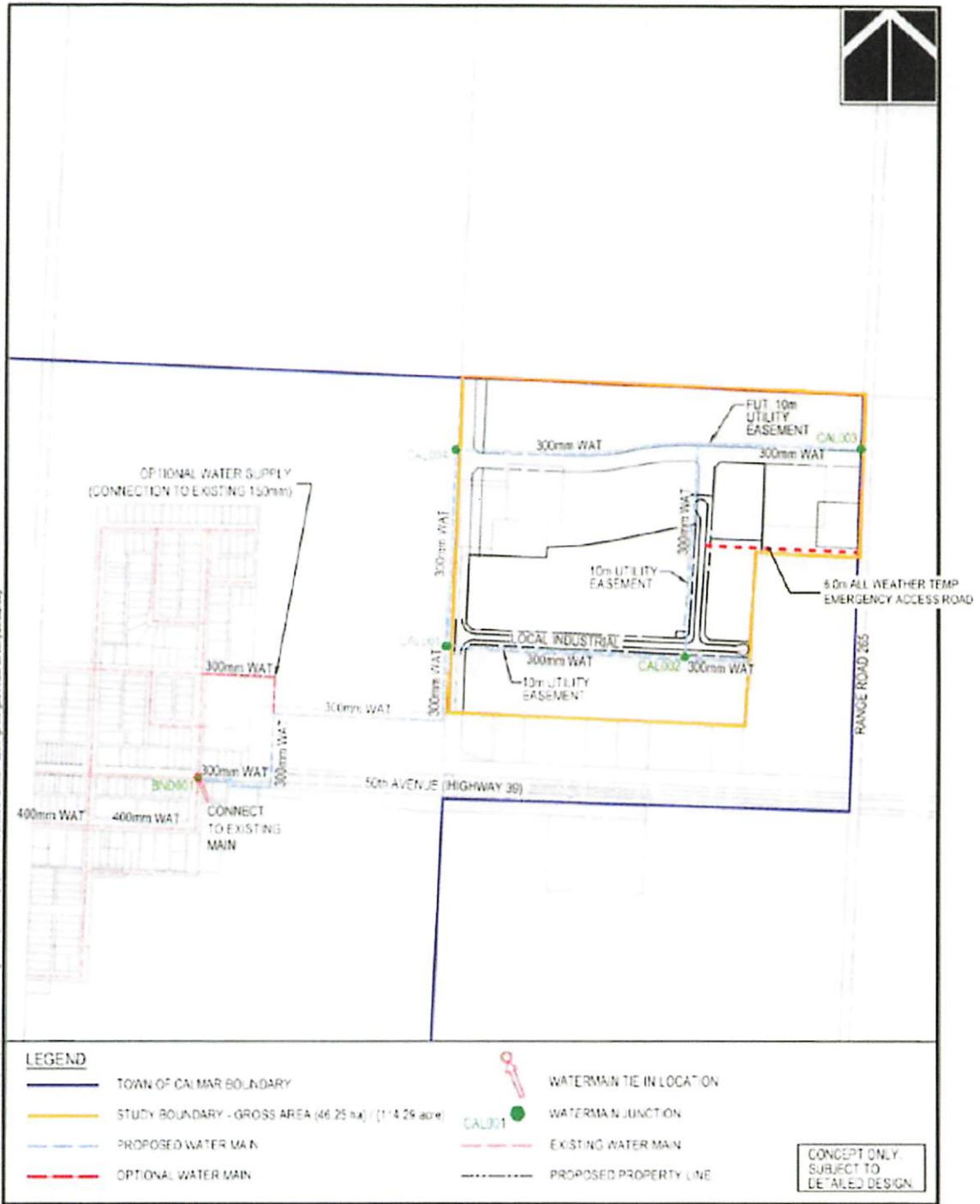
CALMAR INDUSTRIAL
AREA STRUCTURE PLAN
ROADWAY NETWORK

FIGURE 7

0 80 160 240 320m

See S.L.

Figure 8



ISL Engineering and Land Services
Lovatt Planning Consultants Inc.

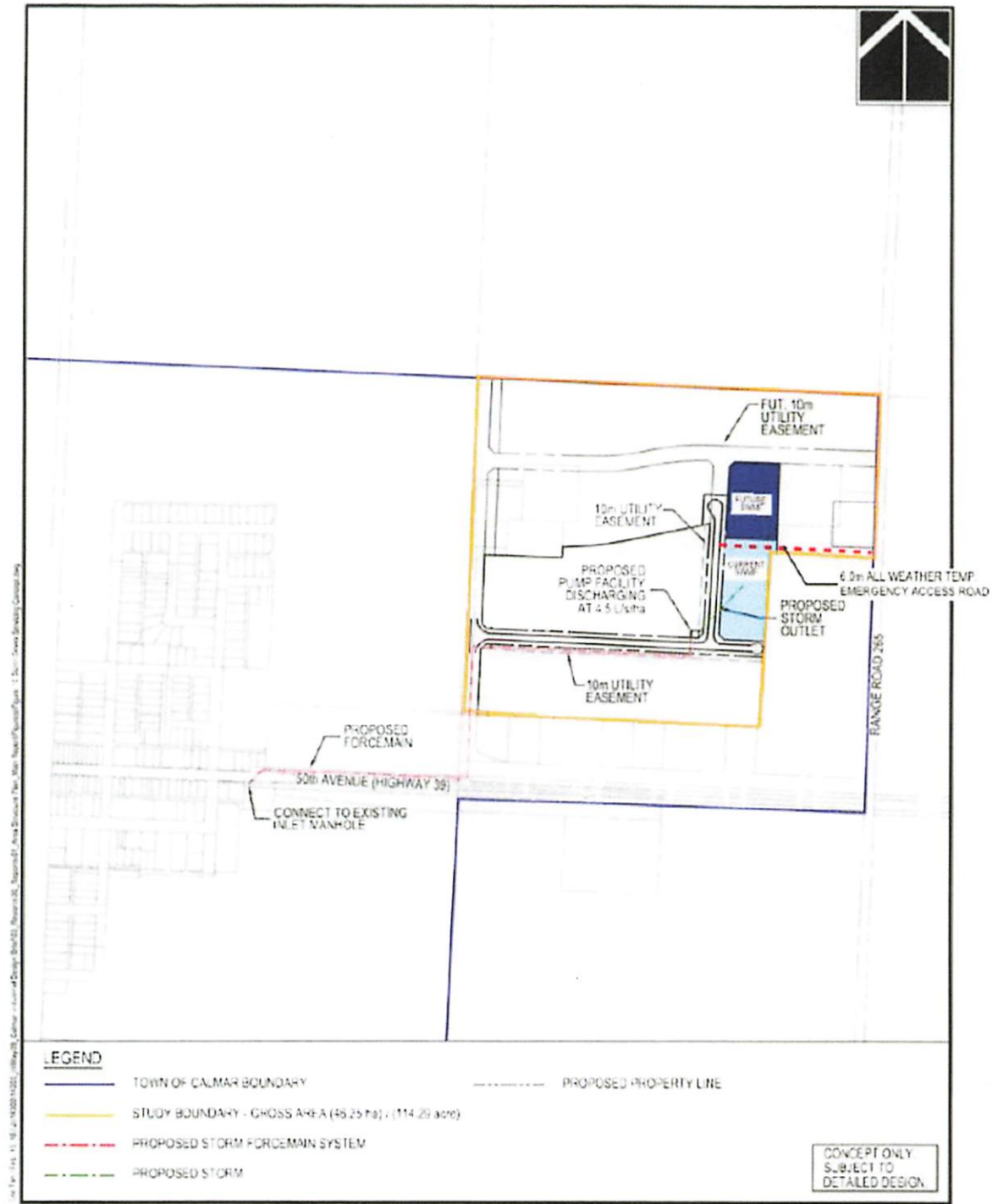
**CALMAR INDUSTRIAL
AREA STRUCTURE PLAN
WATER SERVICING CONCEPT**

FIGURE 8

0 80 160 240 320m

De S.L.

Figure 10



See Site

6. That Section 6 Implementation and Staging be deleted and replaced with the following:

Development of the Plan area is proposed to be completed in two stages, beginning with those lands designated as Industrial Area. The first stage of construction involving the interim SWMF, storm forcemain, and pumping station was completed in 2021. Town is in full ownership and Final Acceptance was recently requested with all requirements fulfilled.

The municipal services extension (52nd Avenue) to the east of the Plan area along with interim emergency access road leading to Range Road 265 were constructed, and Construction Completion Certificate (CCC) was issued in 2024. During the warranty period, Hi-Way 39 Industrial Park Inc. will own and maintain the road and emergency access until FAC is issued. The shallow utilities are planned to be constructed in 2025.

Hi-Way 39 Industrial Park Inc. is currently subdividing and selling parcels to the south of 52nd Avenue, and the buyers will be responsible for installing private onsite water and sewage systems.

Subdivision and development of the Future Industrial Area will proceed in an orderly fashion dependent upon market conditions and soil remediation.

7. This Bylaw shall come into full force and effect upon third and final reading thereof.

READ A FIRST TIME THIS 11th DAY OF MARCH 2025.

READ A SECOND TIME THIS 22nd DAY OF APRIL 2025.

READ A THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF APRIL 2025.



Mayor



Chief Administrative Officer