

**TOWN OF PEACE RIVER
BYLAW NO 1927
PEACE VIEW AREA STRUCTURE PLAN**

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

WHEREAS; Pursuant to the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, Council may adopt an Area Structure Plan; and;

WHEREAS; Section 633 of the Municipal Government Act, Chapter M-26 empowers Council to adopt Area Structure Plans, which provide a framework for the subdivision and development of areas of land within the Town of Peace River; and

NOW THEREFORE, Pursuant to Sections 230, 606 and 692 of the Province of Alberta Municipal Government Act, the Town of Peace River Council, duly assembled, hereby enacts as follows:

That this bylaw shall be known as the Peace View Area Structure Plan bylaw and that the attached Schedule "A" is adopted as the Peace View Area Structure Plan.

This bylaw shall take force and effect on the date of its final passage by Council.

First Reading given this 22nd day of April, 2013.

Second Reading given this 27th day May, 2013.

Third Reading and Assent given this 27th day May, 2013.



Lorne Mann, Mayor



Kelly Bunn, CAO



TOWN OF
PEACE RIVER
ALBERTA

THE
PEACE VIEW
AREA STRUCTURE PLAN

TOWN OF PEACE RIVER

Originally Prepared by Bekevich Engineering Ltd.

Amended and Revised by Focus Corporation

The Peace View Area Structure Plan, Town of Peace River

Table of Contents

	<u>Page</u>
1.0 Introduction : Basis of the Plan	
1.1 Purpose	2
1.2 The Planning Area	2
1.3 Legislative Framework	2
1.4 Site Characteristics.....	3
1.5 Population Generation.....	3
2.0 Land Use Plan	
2.1 Goals and Objectives.....	3
2.2 Overview: The Planning Framework.....	4
2.3 Land Use Policies.....	5
Schedule "A"	6-7
2.4 Transportation	8
2.5 Servicing.....	9
Schedule "C"	10
Schedule "D"	11
2.6 Municipal Reserve.....	12
3.0 Implementation and Administration	
3.1 Phasing Plan	12
3.2 Land Use Bylaw – Subdivision of Land	12
3.3 Geo-Technical Studies.....	12
Schedule "B"	12
3.4 Plan Monitoring	12

1.0 INTRODUCTION: BASIS OF THE PLAN

1.1 Purpose

The purpose of The Peace View Area Structure Plan is to provide a planning framework for the planning, subdivision and development of a quarter-section of land located in the Town of Peace River. This plan was adopted by the Municipal District of Northern Lights in 2005 and was further amended in 2011 prior to the Town of Peace River extending the Municipal boundary to include this parcel of land. This plan has been revised to reference the Town of Peace River rather than the Municipal District/County of Northern Lights. Previous amendments and associated correspondence have been incorporated into this plan.

1.2 Planning Area

The planning area is located in the Town of Peace River, adjacent to the boundary with the County of Northern Lights and adjacent to Highway 743 (74th Street) as outlined on Schedule "A".

The subject property is legally known as the SW1-84-22-W5M and includes Lot 1, Block 1, Plan 942-3552, Town of Peace River.

1.3 Legislative Framework

The Peace View Area Structure Plan has been prepared and adopted in accordance with the provisions of the Municipal Government Act, specifically Sections 633 and 638. This Plan addresses the content requirements for an area structure plan as outlined in Section 633 of the Municipal Government Act.

Due to the fact that the planning area is located adjacent to Highway 743 (74th Street), The Peace View Area Structure Plan has been prepared in accordance with Section 14 of the Province of Alberta Subdivision Regulation. This section of the Subdivision Regulation requires Alberta Transportation's approval of an area structure plan.

The Peace View Area Structure Plan has been adopted in accordance with the spirit and intent of the Province of Alberta Land Use Policies. The Land Use Policies encourage the orderly planning and development of land, especially when it is adjacent to a municipal boundary.

The Land Use Policies include a goal related to planning cooperation. The intent of this goal is "to foster cooperation and coordination between neighbouring municipalities in addressing planning issues and in implementing plans and strategies." This Area Structure Plan has been prepared with this goal as a basis.

The planning area is located within the boundaries of the Peace River Inter-Municipal Development Plan. In this regard, The Peace View Area Structure Plan recognizes and takes into account the policy directions contained in the Inter-Municipal Development Plan,

especially in regards to the future growth of the Town of Peace River, as well as the extension to the current and future land use patterns in this part of the Town. The Town of Peace River Municipal Development Plan recognizes the Peace River Inter-Municipal Development Plan and acknowledges the policy directions established. Due to this relationship between these two statutory plans, The Peace View Area Structure Plan has been prepared and adopted in conformance to both the Inter-Municipal Development Plan and the Municipal Development Plan.

In regards to the Peace River Inter-Municipal Development Plan, this area Structure Plan conforms to the goals of the Inter-Municipal Development Plan, especially in regards to the adoption of a planning framework for the planning area that “is compatible with the long-term development objectives of the participating municipalities.”

1.4 Site Characteristics

The planning area is located adjacent to Highway 743 (74th Street) and to the County of Northern Lights. The planning area has a rolling topography that is associated with the Peace River Valley. In terms of vegetation, the planning area is grassed with small amounts of tree cover.

There is an existing acreage residence developed within the planning area. There was also a water dugout in the south west part of the planning area east of the future road that has been filled in. To the south of the planning area there are existing light industrial uses, as well as vacant lots. To the north of the planning area, there is a light industrial land use, as well as residential developments.

1.5 Population Generation

Schedule “A” of The Peace View Area Structure Plan outlines the future land use of the planning area, including the design layouts for light industrial and residential lots.

The proposed number of low density estate type residential lots is ninety two (92), including one existing acreage residential lot. Based on a population generation factor of 3.0 persons per lot, it is estimated that the total population generated by the development of the planning area will be two hundred seventy six (276) persons. The 3.0 population generation factor is slightly higher than the provincial average, but approximately the same level as other municipalities in the Peace Region.

2.0 LAND USE PLAN

2.1 Goals and Objectives

The following goals and objectives have been established for the planning area covered by The Peace View Area Structure Plan:

Goals:

1. To provide an effective planning framework for the future development of the planning area that is consistent with the goals of the Peace River Inter-Municipal Development Plan and the Municipal Development Plan.
2. To make a positive contribution to the economic development of the Peace River area.
3. To ensure the integrity of Highway 743 (74th Street) through the effective integration of the development of the planning area with this highway corridor.
4. To coordinate the subdivision and development of the planning area with the future growth of the Town of Peace River.

Objectives:

1. To provide effective and safe road connections between the planning area and Highway 743 (74th Street).
2. To develop light industrial lots that are compatible with the operation of Highway 743 (74th Street).
3. To develop low density estate type residential lots that will benefit from the scenic view associated with the Peace River Valley.
4. To establish effective development regulations that will provide an appropriate buffer between the light industrial area and the residential area as proposed for the planning area.
5. To, where possible, retain existing trees located in the planning area for buffer and/or aesthetic purposes.

2.2 Overview: The Planning Framework

The following policies will be used to guide the future planning, subdivision and development of the planning area.

The west part of the planning area, located along Highway 743 (74th Street), will be used for light industrial uses. This will allow these lots to take advantage of highway frontage, as well as the current pattern for development along this part of the highway corridor. The east portion of the planning area will be used for low density estate type residential development in order to take advantage of the scenic location, and topography.

Schedule "A" outlines the proposed planning framework for the planning area, as well as the conceptual layout of the lots.

2.3 Land Use Policies

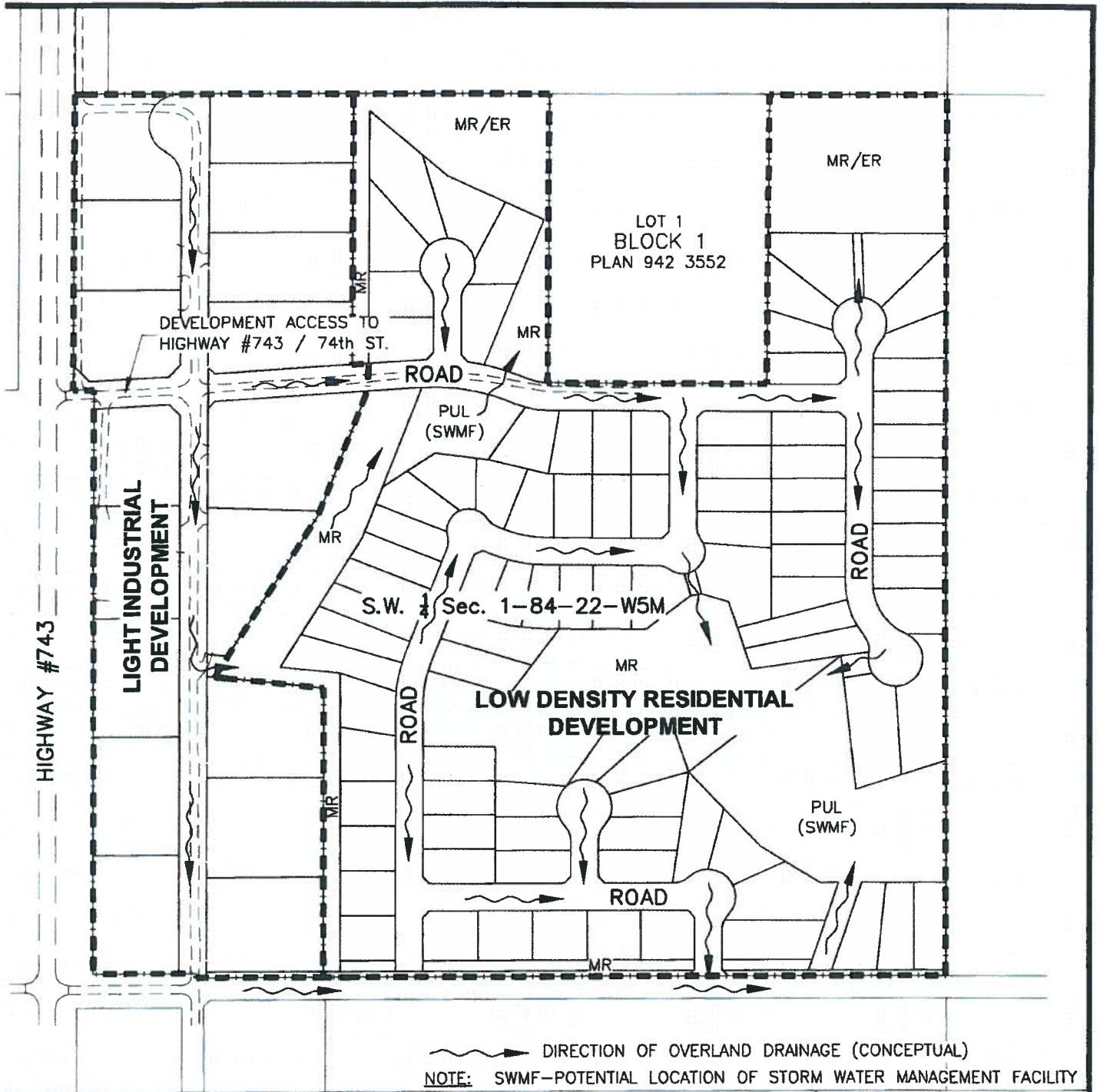
The following policies will be used to guide the future planning, subdivision and development of the planning area.

Light Industrial Development

1. Land uses allowed in the area designated for Light Industrial Development, as indicated on Schedule "A", will be in accordance with the uses allowed under the provisions of the Town of Peace River Land Use Bylaw.
2. The existing water dugout has been filled with non-engineered fill and is to be used for light industrial development.
3. Signs may be allowed to be erected on lots in the area designated for Light Industrial Development in accordance with the provisions of the Town of Peace River Land Use Bylaw, subject to comments from Alberta Transportation.
4. Existing trees will be retained wherever possible, and used to act as a buffer between the Light Industrial Development area and the Residential area, as outlined by Schedule "A".
5. The Developer of a light industrial lot(s) will be required to provide screening (fencing, vegetation, berms, etc.) along the property line with a residential lot subject to the Town of Peace River approval.

Low Density Residential Development

1. Land uses allowed in the area designated for Residential Development, as indicated on Schedule "A", will be in accordance with the uses allowed under the provisions of the Town of Peace River Land Use Bylaw.
2. The existing acreage residential lot will be accommodated in the Subdivision Concept Plan for the planning area, as outlined by Schedule "A".
3. As a way to provide a buffer and separation between the Light Industrial Development and the Residential Development areas, the Town of Peace River may increase the setback requirements for the development of residential lots.



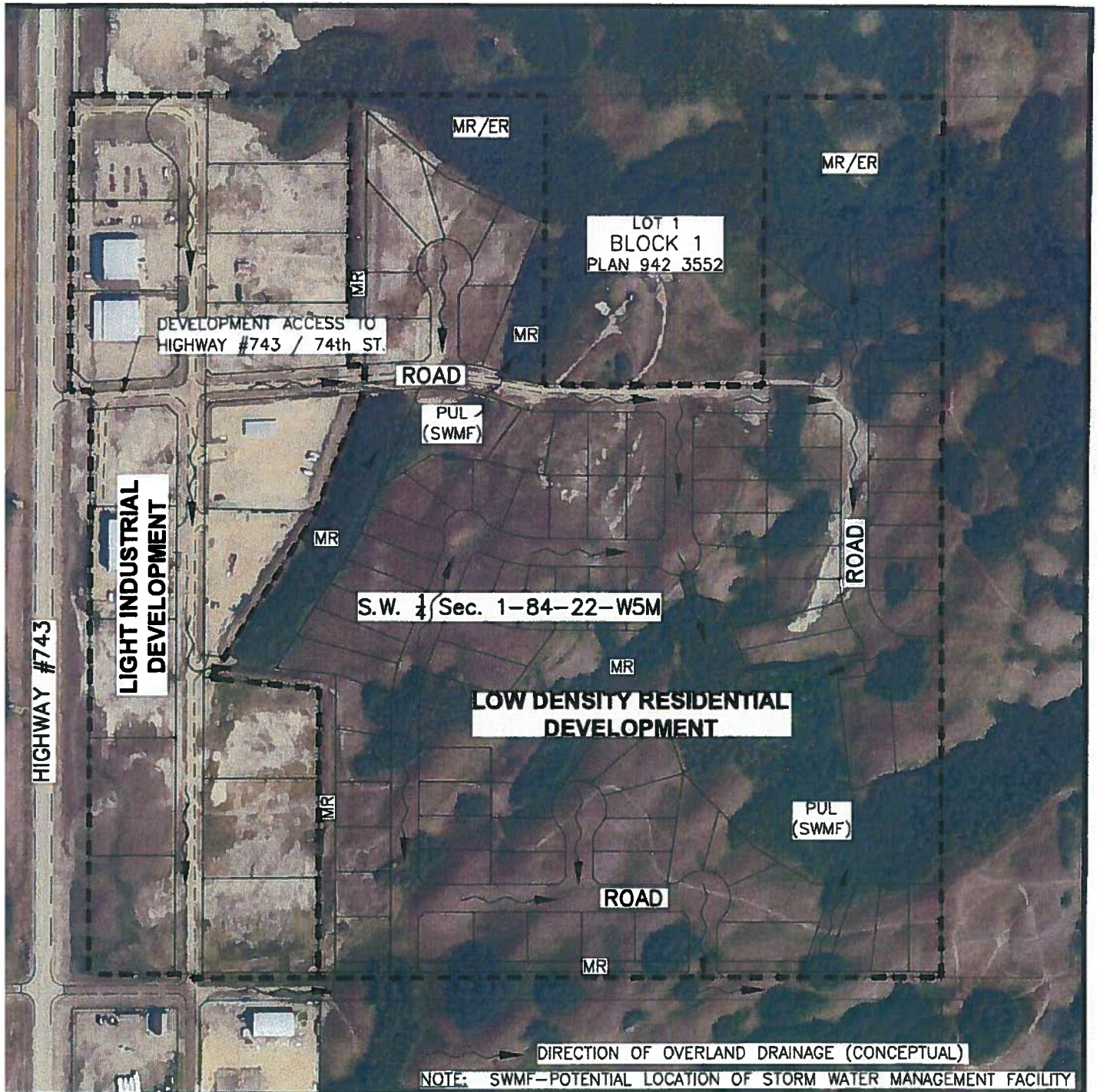
PEACE VIEW AREA STRUCTURE PLAN

Scale:

1:5000

SCHEDULE "A"
 PLANNING AREA - FUTURE LAND USE - SUBDIVISION CONCEPT PLAN
 Part of S.W. 1/4 Section 1-84-22-W5M
 TOWN OF PEACE RIVER

FOCUS



PEACE VIEW AREA STRUCTURE PLAN

Scale:

1:5000

SCHEDULE "A"
 PLANNING AREA – FUTURE LAND USE – SUBDIVISION CONCEPT PLAN
 Part of S.W. 1/4 Section 1-84-22-W5M
 TOWN OF PEACE RIVER

FOCUS

4. The siting of residences will be encouraged to be undertaken in such a manner as to take advantage of the scenery afforded by the Peace River Valley.
5. Existing trees will be retained wherever possible, and used as a way to enhance the aesthetic qualities of residential developments.

2.4 Transportation

The relationship between the planning area and the highway corridor is an important one. The objective is to integrate the future development of the planning area with safe operation of Highway 743 (74th Street). With this in mind, the following policies will apply to the planning area.

1. Access to and from the planning area will be based on the road system as outlined on Schedule "A" and as approved by the Town of Peace River and Alberta Transportation.
2. There will be no direct access to Highway 743 permitted from the light industrial lots located in the planning area.
3. Internal roads will be developed in accordance to Schedule "A" and in accordance with the Town of Peace River's Approved standard.
4. Access to all lots will be limited to the internal road system.
5. Improvements to local road/Highway 743 intersections may be required as a result of development within the Peace View ASP area. These improvements will be assessed at the time of subdivision approval for each phase of development and at no cost to Alberta Transportation. Construction of highway improvements as required in the intersection assessment shall be completed also at no cost to Alberta Transportation.
6. Contrary to item 2 above, Highway 743 will become a local municipal road following realignment thus Alberta Transportation has provided a relaxation as detailed in letter correspondence to the Municipal District/County of Northern Lights enclosed in Appendix A.
7. Access must be provided to the existing residential property legally described as Lot 1, Block 1, Plan 942 3552.

2.5 Servicing

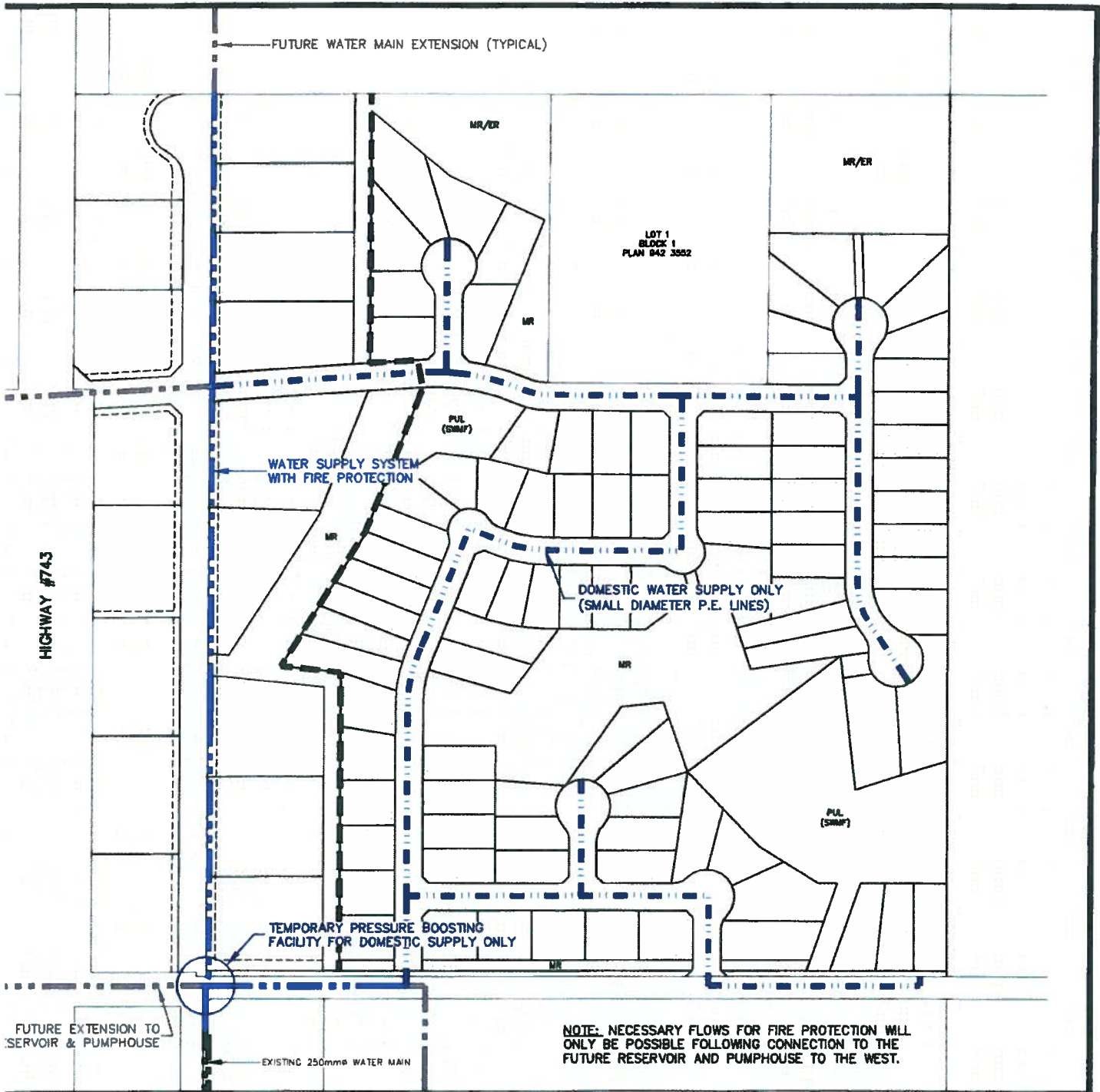
The servicing of the planning area will be based on the provision of on-site water distribution and sewage collection systems. This may change, as future landowners may want to connect to the regional water co-op system or to the Town of Peace River's municipal water distribution and sewage collection systems.

1. On-site water distribution and sewage collection systems shall be installed in accordance with Provincial Government regulations.
2. Should the planning area access the regional water co-op system or the Town of Peace River's municipal systems, the required infrastructure will be developed in the road rights-of-way or within easements. Concept plans for water and sanitary sewer systems are shown on Schedule "C" and Schedule "D".
3. In accordance to the Peace River Inter-Municipal Development Plan, the developer of the planning area will coordinate the installation of municipal services with the Town of Peace River, should this be an option that the developer wants to consider.
4. The planning area and individual lots shall be developed in such as a manner as to properly manage stormwater runoff in accordance with Provincial Government standards.
5. All utilities shall be constructed and installed in accordance with the requirements required by the utility provider and/or the Town of Peace River.
6. The storm water runoff from the industrial areas will be directed to storm water management facilities (SWMF) via road side ditch drainage at the locations indicated on Schedule "A". Acreage residential areas will direct storm water into existing drainage courses via road side ditches.

The existing SWMF currently functions as an evaporation pond with high water overflow. Considering that the existing SWMF has not reached a high level requiring overflow, further review may determine that an evaporation pond is adequate and that it meets Alberta Environment & Sustainable Resources Development (ESRD) standards.

The future SWMF may also be an evaporation pond or wet pond with an engineered overflow/discharge structure.

Both ponds will collect storm water via overland drainage and discharge into the existing drainage course. An engineering review will be required when the municipality deems it appropriate. ESRD approval will be required for any proposed upgrades or new facilities.



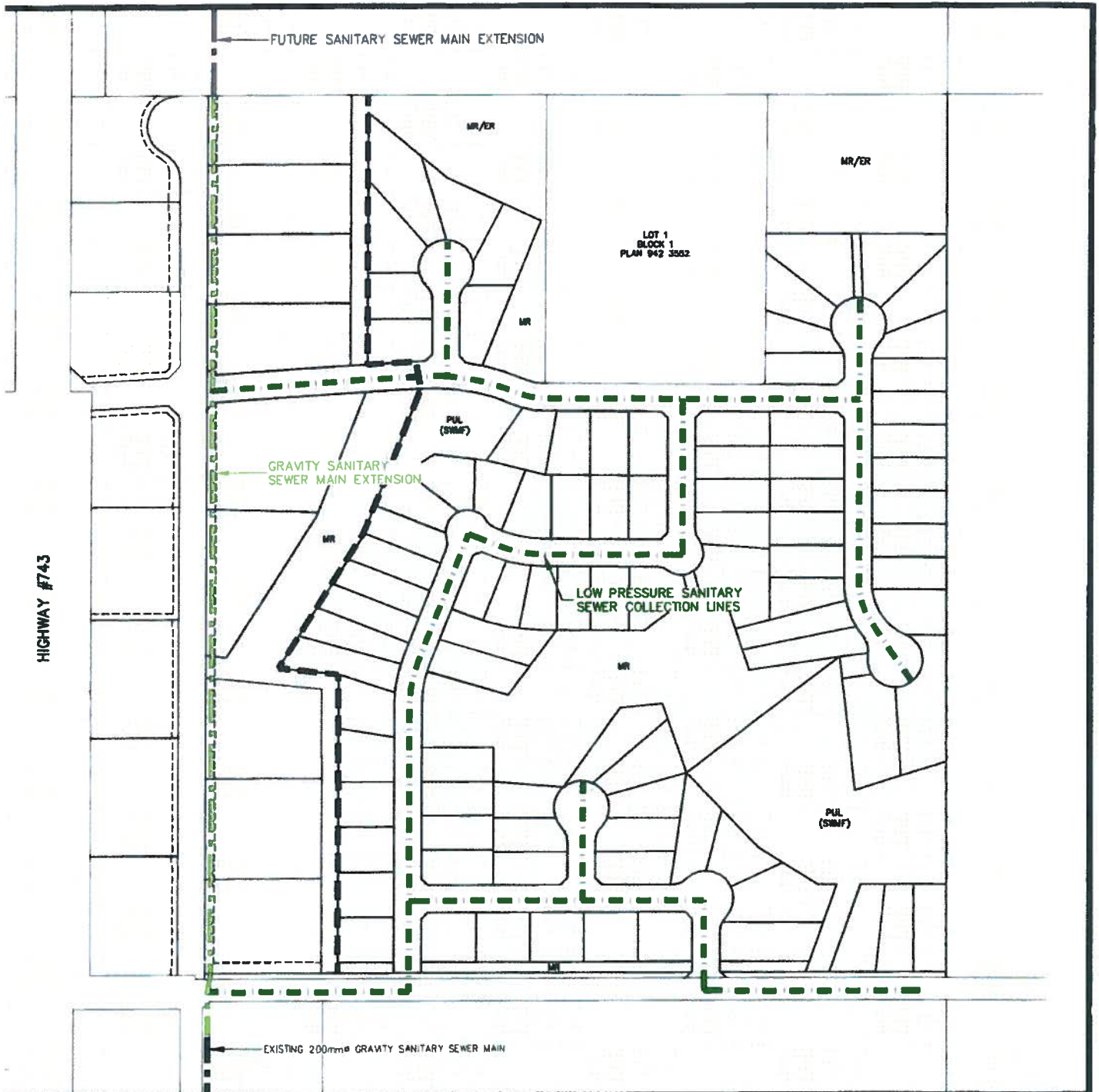
PEACE VIEW AREA STRUCTURE PLAN

Scale:

1:5000

SCHEDULE "C"
 WATER SERVICING CONCEPT
 Part of S.W. 1/4 Section 1-84-22-W5M
 TOWN OF PEACE RIVER





PEACE VIEW AREA STRUCTURE PLAN

Scale:

1:5000

SCHEDULE "D"
 SANITARY SEWER SERVICING CONCEPT
 Part of S.W. 1/4 Section 1-84-22-W5M
 TOWN OF PEACE RIVER



2.6 Municipal Reserve

As required by the Town of Peace River in its Municipal Development Plan, municipal reserve will account for 10% of the developable land within the planning area.

3.0 IMPLEMENTATION AND ADMINISTRATION

3.1 Phasing Plan

The subdivision and development of the planning area shall be phased in accordance with Schedule "B". It is understood that this is a concept and that phasing may change as approved by the Town of Peace River.

3.2 Land Use Bylaw – Subdivision of Land

The Town of Peace River Land Use Bylaw has been revised incorporating the Peace View Area Structure Plan land uses as identified in Schedule "A".

The subdivision of the planning area shall generally conform to the proposed lots for the planning area as outlined on Schedule "A".

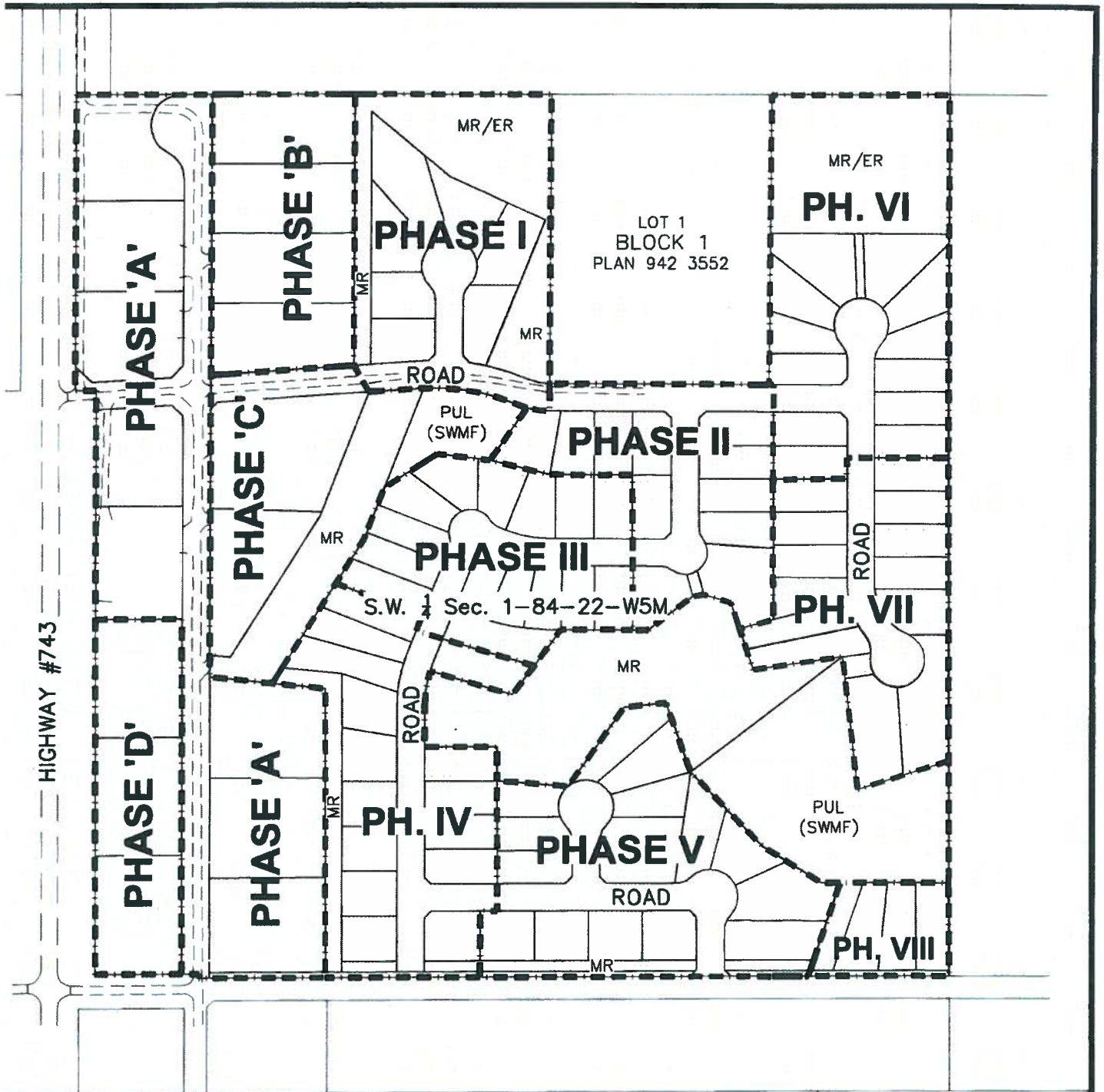
3.3 Geotechnical Studies

Although the planning area is suitable for development and the proposed lots have adequate building sites, the Town of Peace River may require the developer of a lot or lots to provide a geo-technical study of the subject property as part of the development permit application process.

3.4 Plan Monitoring

The Town of Peace River will monitor the implementation of The Peace View Area Structure Plan on an on-going basis.

Once every five (5) years or at the discretion of the Council of the Town of Peace River, a major review of The Peace View Area Structure Plan will be undertaken by the Town of Peace River.



PEACE VIEW AREA STRUCTURE PLAN

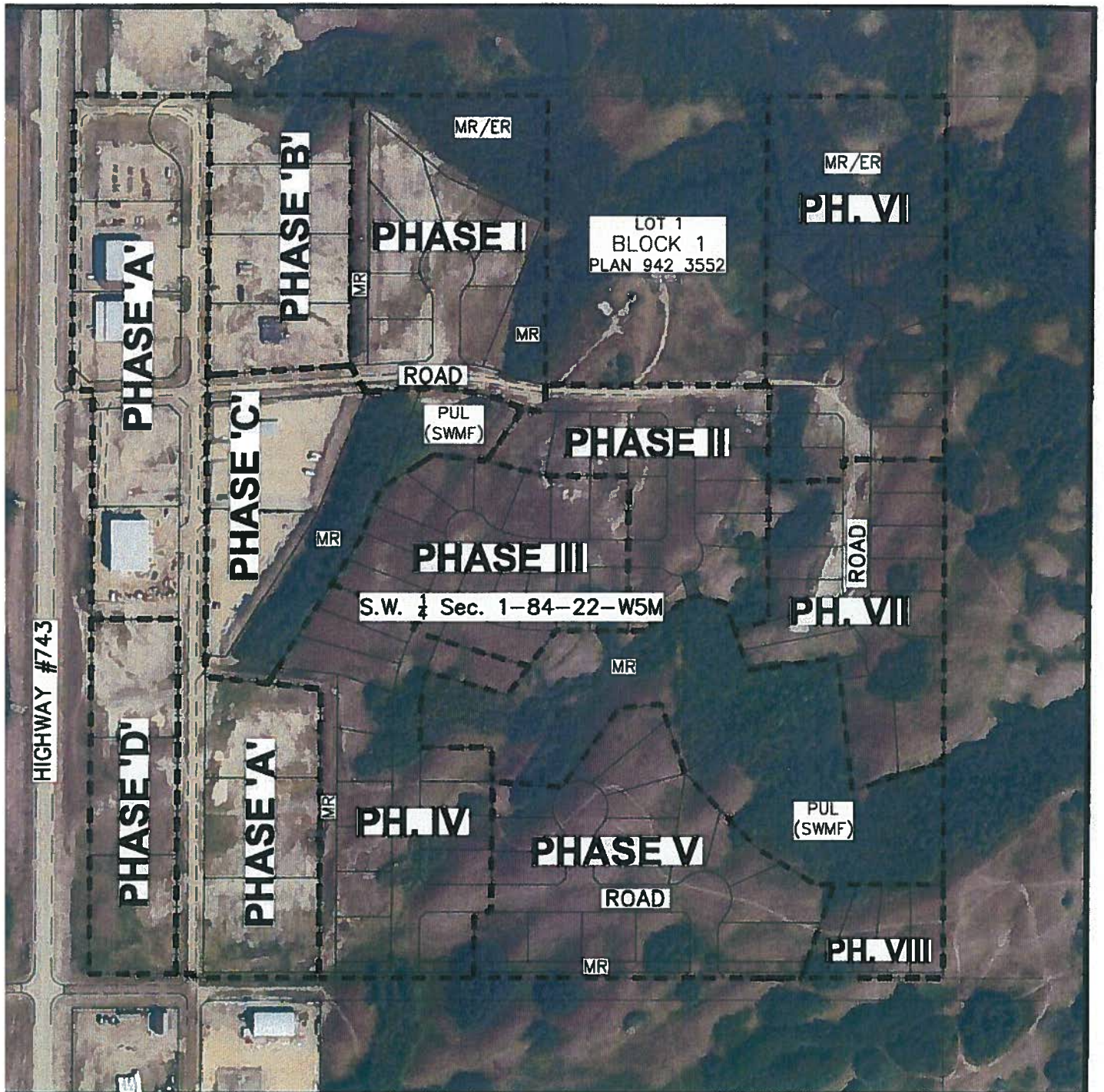
Scale:

1:5000

SCHEDULE "B"
PHASING PLAN

Part of S.W. 1/4 Section 1-84-22-W5M
TOWN OF PEACE RIVER

FOCUS



PEACE VIEW AREA STRUCTURE PLAN

Scale:

1:5000

SCHEDULE "B"
PHASING PLAN

Part of S.W. 1/4 Section 1-84-22-W5M
TOWN OF PEACE RIVER

FOCUS

APPENDIX A

October 31, 2011

Our File: 2512-(5-22-084-01 SW)

Ms. Gloria Dechant
Development Officer
County of Northern Lights
Box 10
Manning, Alberta
T0H 2M0

Dear Ms. Dechant,

**Re: Proposed Amendment to Peace View Area Structure Plan – Bylaw No. 11-61-285
East of Highway 743; SW 1-84-22-W5M
County of Northern Lights**

Thank you for your letter dated October 11, 2011 concerning the above noted subject. Alberta Transportation reviewed the proposal and has the following comments and / or recommendations.

Alberta Transportation will accept the new phasing of the development, as being proposed in the new Schedule "A".

Alberta Transportation is not prepared to accept the deletion of Section 2.4 of the Area Structure Plan pertaining to Transportation issues. Alberta Transportation's letter of August 30, 2011 to grant variance to the requirements of Section 14 and 15 was only for the proposed subdivision of the 7 lots. The remaining lots of the quarter section still have to satisfy Section 14 and 15 of the Subdivision Development Regulations.

We are prepared to meet you at your convenience in order to cooperatively resolve this matter. Please call me at (780) 624-6280 if you have any questions regarding this matter.

Yours truly,



Gerard Gravel
Development and Planning Technologist

Attachment

/GRG/ml

cc: Theresa Van Oort, CAO, County of Northern Lights, Manning
Mae Stewart, Alberta Transportation, Peace River
Paul Dugas, Alberta Transportation, Peace River
Cathy Maniego, Alberta Transportation, Edmonton

Government of Alberta

Transportation & Civil Engineering
Peace Region
Room 301, Provincial Building
Bag 900-29, 9621-96 Avenue
Peace River, Alberta T8S 1T4
Canada
Telephone 780-624-6280
Fax 780-624-2440

August 30, 2011

Our File: 2511 - (5-22-084-01 SW)
2512 - (5-22-084-01 SW)
Your File: 11NL05

County of Northern Lights
P.O. Box 10
Manning, Alberta
T0H 2M0

Attention Ms. Gloria Dechant:

**Re: Proposed Subdivision within Peace View Area Structure Plan
by 494680 Alberta Ltd.
East of Highway 743; SW 01-084-22-W5M;
County of Northern Lights**

Alberta Transportation has been in consultation with the developer and, subject to Section 16 of the Subdivision and Development Regulation, has agreed to remove all previous requirements and to grant unconditional variance to the requirements of Sections 14 and 15 of that regulation. As per Section 678(2.1) of the Municipal Government Act, and Section 5(5)(d)(ii) of the Subdivision and Development Regulation, Alberta Transportation agrees to waive the referral distance for this particular subdivision application. As far as Alberta Transportation is concerned, any appeal of this subdivision application may be heard by the local subdivision and development appeal board, provided that no other provincial agency is involved in the application.

This department may apply conditions to the roadside development permits the developer is required to obtain before constructing additional developments within the highway development control zone. However Alberta Transportation will work with the developer to find a way for timely development to proceed without adversely affecting the integrity of Highway 743. To this end, the department will try to advance the timing of the realignment of Highway 743, the construction of which will address all of the department's concerns with the development of the lands contained in the Peace View Area Structure Plan.

Please call me if you require more information or we can be of any assistance to you.

Yours truly,



Wayne Franklin
Regional Director

RJL/

cc: Gary Cote, 494680 Alberta Ltd., 11901 - 78 St. Peace River, AB, T8S 1Y6
Hendrik Slegtenhorst, Chief Administrative Officer, Town of Peace River
William Gish, Alberta Transportation, Peace River
Cathy Maniego, Alberta Transportation, Edmonton

