

TOWN OF PEACE RIVER

ASP CONSULTATION REPORT

To inform the content of the Upper West Peace North Area Structure Plan



June 2021

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The Draft Upper West Peace ASP

The Town of Peace River has been working on the Upper West Peace North (UWPN) area structure plan (ASP) to facilitate the realignment of municipal water and sewer infrastructure away from the top of bank of the Peace River. This plan replaces the existing Citadel ASP (adopted in 2016), which provides for future development of the area that is inconsistent with required utility alignment. No part of the current Citadel ASP has been developed.

The utility alignment through the ASP area is the only cost effective, constructible, and safely installable realignment of the infrastructure. A new ASP that is consistent with the new alignment of the municipal infrastructure is required, to ensure that the Town has access to the required lands and that the future development of the lands is able to maximize the utility of the infrastructure.

The infrastructure realignment connects sanitary and water distribution lines from the Lower West Peace area to the Pines area of the Town through the ASP area. The existing sanitary sewer line that is located on the west side of Shaftesbury Trail is nearing the end of its service life and needs to be replaced. In addition, a dedicated water trunk main connection through the Lower West Peace to the Pine area will be connected to provide additional redundancies for the Town.

The new UWPN ASP provides for the utility installation and will also facilitate a mix of commercial and residential development on the land immediately west of the Shaftesbury Trail. Work on the UWPN ASP has been ongoing since January 2020 and is intended to be mutually beneficial, providing access to the land for infrastructure installation and providing an improved and realistic area structure plan to the landowner.

Referral and Consultation Process

The *Municipal Government Act* establishes the minimum consultation requirements of an area structure plan process. Specifically, section 636(1) directs that any person and any school board affected by a proposed plan must have the opportunity to provide feedback. If the plan area is within 1.6 kilometers of a highway, then Alberta Transportation must likewise have the opportunity for feedback. The *Historic Resources Act* and section 5(5) of the *Subdivision and Development Regulation* requires that areas likely to contain historic resources must be referred to Alberta Culture and Tourism. Alberta Culture recommends that area structure plans are referred for review to identify any historical constraints prior to subdivision.

The consultation process for the UWPN ASP included the follow components:

- A project webpage – launched on March 2, 2021.
- A public open house – held on March 18, 2021.
- A public survey – open from March 18 to April 1, 2021.
- Referrals to provincial agencies and local school boards

A formal public hearing process will also be scheduled after the ASP is finalized and receives first reading at a Town Council meeting.

The draft Upper West Peace North Area Structure plan was referred to the following provincial departments:

- Alberta Transportation,
- Alberta Environment and Parks, and
- Alberta Culture;

And, to the following school boards:

- Peace River School Division, and
- Holy Family Regional Catholic Division.

A project webpage - <https://peaceriver.ca/upper-west-peace-north-area-structure-plan/> - outlines the draft plan and provided access to the public survey. The project page was published on March 2, 2021 and was advertised through the Town's Facebook account. The draft plan was also presented at an online public open house on March 18, 2021.

The open house was advertised as follows:

- Was sent to all residences in the Town of Peace River through the March utility bills.
- Was posted on the Town's Facebook page on March 2, 2021 and March 17, 2021.
- A Voyent Alert notice was sent to all residents in Upper and Lower West Peace registered with the alert system on March 18, 2021.

The open house was attended by 20 members of the public, in addition to Town staff, contractors and municipal council members. Following the open house, a video of the presentation was posted to the overall Shaftesbury Trail Utility Realignment project page. The ASP survey opened at the open house (March 18, 2021) and was open for comment until April 1, 2021. The survey included six substantive questions about the content of the ASP and provided opportunities for the respondents to identify any aspects of the ASP that were of concern.

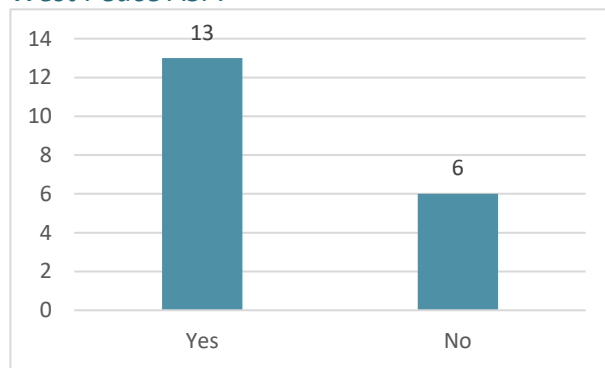
Quantitative ASP Survey Results

This section outlines the survey questions and reports the responses to the questions with defined options for the responses. Key themes in the feedback are discussed in the next section.

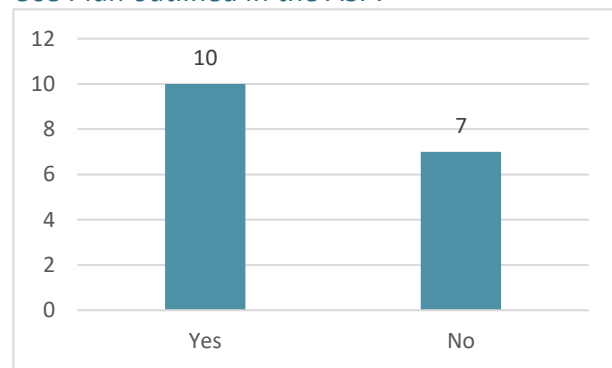
The public survey received a total of seventeen complete responses. Overall, the survey responses show a mixed response to the proposed area structure plan from survey respondents.

Questions:

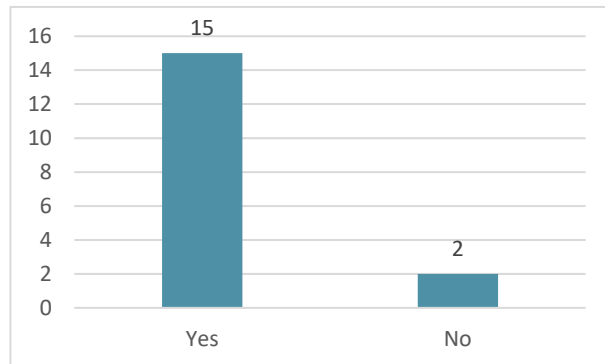
1. I feel informed about the proposed Upper West Peace ASP.



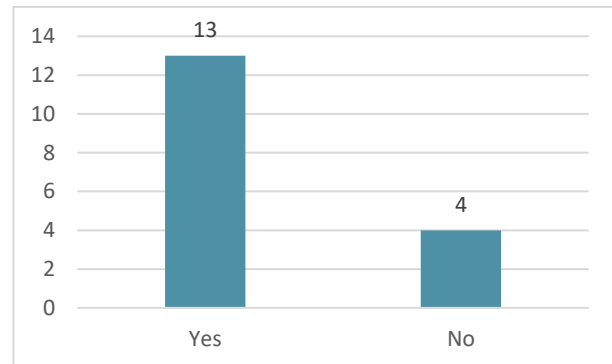
2. I am generally in favour of the Future Land Use Plan outlined in the ASP.



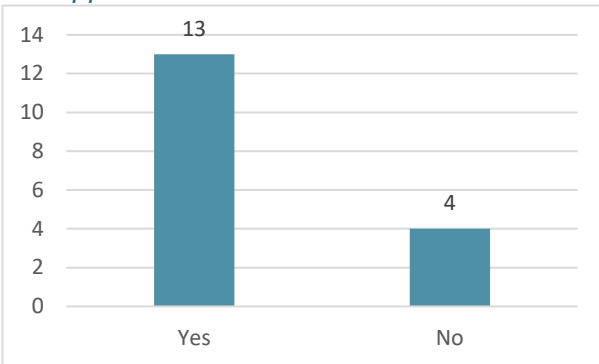
3. I understand the proposed new road accesses into the neighbourhood, and the associated road closures.



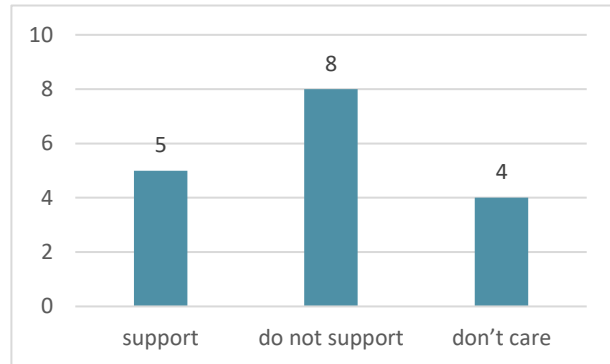
4. I am generally in favour of the Transportation (both road and pedestrian) Network outlined in the ASP.



5. I understand that the Plan directs Council to consider (i.e. this decision will be made at a later date and Council is not obligated to decide one way or the other) adding Cannabis Retail to the Neighbourhood Commercial District of the land use bylaw, which would likely be applied to any commercial lands in the Upper West Peace North area.



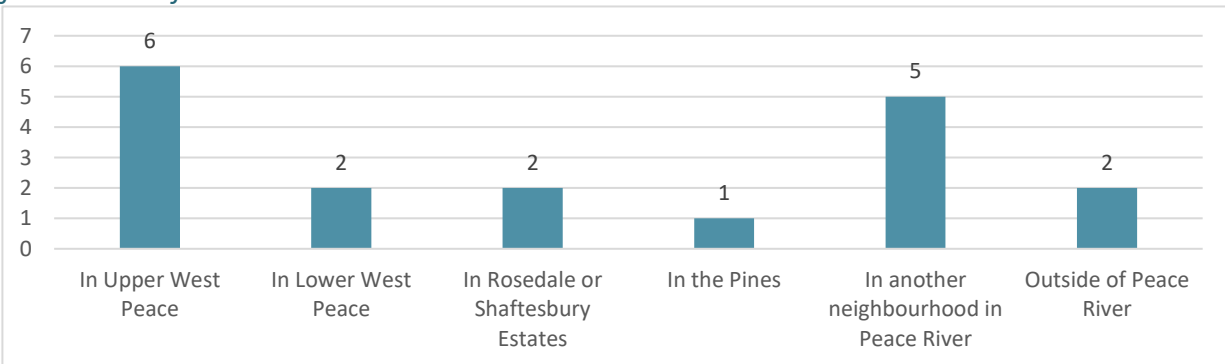
- 6.
- I support this change to where cannabis retail may be allowed.
 - do not support this change to where cannabis retail may be allowed/
 - don't care about this change to where cannabis retail may be allowed.



7. Asked for comments only.

8. I live:

- In Upper West Peace
- In Lower West Peace
- In Rosedale or Shaftesbury Estates
- In the Pines
- In another neighbourhood in Peace River
- Outside of Peace River



Thematic ASP Survey Results

For those respondents who responded “No” to the questions, they were asked to expand on what required further clarity or what aspect of the plan they do not support.

The themes in the feedback regarding *what was not clear* include:

Regarding the ASP

- What is an ASP?
Response: An Area Structure Plan (ASP) lays out how land in a given area will be developed and used. It is a necessary step in the subdivision and development process.
- What impact will the new development have on the existing area?
Response: the future development of the Upper West Peace North area will be a continuation of the build out of the current neighbourhood. It will not require any specific change to the existing area.
- Is the Town a part owner of the ASP development area?
Response: At the outset of this planning process, no, the Town did not own any of the area structure plan area. However, the Town has expropriated the portion of the land where the new utilities will be installed, to ensure that the Town has full control and access to the lands where the infrastructure will be placed. These expropriated lands overlap with exactly with the lands within the area structure plan that will be dedicated and developed as road.
- What the traffic routes through the new area will be.
Response: The road network through the area structure plan area will include an extension to 89th Street, which will provide a new connection to old Highway 2. The existing Shaftesbury Trail will be maintained and is the main roadway within the area.
- How the trail ties into the sidewalks?
The ASP area calls for the development of a sidewalk and trail network, to provide continued north-south pedestrian access through the area.

Regarding the Utility Realignment

- How is the utility realignment funded?
The utility realignment is funded in part through a \$6 million grant from the Building Canada Fund (Small Communities) from the Federal government, along with the Town’s Neighbourhood Infrastructure Renewal Program. This money we will address infrastructure deficits in Lower West Peace and sewer main deficits affecting Lower West Peace and the Pines. Total costs for this project will be close to \$13.5 million, with

the Town of Peace River contributing \$1 million via the Neighbourhood Infrastructure Renewal Program. To keep costs down, it was decided to combine the project components, noted below, into one project, rather than completing pieces over several years. The key project components are water and sanitary line realignment, construction of a new lift station, and upgrades to a previously existing lift station.

- Why are the utilities being moved?

Response: Several design reports commissioned by the Town have identified future constraints on the sanitary lines in this area. These reports have outlined that the existing force main along the east side of the Shaftesbury Trail near the river needs to be decommissioned. Installation of a bypass will reduce load and provide additional capacity to the Lower West Peace and Upper West Peace neighbourhoods.

Regarding Construction Impacts

- What will the impacts of the utility realignment construction be?

Response: The Town and the contractor will work with residents to minimize construction related impacts. A second open house, prior to the beginning of construction will provide more information on construction impacts.

- How access to existing drive-ways and residences will be maintained during construction?

Response: The Town and the project contractor will work together with the residents to maintain access to area. If and when access will be limited, which we will attempt to keep to a minimum. the Town will provide as practical and convenient an accommodation (e.g. an alternate parking location) as possible.

Regarding the surrounding area

- The future of the Shaftesbury Trail

Response: The Shaftesbury Trail (Highway 684) is under the jurisdiction of Alberta Transportation (AT). The Town has limited influence over the decisions of AT. However, the Town works with AT whenever possible to advocate for and maintain the highway network throughout the Town, include Highway 684, which is a major transportation route in the Town that provides key access to major residential neighbourhoods and municipal infrastructure.

In 2021, Alberta Transportation is completing an asphalt overlay of the Shaftesbury Trail through town. Questions related to Highway 684 should be directed to Alberta Transportation.

The road network proposed in the plan is in keeping with good planning and engineering practice, to provide multiple accesses into a neighbourhood where practical. The road standard established in the plan is for a local road, as established by the Town's General Municipal Servicing standards.

Themes in the feedback regarding *aspects of the plan that some respondents do not support* include:

- Citadel Park / The area should left as is.
Response: The feedback is non-specific with respect to what aspect of the plan is unsupported. An area structure plan providing for the future residential and commercial development of this area has been in place since 2004. The Shaftesbury infrastructure realignment project necessitated an update to the existing plan so that the alignment of the infrastructure and the planned future development match.
- Commercial development in Upper West Peace / Commercial development should be left to downtown.
Response: The plan provides for “horizontal mixed-use” future use, meaning that between one and three parcels could be developed for commercial purposes, or if there is a greater market for residential, they could be developed for residential instead.

The lots that could be developed for commercial are 1.01 hectares in area. There are no empty lots of a comparable size in the downtown area, the largest of which is approximate 0.5 hectares. The size and footprint of any commercial development would likely be different from what is readily developable in the downtown.

The three horizontal mixed-use lots also have positive and negative characteristics for both residential and commercial development. Two of the three lots have triple road frontage, providing very good visibility from the road network, which is positive for commercial developments. A commercial area in the Upper West Peace neighbourhood would also bring services closer to all of the residential neighbourhoods along the Shaftesbury Trail, and provide a greater concentration of amenities along with the recreational facilities that already exist in the area.

- The trail moving to a less scenic location.
Response: The existing pedestrian trail along the east side of the Shaftesbury Trail is not affected by the trail segment through the ASP area. Locating a pedestrian trail through the plan area:
 1. *provides easy access to the development lands on either side of the trail,*
 2. *provides enough width for a high quality trail segment, and*
 3. *provides a trail that is further from the high traffic Shaftesbury Trail.*

The change in slope between the highway and the plan area lands at the north end of the plan area means that a trail along the east end of the plan area would not retain scenic values along its length.

Feedback Received from Provincial Departments & School Boards

Referral organization	Feedback Received (Yes/No)
Peace River School Division	No
Holy Family Regional Catholic School Division	No
Alberta Transportation	Yes, feedback integrated into document.
Alberta Environment and Parks	Yes, no concerns noted, or changes recommended.
Alberta Culture, Multiculturalism and Status of Women	Yes, Historic Resources Act Approval with Conditions received (attached as an appendix to this document).

Specific feedback was received from Alberta Transportation and Alberta Culture, relating to the transportation network and possibility of historic resources on the site, respectively.

The feedback was integrated into the plan document, and with respect to the Transportation feedback, into the finalized Traffic Impact Assessment (TIA). Both the TIA and the approval from Alberta Culture are attached to the plan as an appendix.

Change Report

The draft plan has been updated. Specifically:

1. Section 1.5 Consultation and Referrals has been updated to more fully reflect the draft plan circulation and the feedback received.
2. The plan area description in Section 2.1.2 has been clarified.
3. Figure 4 has been updated to include parcel areas.
4. The requirement for a further Historic Resources Act approval has been identified and Section 3.3.4 has been added.
5. Figure 5 has been updated to more clearly identify the access and intersection closures.
6. Figure 6 has been updated to more clearly show the resulting road and pedestrian networks.
7. The description of the changes to the road network in Section 3.6.1 has been updated and clarified.
8. Appendix 5.4 Traffic Impact Assessment has been added.
9. Appendix 5.5 Historic Resource Act Approval has been added.

Appendix A – Survey Text

Thank you for taking the Upper West Peace North (UWPN) Area Structure Plan Survey.

Prior to completing this survey, please read the [UWPN ASP Information page](#) or participate in the ASP open house. If you have any questions, you may contact the Town of Peace River Planning and Development Department at 780-624-2574.

The Survey will be open from March 18 to April 1, 2021.

The survey results:

1. may influence changes to the Plan document.
2. will influence future communication about the Plan.
3. will be presented to Council to assist in their decision-making.

Questions about the area structure plan or survey can be directed to Alisha Mody, Manager of Planning and Development at amody@peacriver.ca or 780-624-2574.

1. I feel informed about the proposed Upper West Peace ASP.
 - a. If No, what information is not clear?
2. I am generally in favour of the Future Land Use Plan outlined in the ASP.
 - a. If No, what are you not in favour of?
3. I understand the proposed new road accesses into the neighbourhood, and the associated road closures.
 - a. If No, what information is not clear?
4. I understand the proposed pedestrian trail and sidewalk network outlined in the plan.
 - a. If No, what information is not clear?
5. I am generally in favour of the Transportation (both road and pedestrian) Network outlined in the ASP.
 - a. If No, what are you not in favour of?
6. I understand that the Plan directs Council to consider (i.e. this decision will be made at a later date and Council is not obligated to decide one way or the other) adding Cannabis Retail to the Neighbourhood Commercial District of the land use bylaw, which would likely be applied to any commercial lands in the Upper West Peace North area.
 - a. I support this change to where cannabis retail may be allowed.
 - b. do not support this change to where cannabis retail may be allowed/
 - c. don't care about this change to where cannabis retail may be allowed.
7. Please add any other comments you would like to make.

8. I live:
 - a. In Upper West Peace
 - b. In Lower West Peace
 - c. In Rosedale or Shaftesbury Estates
 - d. In the Pines
 - e. In another neighbourhood in Peace River
 - f. Outside of Peace River

Thank you for participating in this UWPN ASP survey.

To stay informed about the related utility construction, please submit your name and email to the Town on the [project page](#).

If you would like to specifically receive follow up information about this ASP and the responses to this survey, please provide your contact information [here](#). Your contact information will not be linked to your submissions to this survey.