

**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.

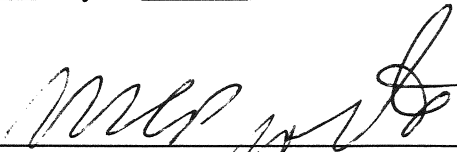
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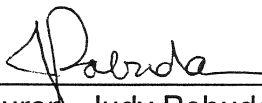
**Town of Peace River  
Westview Area Structure Plan  
Bylaw No. 1631**

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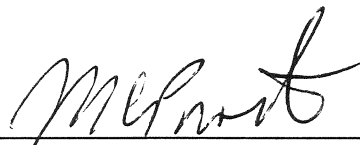
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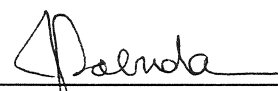
READ a first time in Council this 23 day of June, 1997.

  
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Mayor - Michael Procter

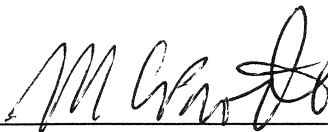
  
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Secretary-Treasurer - Judy Pobuda

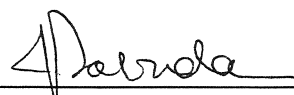
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Mayor - Michael Procter

  
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Secretary-Treasurer - Judy Pobuda

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

  
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Mayor - Michael Procter

  
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Secretary-Treasurer - Judy Pobuda

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**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

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# TOWN OF PEACE RIVER



## The Westview Area Structure Plan Bylaw No. 1631

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### 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.

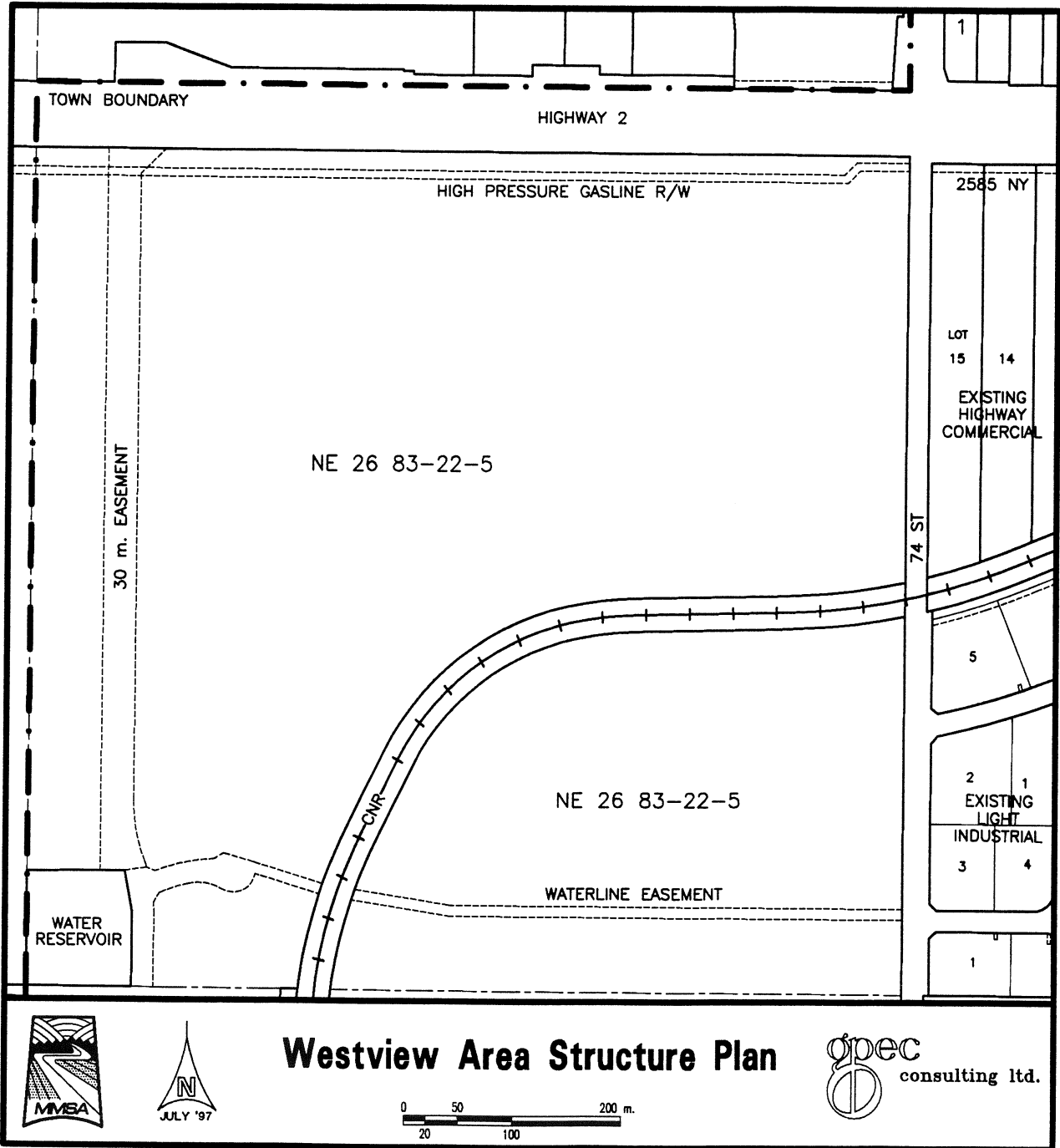
The purpose of an area structure plan is to provide a framework for the subsequent subdivision and development of an area of land.

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.

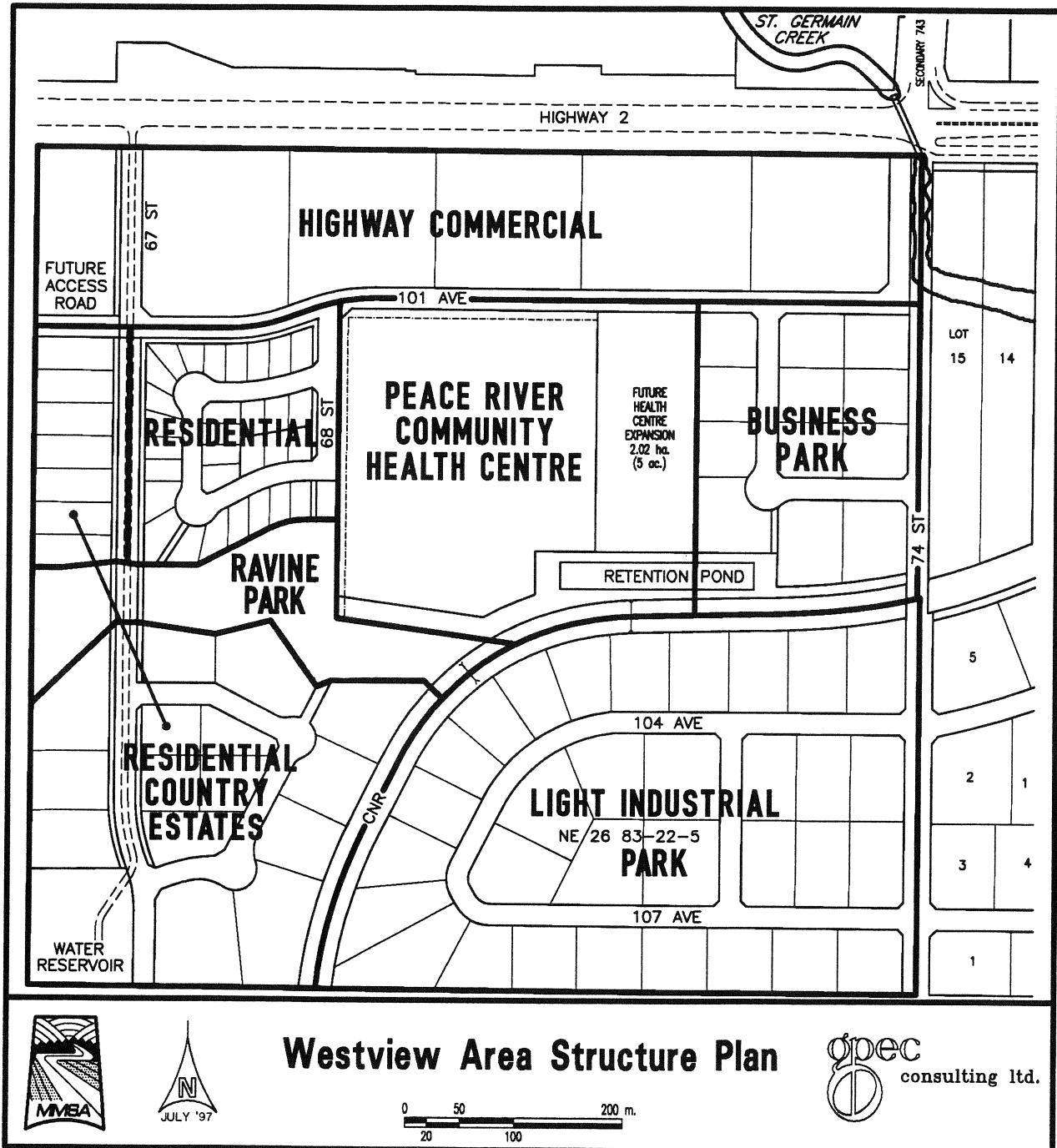
The future land use plan will outline the framework for the future subdivision and development of the planning area.

### **2.2 Goals:**

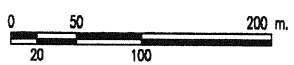
The following goals have been established for the development of the planning area:

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.
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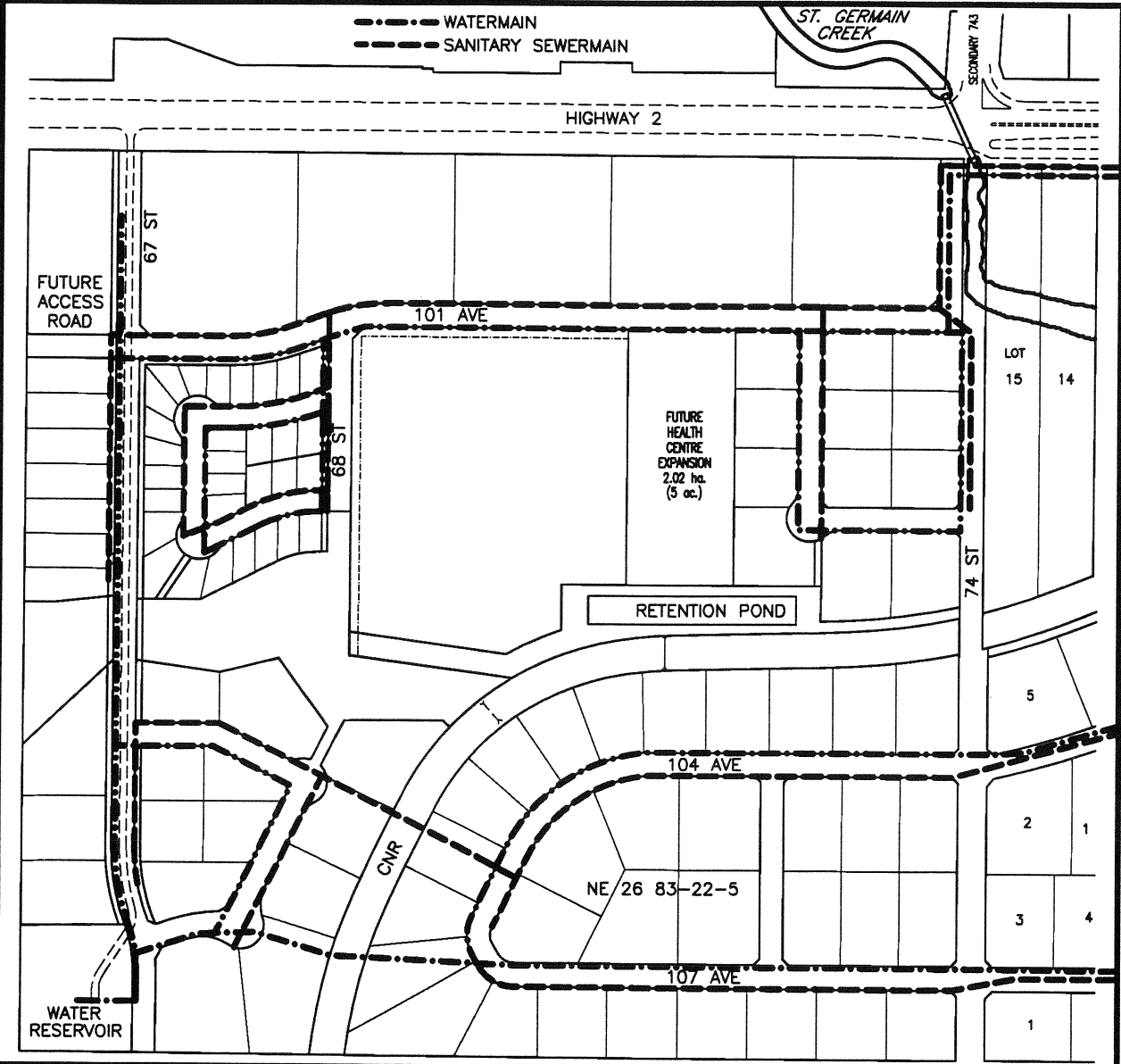
4. The development of the planning area will take into account the location of the Town's water reservoir to ensure the protection of this part of the municipal servicing system.
5. The grading and/or re-grading of property within the planning area shall be completed in such a manner that steps are taken 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:**

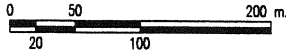
The following policies will apply to the erection of signs in the planning area:

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.
-

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.

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**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.

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**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.



