



TOWN OF
PEACE RIVER
ALBERTA

*Town of
Peace River*

Municipal Development Plan



Consolidation of Bylaw No. 1874

July 2010

Bylaw No. 1874

Consolidated as of August 12, 2013

As Amended by:

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This Consolidation is not an Official Bylaw. It is prepared by the Town Office for assistance only.
This Consolidation Bylaw is authorized pursuant to Bylaw 1934.



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Executive Summary

Prepared in accordance with the Municipal Government Act, this Municipal Development Plan (MDP) is the primary planning policy document for the Town of Peace River. The plan provides a general framework for all development and planning decisions in the municipality. It emphasizes the integration of land use, transportation, infrastructure and environment, and the importance of optimizing utilization of the Town's existing land base. The importance of implementing cooperative approaches to accommodating future growth is stressed.

The plan also endorses the implementation of sustainable development practices, appropriate to the Peace River context, as a key element of future growth. This is achieved through the promotion of such practices as the strategic use of density, promoting alternative modes of transportation to the automobile, and the incorporation of natural features into the design of the community.

This plan articulates goals, objectives and policies for all aspects of community growth, including residential, commercial, industrial and economic development, transportation and municipal infrastructure, environment, recreation and community services, and intermunicipal relations.



1.0 Introduction

1.1 Preamble

The Municipal Development Plan (MDP) is the primary planning policy document for use at the municipal level. It is intended to provide a framework for the ongoing development of the Town of Peace River.

The Town's previous MDP (Bylaw 1698) was approved in 2001. Although regular reviews are generally necessary to ensure that their policies remain current and responsive to community needs, the preparation of this new MDP has been motivated by a number of specific factors:

- The enactment at the provincial level of the Land Use Framework and the Land Stewardship Act which have implications for MDP policy direction;
- The recent initiation of the Town's Municipal Sustainability Plan initiative, and recent adoption of a downtown revitalization strategy;
- Increased development in the West Hill area, which has implications for the provision of utility, emergency and community services in the future;
- A need to address the future redevelopment of the former hospital and forestry sites which represent two significant brownfield redevelopment opportunities;
- A desire to implement "Smart Growth" policies in future urban development where appropriate and applicable;
- The need to address the geographic challenges associated with future expansion; and
- A need to recognize and reflect new intermunicipal agreements and initiatives.

The inclusion of policies and strategic directions addressing these factors results in a document that is very different from the 2001 MDP. Greater emphasis is placed on the integration of land use, transportation, infrastructure and environment, and the importance of optimizing utilization of the Town's existing land base. Further, the importance of implementing cooperative approaches to accommodating future growth is stressed.

1.2 Purpose of the Plan

The purpose of the MDP is to guide the future development of the Town of Peace River in an orderly, economical and sustainable fashion by

- clearly defining the goals, objectives and policies of the Town with respect to planning matters;
- minimizing the occurrence of incompatible land uses;
- incorporating the principles identified in the Town's downtown revitalization strategy and Municipal Sustainability Plan;
- promoting sustainable development practices; and
- providing support and direction for the administration of the Land Use Bylaw.

This MDP, in addition to Provincial legislation and the Land Use Bylaw, will provide the necessary direction to assist Council, approving authorities, and the Subdivision and Development Appeal Board in making land use decisions which are consistent with the established objectives of the Town of Peace River.

1.3 Legislative Framework

1.3.1 Municipal Government Act

This MDP has been prepared in accordance with Section 632 of the Act. According to Section 632(3), MDPs are required to address

(i) the future land use within the municipality, (ii) the manner of and the proposals for future development in the municipality, (iii) the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities, (iv) the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and (v) the provision of municipal services and facilities either generally or specifically ...

The MDP is also required to contain policies (1) “that are compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities”; (2) “respecting the provision of municipal, school or municipal and school reserves”, and (3) “respecting the protection of agricultural operations”.

Section 622 of the Act also requires that MDP’s be consistent with the provincial Land Use Policies unless there is a regional Plan in place.

1.3.2 Provincial Land Use Framework

The Provincial Land Use Framework was approved in 2008, with the intent of managing growth and development more effectively at a regional level. The Framework divides the province into seven regional planning areas based on the boundaries of major watersheds and identifies objectives that promote sustainable prosperity, healthy ecosystems and livable communities. The Town of Peace River is located on the boundary between the Upper and Lower Peace Regions. The Framework also contains seven basic strategies to improve land use decision making in Alberta, of which the one most relevant to the Town promotes “the efficient use of land to reduce the footprint of human activities in Alberta’s landscape”. Municipal plans will be required to be consistent with this framework.

1.4 Definitions and Interpretation

1.4.1 For the purpose of interpreting this document, the following definitions shall apply:

“Act” means the Municipal Government Act, Chapter M-26, RSA 2000, as amended.

“ARP” means an Area Redevelopment Plan prepared under the auspices of the Act.

“ASP” means an Area Structure Plan prepared under the auspices of the Act.

“Brownfield Development” refers to the development of abandoned or underused industrial, commercial or institutional sites that are available for re-use.



“Commercial Development” means a development which deals with the exchange of goods and services from the producer and or retailer to the consumer. Specific uses and activities are provided in the Commercial Districts contained in the Land Use Bylaw.

“Ecological Footprint” refers to the impact of human activity on the ecosystem. It compares human demand with the Earth’s ecological capacity to regenerate.

“Environmentally Sensitive Areas” “Environmentally Sensitive Areas” means those areas identified on the Future Land Use Map that are generally unsuitable for development that contain one or more of the following characteristics:

- (i) slopes in excess of twenty (20) percent;
- (ii) lands subject to flooding;
- (iii) soils classified as having a high water table;
- (iv) soils subject to erosion;
- (v) mature stands of native vegetation;
or any other lands deemed to be unstable.

“FCSS” means the Family and Community Support Services Department of the Town of Peace River.

“IDP” means an Intermunicipal Development Plan prepared under the auspices of the Act.

“Industrial Development” means the following activities:

- (i) the processing of raw or finished materials;
- (ii) the manufacturing or assembly of goods, products or equipment;
- (iii) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses;
- (iv) the storage or transshipping of materials, goods or equipment; or
- (v) the training of personnel in general industrial operations.

“Joint Development Area” means an area of land located in close proximity to the Town in which the Town and the respective Neighbouring Municipality agree to facilitate new development, and share the revenues generated by that development.

“LEED®” means “Leadership in Energy and Environmental Design” an accredited registration program of “green” building under the US Green Building Council.

“LUB” means the Town of Peace River Land Use Bylaw.

“Manufactured Home” means a prefabricated detached dwelling unit that meets Canadian Standards Association (CSA) Z240 and A277 standards, and meets the requirements of the Alberta Building Code. This definition applies to both single section and multi-section models, but does not apply to modular homes, recreational vehicles or industrial camp trailers.

“Modular Home” means a prefabricated residential building that consists of multiple

modules or sections which are manufactured in a remote facility and then delivered to their intended site of use for assembly.

“Neighbouring Municipalities” means the County of Northern Lights, Municipal District of Peace No. 135, and Northern Sunrise County.

“Protective Services” means those agencies in place to ensure the safety, wellbeing, protection and quality of life of the citizens of, and visitors to, the Town through the provision of a wide range of preventative and emergency services including fire suppression, technical rescue, prevention and public education, hazardous material response, public assistance, disaster support, site inspections, and enforcement of municipal, provincial and federal laws. These agencies include Town of Peace River Bylaw, Peace River Fire Department, and RCMP.

“Regulation” means the Subdivision and Development Regulation 43/2002, as amended.

“Toe of Slope” means the lowest point of a river valley, ravine, or a terrace contained within a valley or ravine, in cross section.

“Top of Bank” means the line where the surrounding tableland is broken by a valley slope and forms the valley crest as determined by a geotechnical engineer at the discretion of the Town.

“Zero Lot Line” refers to the practice of placing a building abutting one of the side lot lines in order to increase the usable side yard space on the other side of the building.

All other words or expressions shall have the meanings respectively assigned to them in the Act, the Regulation, and the LUB. In the event of a conflict between a definition contained in this Section and another document, the definition contained in this Section shall apply.

1.4.2 As indicated in Section 1.4 of the Plan the MDP contains “shall”, “should” and “may” policies which are interpreted as follows:

- “Shall” means that a policy is mandatory and must be complied with,
- “Should” means a policy where compliance to the principle is required but the method and level of compliance is subject to the discretion of the applicable authority on a case by case basis,
- “May” means a policy is discretionary with the level of compliance determined on a case by case basis by the applicable authority.

1.4.3 The policies set forth in the MDP apply to all lands contained within the corporate boundaries of the Town of Peace River. These policies are intended to be flexible when appropriate, and should be subject to review as circumstances dictate.

1.4.4 It is intended that the boundaries of land use types as shown in the MDP be considered approximately only and not absolute. Any minor adjustments or variances that may be necessary to land use types will not require an amendment to the MDP.



2.0 Development Parameters

2.1 Introduction

Situated approximately 490 km northwest of Edmonton and 195 km northeast of Grande Prairie (See Map 1), the Town of Peace River is the second largest urban centre in northwestern Alberta and provides a full range of institutional, recreational, cultural and commercial services to the Peace region.

The Beaver people (Dunne-za) are the longest continuous occupants of the Peace River Country. By the late 18th century, the Woodland Cree (Kristineaux) people ventured west into the Beaver territory. They were one of the first nations to trade with European fur traders, such as Alexander Mackenzie, who represented the North West Company on his journey to the Pacific Ocean by way of the Peace River and Fort Fork (approximately 15 miles southwest of what is now the town of Peace River.

The Peace River was an essential highway for transporting passengers, furs, machinery, livestock, grain and lumber by various means – from the birchbark canoes of the Beaver, Cree and early explorers; to the scows and York boats of the Klondikers and traders; to the steamboats and gasoline-powered boats of the freighting companies and settlers.

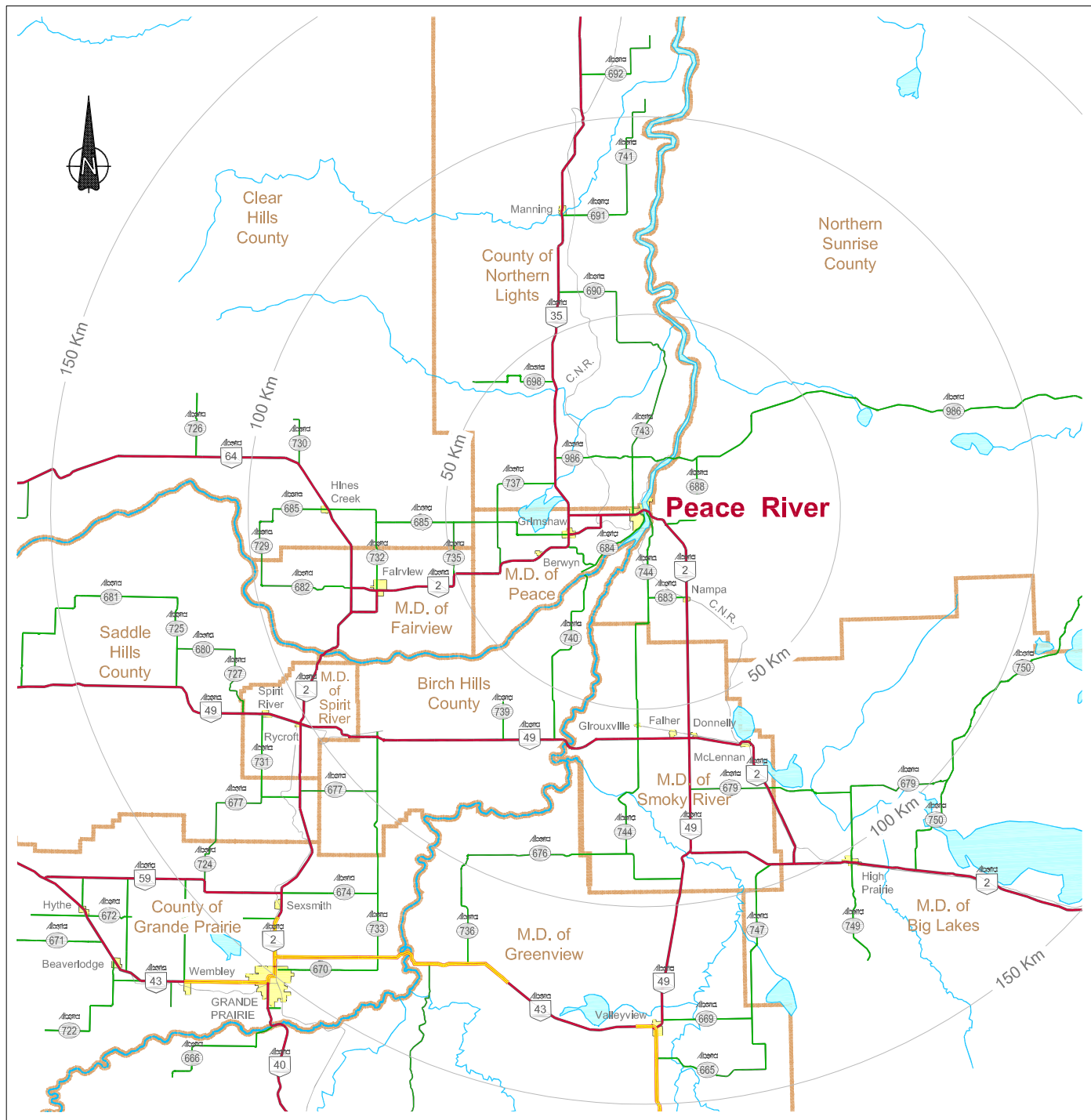
The townsite of Peace River Crossing/Landing was surveyed in 1908; incorporated as a village in 1914; and as a town in 1919. The name of the community was shortened to only Peace River by a dictum from Ottawa in 1916. In 1921, its population numbered 980. Population growth was slow until the latter half of the 20th century, at which time steady growth was experienced. Statistics indicate growth peaked in 1991 at 6,700. Currently (2010), the indication is 6,300 residents in the town.

The Town, which was originally established in the Peace River valley near the confluences of the Peace, Smoky and Heart Rivers, offers residents a wide range of year round outdoor recreational pursuits. Easy access to major transportation routes has made the Town of Peace River a thriving regional trade and service centre to northwestern Alberta and provides a wide range of services to the surrounding region.

The Peace River economy is resource based, focusing on the agriculture, oil, natural gas, forestry, and institutional sectors. The Town has had the opportunity to take advantage of an abundance of established and potential energy reserves which fuel a thriving oil and gas industry, substantial forest reserves that feed a thriving forestry industry and fertile farmland that produces traditional grain crops (25% of Alberta's canola and 83% of the province's forage seed are produced in the region). The Daishowa-Marubeni International pulp mill and Shell In-Situ plant, both located in the surrounding rural area, are major employers for the Town. Other major employers include the Provincial Government and other institutional service providers.

The transportation network within the Peace Region is vital to its survival and connects residents and industry to the rest of Alberta and North America. The highway system consists of high quality roadways that provide easy access to communities in the Peace Region and are vital to the shipment of goods to the north and south. The Town has the only rail crossing over the Peace River in Alberta and is therefore a vital link in the shipment of goods by rail. Air travel is also available via the municipally owned Peace River Airport.



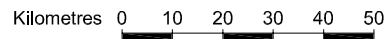


Town of Peace River

Municipal Development Plan

Location Map

Scale - 1 : 1 500 000



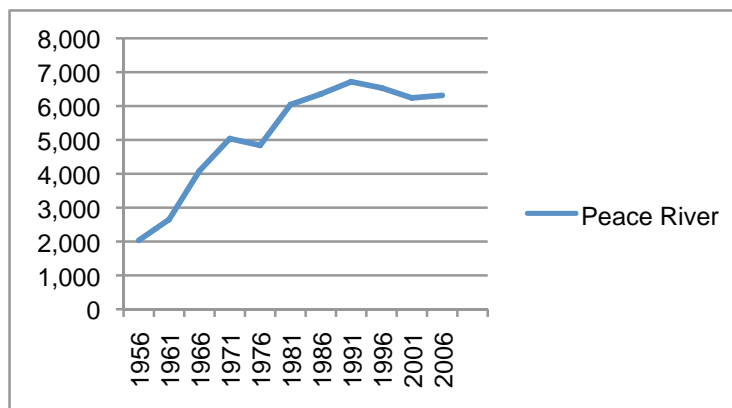
2.2 Historic Population Growth

As noted in Figure 2.1 the Town’s population has tripled from approximately 2,000 in 1956 to more than 6,300 (6,315) in 2006.

The Town’s growth rate has averaged approximately 4% annually over the 30 year period shown. The pattern of population change has not been one of consistent increases, however,

Figure 2.1 – Historical Population Change, 1956-2006 ¹

Year	Population	Change	% Change	Annual Average % Change
1956	2,034	-	-	-
1961	2,651	617	30.3	6.1
1966	4,087	1,436	54.2	10.8
1971	5,039	952	23.3	4.7
1976	4,840	(199)	(4.0)	(0.8)
1981	6,043	1,203	24.9	5.0
1986	6,355	312	5.2	1.0
1991	6,717	362	5.7	1.1
1996	6,536	(181)	(2.7)	(0.5)
2001	6,240	(296)	(4.5)	(0.9)
2006	6,315	75	1.2	0.2
Total		4,281	210.5	4.2



¹ Source: Alberta Municipal Affairs, Official Population Lists (for years listed).



as declines were experienced in the mid-1970s and late 1990s. The population peaked in 1991 at 6,717, corresponding with the opening of the Daishawa-Marubeni pulp mill.

2.3 Development Constraints

Located in the Parkland Natural Region of Alberta, at the confluence of the Peace, Heart and Smoky Rivers, the Town is located at one of the most scenic settings for a town site in Western Canada. At the same time, however, there are challenges to developing in some areas of the river valley due to slope stability. Any areas that have slope stability issues are likely to remain in their natural state as extra measures would be necessary to ensure stability of the slopes if development were proposed.

The Town's topography presents challenges to expansion as available land suitable for development and expansion is limited. Much of the undeveloped land is unsuitable, while the stable lands away from the banks have already been developed. The Town's primary expansion area on the West Hill south of Highway 2 is somewhat isolated from the rest of the community due to topography and presents challenges regarding the future extension of municipal services.

Historically the Town has been the subject of flood risk. However, the Town has developed a continuous dyke system to prevent any flood damage due to 1:100 year flood events, and additional protection against ice-jam floods. As a result, the risk of flood has been significantly reduced and no longer poses the same threat to the Town.

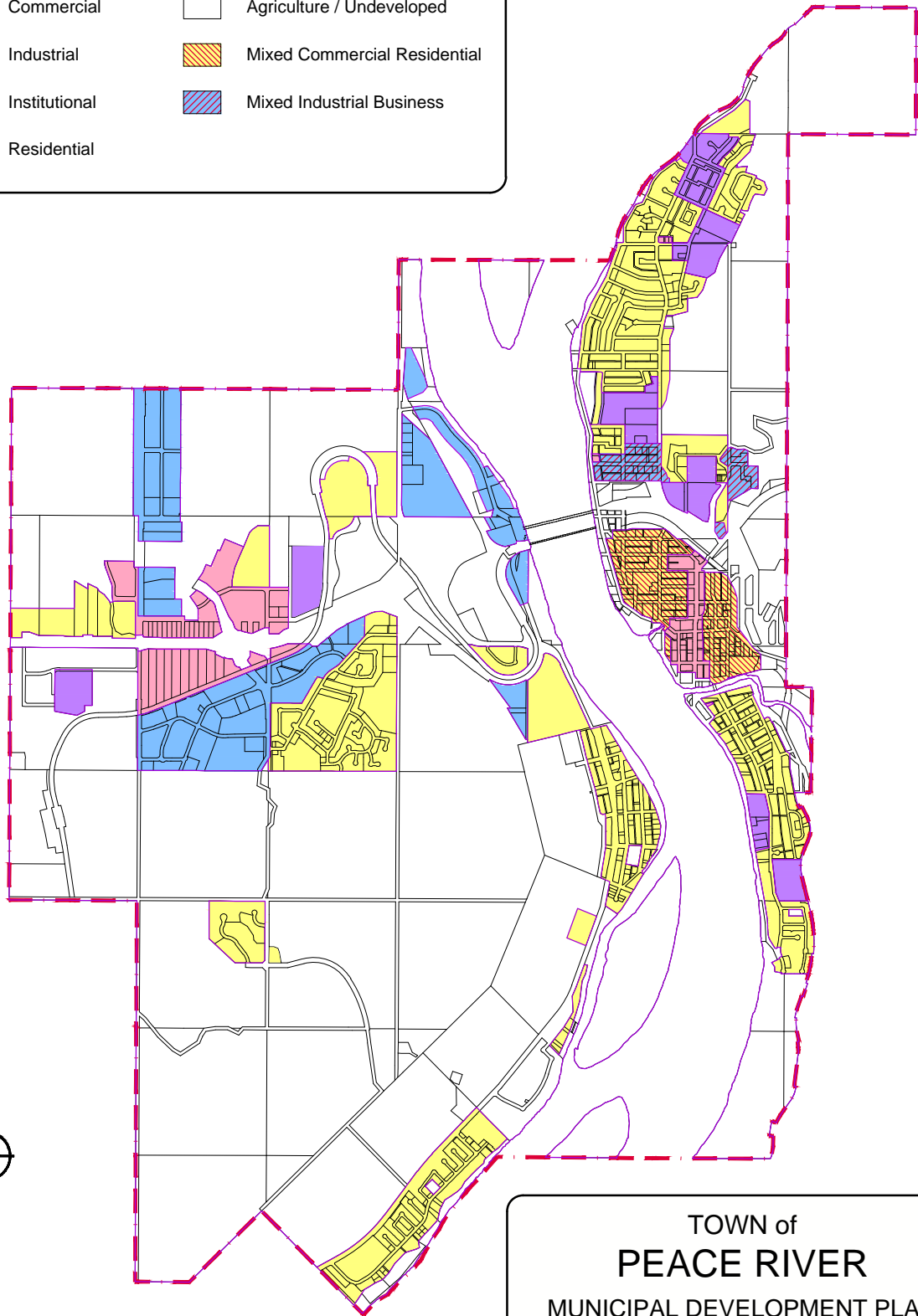
In addition to the aesthetic values, the river valley provides habitat for wildlife such as moose and deer as well as other species including bat, reptile, bird and numerous fish species. There are no known species at risk present within the Town and immediate surrounding area. Maintaining natural areas in the river valley and limiting use to suitable recreational use minimizes impacts to wildlife habitat. River water quality can be protected by good waste management, storm water practices, and public education.

Appreciation of the natural environment, including the river valley, is vital to the social health of the Town. Appropriate recreational uses, including: walking and running trails, benches and passive enjoyment, and educational opportunities within the river valley should be promoted. Local stewardship is a key to protecting environmental quality and wildlife habitat in natural areas. Recreational opportunities and riverfront beautification would enhance resident appreciation and stewardship of the environmental features.

Another key factor affecting development in Peace River is that due to constraints created by the river valley, the Town has developed into two distinct nodes – East Peace River and the West Hill. East Peace River, the oldest part of the community, has developed in a long, linear form with residential development extending north and south of the central core. All of the Town's schools and most recreational facilities are located in this area. Aside from a few brownfield sites, there is no land available to accommodate new development in this area. The West Hill has developed as the Town's principal industrial and major retail commercial area, and the Town's new hospital was also recently constructed in this area. Residential development is concentrated in the Saddleback area located to the immediate south of the commercial area. Additional residential development has occurred in a long, linear form in the valley along the Shaftesbury Trail. Additional area structure plans have been adopted, which include St Germaine Creek, Citadel Park, and Westview, identifying new residential developments within these areas. (See Map 2 – Existing Land Use)

LEGEND

- | | |
|---|--|
|  Commercial |  Agriculture / Undeveloped |
|  Industrial |  Mixed Commercial Residential |
|  Institutional |  Mixed Industrial Business |
|  Residential | |



TOWN of
PEACE RIVER
MUNICIPAL DEVELOPMENT PLAN
EXISTING LAND USE



April 2010

The presence of the valley and hilly terrain on the West Hill has resulted in a very dispersed and disconnected development pattern, and will provide challenges in the future regarding the provision of emergency, recreation, and educational services as population in the West Hill increases. Although the two sides are linked by a single bridge crossing, planning is in progress for an additional bridge crossing.

2.4 Future Growth Needs

The Town of Peace River Growth Study was commissioned in 2006 “to review current and future growth trends and to identify recommended future urban growth areas for the Town of Peace River”. In that study, a Strong Growth Scenario was employed to determine the Town’s future land needs due to “the strong economic potential for this region”. This forecast provided for an initial growth rate of 3%, increasing to 10% in 15 years, and gradually declining to 3% in 30 years and to 1% by the end of 50 years. According to this estimate, the Town’s population would increase to 28,200 in 30 years and 38,515 in 50 years.

Further discussions have determined that these forecasts may be optimistic, with a more realistic estimate of 2% annual growth being suggested as a guideline for future land use planning decisions. A 2% average annual growth rate results in the Town’s population doubling to 12,256 by 2039.

The Town’s current inventory of developable land² totals approximately 615 gross hectares as illustrated in Figure 2.2. It references the area of all lands not having physical constraints that would prevent them from eventually being developed, subject to servicing being extended where not presently available.

Figure 2.2 – Current Land Inventory

Land Use	Undeveloped Area (ha)
Residential	440.22
Commercial	76.76
Industrial	89.45
Brownfield	8.59
Total	615.02

Due to topographic constraints of the river valley, future expansion outside of the existing Town limits must generally be accommodated outside the valley. Previous plans and studies have consistently indicated that the only option available for expansion is to the north and west, on the west side of the river. It is the intent of this MDP to maintain this direction. As a result, the issue is not the direction of future growth, but rather the amount of land that might conceivably be required to accommodate the Town’s future growth needs.

² Based on a review of approved Area Structure Plans, topographic mapping, and air photo reconnaissance.

Figure 2.3 – Future Land Needs

Land Use	Developed Area (ha)	Per Capita Area ⁴ (ha)	Undeveloped Area (ha)	Total Land (ha)	30 Year ⁵ Demand (ha)	Required Land (ha)
Residential	466.44	0.07	440.22	906.66	857.92	48.74
Commercial	128.1	0.02	76.76	204.86	245.12	-40.26
Industrial	241.66	0.04	89.45	331.11	490.24	-159.13
Total	836.20		615.02	1,451.22	1,593.28	-142.06

As noted in Figure 2.3, the Town’s total developed land base consists of approximately 836 gross hectares.³ This equates to a per capita rate of 0.07 ha for residential land, 0.02 ha for commercial land and 0.04 ha for industrial land.

Assuming the existing per capita ratios are maintained, the Town’s current land base is insufficient to accommodate its long term growth needs. As noted above, the existing land base just meets the 30 year requirement for residential development based on current densities. However, assuming future residential development occurs at higher than traditional densities and in more land-efficient forms in accordance with the policies of this Plan, the Town’s existing residential land supply will suffice for a longer time horizon. There is insufficient land to meet the Town’s long term commercial and industrial land needs. The development of additional industrial and commercial lands is critical to the long term sustainability of the Town.

³ Source: Town of Peace River Infrastructure Servicing Area Map.

⁴ Total area divided by estimated current population of 6,400.

⁵ Projected population of 12,256 multiplied by per capita area for each land use.

3.0 Future Growth Context

3.1 Sustainable Development

With the support of the Alberta Urban Municipalities Association, the Town is in the process of preparing a Municipal Sustainability Plan (MSP) that addresses five key aspects of community development, including economic strength, cultural diversity, strong social network, healthy environment and good governance. This is building on an original Council Vision established in its 2008-2010 strategic plan which pronounced Peace River as “a sustainable, caring and friendly community.” A key strategic direction was to “update the MDP so it is in alignment with the community vision and the municipal sustainability plan”. Inclusion of the directions established by the MSP process into this MDP is critical to ensuring that future development is consistent with the principles of sustainability as much as possible.

Considerable effort has been made by citizens to recognize the initiative of Council in preparing and developing the Town’s new vision statement:

“Beautiful by Nature. Diverse by Culture. Vibrant by Choice.”

“Peace River, located in a naturally beautiful valley, is a diverse community that fosters rich cultural, social, educational and economic opportunities for all.

We take pride in our safe, healthy and environmentally friendly community where we live, play and work cooperatively with our neighbours.”

It is intended that the policies of this MDP help achieve this vision.

From an urban planning perspective, sustainability is synonymous with the concept of “Smart Growth”. Smart Growth is based on the premise of creating integrated communities and is focused on the enhancement of quality of life, preservation of the natural environment, and implementing growth management strategies that save money over time. Building a sustainable community involves a holistic approach to development practices, more so than traditional development models, and focuses on the interplay between design, construction and operations. In its highest form a sustainable community is generally characterized by:

- Higher density development so land and existing infrastructure is used efficiently and public transit can be supported;
- A mix of land uses, including residential, commercial and industrial uses;
- A range of housing types to accommodate a mix of age and income groups;
- Encouraging alternative transportation modes such as transit, walking and cycling;
- A pathway/trail system for use by pedestrians and cyclists for both recreational and transportation purposes;
- A dispersed network of public spaces, parks, and open space, with emphasis on linkages to trail systems. This promotes social interaction and helps the community meet a broad range of recreational needs;
- The preservation and conservation of natural environmental resources and, when feasible, the implementation of design solutions that incorporate these features;

- The minimization of adverse climatic effects by taking advantage of local conditions and incorporating landscaping and properly orienting buildings.
- Recognition of the Town's role as a regional centre and the need to ensure that services to residents and non-residents are maintained in a fiscally sustainable manner.

The Town of Peace River recognizes that transition to a more sustainable growth and development model will benefit the community economically, socially and environmentally in

the long term, but will also require a change in mindset regarding how growth is managed in the future. The challenge to achieving a more sustainable development pattern will be the implementation of new practices while retaining the key elements of the Town's existing character.



It is also recognized that in addition to being an urban centre unto itself, the Town serves as a regional service centre that accommodates the needs of the residents of the region in addition to those of its own residents. There are ongoing challenges associated with the responsibility of providing amenities to the region that need to be addressed over the long term.

As noted in Section 2.0, there are challenges facing the Town respecting the accommodation of future growth past its current boundaries. As a result, there will be a need to encourage development forms that optimize the existing developable land base. A key element of the MDP is to incorporate those forms of sustainable urban development that are appropriate for Peace River given its unique geography, its historical growth patterns, and the desires of its residents.

3.2 Direction from Residents

As an initial component of the MSP process, the Town undertook an on-line community survey in the fall of 2009. Part of the survey was also dedicated to planning issues to provide some preliminary direction to the preparation of the MDP, focusing primarily on residential development and recreation. Approximately 250 residents participated in the survey. A summary of survey results is contained in the Appendix.

The results of the survey provide a sampling of Peace River residents and are a reflection the concerns of the individuals that felt compelled to fill out the survey. It is the intent of the MDP to build on the information provided at this stage of the process and validate the results through broader consultation later in the process.

3.3 Future Growth and Development

3.3.1 In order to ensure that the future development of the Town of Peace River occurs in a fashion that is economically sound, environmentally responsible, and respects the community's sense of place, the following guiding principles shall be considered in all future development decisions:

- Ensure that a healthy, symbiotic balance is maintained between residential, commercial and industrial development.
- Ensure that the land base within its current boundaries is efficiently used, and that infrastructure networks are optimized.
- Encourage development in areas that are contiguous to, or infill between, existing built-up areas.
- Encourage the development of healthy, walkable and safe neighbourhoods.
- Facilitate the development of diverse new neighbourhoods that provide for a variety of housing choices, a mix of lot and unit sizes, encourages innovative subdivision and building designs, and the integration of different land uses.
- Endeavour to ensure that a diversity of housing is available to accommodate all residents regardless of income, stage of life, or lifestyle.
- Promote the preservation and enhancement of natural areas, and encourage the integration of natural environmental features and terrain in new development where appropriate.
- Act to ensure that new development occurs without compromising sensitive ecosystems, and that important environmental features be safeguarded for future generations.
- Continue to support the enhancement of the Downtown core and river front as attractive, multi-purpose focal points for the community.
- Provide recreational opportunities and facilities through investment in parks, trails, open spaces, and recreation facilities.
- Ensure that facilities that serve the public are physically accessible to all sectors of the population.
- Positively promote the Town's picturesque setting and to encourage greater use of the river, making it more accessible.
- Ensure that Town residents be provided with equal access to recreational, community, educational and emergency services.
- Promote the redevelopment and remediation of brownfield sites to allow for future development.
- Continue efforts to attract new business enterprises, and facilitate the creation of attractive and well-designed commercial and industrial areas at appropriate locations for commercial operations to establish and grow.

- Collaborate with other levels of government, neighbouring municipalities, and other agencies on local and regional economic development initiatives.
- Cooperate with neighbouring municipalities to provide leadership in the development of planning strategies for the region.
- Apply best practice approaches in considering new growth and development initiatives and in managing resources and infrastructure.
- Adopt a balanced approach, in which environmental, social and economic sustainability factors are applied to the consideration of new growth opportunities.
- Enhance and sustain the Town's established neighbourhoods by promoting



redevelopment that respects their character, is sensitive to its surroundings, and optimizes existing infrastructure and community service networks.

- Ensure the safety and the wellbeing of residents is assured by Protective Services.
- Encourage sensitively designed and properly scaled mixed use development at appropriate locations.
- Maintain an appropriate balance between residential, commercial and industrial uses.
- Promote the conservation and enhancement of the Town's heritage resources.
- Provide pedestrian connectivity between residential, commercial, industrial, and recreational areas, as well as the river valley.



- Facilitate the maintenance and development of a diversified and comprehensive transportation system including roads, transit, and pedestrian networks that is accessible to all residents.

3.3.2 The Future Land Use Concept (Map 3) identifies the long term land use pattern for the lands within current boundaries of the Town of Peace River. The land uses identified are based on the predominant type of land use to be located in an area. More specific boundaries and information on the precise land uses is intended to be provided through ASPs and ARPs. Future growth and development shall be directed in accordance with the Future Land Use Concept, as amended from time to time, and in accordance with the policies of the MDP.

3.3.3 The Town, through the IDP process, shall work with neighbouring municipalities to protect the Town's future growth areas from premature and incompatible development.

3.3.4 The Town shall limit the fragmentation of agricultural lands in future growth areas and ensure an orderly progression of development to minimize land use conflicts with, and allow continuation of, existing agricultural operations and agricultural use of land, until it is required for urban development.

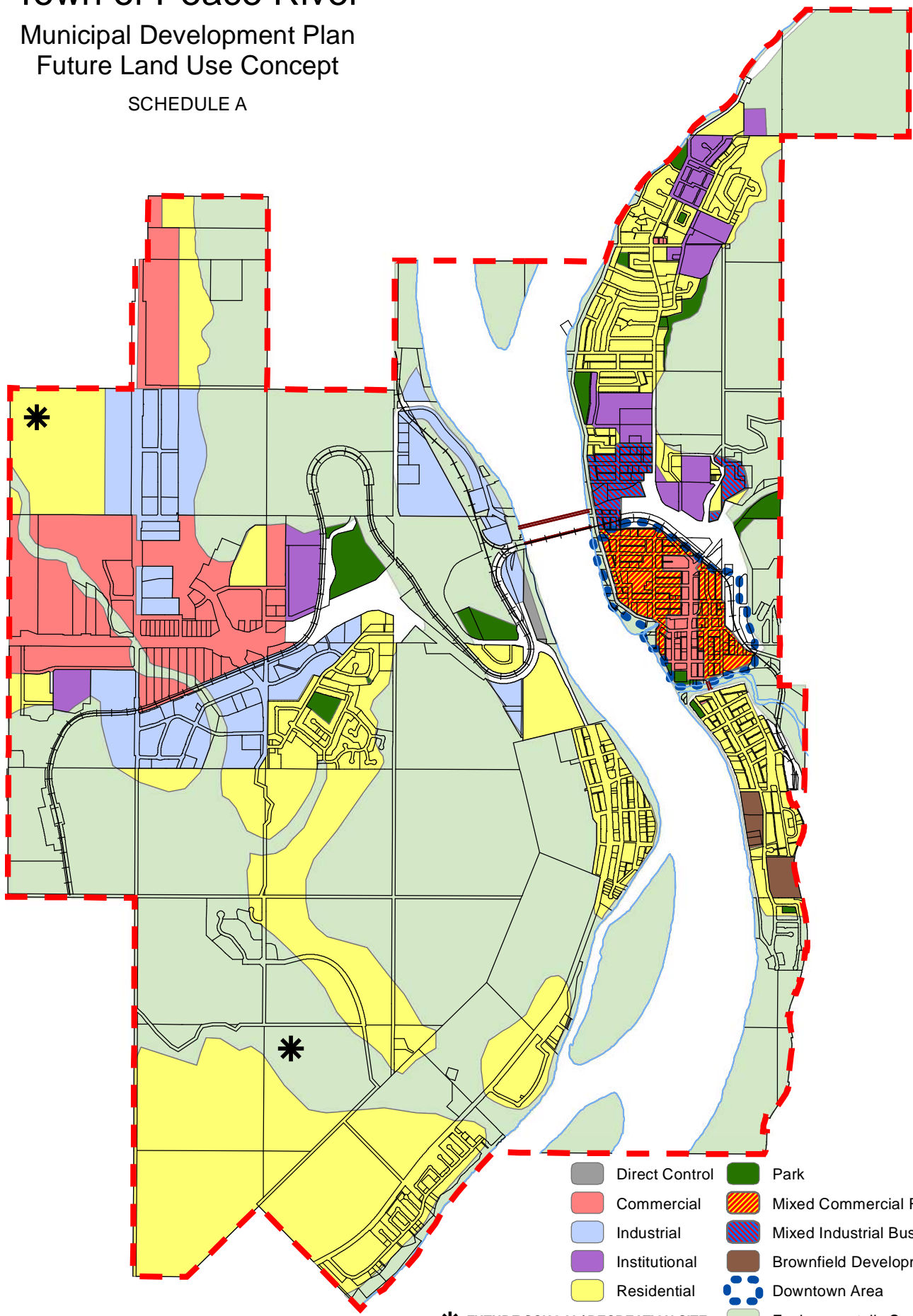
3.3.5 The Town supports infill residential and commercial development on vacant or underutilized parcels of land in established areas.

Town of Peace River

Municipal Development Plan

Future Land Use Concept

SCHEDULE A



- Direct Control
- Commercial
- Industrial
- Institutional
- Residential
- Park
- Mixed Commercial Residential
- Mixed Industrial Business
- Brownfield Development
- Downtown Area
- Environmentally Sensitive Area

*** FUTURE SCHOOL/ RECREATION SITE**
Exact location to be determined in future Area Structure Plan

4.0 Economic Development

Economic development is critical to the fiscal sustainability of the community through the attraction of investment, which in turn broadens the tax base and creates employment opportunities. It is in the best long-term interest of the Town of Peace River to have an economy that is stable, viable and growing, as it means that the Town is in a position to provide more of the amenities that result in a high quality of life, and attract and retain a professional and skilled labour force.

The Town serves a large retail and service trade area as illustrated in Map 4. It is the intent of this Plan to ensure that services and facilities are developed that will allow the Town to not only maintain this catchment area, but enhance it.

Goal

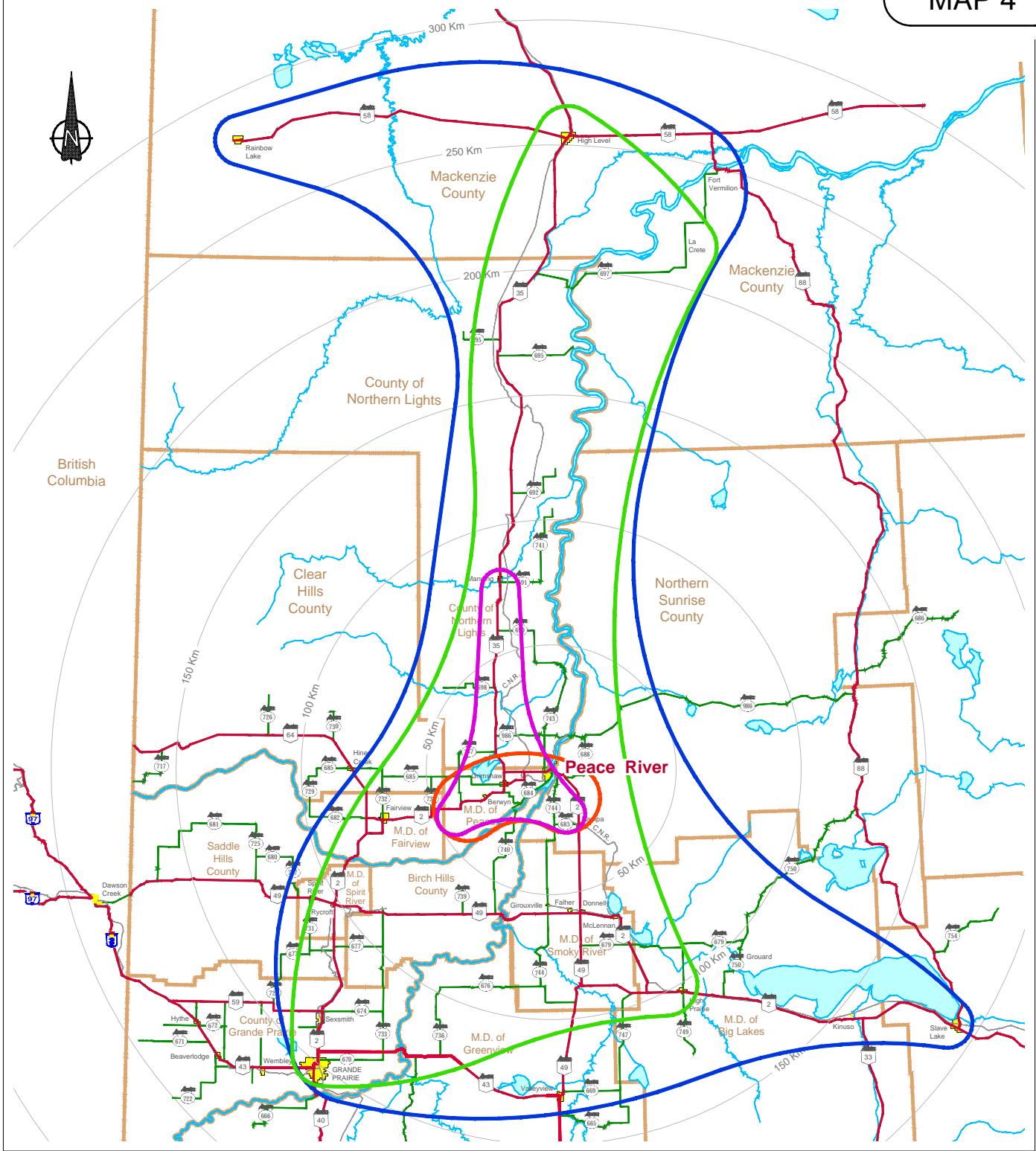
- To attract and facilitate diverse, long term economic growth that in turn fosters stability and business retention.

Objectives

- To promote and facilitate collaborative approaches to regional economic development.
- To support activity that enhances and diversifies the economic and labor base of the Town.

Policies

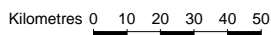
- 4.1** The Town shall maintain access to a long term supply of serviceable residential, commercial and industrial land through the intermunicipal development plan process, annexation agreements, and the undertaking of joint planning initiatives with neighbouring municipalities.
- 4.2** The Town shall promote and facilitate the development of neighbourhoods, community facilities, institutional uses, and amenities that will assist in the attraction and retention of business and skilled workers.
- 4.3** The Town shall work proactively with the local business community and other levels of government to promote entrepreneurship and business development opportunities.
- 4.4** The Town shall continue to work with stakeholder agencies in promoting business and tourism development for Peace River and region.
- 4.5** The Town should pursue community economic development initiatives with emphasis on nurturing small business growth from within, attracting new businesses, supporting skills training, and promoting entrepreneurship.



LEGEND

- Retail Sector Trade Area - High Order
- Retail Sector Trade Area - Low Order
- Service Sector Trade Area - High Order
- Service Sector Trade Area - Low Order

Scale 1 : 2,250,000



Source:
Government of Alberta,
Department of Finance and Enterprise



TOWN of
PEACE RIVER
MUNICIPAL DEVELOPMENT PLAN
TRADE AREAS MAP



July 2010

- 4.6 The Town, through the Land Use Bylaw, shall encourage and promote the development of home-based businesses.

- 4.7 The Town, in cooperation with other strategic partners, shall develop and maintain a long term economic development strategy that will promote the Town and region as an attractive place to locate new businesses, and support the retention and expansion of existing businesses and industries.



5.0 Residential Development

The majority of existing residential development is located in several different areas: the North End and South End on the east side of Peace River, and Shaftesbury, Saddleback, Lower/Upper West Peace and Westbrook on the west side of the River. The total available residential land within Town limits totals approximately 440 gross hectares, which represents an approximate 30 year land supply. The majority of this land is located in a large expanse of farm land in the southwest area of the Town as illustrated in the Future Land Use Concept (Map 3). Smaller residential enclaves are present in the undeveloped portions of Shaftesbury Trail and Saddleback, and in the St. Germaine Creek area. Although there is a relatively large supply of undeveloped land relative to the Town's developed residential land base, the consumption of this land must be handled efficiently as future expansion opportunities are tempered by the presence of environmentally sensitive areas, and topography that creates servicing challenges.

In addition, Council through its 2008 strategic planning process, indicated the need to ensure that "there is sufficient rental and affordable housing to accommodate future growth" and that the "Municipal Development Plan support a variety of housing options". This philosophy was generally supported by residents through the survey process discussed in Section 3.2.

Goals

- To promote the development of efficient, sustainable residential development.
- To facilitate the creation of neighbourhoods that provide for a variety of lifestyles.

Objectives

- To encourage the development of "walkable" neighbourhoods and communities.
- To maintain the creation of affordable housing and housing for residents with special needs.
- To provide for the sensitive redevelopment and infill of established neighbourhoods and brownfield sites.

Policies

5.1 *General*

- 5.1.1 The Town shall direct future residential development to the areas shown as Residential and Brownfield Development on the Future Land Use Concept (Map 3).
- 5.1.2 The Town shall direct new residential development to existing built up areas and new areas that are contiguous to developed areas in order to optimize existing services and facilitate the efficient extension of infrastructure networks.

5.2 Housing Diversity

- 5.2.1 The Town shall support the development of a mix of housing types and forms in all residential neighbourhoods, and through the process of developing Terms of Reference for future area structure plans shall establish a minimum requirement for multi-unit development in new neighbourhoods. For the purpose of this policy, “multi-unit” refers to semi-detached, duplex, and townhouse development.
- 5.2.2 The development of medium and high density residential use shall be supported in cases where:
 - the development is within the areas identified as Mixed Commercial Residential within the Downtown area, or within a Brownfield Development area as illustrated on the Future Land Use Concept (Map 3); or
 - the proposal is identified for such use in an approved Area Structure Plan (ASP) or Area Redevelopment Plan (ARP); and/or
 - the site is adjacent to arterial or collector roads; and
 - in convenient proximity to community amenities, schools, recreation opportunities, and commercial areas where the greater amenity and infrastructure capacity can afford to sustain higher densities; and
 - appropriate buffers are provided for sites that are adjacent to low density housing development.
- 5.2.3 The Town recognizes a current need for manufactured homes and will work with interested developers to create new manufactured home communities and/or subdivisions at appropriate locations through the ASP process.
- 5.2.4 The Town shall ensure that new manufactured home communities are attractively designed and developed with an equivalent level of services and open space as conventional neighbourhood developments.
- 5.2.5 The Town shall encourage the redevelopment and/or upgrading of existing manufactured home communities as a means of ensuring that these developments are sustainable residential environments in the long term.
- 5.2.6 The residential land use districts contained in the LUB shall be reviewed to ensure that a range of housing types, densities, lot widths and building heights are accommodated.



5.3 *Neighbourhood Character and Design*

5.3.1 Through the preparation of ASPs the Town shall encourage the application of Smart Growth principles in the design new residential neighbourhoods. The design of residential neighbourhoods shall be encouraged to:

- include an appropriate mix of housing choices in terms of form and tenure as a means of meeting the lifecycle and diverse social and economic needs of the community;
- maintain stands of trees, watercourses, wetlands, and other natural features, and integrate these features in the design where possible;
- provide a mixed-use, pedestrian-oriented neighbourhood activity centre as the neighbourhood focal point to encourage cohesion, interaction and a sense of place;
- create pedestrian street orientation and connectivity within the neighbourhoods by incorporating design elements which enhance the quality of the built environment;
- to the extent possible due to geographical conditions, base the street network on a modified grid pattern;
- integrate and connect to the Town's trail system by linking residential areas with open space and other major activity nodes;
- provide adequate parks and open space to service the neighbourhood and consider the function and design of storm water management facilities as part of the open space system; and
- use collector roadways as future transit routes and design neighbourhoods such that future transit service is provided within reasonable walking distance of most homes.

5.3.2 When the integration of new residential development with established residential neighbourhoods is proposed, the Town shall consider:

- the visual impact on the established residential neighbourhood;
- the compatibility of the new development in terms of appearance and density;
- that the landscaping of new development is carried out in a manner suitable to the character and appearance of the established residential neighbourhood;
- that local infrastructure capacity is not compromised; and
- the sufficiency of on-site parking in the new development in accordance with the provisions of the LUB.



- 5.3.3 The Town shall support residential neighbourhoods that provide a diversity of lot sizes, including reduced frontage lots and zero lot line development.
- 5.3.4 The Town supports the development of secondary suites provided that they are development in accordance with the LUB and Alberta Building Code, and the integrity of the neighbourhood is protected through such measures as the provision of adequate on-site parking and available servicing capacity.
- 5.3.5 The design of new neighbourhoods shall be encouraged to include compatible non-residential uses, such as local commercial services that serve the needs of area residents, to help create neighbourhood identity and bring basic services closer to residents.
- 5.3.6 The Town shall support the development of home occupations and bed and breakfast establishments that are developed in accordance with the requirements of the LUB in residential neighbourhoods at compatible locations.
- 5.3.7 The Town shall require that sidewalks be provided on at least one side of all residential streets, and that utilities lines be placed underground in all new subdivisions.
- 5.3.8 When addressing residential development adjacent to sand and gravel extraction operations, the Town shall require developers to provide appropriate buffering in the form of berming, fencing and/or landscaping.

5.4 *Community Housing*

- 5.4.1 The Town shall partner with other orders of government and private, public and non-profit organizations in the creation of low-income and special needs housing. For the purpose of this policy, community housing shall be defined as dwelling units that are designed to be both adequate in meeting the size and safety needs of individuals and families, and affordable to households with incomes as defined in provincial standards.
- 5.4.2 Through its FCSS structure, the Town shall endeavour to create partnerships to facilitate the development of social housing projects. Such partnerships will include the Provincial government as the principal funding agency, special needs and advocacy groups that require the housing, and private sector organizations that construct facilities.
- 5.4.3 The Town shall prepare guidelines for the integration of community housing projects in existing and developing neighbourhoods.



6.0 Commercial Development

Commercial development in Peace River is concentrated in two primary areas: the Downtown core, and the West Hill. The Downtown area is the focal point of the Town, where commercial activities, government offices, cultural facilities are concentrated. The West Hill has long been an area of conventional highway commercial development, but has been the subject of rapid growth in recent years with the development of new large retail stores. Local commercial needs are met by a number of neighbourhood commercial sites.

There is a growing concern in the Town regarding the decline of the downtown core as a viable commercial centre. There has been an increase in vacant and underutilized buildings in the area over time. In response, the Town engaged in a downtown enhancement planning exercise in 2009. It is intended that the policies of the MDP build on those efforts.

The total available commercial land base within Town limits totals approximately 75 gross hectares. These lands are confined to the westerly extreme of the Town adjacent to Highway 2 west of Highway 743, and are insufficient to meet its long term needs. Securing access to or benefit from additional lands suitable for commercial development is therefore a key strategic requirement for the Town's long term well-being.



Goals

- To provide for long term, sustainable commercial growth in the community.

Objectives

- Reinforce the Downtown core as the civic business, administrative, retail, social services and cultural centre of the Town.
- To support a diverse commercial sector that provides choice opportunities for both local and regional residents.

Policies

6.1 *General*

- 6.1.1 The Town shall direct future commercial development to the areas identified as Commercial and Mixed Commercial Residential on the Future Land Use Concept (Map 3).
- 6.1.2 If sufficient land is not available within Town limits for large scale commercial projects, the Town shall work with neighbouring municipalities to annex the necessary lands, or to cooperatively plan for new development through the establishment of Joint Development/Benefit Areas.

6.2 Downtown

- 6.2.1 Council shall commit to the implementation of the vision for the Downtown as stated in the 2009 “Enhancing Downtown Renewal and Tourism” Report, and shall review and update the plan every five years. As a means of facilitating implementation of the Report the Town should adopt into the form of an ARP, and promote the creation of a Downtown Business Association.
- 6.2.2 Notwithstanding Policy 6.2.1, the Town shall actively promote the revitalization of the downtown, by continuing with the phased development of downtown improvements, landscaping, street lighting, street furniture, sidewalk improvements and any other related design features through the capital budgeting process.
- 6.2.3 The Town, through the budget process, should consider financial incentives to encourage downtown revitalization, which may include the waiver of development fees, and/or similar mechanisms for businesses that carry out improvements to existing buildings, or pursue the adaptive reuse of underutilized or vacant commercial buildings.
- 6.2.4 Through the Unsightly Premises Bylaw, the Town shall actively encourage the cleanup of derelict properties in the Downtown area. In addition, the Town shall aggressively pursue the remediation of contaminated land to allow such sites to be brought back into productive use.
- 6.2.5 The Town shall support the introduction of mixed use development into the Downtown area at appropriate locations. All mixed use developments, where residential and commercial uses are integrated into a single site, shall be evaluated on their individual merits on the basis of sensitivity of design, suitability of the site, and input received from residents.
- 6.2.6 Through density bonuses, development credit transfers, or similar mechanisms, the Town shall promote opportunities for infill and intensification within the Downtown area in order to facilitate a mixed use and compact urban form, and increase the range of services and amenities available to workers, residents and visitors in the Downtown area.
- 6.2.7 The Town shall support the improved integration of development and pedestrian access to the Peace River’s edge in the Downtown area.



6.3 *West Hill Commercial Area*

- 6.3.1 Commercial uses shall be encouraged to locate in the West Hill that:
- will promote the Town of Peace River as a regional service center;
 - are accessible to serve the travelling public;
 - require relatively large sites to accommodate their operations;
 - are generally not suited to location in the Downtown area; and
 - will enhance Peace River as a regional shopping destination.
- 6.3.2 All new development proposals for the West Hill area shall comply with the requirements of Alberta Transportation's long range planning for the Highway 2 and the proposed West Hill interchange. The Town shall work with Alberta Transportation to ensure that pedestrian movement across the highway is safely accommodated.
- 6.3.3 Due to the high exposure offered by locations adjacent to Highway 2, 80th Street and 78th Street, and since the West Hill Commercial Area is a major entrance to the community, the Town will promote, through the LUB and development permit process, high standards of building design, appearance, landscaping and signage. The Town should consider the implementation of architectural controls, urban vegetation and pedestrian walkability for all new development in these areas.
- 6.3.4 Future commercial development on the West Hill shall be designed to accommodate pedestrian connectivity between uses and adjacent residential development.

6.4 *Local Commercial Development*

- 6.4.1 The Town, through the ASP process, shall support the development of convenience commercial sites and similar development that foster the creation of complete neighbourhoods.
- 6.4.2 At the development approval stage, the Town shall pay special attention to the scale, design, and appearance of neighbourhood commercial uses in an effort to maximize compatibility with adjacent residential uses. The Town may also require the provision of buffers, such as landscaping, fences, berms, or any combination of these things, between neighbourhood commercial uses and adjacent residential uses.
- 6.4.3 The Town supports and encourages the continued development of home-based businesses, including but not limited to home offices in residential areas provided such uses do not negatively impact adjacent residential uses. The Town shall provide for the accommodation of home-based business in the LUB.

7.0 Industrial Development

Industrial development in Peace River takes the form of three light industrial parks on the West Hill, a mixed industrial business area north of the Downtown area, and natural resource extraction activity on the West Hill adjacent to the river. There is no large scale industrial development within the Town limits. The Town's main large scale industrial employers, the Shell In-Situ plant and the Daishowa-Marubeni International pulp mill, are situated in the rural area some distance away.

The total available industrial land base within Town limits totals approximately 90 gross hectares, located on the West Hill adjacent to the established industrial park areas. Similar to the commercial land base, these lands are insufficient to meet the Town's long term needs. The ability to expand Peace River's industrial land inventory is key to the community's long-term economic success and sustainability.

Goal

- To ensure that there is a sufficient, suitable industrial land supply available to attract and facilitate a range of industrial development opportunities.

Objectives

- To direct industrial developments to suitable locations.
- To provide for a variety of industrial uses.
- To ensure that natural resource extraction industries are accommodated in a responsible fashion.

Policies

7.1 General

- 7.1.1 The Town shall direct future industrial development to the areas identified as Industrial and Mixed Industrial Business on the Future Land Use Concept (Map 3).
- 7.1.2 Industrial development shall occur in an orderly manner extending from existing development with existing serviced lands being developed prior to new unserviced areas.
- 7.1.3 As sufficient land is not available within Town limits to accommodate large scale industrial projects or operations requiring relatively large land areas and minimal services, the Town shall work with the neighbouring municipalities to locate such operations within proximity to the Town and therefore facilitate a regional benefit.



- 7.1.4 In order to expand the Town’s industrial land base, the Town shall work with the neighbouring municipalities to annex the necessary lands, or to cooperatively plan for new development through the establishment of Joint Development/Benefit Areas.

7.2 *Site Location and Planning*

- 7.2.1 The Town shall require that area structure plans be prepared for future industrial areas. These plans should incorporate sustainable development strategies relating to efficient utility servicing, measures for the preservation and integration of environmental features, and innovative land use patterns/concepts such as eco-industrial parks.
- 7.2.2 All industrial development shall be of a high quality of building design and appearance, incorporate landscaping to the satisfaction of the Town, and provide for the screening of external storage compounds.
- 7.2.3 The LUB shall be reviewed by the Town to ensure that it contains reasonable, sustainable development standards for industrial sites, including the location and design of buildings, provisions for landscaping and screening, and signage.
- 7.2.4 Through the provisions of the Land Use Bylaw and the implementation of ASPs, the Town shall ensure that appropriate separation distances and transition between industrial and non-industrial uses are maintained.
- 7.2.5 The Town should prepare an ARP for the Mixed Industrial Business areas located north of Downtown to address the long term future use of these areas.
- 7.2.6 The appropriateness of an industrial use and its location will be evaluated with full consideration of its environmental impact, and compatibility with existing and future land uses in its proximity. It is desired that little and preferably no impact due to odour, air borne particles, surface drainage and noise will be generated to adversely affect neighbouring properties.
- 7.2.7 Industrial uses or industries that store or manufacture dangerous goods shall only be located in areas that are not in proximity to existing and future residential areas and riverfront locations. In the event that such locations are not available within the Town limits, the Town shall work cooperatively with the Neighbouring Municipalities to identify a suitable location.
- 7.2.8 As a means of optimizing the Town’s existing industrial land base, the Town shall:
- discuss opportunities with CN Rail to facilitate the development of underutilized lands located adjacent to the rail line on the West Hill; and
 - encourage the infilling of the Town’s existing industrial and business parks.

7.3 *Natural Resources*

- 7.3.1 The Town shall oppose any proposals for natural resource extraction which will adversely impact the efficient utilization of lands for urban intensity development within the Town or any identified future growth areas.



- 7.3.2 The Town shall ensure that applications for the subdivision and development of land in the vicinity of any existing sour gas facilities are referred to the Energy Resources Conservation Board in accordance with the Regulation as approved under the Act.
- 7.3.3 When addressing development associated with sand and gravel extraction operations, the Town shall:
- cooperate with Alberta Environment to ensure that all existing extraction sites have appropriate permits and reclamation plans; and
 - encourage continuous communication with the existing gravel extraction operators to the benefit of both parties.
 - Any proposal for natural resource extraction must be considered on its own merit.

8.0 Transportation

Ensuring the safe and efficient movement of people and goods throughout Peace River is a key planning and community development issue. It is also important that all forms of transportation be integrated into the community, including provision for bicycles, pedestrians, and transit, in addition to the needs of automobiles.

Highways within the Town include Highways 2, 743, 744 and 684. Highway 2's bridge crossing connects the East side to the West side of Peace River. The Town owns and operates the Peace River Airport which is located within the boundary of the Municipal District of Peace #135. The Town contracts its public transit services operation which serves both the East side and West side of Peace River and is in operation Monday through Saturday. Additionally, there are a number of trails located within Town, and along the Town's dyke system that serves the community as a whole.

Goal

- To provide for the coordinated development an efficient and effective transportation network including provision for road, transit, bicycling and pedestrian facilities.

Objectives

- To promote connectivity through a variety of mobility and transportation modes.
- To provide a cohesive network of trails and sidewalks that serve as a practical alternative to vehicle use for moving people of all abilities around the Town.
- To provide for the integration of road, trail and transit infrastructure.

Policies

8.1 General

- 8.1.1 The Town of Peace River Transportation Plan will serve as the basis for future upgrades to and expansion of the Town's transportation system.
- 8.1.2 The Town shall update the 1990 Transportation Plan to ensure it includes provisions oriented to alternative forms of transportation to the automobile, including transit, bicycling and walking.
- 8.1.3 The Town shall protect the required rights-of-way to allow for the implementation of the recommended road network contained in the Transportation Plan.
- 8.1.4 When considering major development proposals, the Town may require the developer to provide a traffic impact assessment to help determine if off-site road improvements or signals are required as a result of the development.
- 8.1.5 The Town shall coordinate the provision of road, transit and pathway connections between and through neighbourhoods. In new areas, this process shall be facilitated through the ASP process.

- 8.1.6 Developers, through development agreements, shall be solely responsible for the construction of local streets, lanes, sidewalks and pathways that are required to serve a development.
- 8.1.7 The Town shall implement a levy system to assist in the financing of the upgrading of major municipal roads and intersections. The costs of local road rehabilitation and maintenance shall be the sole responsibility of the Town.

8.2 *Highways*

- 8.2.1 The Town shall work collaboratively with Alberta Transportation and neighbouring municipalities regarding to the long range planning of Highway 2 on the West Hill, Highway 743 (including potential highway realignment), and the construction of a second bridge across the Peace River.



- 8.2.2 Once the final configuration of the future West Hill interchange and plans for overall highway access management are known, all affected ASPs shall be amended as required to reflect the highway plans.
- 8.2.3 The Town may require the provision of landscaped buffers along major transportation corridors as a method to reduce impact on adjacent land uses.

8.3 *Transit*

- 8.3.1 The Town shall support expansion of the transit system, as population growth and municipal finances warrant, as a means of reducing dependency on the private automobile and improve air quality.



8.4 *Trails*

- 8.4.1 The Town shall plan for and coordinate the development of bicycle and pedestrian facilities throughout the community, with particular emphasis on connections to:
- the bridge to facilitate east-west pedestrian circulation;
 - school sites, major parks and recreation facilities;
 - existing trails, including the Friendship Trail (part of the Trans Canada Trail); and
 - the river's edge and Downtown area.
- 8.4.2 The development of a multi-use trails plan shall be undertaken as part of the Recreation Master Plan preparation process.
- 8.4.3 The Town shall encourage pedestrian movement by requiring appropriate provision for pedestrians in all new developments, the redevelopment of existing properties, and in changes to existing or proposed roads.
- 8.4.4 Developers in new areas shall be required, through development agreements, to install multi-use trails concurrent with development in accordance with Town standards.

8.5 *Airport*

- 8.5.1 The Town, in cooperation with its regional partners, will continue with efforts to increase air carrier traffic at the Peace River airport, and to identify opportunities to develop airport lands for industrial and commercial use.

9.0 Municipal Services and Utilities

The provision of municipal services and utilities is a key factor in the planning and development of the Town. The Town wants to ensure that municipal services and utilities are developed and managed in a manner that ensures that the Town's growth requirements are met.

Goal

- To ensure the efficient, effective, and sustainable provision of water supply, sewage treatment, stormwater management, and solid waste management.

Objectives

- To plan for the long term extension of infrastructure systems that will be reflective of the growth needs of the Town.
- To protect the integrity of the Town's utility systems.

Policies

9.1 *General*

- 9.1.1 The Town shall prepare and update Master Plans for water distribution, wastewater treatment, and stormwater management to ensure the growth needs of the Town can be efficiently met.
- 9.1.2 The Town, through the Master Plan preparation and monitoring process, along with input from developers shall continue to update yearly its five year capital plan.
- 9.1.3 The detailed phasing/staging of services and utility developments shall be identified in new ASPs.
- 9.1.4 The Town shall require that the cost of expanding municipal infrastructure directly attributable to growth be financed through levies and developer contributions through development agreements. The costs of rehabilitation and maintenance shall be the sole responsibility of the Town.
- 9.1.5 Developers, through development agreements, shall be solely responsible for the construction of municipal infrastructure (including but not limited to water, sanitary sewer, storm sewer) that is required to serve a development.
- 9.1.6 The Town, through the subdivision process, shall require that developers provide sufficient lands and/or easements and rights-of-way for municipal services and utilities.
- 9.1.7 The Town shall require that full utility services, including franchise utilities, be installed at the time of subdivision and in accordance with the Town's design standards.

- 9.1.8 All new development shall be connected to municipal water and sewer services unless an acceptable alternative, approved by the Town, is available.

9.2 *Water Distribution and Sanitary Sewer*

The Town obtains its water from the Peace River. There are two water treatment plants: the 103rd Street plant originally built in 1959 and upgraded in 1981; and the south end of Shaftesbury Trail, which is currently being upgraded, was originally built in 1984. The upgrades should be completed in 2012, at which time the 103rd Street plant will no longer be used. The Shaftesbury plant will have a capacity of 14ML/day to support growth of the Town to a population of 13,000.

The Town’s water distribution facilities are in good condition and are continually being upgraded to address deficiencies as Peace River grows. This includes storage facilities, transmission mains, and pumping facilities. The distribution system can continue to be expanded to accommodate growth, and does not represent a significant constraint for expansion. Fire flows are generally adequate within Peace River.

Peace River’s sewage treatment plant, located at the north end of East Peace River, was built in 1998 and presently has a capacity of 5 ML/day, which will support a population of approximately 13,000. The collection system has been expanded as required using both gravity piping and pressure mains, and can continue to be expanded to accommodate future growth.

- 9.2.1 The Town shall optimize existing capacity before extending or upgrading the water and sanitary sewer systems by monitoring existing system capacities and areas approved for development.
- 9.2.2 The Town should continually monitor water use and promote programs to encourage water conservation and reuse measures.
- 9.2.3 The Town may cooperate in future regional water and wastewater service systems to support and respond to the needs of the region without being detrimental to the Town.

9.3 *Stormwater Management*

Peace River’s stormwater drainage system is comprised of a combination of open ditches and underground pipes, which discharge to the Peace River. Stormwater management is unregulated in some areas. Planned future growth can be accommodated by developing stormwater management facilities (dry or wet ponds) wherever they are required to conform to Alberta Environment standards. There are several stormwater management ponds in the Town, and additional facilities will be planned as areas develop.

- 9.3.1 The location of future stormwater management facilities shall be coordinated during the ASP preparation process.
- 9.3.2 The Town shall require developers to provide stormwater management plans stamped by a professional engineer in support of new subdivision and development proposals.



9.4 *Waste Management*

Solid waste is managed by the East Peace Regional Waste Management Authority (EPRWMA), which operates waste transfer stations in Cadotte Lake, Little Buffalo, Harmon Valley, Reno, Marie Reine, and Nampa. The EPRWMA operates a regional landfill 17 km east of Peace River near Highway 686. The landfill has sufficient capacity for the long term future.

9.4.1 The Town shall maintain its commitment to the disposal of solid waste through the regional sanitary landfill system and its membership in the East Peace Regional Landfill Authority.

9.4.2 The Town, in cooperation with its partners in the East Peace Regional Landfill Authority and Alberta CARE, will continue to implement programs that promote solid waste reduction and community recycling, and will review its own internal operations on an ongoing basis to optimize waste reduction efforts.

10.0 Environment

The Town of Peace River lies in an area of high natural amenity in terms of scenic beauty and topographical diversity. These assets also create challenges for growth in development in terms of unstable slopes, preservation of the natural environment, and the potential for flooding.

Consideration of environmental issues is also critical to the future development of a sustainable community, in which the preservation and conservation of natural environmental resources are respected. In the 2009 community survey, approximately 60% of respondents believed Peace River was an environmentally sustainable community, while only 35% agreed that the Town's natural areas were well preserved and not deteriorating.

Goals

- To identify and protect natural areas, wildlife corridors, and areas susceptible to flooding and other significant erosion prone areas.
- To promote environmentally responsible development.

Objectives

- To protect and enhance significant natural areas.
- To conserve environmentally sensitive areas such as the escarpment of the Peace and Heart Rivers.
- To reduce the impact of development on the natural environment.
- To apply Environmental Reserve and other provisions to protect environmentally significant natural areas and hazard lands from development.

Policies

10.1 *General*

10.1.1 The Town, through the implementation of the policies of the MDP, shall promote development practices that minimize the ecological footprint of growth and development.

10.1.2 The Town shall not permit development in areas identified as Environmentally Sensitive Area in the Future Land Use Concept (Map 3).

10.1.3 Notwithstanding Policy 10.1.1, development may be approved within Environmentally Sensitive Areas if:

- the proposed development is developed for passive recreational purposes as part of the Town's open space system, or
- site-specific geotechnical testing and environmental impact assessments prepared by qualified professionals determine that the proposed site is deemed to be suitable for development.

- 10.1.4 The Town shall not support development applications that involve modifications to watercourses until such time as approvals have been secured from the applicable government authorities.
- 10.1.5 The Town shall actively promote public awareness on environmental issues including but not limited to water quality, water supply and demand, water and energy conservation, air quality, waste reduction and management, site reclamation and remediation, and habitat protection.

10.2 *Preservation of Natural Areas*

- 10.2.1 Through the subdivision process, the Town shall require that lands deemed to be unsuitable for development (e.g. steep slopes, lands subject to flooding, wetlands, or natural drainage courses) be dedicated as Environmental Reserve (ER) in accordance with the Act.
- 10.2.2 ER may be dedicated either in parcel form or by easement where appropriate.
- 10.2.3 Where possible, ER lands shall be integrated with other elements of the Town’s open space and trail system.
- 10.2.4 The Town shall facilitate the registration of conservation easements as a means of protecting ecologically important features outside of the subdivision and development processes.
- 10.2.5 As part of the ASP process, natural areas shall be integrated into the design of new neighbourhoods to form part of the broader open space network system.
- 10.2.6 Applicants for developments in proximity to environmentally sensitive features in new areas shall provide studies concerning the impact of storm drainage on bank stability and illustrate to the satisfaction of the Town the methods to be used to minimize erosion and ameliorate any expected impacts.



10.3 *Slopes and Top of Bank Areas*

- 10.3.1 Prior to development proceeding, the Town shall ensure that all required geotechnical studies are undertaken, including slope analysis and a determination of existing and potential areas of erosion and instability along with necessary stabilization and/or prevention measures.
- 10.3.2 The Town shall not permit development on any slope identified by the Town unless the development incorporates protective measures that have been identified in a geotechnical report prepared by a qualified engineer, and approved by the Town.



- 10.3.3 For lands identified by the Town abutting slopes, the top of bank, toe of slope, and associated development, setback lines shall be identified by legal survey at the developer's cost prior to final endorsement of a plan of subdivision, or in the absence of a subdivision application, approval of a development permit.

10.4 Flood Protection

- 10.4.1 No permanent development, with the exception of parks, trails, and essential utilities shall be permitted within the floodways and flood fringes of the Peace and Heart Rivers, as designated by the Canada-Alberta Flood Damage Reduction Program unless such developments are flood-proofed to the satisfaction of the Town.
- 10.4.2 All developments that are protected within the Town's dyke system shall be considered flood proofed.



10.5 Energy Efficiency

The Town supports all efforts to ensure that resources are utilized in an efficient, responsible and sustainable manner.

- 10.5.1 The Town shall undertake a comprehensive review of its infrastructure standards to facilitate energy efficiency and promote sustainable land use and development practices.
- 10.5.2 The Town, in cooperation with the private sector, shall investigate opportunities in the use of alternative renewable energy sources and shall make provision for new alternatives in the Land Use Bylaw.
- 10.5.3 The Town shall endeavour to apply LEED® and Built Green principles to all municipal projects.
- 10.5.4 The Town should promote environmental sustainability initiatives and trends such as eco-friendly retrofit building programs to help ensure long-term land use and sustainable development in Peace River.

11.0 Recreation and Community Development

The Town of Peace River operates extensive community services and recreation programs that are critical to the health, safety and well-being of its residents. The Town intends to further enhance the quality of life for its residents through the enhancement of its recreation and cultural facilities, parks and natural areas. Further, the Town is committed to a high level of involvement in recreation and cultural programming as a means of ensuring that these opportunities remain affordable and accessible.

Goal

- To manage parks, public open spaces, recreation and community facilities and programs to enhance the quality of life of all Peace River residents.

Objectives

- To create an integrated, accessible and well-planned system of open space, trails, recreational/cultural facilities and parks.
- To provide residents with a safe living environment through the effective provision of protective and emergency services.
- To promote the preservation of historic buildings and promote their restoration.

Policies

11.1 *Parks and Recreation*

11.1.1 The Town shall commit to the preparation and subsequent regular review of a Recreation Master Plan. This master plan shall form the strategic basis for the provision of recreation, parks and cultural facilities and services, and associated capital and financial planning, and will help ensure that access to facilities and programs can be improved as the Town continues to grow.

11.1.2 As new neighbourhoods are planned and developed, the Town shall ensure the design of the park, trail and open space systems provide linkages to major open spaces, including the Peace and Heart River corridors, and linear corridors and pedestrian connections within and between neighbourhoods and community amenities.



- 11.1.3 The Town shall ensure that a diverse range of park and trail types are incorporated into the design of new neighbourhoods, to help ensure that the needs of residents of all ages and abilities are accommodated.
- 11.1.4 When planning parks and outdoor public spaces, the Town shall investigate opportunities to include provision for performance and/or display space, or activity space for arts and culture events, and incorporate design features that facilitate their use throughout the year.
- 11.1.5 New school and recreation facility site locations shall be identified through the ASP process in consultation with local school authorities. Where such sites are to be provided by multiple landowners, ASPs shall be required to contain mechanisms for the assembly of said sites.

11.2 *Riverfront Beautification*

- 11.2.1 The Town shall continue to implement its riverfront beautification program through:
- the installation of lighting along the Peace and Heart River banks and bridges, and the provision of enhanced landscaping and signage;
 - the pursuit of grant funding to assist with riverfront improvements;
 - improved pedestrian access to the river and promoting better use of the river for residents and visitors;
 - encouraging the development of complementary uses in proximity to the river such as recreation, community and cultural facilities, and appropriate commercial businesses;
 - the discouragement of land uses that will detract from the aesthetic quality and image that the Town intends to promote;
 - the encouragement of enhanced landscaping on existing sites in the vicinity of the riverfront, and requirements for comprehensive landscaping schemes for new developments.

11.3 *Municipal Reserve*

- 11.3.1 As a condition of subdivision, the Town shall require that ten percent (10%) of the developable lands be dedicated as municipal reserve as provided for under the Act.
- 11.3.2 The Town shall require that municipal reserve be taken in parcel form in accordance with an approved Recreation Master Plan, except in the following circumstances:
- cash-in-lieu of reserve shall be required for commercial, industrial or other non-residential subdivisions, except where buffers from incompatible land uses are called for or the establishment of a recreation facility site is required;
 - reserve requirements may be deferred regardless of the nature of the proposed subdivision if required to assemble larger school or recreation sites in accordance with an approved ASP, or if the amount owing is, in the opinion of the Town too small to be effectively allocated in parcel form; or



- when subdivision occurs in an urban expansion area, the Town shall request that municipal reserve be deferred by the neighbouring municipality in order to allow the Town to optimize the available lands after annexation takes place.

- 11.3.3 The Town shall use the funds generated through the municipal reserve dedication to acquire lands for recreational purposes, or for the purchase of associated equipment or facilities.
- 11.3.4 Land dedicated as municipal reserve shall be of similar quality as the land being subjected to development. Land that is deemed undevelopable in its natural state, or is otherwise more suited as environmental reserve, will not be accepted.
- 11.3.5 The Town shall exclude land dedicated under a conservation easement from the calculation of Municipal Reserve dedication.

11.4 Community and Institutional Facilities and Services

- 11.4.1 The Town shall commit to the implementation and regular review of the Community Services Master Plan for the future planning of community facilities, services, and programs.
- 11.4.2 The Town commits to continued support to private organizations, volunteer groups and non-government organizations in the provision of recreational, social and cultural services in the Town.
- 11.4.3 The Town shall continue to explore opportunities for partnerships and increased cooperation in the delivery of community and social services. All approaches to service provision are to be explored, including involvement with the public, private, and not-for-profit sectors.
- 11.4.4 The Town shall work with local school authorities in the planning and location of school sites, with an emphasis on joint use for community and education system use, including future facilities in West Peace River. The joint use of school sites between the Town, school authorities and community organizations shall be encouraged and pursued wherever practical.
- 11.4.5 The Town shall support agreements that assure the reciprocal joint use of school and community facilities is maintained.
- 11.4.6 Town Council shall facilitate the provision of required sites for public service facilities such as emergency medical services, police and fire stations, and hospitals.
- 11.4.7 Town Council shall commit to the provision of emergency and protective services to accommodate growing and changing population.



11.4.8 The Town, in cooperation with the RCMP, shall promote crime prevention through strategies such as community education, and the implementation of Crime Prevention Through Environmental Design (CPTED) principles in site planning for private and public properties and neighbourhood design.

11.4.9 The Town shall continue to work with community agencies in the provision of social and support services to Peace River residents. This includes coordinating and facilitating the provision of preventative social services to meet the community's needs.



11.5 *Historical Resources*

11.5.1 The Town shall promote community awareness about the importance and value of heritage conservation through heritage interpretation programs and fostering cooperation with other orders of government, private agencies, nonprofit groups and individuals in the conservation of historical buildings and sites.

11.5.2 The Town, in cooperation with the Peace River Museum and Archives, Mackenzie Centre, and Alberta Culture and Community Spirit, shall compile/update an inventory of historical resources.

11.5.3 The Town shall explore opportunities to access public and private funding to offset the costs of undertaking heritage conservation projects and plans, and pursue opportunities for financial and other incentives to encourage the retention, restoration and maintenance of heritage buildings.

12.0 Regional Initiatives and Intermunicipal Planning

The Town of Peace River and its neighbouring municipalities have collaborated on numerous projects, agreements and initiatives that affect their mutual growth, service provision, economic well being and quality of life.

The Town is a strong supporter of this collaborative approach to issues. For example, an Intermunicipal Development Plan (IDP) has been in place in some form since 1983, one of the first in the Province of Alberta. As part of its 2008 strategic planning process, Council placed a priority on the need to “develop and enhance relationships with municipal neighbours”, and to “capitalize on synergy from regional cooperation and coordination of activities related to new growth opportunities”.

Through the adoption of the MDP, the Town confirms its intention to effectively coordinate land use, future growth patterns, transportation systems and municipal infrastructure with neighbouring municipalities, to promote inter-municipal planning, and pursue regional cooperation on issues.

Goals

- To secure lands to accommodate the Town’s long-term growth needs.
- To maintain and enhance mutually beneficial relationships with the Town’s neighbouring municipalities, and Provincial and Federal agencies.

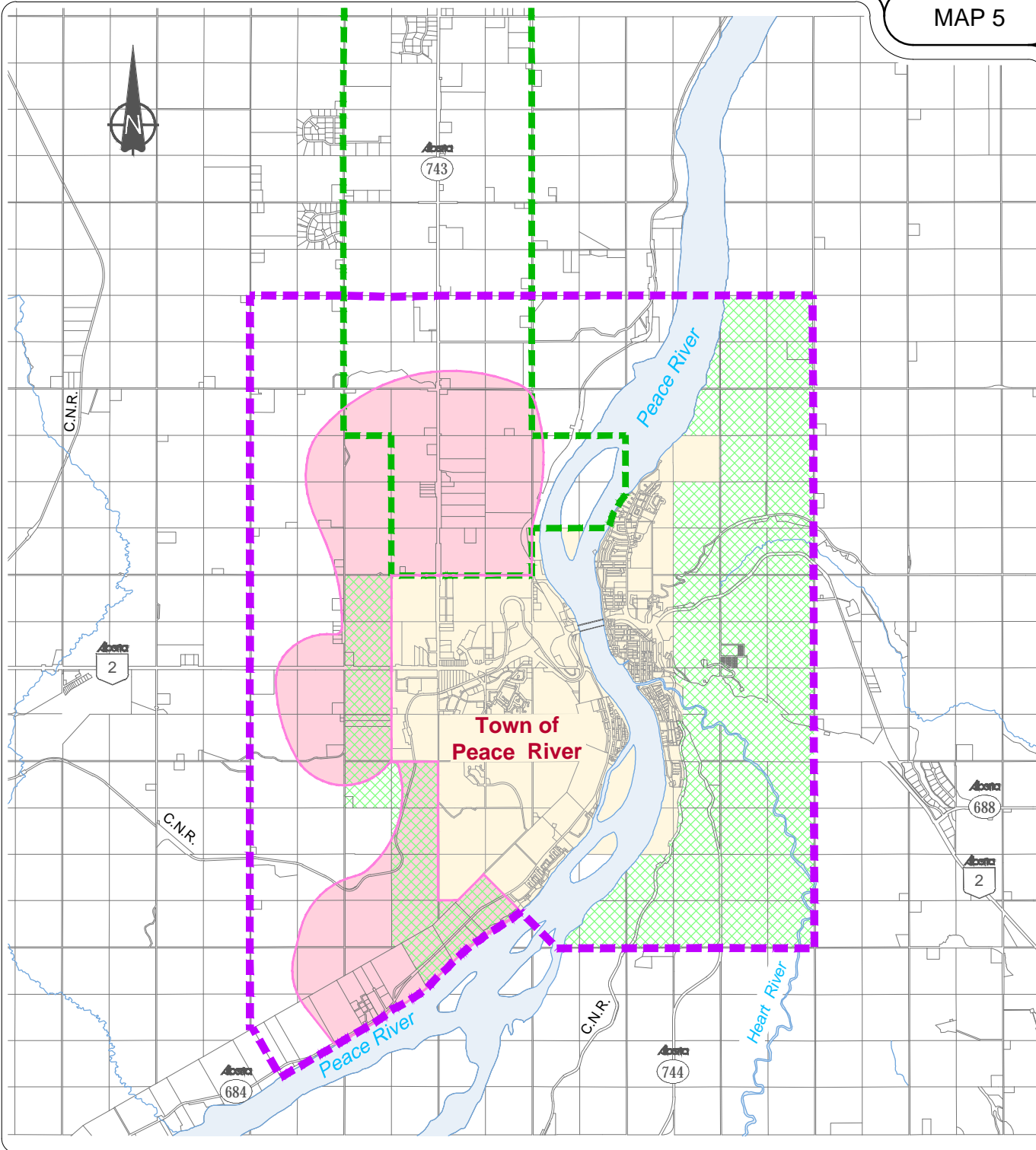
Objectives

- To provide a framework for intermunicipal planning and cooperation.
- To cooperate in undertaking regional initiatives that benefit Town and regional residents.






Policies

12.1 Intermunicipal Planning

- 12.1.1 The Town shall cooperate with the Neighbouring Municipalities in the administration and management of development in the Urban Fringe areas (Map 5).
- 12.1.2 The Town shall work with the Neighbouring Municipalities to continue to implement the Peace River IDP.
- 12.1.3 The Town will promote working with neighbouring municipalities on updating the IDP to address in more detail Urban Expansion Areas for the Town and the inclusion of Joint Development/BenefitAreas.
- 12.1.4 The Town shall explore all options to accommodate its future growth needs in cooperation with the Neighbouring Municipalities as alternatives to annexation, including the establishment of Joint Development/BenefitAreas, cost sharing



LEGEND

-  Potential Expansion Area (from Schedule 'A', Peace River IDP)
-  Urban Fringe Area (from Schedule 'F', MD of Peace No. 135 MDP and Schedule 'K', Northern Sunrise County MDP)
-  Town of Peace River
-  Primary Referral Area (from Schedule 'B', Peace River IDP)
-  Weberville Joint Development Area




Scale 1 : 100,000



**TOWN of
PEACE RIVER**

**MUNICIPAL DEVELOPMENT PLAN
URBAN FRINGE AREAS**



March 2010

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agreements and revenue sharing agreements. The annexation of lands shall only be pursued in the event that alternative mechanisms cannot be negotiated.

12.1.5 Notwithstanding 12.1.4, the Town may facilitate the annexation process in the event that an application for annexation is requested by a landowner.

12.1.6 The Town will be an active participant in the preparation of the regional plans for the Upper and Lower Peace Regions that are required under the provisions of the provincial Land Use Framework and the Alberta Land Stewardship Act.

12.2 *Regional Relationships*

12.2.1 The Town strongly supports the implementation of mutual aid and partnership agreements with other municipal partners to facilitate the efficient and cost effective delivery of services, and shall continue to enter into and negotiate agreements to address emerging issues.

12.2.2 The Town shall continue to pursue regional cooperation initiatives through Protocols for Regional Cooperation, and commits to work the Neighbouring Municipalities to address issues as transportation networks, watershed protection and planning, and regional growth corridors.



13.0 Implementation

Ultimately the measure of success of the MDP will be the ability and willingness of the Town to enforce and implement its policies. The purpose of this Section is to outline the mechanisms to be used in the implementation of the policies contained in the MDP.

13.1 Plan Consistency

13.1.1 As the Act requires that all statutory plans be consistent with each other, the Town shall ensure that all existing ASPs be amended to ensure consistency with the MDP. In addition, all new statutory plans and amendments to existing statutory plans shall include a statement addressing compliance with the MDP.

13.1.2 All amendments to the LUB shall be consistent with the MDP. If a proposed amendment is not consistent with the MDP, and Council wishes to approve the amendment, the MDP shall be amended coincidentally with the LUB.

13.1.3 The LUB shall be amended to ensure consistency with the MDP in accordance with the requirements of the Act.

13.2 Amendments to the MDP

13.2.1 If a significant change in policy direction is desired, or if subsequent studies indicate the need for a change to the MDP, it shall be amended in accordance with the Act.

13.2.2 The Town or a landowner may initiate an amendment to the MDP. An application to amend the MDP shall include information respecting:

- the purpose of the amendment, and proposed amendment text and/or mapping;
- an explanation of the rationale for the amendment; and
- a statement outlining the effect of the proposed amendment on adjacent land uses and municipal infrastructure and services.

13.2.3 The Town shall amend the MDP immediately following any annexation of land into the Town.

13.3 Subdivision and Development

13.3.1 All applications for land use bylaw amendments, subdivisions or development permits shall be evaluated by the Town in accordance with the following criteria:

- compliance with the Act, Regulation, LUB, and any other statutory plans that are in effect;
- consistency with the goals and policies of the MDP;

- adequacy of road access;
- proposed methods of water supply, sewage disposal and storm drainage;
- compatibility with adjacent land uses;
- site suitability in terms of soils, topography, and size; and
- environmental factors including the potential for erosion, flooding, or watercourse contamination.

13.3.2 The Town may require that the developer of a parcel of land enter into a development agreement as a condition of subdivision or development permit approval. In general terms the agreement shall set out:

- the obligations of the developer and the Town with respect to the provision, construction, installation, operation, repair and maintenance of specified work including the
 - provision of water and sewer utilities, roadways, sidewalks, parking facilities, pedestrian walkways, access, storm water management, grading, storm sewers, ponds, drainage ditches, bridges, culverts, and dykes;
 - provision of easements required for construction, maintenance and improvement of existing and proposed utilities;
 - design and timing/staging for the construction of infrastructure and utilities;
 - landscaping and improvements for municipal reserve sites;
 - payment of all applicable levies and development charges; and,
 - provision of securities for the recovery of costs and compliance should a default occur.
- the construction standards to which the develop is to comply;
- the periods of time within which specified items of construction or installation are to be completed in relation to the general development of the subject lands; and
- the maintenance period for which the developer shall be responsible for the improvements.

13.4 Area Structure Plans and Area Redevelopment Plans

13.4.1 The Town requires that an ASP be prepared by the developer in advance of the subdivision and development of new neighbourhoods and industrial/business parks in accordance with the requirements of the Act.

13.4.2 The minimum area of coverage for an ASP shall generally be the quarter section. A smaller area may be considered at the discretion of Town Administration if warranted by the physical characteristics of the area in question.



13.4.3 Preparation of an ASP may be supported by the Town if the area that is the subject of the Plan is located in an area that is generally contiguous with existing development and/or in close proximity to existing municipal services.

13.4.4 ASPs shall include the following information:

- an examination of existing land uses and physical features, including vegetation, wetlands, watercourses and topographic information;
- measures for the protection of significant natural areas;
- a detailed land use plan illustrating all industrial and commercial areas by type and location, and residential areas by location, type and density;
- a summary of land use areas, and population and student generation;
- surface drainage patterns including catchment areas and sub-basins, storm pond and outfall locations, and proposed trunk mains;
- arterial, collector and local road alignments, and the identification of truck routes and dangerous goods routes;
- the location and alignment of proposed sanitary sewer, storm drainage, and water distribution systems;
- the area and location of school sites and community recreation facilities;
- the location of all proposed neighbourhood parks, linear open space, trails and walkways, and their integration with the Town's overall pedestrian trail system;
- proposed transit routes;
- proposed land use districting as provided under the LUB;
- subdivision phasing plan based on the logical extension of infrastructure;
- energy and water conservation measures;
- all supporting documentation as may required by the Town, including environmental assessments, geotechnical investigations, traffic impact assessments, biophysical reviews, and similar reports.

13.4.5 ARPs may be prepared for existing neighbourhoods or commercial areas as determined by Council. All ARPs shall include, among other items:

- a defined strategy for neighbourhood public participation;
- transportation, including noise attenuation requirements;
- provision of public transit service;
- the impacts on servicing infrastructure and capacities;
- provisions for recreation facilities and open space;

- architectural controls;
- proposed neighbourhood population and housing types;
- impacts of redevelopment on local schools and school population;
- the identification and protection of sustainable locally significant natural areas;
- the identification of heritage sites and resources and a strategy to deal with the heritage features; and
- a mechanism for implementing a redevelopment levy, if necessary.
- other topics deemed appropriate by the Approving Authority.

13.5 Monitoring and Review

- 13.5.1** To ensure that the MDP continues to be current and relevant, it should be reviewed at five year intervals unless changing conditions warrant a review prior to that time. Plan reviews may reflect such factors as legislative change, changes to the local development climate, the impact of new major projects, or Council philosophy.



APPENDIX

Summary Of Survey Results



In the Fall of 2009, approximately 250 residents (3.8 percent of the population) participated in the Municipal Development Plan Survey. Some key findings are as follows:

- 90% of respondents indicated that sustainability issues are important; 70% indicated that they were informed on sustainability issues;
- 88% indicated that they want to live in a community where sustainability is a top priority;
- 74% agreed that the Town is economically sustainable; 57% felt that the community to be environmentally sustainable at present;
- Approximately three quarters of all respondents (72%) agreed that the Town's parks are adequate and accessible; 67% indicated satisfaction with the amount of open space available in the community;
- 73% were satisfied with the variety of recreation opportunities available; 35% agreed that there is adequate space to teach, practice and compete;
- In terms of residential development, 73% of respondents agreed that a mix of low and high density development should be encouraged in new neighbourhoods. 79% supported the provision of a variety of house and lot sizes, and 78% supported the development of smaller lots and housing sizes in new neighbourhoods;
- 78% supported the development of higher density housing forms;
- 65% agreed that mixed use development should be encouraged at appropriate locations;
- 70% indicated support for increased residential densities in older neighbourhoods as they redevelop;
- 68% agreed that secondary suites should be encouraged; and
- 46% believed that the Town partners well with neighbouring municipalities and organizations.



**TOWN OF PEACE RIVER
BYLAW NO 1917
ANNEXATION AREA FROM COUNTY OF NORTHERN LIGHTS**

**A BYLAW OF THE TOWN OF PEACE RIVER, IN THE PROVINCE OF ALBERTA,
FOR THE PURPOSE OF AMENDING THE TOWN OF PEACE RIVER MUNICIPAL
DEVELOPMENT PLAN BYLAW NO. 1874**

WHEREAS; Pursuant to the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, Council may amend a Municipal Development Plan, and;


WHEREAS; the Council of the Town of Peace River, in the Province of Alberta, has adopted the Town of Peace River Municipal Development Plan Bylaw No. 1874, as amended, and;

WHEREAS; the Council of the Town of Peace River, in the Province of Alberta, deems it necessary to amend the Town of Peace River Municipal Development Plan Bylaw to designate the annexed lands from the County of Northern Lights permitting industrial and residential uses, as well as designating a portion of the lands as an environmentally sensitive area in the Town of Peace River, and;

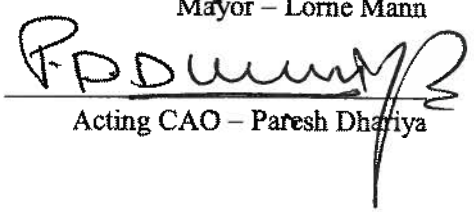
NOW THEREFORE, Pursuant to Sections 230, 606 and 692 of the Province of Alberta Municipal Government Act, the Town of Peace River Council, duly assembled, hereby enacts as follows:

1. That lands known as Part of Lot D Plan 1789TR and lands known as Part of SW 1-84-22-5 in the Town of Peace River be designated Industrial as shown in the attached Schedule "A";
2. That lands known as Part of Lot C Plan 1789TR; lands known as Part of Lot D Plan 1789TR and lands known as Part of SW 1-84-22-5 in the Town of Peace River be designated Residential as shown on the attached Schedule "A", and;
3. That lands known as Part of Lot C Plan 1789TR; lands known as Part of Lot D Plan 1789TR; lands known as Part of SW 1-84-22-5 and lands known as Lot 1 Block 1 Plan 942 3552 in the Town of Peace River be designated Environmentally Sensitive Area as shown on the attached Schedule "A", and;
4. That this bylaw shall take force and effect on the date of its' final passage.

First Reading given this 10 day of December 2012.



Mayor – Lorne Mann



Acting CAO – Paresh Dhariya

**TOWN OF PEACE RIVER
BYLAW 1917**

**A BYLAW OF THE TOWN OF PEACE RIVER, IN THE PROVINCE OF ALBERTA,
FOR THE PURPOSE OF AMENDING THE TOWN OF PEACE RIVER MUNICIPAL
DEVELOPMENT PLAN BYLAW NO. 1874**

Page 2

Second Reading given this 25 day of march 2013.



Mayor - Lorne Mann



~~Acting CAO - Paresh Dhariya~~
CAO - Kelly Bunn

Third Reading and Assent given this 25 day of march 2013.



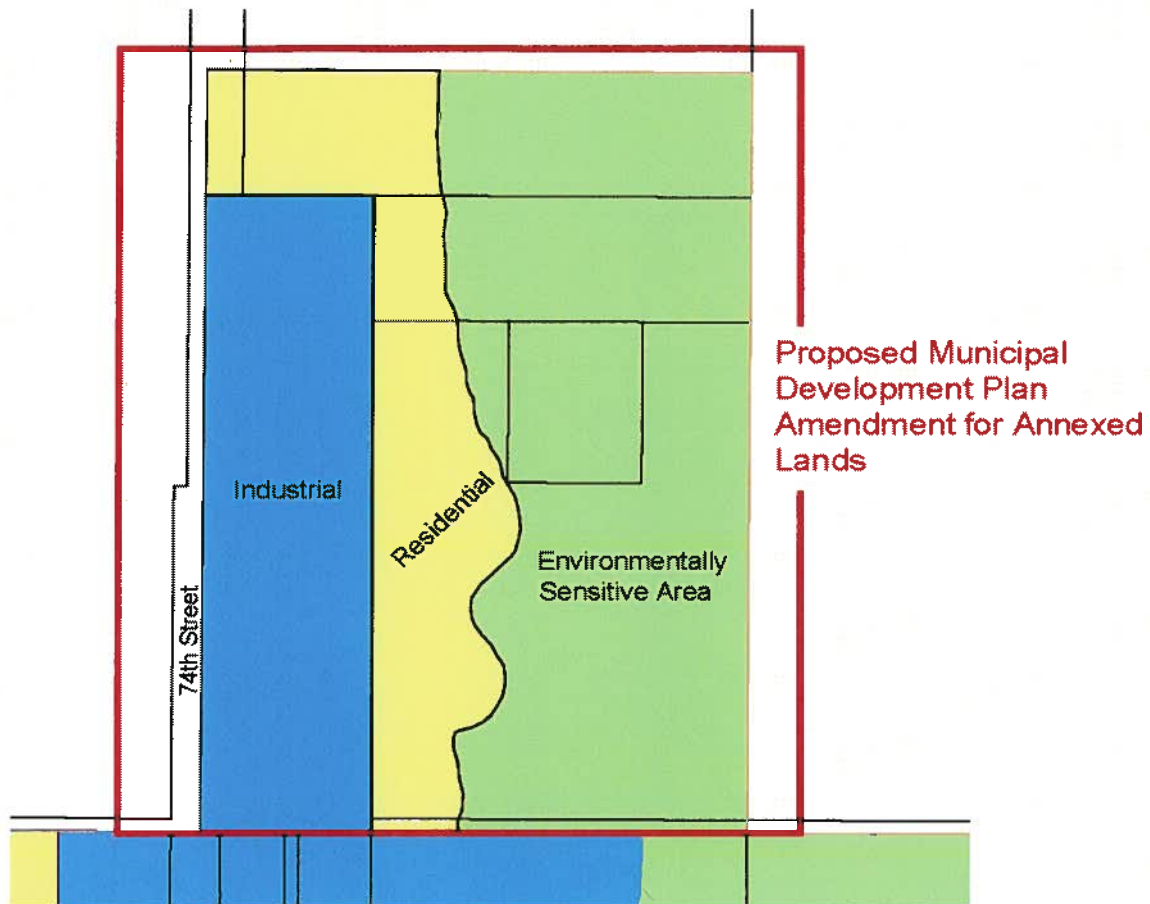
Mayor - Lorne Mann



CAO - Kelly Bunn

Bylaw No. 1917

Schedule "A": Municipal Development Plan Amendments



Legend

-  Industrial
-  Residential
-  Environmentally Sensitive Area



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**TOWN OF PEACE RIVER
BYLAW NO. 1931**

BEING A BYLAW OF THE TOWN OF PEACE RIVER IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING THE TOWN OF PEACE RIVER MUNICIPAL DEVELOPMENT PLAN NO. 1874.

WHEREAS; Pursuant to the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, Council may amend a Municipal Development Plan; and

WHEREAS; the Council of the Town of Peace River, in the Province of Alberta, has adopted the Town of Peace River Municipal Development Plan Bylaw No. 1874, as amended; and

WHEREAS; the Council of the Town of Peace River, in the Province of Alberta, deems it necessary to amend the Town of Peace River Municipal Development Plan Bylaw to revise the Environmentally Sensitive Area lands to be aligned with the Environmentally Sensitive Lands within the Zoning Overlay Schedule in the Town of Peace River Land Use Bylaw No. 1891;

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:

1. That Map 3 of the Municipal Development Plan be replaced with the attached Schedule "A", Map 3; and
2. That Schedule "A" forms a part of this bylaw; and
3. That the following clause be inserted into the bylaw as Clause (1.1):

(1.1) If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed.
and
4. That this bylaw shall come into force and have effect on the date of third and final reading.

READ a first time this 16 day of July, 2013.

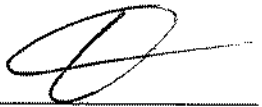
READ a second time this 12 day of August, 2013.

READ a third and final time this 12 day of August, 2013.

SIGNED by the Mayor and Chief Administrative Officer this 12 day of August, 2013.



Lorne Mann, Mayor



Kelly Bunn, CAO

