

BYLAW NO. 1244-04
OF THE
TOWN OF BONNYVILLE

"THE TOWN OF BONNYVILLE VINCENT AREA STRUCTURE PLAN BYLAW"

BEING A BYLAW OF THE TOWN OF BONNYVILLE IN THE PROVINCE OF ALBERTA TO ADOPT AN AREA STRUCTURE PLAN FOR THE TOWN OF BONNYVILLE.

WHEREAS pursuant to Section 633 of the Municipal Government Act; Revised Statutes of Alberta, 2000, Chapter M-26, and any amendments thereto, a Council of a municipality shall pass a bylaw in accordance with the Act.

AND WHEREAS the Council of the Town of Bonnyville deems it proper and expedient to pass such a bylaw.

NOW THEREFORE, COUNCIL OF THE TOWN OF BONNYVILLE, DULY ASSEMBLED HEREBY ENACTS AS FOLLOWS:

1. This Bylaw including the attached Schedule "A" may be cited as the Town of Bonnyville Vincent Area Structure Plan Bylaw.
2. The purpose of this Area Structure Plan (ASP) Bylaw is to refine or specify further the general policy direction and land use designations provided for these lands within the Town's Municipal Development Plan (MDP), to serve as the basis for land use classifications in the Town's Land Use Bylaw (LUB), and to establish a sound framework for future decisions on subsequent subdivision and development permit applications, and generally on the use of the *Vincent* Development Lands, for the lands situated within the ASP boundary being part of Sec 12 -Twp 61-Rge 6-W4M.

As attached, Schedule A shows, the ASP area being Sec 12-61-6-W4M excluding the land between 66 and 55 Streets between 50 Avenue (Highway 28) and 48 Avenue.

3. This Bylaw may be amended by Bylaw in accordance with the Municipal Government Act.
4. The Town of Bonnyville Vincent Area Structure Plan Bylaw, on the date of final reading of this Bylaw, shall come into force and effect on that date.

INTRODUCED AND GIVEN FIRST READING this 22nd day of June, A.D., 2004.

[Signature]
Mayor

[Signature]
Chief Administrative Officer

AS ADVERTISED on the 28th day of June, 2004 and the 5th day of July, A.D., 2004 in the Bonnyville Nouvelle.

PUBLIC HEARING HELD AT THE TOWN HALL COUNCIL CHAMBERS on the 13th day of July, A.D., 2004.

[Signature]
Mayor

[Signature]
Chief Administrative Officer

GIVEN SECOND READING this 13th day of July, A.D., 2004.

[Signature]
Mayor

[Signature]
Chief Administrative Officer

GIVEN THIRD AND FINAL READING this 13th day of July, A.D., 2004.

[Signature]
Mayor

[Signature]
Chief Administrative Officer

TOWN OF BONNYVILLE

Vincent Area Structure Plan

2408.0008.01 / June 2004

URBANSYSTEMS_®
#833-4445 Calgary Trail
EDMONTON AB T6H 5R7
Phone: (780) 430-4041
Fax: (780) 435-3538

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Plan Area and Boundaries	1
1.2	Plan Purpose and Objectives	1
2.0	PLAN AREA BACKGROUND INFORMATION	3
2.1	Land Ownership	3
2.2	Plan Preparation Process	3
2.3	Legislative Framework	4
3.0	INTERPRETATION OF TERMS (GLOSSARY)	9
4.0	SITE ANALYSIS	13
4.1	Physical Characteristics	13
4.2	Existing Site Development	13
4.3	Adjacent Uses	14
4.4	Site Opportunities and Constraints	14
4.5	Utility Corridors	15
5.0	GENERAL LAND USE.....	16
5.1	Vision for the Vincent Area Structure Plan.....	16
5.2	General Plan Objectives	17
5.3	General Plan Policies.....	17
6.0	RESIDENTIAL DEVELOPMENT	18
6.1	Objectives.....	20
6.2	Policies	21
7.0	COMMERCIAL DEVELOPMENT	23
7.1	Campground	23
7.2	Campground Policies	24
7.3	Highway Commercial	25
7.4	Highway Commercial Policies.....	25
8.0	PARKS, OPEN SPACE, AND RECREATION	27
8.1	Objectives.....	28
8.2	Policies	28
8.3	Municipal and School Reserve Policies	30
8.4	Rodeo	30
8.5	Rodeo Policies	31
9.0	TRANSPORTATION AND ROADWAYS	33
9.1	Objectives.....	33
9.2	Policies	34



10.0	INFRASTRUCTURE SERVICING.....	35
10.1	General Infrastructure Servicing Policies	35
10.2	Water Distribution	36
10.3	Sanitary Sewer Servicing.....	36
10.4	Storm Water Management	37
11.0	DEVELOPMENT PHASING.....	39
11.1	Phase 1	39
11.2	Phase 2	39
11.3	Phase 3	39
11.4	Objectives.....	40
11.5	Policies	40
12.0	IMPLEMENTATION.....	41
12.1	Plan Adoption.....	41
12.2	Implementation.....	41
12.3	Statutory Plan Amendments	42

TABLES

Table 1	Landholdings – Vincent Area Structure Plan	3
Table 2	MDP Policy Considerations.....	5

SCHEDULES

Schedule A	Municipal Context
Schedule B	Land Ownership
Schedule C	Opportunities and Constraints
Schedule D	Concept Plan
Schedule E	Proposed Road Network
Schedule F	Proposed Water Servicing
Schedule G	Proposed Sanitary Servicing
Schedule H	Proposed Stormwater Drainage
Schedule I	Phasing Plan

1.0 INTRODUCTION

1.1 Plan Area and Boundaries

The Vincent Area Structure Plan provides a future development framework for Section 12 61-6-W4M with the exception of the land between 66 and 55 Streets between 50 Avenue/Highway 28 and 48 Avenue. 4801 and 4901 66 Street are included in the plan area. The land is located in the south-western region within the Town of Bonnyville's municipal boundaries. Schedule A illustrates the plan area's municipal context.

The site is bounded by highway commercial uses to the north, agricultural land, one light industrial property, and rural residential to the northwest, agricultural land and the Municipal District of Bonnyville to the south and west, and Jessie Lake to the east. Road access to the site is available from 66 Street (the west boundary of the plan area), 58 Street (which terminates at north central plan area boundary), and 55 Street or Gurneyville Road (the east boundary of the plan area). All of these roads connect to Highway 28, Bonnyville's main traffic artery.

1.2 Plan Purpose and Objectives

The purpose of the Vincent Area Structure Plan (ASP) is to provide a framework for the development of approximately one section of land in the Town of Bonnyville (henceforth referred to as 'the Town'). The ASP guides the land use and infrastructure development of the plan area.

The Plan's objectives are to:

- (1) Provide a detailed framework for future development within the plan boundaries that is consistent with the objectives outlined in the Town's Municipal Development Plan (MDP);
- (2) Ensure compatibility of current and future land uses;
- (3) Provide efficient and economically feasible servicing options for the plan area;
- (4) Provide a permanent site for the Bonnyville Pro Rodeo Association's rodeo grounds;

- (5) Create an opportunity for land designated for outdoor recreational facilities including baseball diamonds, soccer pitches, and associated buildings;
- (6) Continue the development of pedestrian trails around Jessie Lake and create a trail network connection that will connect toward Moose Lake;
- (7) Maximize the orientation of development in the area toward Jessie Lake to take advantage of this significant visual amenity and potential recreational feature;
- (8) Site a campground with lake oriented commercial and recreational uses; and
- (9) Provide the foundation for the private development of future Highway Commercial and Rural Residential uses.

2.0 PLAN AREA BACKGROUND INFORMATION

2.1 Land Ownership

Schedule B illustrates land ownership in the plan area. Total holdings are included in Table 1:

Table 1
Landholdings – Vincent Area Structure Plan

Landowner	Land (ha)	% of Land Owned
Charles and Andre Vincent	106.3	62.7%
Town of Bonnyville	62.1	36.6%
Steven Caldwell	0.8	0.5%
Kenneth Manson	0.4	0.2%
Total Landholdings	169.6	100.0%

2.2 Plan Preparation Process

In keeping with the Town of Bonnyville's approach to provide opportunities for public input in planning and development matters, Town Council and staff have actively engaged Town residents and affected property owners in the preparation of the Vincent Area Structure Plan. Alberta Transportation, Alberta Sustainable Resource Development and Alberta Environment and a range of affected Town departments and organizations have also provided input during the preparation of this Plan.

- Preliminary meetings were held with property owners and Town of Bonnyville administration on May 3, 2004;
- Preliminary telephone discussions with provincial representatives were held throughout May 2004;
- Three preliminary land use concepts were presented to Council and the Town of Bonnyville's administration for review and comment on May 18, 2004;
- A first draft of the plan was prepared and presented to Council and Town administration on June 15, 2004;

- The draft plan was circulated for senior government agency comments in June 2004;
- A Public Hearing to review the draft plan was held on July ___, 2004;
- Revisions based on public comment were made and the final plan was adopted by Council on ____, 2004.

2.3 Legislative Framework

2.3.1 Municipal Government Act

Section 633 of the Municipal Government Act enables Council to adopt an Area Structure Plan by bylaw, provided it includes:

- sequence of development;
- land uses;
- density of population;
- location of major transportation routes and public utilities; and
- any other matters Council considers necessary.

2.3.2 Town of Bonnyville Municipal Development Plan

The Town of Bonnyville's Municipal Development Plan (MDP) provides a wide range of guidance with respect to the location and type of future development in the community. In the majority of cases, this plan complies with the broader policy framework included in the MDP. However, in some cases, the Vincent ASP policies will require amendments to the Town's MDP. Table 2 includes a summary of the policy considerations included in the Town's MDP with implications for the Vincent Area Structure Plan.

Table 2
MDP Policy Considerations

Part, Issue, Policy	Topic	Vincent ASP Consistency with the MDP
IV, A, 1	Location of Residential Development and Redevelopment	Partial
IV, B (B-1), 2	New Residential Subdivisions – Phasing	No
IV, B (B-1), 3	New Residential Subdivisions – Phasing	Partial
V, A, 1	Location of Open Space Development	Partial
V, C, 1	Jessie Lake	Yes
V, C, 4	Jessie Lake	Yes
V, H, 1	Tourism Camping	Yes
V, H, 2	Tourism Camping	Yes
VII, A, 1	Location of Commercial Development and Redevelopment	No
IX, A, 1	Road Hierarchy	Partial

While the Vincent Area Structure Plan is generally consistent with the intent outlined in the Town's MDP, there are a number of key policy issues of note:

- **Location of Residential Development and Redevelopment**

The Town's MDP states that new residential development and redevelopment will take place within the areas designated Residential on the MDP's Map 1 - Future Land Use. This map designates the entire Vincent ASP area with the exception of the former sewage lagoons and school site as residential. Along with rural residential use, the Vincent Area Structure Plan (ASP) proposes a campground, rodeo, sports fields and outdoor recreation for these lands. This divergence must be addressed through amendments to the Town's MDP.

▪ **Residential Development in New Residential Subdivisions**

Policy 2 in the MDP states that new residential development in new residential subdivisions will take place within the areas designated Phase 1 on Map 2 - Residential Phasing with the active encouragement of the Town. Phase 1 includes all land designated for Urban Reserve in the Town of Bonnyville east of 46 Street (approximately one section of land) and all of NW 12 61-6-W4M with the exception of the existing highway commercial and proposed school site. Vincent ASP proposes a campground, highway commercial, rural residential and sports fields for NW 12.

Policy 3 in the MDP states that new residential development in new residential subdivisions will take place within the areas designated Phase 2 on Map 2 - Residential Phasing without the active encouragement of the Town. This includes all privately owned land in SW 12 and SE12. The Vincent ASP partially complies with this policy as rural residential is proposed for SW 12. In SE12, the Vincent ASP proposes the rodeo and sports fields and outdoor recreation, which is not consistent with the Town's MDP. However, this policy also states that if the landowner wishes to provide all necessary services to municipal standards and requirements, the Town will allow the development of part of the Phase 2 area to proceed.

▪ **Location of Open Space Development**

The Town's MDP states that new open space development will take place within the areas designated Parkland/Recreation Development on Map 1. This map designates the former sewage lagoons as Parkland/Recreation Development. However, the Vincent ASP proposes the rodeo grounds on this land, which is not consistent with the MDP. The Town's MDP will also have to be amended to reflect this land use change.

▪ **Jessie Lake**

- 1) The Vincent ASP complies with the Town's MDP Policy 1 in this section, which states that the Town will retain and allocate the site it owns at the western edge of Jessie Lake for future recreational uses.
- 2) Policy 4 states that where possible, other park areas in the community will be linked to the lakeshore area via pedestrian walkway dedication at the time of subdivision. This will be achieved through a pedestrian trail along Jessie Lake and between NW 12 and SW 12.

▪ **Tourism Camping**

- 1) The campground proposed in the Vincent ASP complies with Policy 1 of this MDP section stating that the Town will promote and support development of a high quality campground within the Town's limits.
- 2) The Vincent ASP also complies with Policy 2, which states that a campground should act as a tourism generator and the Town will support, in principle, a campground proposal linked to the Jessie Lake area.

▪ **Location of Commercial Development and Redevelopment**

The Town's MDP's Map 1 - Future Land Use does not designate any commercial land within the Vincent plan area. However, the Vincent ASP proposes a campground, highway commercial use, and the rodeo grounds. Again, the MDP's policies and Future Land Use mapping will require amendment to allow the uses in the Vincent ASP to proceed.

▪ **Institutional**

While it is not specifically mentioned in policy, Map 1 - Future Land Use designates the school site as future institutional, while the Vincent ASP proposes a campground. This future land use will also require an amendment to the Town's MDP.

▪ **Road Hierarchy**

Map 3 in the MDP illustrates the Town's road hierarchy. Map 3 defines Highway 28 and 55 Street as arterials and this will be reflected in the Vincent ASP. It also shows a network of existing and proposed collector roads that will require amendment as a result of a changed road network proposed in the Vincent ASP.

2.3.3 Land Use Bylaw

The Municipal Government Act requires all municipalities to pass a Land Use Bylaw. The Town of Bonnyville Land Use Bylaw was adopted by Council under Bylaw 1152-98 and provides the foundation for the land use redesignation and development permit processes within the Town limits. The Land Use Bylaw divides the Municipality into a series of land use districts and establishes the permitted and discretionary uses and development rules for each of these districts. The Land Use Bylaw outlines the procedures for processing and evaluating land use amendment applications and development permits.

All of the plan area is districted as Urban Reserve (UR) in the Town of Bonnyville Land Use Bylaw with the exception of a southeastern portion of NW 12 which is districted Parks, Recreation and Open Spaces (P). The Land Use Bylaw map and districts will need to be amended by parties wishing to pursue future development in accordance with the Vincent ASP. It is suggested, however, that due to the Bonnyville Pro Rodeo Association's need to move forward with the rodeo grounds, that those lands will require redistricting concurrently with the adoption process associated with this plan.

3.0 INTERPRETATION OF TERMS (GLOSSARY)

Act, or Municipal Government Act means the *Municipal Government Act of Alberta, Statutes of Alberta, M-26, RSA 2000*, as amended.

Amenity means an aesthetic or other physical characteristic which enhances the desirability of any environment, and may include such things as natural areas, scenic views, landscaping, or commercial, recreational, or institutional facilities.

Berm means a dike-like form used to separate areas or functions or constructed to protect a site or district from nuisance.

Buffer means a parcel of land, dense vegetation or berming located between two land uses deemed incompatible by the Development Authority. The buffer shall be designed to effectively separate or protect one type of land use or development from another.

Council means the Council of the Town of Bonnyville.

Density means the number of dwelling units on a given parcel of land and is measured in gross hectares.

Design Guidelines mean design standards intended to provide direction with respect to the form and character of new development.

Development means:

1. An excavation or stockpile and the creation of either of them;
2. A building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land;
3. A change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or
4. A change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

Development Authority means the Town of Bonnyville Development Officer, the Subdivision and Development Appeal Board, or Council as the context requires.

Environmentally Significant Area means a natural area which, because of its features or characteristics, is significant from an environmental perspective and has the potential to remain viable within an urban environment. A site is designated as an Environmentally Significant Area on the basis of meeting one or all of the following criteria:

1. **Quality of Biotic Community:** biotic communities of high quality (minimal disturbance) and/or diversity for a specific habitat type.
2. **Ecological Function** – Human: area makes a significant, if not unique contribution to the community. This includes aesthetic considerations, potential for passive recreation space, diversity of urban form, hazard considerations and pollution mitigation (noise, air, visual, water, and soil).
3. **Ecological Function** – Natural: area is important to the healthy maintenance of a natural system beyond its boundaries.
4. **Distinctive and/or Unusual Land Form** - presence of distinctive and/or unique land form (geologic or geographic).
5. **Uniqueness** - the habitat or ecosystem component has limited representation within the municipality; and/or the area is representative habitat for wildlife of recognized importance.

Gross Developable means an area of land used for the purpose of calculating urban density, which includes all developable lands with the exception of environmental reserve parcels and when calculating residential densities excludes commercial and industrial lands.

Gross Hectare means the area in hectares of a site excluding environmental reserve. Density for single detached dwelling neighbourhoods is typically measured per gross hectare.

Linear Pathway System means a network of maintained paths and trails, comprised of reserve land that accommodates passive and active recreational activities and creates connections for pedestrians and cyclists to a variety of local amenities. A linear pathway system may also include private land that accommodates local pathway connections.

Highway Commercial Development has the same meaning as in the Town of Bonnyville's Land Use Bylaw.

Landscaping means lawns, trees, shrubs, ornamental plantings, fencing, walks or other similar structures and materials.

Municipal Reserve means land required to be dedicated at the time of subdivision for park and open space use.

Net Density means the number of units per hectare after an allowance has been made for roadways, unusable lands, parks, utilities, and schools.

Nuisance means any use or activity which, at the discretion of the Development Authority, causes or may cause undue auditory, visual or olfactory disturbance and which, by virtue of that disturbance, reduces or interferes with the normal enjoyment of any land, building or structure.

Open Space means lands available to the population for recreational pursuits, which includes municipal and school reserves, environmental reserves, and additional lands that are currently owned or may be purchased by the Town of Bonnyville or other private sector groups for the purpose of enhancing the open space system of the community.

Parkway means open space corridors and key recreational pathway links between neighbourhoods, community parks and open spaces.

Pollution means anything, at the discretion of the Development Authority, which causes or may cause contamination, damage or disturbance in accordance with the provisions of the *Environmental Protection and Enhancement Act, E-12, RSA 2000*, as amended.

Sanitary Sewer System means a municipally constructed or maintained system for the collection, treatment and disposal of sewage.

School Reserve means land required to be dedicated at the time of subdivision for school use.

Screening means a fence, earth berm, trees or hedge used to visually and/or physically separate areas or functions.

Shall, Should and May

1. **Shall** means mandatory compliance;
2. **Should** means it is strongly advised that the action be taken, subject to the discretion of Council or its approving authority where compliance is impractical or undesirable because of valid planning principles or circumstances unique to a specific application or development proposal;
3. **May** means a choice is available, with no particular direction or guidance intended.

Storm Drainage System means a municipally constructed or maintained system for the collection and disposal of storm water.

Storm Pond, Stormwater Retention Pond, or Stormwater Detention Pond mean facilities either constructed or naturally occurring designed for the retention or detention of stormwater. These facilities form part of the storm drainage system.

Town, Bonnyville, or Town of Bonnyville means the municipality of the Town of Bonnyville, as defined by the *Municipal Government Act*.

Traffic Calming means changes in street alignment, installation of barriers and other physical measures, implementation of operational measures such as enhanced police enforcement, speed displays and community speed watch programs designed to reduce traffic speeds and cut-through traffic volumes in the interest of safety, community livability and other public purposes.

4.0 SITE ANALYSIS

4.1 Physical Characteristics

Almost all of the land included within the Vincent Area Structure Plan is comprised of pasture with Jessie Lake occupying most of NE 12 and forming the east boundary of the plan area. NE 12, SE 12, and the southeast flank of NW 12 drain into Jessie Lake. Most of NW 12 and all of SW 12 drain to the southwest into a wet area that occupies most of SW 12.

Schedule C illustrates the general storm drainage characteristics of the plan area.

4.2 Existing Site Development

The northwest corner of the plan area along 66 Street presently includes:

- two, two storey residences,
- the old Duclos hospital, and
- a one storey residence exist along 66 Street.

Further south is a one storey residence. In the southwest corner of NW 12, a five hectare farm site is present. Continuing south, east, and north, the plan area is fenced.



55 Street Looking West Across Jessie Lake

Reclaimed sewage lagoons straddle the boundary of NE 12 and SE 12. These former lagoons are connected to the town through an abandoned sewer force main that runs north on 55 Street.



66 Street is the western boundary of the plan area, 58 Street terminates at the north central boundary of the plan area, and 55 Street is the eastern boundary of the plan area. All connect with Highway 28. 55 Street crosses Jessie Lake via an earth-filled causeway which is paralleled by an asphalt trail. Water and sewer connections are located at 66 Street and 45 Avenue, and 58 Street and 48 Avenue.



66 Street Looking Southeast Across the Plan Area

4.3 Adjacent Uses

Highway Commercial uses are present to the north of the plan area, Agricultural, Industrial, and Rural Residential uses have been developed to the west, Agricultural to the south, and Jessie Lake is located to the east.

4.4 Site Opportunities and Constraints

The site opportunities and constraints are outlined on Schedule D. The potential constraints are discussed briefly below.

4.4.1 Wet Area in SW 12

A 43 acre wet area is present in SW 12. From 1980 to 1985, Six-Vee Enterprises possessed an interim license from Alberta Environment for the drainage of urban lands and the utilization of the wet area in SW 12 for storm water retention. The outlet for this storm water facility was a water body in SE11 and eventually Moose Lake. The license was cancelled as no development occurred. It is possible that Alberta Environment would grant a new license. Regardless, rural residential surrounding or in place of a drained and filled wet area sufficiently addresses this constraint.

4.4.2 Sewer Trunk Capacity

Trunk capacity of the sewage disposal system for the west side of Town is very limited. Before new residential development can occur in the plan area, a new trunk sewer line must be constructed from the sewage treatment plant on the east side of town, north to the future development areas on the east side, then west to the west side of town.

4.4.3 Former Sewage Lagoons

Reclaimed sewage lagoons straddle NE 12 and SE 12. As no records outlining the reclamation are available, it is essential that proper geotechnical testing occur to ensure that it is safe to develop the Bonnyville Pro Rodeo Association's rodeo grounds in this part of the plan area.

4.4.4 Lack of Water Infrastructure

The Vincent ASP lands will require considerable extensions and looping of the Town's water system to ensure adequate water pressure and fire flow for development in the area.

4.5 Utility Corridors

A 250mm water main runs along Highway 28 (50 Avenue) from Moose Lake past the plan area and into downtown Bonnyville. A 250mm sewer main runs east from downtown Bonnyville along Highway 28 as far as 62 Street. The functioning connections to the plan area connect to this main at Highway 28 and 59 Street.

Water connections to the plan area are located at 66 Street and 45 Avenue, and 55 Street and 48 Avenue. An abandoned sewer force main terminates at the northeast corner of SE12. The use of the abandoned sewer force main to transport sewage from the Vincent ASP lands would require the construction and operation of a sewage lift station to pump sewage back toward the Town of Bonnyville's sewage lagoon.

5.0 GENERAL LAND USE

5.1 Vision for the Vincent Area Structure Plan

The Town of Bonnyville is strategically positioned to grow as a regional centre offering a high quality of life to residents, solid economic fundamentals for business investment and a wide array of future development opportunities. The Vincent Area Structure Plan has been developed to assist the Town as it pursues its strategic development objectives. The north end of the plan area will offer land designated for further highway commercial use to support the needs of fast growing regional industries. As development moves more toward the south and east, the plan area is designed to provide a number of major recreational land uses that will:

- Enhance outdoor sporting opportunities for residents;
- Serve as a new home for the Bonnyville Pro Rodeo;
- Provide much needed full service camping opportunities to support the future rodeo grounds and also to support the development of sports fields in the area as the community evolves into a "tournament centre" for outdoor sports such as softball, baseball and soccer; and
- Enhance non-motorized recreational access for residents and visitors between Jessie Lake and Moose Lake.

The plan has also been designed to provide a sensitive transition from urban densities at the north end of the plan area closer to the Town core, to less dense, rural residential land use at the southeastern boundary. This transition is important as the use will border agricultural and other lower intensity rural uses on lands directly to the south in the M.D. of Bonnyville.

In order to achieve the goals included in the Vincent Area Structure Plan, generalized land use objectives and policies are required to provide a framework for the future development of this area.

5.2 General Plan Objectives

The plan's land use objectives are to:

- (1) Provide a detailed framework for future development within the plan boundaries that is consistent with the objectives outlined in the Town of Bonnyville's Municipal Development Plan;
- (2) Ensure that public safety is protected and adverse impacts from adjacent incompatible land uses are minimized;
- (3) Use the existing land base more efficiently and provide opportunities for the creative use of land;
- (4) Recognize that natural features help create a unique sense of place, and, as a result, aesthetics are considered an important planning concern;
- (5) Emphasize the importance of urban design and form in all subdivision and development activities;
- (6) Minimize carrying costs and to use existing infrastructure efficiently by phasing development; and
- (7) Encourage land use transitions between residential and major recreational land uses where feasible.

5.3 General Plan Policies

The plan's land use policies are as follows:

- (1) Land uses, roads, infrastructure services, parks and trail corridors shall be located in accordance with Schedule E; and
- (2) All development shall comply with the Town of Bonnyville's Minimum Standards.

6.0 RESIDENTIAL DEVELOPMENT

The Town of Bonnyville wishes to encourage aesthetically pleasing lower density “rural residential” style development on NW 12 and SW 12 in the Vincent ASP and to minimize potential conflicts between residential and non-residential land uses. This development will occur on larger “acreage” style lots and the expectation is for a high quality estate style development to occur in this area. The area designated for rural residential development is identified on Schedule E.

It is likely uneconomic to extend both municipal water and sewer services to the area. Despite this, the plan area will be serviced by the Town’s municipal water system, and a report prepared by a professional engineer will be required of the developer to identify appropriate minimum lot sizes for on-site sewage disposal (e.g. septic fields or pump out tanks) based on soil conditions in the area. The minimum lot size identified in this plan in the rural residential area will be 0.4 ha or 1.0 acre. The actual minimum lot size developed, however, will depend on the report provided by the developer’s engineer for on-site sewage disposal requirements. In no case, however, shall the minimum lot size be less than 0.4 ha or 1.0 acre. The extension of one municipal service (e.g. in this case, water) to the area is important to minimize the potential for cross contamination of water wells by on-site septic facilities and to ensure the lands receive a secure supply of water over time.

Mitigating conflicts between residential and major recreational (e.g. sports fields, rodeo grounds, and campground along Jessie Lake) land uses is a primary concern of this Plan. The Town recognizes that parks, linear pathways and open spaces are important amenities within residential areas. Where feasible, the separation of residential land uses from major recreational land uses by parks, linear pathways and open spaces will be encouraged to enhance the livability of residential areas and the compatibility of these two land uses.

The residential development included in the Vincent Area Structure Plan is comprised entirely of rural residential development. The need to screen and buffer the rural residential land uses from the rodeo grounds and the highway commercial development on the northern portion of the plan area provide an opportunity to develop a linear pathway system through the study area. Such a pathway system would form an important community amenity providing pedestrian links to a number of key community features including:

- Jessie Lake,

- Moose Lake,
- the proposed sports fields included in the Vincent Plan area, and
- the downtown core.

Given the location of the future sports fields and the downtown core with its schools and other important amenities, it will be important for the rural residential development to include an internal pedestrian trail network that will connect with the Town of Bonnyville's trail system.

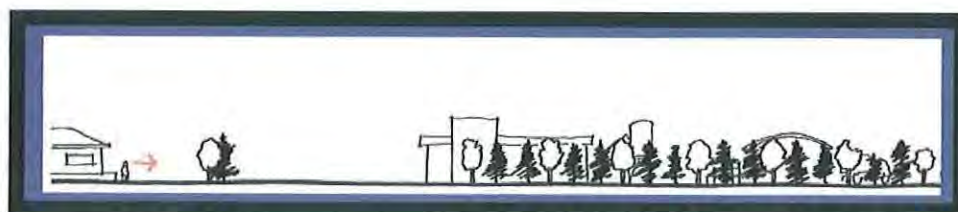
Focus should be placed on maintaining compatibility between residential and non-residential land uses in the Plan area. Measures to:

- reduce heavy truck traffic in residential neighbourhoods (e.g. truck traffic created seasonally by the rodeo grounds),
- increase pedestrian safety,
- improve the aesthetic quality of these neighbourhoods, and
- minimize the impacts of noise, dust, odour and unsightly views from adjacent major recreational lands;

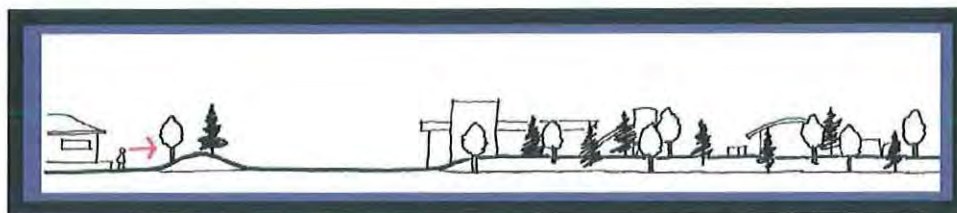
will include:

- screening and buffering,
- land use separations and transitions,
- development of a linear path/trail system,
- signage, and
- traffic calming and traffic flow management.

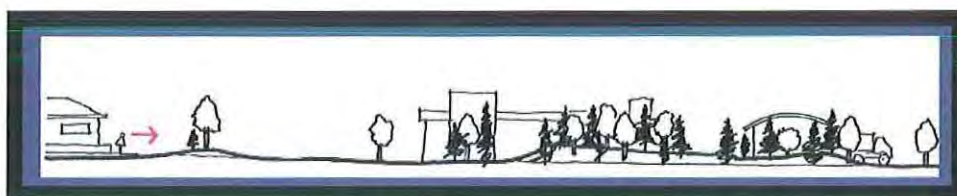
Appropriate screening and buffering measures are shown below:



Continuous Mixed Planting



Berm and Random Planting



Irregular Berms with Trees

6.1 Objectives

This plan's residential development objectives are to:

- (1) Respect the existing rural residential along 66 Street;
- (2) Enable the development of rural residential in SW 12;
- (3) Provide for a sensitive transition of land uses within the Town's boundaries adjacent to lands within the M.D. of Bonnyville; and
- (4) Ensure that servicing is developed to the satisfaction of the Town.

6.2 Policies

The plan's residential development policies are as follows:

- (1) Rural Residential shall be located in the NW 12 and SW 12 in accordance with Schedule E;
- (2) The large wet area in SW 12 shall be addressed to the satisfaction of Alberta Environment and the Town (e.g. it shall form part of a natural storm drainage management system or it shall be drained and filled prior to consideration of applications for a development permit);
- (3) The minimum parcel size for residential subdivision within the plan area shall be 0.4 ha or 1.0 acre;
- (4) The actual parcel size shall be based upon a report, prepared by a qualified professional engineer, outlining on-site sewer disposal requirements, based on soil conditions, and resulting minimum parcel area needs. In no case, however, shall the minimum parcel size be less than 0.4 ha or 1.0 acre;
- (5) The maximum number of residential parcels within the plan area shall be 104;
- (6) Based on an average household size of 3 persons per dwelling, the population of the rural residential area is projected to be 312;
- (7) Redesignation and subdivision of lands within the plan area for residential purposes shall only be permitted if substantiated by an Outline Plan prepared and submitted in support of such applications pursuant to the requirements established by the Town of Bonnyville;
- (8) Buffering the northern portion of NW 12 from uses directly to the north in the plan area shall be required in an Outline Plan for subdivision of the residential lands within the Vincent ASP;



- (9) An open space and pathway system shall be integrated into an Outline Plan proposal for residential development in NW 12 and SW 12 and may comprise all or part of municipal reserve allocations;
- (10) Servicing including the location of roads, drainage features, pathways, open space features, and infrastructure shall be developed to the satisfaction of the Town;
- (11) Architectural building elements, signage, landscaping, and lighting elements shall be incorporated into Outline Plans prepared in support of residential development in the Vincent ASP area;
- (12) The use of local building materials, architectural elements, colours and building envelopes should be encouraged through their inclusion as development guidelines to be registered against the titles of newly created lots in the plan area; and
- (13) Landscaping controls should emphasize the preservation and re-establishment of natural vegetation which also serving as a buffer between major roadways and residential development in the plan area and shall be included in development guidelines to be registered against the titles of newly created lots in the plan area.

7.0 COMMERCIAL DEVELOPMENT

Although the plan area's primary development focus includes rural residential and major recreational land uses, two areas within the site are designated for future commercial use:

- Lands directly west of Jessie Lake are designated for a commercial campground use. The campground site may include commercial campground facilities but is also envisioned to include a smaller scale recreational commercial development oriented toward non-motorized pursuits on Jessie Lake.
- Lands on the northern border of the site are designated for highway commercial use, as a means to mirror the highway commercial development located to the north and to achieve efficiencies in infrastructure servicing extensions.



Existing Right-of-Way Termination Point at Future Campground Site

These future uses are illustrated in Schedule E.

7.1 Campground

The MDP states that the Town supports, in principle, a campground development linked to the Jessie Lake area. The Vincent Area Structure Plan proposes the development of a full service campground on the southeast corner of NW 12 overlooking Jessie Lake. The plan area location is illustrated on Schedule E. This campground will be an important element of the plan as it supports the development of the rodeo grounds, provides opportunities for overnight stays for those using the future sports fields to be developed in the area and enhances the community's overall tourism infrastructure.

The campground will be designed with full urban services (e.g. Town of Bonnyville water and sewer services, stormwater drainage, etc.) as a means to accommodate a wide range of the traveling public. The site will be designed to accommodate both recreational vehicle and other campground traffic.

The campground will include a small local commercial outlet to service those using the campground (e.g. store, shower facilities, etc.). The site will also be designed to accommodate a small scale lake oriented commercial use. This development would likely house rental facilities for non-motorized watercraft (e.g. canoes, kayaks, pedal boats) that residents or tourists would be able to rent for use on Jessie Lake.

7.2 Campground Policies

This plan's campground policies are as follows:

- (1) A campground use shall be supported in the southeast corner of NW 12;
- (2) The campground, related facilities, and infrastructure shall be designed to meet the standards of the Town of Bonnyville and Alberta Environment;
- (3) The development of this parcel shall occur through the developer's preparation of a Direct Control district to be approved by the Town of Bonnyville;
- (4) The campground shall be buffered from other development in the area through the use of perimeter screening and buffering measures included in Section 6.0 of this plan;
- (5) The primary vehicular access to the campground shall occur from the existing road right-of-way located to the north of the parcel;
- (6) The lake oriented commercial use of site shall be of small scale (no taller than two stories) and of high quality design to complement the environmentally sensitive areas surrounding Jessie Lake; and
- (7) Depending on the approval of Alberta Environment, the small scale lake oriented commercial use may also include a launching dock for non-motorized use of Jessie Lake and as an important interpretive feature for the community's trail system.

7.3 Highway Commercial

The Town of Bonnyville wishes to promote and encourage a full range of goods and services for citizens and industry in the community, the M.D. of Bonnyville and the traveling public. It also wishes to minimize potential conflicts between commercial and non-commercial land uses.

The northern portion of the site (NW 12) as illustrated on Schedule E has been designated for future highway commercial use. The highway commercial use mirrors the use to the north and will provide the community with important commercial tax base growth while achieving cost-effective infrastructure extension.

7.4 Highway Commercial Policies

This plan's highway commercial policies are as follows:

- (1) Highway Commercial shall be developed along the northern edge of NW 12;
- (2) The Highway Commercial shall be divided from 66 Street to 58 Street/Vincent Drive by a road with serviced lots located on either side;
- (3) Goods and services oriented to light industrial businesses will be encouraged in the Vincent ASP highway commercial area;
- (4) All highway commercial development shall be required to provide a high level of site landscaping and design;
- (5) The use of berms with significant vegetation will be encouraged for screening and noise reduction. All outdoor storage areas of designated highway commercial areas shall be screened with a combination of non-permeable fencing and vegetation. Screening and landscaping shall be implemented to reduce visual nuisance to adjacent land uses at the discretion of the Development Authority;
- (6) Highway commercial structures will be sited, designed, and scaled to minimize impacts on scenic views;
- (7) Uses supported in the highway commercial area shall not detract from the economic viability of the community's downtown core;

- (8) Highway access issues and solutions shall be developed in consultation with Alberta Transportation; and
- (9) Access to highway commercial uses shall occur via the area's internal road network.

8.0 PARKS, OPEN SPACE, AND RECREATION

Parks, open space, and recreation designations within the Vincent ASP area are primarily limited to those lands owned by the Town of Bonnyville. The Town of Bonnyville plans to expand its outdoor recreation facilities (e.g. baseball diamonds, soccer fields, etc.) on lands presently owned by the Town located on NW 12 and on lands presently owned by private landowners on SE 12 as illustrated in Schedule E. This expansion will ultimately increase the availability of outdoor recreational facilities within the Town of Bonnyville while providing an important location to replace fields lost during the development of the Centennial Project and its associated indoor recreational facilities.

The Town recognizes that parks, open space, and recreation are important amenities that contribute to the overall aesthetics and livability of the community. Council wishes to ensure that a range of parks, open space, linear pathway corridors and recreational facilities and experiences, varying in size and scale, are available to serve residents and visitors to the Town of Bonnyville. The Municipal Development Plan requires that the subdivision and design of residential areas ensure all parks and green spaces are easily accessible to the residents served. Town Council also supports the development of a trail system providing safe pathways for a variety of travel modes.

A high quality of life and sense of place for Bonnyville's residents can be created, in part, by a pathway or trail system that links important local amenities (parks, schools, recreational and cultural facilities, downtown commercial areas, etc.). This pathway or trail system should also take advantage of local scenic views. A fully linked public open space system that includes trails, public parks, natural open spaces, and school sites will provide opportunities for recreational and non-motorized transportation throughout the community, including the Vincent Area Structure Plan lands.

As per the provisions of the Municipal Development Plan, the land use concept provides for the continuation of the trail network around Jessie Lake. This will allow for community linkages to the major parks, open space and recreational components of the plan.

East-west connections are provided to link the campground and open space locations to a system that will ultimately carry on to Moose Lake. The road network also provides pedestrian linkages to key components of the plan.

8.1 Objectives

This plan's parks, open space, and recreation objectives are to:

- (1) Provide open spaces, parks and recreational facilities in accordance with Town policy;
- (2) Use open spaces, parks and recreational facilities as buffers between residential and non-residential land uses where feasible;
- (3) Develop a linear pathway system linking important open spaces, parks, recreational facilities, environmentally sensitive areas and scenic views in and around the study area; and
- (4) Meet community open space and school requirements through appropriate reserve dedications.

8.2 Policies

This plan's general parks, open space, and recreation policies are as follows:

- (1) Parks, trails and open space shall be developed in accordance with Schedule E;
- (2) The Town will place a high priority on developing an integrated open space system of active and passive parks and recreation facilities linked by a linear pathway;
- (3) Phased outdoor multi-use recreational facilities will be encouraged in order to meet the growing recreational needs of the Town;
- (4) A pedestrian pathway network should be developed to create a continuous system of walking and cycling trails that:
 - links important open spaces, parks, recreational facilities, environmentally sensitive areas and scenic views in and around the study area, and
 - acts as a buffer between residential and non-residential uses within the Vincent Area Structure Plan;

- (5) The pathway system within the Vincent Area Structure Plan will be designed with regard to the potential connection with a future pathway system to Moose Lake;
- (6) The primary east-west pathway connection through the plan area shall occur within the right-of-way located directly south of the rodeo grounds as illustrated on Schedule E;
- (7) The primary north-south pathway connection through the plan area shall occur on lands adjacent to Jessie Lake;
- (8) Development of the rural residential area on SW 12 shall be required to incorporate a trail system that will connect with the Town's broader trail network;
- (9) Public access to scenic vistas and viewpoints will be encouraged by incorporating such sites into the pathway system;
- (10) Through responsible site planning and design, the Town will maintain as much natural vegetation and site features as possible throughout the pathway system;
- (11) The majority of municipal reserve shall be provided by the developer as land at the subdivision stage;
- (12) The balance of any municipal reserve owing shall be provided to the Town as cash-in-lieu as a condition of subdivision approval, or deferred to other land owned by the Owner;
- (13) Municipal reserve shall be developed to Town standards at the developer's expense;
- (14) The Town shall construct a pedestrian trail between NW 12 and SW 12;
- (15) The Town shall construct a combination of baseball diamonds and soccer pitches along with associated structures in NW 12 as shown on Schedule E; and
- (16) SE12 shall be developed as sports fields and for outdoor recreation once the land is acquired by the Town.

8.3 Municipal and School Reserve Policies

This plan's municipal and school reserve policies are as follows:

- (1) At the time of subdivision approval and based upon Bonnyville's needs as a growing community, the maximum municipal and school reserve dedication will be required and used, in accordance with the provisions of the *Municipal Government Act*;
- (2) The location and distribution of municipal reserve land will be determined at the tentative plan of subdivision stage;
- (3) The location of school reserve land will be determined by the Town, in cooperation with the school authorities; and
- (4) Where appropriate, the Town will require that municipal reserve be provided as land. Where this is not practical, the Town may require payment of money-in-lieu of municipal reserve land, or deferral of the reserve land requirement by legal caveat in accordance with the *Municipal Government Act*. Where money-in-lieu of open space is accepted, the Town will use these funds in accordance with the requirements of the Act.

8.4 Rodeo

Bonnyville is home to some of the world's most successful rodeo participants. The annual Bonnyville Pro Rodeo is a significant regional attraction drawing many visitors and rodeo participants to Bonnyville and creating positive economic spin offs for the community. The Bonnyville Pro Rodeo has, however, outgrown its existing facilities in the community's Agriplex and now seeks to develop a full time standalone facility in the community.

As a regional centre, the Town of Bonnyville provides sites for major recreational developments which serve the surrounding area. In this case, the Town has agreed to provide approximately 60 acres of Town owned land in NE 12 and SE12 to the Bonnyville Pro Rodeo Association (BPRA) for the development of a permanent rodeo facility.

This site contains the Town's former sewage lagoons that were reclaimed approximately 20 years ago. Although no records of the reclamation are available from Alberta Environment or the Town, both were likely involved in the project. Alberta Environment has indicated that

reclamation probably consisted of removing the effluent, pushing the berms into the lagoons, which would force the sludge to the surface where it would absorb into the topsoil. As it is unlikely that any soil compaction occurred on site, the land could be subject to sinking. Therefore, it is essential that a professional engineer conduct the necessary testing to ensure that development on this site is safe and specify any precautions or development modifications required. Furthermore, approvals from Alberta Environment may be required, so it is important that all plans, test results, and other information are circulated to them.

8.5 Rodeo Policies

This plan's rodeo policies are as follows:

- (1) The Town shall donate the land that it owns on NE 12 and SE12 with the exception of the trail lands along Jessie Lake to the BPRA for the development of rodeo grounds and associated facilities;
- (2) The Town shall enter into an arrangement to complete a land swap with the owners of the parcel of land directly to the west of the Town owned land in NE 12 and SE12 to ensure that the rodeo grounds will be of a sufficient size to accommodate future development of the site by the BPRA;
- (3) The BPRA shall be responsible for all costs associated with the development of their facility;
- (4) The BPRA shall hire and direct a professional engineer to conduct the appropriate tests necessary to ensure the suitability of the former lagoon site for the rodeo development as well as identify any required precautions or modifications to the proposed development;
- (5) All development plans, test results, and other relevant information about the former lagoon site shall be provided to Alberta Environment and development may be subject to their approval;
- (6) Where possible, the rodeo grounds should be designed to maximize on-site and off-site visual access to Jessie Lake;

- (7) The BPRA shall be required to construct on-site pedestrian trail access to the Jessie Lake trail system and to the adjacent campground site;
- (8) The rodeo grounds shall be designed to ultimately be serviced by full municipal water and sewer infrastructure. Phased development of infrastructure to the site may be considered at the discretion of the Development Authority;
- (9) Screening and landscaped buffering shall be implemented around the perimeter of the facility to reduce visual, dust, noise and odour nuisance to adjacent land uses at the discretion of the Development Authority; and
- (10) As a means to reduce site servicing costs, common parking facilities should be designed to service the rodeo grounds and the sports fields (parks and open space) use to the south on SE 12.

9.0 TRANSPORTATION AND ROADWAYS

Road access to the site is available from 66 Street in the northwest, 58 Street in the north central, and 55 Street which borders the site to the east. All of these roads connect to Highway 28 (50 Avenue) which travels into downtown Bonnyville. Schedule F illustrates the proposed major road network for the plan area.

9.1 Objectives

This plan's transportation and roadways objectives are to:

- (1) Encourage safe, efficient and effective traffic flows and pedestrian movements through the Vincent ASP area;
- (2) Protect the dominant role of Highway 28 (50 Avenue) as the primary vehicular transportation corridor in Bonnyville;
- (3) Provide an internal road network that focuses accessibility to the major open space and public service facilities within the plan area;
- (4) Discourage heavy truck traffic from entering residential neighbourhoods in the plan area;
- (5) Develop a cost effective internal road network that promotes the orderly, efficient and economic use of land; and
- (6) Ensure road right-of-ways are designed to accommodate other infrastructure needs (e.g. water, sewer, storm drainage) where possible.

9.2 Policies

This plan's transportation and roadways policies are as follows:

- (1) Roads included in the transportation network shall be built in compliance with Town development standards and developed in accordance with Schedule F;
- (2) Road right-of-way requirements will be protected through building setbacks, acquisition of right-of-way, and appropriate subdivision design;
- (3) Rights-of-way shall be of adequate width to accommodate the carriageway, sidewalks or pathways, boulevards, underground utilities and street lighting in an acceptable manner;
- (4) Frequent and direct access from the boundary arterial roads shall be provided to the internal road network, but in a manner designed to eliminate short-cutting through the plan area;
- (5) Street lighting throughout the plan area shall be constructed at the developer's expense;
- (6) Adequate parking shall be provided to meet the needs of the development at the developer's expense in accordance with the Town of Bonnyville's Land Use Bylaw; and
- (7) All development shall comply with the Town of Bonnyville's minimum standards.

10.0 INFRASTRUCTURE SERVICING

Full development of the plan area will require significant extensions and investment in water, sewer and storm drainage systems. While some of this infrastructure will be necessary to accommodate community goals (e.g. development of sports fields), a significant proportion of the infrastructure extended to this area will provide a benefit to those contemplating future highway commercial and rural residential development. As a consequence, the Town will need to develop policies to ensure the cost effective extension of municipal services while also obtaining appropriate funding contributions from future developers who may benefit from infrastructure in the plan area.

10.1 General Infrastructure Servicing Policies

This plan's general infrastructure servicing policies are as follows:

- (1) All development with the exception of the rural residential development on SW 12 and the sports fields on SE12 shall have full municipal servicing (piped water, sewer and storm drainage, street lighting, and paved roads);
- (2) Development of the rural residential area and the sports fields on SW 12 and SE12 respectively may proceed once full municipal water service is extended to these areas and a professional engineer has established minimum lot sizes required to accommodate on-site sewage disposal;
- (3) The developer shall be responsible for on-site servicing and off-site expenses attributable to development;
- (4) Any developer extending or upgrading the Town's services shall enter into a development agreement with the Town;
- (5) Extension of the Town's service network will be undertaken provided that such extensions are fully funded by the landowners/developers, or sources other than the Town;

- (6) All developments or redevelopments will be required to provide the appropriate easements and/or rights-of-way for required utilities (e.g. telephone, electricity, natural gas); and
- (7) The gas, power, telephone, and cable television services shall be arranged and coordinated by the developer with the respective utility companies and developed to Town standards.

10.2 Water Distribution

The Town's water source is Moose Lake, from which a 250mm water main travels along Highway 28 (50 Avenue). Plan area connections are located at 66 Street and 45 Avenue, and 55 Street and 48 Avenue. Schedule G illustrates the proposed water servicing.

This plan's water servicing policies are as follows:

- (1) Potable water to the Vincent ASP area shall be provided by connection to the Town of Bonnyville's municipal water distribution system;
- (2) All development within the plan area will be connected to the Town of Bonnyville's municipal water distribution system;
- (3) The developer shall design and construct water supply facilities to the satisfaction of the Town at the developer's expense; and
- (4) The Town will consider large lot rural residential development on SW 12 provided suitable arrangements are made respecting the provision of piped water supply.

10.3 Sanitary Sewer Servicing

The Town's sewage lagoon is located to the southeast of Town, from which a 250mm sewer main is located along Highway 28 (50 Avenue). Plan area connections are located at 66 Street and 45 Avenue, and 55 Street and 48 Avenue. An abandoned sewage force main terminates at the northeast corner of SE12.

Trunk capacity of the sewage disposal system for the west side of Town is very limited. Before substantial new residential development can occur in the plan area, a new trunk sewer line must be constructed from the sewage treatment plant on the east side of town, north to the future development areas on the east side, then west to the west side of town. As a means to reduce servicing costs, on-site sanitary sewer servicing will be considered for the rural residential development and the southern sports fields as shown in Schedule E.

This plan's sanitary sewer servicing policies are as follows:

- (1) The developer shall design and construct sanitary sewer facilities to the satisfaction of the Town at the developer's expense;
- (2) On-site sanitary sewer servicing may be allowed for the rural residential area and the sports fields on SW 12 and SE 12 respectively provided that it is supported in a letter prepared by a qualified professional engineer outlining minimum parcel size requirements; and
- (3) On-site sanitary sewer servicing shall be designed for eventual connection to the Town's sewage disposal services once it becomes available.

10.4 Storm Water Management

The Town is divided into four drainage areas. NE 12, SE 12, and the southeast flank of NW 12 are in Drainage Area 1 and drain into Jessie Lake. The remainder of NW 12 and all of SW 12 are in Drainage Area 4 and drain to the southwest, some of which into a wet area that occupies most of SW 12. The predominant drainage patterns on the site are illustrated on Schedule C.

10.4.1 Policies

This plan's storm water management policies are as follows:

- (1) Storm water management systems shall be designed and constructed according to Alberta Environment standards at the developer's expense;
- (2) Storm water management systems shall be designed following "best management practices";

- (3) Storm water shall be attenuated on-site to predevelopment levels;
- (4) A detailed storm water management master plan for the Plan area is required to determine the size and type of stormwater management necessary to service the Plan area; and
- (5) Developers of proposed highway commercial, campground or rural residential developments, shall be required to retain a qualified professional engineer to prepare and implement a stormwater management plan. The cost to prepare the plan shall be borne by the developer and will include, but not necessarily be limited to, the following elements:
 - flooding hazards,
 - existing drainage features,
 - stormwater related environmental issues (first flush effects, stockpile snowmelt, soil erosion),
 - minor and major system design criteria (1:100 year event, return period, calculation of flows, rainfall intensity, description of the proposed system),
 - design criteria for flows originating off-site,
 - erosion and sediment control, and
 - operation and maintenance.

11.0 DEVELOPMENT PHASING

Schedule I outlines the development phasing strategy for the Vincent Area Structure Plan. The development phasing strategy provided defines a logical sequence of development for the plan area based on cost-effective extension of infrastructure services. The phases shown may be further divided into sub-phases depending on the market for the land use types generally and lots specifically. The following sections describe the servicing requirements for each phase.

11.1 Phase 1

Phase 1 will include the development of the rodeo grounds, the northern sports fields and campground in NW 12. This development has been selected as Phase 1, as the Bonnyville Pro Rodeo Association has indicated the greatest degree of interest in developing immediately. The Town of Bonnyville will also need to develop sports fields to replace those that will be lost through the development of the community's Centennial Project. As water and sewer services will need to be extended to the area, the campground development should also occur in Phase 1 as a logical support service to the rodeo and the sports fields.

11.2 Phase 2

Phase 2 will consist of the development of the highway commercial lands at the northern portion of the site. This phase will require the extension of municipal roadways to provide access for the development. Water and sewer services are located in proximity, however, some extensions to the area will be required.

11.3 Phase 3

Phase 3 requires the largest extension of water services of all development included in the Vincent ASP and will also necessitate the development of a significant collector road system on the southern portion of the site. As the developer of the rural residential area will be required to front end the cost of these infrastructure extensions, particularly on the southwestern portion of the site, this development is expected to occur at the latter stages of the plan's implementation.

11.4 Objectives

The plan's development phasing strategy objectives are to:

- (1) Encourage development to occur in a logical and orderly sequence in order to optimize existing infrastructure and to ensure cost effective planning and construction of new infrastructure;
- (2) Ensure that adequate infrastructure is in place for development phases in order to provide service to new development;
- (3) Ensure that new development does not place demands on existing infrastructure beyond its capacity to provide service.

11.5 Policies

The plan's development phasing strategy policies are as follows:

- (1) Developers shall be required to complete a traffic impact analysis to determine what off-site infrastructure improvements will be required as a result of their development;
- (2) Developers shall be required to front end the cost of any servicing extensions required to provide service to an out of sequence development phase. The Town of Bonnyville will endeavour to assist the developer financing infrastructure extensions through recovery of costs from future development that will benefit from the infrastructure extensions; and
- (3) The Town of Bonnyville will recover appropriate off-site infrastructure costs incurred by the municipality in order to provide service to the lands within the Vincent Area Structure Plan through off-site levies imposed on new development benefiting from infrastructure investments made by the Town.

12.0 IMPLEMENTATION

12.1 Plan Adoption

Adoption of the Vincent Area Structure Plan will require a Public Hearing in accordance with Section 230 of the *Municipal Government Act*. The general public will be notified of the Public Hearing in the manner identified in Section 606 of the Act. The Vincent Area Structure Plan will come into effect on the day it is passed by Town Council.

12.2 Implementation

Responsibility for the implementation of this Area Structure Plan lies primarily with Town Council, committees of Council, administration, local business owners, and developers. Implementation will occur through the administration of the Land Use Bylaw. Decisions with respect to Land Use Bylaw amendments, development permits, and subdivisions must conform to the policies contained in Vincent Area Structure Plan and be consistent with the Municipal Development Plan. The Town of Bonnyville's capital budgeting process also provides a mechanism for implementing the Plan. The Town can influence the timing for infrastructure investments, thereby affecting the timing of development activity through its budgeting process.

Council will be responsible for initiating and overseeing planning recommendations, programs, and committees necessary to fulfill the objectives of this ASP. Council will need to consult with Town Administration, committees of Council, and any necessary provincial or federal personnel in the implementation of the Plan. Council may choose to assign specific tasks to various boards, agencies, and ad-hoc citizens committees related to the implementation, monitoring, and review of specific Plan policies.

All municipal departments and committees shall implement the appropriate policy statements contained in the Plan. Council will oversee the regulation of subdivision and development and will be responsible for making the appropriate and timely planning recommendations to Council. The Development Officer shall also assume primary responsibility for the initial review of all land use, subdivision, and development proposals, as appropriate, and shall ensure the participation of relevant government agencies, private groups, and municipal departments during the review process. The Town's Director of Public Works will assume primary responsibility for monitoring

and maintaining local infrastructure and be responsible for making recommendations to Council on changing infrastructure needs and upgrades.

12.3 Statutory Plan Amendments

All statutory plans adopted by a municipality must be consistent with each other in accordance with Section 638 of the Municipal Government Act. In order to make the Vincent Area Structure Plan consistent with the policies included in the Town of Bonnyville Municipal Development Plan, Map 1 – Future Land Use included in the Municipal Development Plan will need to be amended to redesignate the lands in the Vincent ASP area to coincide with the land uses included on Schedule E. Map 3 (transportation network) will also need to be revised to reflect the proposed transportation network included in the Vincent ASP.

These amendments can be made concurrently with the adoption of the Vincent Area Structure Plan.

The following amendments to the Land Use Bylaw will also be required in order to achieve the consistency required by the *Municipal Government Act*:

- (1) A land use district will need to be developed for the rural residential development proposed for the development proposed to occur in SW 12;
- (2) 'Rural Residential' and 'Rodeo Grounds' will require definitions in the Definitions section;
- (3) 'Rural Residential' will need to be added to RR-1 (Residential Estate District) or other Land Use District as a land use class;
- (4) 'Rodeo Grounds' will have to be added to P (Parks, Open Space, and Recreation District) or other Land Use District as a land use class;
- (5) A special district, potentially a Direct Control district, will need to be drafted to address the nature of the proposed future campground site and small scale lake oriented commercial development in the plan area; and
- (6) Land use bylaw mapping will need to be revised to reflect the new districting of lands in the Vincent ASP.

These amendments can be carried out concurrently with the adoption of this Plan.

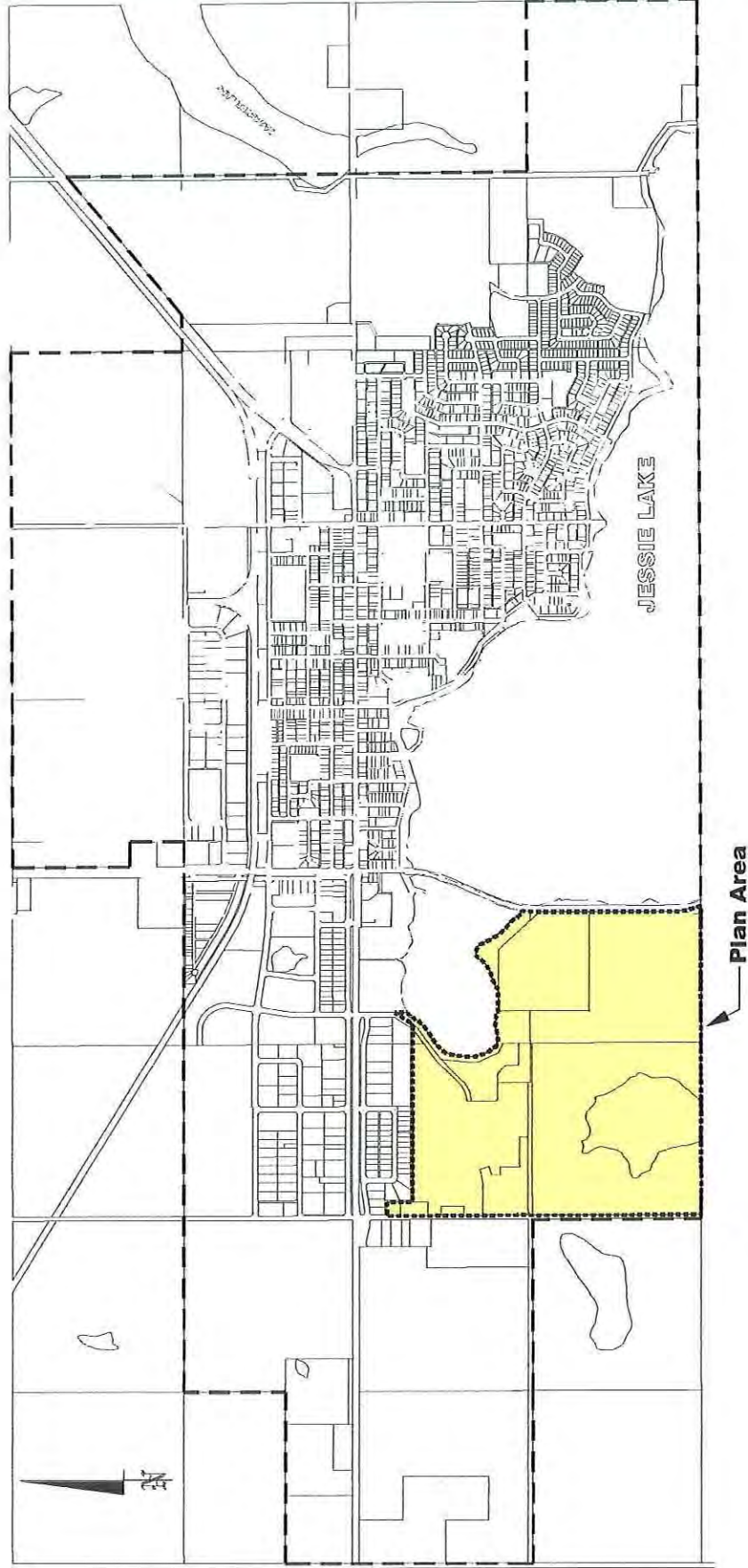
Section 636(2) of the Municipal Government Act states that amendments to statutory plans do not require the same level of public and agency consultation as do newly created statutory plans. Therefore, amendments to the Municipal Development Plan and the Land Use Bylaw can be carried out in-house but will require the necessary public input and advertising as per regulations regarding public hearings and planning bylaws under sections 230 and 606 of the *Municipal Government Act*.



SCHEDULES

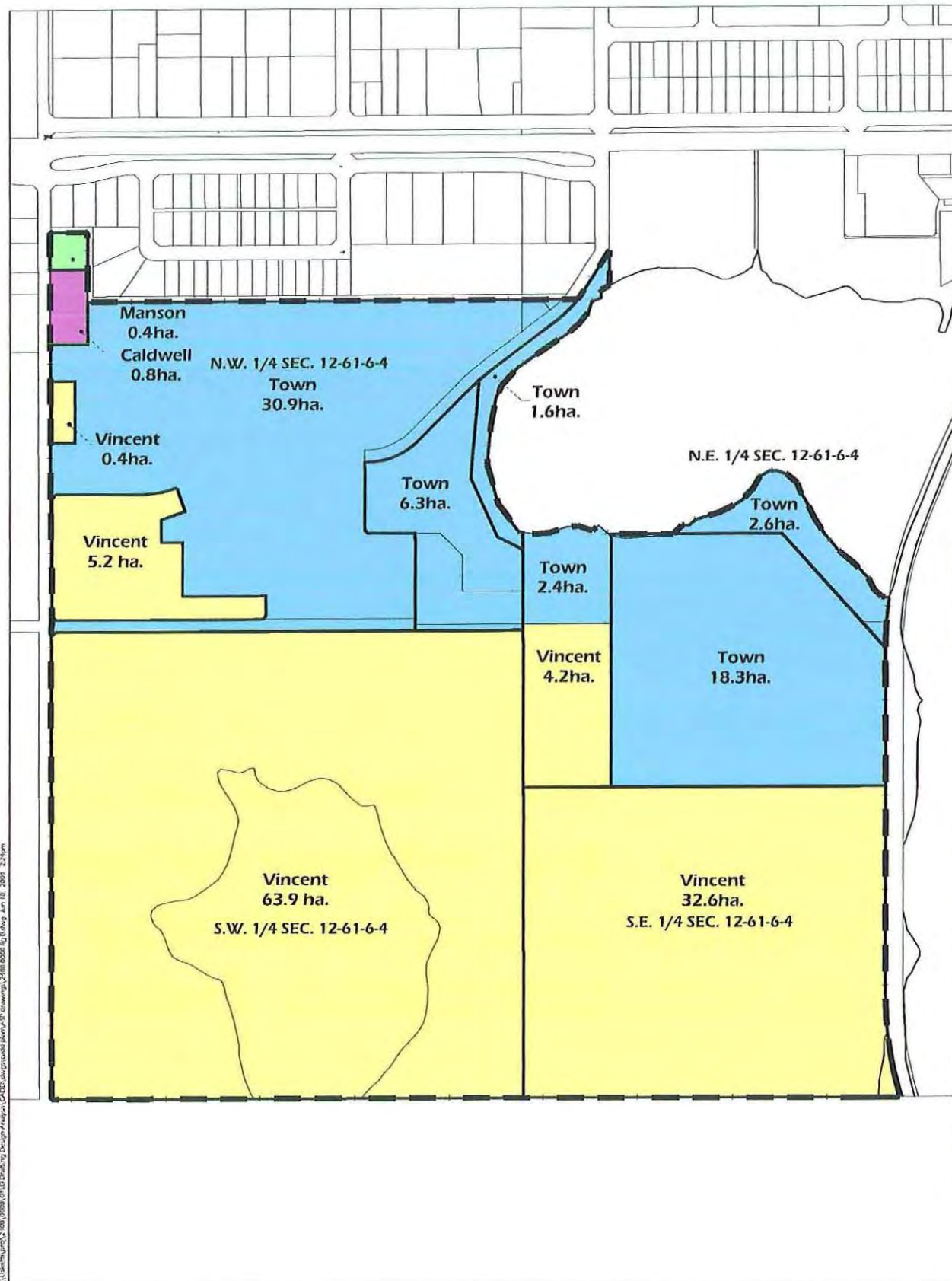


TOWN OF BONNYVILLE





scale n.t.s.



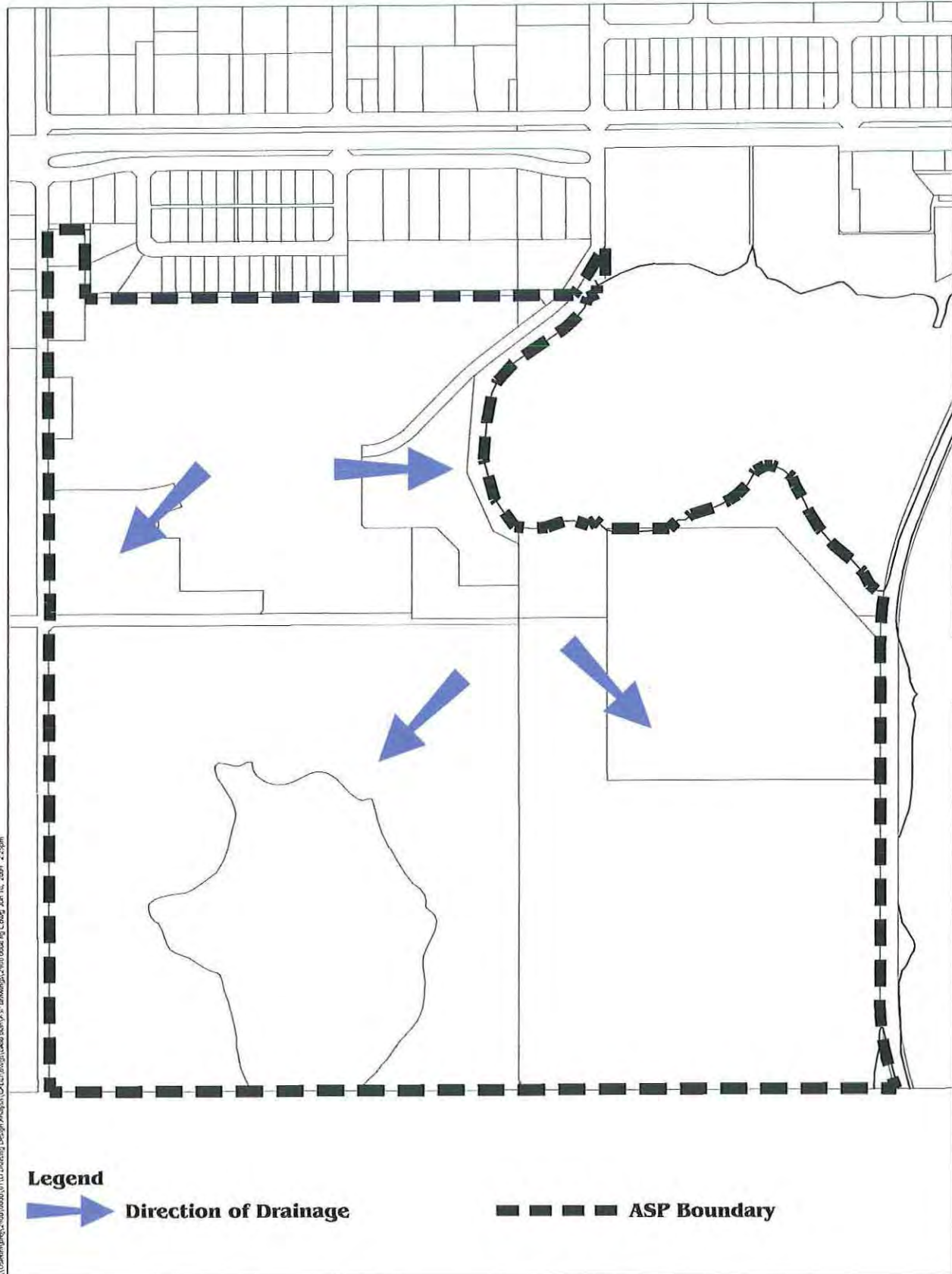
landownership

SCHEDULE

B



scale n.t.s.



proposed stormwater drainage

SCHEDULE



\\userimg01\400\0000\611\0\Drawing Design\Projects\04201\Project\used\plan\17\Drawings\2401\0000\fig\Draw\Jun 16, 2004 2:25pm



scale n.Ls.

**Legend**

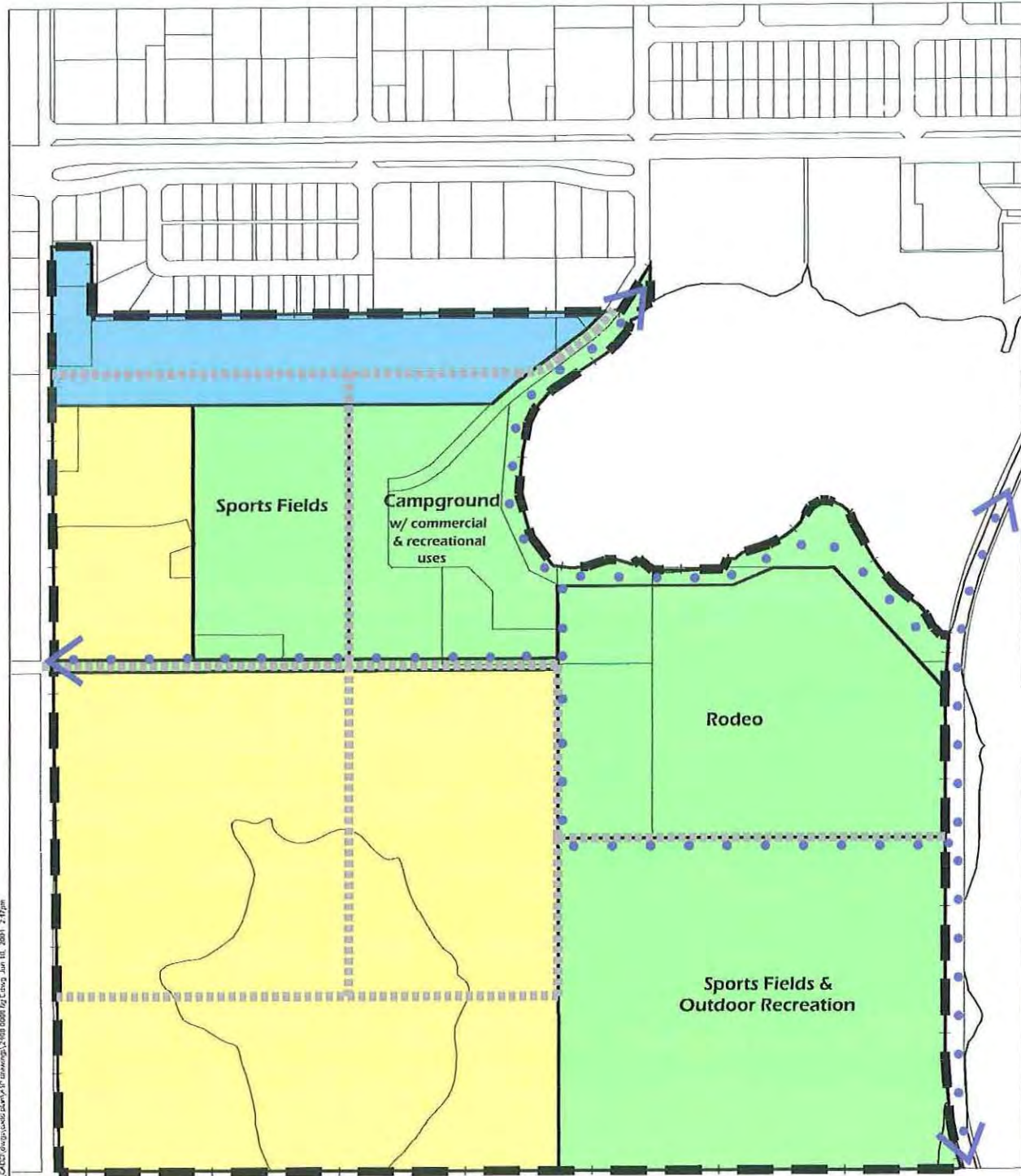
- ASP Boundary
- Opportunity
- Constraint

site opportunities and constraints

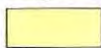





SCHEDULE
D



scale n.t.s.



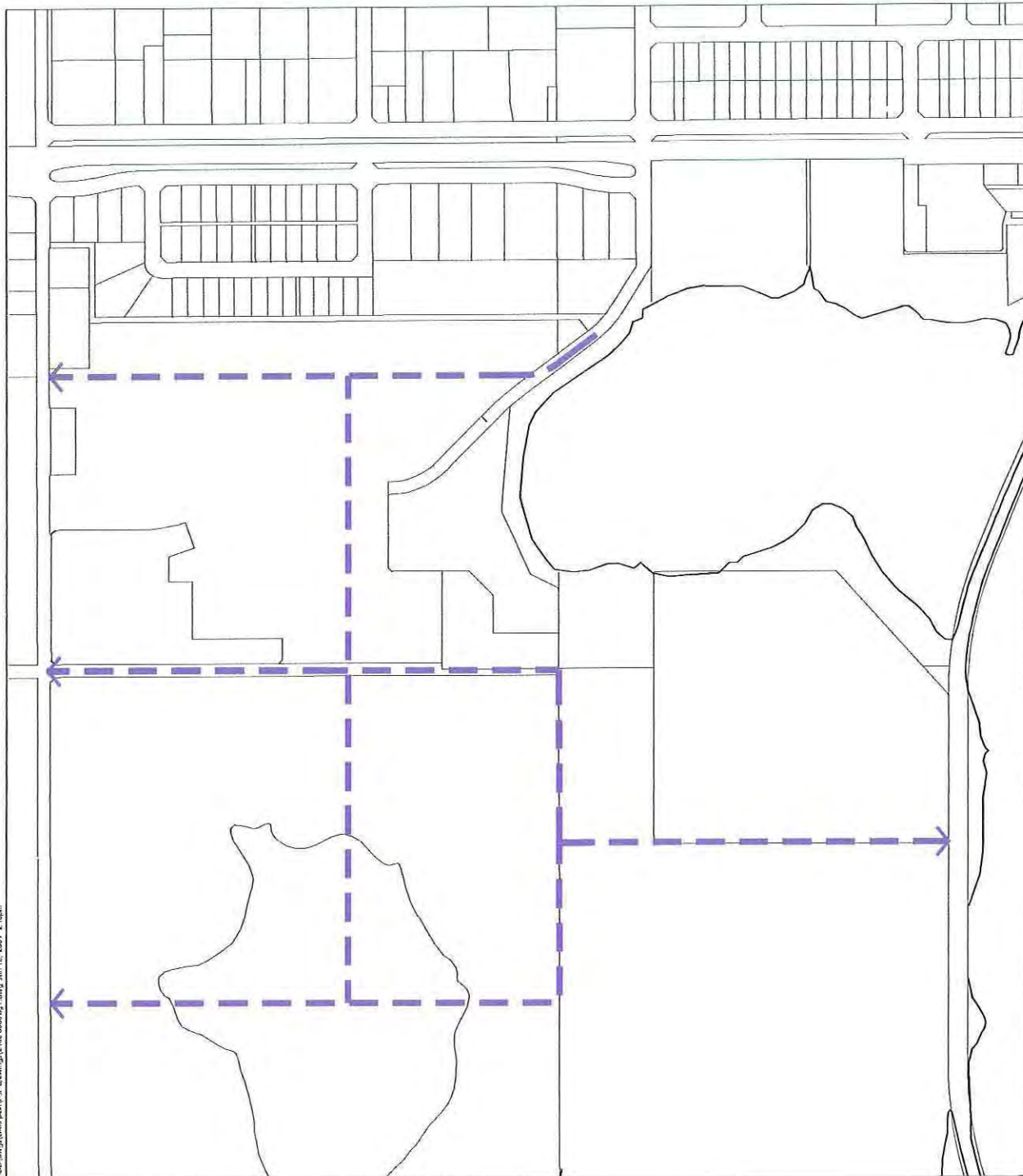
Legend

- | | | |
|--|---|---|
|  Rural Residential |  Parks, Open Space, and Recreation |  ASP Boundary |
|  Highway Commercial |  Proposed Road |  Pedestrian Trail |

concept plan

SCHEDULE

E



proposed road network

SCHEDULE

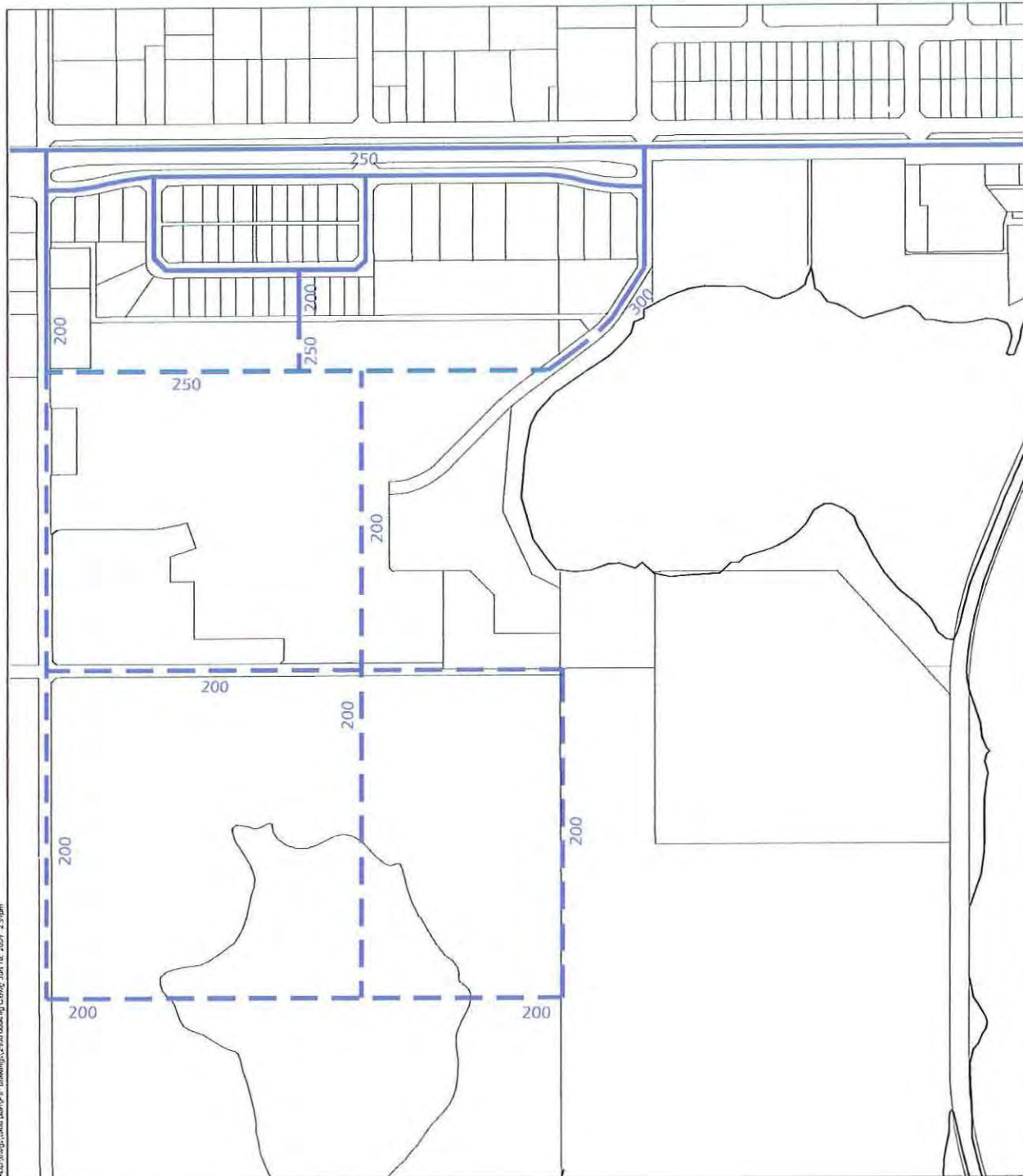
F

Legend

 Proposed Road



scale n.t.s.



Legend

- Proposed Watermain
- Existing Watermain

proposed water servicing

SCHEDULE





scale n.t.s.



Legend

- **Proposed Sanitary Sewer**
- **Existing Sanitary Sewer**

proposed sanitary servicing

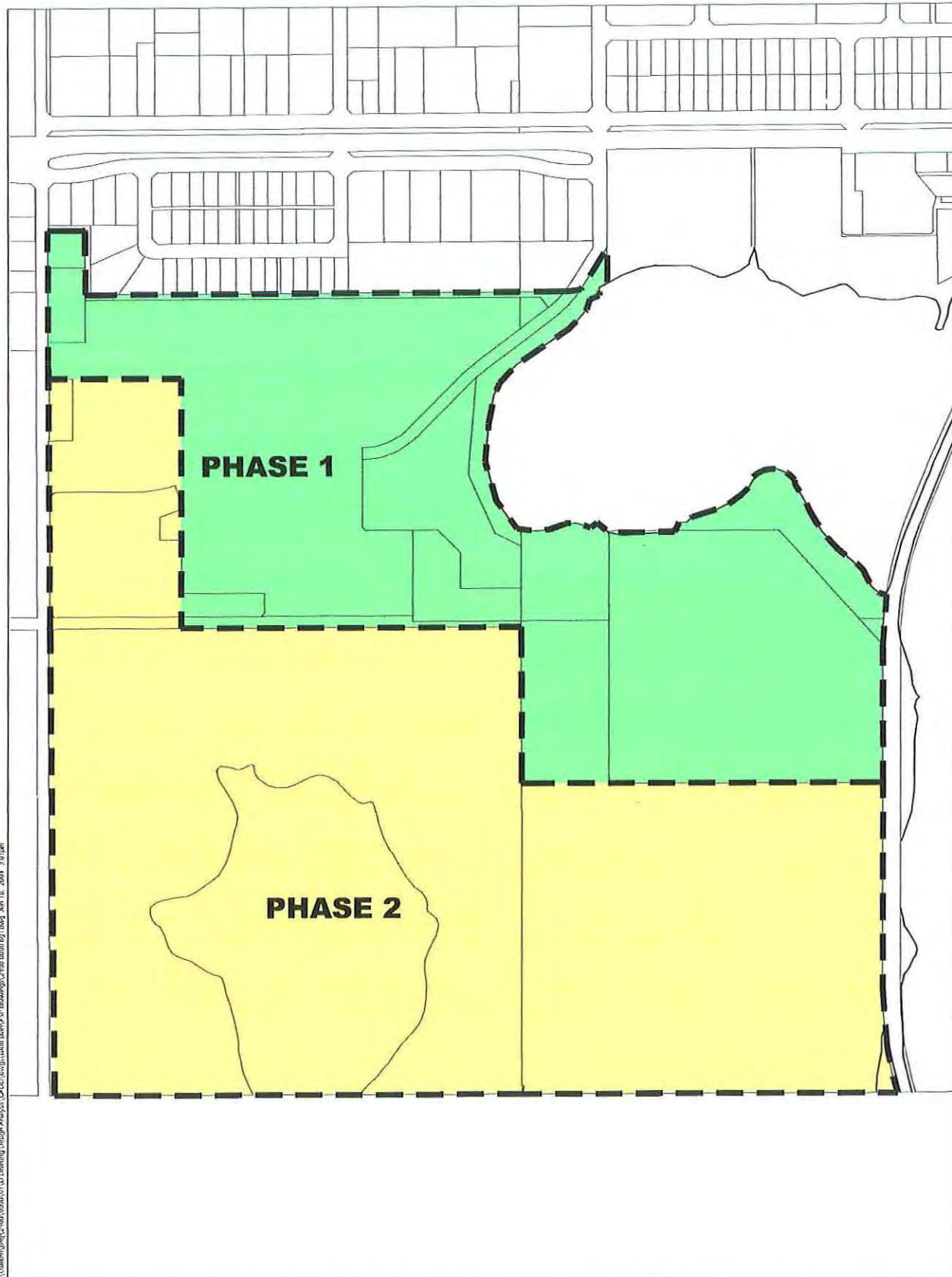
SCHEDULE

H

\\vms\proj\proj2\184545\184545.dwg 2024-06-18 10:00:00 AM 2024-06-18 10:00:00 AM



scale n.t.s.



phasing plan

SCHEDULE

I

\\uschi\proj\2-188-0000-01-02 Drafting\Drawings\CAZ02\uschi\uschi.dwg 2/18/2004 10:00:00 AM 2/18/2004 10:00:00 AM