

**RIVERFRONT  
ESTATES**

TOWN OF PEACE RIVER  
RIVER FRONT ESTATES AREA STRUCTURE PLAN  
LAND USE POLICY DOCUMENT

PREPARED BY

KENEEMA ENGINEERING LIMITED  
PEACE RIVER, ALBERTA

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MAY 1988

TOWN OF PEACE RIVER

BYLAW NO. 1356

A BYLAW OF THE TOWN OF PEACE RIVER, IN THE PROVINCE OF ALBERTA, TO ENACT THE RIVER FRONT ESTATES AREA STRUCTURE PLAN. (Part of Riverlot 41)

WHEREAS Section 64(1) of the Planning Act, R.S.A., 1980 provides that a Council may adopt an Area Structure Plan; and

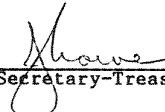
WHEREAS the Council of the Town of Peace River deems it advisable to adopt an Area Structure Plan for a portion of Riverlot 41 of the Shaftsbury Settlement, part of Block Y, Plan 1977 AY containing 16.41 acres so as to provide for the orderly development of said lands.

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 "River Front Estates 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 Map
  - Schedule C - The Utilities Map
  - Schedule D - The Utilities Map, Block 2
  - Schedule E - The Servicing Map
3. THIS bylaw to take effect on the date of its final passing thereof.

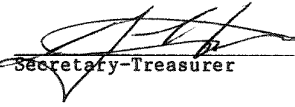
READ a first time this 27th day of June, A.D., 1988.

  
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Mayor

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

READ a second time this 8<sup>th</sup> day of AUGUST, A.D., 1988.

  
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Mayor

  
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Secretary-Treasurer

READ a third time and finally passed this 8<sup>th</sup> day of AUGUST, A.D., 1988.

  
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Mayor

  
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Secretary-Treasurer

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PART A - GENERAL INFORMATION

SECTION 1. LOCATION

The subject area is a 6.59 hectares (16.41 acres) parcel of land in title, located on the west bank of the Peace River in the south west end of the area known as lower West Peace of the Town of Peace River. The land is bounded to the west by the Shaftesbury Trail road allowance, to the east by the Peace River, to the north by the residential area known as Lower West Peace and to the south by the remaining portion of River Lot 41 that exists south of the Shaftesbury Trail.

The land is a portion of River Lot 41 of the Shaftesbury Settlement, and is legally described as Blk. Y, PLAN 1977AY (River Lot 41 Shaftesbury Settlement).

SECTION 2. PURPOSE

The intent of the area structure plan for the subject land is:

- (1) To outline a design framework for development of the land compatible with existing land uses.
- (2) To provide a guide for the rational, orderly and economic development of a serviced low density residential area.
- (3) To provide an attractive, healthy and safe living environment through a constructive ecological design which enhances the natural setting of the site adjacent to the Peace River.

SECTION 3. COMPONENTS

The River Front Estates Area Structure Plan consists of the following:

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

## RIVER FRONT ESTATES AREA STRUCTURE PLAN

### SECTION 4. PLAN AREA

Those lands lying within the corporate boundary of the Town of Peace River, within River Lot 41, Shaftesbury Settlement and more particularly consisting of Block Y, Plan 1977 A.Y. (River Lot 41 Shaftesbury Settlement), as shown on the Land Use Map, shall comprise the Plan Area.

### SECTION 5. CONFORMITY WITH MANDATORY LEGISLATION

- (1) The plan is prepared pursuant to Section 64 of the Planning Act, R.S.A., 1980.
- (2) For the purposes of the Section 54 of the Planning Act, R.S.A., 1980, the Plan is deemed to conform to the Mackenzie Regional Planning Commission Regional Plan.
- (3) 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.

### SECTION 6. SUPPORTING ENGINEERING DOCUMENTS

The geotechnical assessment prepared by Thurber Consultants Ltd. and the preliminary engineering study prepared by Keneema Engineering Limited have provided the supporting engineering background research for this area structure plan.

Also an Engineering Study prepared by Infastructure Systems Ltd. on behalf of the Town was used as a supporting document to assist in determining probable access to River Lot 43 and a second access for Lower West Peace.

### SECTION 7. INTERPRETATION

In this Plan:

- (1) AGRICULTURAL-URBAN RESERVE DISTRICT means a district established pursuant to a land use bylaw where the predominant use of land allowed is agricultural or natural conservation and parcel size is limited to a size that would facilitate such a use.

## RIVER FRONT ESTATES AREA STRUCTURE PLAN

- (2) LAND USE BYLAW means the Town of Peace River Land Use Bylaw number 1082.
- (3) PLAN means the River Front Estates Area Structure Plan.
- (4) PHASE OR SUBDIVISION means a particular area of land defined by the Town of Peace River and which the purposes of zoning to permit subdivision.
- (5) TOWN means the Town of Peace River.
- (6) REDESIGNATE TO PERMIT SUBDIVISION means the amendment of a land use bylaw whereby a district classification 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 classification for which the proposed subdivision does conform pursuant to the procedures outlined in Section 139 to 143 of the Planning Act, R.S.A., 1980.
- (7) All other words and expressions shall have the meanings specifically defined in the Town of Peace River Land Use Bylaw and the Planning Act, R.S.A., 1980.

# RIVER FRONT ESTATES AREA STRUCTURE PLAN

## PART B - ADMINISTRATION

### SECTION 8. FLEXIBILITY

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

### SECTION 9. LAND USE BYLAW OPERATION RESPECTING SUBDIVISION

- (1) Following adoption of the Plan, the Plan Area shall remain within an AGRICULTURAL-URBAN RESERVE DISTRICT except for Stage 1 as designated on the Staging Map which may be redesignated by the Town to permit subdivision.
- (2) Pursuant to Section 91 (1) (b) of the Planning Act, R.S.A., 1980, any area of land lying within an AGRICULTURAL-URBAN RESERVE DISTRICT and proposed for subdivision shall first be redesignated to permit subdivision.
- (3) Further to SECTION 9, a reasonable adjustment or variance should only be applied by the Town to a specific area within the Plan Area prior to redesignation to permit subdivision of the area.
- (4) Following redesignation to permit subdivision of an area, any reasonable adjustment or variance affecting that area previously applied shall become part of:
  - (a) The Land Use Policy
  - (b) The Land Use Map
  - (c) The Utilities Map
  - (d) The Utilities Map - Blk 2
  - (e) The Drainage Mapor all, or any of the above, replacing what formerly existed, a shall be recorded in Part 4, MINOR AMENDMENTS.



## RIVER FRONT ESTATES AREA STRUCTURE PLAN

### SECTION 10. SEQUENCE OF DEVELOPMENT

- (1) The Plan Area shall consist of one (1) phase and will be applied for subdivision as such.

### SECTION 11. RESERVE DEDICATION

- (1) Municipal and School Reserve requirements as outlined in Section 99 of the Planning Act, R.S.A., 1980, have been provided as outlined on the land use map.
- (2) As a condition of subdivision approval the Town shall recommend to the Subdivision Approving Authority that the areas designated as MUNICIPAL RESERVE and ENVIRONMENTAL RESERVE in the Land Use Map be dedicated as such at the time of subdivision.

### SECTION 12. DEVELOPMENT LEVIES

- (1) 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 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 two parties mutually agree.
- (2) A Development Agreement initiated under SECTION 13 (1) shall contain a condition which explains any financial responsibility which may be expected of the developer.
- (3) A Development Agreement initiated under SECTION 13 (1) shall contain a provision which addresses the recommendations of the Thurber Consultants Ltd. "DETAILED GEOTECHNICAL ASSESSMENT OF RIVER LOTS 38 TO 41, TOWN OF PEACE RIVER" report respecting a restricted development zone for those lots adjacent to the Peace River.

RIVER FRONT ESTATES AREA STRUCTURE PLAN

PART C - LAND USE POLICIES

SECTION 13. LAND USE DESIGNATIONS

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

- (a) Single Family Residential
- (b) Village Estate Residential
- (c) Environmentally Sensitive Lands
- (d) Municipal Reserve
- (e) Environmental Reserve
- (f) Local Road
- (g) Minor collector road

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

(3) Single Family Residential

- (a) The lands designated as single family residential shall be used for the purpose specified. The Town of Peace River Land Use Bylaw allows for a number of single family residential land use classifications. Development in the Plan Area shall conform to the permitted uses in these classifications.
- (b) Uses which are complimentary to or serve these low density residential uses such as tot lots, churches or public uses or other desirable facilities shall also be permitted.

(4) Village Estate Residential

- (a) The lands designated as Village Estate Residential are to be used for the establishment of one residence only. Development shall conform to the permitted uses.

## RIVER FRONT ESTATES AREA STRUCTURE PLAN

### (5) Environmentally Sensitive Lands

All lands designated as Environmentally Sensitive lands are lands Geotechnically unsuitable for any development. They shall be designated Environmental Reserve.

### (6) Environmental Reserve

- (a) The area designated as Environmental Reserve may be used for park land or for walkways.
- (b) The Town shall determine whether lands so designated shall be used either for a park land or a walkway prior to subdivision approval and recommend to the Subdivision Approving Authority that said lands be approved as such.

### (7) Local Road

- (a) The lands designated local road are to be used for the development of roads designed to carry low levels of traffic volume and to provide access to individual parcels of land.
- (b) Local roads in stage 1 should be hard surfaced.
- (c) Sidewalks should be provided on at least one side of every road and curb and gutter should be provided on both sides of stage 1 road.

### (8) Minor Collector Road (External)

- (a) The lands designated external collector road are to be used for the development of roads designed to carry medium levels of traffic volume from Lower West Peace and from possible future development on the island known as River Lot 43. Individual access to single family residential lots from the collector road shall be restricted where possible.
- (b) Collector roads shall be hard surfaced.
- (c) Sidewalks shall be provided on at least one side of the road and curb and gutter shall be provided on both sides.

RIVER FRONT ESTATES AREA STRUCTURE PLAN

SECTION 14. ADJACENT LAND USES

Adjacent lands in the balance of River Lot 41 are zoned Agricultura Urban Reserve, where River Lot 42 east of the Shaftesbury Trail is currently zoned as R2 - Residential two family district.

River Lot 43, the island if developed, should be developed in a low density residential development, extending the road system as allowed for herein. Neighborhood commercial centers should be developed as provided for in the West Bank Expansion Plan amendment to the General Municipal Plan.

SECTION 15. DENSITY STANDARDS

The Town shall refer to the following table for purposes of determining residential unit densities or population densities within the Plan Area. Figures contained therein are considered as approximate only by the Town.

LAND USE	NET HECTARES DESIGNATED	LOTS PROPOSED	DWELLING UNITS PER NET HECTARE
R-1	1.21 (2.99ac)	BLK 2 - 12 lots	9.92
R-VE	3.73 (9.23ac)	BLK 3 - 1 lot	0.27
R-VE	0.47 (1.16ac)	BLK 4 - 1 lot	2.13

The projected population for the R-1 Land use is 49 people based on an average of 3.5 persons per household for single family dwelling units. Net hectares is the area for residential use only.

## RIVER FRONT ESTATES AREA STRUCTURE PLAN

### SECTION 16. UTILITY SYSTEMS

- (1) Utilities shall include a water distribution system, a sewage system, storm drainage, gas lines and power system as indicated on the Utilities Map.
- (2) Utilities should be situated, as shown on the Utilities Map, in a public road allowance, a municipal reserve lot or utility lot or lane, or in a described right-of-way plan. Drainage ditches, power lines and gas lines should be located near lot lines.
- (3) The timing of the provision of utility systems and the cost sharing with the Town respecting oversizing of lines for the benefit of future and adjacent developments in the West Bank area will be negotiated at the time of entering into a Developer's Agreement.
- (4) As the extent and rate of development in the West Bank Area is unknown at this time and as the major utilities for the R-1 portion of the plan now exist at the north side of the land it is proposed the 14 lots would be serviced by these existing utilities. These utilities are capable of the additional capacities required.

In regards to the balance of the lands described in the plan again all utilities are present excepting sanitary sewers. It is proposed that sewage disposal on this portion (ie: BLK 3 and BLK 4 be provided by a septic tank and tile bed system. This would be consistent with the adjacent properties to the immediate south of the plan.

### SECTION 17. GEOTECHNICAL SETBACK

The plan acknowledges the safe setback line of the Thurber Consultants Report dated November 5th, 1986. The location of line has been approximated on the utilities and land use maps and represents the line behind which no development as described in the Thurber Report should occur. At the time of subdivision restricted covenants will be placed against the titles of those lots affected.

RIVER FRONT ESTATES AREA STRUCTURE PLAN

PART D

MINOR AMENDMENTS RECORD

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

RIVER FRONT ESTATES AREA STRUCTURE PLAN

PART E

MAJOR AMENDMENTS RECORD

Those amendments deemed to be Major shall be enacted pursuant to Sections 139 to 143 of the Planning Act, R.S.A., 1980 and recorded in this Part.

RIVER FRONT ESTATES AREA STRUCTURE PLAN

SUPPORTING RESEARCH

(1) APPENDIX "A"

Preliminary Engineering report in support of the  
"River Front Estates Area Structure Plan", as prepared by  
Keneema Engineering Limited of Peace River, May 1988.

(2) APPENDIX "B"

Reference to the "DETAILED GEOTECHNICAL ASSESSMENT,  
RIVER LOTS 38 TO 41, TOWN OF PEACE RIVER", prepared in  
November, 1986 by Thurber Consultants Ltd. of Edmonton.



# RIVER FRONT ESTATES AREA STRUCTURE PLAN

## APPENDIX "A"

### PRELIMINARY ENGINEERING REPORT

MAY 1988

#### (1) INTRODUCTION

In anticipation of the development of a portion of River Lot 41, River Side, (BLK Y, Plan 1977 AY RL 41 Shaftesbury Settlement), herein called River Front Estates, this report outlines Preliminary Engineering considerations and provides a servicing design for the future subdivision. The design has taken into consideration the planning guidelines set out in the "West Bank Peace River Concept Plan" and the "West Bank Expansion Plan General Plan Amendment."

Information in the "Geotechnical Assessment" report prepared by Thurber Consultants Ltd. has also been utilized in preparation of this preliminary engineering report.

#### (2) Phasing

The Plan area will be developed in one phase as shown on the Utilities Plan.

#### (3) Grading and Drainage

In its natural state, the site has good drainage. The property slopes toward the Peace River at fairly gentle slopes ranging from 1% to 10%. This natural drainage patte

will be left generally intact as the property is developed. Lot grading requirements will therefore be minimal.

The property lies within the area studied for servicing requirements under the "West Bank Concept Plan". As set out in that plan, only marginal surface drainage will enter the area from the west as it is cut off by the Shaftesbury Trail which exhibits a natural high point near the midpoint of the plan area.

Internal site drainage of Stage 1 (R-1) will be provided through gutters tying into the storm sewer system in Lower West Peace. This storm drainage system outlets into the Peace River at the north end of the property.

## RIVER FRONT ESTATES AREA STRUCTURE PLAN

The south end of the area has been developed with a gravel standard street with roadside ditches. Stage 1 should be developed with asphalt standard streets with curbs and gutters and sidewalks on one side of the street.

Streets widths are proposed as follows:

- main collector through low density area - 12.8 meters
- main collector through medium density area - 12.8 meters
- local roads - 11.0 meters

### (5) Water Distribution Network

At the present time a 300 mm diameter water trunk main exists along the west boundary of the proposed subdivision. This currently services the south end of the property. The service to the cul-de-sac in Stage 1 should be designed to carry Adequate fire flows. The general layout of the water supply system is shown on the Utility Plan.

### (6) Sanitary Sewage Collection

The preliminary gravity sanitary sewer system for stage 1 is shown on the Utility Plan. This can be readily connected to the sewer system at the south end of Lower West Peace. As set out in the Town of Peace River As Built drawings the system has been designed to carry future developments to the South. This line currently carries sewage by gravity flow to the existing lift station located in Lower West Peace.

### (7) Other Utilities

#### (a) Natural Gas

Northwestern Utilities Limited provides the natural gas services to the Town of Peace River. A 75 mm low pressure natural gas line presently exists in Lower West Peace. A similar line exists and services the south end of the property.

## RIVER FRONT ESTATES AREA STRUCTURE PLAN

### (b) Power

Alberta power Limited provides electrical service to the Town of Peace River. The present servicing is by means of an overhead system. It is anticipated that the power services to Stage 1 will be under ground by an extension of this overhead system. The south end of the property is currently serviced by an existing overhead electrical service.

### (c) Telephone

Telephone service to the development will be supplied by Alberta Government Telephones. Lines will be installed in a common trench with the power or separately in an under ground trench.

### (8) Summary and Conclusions

There are no major constraints to the development regarding provision of municipal services to the site. The site can be developed to fit into the servicing plans as outlined in the West Bank Concept Plan.

# RIVER FRONT ESTATES AREA STRUCTURE PLAN

## APPENDIX "B"

### REFERENCE TO THE "DETAILED GEOTECHNICAL ASSESSMENT, RIVER LOTS 38 TO 41, TOWN OF PEACE RIVER"

A Geotechnical Assessment study prepared by Thurber Consultants Ltd. at the request of the Town of Peace River provides a geotechnical assessment of the portion of River Lots 38, 39, 40, and 41 of the River Side Area lying between the Shaftesbury Trail and the Peace River. Objectives of the assessment were to: determine the location of a safe Setback Line from the Peace River, to study the affects of development on groundwater levels and the implication of this on the Setback Line, and to evaluate the suitability of near-surface soils for septic tile fields.

The report determined the location of a safe Setback Line, determined that the effects of development on groundwater levels would have minimal affect on slope stability, and made recommendations respecting the possible use of private sewage disposal systems.

The River Front Estates Area Structure Plan has been designed to accommodate the recommendations and findings of this report. In particular, the design layout for Block 2 residential has allowed for sufficient room to meet setback requirements. The two lots adjacent to the Peace River at the south end of the plan have been provided by preliminary design, with private sewage disposal systems.

The entirety of the Thurber Consultants Ltd. report is not included herein. The location if the safe Setback Line as shown on Drawing 2, " Safe Setback Line , River Lot 41" of that report has been reproduced on the drawings of the overall development, and is enclosed as background information for the Plan.