



TOWN OF
PEACE RIVER
ALBERTA

TOWN OF PEACE RIVER Request for Decision

TO: MAYOR AND COUNCIL
PRESENTER: ALISHA MODY, MUNICIPAL PLANNER, MMSA
TOPIC: BYLAW 1956 WESTVIEW ASP AMENDMENT
ATTACHMENTS: NPHF REQUEST LETTER
BYLAW 1956
SCHEDULE "A" WESTVIEW AREA DEVELOPMENT PLAN
ENGINEERING OVERALL PLAN FROM WSP CANADA INC.
BYLAW 1631 WESTVIEW AREA STRUCTURE PLAN

DATE: MARCH 2, 2015
PREPARED BY: ALISHA MODY, MMSA

ISSUE

First reading of Bylaw 1956, an amendment to the Westview Area Structure Plan.

BACKGROUND

In January 2015 the North Peace Housing Foundation (NPHF) submitted a request to the Town of Peace River to amend the Westview Area Structure Plan with the North Peace Housing Foundation Westview Area Development Plan, which outlines the NPHF's plans for development. In 2014, the Town of Peace River proceeded with a road closure and sale of the land to the NPHF, which facilitates these development plans.

As an amendment to a statutory plan regulated by the Municipal Government Act, the town must circulate the plan for comments to our neighbouring municipalities prior to the public hearing. In addition, administration will notify neighbouring land owners and key community partners of the proposed changes.

OPTION 1 –

1. Provide first reading of Bylaw 1956, an amendment to the Westview Area Structure Plan.
2. Schedule a Public Hearing for April 7, 2015.

ADVANTAGES: Allows the Town to consider the North Peace Housing Foundation's future plans for development.

DISADVANTAGES: N/A

FINANCIAL IMPLICATIONS: N/A

OPTION 2 –

1. Do not provide first reading of Bylaw 1956, an amendment to the Westview Area Structure Plan.

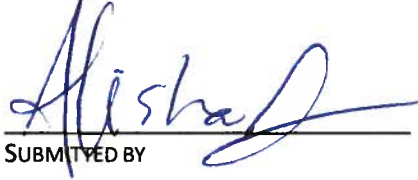
ADVANTAGES: N/A

DISADVANTAGES: Limits the ability of the NPHF to develop affordable housing in Peace River.

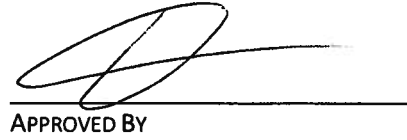
FINANCIAL IMPLICATIONS: N/A

RECOMMENDATION

1. Provide first reading of Bylaw 1956, an amendment to the Westview Area Structure Plan.
2. Schedule a Public Hearing for April 7, 2015.


SUBMITTED BY

Feb 26/15.
DATE SUBMITTED


APPROVED BY

FBB 26/15
DATE APPROVED

**TOWN OF PEACE RIVER
BYLAW NO. 1956**

BEING A BYLAW OF THE TOWN OF PEACE RIVER IN THE PROVINCE OF ALBERTA TO AMEND BYLAW NO. 1631 WESTVIEW AREA STRUCTURE PLAN.

WHEREAS, Section 633 of the Province of Alberta Municipal Government Act, RSA 200, Chapter M-26, provides that a Council of a Municipality may adopt an Area Structure Plan which provides a framework for the subsequent subdivision and development of an area of land within its municipal boundaries; and

WHEREAS, the Council of the Town of Peace River, in the Province of Alberta, considers it necessary to adopt an Area Structure Plan for the orderly subdivision and development of certain lands within the municipality.

WHEREAS the Council of the Town of Peace River has adopted Bylaw No. 1631, being the Westview Area Structure Plan, and

WHEREAS the Council of the Town of Peace River deems it advisable to amend the said Bylaw;

NOW THEREFORE the Council of the Town of Peace River, duly assembled, hereby enacts as follows:

TITLE

1. This bylaw may be cited as Bylaw 1956.
2. That the Westview Area Development Plan, attached as Schedule "A" is adopted as an amendment to Bylaw No. 1631, the Westview Area Structure Plan and shall apply to the following lands: Lot 4, Block 1, Plan 1123059; Lot 5, Block, Plan 1124491; and Lot OT, Plan 992 0155.

SEVERABILITY

3. If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed.

EFFECTIVE DATE

4. This bylaw shall come into force and have effect on the date of third and final reading.

READ a first time this ____ day of _____, 20____.

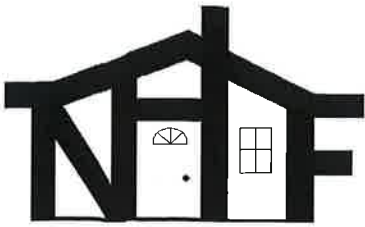
READ a second time this ____ day of _____, 20____.

READ a third and final time this ____ day of _____, 20____.

SIGNED by the Mayor and Chief Administrative Officer this ____ day of _____, 20 ____.

Thomas Tarpey
Mayor

Kelly Bunn
Chief Administrative Officer



North Peace Housing Foundation

Box 7050, Peace River, Alberta T8S 1S7
Tel (780) 624-2055 Fax: (780) 624-2065

January 27, 2015

Alisha Mody, Municipal Planner
Town of Peace River
Box 6600
Peace River, Alberta T8S 1S4

Dear Ms. Mody:

Re: Westhill Area Development – Request for Review and Amendment to the Westview Area Structure Plan

As you are aware, the North Peace Housing Foundation is in preliminary consultations with interested community partners to incorporate their interests into the area development plan for the land that the North Peace Housing Foundation acquired in late 2011. Proponents of the new medical clinic, as well as the Rotary Club have approached the North Peace Housing Foundation in regards to the area west of the Peace River Community Health Centre in an effort to secure land on which to develop their projects.

The Foundation, in conjunction with Mackenzie Municipal Services Agency, have designed a development plan for the area immediately west of the hospital for council's consideration, which will include the new road network for that area. We are asking council's consideration to amend the current Westview Area Structure Plan to account for these developments and to assign appropriate zoning for the area that would allow for these developments to proceed based on the attached Westview Area Development Plan.

I have attached the preliminary infrastructure design for the area for your reference.

We thank you in advance for considering this request. Please contact my office if you require anything further.

Yours truly,

Richard Walisser
Executive Director

Attachments

Bylaw 1956 Schedule "A"

WestView Area Development Plan

North Peace Housing Foundation



Mackenzie Municipal Services Agency
2014

TABLE OF CONTENTS

INTRODUCTION

Background and Purpose	2
Objectives	2

WESTVIEW AREA DEVELOPMENT PLAN

General	3
Location and Description	3
Layout	5
Access and Circulation	6
Parks and Open Space	7
Trail Development	8
Building Form and Parking	9

PHASING OF DEVELOPMENT 10



While the general population may draw heavily on educational services, an aging population will put pressure on health care and social services. There are unique challenges to growing old in rural communities. Understanding senior's needs and priorities through direct community engagement can inform this area development plan and ensure the government and / or the municipality can anticipate and better meet emerging needs.

INTRODUCTION

Background and Purpose

The North Peace Housing Foundation is a Management Body created under the Alberta Housing Act. Their mandate is to manage affordable housing services for moderate income households across the North Peace area. The Foundation currently manages approximately 675 rental units in communities across the region.

It is well documented that the North Peace area will face the daunting task of developing appropriate housing for both seniors and those individuals with moderate income. In 2010, the Foundation acquired a piece of land on the west side of the Town of Peace River to develop a project that incorporates all levels of seniors housing with health services on the same land. As a result, the Mackenzie Municipal Services Agency has prepared this report to formulate design guidelines that will assist the development of this project.

Objectives

The objective of this Development Plan is *to create a senior living campus where all inhabitants of the area have close access to support and health services.*

The Plan incorporates guidelines that include:

- the appropriate width of roadways
- designs and locations for green spaces
- incorporation of sustainable design practices
- the location of low, medium and high-density development
- the proximity to health services

The form and function of the services needed must adapt to ensure the older generation has opportunities to contribute to their communities and enjoy a high quality of life.



WESTVIEW AREA DEVELOPMENT PLAN

General

The North Peace Housing Foundation in partnership with the Mackenzie Municipal Services Agency worked together in the preparation of the “WestView Area Development Plan”.

This Plan has emerged as a means to address issues regarding housing in the Peace River area. The project will provide a supply of supportive and independent seniors housing and at the same time will provide housing for the underserved groups. This report provides guidelines to ensure the proposal meets the standards for development of this kind. Further, it is intended that this plan will assist in gathering support at the local and provincial levels.

The focus of the Foundation’s Business Plan is to develop affordable housing for seniors including the WestView Development Area on the West Hill in Peace River. The proposed 12 acre site would contain an apartment building, a new seniors’ supportive facility, condominium units, single family residential homes and the potential new Medical Centre, Rotary House and NPHF Administration Office.

Location and Description

Location

The plan area lies within a part of NE 26 83 22 W5M of the Westview Area Structure Plan. The area is bound by 67th Street to the west, 68th Street to the east, and 101st Avenue to the north; and a natural treed area to the south. The plan area is situated in close proximity to the Peace River Community Health Centre.

Topography

The site slopes gradually from west to east providing good drainage for the site. This condition provides the opportunity for a panoramic view of the Peace River Valley.

Vegetation

Due to previous site work on the property there are no signs of vegetation other than natural grass re-growth and several stockpiles of clay and topsoil. However, the site is bound on the south by a mixture of mature and young native poplar stands, with some grass in open areas, and sloping into a ravine area in the southeast, just off the property.

Soils

The existing soil conditions have been previously disturbed by site work. The soil characteristics appeared quite silty with high clay and sand content, characteristics of the existing soil structure in the Peace River valley. Additional site work will be required for the development of each particular use, to provide appropriate subgrade and planting mediums.

Servicing

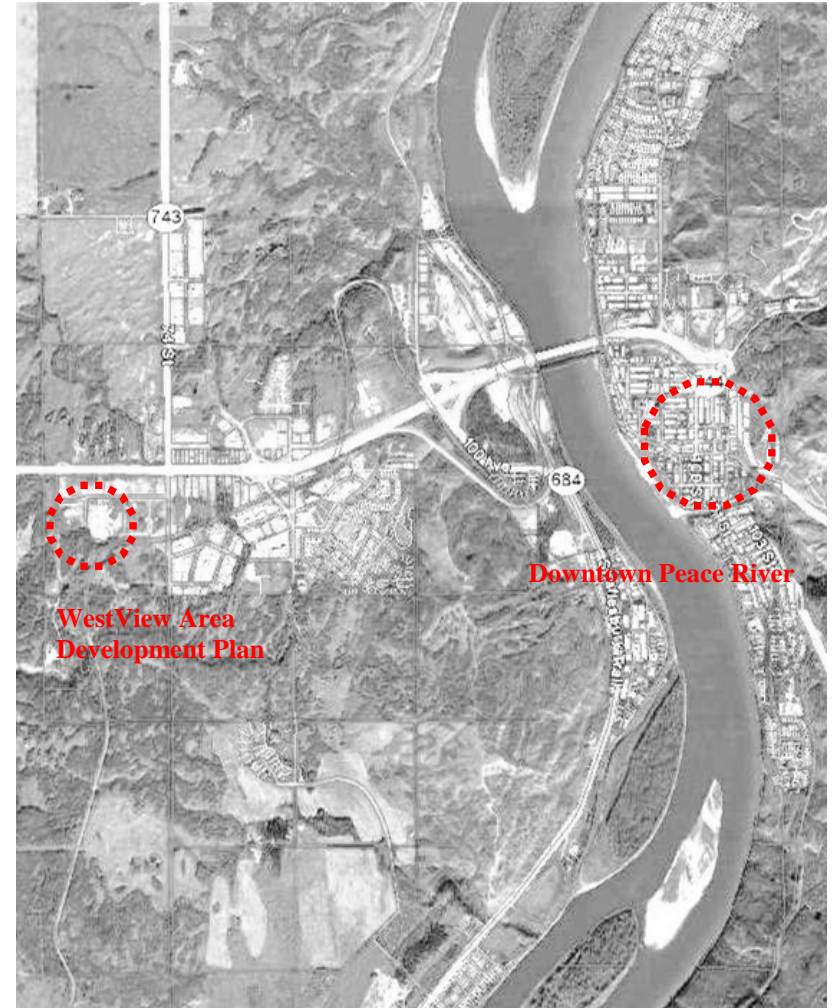
Existing services are available for connection, situated on 101st Avenue bounding the site to the north, and 68th Street bounding the northeast corner of the site. A 300 mm water main service, a 200 and 300 mm sanitary sewer main, and a 300 mm storm sewer main are available. 101st Avenue also has major power utilities providing illumination to the transportation network and providing electricity to the adjacent hospital and seniors apartments.

Improvements

The area forms a significant swath of land, the size of almost two to three city blocks. The plan area is situated in close proximity to a number of retail businesses including:

- Walmart
- Home Hardware
- No Frills Grocery Store

The site abuts the Peace River Community Health Centre to the east, the main element in the design and theming of this Development Plan.



Layout

Throughout the design concept for this “senior living campus” a high standard for design guidelines was established to ensure that the implementation of desirable design concepts considered the following:

1. The overall design compatibility with surrounding development.
2. Enhancement of vistas with attention to building orientation, landscaping treatment and open space areas.
3. Building development incorporates common space and amenities that enrich the lives of future residents.
4. Multi-family buildings are designed with proper setbacks and landscape to address privacy and compatibility with adjacent low density residential development.

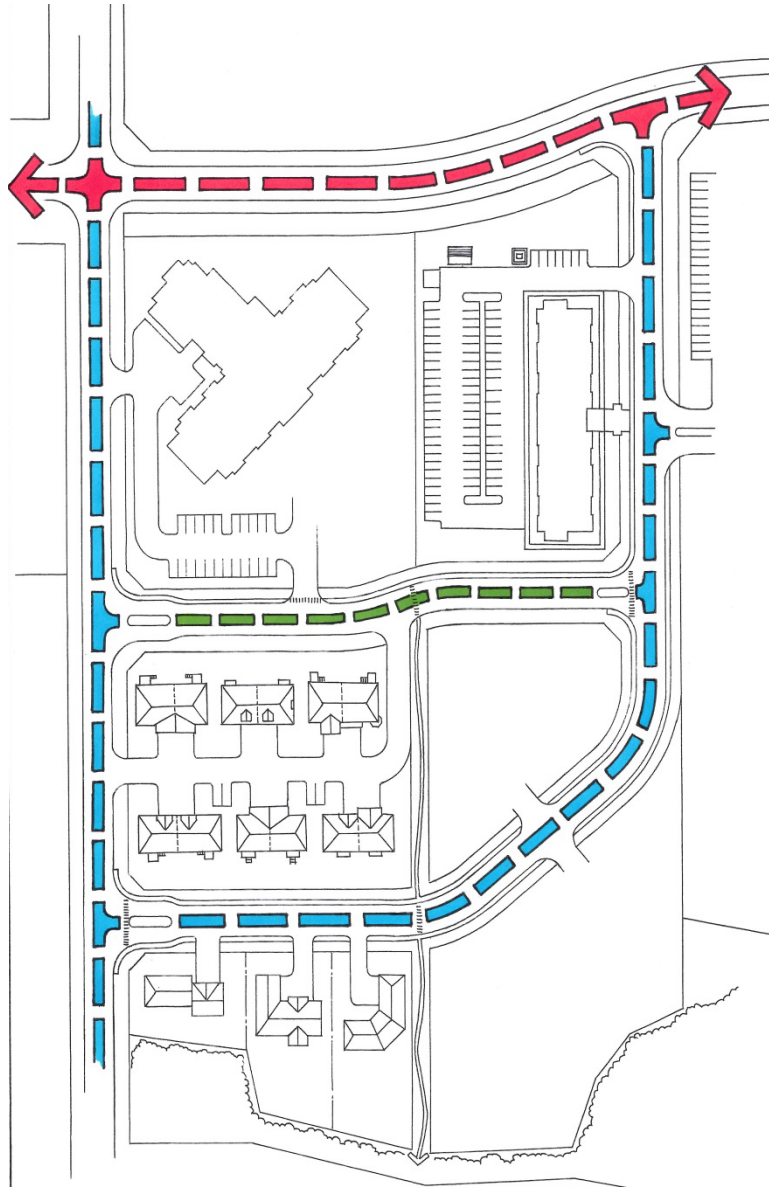
Campus Design Concept

Campus Design concept consists of a balanced design approach which integrates landscape, topography and special features with site access requirements including roads, parking and loading areas.

- Campus design should consist of a site plan approach balanced between built form, landscape, topography and open space requirements.
- Buildings should frame open spaces and provide a scale pattern that supports pedestrian activity.
- Building heights should provide transition of massing in order to optimize views at ground level and to the open space network.
- Under regular conditions, the maximum building height is 3 to 4 storeys.



Access and Circulation



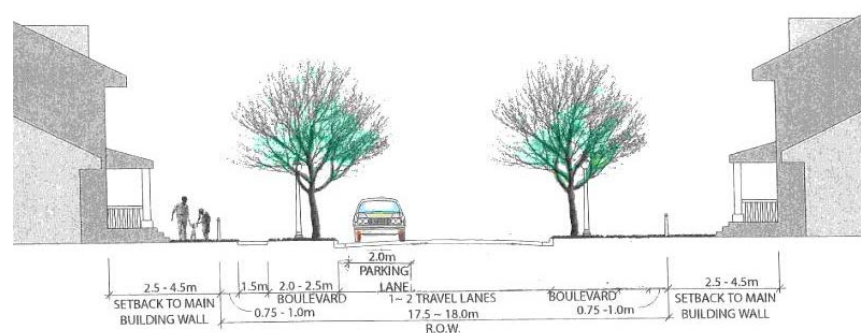
The road network within this Plan is characterized by the road function accommodating different needs as follows:

- **Red – Arterial Road:** arterial roads provide efficient access from the Town of Peace River to the Development Plan area and serve a range of travel modes including passenger vehicles, trucks and transit.
- **Blue – Collector Streets:** collector streets provide important connections for residential areas within commercial and institutional areas, and typically include a cross section with curbs and sidewalks.
- **Green – Local Street:** local streets are situated in residential areas and are a defining element of residential neighbourhoods.

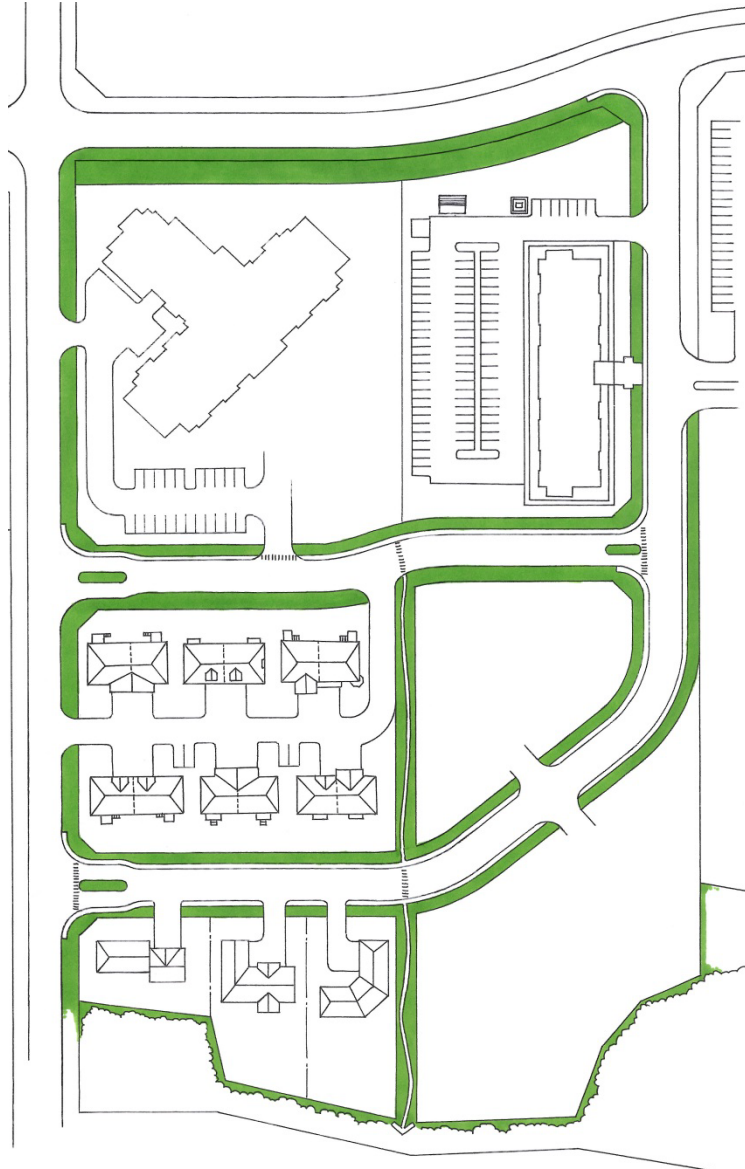


A centre median can be used to differentiate road patterns and also to reduce speed. The median can incorporate landscaping and lighting.

Design standards for collector streets in the plan considers 2 to 3 lanes, depending on traffic conditions, and sidewalks on one side of the street, about 1.5 m wide. This width is sufficient to accommodate seniors' demands and needs.



Parks and Open Space



Parks and open spaces throughout the plan will provide a variety of opportunities for passive uses, including walkways and seating areas. Within this Area Development Plan, development will face directly onto green areas and open spaces, resulting in visible links and positive interfaces. The green areas and walking pathways were designed to include both passive and active recreation options to encourage frequent use.

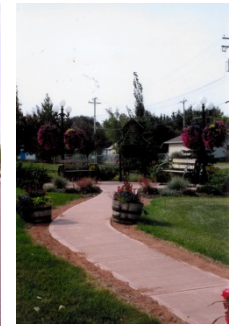
Design Principles

Networked: Parks and open spaces within the Plan are linked, to provide a structure that shapes the proposal for a seniors' community in a way that provides for a variety of access and movement options.

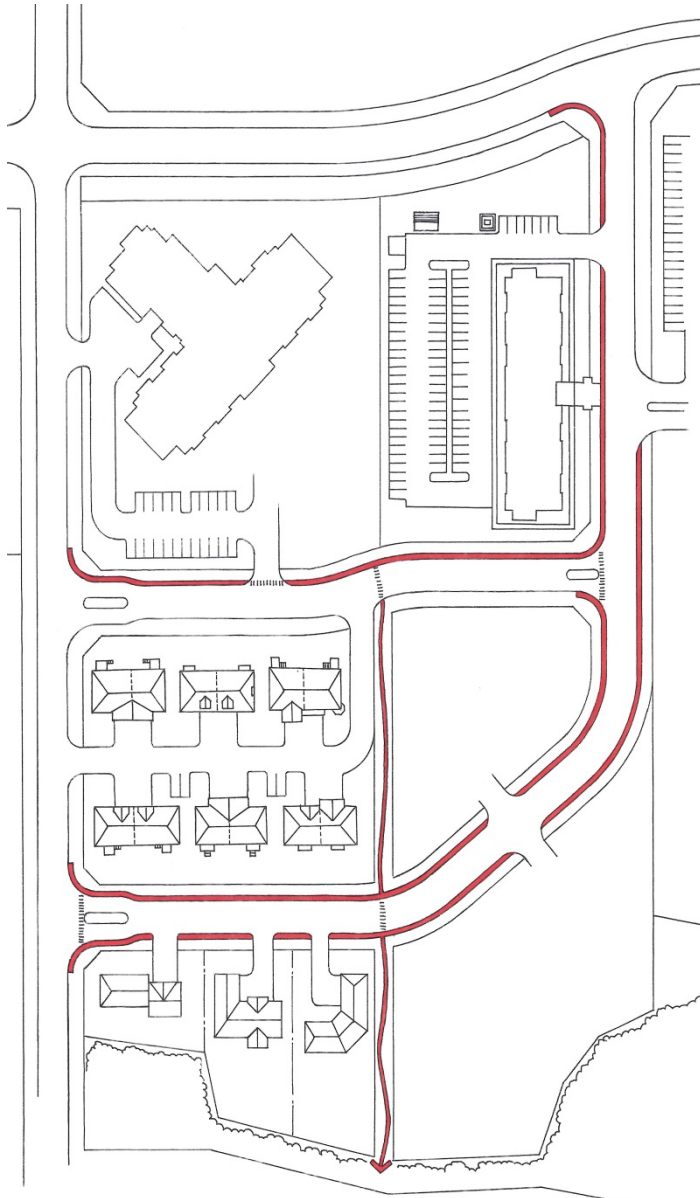
Functional: green areas throughout the design serve the diverse needs of the community including people with disabilities.

Safe: the design of parks and open spaces provide for safe recreational movement opportunities for all age groups.

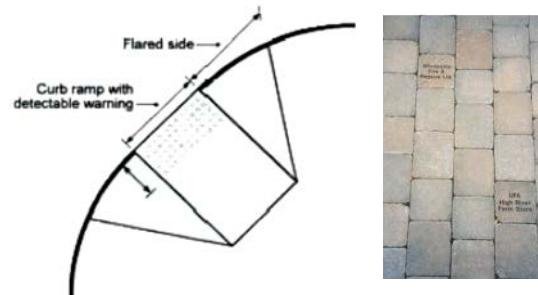
Trees: Trees provide shade and comfort to pedestrians while enhancing the characteristics of the streets.



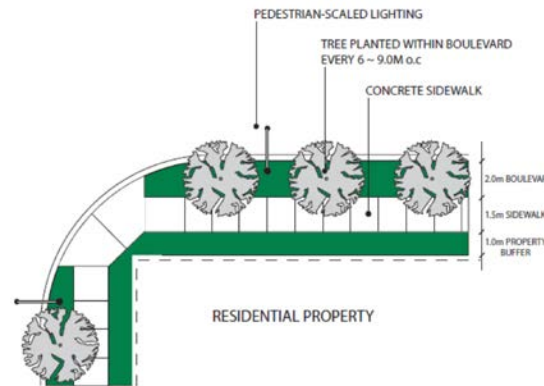
Trail Development



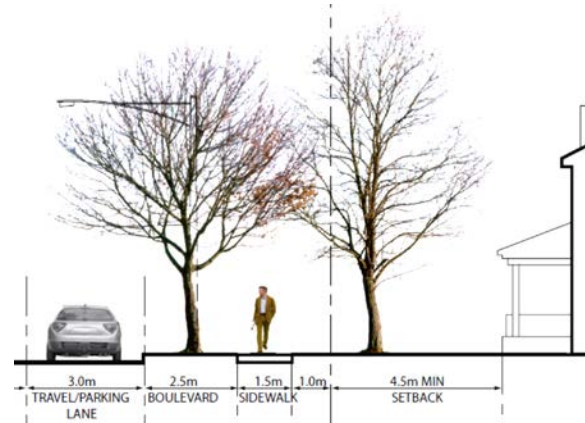
Sidewalks are an important aspect of this design concept plan. Throughout the Plan, sidewalks were designed to accommodate a wide range of potential uses that include a safe mode for pedestrians. Sidewalks should be of a high quality design that includes: street furniture, trees, and special paving.



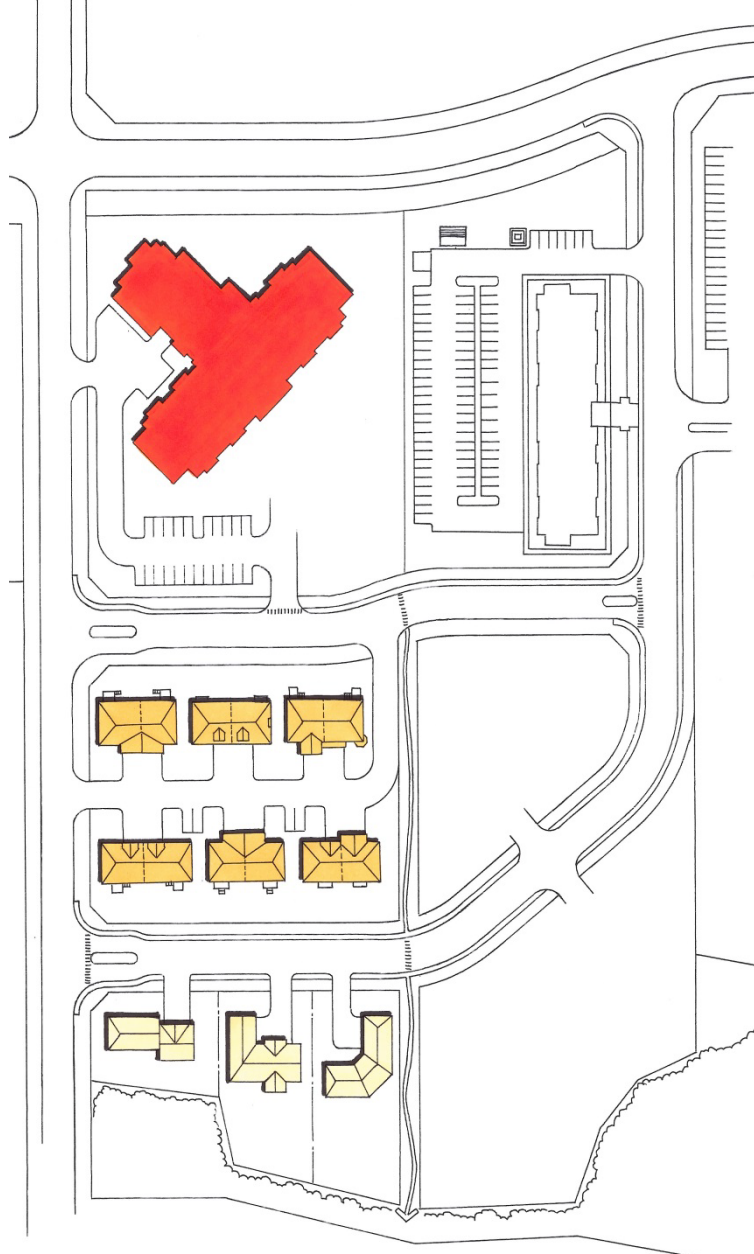
- Textures and different colours on walkways will enhance wayfinding for pedestrians.
- Curb ramps make navigating easier and more comfortable.



- Even though residential areas carry fewer pedestrians, they are important public spaces for social activity such as chatting with neighbours, children's games, and exercising.*
- The design of sidewalks should be coordinated with intersecting driveways and other pedestrian walkways.
 - The surface of the sidewalks should be constructed of poured concrete; however, unit pavement may be used to provide opportunities for variation and visual interest.



Building Form and Parking



Design Principles

Context Sensitive: the mass, scale and architectural elements of buildings should be sensitive and related to adjoining areas. This Context Sensitive design will support the creation of a unique sense of place that respects local cultural and environmental features.

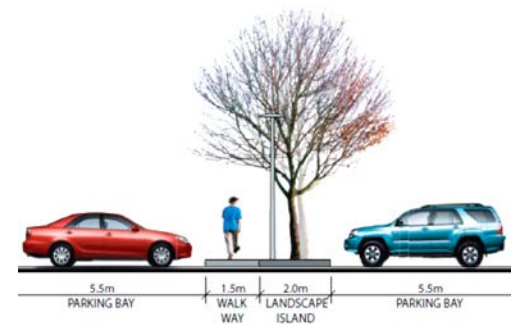
Variety and Choice: a full range of housing types (i.e., detached, semi-detached and apartments) should be provided to offer options for a wide range of people. A range of housing types will address changes in population trends and provide flexibility for people with special needs.

Sustainability: development should be designed to achieve a high degree of environmental sustainability and address opportunities for solar orientation and water runoff minimization.

Architectural Features: the intent is to achieve a visually rich community that promotes a distinctive neighbourhood image through the use of different materials, building form and architectural styles.

Parking Standards

- A. Minimum of 3 m landscape buffer.
- B. Low hedge screening of parking to be maintained to 1 m height.
- C. Parking lot sidewalks minimum 3.5 m wide with sidewalk trees, 1 tree for every 5 rows of parking.
- D. Minimum of 1 landscape parking island per row for every 12-15 parking stalls.
- E. Snow storage area to be provided.



PHASING OF DEVELOPMENT

The development phasing has been prepared to provide direction over the long term growth of this Area Development Plan. This Area Development Plan will be constructed in four (4) phases. The phases are prioritized based on:

- Financial Resources
- Need and Demand of Market

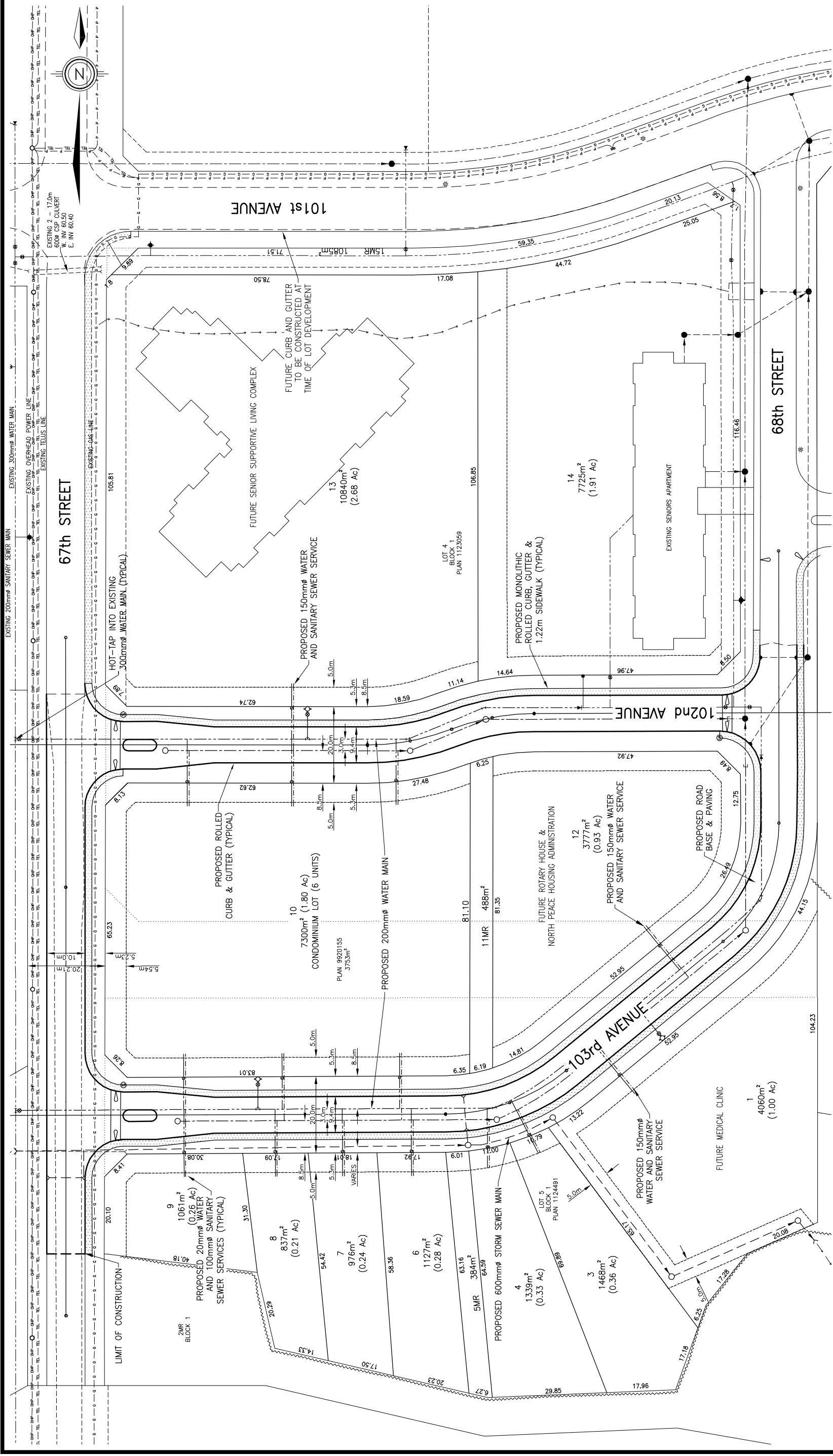
Based on the above, the following table identifies the overall sequence of the phasing:

WestView Area Development Plan: Development Phases

Area	Phase #	Comments
Seniors Apartment	1	63-unit apartment building with 1 and 2 bedroom units for low to moderate income seniors <ul style="list-style-type: none"> ▪ <i>Completed: 2014</i>
Condominiums	2	12 condominiums for independent seniors <ul style="list-style-type: none"> ▪ <i>Target completion date: Based on demand</i>
New Seniors Supportive Living Facility	3	120-unit seniors' supportive living complex. Once completed all residents currently living at the Heritage Tower Lodge in Peace River will be relocated to the complex. <ul style="list-style-type: none"> ▪ <i>Target completion date: Based on demand</i>
Detached Dwelling Units	4	3 detached dwelling units. <ul style="list-style-type: none"> ▪ <i>Target completion date: Based on sales</i>

End of Schedule "A"





Designed:	J.W.S.	Scale:	1:1000	Date:	2014/12/24
Drawn:	P.A.H.	Project No.:	060800151		
Approved:	J.W.S.	Drawing No.:	1 OF 1	Rev.	A

NORTH PEACE HOUSING FOUNDATION
PROPOSED RESIDENTIAL/COMMUNITY SERVICES DEVELOPMENT
 PEACE RIVER, ALBERTA
 OVERALL PLAN

WSP
 WSP Canada Inc.
 #3, 8909 - 96 Street
 Peace River, AB, Canada T8S 1G8
 Main: 780.624.5631
 Fax: 780.624.3732

TOWN OF PEACE RIVER
Province of Alberta



Westview
Area Structure Plan

Bylaw No. 1631

July, 1997

TOWN OF PEACE RIVER

WESTVIEW AREA STRUCTURE PLAN

Bylaw No. 1631

**A BYLAW OF THE TOWN OF PEACE RIVER, IN THE PROVINCE OF ALBERTA, FOR
THE PURPOSE OF ADOPTING THE WESTVIEW AREA STRUCTURE PLAN.**

WHEREAS, Section 633 of the Province of Alberta Municipal Government Act, R.S.A., 1995, provides that a Council of a Municipality may adopt an Area Structure Plan which provides a framework for the subsequent subdivision and development of an area of land within its municipal boundaries; and

WHEREAS, the Council of the Town of Peace River, in the Province of Alberta, considers it necessary to adopt an area structure plan for the orderly subdivision and development of certain lands within the municipality.

NOW THEREFORE, the Council of the Town of Peace River, in the Province of Alberta, hereby enacts as follows:

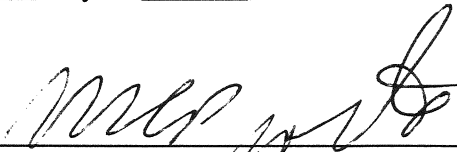
1. That the Westview Area Structure Plan, as outlined on the following pages, is hereby adopted as an area structure plan pursuant to the Municipal Government Act, R.S.A., 1995.

This Bylaw shall take effect on the date of its final passage thereof.

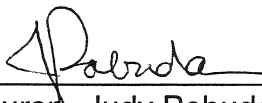
**Town of Peace River
Westview Area Structure Plan
Bylaw No. 1631**

Page 2

READ a first time in Council this 23 day of June, 1997.

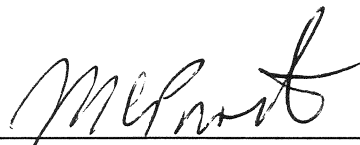


Mayor - Michael Procter

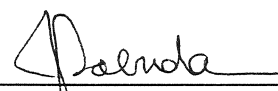


Secretary-Treasurer - Judy Pobuda

READ a second time in Council this 28 day of July, 1997.

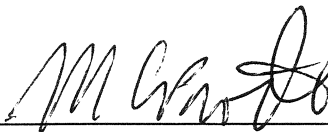


Mayor - Michael Procter

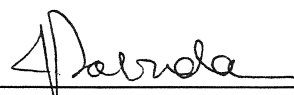


Secretary-Treasurer - Judy Pobuda

READ a third time and finally passed in Council this 28 day of July, 1997.



Mayor - Michael Procter



Secretary-Treasurer - Judy Pobuda



TOWN OF PEACE RIVER
Province of Alberta

The
Westview Area Structure Plan

Bylaw No. 1631

Prepared By:

GPEC Consulting Ltd.
and the
Mackenzie Municipal Services Agency

July, 1997

TOWN OF PEACE RIVER



The Westview Area Structure Plan Bylaw No. 1631

Table of Contents

	<u>Page</u>
1.0	<u>BACKGROUND INFORMATION</u>
1.1	Purpose Of The Plan 1
1.2	Planning Area 1
1.3	Municipal Government Act 2
1.4	General Municipal Plan 4
1.5	Population Forecast 5
2.0	<u>FUTURE LAND USE PLAN</u>
2.1	Introduction 6
2.2	Goals 6
2.3	Peace River Community Health 8
2.4	Residential 9
2.5	Business Park 11
2.6	Highway Commercial 11
2.7	Light Industrial Park 12
2.8	Transportation 12
2.9	Municipal Services and Utilities 13
2.10	Signs 14
3.0	<u>IMPLEMENTATION OF THE PLAN</u>
3.1	General Municipal Plan 16
3.2	Land Use Bylaw 16
3.3	Amendments To The Plan 17
3.4	Municipal Reserves 17
3.5	Storm Water Retention Pond 17
3.6	Phasing Of Development 18
3.7	Development Agreement 18
3.8	Referrals 18

TOWN OF PEACE RIVER



The Westview Area Structure Plan Bylaw No. 1631

1.0 **BACKGROUND INFORMATION**

1.1 **Purpose Of The Plan:**

In 1996, the Provincial Government announced plans to construct a new community health centre in the Town of Peace River. The Peace Regional Health Authority decided to develop the facility in the West Hill area of the municipality.

The purpose of the Westview Area Structure Plan is to establish a framework for the future planning of this part of the municipality.

The Area Structure Plan will take into consideration the location of the community health centre, especially in terms of the land use patterns in and around the area of the facility.

1.2 **Planning Area:**

The planning area is located in the Town of Peace River and is legally known as the N.E.26.83.32.W5M.

The planning area has a number of features that will influence its future planning and development, including the following:

- ✓ Location in relation to Highway No. 2;
-

- ✓ Scenic views;
- ✓ Topography, including a ravine;
- ✓ Railway line; and
- ✓ On-site vegetation, including treed areas.

These features provide opportunities for the creation of a future land use plan that is based on a multi-use concept.

In terms of its existing land uses, the planning area, for the most part, is vacant. The Town of Peace River does operate a water reservoir in the south-west corner of the planning area.

1.3 Municipal Government Act:

Section 633 of the Municipal Government Act allows a municipal council to adopt an area structure plan by bylaw.

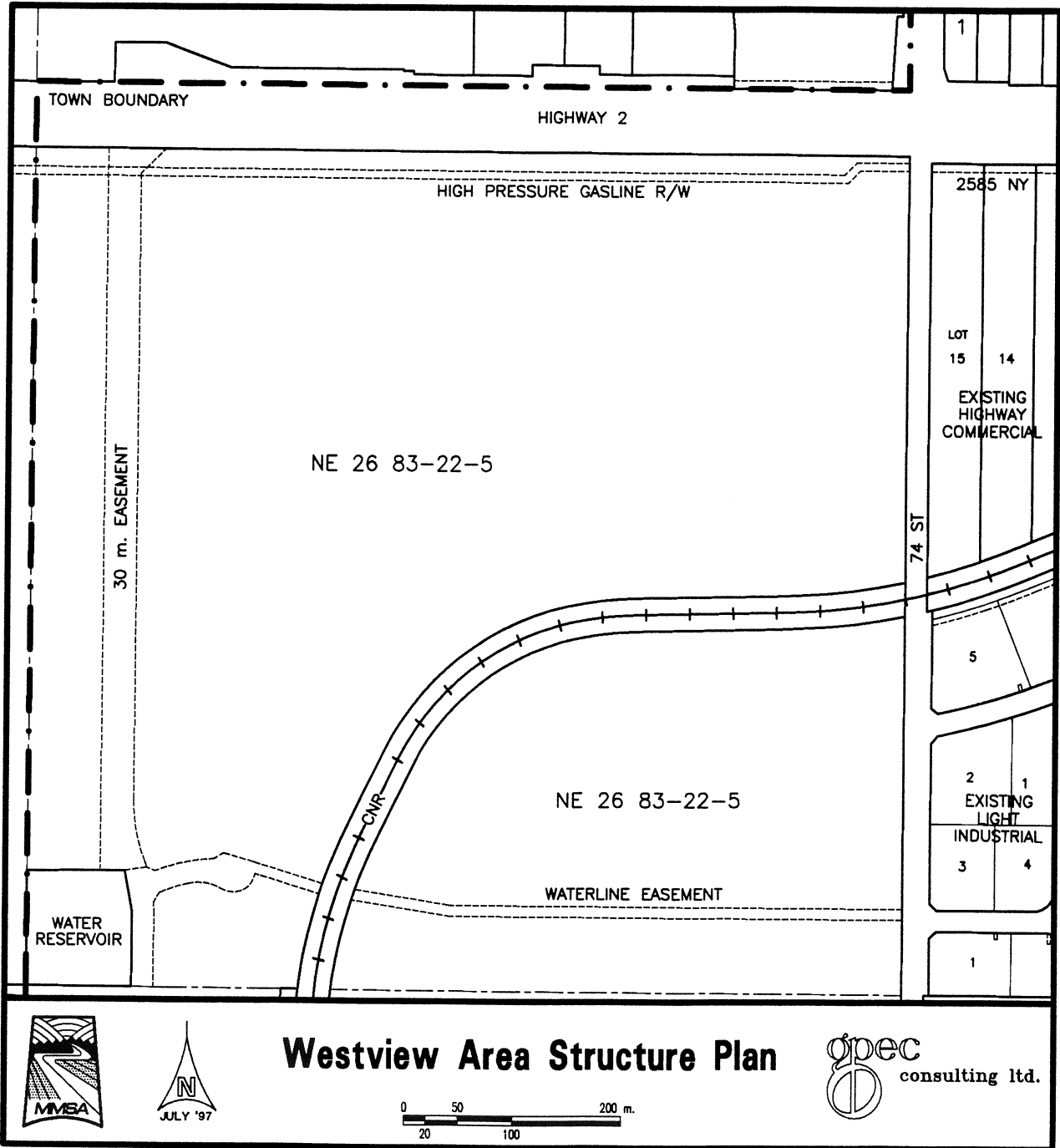
The purpose of an area structure plan is to provide a framework for the subsequent subdivision and development of an area of land.

Under the provisions of the Municipal Government Act, an area structure plan must describe:

1. The sequence of development proposed for the area;
 2. The land uses proposed for the area, either generally or with respect to specific parts of the area;
-

Schedule A

Existing Land Use - Planning Area



3. The density of population proposed for the area either generally or with respect to specific parts of the area; and
4. The general location of major transportation routes and public utilities.

An area structure plan may also contain any other matters that the municipal council considers necessary.

The Westview Area Structure Plan has been prepared in accordance to the spirit and intent of the Municipal Government Act.

1.4 **General Municipal Plan:**

The Town of Peace River General Municipal Plan identifies the planning area as a potential location for the future location of a hospital facility.

In terms of future land use, the General Municipal Plan designates the north half of the planning area for commercial development, including an area for the expansion of the West Hill commercial area, and the south half of the planning area for light/medium industrial development.

The General Municipal Plan identifies the location of an arterial road through the centre part of the planning area.

1.5 Population Forecast:

For the purpose of forecasting the number of persons that will reside in the planning area, a factor of 2.8 persons per lot has been used.

This factor was used due to the nature and type of residential development proposed for the planning area.

Based on this population factor and the number of residential lots proposed to be developed in the planning area, the number of people that will reside in this part of the municipality is estimated to be 150 persons.

2.0 FUTURE LAND USE PLAN

2.1 Introduction:

This section of the Westview Area Structure Plan outlines the future land use plan for the planning area, as well as its transportation and municipal servicing systems.

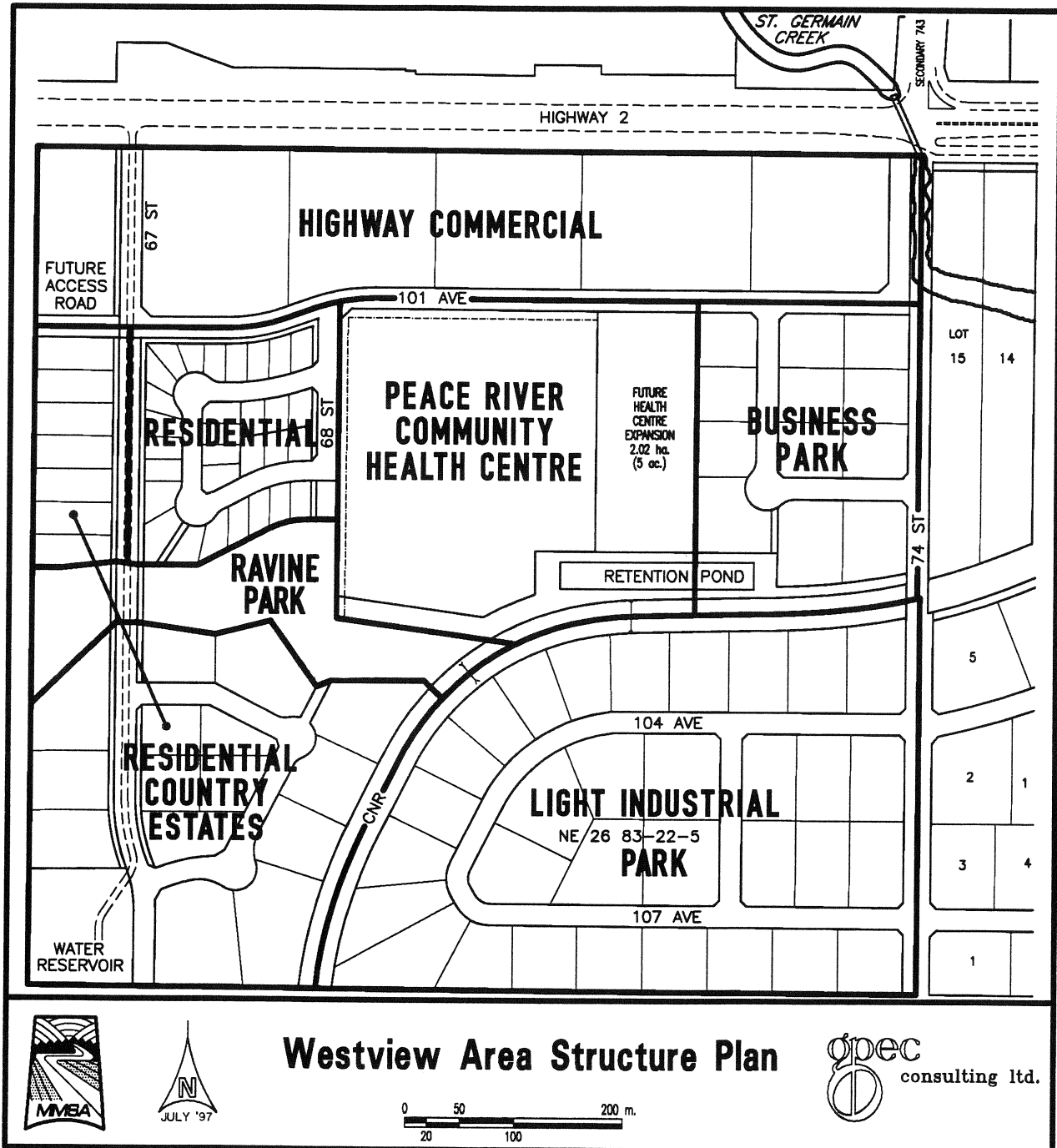
The future land use plan will outline the framework for the future subdivision and development of the planning area.

2.2 Goals:

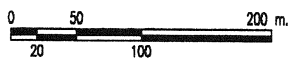
The following goals have been established for the development of the planning area:

1. To accommodate and take into account the development of a community health centre, especially in terms of land use compatibility;
 2. To establish a land use pattern that will complement the characteristics and natural features of the planning area;
 3. To utilize the exposure to Highway No. 2 for commercial land use purposes while protecting the integrity of the highway system;
 4. To develop residential areas that will add to the diversity of housing accommodation in the Town of Peace River; and
-

Schedule B
Future Land Use Plan



Westview Area Structure Plan



5. To integrate the road system to be developed for the planning area with the Town of Peace River's overall transportation system.

These goals will provide direction to the processes to be used to implement this Area Structure Plan.

2.3 Peace River Community Health Centre:

The following policies will apply to the part of the planning area designated "Peace River Community Health Centre" on the Future Land Use Plan:

1. The community health centre and associated facilities will be developed on the site designated for such purposes.
 2. The community health centre expansion area will be reserved for the future development of the facility, if required by the Peace Regional Health Authority.
 3. The following factors shall be considered when the Town of Peace River reviews proposals for the development of the community health centre:
 - a. access to and from the site;
 - b. municipal services;
 - c. utilities;
 - d. location of parking and loading/unloading facilities;
 - e. placement and type of on-site signs; and
 - f. landscaping and appearance.
-

4. The community health centre site shall be graded to ensure runoff does not cause flooding and/or erosion to the surrounding property.

2.4 Residential:

The following policies will apply to the parts of the planning area designated "Residential" on the Future Land Use Plan:

1. The area planned for the development of seniors' housing accommodation will:
 - a. be developed with townhouse and/or duplex (side-by-side) type of residential development;
 - b. be developed in such a manner as to minimize the level of traffic circulation through the area;
 - c. be connected to the municipal water distribution and sewage collection systems; and
 - d. be developed to ensure consistency in terms of development setbacks from the road and between residences.

 2. The area planned for residential - country estate type housing accommodation will:
 - a. be planned to take advantage of the area's natural features, as well as the scenic views from this location;
-

- b. be developed for single-detached dwelling type of residential development;
- c. be connected to the municipal water distribution and sewage collection systems;
- d. be developed in accordance to the following guidelines:

Minimum:

- Front Yard Setback 25 feet
- Side Yard Setback:
 - Interior 15 feet
 - Exterior 25 feet
- Rear Yard Setback 25 feet
- Building Height 35 feet; and

- e. The minimum floor area for a single-detached dwelling will be 1,500 square feet.

- 3. The re-subdivision of lots designated for residential-country estate type housing accommodation will not be permitted.
- 4. In areas designated as "Residential", home-based businesses and accessory buildings may be allowed to be developed in accordance to the provisions of the Town of Peace River Land Use Bylaw.

2.5 Business Park:

The following policies will apply to the part of the planning area designated as "Business Park" on the Future Land Use Plan:

1. Land uses proposed for development in the Business Park shall be compatible to the operation of the community health centre.
2. The development of the Business Park will take into consideration the exposure for businesses afforded by 74 Street.
3. As a guideline for the subdivision and development of the Business Park, the Business Park District, under the Town of Peace River Land Use Bylaw, will be used as a reference.

2.6 Highway Commercial:

The following policies will apply to the part of the planning area designated as "Highway Commercial" on the Future Land Use Plan:

1. Land uses that serve the travelling public, as well as the residents of the area, may be allowed to be developed in the Highway Commercial area.
 2. The subdivision of the Highway Commercial area will take into consideration the following:
 - a. the area required for the proposed land use;
 - b. provision of municipal services;
 - c. access into and out of the proposed lot;
 - d. the provision of parking and loading/unloading facilities; and
 - e. relationship to the highway system.
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2.7 Light Industrial Park:

The following policies will apply to the part of the planning area designated as "Light Industrial Park" on the Future Land Use Plan:

1. The development of the Light Industrial Park area will complement the existing industrial area located east of this part of the planning area, as well as the road system developed for this part of the Town of Peace River.
2. Light industrial land uses may be allowed to be developed in this part of the planning area, subject to the following considerations:
 - a. their compatibility with surrounding land uses, especially residential areas;
 - b. effect on the road system; and
 - c. availability of municipal services.
3. Lots that have access to the rail-line will be used for light industrial operations that require access to rail transportation.

2.8 Transportation:

The following policies will apply to the development of the transportation system for the planning area:

1. The planning area's road system will be developed in accordance to the Future Land Use Plan.
 2. 74 Street will be developed as an arterial road, straight-line connection to the Shaftesbury Trail.
-

3. 67 Street will provide the main access to the residential - country estate area, with a secondary-emergency access for the area being connected to 68 Street.
4. Access to the area designated as "Highway Commercial" will be via 101 Avenue.
5. Where required, approvals for the development of land in the vicinity of Highway No. 2 shall be obtained from Alberta Transportation and Utilities.
6. The developer shall be responsible for the preparation of a detailed design plan for the intersection of Highway 2 and Secondary Highway 743 that takes into account:
 - a. safety considerations;
 - b. the integrity of the highway corridor; and
 - c. traffic circulation.

2.9 Municipal Services and Utilities:

The following policies will apply to the provision of municipal services and utilities for the planning area:

1. The planning area will be served by the municipal water distribution system, sewage collection system and applicable utilities.
 2. A storm drainage system, including the construction of a storm retention pond, will be developed for the planning area.
 3. Where required, easements shall be provided for municipal services and/or utilities.
-

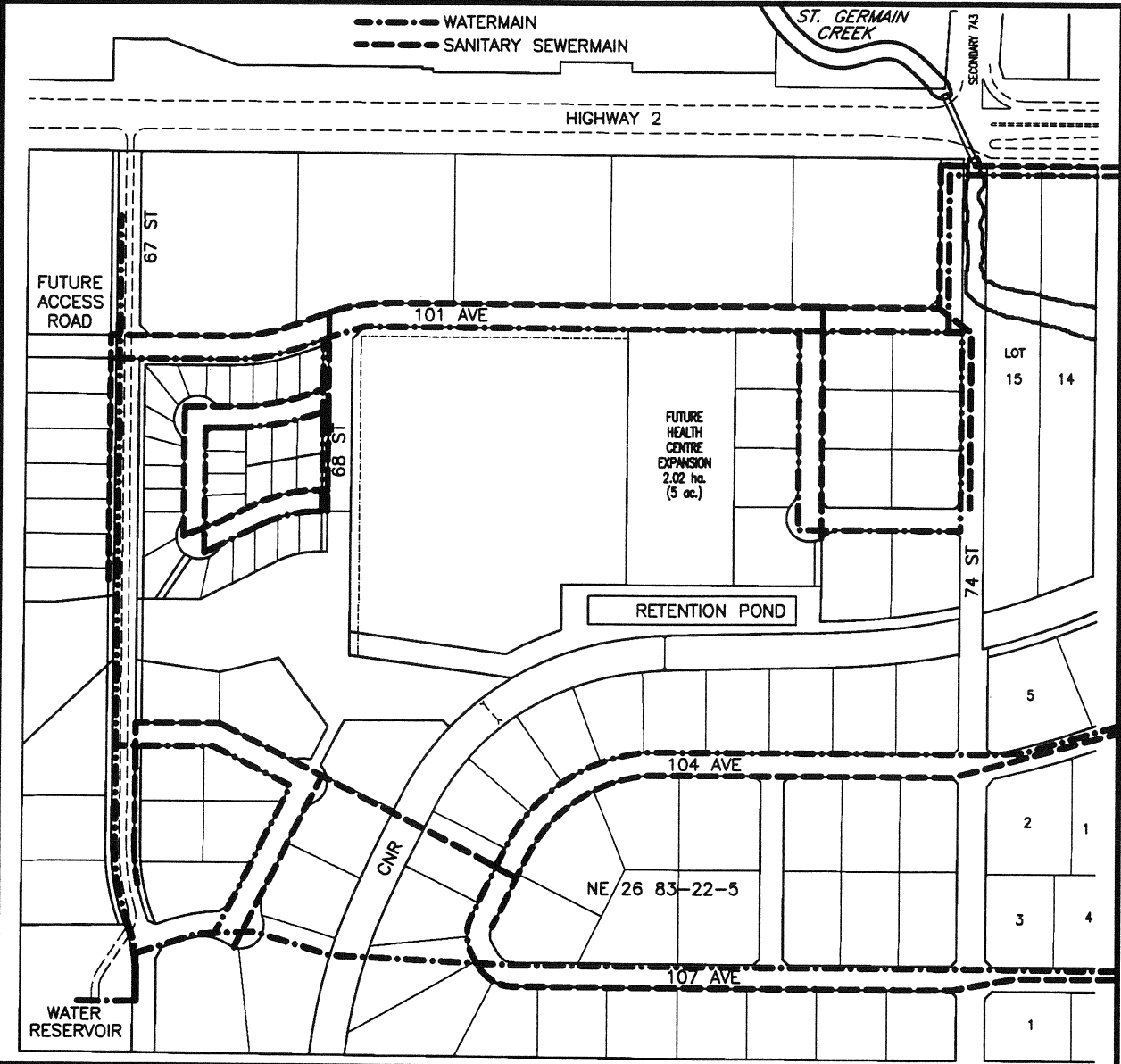
4. The development of the planning area will take into account the location of the Town's water reservoir to ensure the protection of this part of the municipal servicing system.
5. The grading and/or re-grading of property within the planning area shall be completed in such a manner that steps are taken to ensure runoff from the developed area is similar to pre-development conditions and that it does not cause erosion and/or flooding to surrounding properties.
6. Utility lines (cablevision, power and telephone) will be located underground for the area north and west of the C.N. Rail line and overhead for the light industrial park in the planning area.

2.10 Signs:

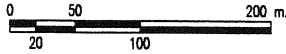
The following policies will apply to the erection of signs in the planning area:

1. All signs shall be developed, located and erected in accordance to the provisions of the Town of Peace River Land Use Bylaw.
 2. Signs, and their associated structures, may be erected in the area of Highway No. 2 taking into account the following:
 - a. traffic movement;
 - b. safety considerations;
 - c. the appearance of the sign in relation to surrounding properties; and
 - d. Alberta Transportation and Utilities' regulations.
 3. Priority will be given to the location of signs required as part of the operation of the community health centre.
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Schedule C
Municipal Services and Utilities



Westview Area Structure Plan



3.0 IMPLEMENTATION OF THE PLAN

3.1 General Municipal Plan:

In order to implement the Westview Area Structure Plan, the following amendments to the Town of Peace River General Municipal Plan will be required to account for the following:

1. The change to the land use pattern for this area of the municipality;
2. The re-location of the arterial road to 74 Street, as opposed to the location through the centre of the planning area; and
3. The location of the community health centre.

The amendments to the General Municipal Plan shall be adopted by bylaw.

3.2. Land Use Bylaw:

The Town of Peace River Land Use Bylaw will be the primary method of implementing the provisions of the Westview Area Structure Plan.

The northern part of the planning area has been zoned as "Direct-Control District" under the Town's Land Use Bylaw. This means that Town Council will be issuing development permits for development proposals in this part of the planning area.

3.3 Amendments To The Plan:

The Town of Peace River will monitor and evaluate the implementation of the Westview Area Structure Plan and, when required, amend the Area Structure Plan accordingly.

Minor adjustments to the Area Structure Plan shall not require the passing of a bylaw under the Municipal Government Act.

When amendment to the Area Structure Plan is required, the provisions of the Municipal Government Act shall apply.

3.4 Municipal Reserves:

Municipal reserves shall be designated in accordance with the Future Land Use Plan contained in the Westview Area Structure Plan.

The municipal reserve area may be developed as part of a trail system and may include the development of a park/playground area.

Town Council may require money-in-lieu of municipal reserve at the time of the subdivision of the planning area taking into consideration the community facilities planned for the planning area.

3.5 Storm Water Retention Pond:

The storm water retention pond shall be designated as a public utility lot at the time of the registration of the subdivision for the planning area.

3.6 Phasing Of Development:

The subdivision and development of the planning area will be determined by the developer and the Town of Peace River based on market demand and servicing considerations.

3.7 Development Agreement:

The developer of the planning area shall enter into a development agreement with the Town of Peace River for the provision of municipal services and utilities, plus pavement, storm sewers, lighting, curbs and gutters.

The development agreement shall be a condition of approval for the subdivision and/or development of the planning area.

The Town of Peace River may place a caveat on the certificate of title(s) regarding the development agreement.

3.8 Referrals:

Proposals that may affect the future subdivision and/or development of the planning area will be referred for comments to:

1. Peace Regional Health Authority;
2. Municipal District of Peace No. 135, under the terms of the Peace River Joint General Municipal Plan;

3. Alberta Transportation and Utilities, for areas within 1,000 feet of Highway No. 2;
4. Alberta Environmental Protection, for areas that may relate to environmental concerns; and
5. Any other organizations and/or authorities required by provincial planning legislation or the Town of Peace River.

Referral organizations will have 14 days to respond to the Town of Peace River's request for comments.

