TOWN OF PEACE RIVER
BYLAW NO. 1992

BEING A BYLAW OF THE TOWN OF PEACE RIVER IN THE PROVINCE OF ALBERTA FOR TO AMEND BYLAW 1915

WHEREAS pursuant to the authority conferred by the *Municipal Government Act*, R.S.A 2000 c. M-26 and amendments thereto, and

WHEREAS Section 633 enables Council to adopt an area structure plan to provide a framework for the future subdivision and development of lands within the municipality, and

WHEREAS the Council of the Town of Peace River has adopted Bylaw No. 1915, being the Citadel Park Area Structure Plan, and

WHEREAS the Council of the Town of Peace River deems it advisable to amend the said Bylaw;

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

TITLE

1. This bylaw may be cited as the "Citadel Area Structure Plan Amendment".

SCHEDULES

2. Schedule "A" forms a part of this bylaw.

SEVERABILITY

3. If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed.

EFFECTIVE DATE

4. This bylaw shall come into force and have effect on the date of third and final reading.

READ a first time this 14 day of November, 2016.

READ a second time this 12 day of December, 20 16.

READ a third and final time this 12 day of December, 20 16.

SIGNED by the Mayor and Chief Administrative Officer this 12th day of December, 20 16.

T. Tarpey

Thomas Tarpey
Mayor

Christopher Parker

Christopher J. Parker
Chief Administrative Officer

ASP AMENDMENT

CITADEL PARK

Town of Peace River
Bylaw 1992
Schedule "A"

AREA STRUCTURE PLAN (ASP) AMENDMENT

Date: November 3, 2016

Prepared for: Citadel Park Developments Ltd.

Site: NE ¼ Section 30 Township 83 Range 21 W5M
Peace River, Alberta

TeckEra Consulting Ltd.
ENGINEERING CONSULTANTS

#90, 210 McLeod Ave
Spruce Grove, AB. T7X 2K5
(780) 948-1444

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APPENDIX A: ORIGINAL CITADEL PARK AREA STRUCTURE PLAN (BYLAW #1915)

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1. ASP AMENDMENT

1.1 BACKGROUND

An Area Structure Plan (ASP) was prepared and submitted to the Town of Peace River in December 2012. It was subsequently approved under Bylaw #1915.

In 2016, the developer reviewed the concept plan and determined that the proposed site for the low rise apartment complex would be better suited for a stormwater facility and additional green space. The proposed dry pond would not only enhance the appearance of the development with a perimeter walking trail and would also serve as a potential recreation area (ball diamond, soccer field, etc.), but would provide increased control of the runoff from the site before eventually being discharged to the Peace River.

The remainder of the proposed concept will remain the same.

This amendment is written as supplementary to the original ASP to avoid unnecessary duplication of information. Changes to the existing ASP and their corresponding sections are noted within. The original ASP prepared by Select Engineering Consultants (SEC) has been included in Appendix A.

1.2 POPULATION FORECAST

The initial ASP proposed the following (Section 1.5 Population Forecast page 3):

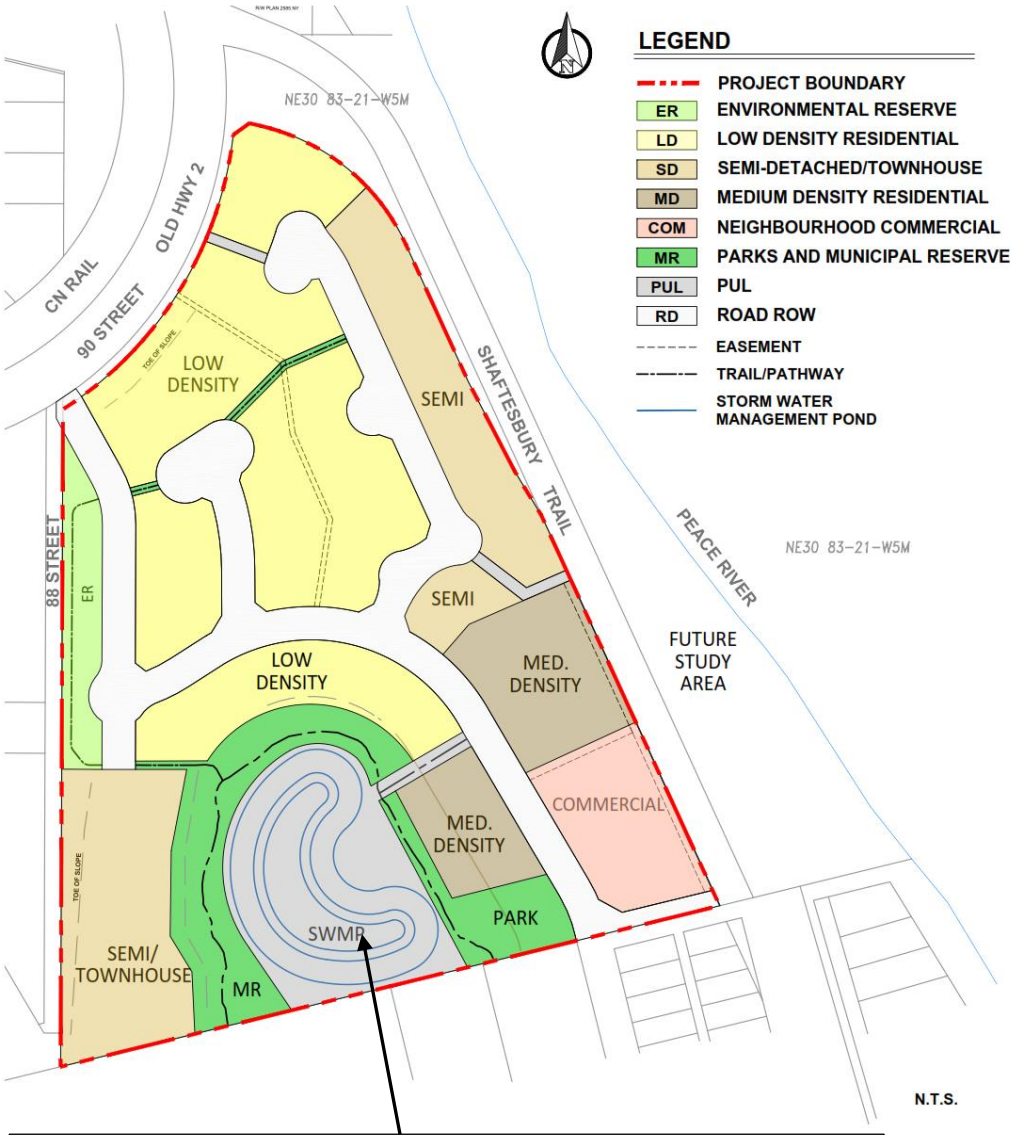
"For the purposes of forecasting the number of persons that will reside in the planning area a factor of 2.8 persons per unit has been used for single family, semi-detached and townhousing,1.8 persons per unit for medium density residential and 1.5 persons per unit for low rise apartments has been used. Medium density may also include fourplex and eight-plex units. These factors were used due to the nature and type of residential development proposed for the planning area.

Based on this population factor and the number of residential lots and multi-unit complexes to be developed in the planning area, the number of people that will reside in this part of the municipality is estimated to be 740 persons."

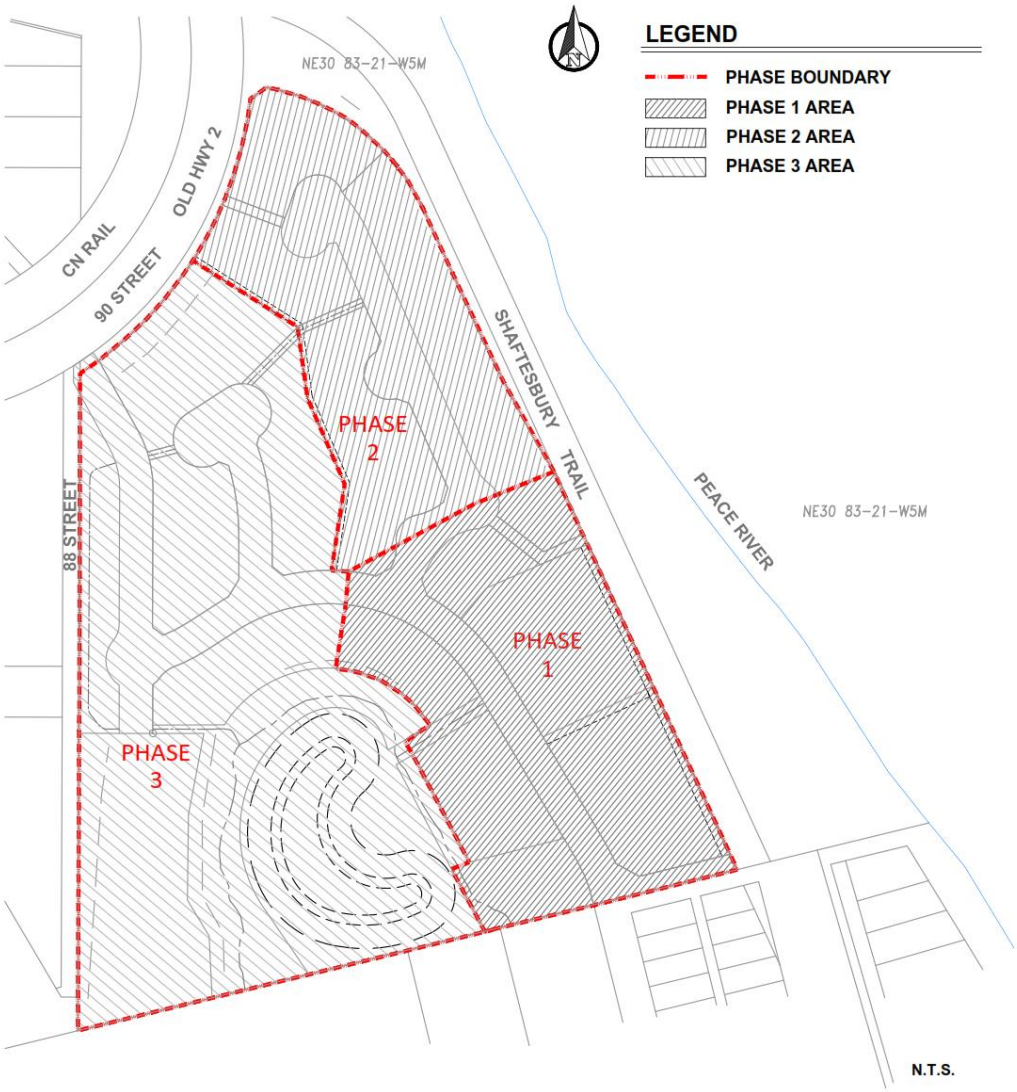
The change of the low rise apartment complex to a stormwater facility / green area reduces the overall population to the development site. Utilizing the same factors for population calculations as noted above, the revised plans will reduce the population to 517.

1.3 FUTURE LAND USE PLAN

The revised concept shown below, Figure 1, illustrates the change from a low rise apartment complex to the stormwater facility and green space. Figure 2 represents the updated development phase plan.



LAND USE CONCEPT PLAN
FIGURE 1



DEVELOPMENT PHASE PLAN
FIGURE 2

Phase 1 infrastructure will include:

- Construction of roads within area including temporary turn around
- Construction of water and sewer infrastructure
- Construction of stormwater treatment structure (i.e. stormceptor)

1.4 RESIDENTIAL SITES

Section 2.3 of the original ASP refers the Residential Sites which include the plans for a low-rise Apartment Complex. It states the following:

"Land Use within the proposed development will be governed by the existing Land Use Bylaw designation of R-VE Village Estates District. All aspects of the plan area will conform to the provisions of the R-VE designation with the exception of the proposed neighbourhood commercial site which will be the subject of a separate bylaw application.

The site has several physical characteristics that are important to the location of the various residential uses to be developed within the plan area. The topography of the site is generally split between two levels. The lower level which fronts onto Shaftesbury Trail is roughly at street grade. This is the easterly portion of the site and is proposed for a mix of uses in keeping with the village theme of the existing zoning. This plan includes a neighbourhood commercial site, two medium density sites and a low rise apartment site. One medium density site is proposed as a "convertible" site (i.e. dimensioned to allow for inclusion of a public road and fee simple ownership, or convertible to a townhouse or apartment site), and single and semi-detached residential lots. Most of the west portion of the site is an upper bench that is high enough to provide views to the downtown core and river, even from the most westerly property line. This portion of the site is proposed for single-family dwellings and a condominium site for semidetached or townhouse units. In the southernmost part of the site is an area that has been excavated as a gravel pit. This area will be filled as necessary for development of an apartment village adjacent to the ski hill and baseball field. (See Existing Contour Plan, Figure 3)."

The new proposed ASP will still include the same land use development; however, the area designated for the low-rise apartment complex will be replaced with a stormwater facility and green space. This will enhance the appearance of the development. It will include a perimeter walking trail and provide increased control of the water runoff from the site before eventually being discharged to the Peace River.

1.5 POPULATION PROJECTION CHANGES

Referring to the original ASP, Table 1 (Section 2.3 on page 9): Land Use and Population Statistics, the population for the development was estimated at 740 (see table below).

Table 1 - Land Use and Population Statistics (Original ASP)

	Area (ha)	% of GA
Gross Area	16.86	100.00%
Environmental Reserve	0.00	
Direct Control Site	2.97	
Gross Developable Area	13.89	100.00%
Parks / Municpal Reserve	1.39	10.0%
Public Utility Lot / Walkway	0.08	0.6%
Circulation	2.43	17.5%
Commercial	0.66	4.8%
TOTAL Non-Residential Area	4.56	32.8%
Net Residential Area (NRA)	9.33	67.2%

Note: Gross Area in this ASP differs from the Land Titled Area. These are based on a cadastral drawing and final areas will be confirmed by boundary survey and plan registration.

RESIDENTIAL LAND USE AREA UNIT & POPULATION COUNT**

Land Use	Area (ha)	Units/ha	Units	People/ Units	Pop.	% of Pop
Single Detached Residential	4.19	18	75	2.80	210.00	28.4%
Semi-Detached / Row Housing	2.46	30	73	2.80	204.00	27.6%
Medium Density Housing	1.30	60	78	1.80	140.00	18.9%
Low-rise (3.5 Storey)	1.38	90	124	1.50	186.00	25.1%
Total Residential	9.33		350		740	100.0%

With the proposed removal of the apartment complex, the revised population estimate is 517. This is a reduction of 223 people. The table below highlights the revised areas and corresponding population calculations:

Table 1 - Land Use and Population Statistics (REVISED)

	Area (ha)	% of GA
Total Area (ha)	13.91	
Total ER (ha)	0.42	
Gross Developable Area (ha)	13.49	100%
Parks / Municpal Reserve	1.36	10%
Public Utility Lot / Walkway	1.62	12%
Road Row	2.42	18%
Commercial	0.70	5%
TOTAL Non-Residential Area	6.10	45%
Net Residential Area (NRA)	7.39	55%

Note: Gross Area in this ASP differs from the Land Titled Area. These are based on a cadastral drawing and final areas will be confirmed by boundary survey and plan registration.

RESIDENTIAL LAND USE AREA UNIT & POPULATION COUNT**

Land Use	**Area (ha)**	**Units/ha**	**Units**	**People/ Units**	**Pop.**	**% of Pop**
Single Detached Residential	3.88	18	69.8	2.80	195	37.7%
Semi-Detached / Row Housing	2.34	30	70.2	2.80	196	37.9%
Medium Density Housing	1.17	60	70.2	1.80	126	24.4%
Total Residential	**7.39**		**210**		**517**	**100.0%**

1.6 COMMERCIAL SITE

Section 2.4 of the original ASP indicated the following:

"The R-VE designation provided for a very limited scope of commercial use. This may not serve the needs of the neighborhood in its entirety. This plan proposes adoption of the C-2 Highway Commercial District as the appropriate zoning for the proposed commercial site to provide a wider range of uses on site."

The proposed amendment to the ASP will include the following change to the Commercial site to include the Town's preference:

The proposed C-2 Highway Commercial District zoning will be amended to a C-N Neighborhood Commercial District to better serve the proposed residential development.

1.7 STORMWATER MANAGEMENT

The initial plans for stormwater management facility indicate the following:

"Storm water management system will be designed according to Alberta Environment's predevelopment and post development storm water flow policy for new developments and will adhere to the Town of Peace River storm water standards and specifications. A conceptual storm water management plan indicated a preliminary storm water pond volume of 3200 cubic meters. The storm water retention pond shall be designated as a public utility lot at the time of registration of the subdivision for the planning area. However a preliminary discussion with Alberta Environment indicated that upon review of the submission of the storm water management report Alberta Environment may consider just the storm water quality rather than storm water quantity, since the Peace River has the capacity to receive the storm water volume from the development site. This would considerably reduce the size of storm water pond as a siltation pond only would be required. In this case the main concern would be the erosion control for the storm water runoff down the escarpment to the river. This can easily be accommodated with several different design solutions dealing with erosion control, such as a drop manhole structure to reduce the velocity of the storm water runoff.

Details of the stormwater management system will be confirmed through the subdivision and detailed design stage."

As per the original ASP (Section 2.9), the stormwater system will be designed in accordance with Alberta Environment Regulations and as per the Town of Peace River's design and construction guidelines.

A stormwater management plan will be prepared during preliminary design that will outline the specific criteria required for the stormwater features. A stormwater treatment / control structure will be installed to accommodate the initial two phases of development complete with an outfall structure to the Peace River. The treatment / control structure would be designed to provide removal of sedimentation as per the guidelines (i.e. 85% TSS removal).

The stormwater pond is proposed for phase three of the development. This will provide further stormwater control and serve as an amenity feature for the area with a perimeter walkway and recreational opportunities (i.e. ball diamond, soccer field, etc.)

Appendix A

CITADEL PARK ASP
(Bylaw #1915)

CITADEL PARK
AREA STRUCTURE PLAN
AMENDMENT

Prepared for: Citadel Park Developments Ltd.
Presented by: Select Engineering Consultants Ltd.
Date: December 7, 2012
RPT-1-83-09001-8.0-CitadelParkASP-121001.docx

Disclaimer

The attached Report has been prepared by Select Engineering Consultants Ltd. on behalf of the Client in accordance with the agreement between Select Engineering Consultants Ltd. and Client for the services described in the Report (the "Agreement"), and is subject to the budgetary, time and other constraints and limitations set forth in the Agreement.

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1.0 Background Information

1.1 Purpose of the Plan

In 2005 the Town of Peace River updated the land use bylaw to refocus future development to meet the changing needs of the community. Included in these changes was the creation of Residential Village Estate (R-VE) zoning designation for the major portion of the planning area. The existing RV Park has been zoned community (COM).

The purpose of the *Citadel Park Area Structure Plan* was to establish a framework for the future planning of this part of the municipality.

The *Area Structure Plan* will take into consideration the location of the ski hill, proximity to the river valley, transportation issues, and topography of the site itself, in addition to residential and commercial land uses around the proposed planning area.

1.2 Planning Area

The planning area is located in the Town of Peace River and is legally known as all that portion of fractional northeast quarter Section 30, Township 83, Range 21, West of the 5th Meridian which lies to the west of the left bank of the Peace River and south and east of the Northern Alberta Railway as shown on Site Location Plan. (See Figure 1) The development site contains 16.86 hectares (41.66 acres) of land. The east area requires further study in order to determine its ultimate use. This plan proposes that a portion of this area would be utilized to assist in controlling storm runoff from the developed area west of Shaftsbury Trail. This concept has been reviewed by Alberta Environment and deemed workable, subject to detailed engineering drawings and authorization under the Water Act and the Environmental Protection and Enhancement Act.

The planning area has a number of features that will influence its future planning and development including the following:

- Location in relation to 90 Street;
- Location in relation to Shaftsbury Trail Hwy 684;
- Scenic views;
- Topography; and
- Existing site remediation requirements.

These features provide opportunities for the creation of a mixed residential neighborhood based on a multi-use concept.

In terms of its existing land uses the planning area is comprised of an abandoned gravel pit and a RV trailer park. There is also a single family dwelling on the northwestern corner of the site.

1.3 Municipal Government Act

Section 633 of the Municipal Government Act allows a municipal council to adopt an area structure plan by bylaw.

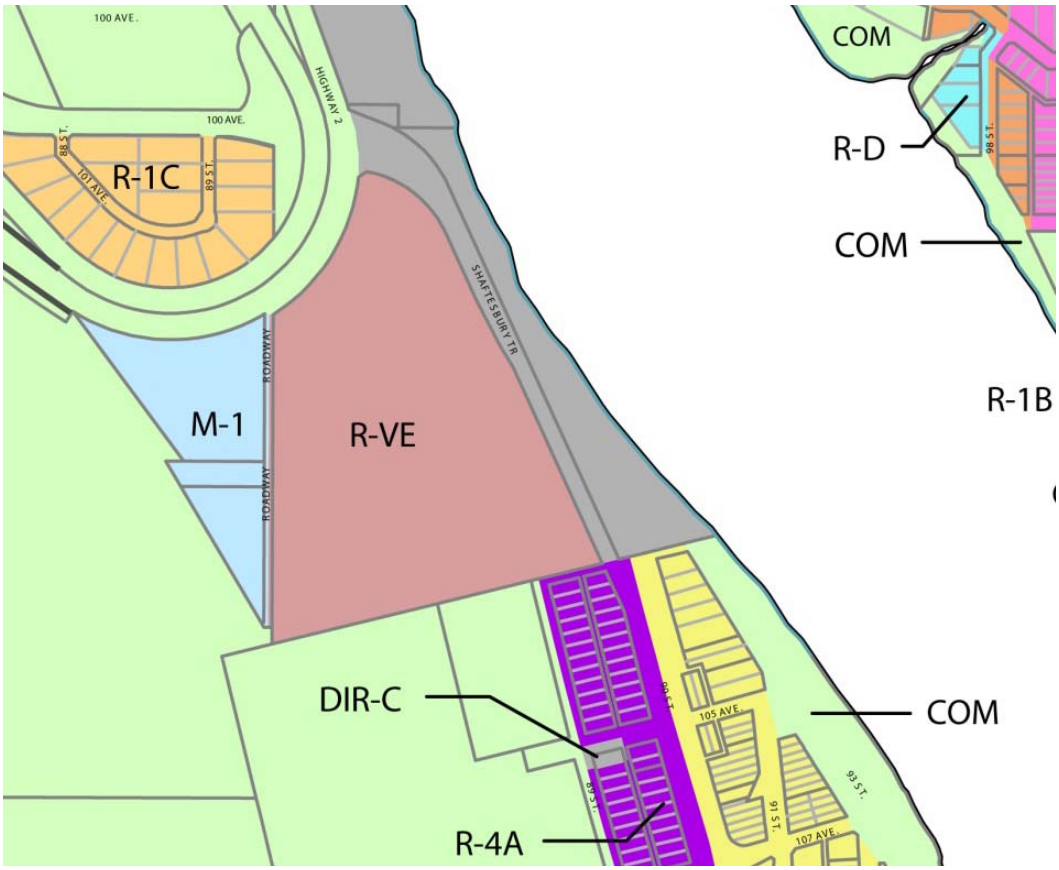
The purpose of an area structure plan is to provide a framework for the subsequent subdivision and development of an area of land.

Under the provisions of the Municipal Government Act, an area structure plan must describe:

- The sequence of development proposed for the area;
- The land uses proposed for the area, either generally or with respect to specific parts of the area;
- The density of population proposed for the area either generally or with respect to specific parts of the area; and
- The general location of major transportation routes and public utilities.

An area structure plan may also contain any other matters that the municipal council considers necessary.

The Citadel Park Area Structure Plan has been prepared in accordance with the spirit and intent of the Municipal Government Act.



1.4 Municipal Development Plan

The Town of Peace River Municipal Development Plan identifies the planning area as a location for future residential development. In keeping with this direction, the Town has identified the majority of the site in the Land Use Bylaw as R-VE, Village Estates District. Development under this designation will take the form of residential uses along with some ancillary commercial applications.

1.5 Population Forecast

For the purposes of forecasting the number of persons that will reside in the planning area a factor of 2.8 persons per unit has been used for single family, semi-detached and townhousing, 1.8 persons per unit for medium density residential and 1.5 persons per unit for low rise apartments has been used. Medium density may also include fourplex and eight-plex units.

These factors were used due to the nature and type of residential development proposed for the planning area.

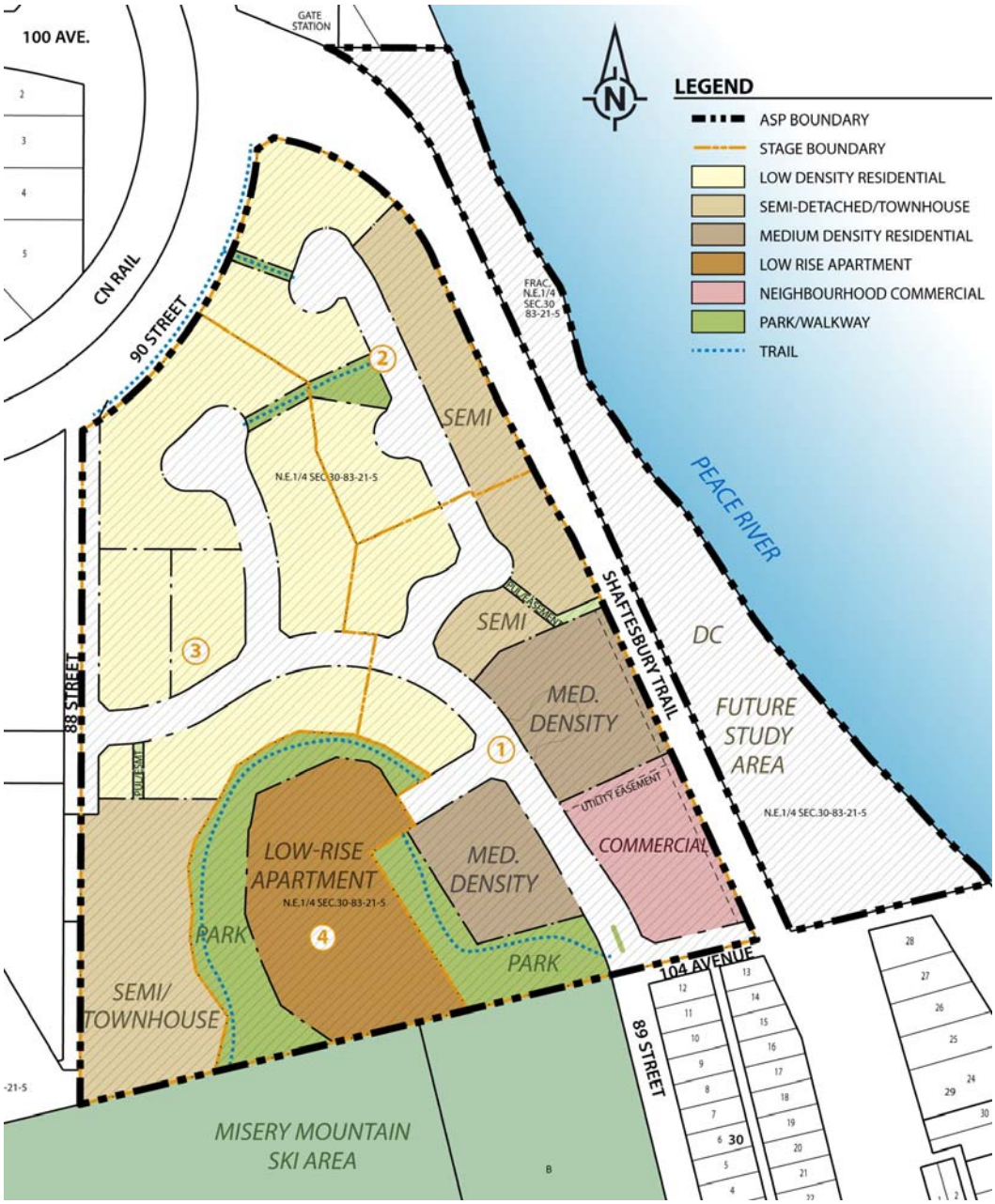
Based on this population factor and the number of residential lots and multi-unit complexes to be developed in the planning area, the number of people that will reside in this part of the municipality is estimated to be 740 persons.

2.0 Future Land Use Plan

2.1 Introduction

This section of the Citadel Park Area Structure Plan outlines the future land use plan for the planning area, as well as its transportation and municipal servicing systems.

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



2.2 Goals

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

- To establish a land use pattern that will complement the characteristics and natural features of the planning area;
- To utilize the exposure to Hwy 684 Shaftesbury Trail for access to the lower residential area and 88th Street for access to the upper residential area while protecting the integrity of the highway system;
- To develop a residential area that will add to the diversity of housing accommodation in the Town of Peace River;
- To integrate the proposed road system for the planning area with the Town of Peace River's overall transportation system;
- To provide for an orderly phased development and servicing plan;
- To provide an integrated landscape plan emphasizing green spaces and focusing on an interconnected pedestrian trail system.
- To construct an appropriate landscaped and/or fenced buffer for the new community between adjacent commercial land use to the south of 90th Street and to the west of Shaftsbury Trail and to the north along 88th Street.
- To promote adequate architectural guidelines in order to protect the high quality and consistency of the development.
- To consider the Municipal Development Plan as it relates to the surrounding community recreation area.

These goals will provide direction to the processes used to implement this Area Structure Plan.

2.3 Residential Sites

Land Use within the proposed development will be governed by the existing Land Use Bylaw designation of R-VE Village Estates District. All aspects of the plan area will conform to the provisions of the R-VE designation with the exception of the proposed neighbourhood commercial site which will be the subject of a separate bylaw application.

The site has several physical characteristics that are important to the location of the various residential uses to be developed within the plan area. The topography of the site is generally split between two levels. The lower level which fronts onto Shaftesbury Trail is roughly at street grade. This is the easterly portion of the site and is proposed for a mix of uses in keeping with the village theme of the existing zoning. This plan includes a neighbourhood commercial site, two medium density sites and a low rise apartment site. One medium density site is proposed as a "convertible" site (i.e. dimensioned to allow for inclusion of a public road and fee simple ownership, or convertible to a townhouse or apartment site), and single and semi-detached residential lots. Most of the west portion of the site is an upper bench that is high enough to provide views to the downtown core and river, even from the most westerly property line. This portion of the site is proposed for single-family dwellings and a condominium site for semi-detached or townhouse units. In the southernmost part of the site is an area that has been

excavated as a gravel pit. This area will be filled as necessary for development of an apartment village adjacent to the ski hill and baseball field. (See Existing Contour Plan, Figure 3)

In the absence of prescribed densities within the R-VE designation, we propose the following densities to govern development of the residential portions of the land:

Table 1 - Land Use and Population Statistics

	Area (ha)	% of GA
GROSS AREA	**16.86**	**100.0%**
Environmental Reserve	0.00	
Direct Control Site	2.97	
GROSS DEVELOPABLE AREA	**13.89**	**100.0%**
Parks / Municipal Reserve	1.39	10.0%
Public Utility Lot / Walkway	0.08	0.6%
Circulation	2.43	17.5%
Commercial	0.66	4.7%
TOTAL Non-Residential Area	**4.56**	**32.8%**
Net Residential Area (NRA)	**9.33**	**67.2%**

Note: Gross Area in this ASP differs from the Land Titled Area. These areas are based on a cadastral drawing and final areas will be confirmed by boundary survey and plan registration.

RESIDENTIAL LAND USE AREA, UNIT & POPULATION COUNT**

Land Use	Area (ha)	Units/ha	Units	People/ Unit	Pop.	% of Pop
Single Detached Residential	4.19	18	75	2.80	210	28.4%
Semi-Detached / Row Housing	2.46	30	73	2.80	204	27.6%
Medium Density Housing	1.30	60	78	1.80	140	18.9%
Low-rise(3.5 Storey)	1.38	90	124	1.50	186	25.1%
Total Residential	**9.33**		**350**		**740**	**100.0%**

2.4 Commercial Site

The R-VE designation provided for a very limited scope of commercial use. This may not serve the needs of the neighborhood in its entirety. This plan proposes adoption of the C-2 Highway Commercial District as the appropriate zoning for the proposed commercial site to provide a wider range of uses on site.

2.5 Lands East of Shaftsbury Trail

The lands east of Shaftsbury Trail included within the boundary of this Area Structure Plan are also presently included within an approved DC. Because issues related to stormwater/Alberta Environment approvals and geotechnical investigation will ultimately determine the highest and best use for these lands we have identified this area as a "Special Study Area in this Area Structure Plan."

2.6 Transportation

The following policies will apply to the development of the transportation system for the planning areas:

- The planning area's road system will be developed in accordance with the Conceptual Plan and subdivision standards as approved by the Town of Peace River.
- The area is intended to be a controlled access development in order to enhance security and reduce traffic volumes.
- 88th Street will provide access to the upper residential area. The plan includes an internal roadway connection with the developed area immediately south, including the ski hill.
- Permits must be obtained from Alberta Transportation prior to construction of any development within the Citadel Park lands.
- The developer shall provide Alberta Transportation with an acceptable Traffic Impact Assessment addressing:
  - The intersection of 90th Street and Highway 684;
  - The intersection of 104th Avenue and Highway 684;
  - The intersection of 88th Street and 90th Street; and
  - The removal of the two existing highway accesses between 90th Street and 104th Avenue.

  The municipality will cause all local road improvements recommended by the final accepted transportation impact assessment to be constructed prior to development of the proposed lots at no cost to the department.

The draft plan has been completed and included in this submission to the Town of Peace River.

2.7 Municipal Services and Utilities

The following policies will apply to the provision of municipal services and utilities for the planning area. See Figure 7 for a conceptual deep utility layout for the development site.

- The municipal water distribution system, sewage collection system and applicable utilities will serve the planning area.
- Details of the stormwater management system will be confirmed through the subdivision and detailed design stage.
- A suitable storm drainage system, including the construction of a storm sediment control pond, prior to discharging into the Peace River will be developed for the planning area.
- The grading and/or re-grading of property within the planning area shall be completed in such a manner that steps are taken to ensure runoff from the developed area is similar to the pre-development condition and that it does not cause erosion and/or flooding to surrounding properties.
- Where required, easements shall be provided for all municipal underground infrastructures and shallow underground utilities.

- Utility lines (cablevision, power and telephone) will be located underground in the planning area.
- Internal roads shall be constructed in accordance with the Town of Peace River's subdivision engineering standards.

2.8 Signs

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

- Temporary signage shall be permitted onsite to adequately promote the development.
- All permanent signs shall be developed, located and erected in accordance with the provisions of the Town of Peace River Land Use Bylaw.
- Permits will be obtained from Alberta Transportation for the erection of any temporary or permanent signs

2.9 Storm Water Management

Storm water management system will be designed according to Alberta Environment's pre-development and post development storm water flow policy for new developments and will adhere to the Town of Peace River storm water standards and specifications. A conceptual storm water management plan indicated a preliminary storm water pond volume of 3200 cubic meters. The storm water retention pond shall be designated as a public utility lot at the time of registration of the subdivision for the planning area. However a preliminary discussion with Alberta Environment indicated that upon review of the submission of the storm water management report Alberta Environment may consider just the storm water quality rather than storm water quantity, since the Peace River has the capacity to receive the storm water volume from the development site. This would considerably reduce the size of storm water pond as a siltation pond only would be required. In this case the main concern would be the erosion control for the storm water runoff down the escarpment to the river. This can easily be accommodated with several different design solutions dealing with erosion control, such as a drop manhole structure to reduce the velocity of the storm water runoff.

Details of the stormwater management system will be confirmed through the subdivision and detailed design stage.

2.10 Phasing of Development

The project is intended to be developed in stages as indicated on the Land Use Plan. The staging plan has been developed taking in account public access, servicing considerations and anticipated market demand. The ultimate staging will be determined by the developer and the Town of Peace River based on market demand for additional housing units.

3.0 Implementation of the Plan

3.1 Municipal Development Plan

The plan area will be developed in accordance with the Town of Peace River's Municipal Development Plan – Schedule "A" Future Land Use Plan which designates the site as Residential/Institutional/Community/Recreational. The Municipal Development Plan does not require any changes for implementation of the Citadel Park Area Structure Plan.

3.2 Peace River Inter-Municipal Development Plan (IDP)

The proposed Citadel Park development supports Peace River's Inter-Municipal Development Plan, *Realizing Opportunities by Working Together in the Peace River Area.* The Citadel Park Area Structure is in alignment with and implements the policies of the Town of Peace River Inter-Municipal Development Plan, specifically Sections 3. a., 4. a., 6. a. of the "Land Use" Policies on pages 6 & 7 (p. 16-18 in PDF) and Section 2 of the "Transportation Systems" policies on p. 9 (p. 21-23 in PDF). The Citadel Park ASP will work with the Town in adhering to the "Natural Environment" policies on p. 8 (p. 20 in PDF). The Citadel Park ASP has been circulated to surrounding municipalities and has, therefore, fulfilled the requirement of the "Referral System" within the Inter-Municipal Development Plan, p. 14-16. (p. 31-33 in PDF).

3.3 Land Use Bylaw

The Town of Peace River Land Use Bylaw will be the primary method of implementing the provisions of the Citadel Park Area Structure Plan. In the Town of Peace River Land Use Bylaw, most of the plan area is designated as "R-VE". A small portion is zoned "COM", and a portion below the bank close to the river is in a "Direct Control" district. To implement the plan as proposed, re-zoning would need to be applied for on the current COM lands to re-designate this land to R-VE. The COM designation is in place to accommodate the present RV Park that has historically been operating on the site. As well, the commercial lot that is proposed in the plan area will require re-zoning to allow for a greater variety of uses than those allowed under the present R-VE designation. The Direct Control, zoning on the waterfront lands will allow for consultation with the Administration and Town Council on a direction for this portion of the site. This is due primarily to the rather sensitive environmental nature of the waterfront land and potential flooding issues.

3.4 Municipal Reserves

Municipal reserves shall be designated in accordance with the Future Land Use Plan contained within this Citadel Park Area Structure Plan.

The municipal reserves may be developed as part of a trail system or may include the development of a park/playground area.

3.5 Phasing of Development

Phasing of the development will be generally in accordance with the Citadel Park Appendix A - Concept/Staging Plan, but will ultimately be determined by the developer based on the market demand and servicing considerations.

3.6 Development Agreement

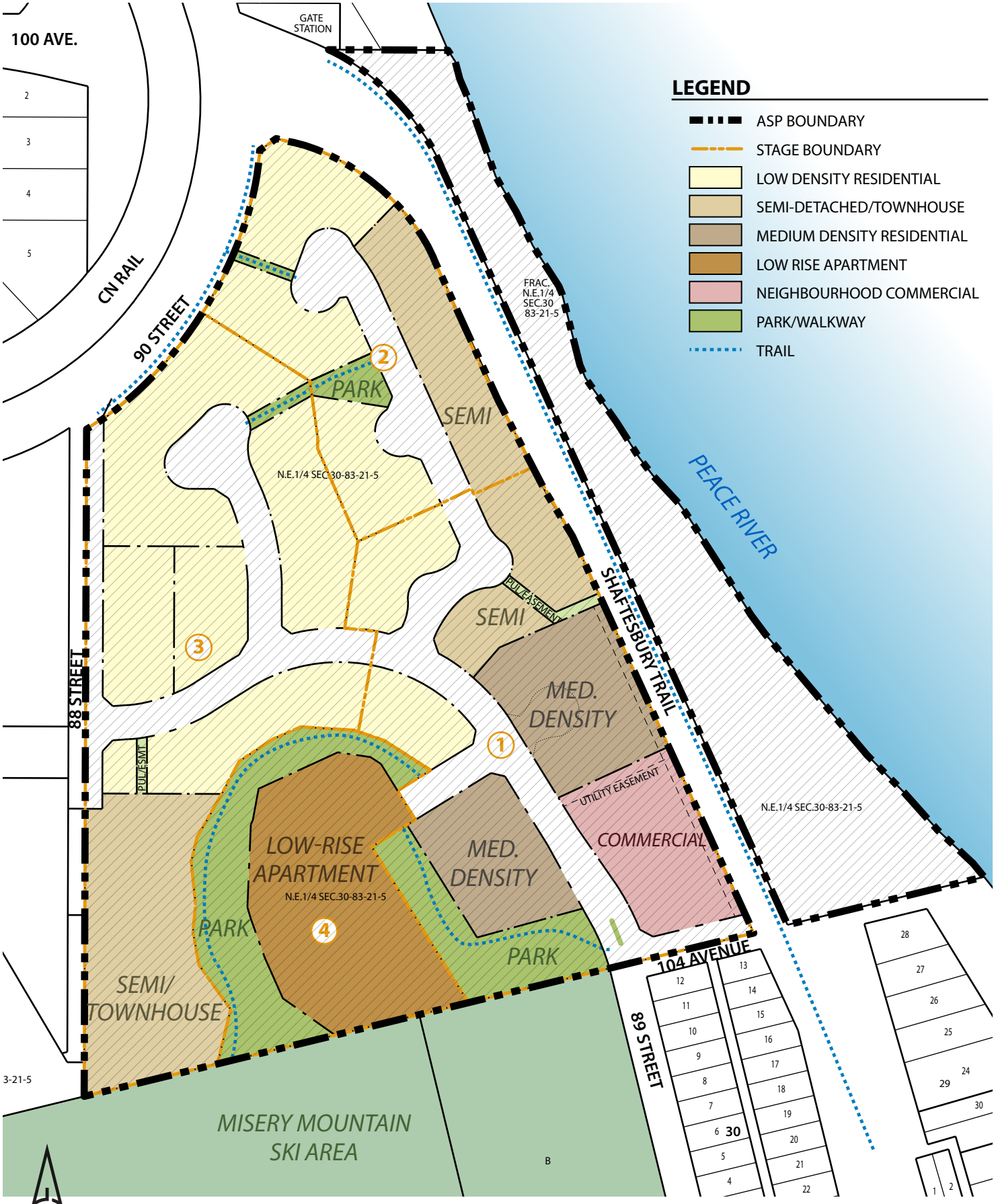
The developer of the planning area shall enter into a development agreement with the Town of Peace River for the provision of municipal services and utilities, including pavement, storm sewers, lighting, curbs and gutters.

The development agreement shall be a condition of approval for the subdivision and/or development of the planning area.

The Town of Peace River may place a caveat on the Certificate of Title regarding the development agreement.

APPENDIX A

Concept and Staging Plan



CONCEPTUAL PLAN

scale 1:3,000

0 30 60 m

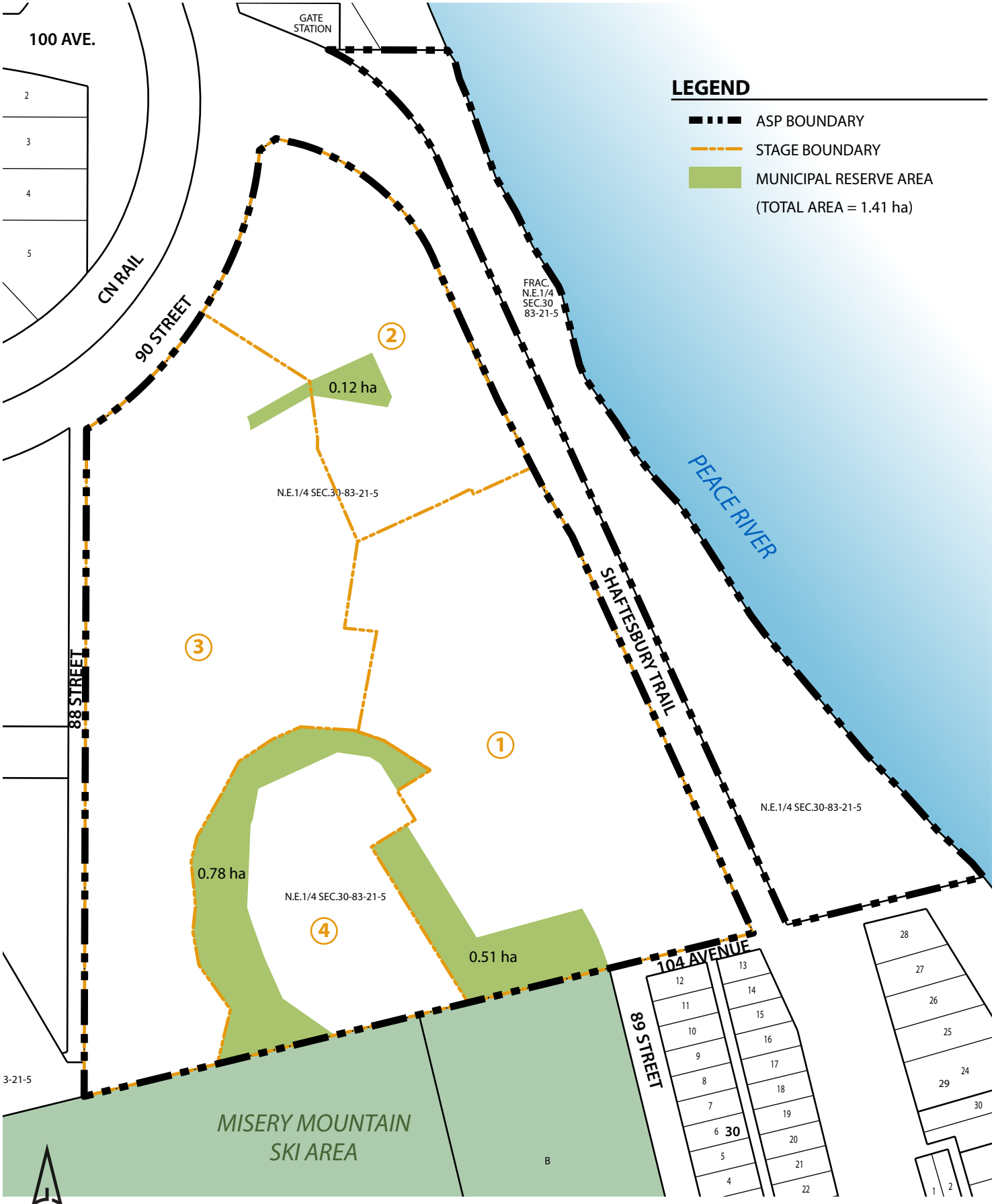
CITADEL PARK
Town of Peace River

36-10005_05_PRF008.AI
September 25,2012

APPENDIX A

APPENDIX B

Conceptual MR Land Allocation



CONCEPTUAL MR LAND ALLOCATION

scale 1:3,000

0 30 60 m

CITADEL PARK
Town of Peace River

36-10005_05_PRF008.AI
September 25,2012

APPENDIX B

APPENDIX C

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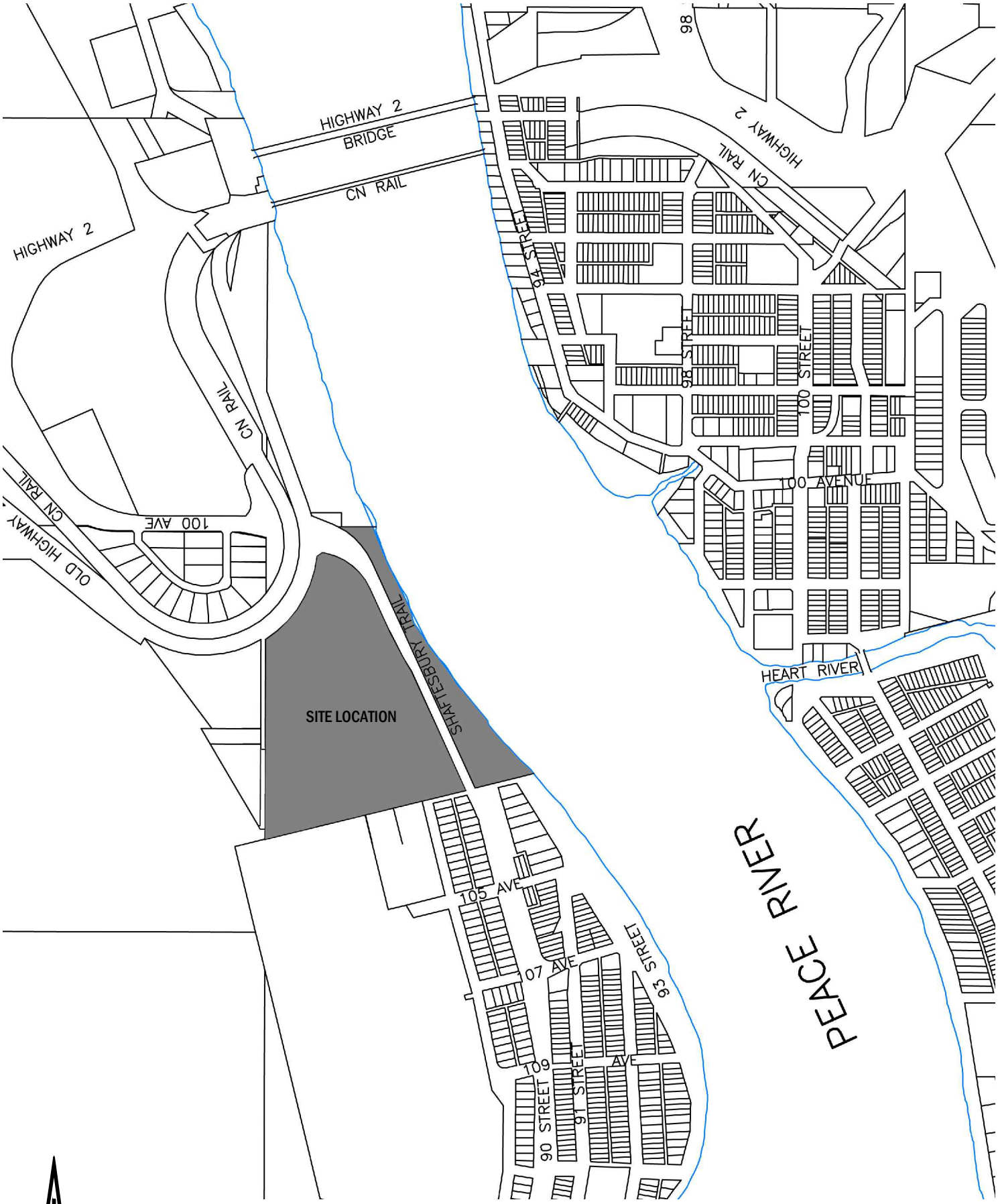
Figure 3: Site Contour Plan
Figure 4: Site Contour Plan with Air Photo
Figure 5: Zoning Plan
Figure 6: Existing Utility Plan
Figure 7: Proposed Utility Plan
Figure 8: Conceptual Trails and Parks Plan



LOCATION PLAN

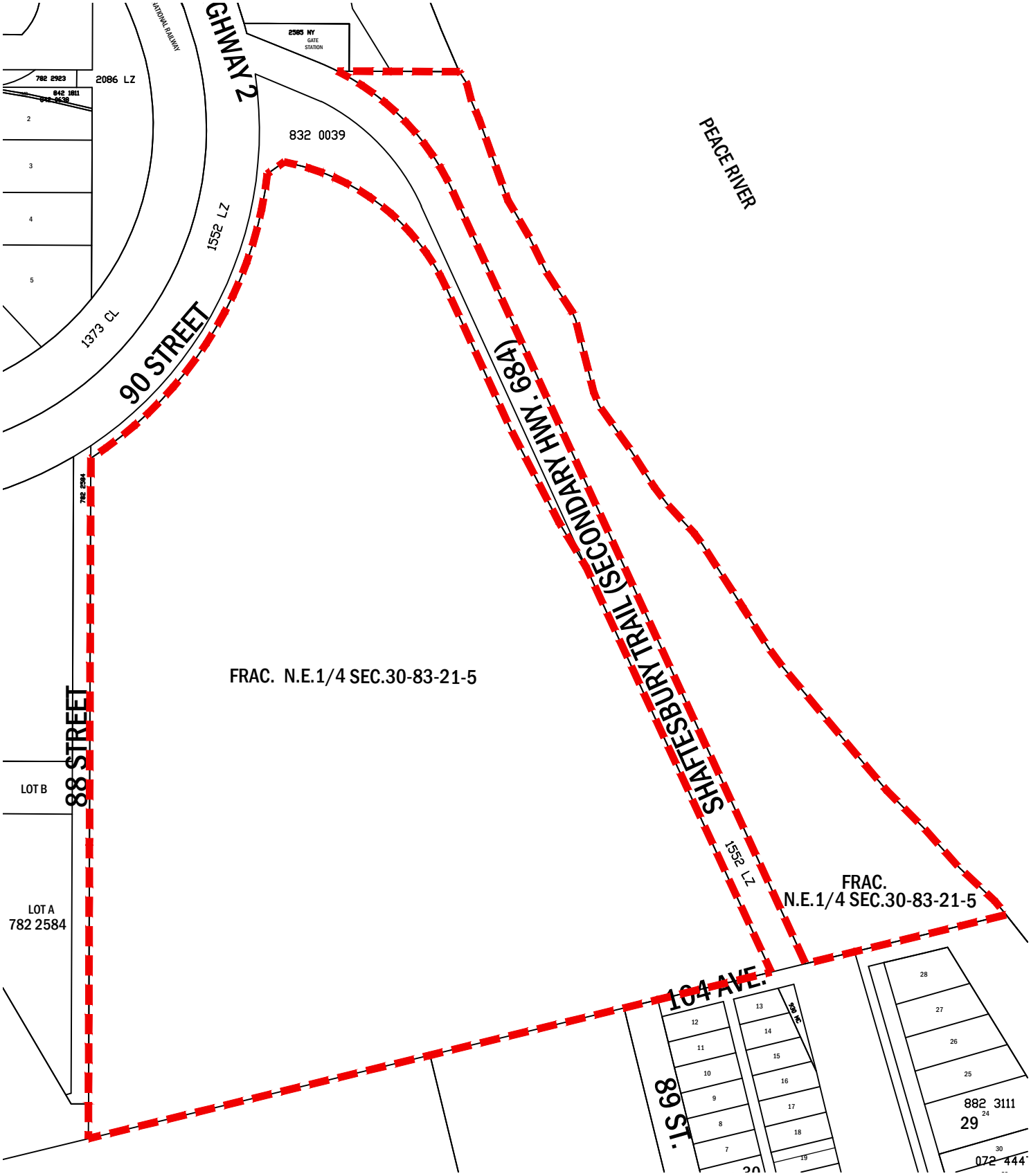
scale 1:10,000

0 100 200 m

CITADEL PARK ASP
Town of Peace River

83-12002_01_PRF001.DWG
Jcalder December 7, 2012

FIGURE 1



LEGEND

ASP BOUNDARY

LEGAL PLAN

scale 1:3000

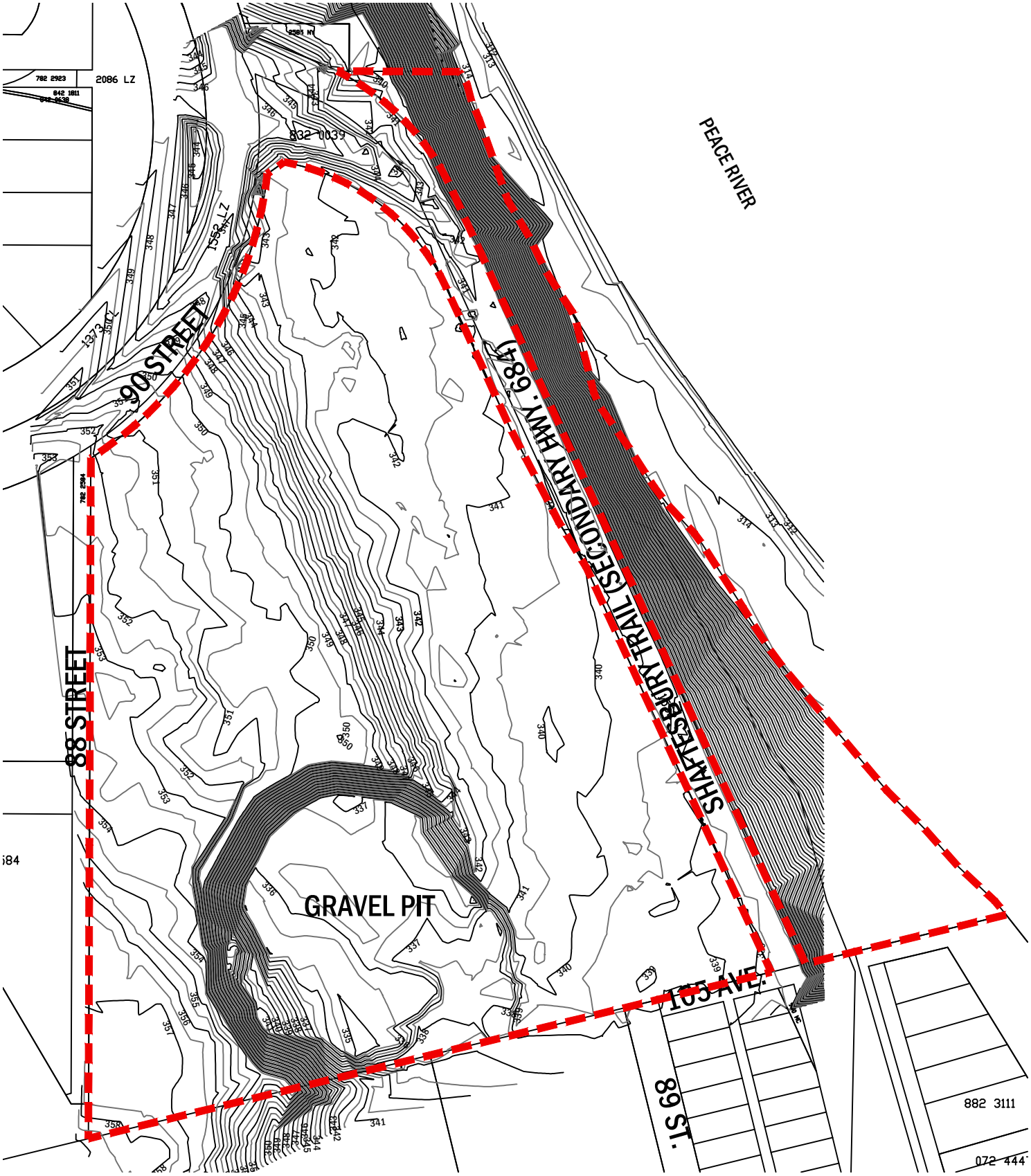
0 30 60 m

CITADEL PARK ASP

Town of Peace River

83-12002_01_PRF002.DWG
Jcalder December 7, 2012

FIGURE 2



SITE CONTOUR PLAN

scale 1:3000

0 30 60 m

LEGEND

ASP BOUNDARY

343 ELEVATION

CITADEL PARK ASP
Town of Peace River

83-12002_01_PRF003.DWG
Jcalder December 7, 2012

FIGURE 3

N

SITE CONTOUR PLAN WITH AIR PHOTO

sec

0 30 60 m

scale 1:3000

LEGEND

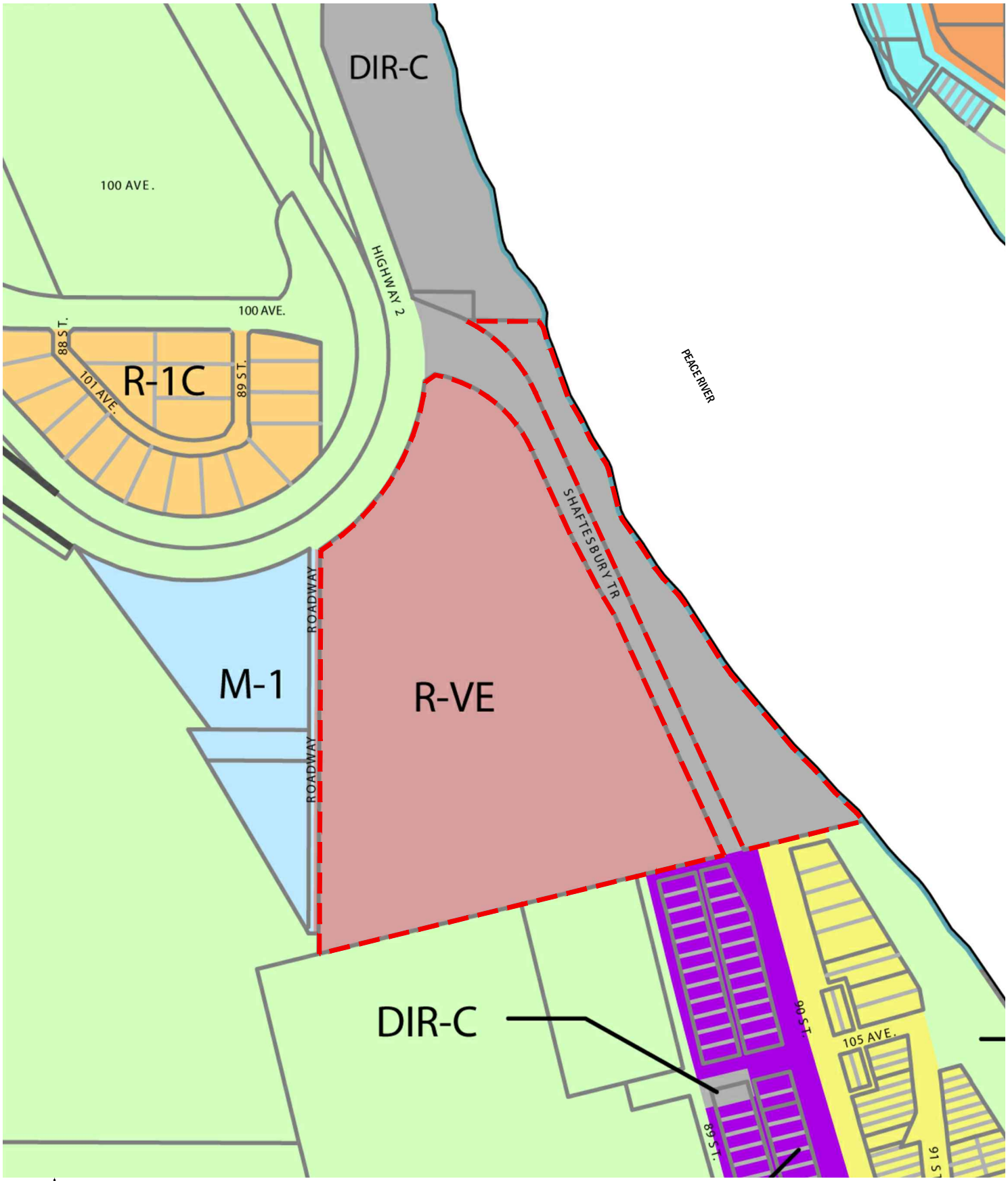
ASP BOUNDARY

CITADEL PARK ASP

Town of Peace River

83-12002_01_PRF004.DWG
Jcalder December 7, 2012

FIGURE 4



LEGEND

ASP BOUNDARY

ZONING PLAN

scale 1:5000

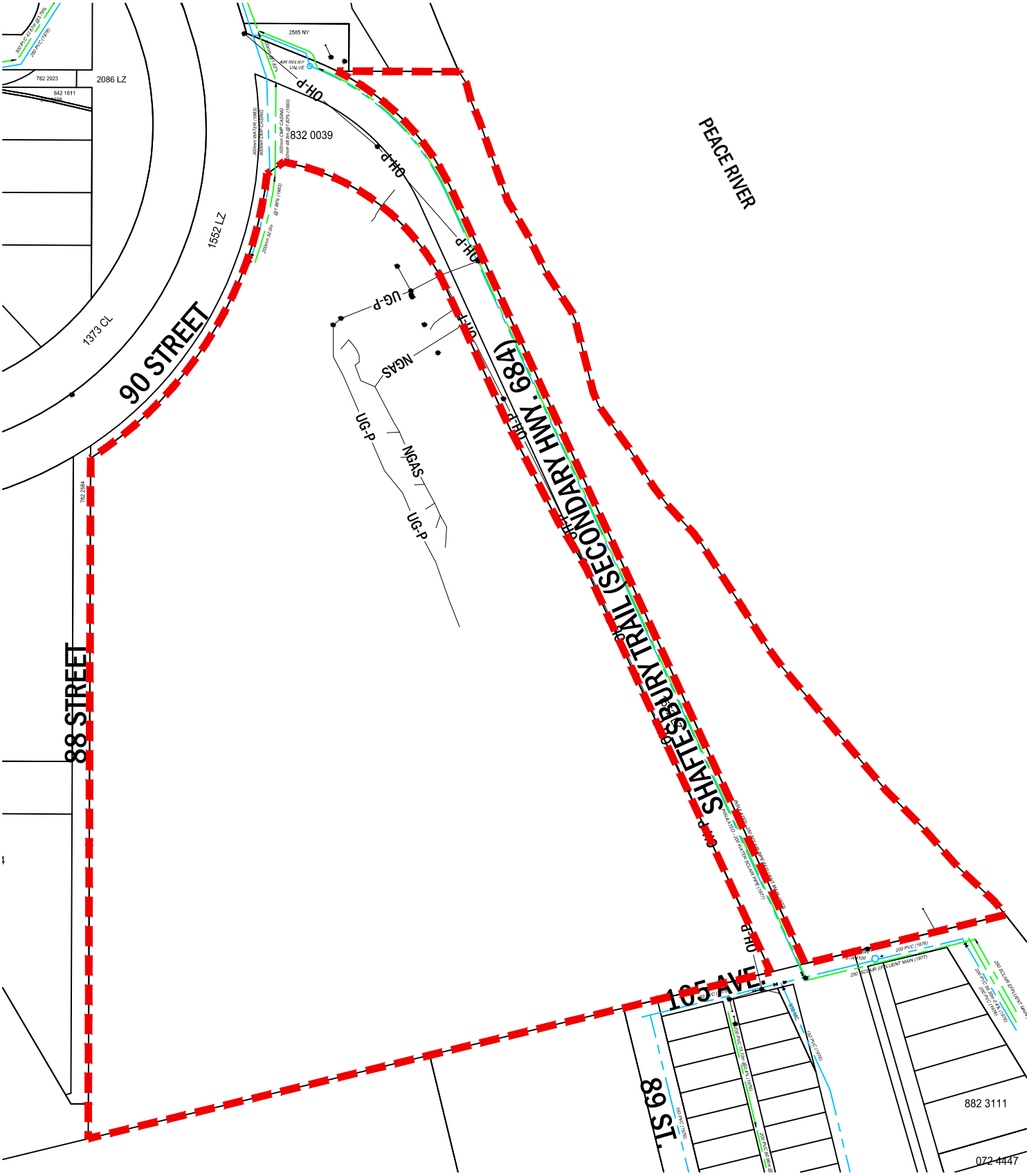
0 50 100 m

CITADEL PARK ASP

Town of Peace River

83-12002_01_PRF005.DWG
Jcalder December 7, 2012

FIGURE 5



EXISTING UTILITY PLAN

LEGEND

- ASP BOUNDARY
- UG-P — POWER
- NGAS — GAS
- SANITARY
- WATER

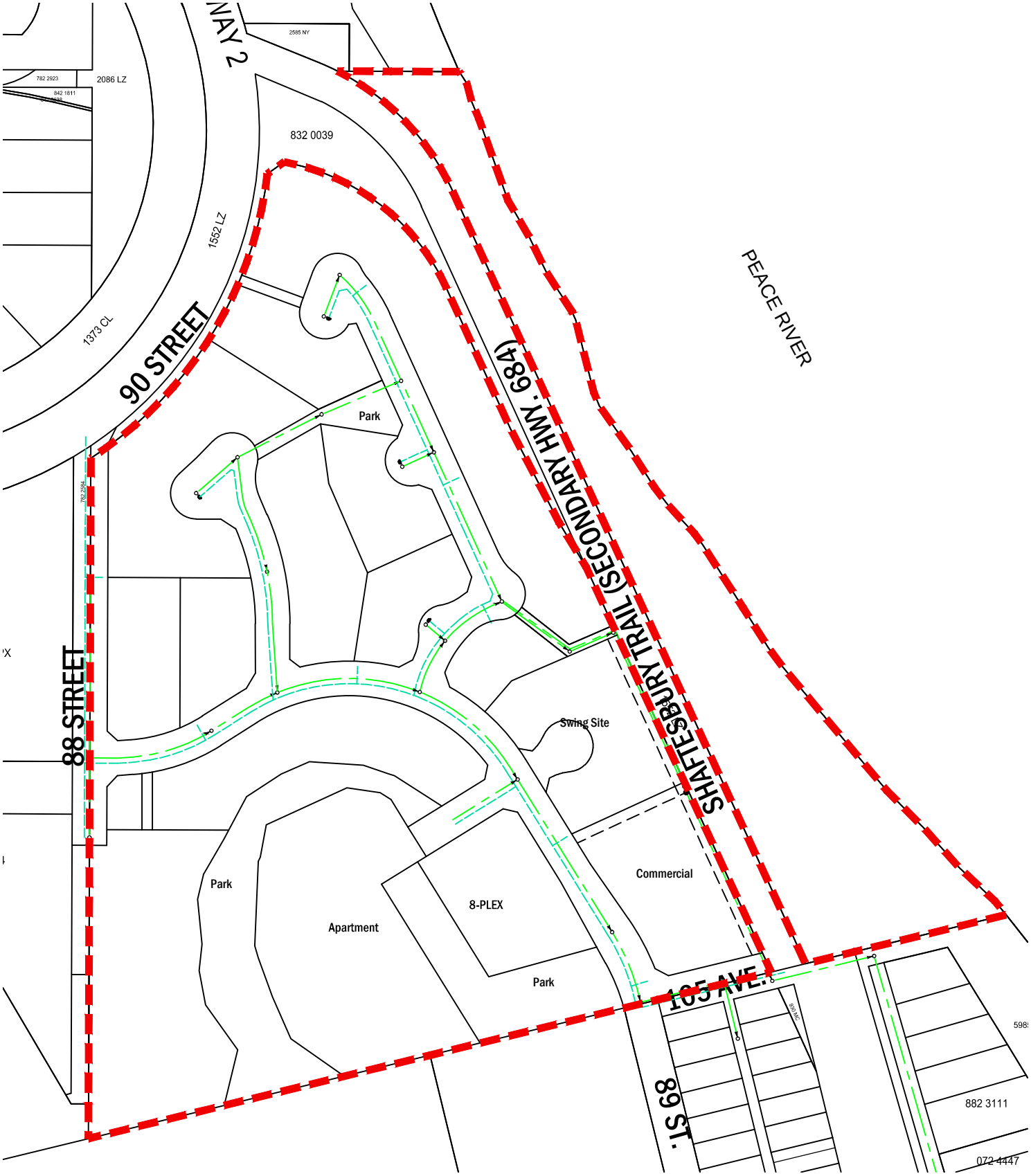
scale 1:3000

0 30 60 m

CITADEL PARK ASP
Town of Peace River

83-12002_01_PRF006.DWG
Jcalder December 7, 2012

FIGURE 6



PROPOSED UTILITY PLAN

LEGEND

- ASP BOUNDARY
- WATER MAIN PIPE
- SANITARY PIPE

scale 1:3000

0 30 60 m

CITADEL PARK ASP
Town of Peace River

83-12002_01_PRF007.DWG
Jcalder December 7, 2012

FIGURE 7

LEGEND

- ASP BOUNDARY
- PARK SPACE
- TRAIL

CONCEPTUAL TRAILS AND PARKS PLAN

scale 1:3,000

0 30 60 m

CITADEL PARK
Town of Peace River

36-10005_05_PRF008.AI
September 25,2012

FIGURE 8