

**BYLAW NO. 1241-04**  
**OF THE**  
**TOWN OF BONNYVILLE**

**"THE TOWN OF BONNYVILLE MATICHUK 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 Matichuk 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 *Matichuk* Development Lands, for the lands situated within the ASP boundary being part of SE Sec 13 -Twp 61-Rge 6-W4M.

As attached, Figure 1 shows, the ASP area being SE Sec 13-61-6-W4M defined by 55 Street (Highway 41) on the east and 50 Avenue (Highway 28) to the north.

3. This Bylaw may be amended by Bylaw in accordance with the Municipal Government Act.
4. The Town of Bonnyville Matichuk 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 10th day of August, A.D., 2004.

  
Mayor

  
Chief Administrative Officer


**AS ADVERTISED** on the 23rd day of August, 2004 and the 30th day of August, A.D., 2004 in the Bonnyville Nouvelle.

**PUBLIC HEARING HELD AT THE TOWN HALL COUNCIL CHAMBERS** on the 7<sup>th</sup> day of September A.D., 2004.

  
Mayor


  
Chief Administrative Officer

**GIVEN SECOND READING** this 14th day of September, A.D., 2004.

  
Mayor

  
Chief Administrative Officer

**GIVEN THIRD AND FINAL READING** this 14<sup>th</sup> day of September, A.D., 2004.

  
Mayor

  
Chief Administrative Officer

**AREA STRUCTURE PLAN**

**SE 1/4 SEC 13 61-6-W4M**

**TOWN OF BONNYVILLE**  
**BY-LAW No. 1241-04**

# **AREA STRUCTURE PLAN**

**SE 1/4 SEC 13 61-6-W4M**

**TOWN OF BONNYVILLE**

**Prepared by:**



**July 2004**

## **THIRD PARTY DISCLAIMER**

The Area Structure Plan report has been prepared by **DESCON Engineering Services Ltd.** for the benefit of Matchuk Equipment (1991) Ltd. to whom it is addressed. The material in it reflects **DESCON Engineering Services Ltd.'s** and their staff, officers, and directors' best judgement, in light of the information available to it, at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties.

## TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
1.1	General	1
1.2	Location Plan	1
1.3	Zoning	1
1.4	Reserve Dedication	1
1.5	History	2
<b>2.0</b>	<b>THE AREA STRUCTURE PLAN</b>	<b>3</b>
2.1	Plans and Areas	3
2.2	Municipal Reserves	3
2.3	Proposed Road Closure - 57 Street	3
2.4	Proposed Subdivision Areas	3
2.5	Easements and Rights-of-Way	4
2.6	Buffering Needs	4
2.7	Financial Responsibility	4
<b>3.0</b>	<b>WATER DISTRIBUTION SYSTEM</b>	<b>5</b>
3.1	Design Parameters	5
3.2	Existing Water Distribution System	5
3.3	Proposed Water Distribution System	5
3.4	Town Constructed Facilities	5
3.5	Fire Hydrants and Appurtenances	5
<b>4.0</b>	<b>SANITARY SEWER SYSTEM</b>	<b>6</b>
4.1	Design Parameters	6
4.2	Existing Sanitary Sewer System	6
4.3	Proposed Sanitary Sewer System	6
4.4	Town Constructed Facilities	6
<b>5.0</b>	<b>DRAINAGE SYSTEM</b>	<b>7</b>
5.1	Drainage System	7

## LIST OF FIGURES

FIGURE 1	AREA STRUCTURE PLAN BOUNDARY
FIGURE 2	ZONING
FIGURE 3	PLANS AND AREAS
FIGURE 4	PROPOSED SUBDIVISION AREAS
FIGURE 5	WATER DISTRIBUTION SYSTEM
FIGURE 6	SANITARY SEWER SYSTEM
FIGURE 7	DRAINAGE SYSTEM

## THIRD PARTY DISCLAIMER

The Area Structure Plan report has been prepared by  Engineering Services Ltd. for the benefit of Matichuk Equipment (1991) Ltd. to whom it is addressed. The material in it reflects  Engineering Services Ltd.'s and their staff, officers, and directors' best judgement, in light of the information available to it, at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties.



## **1.0 INTRODUCTION**

### **1.1 General**

The need for the Area Structure Plan (ASP) is to provide a land use plan in accordance to the Town's Land Use By-law and a servicing plan for the "subject" property

The ASP for the SE 1 /4 SEC 13-61-6-W4M has been prepared to the level of detail required to provide maximum flexibility for development to occur as quickly or slowly as the demand for industrial lands requires.

### **1.2 Location Plan**

The SE 1/4 SEC 13 61-6-W4M (SE 1/4 SEC 13) is located in the north western part of the Town of Bonnyville, west of 55 Street (Highway 41) and north 50 Avenue (Highway 28).

Figure 1 shows the limits of the SE 1/4 Area Structure Plan which encompasses an area of  $\pm 64.75$  hectares ( $\pm 160$  acres).

### **1.3 Zoning**

Figure 2 shows the zoning for the area.

RMHP	Residential Manufactured Home Park
C - 3	Highway Commercial District
DC - 1	Direct Control District
M - 1	General Industrial District
M - 2	Heavy Industrial District

### **1.4 Reserve Dedication**

A total of 10% dedication of the development lands is provided for municipal reserves or 6.47 hectares (16.0 acres).

As of November 2003, 3.29 hectares (8.14 acres) has been dedicated. This area is now the Town of Bonnyville Public Work Area (north of 54 Avenue)

The balance of the remaining 10% or 3.18 hectares (7.86 acres) is provided for in this ASP.

## **1.5 History**

**The Canadian Nation Railway (CNR) right-of-way splits the property in the north west corner.**

**Development commenced in the late 1970's with the construction of the triangular area north of the CNR right-of-way and west of Highway 42 as a mobile home park.**

**In 1978 the area north of Highway 28 between 50 Avenue and 52 Street; and west of Highway 41 between 55 Street and the lane was developed for Highway Commercial purposes.**

**Aerial photography of the area indicates that there is a history of wetland areas within this quarter section. As development has occurred since the late 1970s, these wetlands have been in filled. Soil testing is recommended to ensure site suitability for future developments in this area.**

## **2.0 THE AREA STRUCTURE PLAN**

### **2.1 Plans and Areas**

Figure 3 shows the existing plans and areas.

Subdivision Plan No. 782-3443 created in 1978 provides for 3.29 hectares (8.14 acres) of reserve dedication. This area is now used as the Town's Public Works area.

Roadway's and rights-of-way were subdivided in 1981 and 1988.

Four lots were developed in 2003 under Subdivision Plan No. 032-3897 (at the intersection of 52 Avenue and 58 Street.

### **2.2 Municipal Reserves**

As previously mentioned 3.29 hectares (8.14 acres) of land was dedicated as Municipal Reserve, which area is now used as the Town's Public Works area.

This ASP provides for the balance of the required of 3.18 hectares (7.86 acres) of Municipal Reserve . The reserve area will be located north of 54 Avenue and west of the Town Public Works area.

Summary of municipal reserve dedication:

Under Subdivision Plan No. 782-3443	±3.29 hectares (± 8.14 acres)
This Area Structure Plan	<u>±3.18 hectares (± 7.86 acres)</u>
	±6.47 hectares (±16.00 acres)

### **2.3 Proposed Road Closure - 57 Street**

It is proposed to close the road right-of-way between 52 Avenue and 54 Avenue. This area is identified as 57 Street consisting of 0.584 hectares.

This area will become part of future subdivision lands.

### **2.4 Proposed Subdivision Areas**

Figure 4 shows a conceptual lot configuration. The actual lot sizes will be determined based on the client needs and final subdivision plan(s).

The block areas and sizes can be summarized as:

Block "A"; 1 - 4 lots	± 6.78 hectares
Block "B"; 1 - 3 lots	± 2.67 hectares
Block "C"; 1 - 3 lots	± 2.66 hectares
Block "D"; 1 - 4 lots	± 3.76 hectares
Block "E"; 1 - 6 lots	<u>± 4.44 hectares</u>
5 -20 lots	±20.31 hectares
Reserve	± 3.18 hectares
Total Area for subdivision	±23.49 hectares



## **2.5 Easements and Rights-of-Way**

Figure 3 shows (shaded) the location of existing rights-of-way and easements.

**Easements:** Generally, lots will be graded for positive drainage. Where lot lines abut to each other, then 6.0 metre wide drainage easements will be provided and registered in conjunction with the subdivision registration.

**Utility Rights-of-Way** will be provided for the utility services (power, natural gas, etc.) and registered in conjunction with the subdivision registration.

## **2.6 Buffering Needs**

The General Industrial Area (M-1) in Block "E", north east of 58 Street/56 Avenue is separated from the Residential Mobile Park (RMHP) to northeast by The Canadian National Railway rights-of-way, which is +/- 30.0 metres wide and is inadequate to serve as a noise attenuation buffer.

Additional buffering shall be required in the form of constructing a fence or planting of trees along the south western portion of the railway rights-of-way. Any requirements for buffering shall be implemented as a condition of the Development Agreement at either the subdivision or development permit approval stage or both.

The fence installation/ tree planting and landscaping will be completed as required by the Town of Bonnyville Guidelines to Development.

Easements or dedicated right's-of-ways will be determined at the time of subdivision registration.

## **2.7 Financial Responsibility**

All costs of development on private land and all applicable off-site development costs associated with the development of land, as identified in a development agreement with the Town, will be the responsibility of the developer.

The determination of off-site and other development levies shall be by Council as necessary.

### **3.0 WATER DISTRIBUTION SYSTEM**

#### **3.1 Design Parameters**

The existing and proposed water distribution mains comply to The Town of Bonnyville's Municipal Servicing Study, dated 1979, which addressed the water main sizes and "looping needs" to meet the domestic and fire flow design parameters within and outside the area structure plan.

#### **3.2 Existing Water Distribution System**

Figure 5 shows the existing and proposed water distribution system.

The majority of the existing water distribution system was constructed in 1978 in accordance to the Town's master water distribution system:

1. 50 Avenue (55 Street to 58 Street) 250mm
2. 52 Avenue (55 Street to 58 Street) 250mm
3. 54 Avenue (55 Street to end reserve) 400mm
4. 55 Street (50 Avenue to north end) 300mm
5. 58 Street (50 Avenue - 52 Avenue) 300mm
6. There is an existing 300mm water line extending north from 52 Avenue to the north boundary of lot 1. The Town of Bonnyville installed this line in the early 1980's to service the land to the west.

#### **3.3 Proposed Water Distribution System**

The proposed water distribution system would service the unsubdivided blocks as described:

1. Block "A": does not require water mains as the lots would be serviced off the existing line on 52 Avenue
2. Block "B" and "C" will be serviced off a new 300mm water main located in 58 Street
3. Block "D" and "E" will be serviced off a new 300mm water main located on 58 Street and curving on to 56 Avenue
4. A 250 mm water main will be extended west 54 Avenue west of 58 Street

#### **3.4 Town Constructed Facilities**

The Town of Bonnyville constructed sections of the water distribution system consisting of:

1. Water supply line into and out of their treated water facilities located north of 54 Avenue.
2. Supply lines from their water treatment plant located at Moose Lake.

#### **3.5 Fire Hydrants and Appurtenances**

Fire hydrants and appurtenances (valving, etc) will be installed at locations and spacing as required by the Town of Bonnyville Guidelines to Development.

#### **4.0 SANITARY SEWER SYSTEM**

##### **4.1 Design Parameters**

The existing and proposed sanitary sewer system collection mains comply to The Town of Bonnyville's Municipal Servicing Study, dated 1979, which addressed the sewer main sizes and service area within and outside the area structure plan.

##### **4.2 Existing Sanitary Sewer System**

Figure 6 shows the existing and proposed sanitary sewer system.

The majority of the existing sanitary sewer system was constructed in 1978 in accordance to the Town's master sanitary sewer collection system:

- |    |                                    |                |
|----|------------------------------------|----------------|
| 1. | 50 Avenue (55 Street to 58 Street) | 200mm to 250mm |
| 2. | 52 Avenue (55 Street to 58 Street) | 300mm          |
| 3. | 55 Street (52 Avenue to 54 Avenue) | 300mm          |
| 4. | 58 Street (50 Avenue - 52 Avenue)  | 300mm          |

In 2003 the sanitary sewer system was extended on:

- |    |                                      |       |
|----|--------------------------------------|-------|
| 5. | 58 Street (52 Avenue north to Lot 1) | 200mm |
|----|--------------------------------------|-------|

##### **4.3 Proposed Sanitary Sewer System**

The proposed sanitary sewer system will service the unsubdivided blocks as described:

- |    |   |
|----|---|
| 1. | Block "A"; does not require sanitary sewer servicing as the lots would be serviced off the existing line on 52 Avenue |
| 2. | Block "B" and "C" will be serviced off a new 200mm sewer main located in 58 Street                                    |
| 3. | Block "D" and "E" will be serviced off a new 200mm sewer main located on 58 Street and curving on to 56 Avenue        |
| 4. | A 200 mm sewer main will extended on 54 Avenue west of 58 Street  |

##### **4.4 Town Constructed Facilities**

The Town of Bonnyville constructed sections of the sanitary sewer system consisting of:

- |    |                                    |       |
|----|------------------------------------|-------|
| 1. | 54 Avenue to 56 Street             | 200mm |
| 2. | 56 Street (54 Avenue to 52 Avenue) | 200mm |
| 3. | Force mains on 50 Avenue           |       |



## **5.0 DRAINAGE SYSTEM**

### **5.1 Drainage System**

The drainage system consists of a series of ditches and swale. See Figure 7 for the overall drainage plan and the roadway cross section.

The majority of the drainage system was developed between 1978 and 1981.

A portion of the area was a wetland site and part of the natural local drainage system for this quarter section.

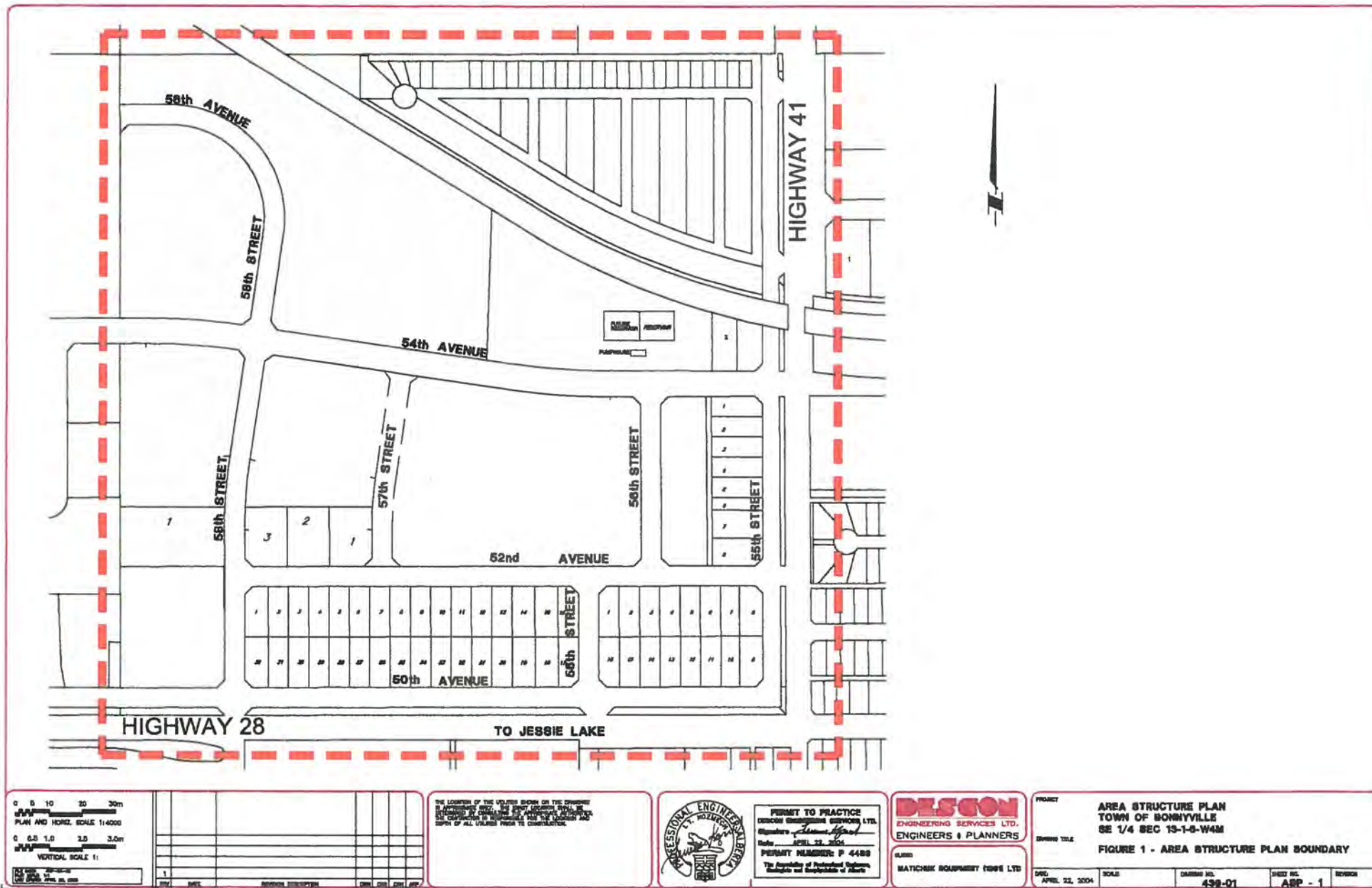
As the balance of the drainage system is developed during future subdivision, the developer shall ensure that an appropriate drainage system is developed to alleviate possible future flooding in the area.

All development permit applicants shall be required to provide lot grading plans designed to ensure effective storm water management through positive drainage at the time of development permit application submission.

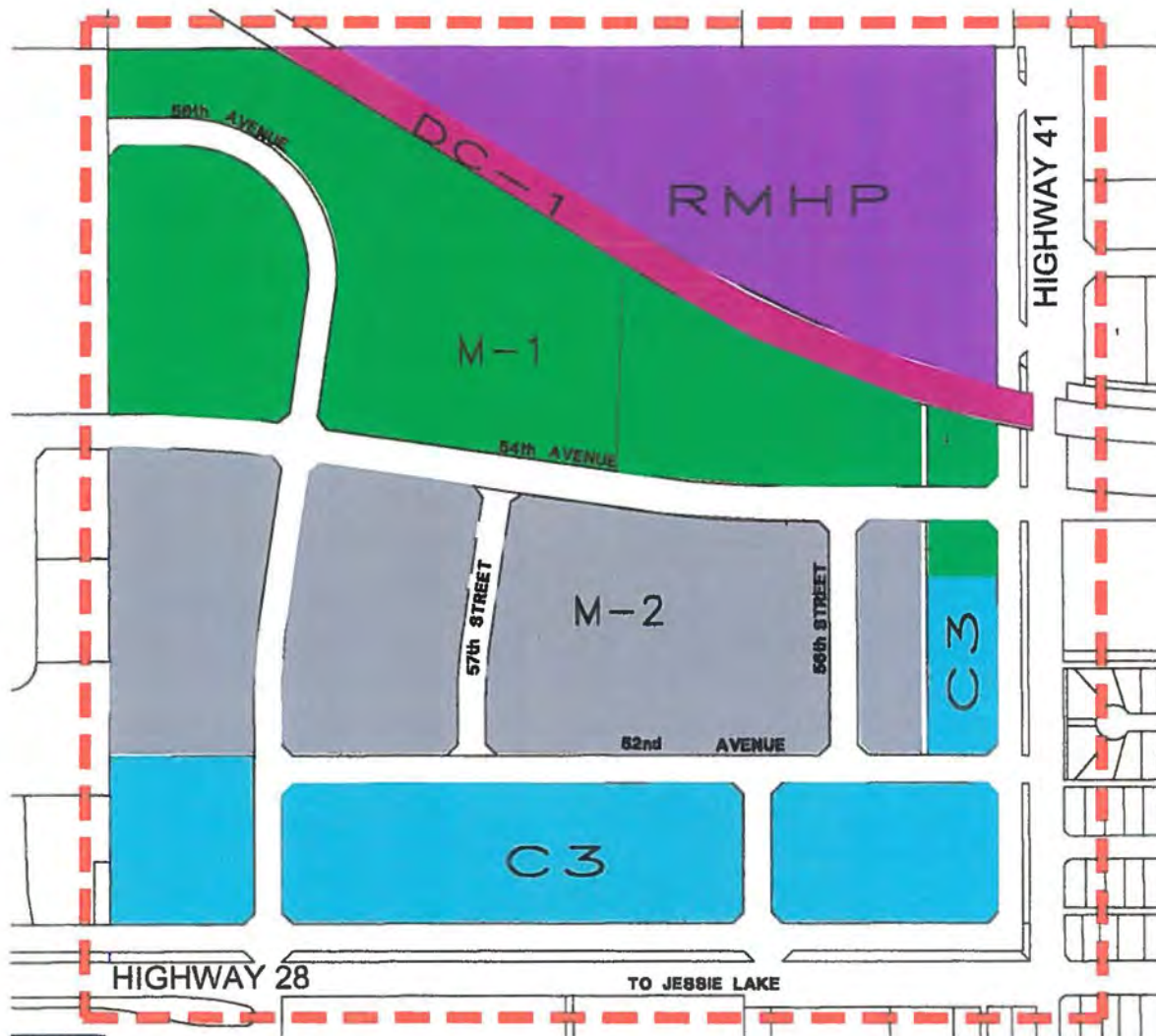
Where lots abut each other, 6.0 metre wide drainage easements will be provided as illustrated on lots north of 52 Avenue and east of 58 Street.

Drainage across roadways consist of single and double culverts.

All surface drainage is collected at the south end of the ASP and conveyed south across Highway 28 to Jessie Lake.

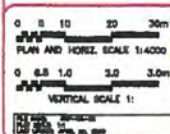






# ZONING LEGEND

<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span>	RMHP Residential (Mobile Home Park)
<span style="display:inline-block; width:10px; height:10px; background-color:blue; border:1px solid black;"></span>	C-1 Central Commercial
<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span>	C-2 Fringe Commercial
<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span>	C-3 Highway Commercial
<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span>	C-4 Shopping Centre
<span style="display:inline-block; width:10px; height:10px; background-color:green; border:1px solid black;"></span>	M-1 General Industrial
<span style="display:inline-block; width:10px; height:10px; background-color:grey; border:1px solid black;"></span>	M-2 Heavy Industrial
<span style="display:inline-block; width:10px; height:10px; background-color:grey; border:1px solid black;"></span>	M-3 Unserviced Industrial
<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span>	DC-1 Direct Control
<span style="display:inline-block; width:10px; height:10px; background-color:purple; border:1px solid black;"></span>	DC-2 Direct Control
<span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span>	UR Urban Reserve



NO.	DATE	REVISIONS/DESCRIPTION	BY	CHKD.	APP.
1					

THE LOCATION OF THE UTILITIES SHOWN ON THE DRAWING IS APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY CONSULTING THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.



PERMIT TO PRACTICE  
**DESIGN ENGINEERING SERVICES LTD.**  
 Registered Professional Engineer  
 Date: APR. 23, 2004  
 PERMIT NUMBER: **P-6480**  
 The Issuance of Individual Engineer  
 Licenses is Subject to the Approval of Alberta

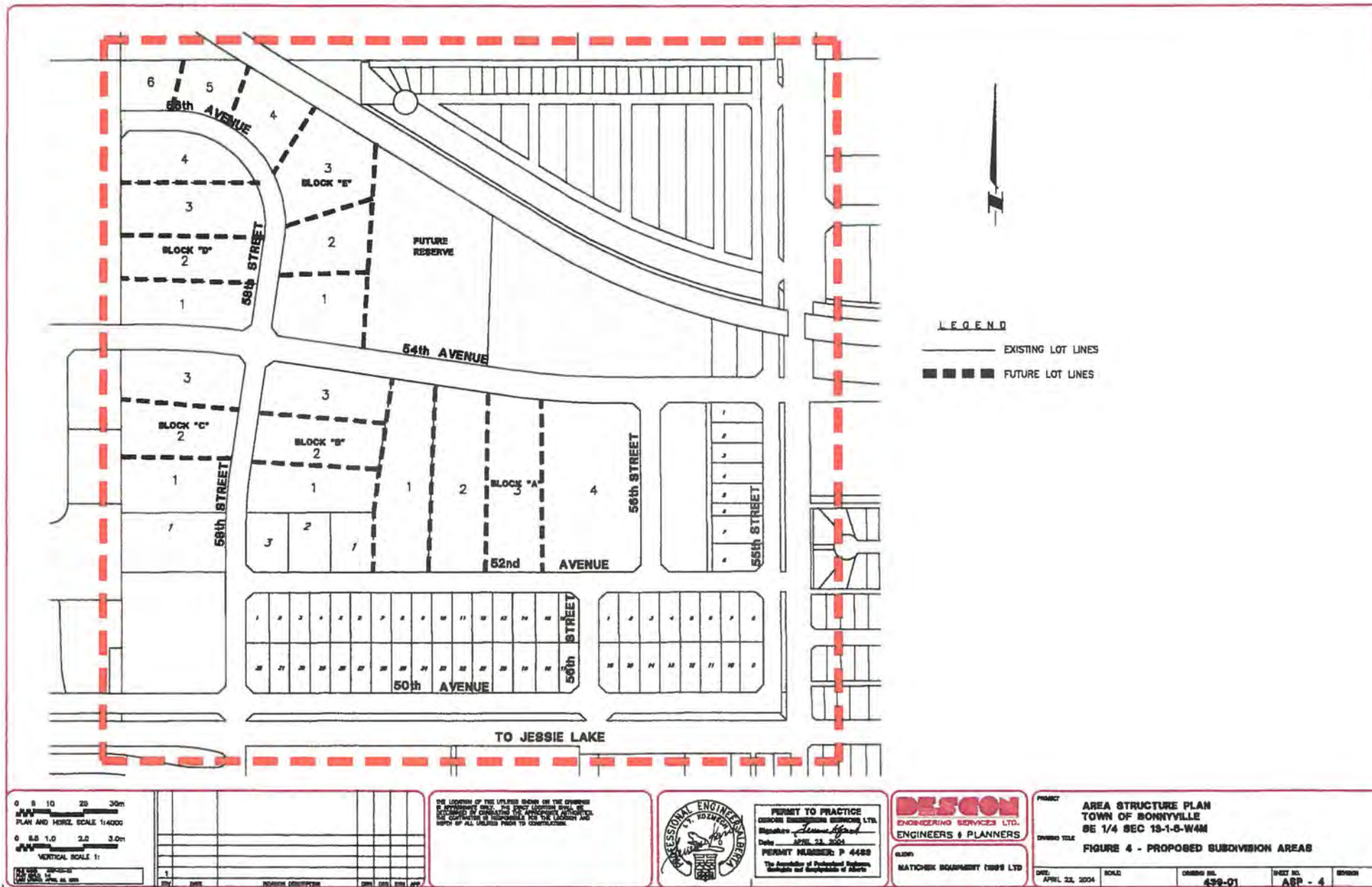
**DESIGN**  
**ENGINEERING SERVICES LTD.**  
**ENGINEERS & PLANNERS**  
 6101  
 BAYVIEW SQUARE UNIT 1000 LTD

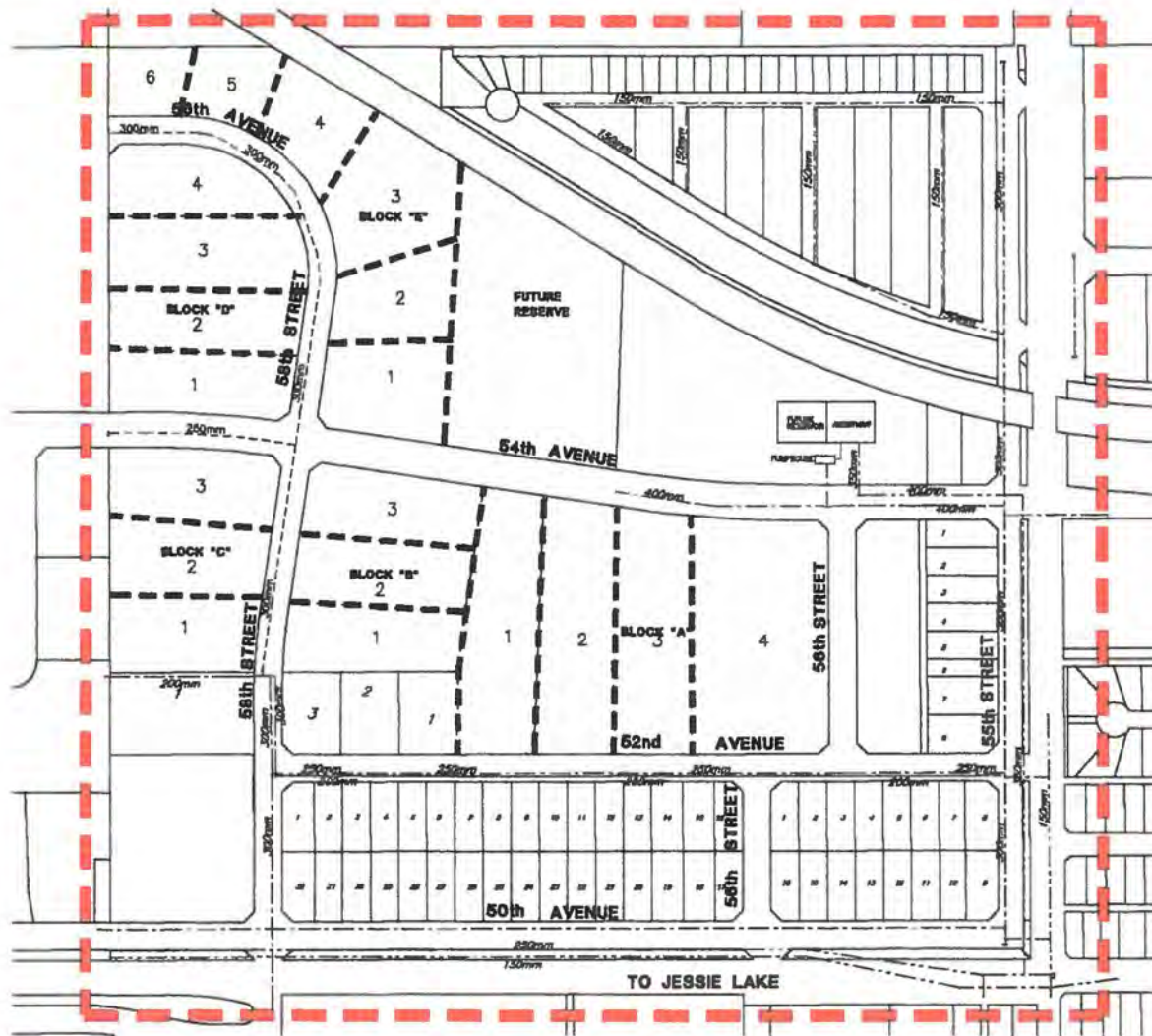
PROJECT  
**AREA STRUCTURE PLAN**  
**TOWN OF BONNYVILLE**  
**SE 1/4 SEC 13-1-6-W4M**  
 DRAWING TITLE  
**FIGURE 2 - ZONING**

DATE	SCALE	DRAWN BY	CHECKED BY	DATE	SCALE
APRIL 22, 2004					



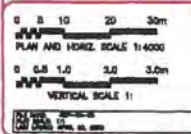






# LEGEND

- 250mm EXISTING WATER
- 250mm SUPPLY WATER
- 200mm ABANDONED WATER
- 250mm PROPOSED WATER



NO.	DATE	REVISION	BY	CHECKED	APPROVED
1					

THE LOCATION OF THE UTILITY SHOWN ON THE DRAWING IS BASED ON THE DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE UTILITY AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

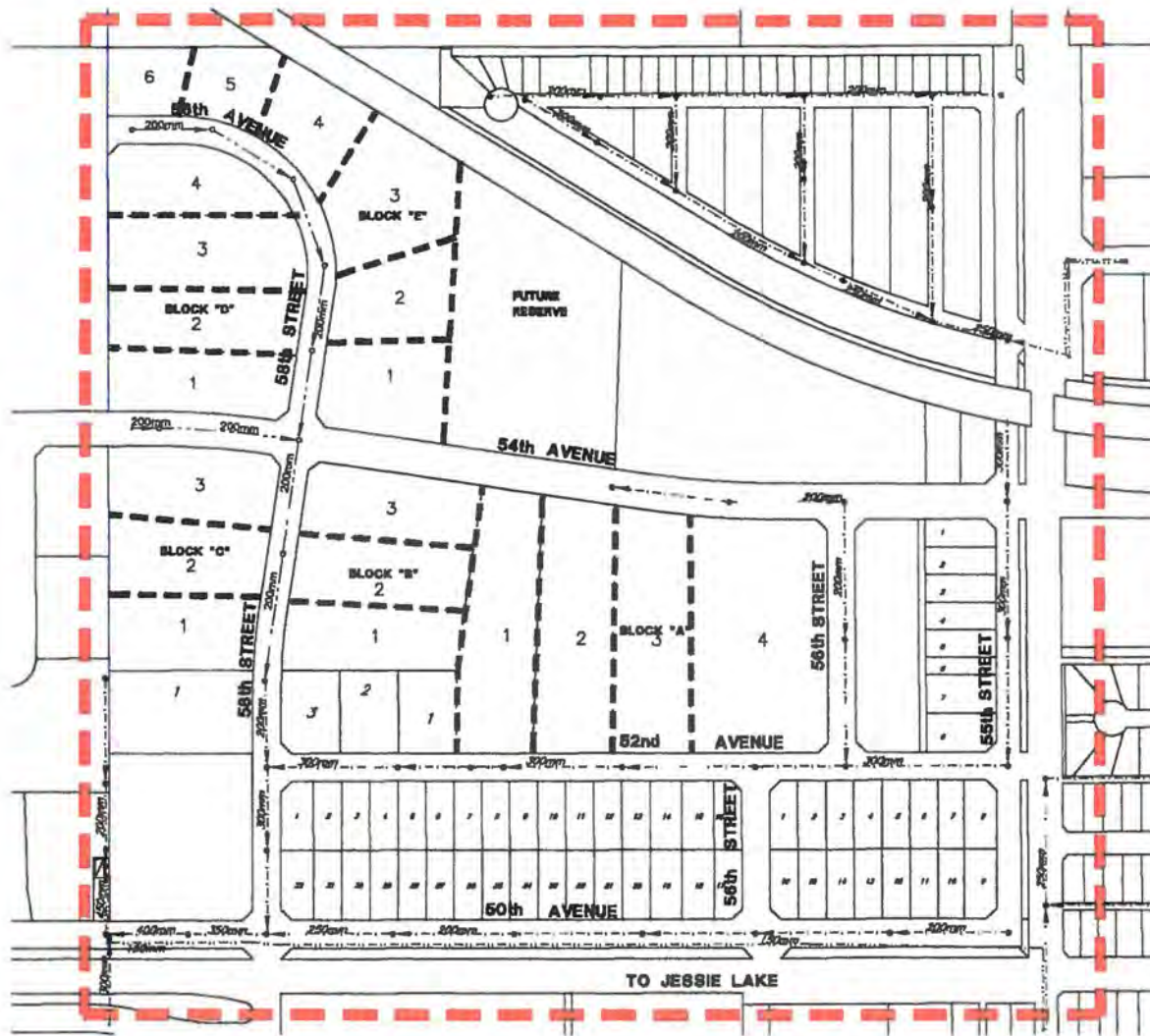


PERMIT TO PRACTICE  
DESIGN ENGINEERING SERVICES LTD.  
Signature: *[Signature]*  
Date: APRIL 23, 2004  
PERMIT NUMBER: P 4488  
The Association of Professional Engineers,  
Geologists and Geophysicists of Alberta

**DESIGN**  
ENGINEERING SERVICES LTD.  
ENGINEERS & PLANNERS  
ALBERTA  
MATCHBOOK EQUIPMENT TOWNS LTD.

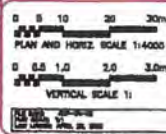
PROJECT	AREA STRUCTURE PLAN TOWN OF BONNYVILLE SE 1/4 SEC 13-1-S-W4M				
DRAWING TITLE	FIGURE 5 - WATER DISTRIBUTION SYSTEM				
DATE	APRIL 23, 2004	SCALE		DRAWING NO.	499-01
				SHEET NO.	APP - 5
				REVISION	





# LEGEND

- 200mm EXISTING SANITARY
- 150mm FORCEMAIN SANITARY
- 200mm PROPOSED SANITARY
- EXISTING MANHOLE
- PROPOSED MANHOLE



REV.	DATE	REVISIONS/DESCRIPTION	BY	CHK.	APP.
1					

THE LOCATION OF THE UTILITY SHOWN ON THIS DRAWING IS APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY CONDUCTING THE APPROPRIATE SURVEYING TO CONFIRMATION OF THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

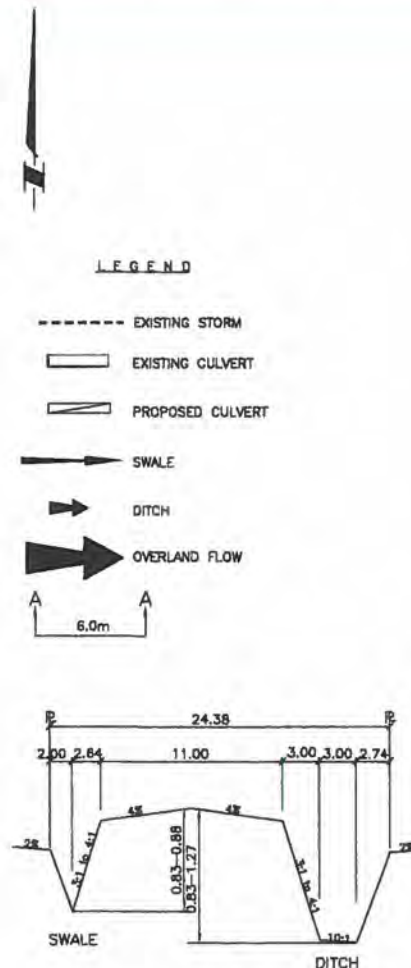
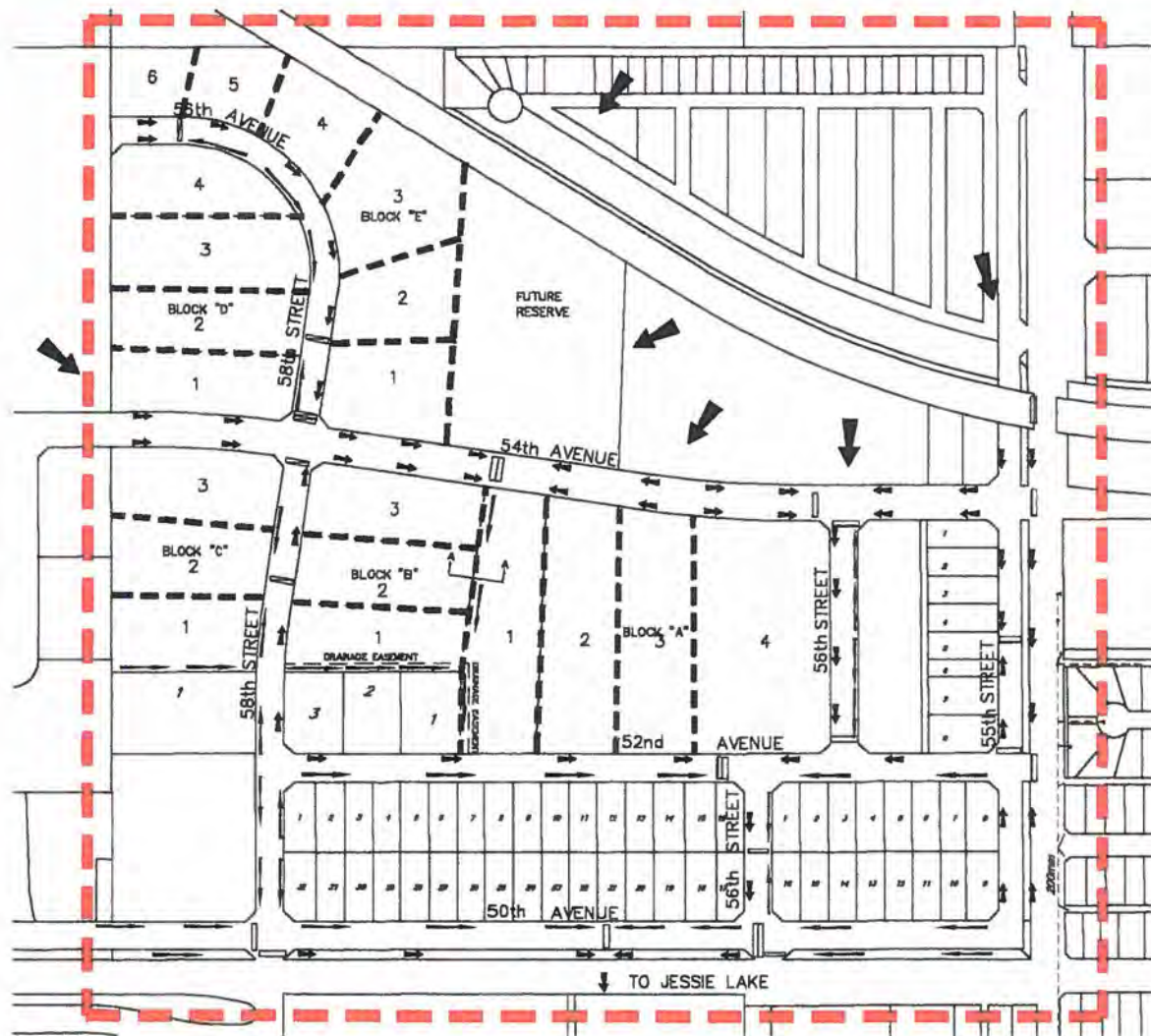


PERMIT TO PRACTICE  
ENGINEERING SERVICES LTD.  
Signature: *James J. Delcon*  
Date: APRIL 22, 2004  
PERMIT NUMBER: P 4433  
The Association of Professional Engineers,  
Geologists and Geophysicists of Alberta

**DELCON**  
ENGINEERING SERVICES LTD.  
ENGINEERS & PLANNERS  
CLIENT:  
NATIONALE EQUIPMENT (1990) LTD.

PROJECT	AREA STRUCTURE PLAN TOWN OF BONNYVILLE SE 1/4 SEC 13-1-0-W4M		
DRAWING TITLE	FIGURE 6 - SANITARY SEWER SYSTEM		
DATE	APRIL 22, 2004	DRAWN BY	439-01
CHECKED BY		DESIGNED BY	ASP - 6





TYPICAL ROAD CROSS SECTION  
N.T.S.



THE LAYOUT OF THE UTILITY SHOWN ON THE DRAWING IS BASED ON THE LATEST AVAILABLE RECORDS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND SURVEYS TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.



PERMIT TO PRACTICE  
DESCON ENGINEERING SERVICES LTD.  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_  
PERMIT NUMBER: P 4433  
By Appointment of Professional Engineers  
of the Province of Ontario

**DESCON**  
ENGINEERING SERVICES LTD.  
ENGINEERS & PLANNERS  
BLVD  
MATCHUK EQUIPMENT (1991) LTD

PROJECT  
AREA STRUCTURE PLAN  
TOWN OF BONNYVILLE  
SE 1/4 SEC 13-1-6-W4M  
FIGURE 7 - DRAINAGE SYSTEM

DATE	SHEET	DRAWING NO.	SHEET NO.	REVISION
		439-Q1	ASP - 7	