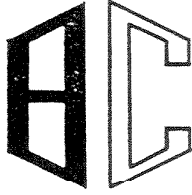


NORGLN

AREA STRUCTURE PLAN



BRADWILL CONSULTANTS LIMITED



BRADWILL CONSULTANTS LIMITED
Urban and Rural Planners

P.O. Box 2038 PEACE RIVER, ALBERTA T0M 2X0 Phone 624-2048

12 October 82

Town of Peace River
Box 125
PEACE RIVER, AB
T0M 2X0

Attention: Jack McLeod, Town Manager

Dear Sir

Re: Proposed Annexation to the Town
E½ 8-84-21-W5, I.D. 17(W)
Our Files: 8204/5 and 8212

On behalf of our clients Mr. Ben Christensen whose company Providence Pre-Built Homes Ltd. owns the SE 8-84-21-W5 and Messrs. Dick Abrahamsz and John Veillet who own the NE 8-84-21-W5, we formally request that the Town of Peace River submit an application to the Local Authorities Board petitioning for the annexation of the E½ 8-84-21-W5 from Improvement District No. 17(W) to the Town of Peace River.

As you are aware, this firm has been retained to prepare a comprehensive residential area structure plan for these lands by the land-owners. Our clients believe their properties are appropriate for annexation and urban development for the following reasons:

1. Residential development on the subject lands would be a logical extension to the Norglen Area Structure Plan which is presently being amended.
2. The subject lands represent the natural physical completion of Town expansion and development at the north end.
3. The ultimate recreational, institutional and commercial infrastructure planned at the north end will support the population increase which would be generated by the development of the subject lands for residential purposes.


....2

Town of Peace River
Proposed Annexation
12 October 82

Page 2

Our initial studies indicate that the small fractional quarter section directly north of the subject lands could also be considered for annexation. This parcel is owned by the Crown and would be appropriate for public recreation use.

Yours truly



W.A. Minnes
Senior Planner

c.c. Ben Christensen
Dick Abrahamsz
John Veillet

Box 1178 PEACE RIVER, ALBERTA T0H 2X0

October 6, 1982

Town of Peace River
 Box 125,
 PEACE RIVER, Alberta

ATTENTION: Jack McLeod

Dear Sir,

As per our discussion on October 5, 1982 pertaining to the proposal of possibly trading or selling you my land located at the North end of Peace River, I am willing to submit the following offer:

To sell land at the appraised value	\$1,574,000	
Plus: Development costs	172,000	
Gravel (100,000 - 300,000 yards)	75,000	
		\$ 1,821,000
Less: We are willing to take back apartment property in the north end 6.3 acres @ \$130,000	\$ 819,000	
We are willing to take the property between the Northland School Division and our Apartment, Springfield Court #1	75,000	
We are willing to take the property behind the Red Rooster	125,000	
TOTAL		1,019,000
		\$ 802,000

Enclosed is the appraisal report for your perusal to substantiate the appraisal value of the land.

Respectfully,
 PROVIDENCE PRE-BUILT HOMES LTD.

Per.

Ben Christensen

BMC:ca
 Encl.

A P P R A I S A L

of

Vacant Land
S $\frac{1}{2}$ 8-84-21-W5M
Containing 194.8 acres More or Less
Town of Peace River and
Municipal District of Peace

for

Providence Pre Built Homes Ltd.
Suite 123, Norglen Terrace #1
PEACE RIVER, Alberta

Prepared by

John M. Boadway
Accredited Appraiser

J. M. Boadway and Associates
REAL ESTATE APPRAISERS & INVESTMENT CONSULTANTS

TELEPHONE
(403) 428-0694

607 EMPIRE BUILDING
10080 JASPER AVENUE
EDMONTON, ALBERTA
T5J 1V9

April 10, 1981

Providence Pre Built Homes Ltd.
Suite 123, Norglen Terrace #1
PEACE RIVER, Alberta

ATTENTION: Mr. Ben Christensen

Dear Sir:

RE: Vacant Land
S $\frac{1}{2}$ 8-84-21-W5M
Town of Peace River
MUNICIPAL DISTRICT OF PEACE

In accordance with your request for an estimate of the Market Value of the above property, I have examined the same and after investigation submit herewith my estimate thereon.

In submitting this Report, I certify the following:

1. That I have no interest present or contemplated in the Subject Property;
2. That my fee for this Appraisal is in no way contingent upon the amount of my estimate of value;
3. This Report is subject to the limiting conditions as set out on page two of this Report;

.../2

Providence Pre Built Homes Ltd.
April 10, 1981
Page 2...


4. The effective date of this Appraisal is the 10 day
of April, 1981;

The value of the Subject Property as of the date of this
Appraisal is estimated to be:

\$1,574,000.00

ONE MILLION FIVE HUNDRED AND SEVENTY-FOUR THOUSAND DOLLARS

Yours truly,


John M. Boadway
Accredited Appraiser

JMB/bfh
cd

BYLAW NO. 1091

A BYLAW OF THE TOWN OF PEACE RIVER TO ENACT THE TOWN OF PEACE RIVER NORGLÉN
AREA STRUCTURE PLAN

WHEREAS, Section 62(1) of the Planning Act, 1977, provides that a Council may adopt an area structure plan; and

WHEREAS, the Council of the Town of Peace River deems it advisable to adopt an area structure plan; and

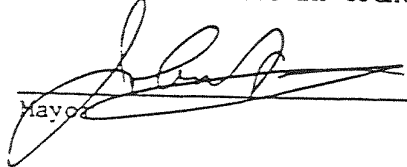
NOW THEREFORE, the Council of the Town of Peace River duly assembled hereby enact as follows:

THAT Bylaw No. 1091 comprising the:

- (a) Land Use Policy Document
- (b) Land Use Map
- (c) Utilities Map

is hereby adopted as the Norglén Area Structure Plan.

Read a first time in Council this 25th day of February, A.D., 1980.

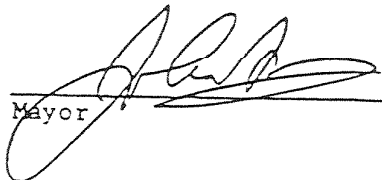


Mayor



Secretary-Treasurer

Read a second and third time and finally passed in Council this 28th day of April, A.D., 1980.



Mayor



Secretary-Treasurer

TOWN OF PEACE RIVER
NORGLÉN AREA STRUCTURE PLAN
LAND USE POLICY DOCUMENT

Bradwill Consultants Limited
April 28, 1980

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BYLAW NUMBER 1091
NORGLÉN AREA STRUCTURE PLAN

PART 1
GENERAL

SECTION 1 TITLE

The Norglen Area Structure Plan may be cited as the Plan.

SECTION 2 COMPONENTS

The Norglen Area Structure Plan shall consist of the following:

- (1) Land Use Policy Document
- (2) Land Use Map
- (3) Utilities Map

SECTION 3 PLAN AREA

Those lands lying within the corporate boundary of the Town of Peace River described as Norglen and bounded on the south by 73 Avenue, on the west by the Peace River and the east and north by the Town corporate limits and contained within that part of the SW 8-84-21-W5 and NW 5-84-25-W5 as delineated on the Land Use Map.

SECTION 4 SCOPE

The Norglen Area Structure Plan is intended to guide the Town and the private sector so as to ensure the rational, orderly and economical development of the Plan Area.

SECTION 5 COMFORMITY WITH MANDATORY LEGISLATION

- (1) For purposes of Section 53 and Section 62(2) of The Planning Act, 1977, the Norglen Area Structure Plan is deemed to conform to the Peace River Regional Planning Commission Regional Plan and the Town of Peace River General Municipal Plan.
- (2) Pursuant to the Town of Peace River General Municipal Plan, the Plan Area is designated AREA STRUCTURE PLAN or COMMUNITY and the applicable policies for each designation are contained in Sections 3(6) and 3(11) of the General Municipal Plan.
- (3) For purposes of Section 88(1)(b) of The Planning Act, 1977, any subdivision approved within The Plan Area shall, prior to approval, conform to the Town of Peace River Land Use Bylaw.

SECTION 6 INTERPRETATION

In this document:

- (1) CEMETARY means the existing cemetary site contained within SW-8-84-21-W5 in the Town of Peace River.
- (2) COLLECTOR ROAD means the same as described in the Town of Peace River General Municipal Plan.
- (3) COMMUNITY REPLOT AREA means the area of land bounded on the east by 99th Street, on the south by 73rd Avenue, on the north by 71st Avenue and on the west by 98th Street comprising Blocks 14 and 15, Plan 4068 T.R. in the Town of Peace River.
- (4) GENERAL MUNICIPAL PLAN means the Town of Peace River General Municipal Plan.
- (5) LAND USE BYLAW means the Town of Peace River Land Use Bylaw Number 1082.

-
- (6) LARGE OPEN SPACE PARCEL means the area of land designated Open Space on the Land Use Map, measuring about thirty-five (35) acres in size and lying within the southeasterly portion of the NW-5-84-21-W5 in the Town of Peace River.
 - (7) LOCAL ROAD means the same as "minor road" as described in the Town of Peace River General Municipal Plan.
 - (8) PHASE or SUBDIVISION PHASE means a particular area of land defined by the Town of Peace River and which the Town of Peace River considers as a single unit for purposes of zoning to permit subdivision pursuant to a Land Use Bylaw.
 - (9) PLAN means the Norglen Area Structure Plan.
 - (10) PLAN AREA means the same as that area defined in Section 3 of this bylaw and as delineated on the Land Use Map as Phases I, II, and III.
 - (11) RESERVE LAND means the same as Section 1(37) of The Planning Act, 1977.
 - (12) REZONE TO PERMIT SUBDIVISION means the amendment of a Land Use Bylaw whereby a district assigned to a particular area of land within which a subdivision is proposed but does not conform to that district is replaced by another district for which the proposed subdivision does conform pursuant to the procedure outlined in Sections 135 to 139 of The Planning Act, 1977.
 - (13) SUBDIVISION APPROVING AUTHORITY means the same as Section 1(43) of The Planning Act, 1977.
 - (14) TOWN means the Town of Peace River.

- (15) ZONE or REZONE means the assignment of a particular district, pursuant to a Land Use Bylaw, to an area of land defined by the Town of Peace River.
- (16) All other words and expressions shall have the meanings as specifically defined in the Town of Peace River Land Use Bylaw.

SECTION 7 MANDATORY COMPLIANCE

Shall, when used in the Plan, connotes mandatory compliance.

SECTION 8 GOALS OF THE PLAN

- (1) To provide a framework for the conclusion of subdivision and development in the northeast sector of the townsite.
- (2) To complete the development of a balanced and fully serviced residential area with a variety of housing types which have been carefully integrated.
- (3) To insure an attractive and healthy living environment through a constructive environmental design.

PART 2
ADMINISTRATION

SECTION 9 FLEXIBILITY

The boundaries of any land use designations or phases, the alignment of any lot lines, the location of roadways or proposed utilities and all quantities and figures contained herein shall be considered as approximate only and not absolute. Any reasonable adjustments or variance that may be necessary to the aforementioned items shall not require an amendment to the Plan.

SECTION 10 LAND USE BYLAW OPERATION

- (1) Following adoption of the Plan, the Plan Area excluding Phase I shall be placed within either the Agricultural-Urban Reserve District (A-UR) or the Parks and Recreation District (PR) as described in the Land Use Bylaw.
- (2) Pursuant to Section 88(1)(b) of The Planning Act, 1977, an area of land proposed to be subdivided in The Plan Area shall first be rezoned to permit subdivision by the Town.
- (3) Further to Section 9 a reasonable adjustment or variance to the Plan shall only be applied by the Town prior to rezoning to permit subdivision of that area of the Plan affected.
- (4) Following rezoning to permit subdivision of an area, any reasonable adjustment or variance affecting the said area that was previously applied shall become part of:

(a) The Land Use Policy Document, and

(b) The Land Use Map, and

(c) The Utility Map

or all or any of them, replacing what formerly existed, and shall be recorded in Section 18, Minor Amendments to the Norglen Area Structure Plan.

SECTION 11 JURISDICTION - PHASE IV OF SUBDIVISION

Following annexation into the Town of those lands adjacent to the Plan Area on the north, described as Phase IV on the Land Use Map, the Town shall amend the Plan to incorporate those lands into the Land Use and Utilities Maps and the policies contained within the Land Use Policy Document.

SECTION 12 SEQUENCE OF DEVELOPMENT

- (1) The Plan Area shall consist of three (3) phases delineated on the Land Use Map.
- (2) The total area of any phase may be submitted concurrently as a single application for subdivision or in smaller units during a six month period to the Peace River Regional Planning Commission. However, a rezoning by the Town to permit subdivision shall not be enacted unless it is composed of an entire phase and it is made prior to any recommendation of subdivision approval to the Subdivision Approving Authority by the Town for any subdivision application within that phase.

- (3) The rezoning to permit subdivision in any phase should not occur until a majority of parcels of that size and type in any previously approved phase have become developed parcels.
- (4) The numbers described for each phase on the Land Use Map represent a desirable progression of subdivision phasing within the Plan Area, however, subject to Town approval one phase may precede another phase out of sequence.

SECTION 13 DEVELOPMENT LEVIES

The Town shall recommend to the Subdivision Approving Authority that a developer enter into a Development Agreement as a condition of subdivision approval in the Plan Area and such an agreement may deal with the costing of public roadways, drainage ditches, culverts, land fills, water supply or sewage disposal systems as outlined in Section 75 of The Planning Act, 1977. Further, a Development Agreement may deal with other aspects which the Town may require.

SECTION 14 RESERVE DEDICATION

- (1) As a condition of subdivision approval the Town shall recommend to the Subdivision Approving Authority that reserve land be dedicated in the following manner:
 - (a) Any area required for reserve land which is designated Buffer, Park, Lane or U-Lot be dedicated as Municipal Reserve (MR).

- (b) Any area required for reserve land which is designated Open Space be dedicated as Municipal Reserve (MR) or Enviromental Reserve (ER) the specific designation to be recommended at the time of subdivision.
- (2) Where money in place of reserve is required to be provided the Town shall recommed that the Subdivision Approving Authority allocate said monies to the Town.
- (3) The Town may refer to Tables 1A and 1B for the purpose of calculating reserve dedication.
- (4) All figures contained in Tables 1A and 1B shall be considered approximate only.

PART 3
LAND USE POLICIES

SECTION 15 LAND USE DESIGNATIONS

(1) The Plan Area shall be divided into the following land use designations as described on the Land Use Map:

- (a) Low Density Residential
- (b) Medium Density Residential
- (c) High Density Residential
- (d) Community
- (e) Open Space
- (f) Buffer, Park, Lane, U-Lot
- (g) Collector Roads
- (h) Local Roads

(2) The policies in this section shall apply to the subdivision and development of lands in the Plan Area.

(3) Low Density Residential

The Low Density Residential designation shall mean the same as that described in Section 3(2) of the General Municipal Plan and the policies contained therein shall apply.

(4) Medium Density Residential

(a) The Medium Density Residential designation shall mean that the predominant use of land in the area so designated shall be for the provision of living accommodation to a density of approximately twenty-four (24) units per net acre.

- (b) Prior to a final determination of the type, distribution and individual lot density of residential development in this area and prior to a rezone to permit subdivision the Town shall:
 - (i) review all geotechnical studies or related data pertaining to the development of this area, and
 - (ii) undertake a traffic study to determine the likely vehicular traffic levels any proposed development is likely to generate.
- (5) High Density Residential
 - (a) The High Density Residential designation shall mean the same as that described in Section 3(4) of the General Municipal Plan and the policies contained therein shall apply.
 - (b) Notwithstanding Section 10(5), parcels 1 and 2 contained within Phase I and designated High Density Residential may be further subdivided into smaller parcels without requiring an amendment to this Plan.
- (6) Community
 - (a) The Community designation shall mean the same as that described in Section 3(11) of the General Municipal Plan and the policies contained therein shall apply.
 - (b) The Community designation shall include:
 - (i) Community Replot Area
 - (ii) Cemetary Expansion

(c) Community Replot Area

(i) Those portions of the existing roadway allowance contained therein shall be cancelled through enactment of a roadway closure bylaw.

(ii) The area shall undergo a replotting scheme to form a large parcel or parcels following road closure.

(d) Cemetary Expansion

The existing cemetary site shall be expanded in a northerly and westerly direction.

(7) Open Space

(a) The Open Space designation shall mean the same as that described in Section 3(12) of the General Municipal Plan and those policies contained therein shall apply.

(b) The road allowance contained within the Large Open Space Parcel shall be considered schematic only but internal access within this parcel shall be provided in the vicinity of the southwest corner as described on the Land Use Map.

(8) Buffer, Park, Lane or U-Lot

(a) The Town shall determine the exact location of buffers, parks, lanes or U-Lots on lands so designated prior to rezoning to permit subdivision.

(b) Playgrounds and Tot Lots may be provided for in the Plan Area to the size and standards and in the numbers deter-

mined by the Town.

- (c) Additional Playgrounds and Tot Lots may be added to the Plan Area prior to rezoning to permit subdivision without requiring an amendment to this Plan.

(9) Roadways

- (a) The Collector and Local Road designations shall mean the same as that described in Section 3(15) of the General Municipal Plan and the appropriate policies contained therein shall apply.
- (b) All right-of-way widths shall be 20 meters unless they are indicated otherwise on the Land Use Map.
- (c) Sidewalks shall be provided on at least one side of every collector road or local road. The paved surface of every collector road shall be a minimum of 12.8 meters in width.

SECTION 16 DENSITY STANDARDS

- (1) The Town shall refer to Tables 2A and 2B for purposes of determining residential dwelling densities or population levels within the Plan Area.
- (2) All figures contained in Tables 2A and 2B shall be considered approximate only by the Town.
- (3) The residential unit density per acre in each phase is deemed to conform to Section 2(b) of the General Municipal Plan.

SECTION 17 SPECIAL CONSIDERATIONS

In addition to Section 10(2) and prior to a rezone to permit subdivision the Town shall review the progress and nature of any required landfill throughout the Phase II area.

TABLE 1A
 OPEN SPACE AND COMMUNITY DESIGNATION
 General Land Uses

Phase	Total Gross Acres	Open Space Designation (Net Acres)	Community Designation (Net Acres)
PHASE I	59.2	3.7	9.80
PHASE II	33.0	4.9	9.45 (Cemetery) 3.95 (Cemetery Expansion)
			<u>13.40 Total</u>
PHASE III	46.2	36.1	
PHASE IV	9.6	1.1	
TOTAL Community:	23.1		
TOTAL Open Space:	44.1		

TABLE 1B

OPEN SPACE AND COMMUNITY DESIGNATION
Specific Land Uses

Land Use	Plan Designation	Total Net Acres
Tot Lot (Phase I)	Open Space	0.22
Tot Lot (Phase II)	Open Space	0.20
Tot Lot (Phase IV)	Open Space	0.17
Existing Cemetary	Community	9.45
Cemetary Expansion	Community	3.95
Community Replot Area	Community	9.80
River Bank Green Belt	Open Space	4.45
Bank Abutting Cemetary	Open Space	3.10
Large Open Space Parcel	Open Space	34.90
Central Open Space Parcel (Phase I)	Open Space	1.50
Small Open Space Parcel (Phase III)	Open Space	1.10

TABLE 2A
 PROJECTED DENSITY FIGURES FOR PLAN AREA

Land Use Designation	Net Acres Designated	Lots (Units) Proposed	Dwelling Units Per Net Acre	Projected Population
Low Density Residential	37.2	207	5.5	621 ²
High and Medium Density Residential	14.5	(348) ¹	24.0	870 ³
TOTALS	51.7	555		1491

1. Based on a projected maximum unit per acre density of 24
2. Based on a projected average of 3 persons per household for single family and two family dwelling units.
3. Based on a projected average of 2.5 persons per household for multiple family dwelling units.

TABLE 2B

PROJECTED DENSITY FIGURES FOR PHASES OF SUBDIVISION

Phase	Net Acres Designated	Lots (Units) Proposed	Average Number of Dwelling Units Per Net Acre	Projected Population
PHASE I				
Low Density	20.3	113	5.5	339 ²
High Density	8.5	(204) ¹	24.0	510 ³
PHASE II				
Low Density	9.5	55	5.8	165 ²
PHASE III				
Single Family	0.8	8	10.0	24 ²
Multiple Family	6.0	(144) ¹	24.0	360 ³
PHASE IV				
Low Density	6.6	31	4.7	93 ²
TOTAL	51.7	555		1491

1, 2, and 3 Ibid.

SECTION 18 MINOR AMENDMENTS TO NORGLLEN AREA STRUCTURE PLAN

PART 4
ENACTMENT

SECTION 19 ENACTMENT

WHEREAS Section 62(1) of The Planning Act, 1977, provides that a Council may adopt an area structure plan; and

WHEREAS the Council of the Town of Peace River deems it advisable to adopt an area structure plan;

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

THAT Bylaw No. 1091 comprising the

- (a) Land Use Policy Document
- (b) Land Use Map
- (c) Utilities Map

is hereby adopted as the Norglen Area Structure Plan.

READ A FIRST TIME the 25 day of February, 1980 A. D.

READ A SECOND TIME the 28 day of April, 1980 A. D.

READ A THIRD TIME and finally passed the 28 day of April,
1980 A. D.

J. Friesen, Mayor

J. Paul, Secretary-Treasurer

NORGLÉN AREA STRUCTURE PLAN TOWN OF PEACE RIVER

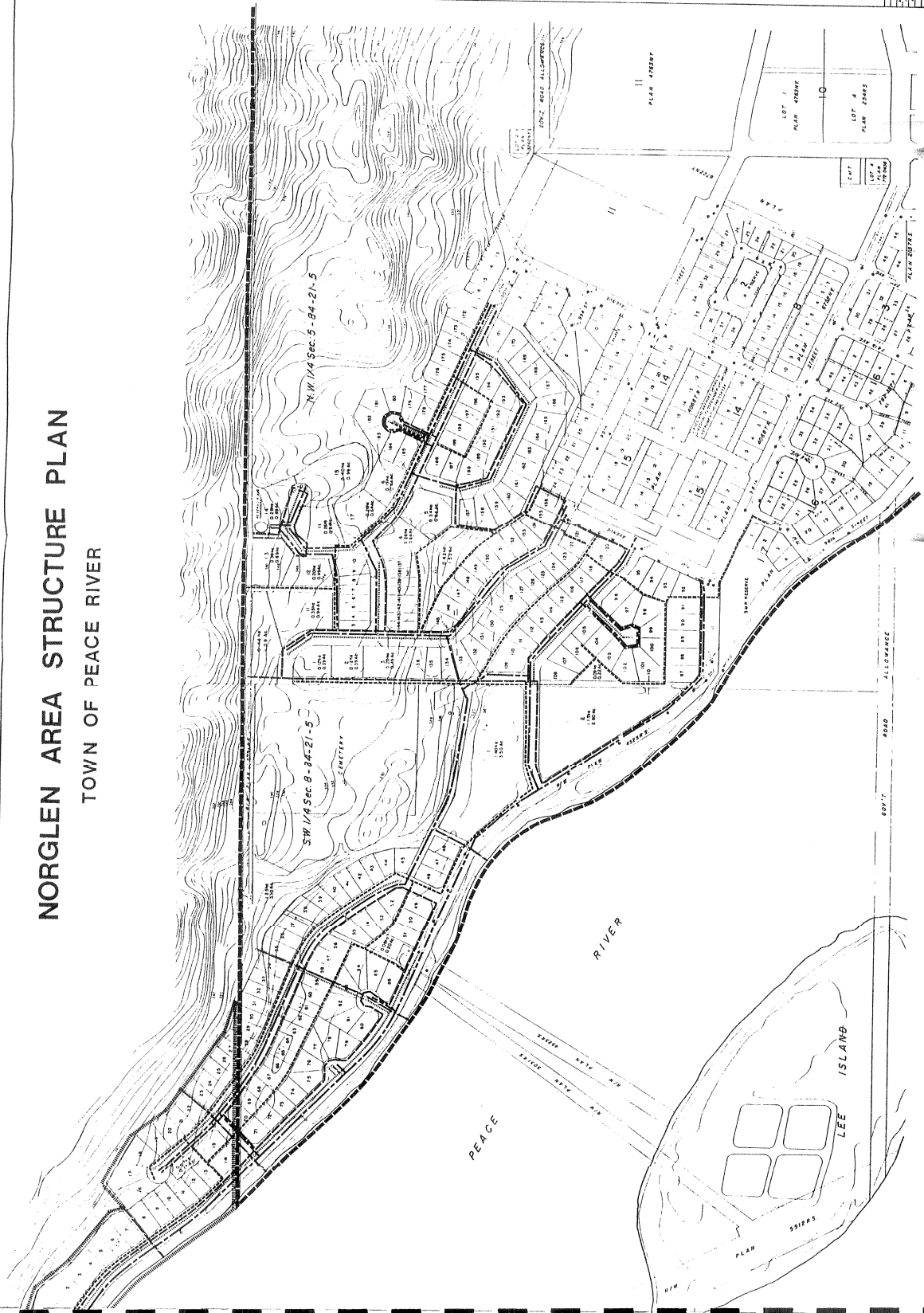
UTILITIES MAP

UTILITY DESIGNATIONS:

PROPOSED	EXISTING
HIGH PRESSURE WATER MAIN	WATER MAIN
WATER MAIN	SEWER MAIN
SEWER MAIN	MANHOLE
MANHOLE	STORMSEWER
STORMSEWER	STORMSEWER OUTFALL
STORMSEWER OUTFALL	CATCH BASIN
CATCH BASIN	9" S. LINE
9" S. LINE	6" S. LINE
6" S. LINE	STREET LAMP
STREET LAMP	

LEGEND:
TOWN OF PEACE RIVER MUNICIPAL BOUNDARY
AREA TO BE ANNEXED

LEGAL: PART OF THE NW 1/4 Sec 5-84-21-5
S 1/2 Sec 8-84-21-5



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BRADWILL CONSULTANTS LTD.
CONSULTANTS

NORGLÉN AREA STRUCTURE PLAN

TOWN OF PEACE RIVER

LAND USE MAP

LAND USE DESIGNATIONS:

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMUNITY
- OPEN SPACE
- BUFFER PARK LANE OR U-LOT
- COLLECTOR ROAD
- LOCAL ROAD

SEQUENCE OF DEVELOPMENT:

- PHASE I
- PHASE II
- PHASE III
- PHASE IV

LEGEND:

TOWN OF PEACE RIVER MUNICIPAL BOUNDARY

AREA TO BE ANNEXED

LEGAL: PART OF THE NW 1/4 Sec 5-84-21-5
 S 1/2 Sec 8-84-21-5

FOR THE CHAIRMAN, REGULATION

REGULATION NUMBER

REVISIONS

BRADWILL CONSULTANTS LTD.

10000 101ST STREET, EDMONTON, ALBERTA T5H 3K1

TEL: (780) 463-1111 FAX: (780) 463-1112

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