

**FREELAND AREA  
STRUCTURE PLAN**

BYLAW 1315, MARCH 1988.

A BYLAW OF THE TOWN OF PEACE RIVER, IN THE PROVINCE OF ALBERTA, TO ENACT THE FREELAND AREA STRUCTURE PLAN. (N.W. 24.83.22.W5M)

WHEREAS Section 64(1) of the Planning Act, R.S.A., 1980 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 for the N.W. 24.83.22.W5M, so as to provide for the orderly development of said lands.

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

1. THAT this bylaw be cited as the "Freeland Area Structure Plan".
2. THAT the following attached information hereto form part of this bylaw:

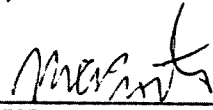
Schedule A - The Land Use Policy Document

Schedule B - The Land Use and Phasing Map

Schedule C - The Servicing Map

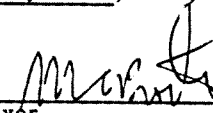
3. THIS bylaw to take effect on the date of its final passing thereof.

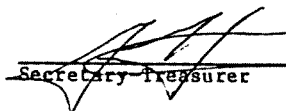
READ a first time this 22nd day of June, A.D., 1987.

  
 \_\_\_\_\_  
 Mayor

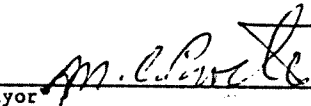
  
 \_\_\_\_\_  
 Secretary-Treasurer

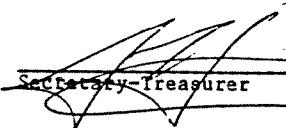
READ a second time this 22nd day of February, A.D., 1988.

  
 \_\_\_\_\_  
 Mayor

  
 \_\_\_\_\_  
 Secretary-Treasurer

READ a third time and finally passed this 14th day of March, A.D., 1988.

  
 \_\_\_\_\_  
 Mayor

  
 \_\_\_\_\_  
 Secretary-Treasurer

TOWN OF PEACE RIVER

FREELAND AREA STRUCTURE PLAN  
NW 24.83.22.W5M

LAND USE POLICY DOCUMENT

TABLE OF CONTENTS

PART 1	GENERAL	
1.0	Plan Area . . . . .	1
1.1	Scope . . . . .	1
1.2	Plan Purpose . . . . .	1
1.3	Plan Components . . . . .	1
1.4	Plan Conformity . . . . .	1
1.5	Background Information . . . . .	2
PART 2	ADMINISTRATION	
2.0	Flexibility . . . . .	3
2.1	Land Use Bylaw Operation . . . . .	3
2.2	Reserve Dedication . . . . .	4
2.3	Development Agreement . . . . .	4
2.4	Phasing . . . . .	4
PART 3	LAND USE POLICIES	
3.0	Land Use Designations . . . . .	5
3.1	Low Density Residential . . . . .	5
3.2	Open Space . . . . .	5
3.3	Roadways . . . . .	6
3.4	Other Land Use Designations . . . . .	7
3.5	Servicing . . . . .	7
3.6	Buffers . . . . .	9
3.7	Gravel Extraction . . . . .	9
3.8	Development Standards . . . . .	9
PART 4	MINOR AMENDMENTS . . . . .	11
PART 5	MAJOR AMENDMENTS . . . . .	12

## PART 1 GENERAL

### 1.0 Plan Area

The Freeland Area Structure Plan shall consist of those lands lying within the boundaries of the Town of Peace River described as the North West quarter of Section 24, Township 83, Range 22, West of the 5th Meridian, as illustrated on Schedule "A"

### 1.1 Scope

The Freeland Plan is intended to guide the Town and developers so as to ensure the rational, orderly and economic development of the plan area.

### 1.2 Plan Purpose

The intent of the Freeland Plan is to:

- (a) provide a framework for subdivision and development in the NW of 24.83.22.W5M in the Town of Peace River;
- (b) provide for the development of a low density, unserved residential area while maintaining the overall policies established for the West Bank planning area

### 1.3 Plan Components

The Freeland Area Structure Plan shall consist of the following:

- (a) Land Use Policy Document
- (b) Schedule A: Land Use and Phasing Map
- (c) Schedule B: Utilities and Drainage Map

### 1.4 Plan Conformity

- (a) The plan is prepared pursuant to Section 64 of the Planning Act, R.S.A., 1980
- (b) The plan is deemed to conform to the Mackenzie Regional Plan
- (c) The plan is deemed to conform to the Peace River General Municipal Plan as amended
- (d) For purposes of Section 91(1)(b) of the Planning Act, R.S.A., 1980, any subdivision approved within the Plan area shall conform with the Town of Peace River Land Use Bylaw prior to approval

## 1.5 Background Information

The following reports have provided the supporting background information to this area structure plan:

- a) "Development Proposal for Part of N.W. 24-83-22-W5M"; J.R. Andrew Associates Ltd., Keneema Engineering Ltd., August 6, 1986
- b) "Soil Testing and Groundwater Supply Evaluation"; Hardy BBT Limited, June 5, 1987

## PART 2 ADMINISTRATION

### 2.0 Flexibility

- (a) The boundaries of any land use designations or phases, the alignment of any lot lines, or the location of roadways or proposed utilities and all quantities and figures contained herein will be considered as approximate only and not absolute. Any minor adjustments or variances that may be necessary, in the opinion of the Town, to the aforementioned items shall not require an amendment to the Plan.
- (b) The Land Uses, densities and design as shown on Schedule "A", the Land Use and Phasing Map, shall not be altered unless directly authorized by the Town. Variations in the recommended land uses and design will only be permitted at the discretion of the Town and will be dependent upon:
  - (i) the circumstances requiring the change, and
  - (ii) the utility servicing and road capacities, and
  - (iii) the design features, and
  - (iv) the stability of the area, and
  - (v) such other information as the Town deems necessary

### 2.1 Land Use Bylaw Operations in regard to phasing or subdivision

- (a) Following adoption of the plan, the Plan area shall remain within the Agricultural Urban Reserve District except for phase I, phase II and phase III as designated on the Land Use Map which may be redesignated by the Town to permit subdivision.
- (b) Any land proposed for subdivision shall first be redesignated to the appropriate district.
- (c) Any adjustment or variance to this plan which is deemed necessary, shall only be applied by the Town prior to redesignation to permit subdivision of the area.
- (d) Following redesignation to permit subdivision, any reasonable adjustment or variance affecting that area shall become part of:
  - a) The Land Use Policy
  - b) The Land Use and Phasing Map
  - c) The Utilities and Drainage Mapor all, or any of them, replacing what formerly existed, and shall be recorded in Part 4, MINOR AMENDMENTS

- (e) In phase three, lot 2 may, in the future, be subdivided into smaller lots, or may be dealt with in some other way.

## 2.2 Reserve Dedication

- (a) As a condition of subdivision approval, the Town shall recommend to the subdivision approving authority that the areas designated as "Open Space" on the Land Use Map be dedicated as Environmental Reserve at the time of subdivision. These lands will include any undevelopable lands in the plan area.
- (b) As a condition of subdivision approval, the Town shall recommend that ten (10) percent of the area of land to be subdivided be dedicated as Municipal reserve, to be taken in parcel form in the area designated as Arena/School site on the land use map. The area provided for reserve shall be of equivalent average developability as that proposed for subdivision.

## 2.3 Development Agreement

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. Such agreement may deal with the costing of public roadways, drainage ditches, culverts, water supply, sewage disposal systems or utilities as outlined in Section 92 of the Planning Act, R.S.A. 1980. Further, a Development Agreement may deal with other aspects which the Town may require.

## 2.4 Phasing

The proposed phasing of development as shown on the Land Use Map, Schedule "A", shall be considered conceptual and subject to market conditions for the intended land uses. Phases may be commenced individually or combined as conditions warrant. It is anticipated that Phase I will commence first.



### 3.0 Land Use Designations

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) roadways
- (e) open space
- (f) public utility lots
- (g) neighbourhood commercial
- (h) potential residential
- (i) arena/school site

These land use designations shall mean the same as that described in the Peace River General Municipal Plan and Amendments, and in particular Bylaw 1197 amending the General Municipal Plan, and the policies contained therein shall apply.

#### 3.1 Low Density Residential

- (a) The lands designated as low density residential shall be used for the development of large, privately serviced single family residential lots.
- (b) Lot sizes in the area designated low density residential shall not be smaller than one-half (1/2) acre.
- (c) All lots within the low density residential designation shall be serviced by a private water supply and a private sewage disposal system on each lot.

#### 3.2 Open Space

- (a) The lands designated as open space are generally those lands where steep natural slopes preclude normal urban development
- (b) The developer shall provide as Environmental Reserve to the Town any portion of the development area that has throughout an existing natural slope of 25% or greater. Any exception to the above proposed by the developer, must be agreed to in writing by the Town

Notwithstanding the above, minor local hummocks or depressions within a development area will be deemed not to exceed the acceptable slope.

### 3.3 Roadways

- (a) Streets and roads shall be designed by a Professional Engineer registered in Alberta, to meet Peace River's winter conditions, and to an average design grade of 6%. Short intervals will be permitted to a maximum grade of 8% on straight sections and minor curves. Sharp curves, right angled curves or intersections and switch back curves or intersections shall not exceed 4% in grade, and shall have an approach, before and after, of at least one hundred feet in length at a grade of 4% or less. Any exception to the above, proposed by the developer, must be agreed to in writing by the Town.
- (b) The extension of the Weberville Road (74th Street) southerly near the westerly boundary and through the quarter, shall be considered a major arterial road. Adequate protection for right-of-way requirements shall be provided. From 80th Street west to the internal collector road at the base of the hill, this shall be 100 feet. Westerly of this point for the balance of the quarter, right of way shall be provided of such a width so as to allow all backslopes to be retained in the right of way.
- (c) The vicinity of 80th Street and 74th Street (extension of Weberville Road) and the existing water course, shall be considered a special intersection. Adequate protection for right of ways including provision for the conflict between the water course and the major arterial roads shall be provided in accordance with the Town of Peae River. Generally, right-of-way protection shall be as shown on Schedule "A", the Land Use Map.
- (d) All internal subdivision roads within the low density residential area shall be designed to standards satisfactory to the Town and shall provide all weather access with right-of-ways of sixty-six (66) feet.

### 3.4 All other land use designations

- (a) All other land use designations in the plan shall mean the same as described in the Town of Peace River General Municipal Plan, as amended.
- (b) The basis of this plan is to accommodate large, privately serviced, low density residential lots in the North-east portion of the plan area. Prior to development of any other land use, whether further low density unserviced development or more intensive development requiring municipal servicing, an amendment to this Area Structure Plan shall be required providing details in regard to:
  - (i) land uses proposed
  - (ii) phasing
  - (iii) local roadway pattern
  - (iv) buffering provisions
  - (v) servicing, including water, sewer and all utilities
  - (vi) grading and drainage of site

### 3.5 Servicing

- (a) The servicing policies of this plan apply only to that portion of the plan designated as low density residential. An amendment to this plan is required prior to any further development, indicating future servicing for all other areas.
- (b) Water supply shall be provided through private systems on an individual lot basis from groundwater sources, to be installed and maintained according to applicable Provincial regulations.
- (c) Sewage disposal shall be provided by private disposal methods (septic tanks) on an individual lot basis, to be installed and maintained according to applicable Provincial regulations.
- (d) Utilities shall include an overhead power system including streetlights and a telephone system as illustrated on Schedule "B", the Utilities and Drainage Map. Utilities may be phased in as development progresses.

- (e) With regard to natural gas services, it is anticipated that in the future a natural gas line will be constructed from the north along 80th Street and provide natural gas services to the subdivision. At this time, the authority (Northwest Utilities) which have the authority by franchise agreement with the Town, are not willing to commit themselves to the building of such a gas line, but at a future time when there is more development in the west hill area, they may be willing to do so. At that time, it is anticipated that all lots will be serviced by natural gas. In the interm, heating will probably be by propane as it is easiest to convert propane appliances to natural gas.
- (f) Easements shall be provided in accordance with the requirements of the utility companies and the Town.
- (g) All storm drainage of the site shall be accommodated through surface drainage as illustrated on Schedule B, the Utilities and Drainage Map. With regard to drainage, it is recognized in this plan that in a few instances natural drainage may go from one lot to another or from public lands onto a lot. These instances are minimal, but there may be some. It is anticipated that each land owner will not interfere with the said natural drainage; that is to say if a land owner constructs any roadway or structure, or moves any dirt which would block the natural drainage, then that structure should have a culvert to allow the natural drainage to continue on as it does now.
- (h) It is recognized that on lot nos. 12 and 8, there is a natural water course flowing through the lot, which brings water in the case of Lot 12 from the public land to the north across the lot and down to the road ditch, and in the case of lot 8, from the public land to the north across the south west corner of lot 9 and then in a south easterly direction across lot 8. To deal with the possibility of water running down these watercourses, easements will be registered against lots 8 and 12 in favor of the Town of Peace River, defining a strip of land two meters wide in the centre of the above described watercourses. The said easements will prohibit the erection of any permanent structures on the easement and will prohibit the tearing up or the removal of the natural vegetation unless the said vegetation is replaced by turf grass.

### 3.6 Buffers

In order to provide a buffer from noise and dust along the arterial and major collector roads, the following special development setbacks shall be applied within the low density residential land use area:

- (i) along 80th street (major arterial on the eastern boundary of the plan), no development shall be permitted within 20 meters of the right-of-way.
- (ii) along 74th Street (arterial on the southern boundary of the low density residential area), no development shall be permitted within 15 meters of the right-of-way.

### 3.7 Gravel Extraction

There is an existing gravel pit in the southern portion of the plan area. The following special provisions shall apply to this use:

- (i) extraction of gravel and associated non-obnoxious industrial operations may continue on the site for as long as it does not create a nuisance by way of dust, noise, smell, smoke or traffic generation to the developed residential area.
- (ii) prior to any further development in the plan area beyond the low density residential area, the gravel pit shall be reclaimed to the satisfaction of the Town, to make the site suitable for development.

### 3.8 Development Standards

- (a) All development standards shall be acceptable to the Town of Peace River and must equal or exceed development standards and practises existing in the Town, and shall meet acceptable Engineering Standard Practise consistent with development in a northern climate.

(b) At the time of completion of each phase, the total development area shall continue to remain stable in its entirety and shall not require future work from another phase to guarantee its stability. At the completion of each phase, the developer shall provide a certificate from a qualified Engineer, certifying that the entire development area as constructed to date is stable, and in the event, at the completion of any phase, the total development area, or a portion thereof is found to be unstable, either in part or in its entirety, the Developer shall, immediately and without the necessity of Notice from the Town, take such remedial action that is necessary to stabilize the area.

(c) A major watercourse traverses the development area. Flooding beyond the boundaries of the area designated as open space may occur. The magnitude of this development does not warrant an engineering analysis and corrective measures to be undertaken by the Town or the Developer. The owners of all properties are hereby notified of this situation, and unless they are prepared to petition for corrective measures through a local improvement program, the Town shall not undertake this work.

PART 4 MINOR AMENDMENTS RECORD

Those amendments deemed MINOR by the Town to the Land Use and Phasing Map, the Utilities and Grading Map, or the Land Use Policy Document shall be recorded in this Part and henceforth become part of this plan.

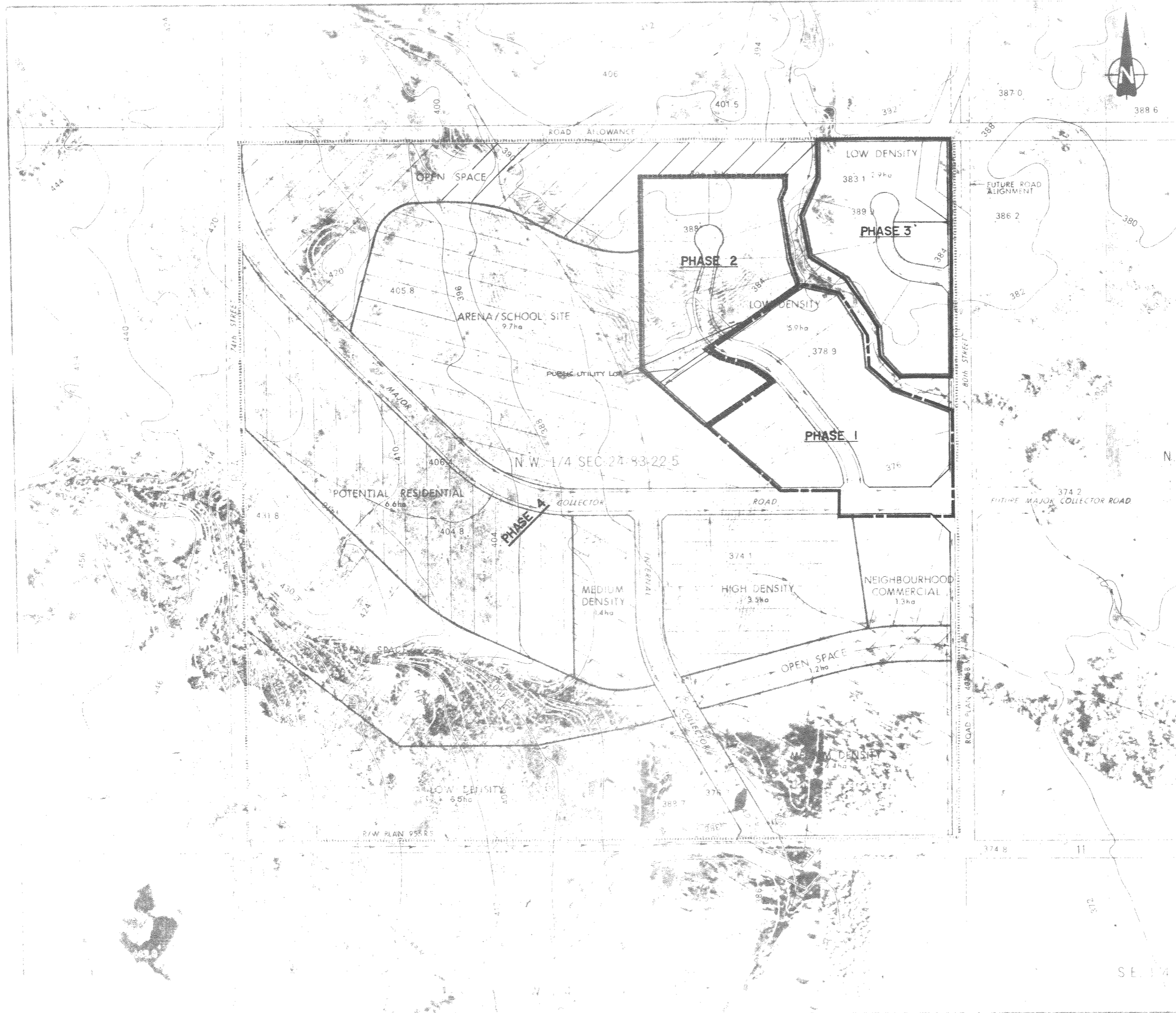
PART 5 MAJOR AMENDMENTS RECORD

Those amendments deemed MAJOR shall be enacted pursuant to Sections 139 to 143 of the Planning Act, R.S.A., 1980 and recorded in this part and henceforth become part of this plan.



REVISIONS

No.	Date	Description	Drawn
2	8/02/88	LAND USE & PHASING (T.O.P.R.)	REW



**SCHEDULE 'A'**

**LAND USE PHASING**

**LAND USE CATEGORIES**

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighbourhood Commercial
- Potential Residential
- Roadways
- Open Space
- Public Utility Lot

NOTE:  
AREA STRUCTURE PLAN BOUNDARY SHOWN OUTLINED THUS  
CONCEPTUAL DRAINAGE PLAN

TOWN OF PEACE RIVER

*M. C. [Signature]*  
*[Signature]*

SCALE: 1:2000	PROPOSED AREA STRUCTURE PLAN N.W. 1/4 SEC 24-83-22-5
DATE: 1 AUGUST 1988	
FILE NO: 552	
DRAWN BY: CRAIG NEWMAN, DRAFTING 10431 - 36A AVENUE, EDMONTON	
J.R. ANDREW ASSOCIATES LTD. 1111 - 4 AVENUE EDMONTON, ALBERTA T6C 1B3 TEL: 462-3391	
	FIGURE 3



REVISIONS				
No	Date	Description	Drawn	App'd
2	13/02/85	POWER, LOT CHANGES, UTILITIES (SCHEDULE 'B') REVISION		

## SCHEDULE B

### UTILITIES

Drainage  
 Power  
 \* Major Watercourse — REFER TO SECTION 3.8.4 OF LAND USE POLICY DOCUM

TOWN OF PEACE RIVER

*M. P. P.*  
 (SEAL)

PROPOSED AREA STRUCTURE PLAN N.W. 1/4 SEC. 24-83-22-5	
DATE: 13/02/85	SCALE: 1:1000
PROJECT NO: 11	APP'D: [Signature]