
Town of Bonnyville

Beau Vista

Area Structure Plan Bylaw No. 1296-07

Amending Bylaw No. 1344-09



July 2009

**Beau Vista
Area Structure Plan**

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1. Introduction

1.1 Purpose

This Area Structure Plan has been prepared to provide a framework for the subdivision and development of part of the NE ¼ of 8-61-5-W4M that is located in the southeast quadrant of the Town of Bonnyville. It amends the existing Beau Vista Area Structure Plan Bylaw # 1296-07 to redesignate a 1.9 hectare (4.8 acre) site located in the southwest portion of the Plan area from Low Density Residential to Medium Density Residential. Upon adoption of this Area Structure Plan, the existing Area Structure Plan Bylaw that was adopted in 2007 will be rescinded.

The Plan area comprises approximately 56 hectares, and will be developed as a low to medium density residential neighbourhood. Most of the Plan area is owned by Beau Vista Joint Venture that includes the Resland Development Group. Resland is the designated project manager.

The Beau Vista Area Structure Plan meets the requirements of Section 633 of the Municipal Government Act, and complies with the *Generic Terms of Reference for the Preparation of an Area Structure Plan in the Town of Bonnyville*. As such, it describes future land uses and density, potential population levels, traffic circulation, municipal servicing, reserve lands and staging of development.

1.2 Location Context

The Beau Vista Plan area is located in the southeast quadrant of Bonnyville and is defined by:

- 50th Avenue (Highway 659) to the north;
- 34th Street and the Town boundary to the east;
- the Lakeview Estates neighbourhood to the south; and,
- a mixed density residential neighbourhood to the west.

Figure 1 shows the boundaries of the Plan area and its location within the Town.

1.3 Land Ownership

Land ownership as of 2007 within the Beau Vista Plan area is shown on Figure 2 and is summarized by Table 1 below. As is noted in Section 1.1, Beau Vista Joint Venture is the major landowner in that it controls 79 percent of the total Plan area.

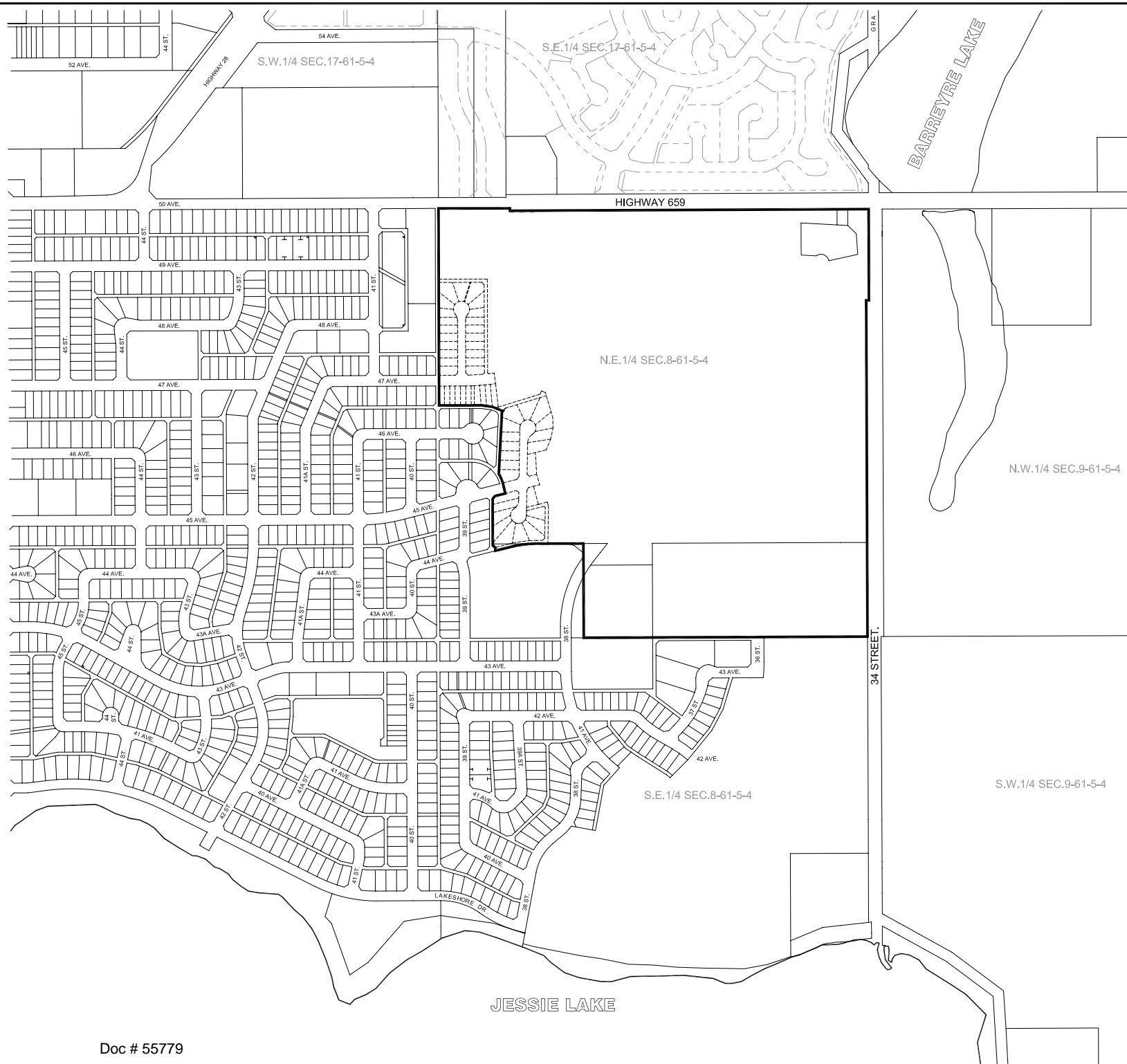
Figure 1

Location Map

RESLAND
Development Group



ISL Engineering
and Land Services



Town of Bonnyville
Beau Vista
 Area Structure Plan

Figure 2

Land Ownership
 (as of 2007)

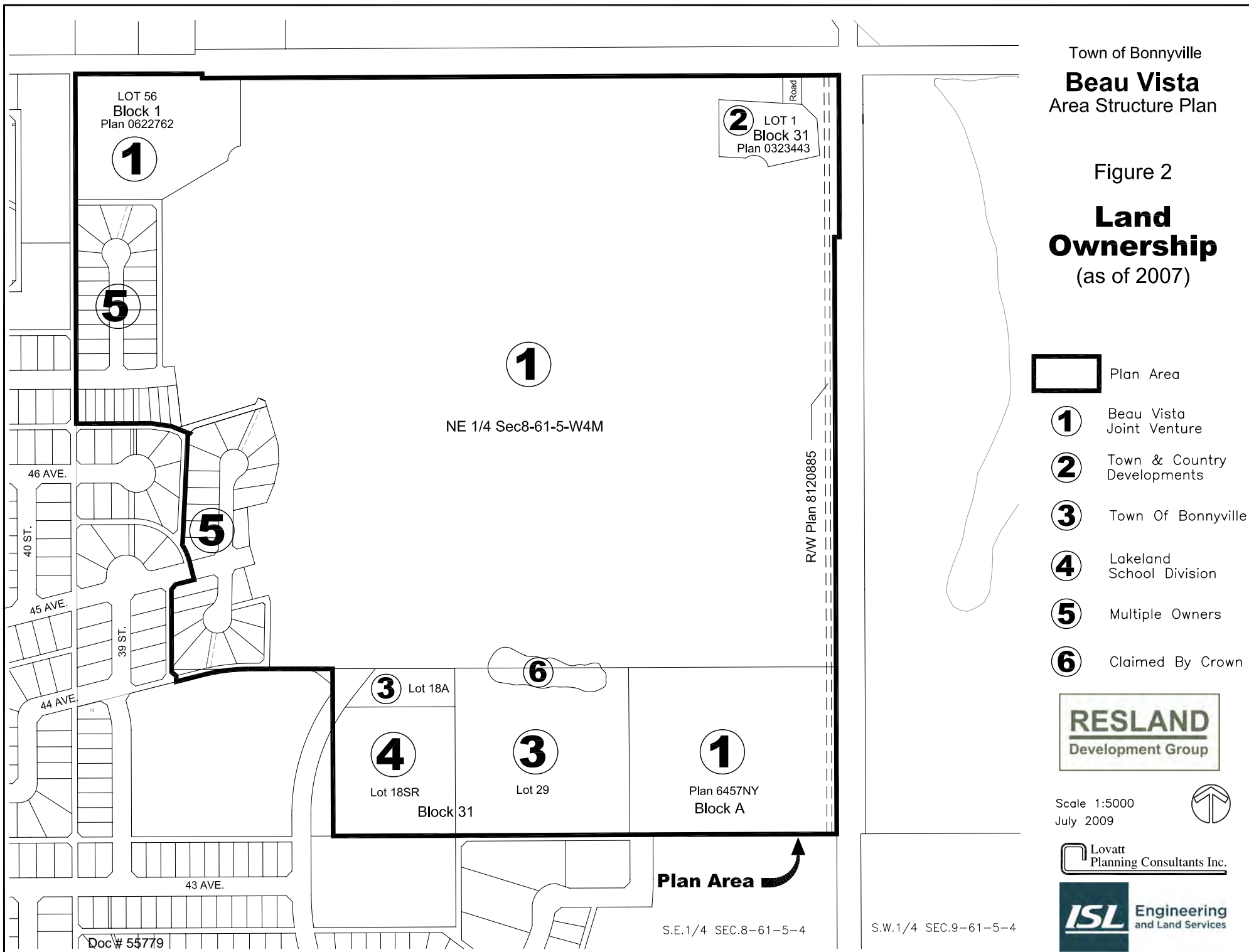


Table 1 - Land Ownership (2007)

Land Owner	Legal Description	Area (hectares)*
1. Beau Vista Joint Venture	Part of NE ¼ 8-61-5-W4M	39.73
2. Beau Vista Joint Venture	Block A Plan 6457NY	3.83
3. Beau Vista Joint Venture	Lot 56 Block 1 Plan 0622762	2.01
Sub-total		45.57
4. Town & Country Developments	Lot 1 Block 1 Plan 0323443	0.62
5. Town of Bonnyville	Lot 29 Block 31 Plan 0526513	3.24
6. Town of Bonnyville	Lot 18A Block 31 Plan 8721672	0.41
7. Lakeland School Division	Lot 18SR Block 31 Plan 8721672	1.94
8. The Crown	The Slough	0.14
9. Multiple Owners	Subdivision Plan 0622762	6.67
Total Plan Area		58.59

* Areas are as per Certificate of Titles and differ from the Plan area as determined electronically by AutoCAD. The areas will be reconciled at the time of survey

2. Existing Conditions

2.1 Surrounding Land Uses

Existing uses surrounding the Plan area are shown on Figure 1 and are described as follows:

- To the north, the lands are in agricultural crop production and are zoned Urban Reserve although an Outline Plan has been approved to allow for residential development. Two parcels located within the Outline Plan area that are located directly across from the Beau Vista lands on the north side of 50th Avenue are zoned Institutional and Shopping Centre Commercial.
- To the east, the lands are also in agricultural production and are located in the Municipal District of Bonnyville. Barreyre Lake extends into the adjacent ¼ section.
- To the south, two schools exist including H.E. Bourgoin Middle School and Dr. Bernard Brosseau Middle School as well as the partially developed Lakeview Estates low density residential neighbourhood. The schools are shown on Figure 3.
- To the west, a mature neighbourhood comprising high, medium and low density residential development exists.

The Beau Vista Area Structure Plan will result in a neighbourhood that will be compatible with the surrounding land use pattern.

2.2 Existing Land Use

The Plan area is mostly cleared and used for agriculture crop production (see Figure 3). Three soccer fields and two soccer association buildings are located along the south boundary. A farmstead is located in the northeast corner. Some subdivision activity has occurred along the west side of the Plan area resulting in 44 single family (R1) lots and ten semi-detached (R3) lots.

2.3 Natural Features

The soils comprising the Plan area are glacial lake bed deposits consisting of bedded sand, silt and some clay underlain by minor till and cretaceous sandstone bedrock. The area is generally flat with elevations ranging from 551.5 metres (above seal level) in the south and east to about 555 metres (above seal level) in the west and north. The site drains to the east into Barreyre Lake.

Three low areas surrounded by willow and poplar stands exist within the Plan area as shown on Figure 3. The most southerly low area contains a permanent water body that has been claimed by the Crown.

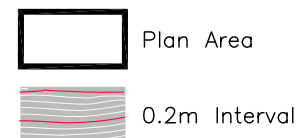
However, recent aerial photography suggests that the size of the water body may be shrinking. Further shrinkage may occur once the Plan area is developed since storm water will be captured and piped into a constructed storm water management facility located central to the Beau Vista neighbourhood. In future, this larger permanent constructed wetland facility that is described in Section 3.0 may replace the existing water body.

Excepting the willow and poplar stands that surround the low areas, no tree cover exists within the Plan area.

Town of Bonnyville
Beau Vista
Area Structure Plan

Figure 3

**Existing
Conditions**



Scale 1:5000
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2.4 Pipelines

Two gas pipeline right-of-way easements extend through the Plan area, both of which are controlled by Bonnyville Gas Company Limited. The first pipeline extends from east to west through the northerly portion of the area. This pipeline will be retired and, therefore, will not affect future development.

The second pipeline right-of-way extends parallel to, and is coterminous with, the east boundary of the Plan area. Two gas installation facilities are located within this right-of-way.

2.5 Historical and Archaeological Features

At the time the Millennium Area Structure Plan was circulated and approved in 2005, Alberta Community Development determined that a Historical Impact Assessment of the Plan Area was not required. For the purposes of this Plan, the 2005 decision is assumed.

2.6 Municipal Policy and Regulatory Provisions

2.6.1 Town of Bonnyville Municipal Development Plan Bylaw 1261-05

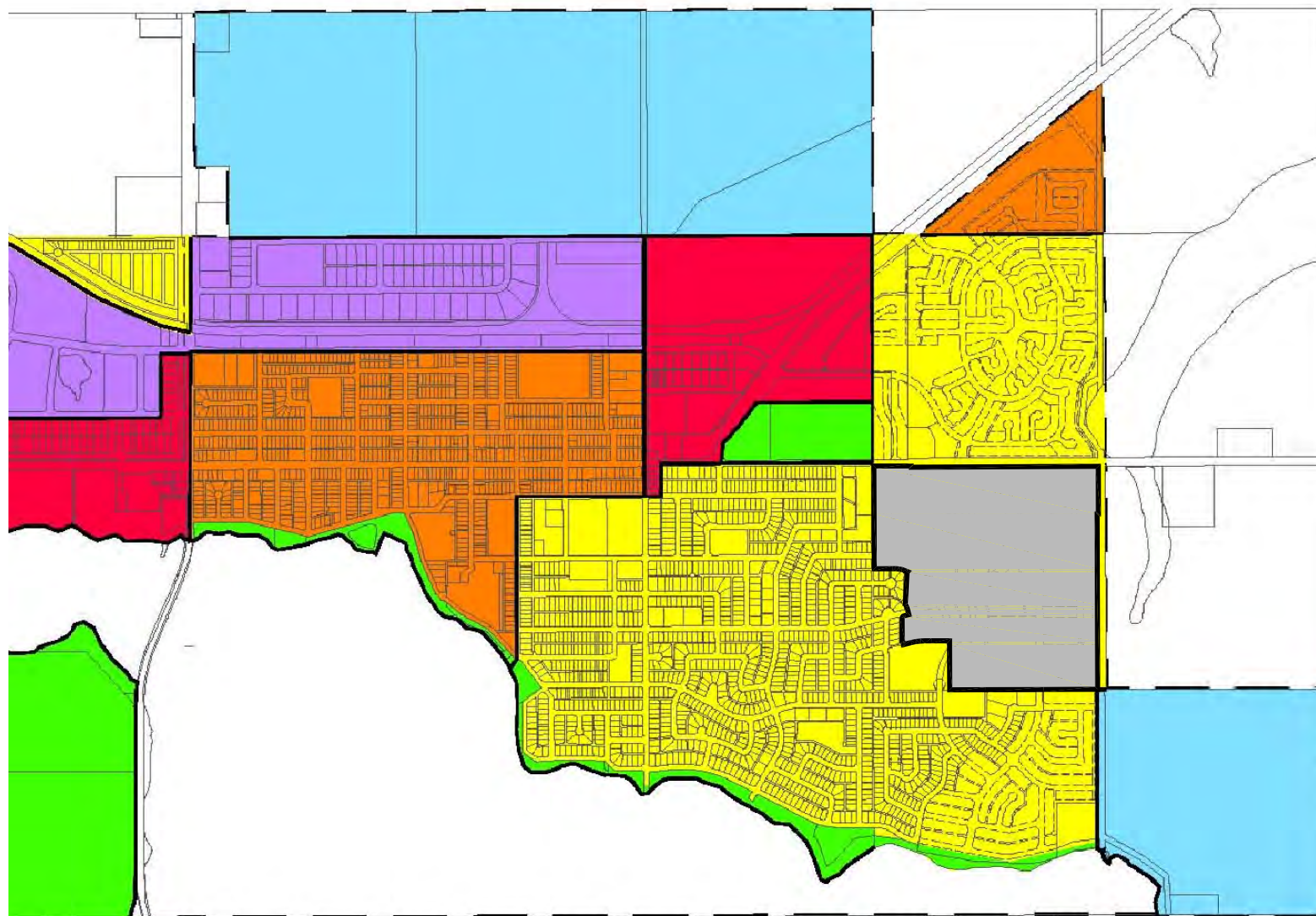
The Beau Vista Area Structure Plan area is contained within the Residential East Policy Area of the Municipal Development Plan (see Figure 4). The policies for this area are as follows:

- | | |
|------------------------------|--|
| Land Use Concept | <i>(a) Residential East shall accommodate a well designed community with a mixture of dwelling types as well as commercial and institutional uses to serve resident needs.</i> |
| Policy Framework | <i>(b) Development shall proceed according to the policies contained in this Plan, the Millennium Area Structure Plan (ASP), and the Land Use Bylaw.</i> |
| Type of Plan Required | <i>(c) With the exception of the lands covered by the Millennium ASP, an ASP that addresses the following shall be prepared prior to redesignation of any lands in this area:</i> <ul style="list-style-type: none">- <i>sequence of development;</i>- <i>proposed land uses;</i>- <i>population density; and</i>- <i>location of major transportation routes and public utilities.</i> |
| Servicing Constraints | <i>(d) Residential densities shall be based upon the servicing constraints of the area.</i> |
| Pedestrian Linkages | <i>(e) Residential East shall be integrated and connected to the remainder of the community through pathways and roadway connections.</i> |
| Urban Form | <i>(f) Development should follow the design principles as established in Appendices 1 through 4.</i> |
| Housing Mix | <i>(g) Residential East shall provide an adequate supply of multi-family housing and a mix of dwelling units including single detached, small lot single detached, duplex and semi-detached units.</i> |
| Tenure Mix | <i>(h) A range of tenure options should be available in Residential East including fee simple, condominium, and rental housing units.</i> |

Except for policy (b), this Area Structure Plan complies with the provisions of the Municipal Development Plan. Policy (b) refers to the Millennium Area Structure Plan which, as is noted in Section 1.1, will no longer be in effect upon approval of the Beau Vista Area Structure Plan.

Town of Bonnyville
Beau Vista
 Area Structure Plan

Figure 4
**Municipal
 Development
 Plan Context**



 Plan Area

RESLAND
 Development Group

Scale 1:5000
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Legend

 Long Term Development	 Residential
 Recreation	 Commercial/Residential
 Industrial	 Commercial
	 Town Boundary

Excerpt from Figure 3 Future Land Use Concept - Municipal Development Plan

2.6.2 Town of Bonnyville Land Use Bylaw 1262-05

Most of the Plan area is zoned Urban Reserve (UR) District by the Town's Land Use Bylaw. The purpose of this district *is to reserve those areas within the Town of Bonnyville that are rural in character or land uses for development that is urban in character and density. When development on lands within this land use district is proposed, other than for the uses and development prescribed in this land use district, and at any time subdivision on lands within this district is proposed, such development or subdivision will require redistricting the subject lands to the appropriate land use district.* At the time of subdivision and development, lands within the Plan area will be rezoned to appropriate districts.

Two parcels located along the south boundary of the Plan area are zoned Institutional (I) and Parks, Recreation and Open Space (P). Soccer fields are located on both parcels.

The northwest corner of the quarter section containing Lot 56, Block 1, Plan 0622762 is zoned RV – Recreational Vehicle District.

2.7 Implications for Future Development

The existing conditions result in the following implications for future development.

1. The medium and high density development that abuts the Plan area on the west side suggests that a mix of residential densities in Beau Vista is appropriate. Similarly, the commercial site located directly north of the northwest corner of the Plan area means that commercial development in the northwest corner of the area will be compatible with adjacent uses.
2. As subdivision proceeds from west to east within the Plan area, the existing farmstead will be removed and the site developed at urban densities. This change in density should be recognized by the development concept.
3. Other than the slough located in the south portion of the Plan area, no significant natural features exist. This Area Structure Plan must recognize and protect the slough that is owned by the Crown.
4. No development can encroach on the pipeline right-of-way that extends along the east side of the Plan area. This right-of-way may provide an opportunity for a trail connection.
5. The Town's Municipal Development Plan policies that pertain to the Residential East policy area require that the Plan area accommodate a mix of dwelling types as well as commercial and institutional uses. Densities must be based upon the servicing capacity of the area, and a range of tenure options should be provided along with connectivity to adjoining neighbourhoods.
6. The two parcels located along the south boundary of the Plan area that accommodate the soccer fields are zoned Institutional and Parks, Recreation and Open Space. These parcels are owned by the Town and the Lakeland School Division. As such, these parcels are assumed to remain as public open space.

The foregoing implications are recognized by the Development Concept that is shown on Figure 5.

3. The Development Concept

3.1 Development Objectives

The primary development objective of the Beau Vista Area Structure Plan is to create a viable, comprehensively designed residential neighbourhood that focuses on a centrally located linear storm water management feature that will be designed as a constructed wetland. This wetland will provide a significant amenity feature and will promote a tangible community identity for future residents. The wetland feature and existing and proposed school and soccer sites may potentially be connected through an internal and external pedestrian trail system comprising trails and sidewalks. A mixed use residential and commercial site is also proposed so that the intent of the Municipal Development Plan is recognized. The development concept that is shown on Figure 5 reflects the following policy objectives:

1. To create opportunities for a sustainable residential neighbourhood that displays an individual identity, but that is linked to the balance of the Town to allow for community interaction.
2. To provide a *meaningful* choice of housing options that cater to a range of income, age and social groups as well as types of tenure.
3. To provide for a high standard of amenities and community services, which include provisions for a new school site, a centrally located wetland amenity feature, and a strategically located commercial site that are linked by a pedestrian system that, in turn, is linked to the Town's existing system.
4. To provide for a seamless transition between the subdivided developed portions of the Plan area and future development.
5. To provide for a functional and safe internal circulation system based on a hierarchy of collector and local residential roads.
6. To provide for safe and efficient linkages to the Town's arterial road system.
7. To encourage residential densities that recognize the municipal servicing capacity for the Plan area.

The Development Concept also recognizes the slough that is owned by the Crown and protects the integrity of the slough through environmental setbacks as requested by Alberta Sustainable Resources.

The foregoing policy objectives compliment and support the relevant policies of the Town's Municipal Development Plan. Relevant Land Use Bylaw standards will be applied at the time of subdivision and development.

3.2 Land Area Breakdown

Table 2 provides a summary of the land use breakdown by area proposed by the Development Concept shown on Figure 5.

Figure 5

Development Concept



Table 2 – Area Breakdown

<u>Land Use</u>	Hectares	% of GDA
Gross Developable Area	56.55	100
Public Utility Lots	4.24	7.5
Gas Pipeline R/W	0.69	1.2
Parks/Open Space (Soccer Fields)	5.50	9.7
Municipal Reserve School Site	3.84	6.9
Circulation	8.45	14.9
Mixed Use Commercial/Residential Site	5.03	8.9
Medium Density Residential	5.57	9.80
Low Density Residential	23.23	41.1

Note: The areas shown in Table 2 are approximate, and will be verified at the time of detailed survey.

3.3 Design Elements

The Development Concept shown on Figure 5 incorporates the following design elements:

- Curvilinear roadways combined with a number of *cul de sacs* to create a more interesting streetscape while encouraging privacy;
- Provision of various focal points within the neighbourhood to encourage cohesion and interaction;
- Development of direct pedestrian circulation routes linking residential areas to schools, parks, recreation facilities and the northwest commercial site;
- Creation of a distinct neighbourhood which discourages through traffic and is oriented inward away from major traffic thoroughfares.

As is noted above, the wetland feature provides a very effective amenity feature as well as an entry feature for traffic entering Beau Vista along 47th Avenue.

3.4 Residential

The Development Concept provides for a mix of residential densities and forms as per the Municipal Development Plan policies.

3.4.1 Low Density Residential

Most of the Plan area will be developed as single family housing that assumes front attached garages and no lanes. Lanes exist in those subdivisions that have been developed along the west side of the Plan area. However, based on input provided by local builders as well as current trends in housing and best practice approaches to sustainability, laneless subdivisions are considered more efficient and economic, and better meet the housing demand of residents moving into Bonnyville. Lanes are also considered redundant for those lots backing onto the open space and wetland features.

The R2A Single Family Small Lot Residential District (A) as per the Town's Land Use Bylaw will be applied. The purpose of this district is *to provide for detached single family residential dwellings on smaller sized lots than are found in the R1 – Single Family Residential District developed in accordance with an approved Area Structure Plan or Outline Plan.* The minimum lot width and depth in the R2A District is 12 metres and 33.5 metres, respectively. This Area Structure Plan assumes most single family lots to be 12.8 metres wide and 35 metre in depth so that the lot sizes will be larger than provided for in the R2A District but smaller than those provided for in the R1 District. The R1 District requires a minimum lot width and depth of 25 metres and 33.5 metres, respectively. Once again, the lot dimensions and sizes being proposed for Beau Vista Actual reflect market demand. Lot dimensions will be confirmed at the time of detailed design.

Paragraph re side yards and need to amend R2 District deleted.

Resland Development Group will work with local builders to establish architectural guidelines to promote consistency and a high standard of development. Resland is a recognized leader in applying uniform high quality standards in other Alberta municipalities.

As was previously noted, ten semi-detached lots exist along the south side of 47th Avenue at the west entrance into Beau Vista. At this time, no further duplex development is being contemplated although the Development Concept provides for sufficient flexibility to allow for semi-detached lots if significant demand for this type of housing becomes evident in future.

3.4.2 Medium Density Residential

Three medium density residential sites are proposed along the minor collector road, in close proximity to the northwest commercial site and one is proposed along the local road in the south central portion of the development area. The R3 Medium Residential District is assumed for these sites. The purpose of this district is *to provide a variety of low to medium density multiple-family housing types, ranging from semi-detached and duplex dwellings to row housing. The dwelling forms shall be of a low profile/elevation thereby making such developments compatible with adjacent single family residential neighbourhoods. All units within this land district will be designed to have direct access to street level.*

For purposes of projecting population, a density of 37 units per net hectare is assumed. Row housing is also assumed although a lower density semi-detached type project is proposed for the most southerly site and may be considered for the central 1.99 hectare site. A high standard of architectural and landscape design will be encouraged to ensure that the medium density development compliments the single family development. The Multiple Family Design Guidelines contained in Appendix 2 of the Municipal Development Plan will also be applied as well as the Crime Prevention Through Environmental Design Guidelines contained in Appendix 3 of that plan.

3.4.3 High Density Residential

Although a detailed site plan will be required for the northwest mixed use commercial/residential development, it is assumed that the residential component will be in the form of apartments as per the R4 High Density Residential District of the Land Use Bylaw. *The purpose of this district is to provide for apartments.*

A density of 100 units per net hectare is assumed as per the Land Use Bylaw. For population projection purposes, it is also assumed that 1.7 hectares or $\frac{1}{3}$ of the total 5.03 site will be developed as apartments. The Design Guidelines contained in the appendices of the Municipal Development Plan will be applied. A common architectural theme for the commercial and the residential components of this mixed use site will be explored.

3.4.4 Number of Units and Population

Population and number of unit estimates for the Beau Vista Plan area are summarized by Table 3.

Table 3 – Number of Units and Population Estimates

District	Hectares	Number of Units*	Population**
R2A	23.23	377	1,018
R3	5.57	206	556
R4	1.70	170	289
Total	30.50	753	1,863

* For R2A assumes 16.2 units/net ha. For R3 assumes 37 units/net ha. For R4, assumes 100 units/net ha.

** For R2A and R3, assumes 2.7 persons/unit as per the existing Area Structure Plan. For R4, assumes 1.7 persons/unit as per 2005 demographic data provided by Fort Saskatchewan and Morinville.

Based on the foregoing factors, the total number of dwelling units is estimated to be 753 and the population is projected to be 1,863. School generation factors are not available.

3.5 Mixed Use Commercial/Residential Site

The residential component of the 5.03 hectare mixed use site is described in Section 3.4.3. It is important to note that the precise mix of uses and type of residential housing will be confirmed by a detailed comprehensive site plan at the time of development.

The types of commercial uses will also be confirmed at the time of development. However, recognizing its location along a primary highway, the C3 Highway Commercial District of the Land Use Bylaw is assumed. The purpose of this district is *to provide for businesses requiring highway visibility and large site area and which are vehicle-oriented*. The General Commercial and Commercial East policies of the Municipal Development Plan, as well as the provisions of the Land Use Bylaw, will be applied to commercial uses resulting in a high standard of development.

3.6 School Site

A school site is proposed in the southeast corner of the Plan area adjacent the soccer fields. This site accommodates the existing soccer clubhouse and is linked via the soccer fields to H.E. Bourgoin and Dr. Bernard Brosseau Middle Schools. The site will be dedicated as Municipal Reserve so that the clubhouse will need to be accommodated or relocated by the Town or the school authority. The site is currently accessed by road from Lakeview Estates. A drainage easement extending along the north side of the school site linking a slough to 34th Street may need to be retained. No additional Municipal Reserve is owing by Beau Vista Joint Venture.

3.7 Parks and Open Space

The soccer fields comprise 5.50 hectares or close to 10 percent of the total Plan area and meet the parks and open space requirements of the Beau Vista neighbourhood. These fields as well as the school site are linked to the neighbourhood pedestrian system that includes a combination of trails and sidewalks. The open space component will be augmented by the wetland feature which will serve both a public utility function and an amenity feature.

3.8 Wetland Feature

A linear storm water management feature that will be designed as a constructed wetland is proposed in the centre of the Plan area. As is noted above, this feature will provide a significant amenity for the neighbourhood and is linked to the road system to allow for pedestrian access. As well, the feature will be visible when entering the subdivision on 47th Avenue. The wetland is further described in Section 4.0.

4. Municipal Services

4.1 Water Distribution Concept

The Plan area is currently served by a 250 mm main at 45th Avenue, and a 150mm main at 47th Avenue. A 300mm connection along 50th Avenue from 41st Street will be required in due course to provide adequate domestic flows and fire protection for the area. Timing of the construction of this connection will be subject to a detailed network analysis, and as the connection will supplement flows to future development to the north, the installation may be subject to a cost sharing agreement. Water service to the proposed school site in the southeast will be from the extension of an existing main in 36th Street. The water distribution concept is illustrated by Figure 6.

4.2 Sanitary Drainage Concept

Figure 7 shows the proposed Sanitary Drainage Concept. Sanitary drainage will be by a proposed off-site sewer connecting from the site south along 34th Street to the Town's Southeast Lift Station. This sewer will be oversized to include not only the Beau Vista lands, but also some 40 hectares (98.8 acres) of proposed mixed use lands north of 50th Avenue. Discharge from those lands will be pumped by a proposed lift station and force main into the Beau Vista system, which will be oversized to accommodate those flows.

The 450mm sanitary along 34th Street to the Town's lift station will be designed and constructed by the Town, and cost recoveries for this work will be paid back to the Town on an acreage basis as future development connects to the system. Similarly, oversizing through Beau Vista is subject to recovery from the upstream areas of benefiting lands. As these lands may be some time coming on stream, it is anticipated that Beau Vista will receive the oversize recovery at the time of subdivision, based on forgiveness of Town levies.

The routing of the oversized sewer through Beau Vista will be finalized at the detailed design stage, but is shown schematically on Figure 7. Due to depth constraints, no connections will be made to existing sewers along 45th and 47th Avenues to the west.

4.3 Storm Drainage Concept

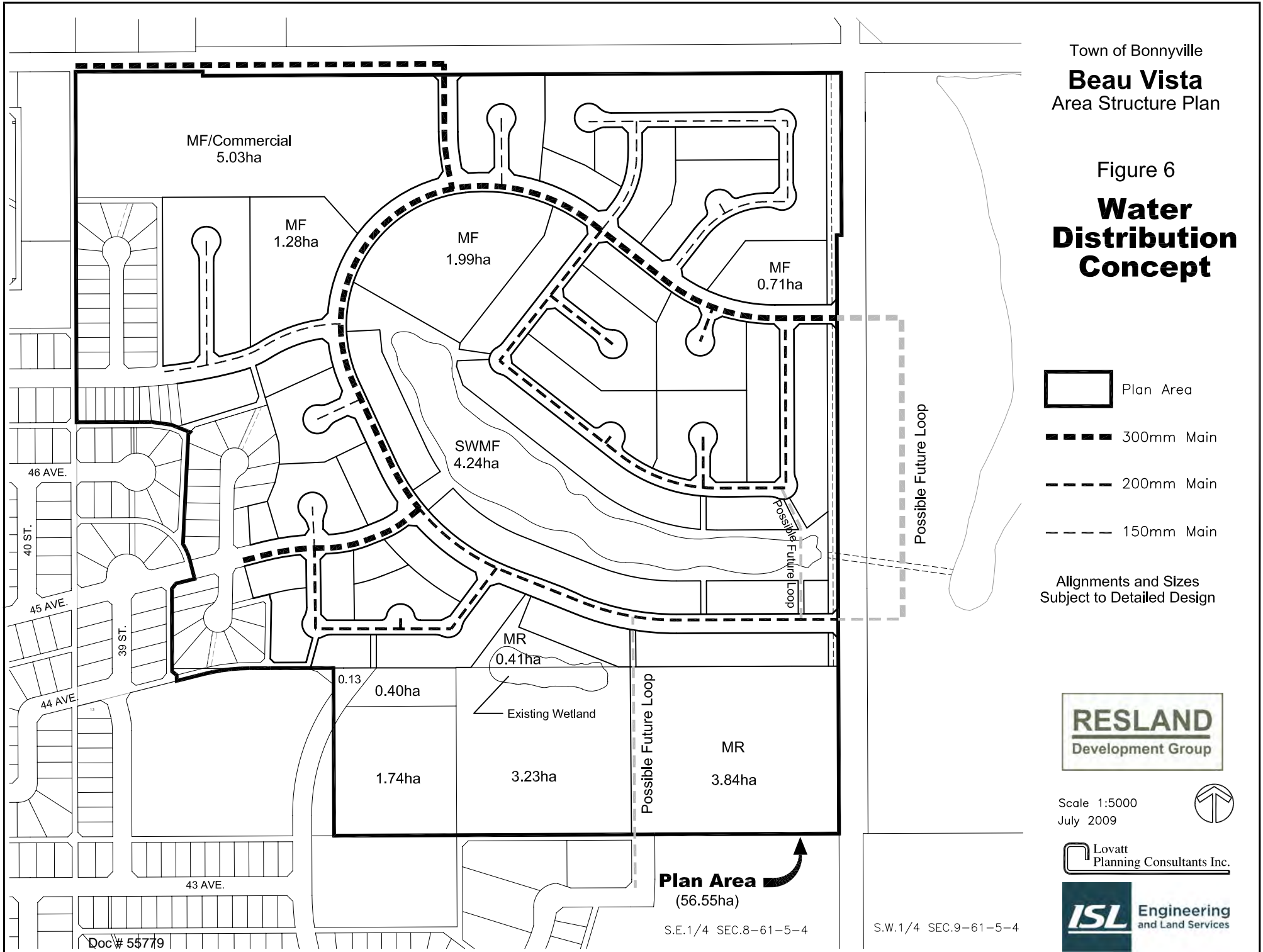
The major feature of the Beau Vista development will be a proposed elongated wetland that will be used for the purposes of stormwater management - retaining surface run-off from the 1:100 year storm events. The outfall to this stormwater management facility (SWMF) will be to Barryere Lake to the east, and discharge will be controlled to a rate determined by the Town's engineering consultant. Quality control will be in accordance with provincial requirements.

The underground piped system will be designed to convey the 1:5 year surface run-off with outfall locations into the SWMF determined at detailed design, but schematically shown on Figure 8. Major overland flow routes - those flows that the underground piped system cannot accommodate - will generally follow the alignments of the underground system along the road surface, again discharging into the SWMF.

As was previously noted, the existing slough located in the south portion of Beau Vista has been claimed by the Crown. However, given that this wetland has no defined outlet, sustaining its integrity may be difficult. It is important to note that the Beau Vista development SWMF will create a wetland feature significantly larger than those that currently exist within the Plan area.

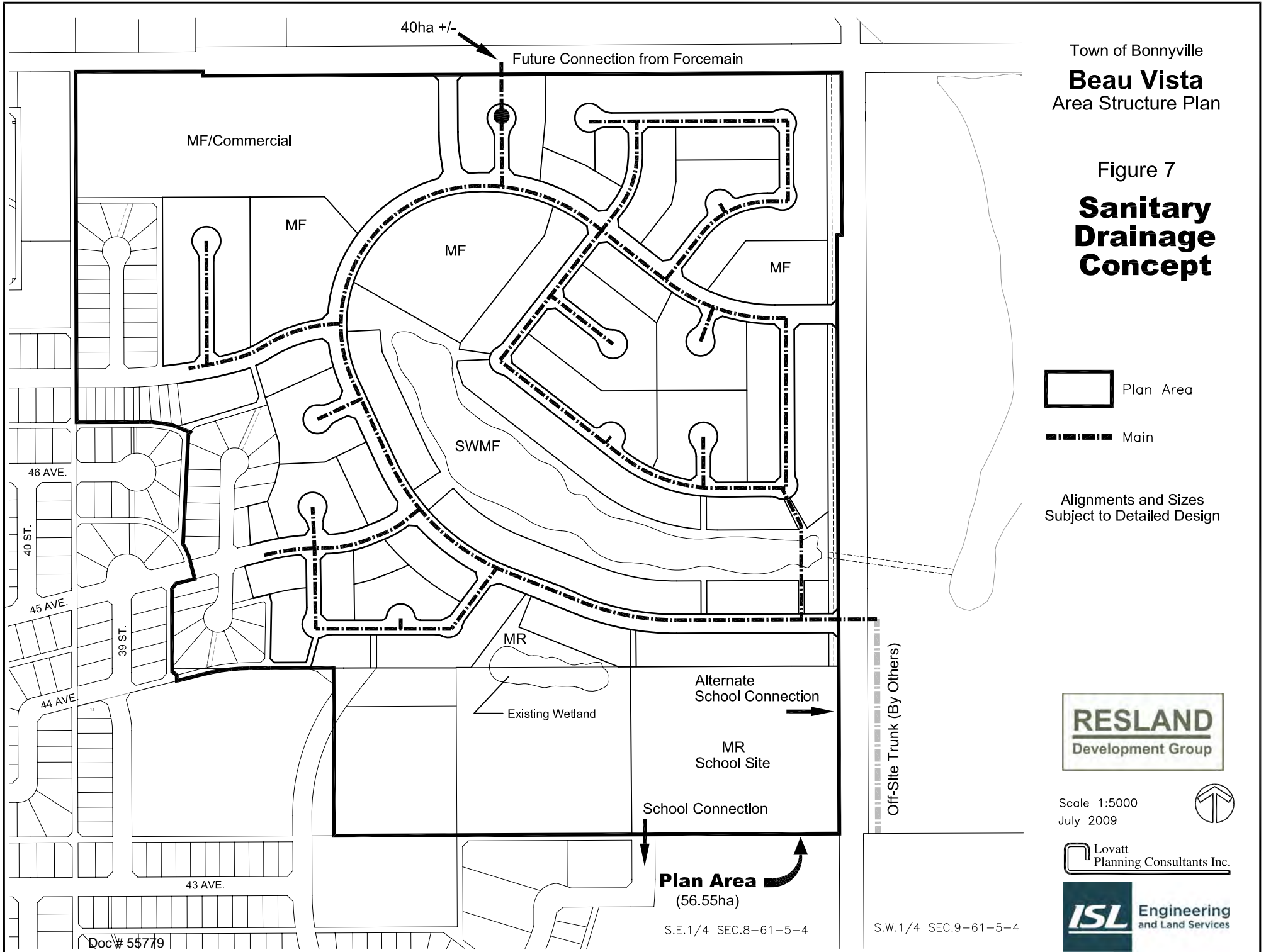
Town of Bonnyville
Beau Vista
 Area Structure Plan

Figure 6
Water Distribution Concept



Town of Bonnyville
Beau Vista
 Area Structure Plan

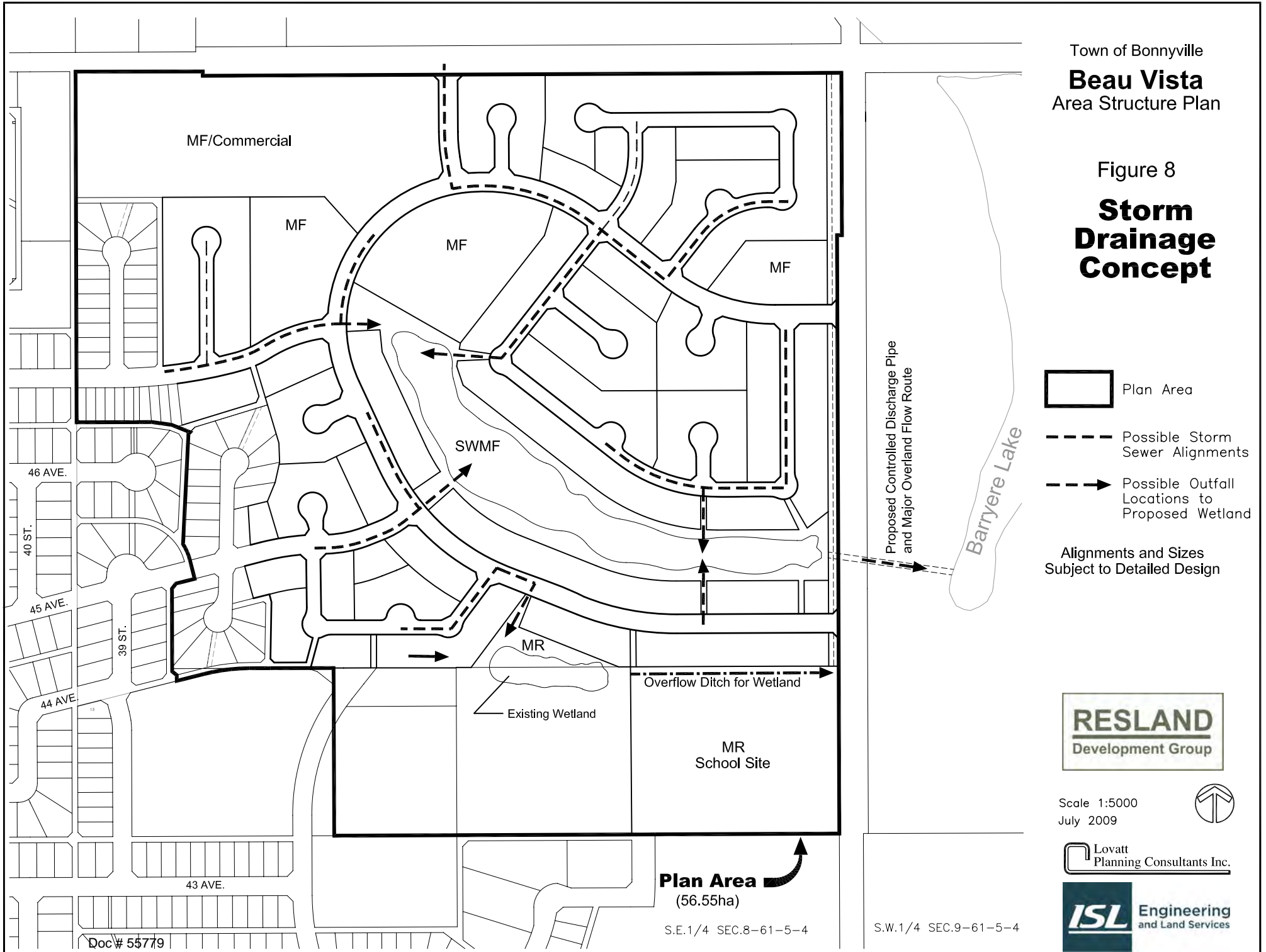
Figure 7
**Sanitary
 Drainage
 Concept**



Town of Bonnyville
Beau Vista
 Area Structure Plan

Figure 8

**Storm
 Drainage
 Concept**



It is also important to note that Figure 5.0 of the Environmental Impact Assessment prepared in September 2005 for the Plan area shows a drainage ditch extending from the slough to 34th Street. Section 4.6.1 of this assessment prepared on behalf of Town and County Developments states that *a drainage ditch also was detected running east from Wetland 3 (the Crown owned slough) towards the ditch running north/south along 34th Street. This ditch was sporadically vegetated and contained water at the time of the assessment. (July 5th and 12th 2005).* As such, the long term integrity of this slough should be considered in the context of the Beau Vista neighbourhood.

4.4 Franchise Utilities

Power telephone cable TV and gas will be provided to the area by the extension of existing facilities.

4.5 Circulation

Beau Vista will be accessed from five points: the extension of 45th and 47th Avenues; two new access points along 34th Street; and a major access at 50th Avenue. With the exception of the 50th Avenue connection which will be a major collector road, and 45th Avenue which will be a local road, all other access points will be classified as minor collector roadways.

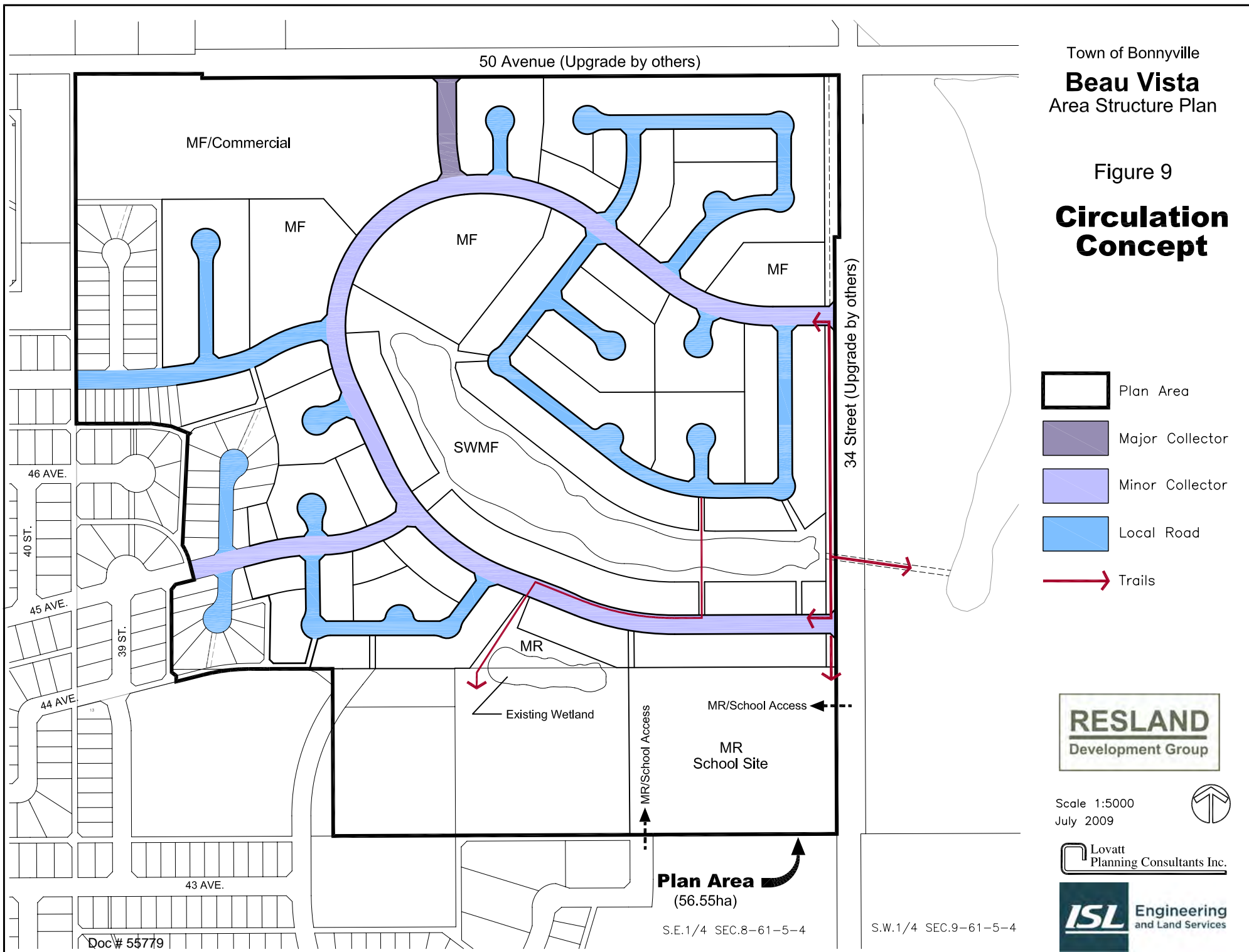
The Town of Bonnyville will conduct a Transportation Impact Assessment on 34th Street and the costs of this assessment will be included in the transportation component of the Town's new Transportation Off-Site Levy.

The minor collector status of the roadway proposed to extend through the Plan area will allow for front attached garages.

Access to the proposed school site to the south will be from 34th and 36th Streets as shown on Figure 9. Provision for a future pedestrian trail system is also considered and shown on Figure 9.

Town of Bonnyville
Beau Vista
 Area Structure Plan

Figure 9
Circulation Concept



5. Staging and Implementation

Figure 10 shows a conceptual staging sequence that is based on the extension of municipal services as described above. Eight stages are shown. However, Stage 8 will likely contain additional stages closer to the time of development. The staging concept is subject to change. The Town may modify the staging concept without amending this Area Structure Plan.

As was noted in Section 1, upon adoption of this Area Structure Plan, Beau Vista Area Structure Plan #1296-07 will be simultaneously rescinded and will no longer have any effect.

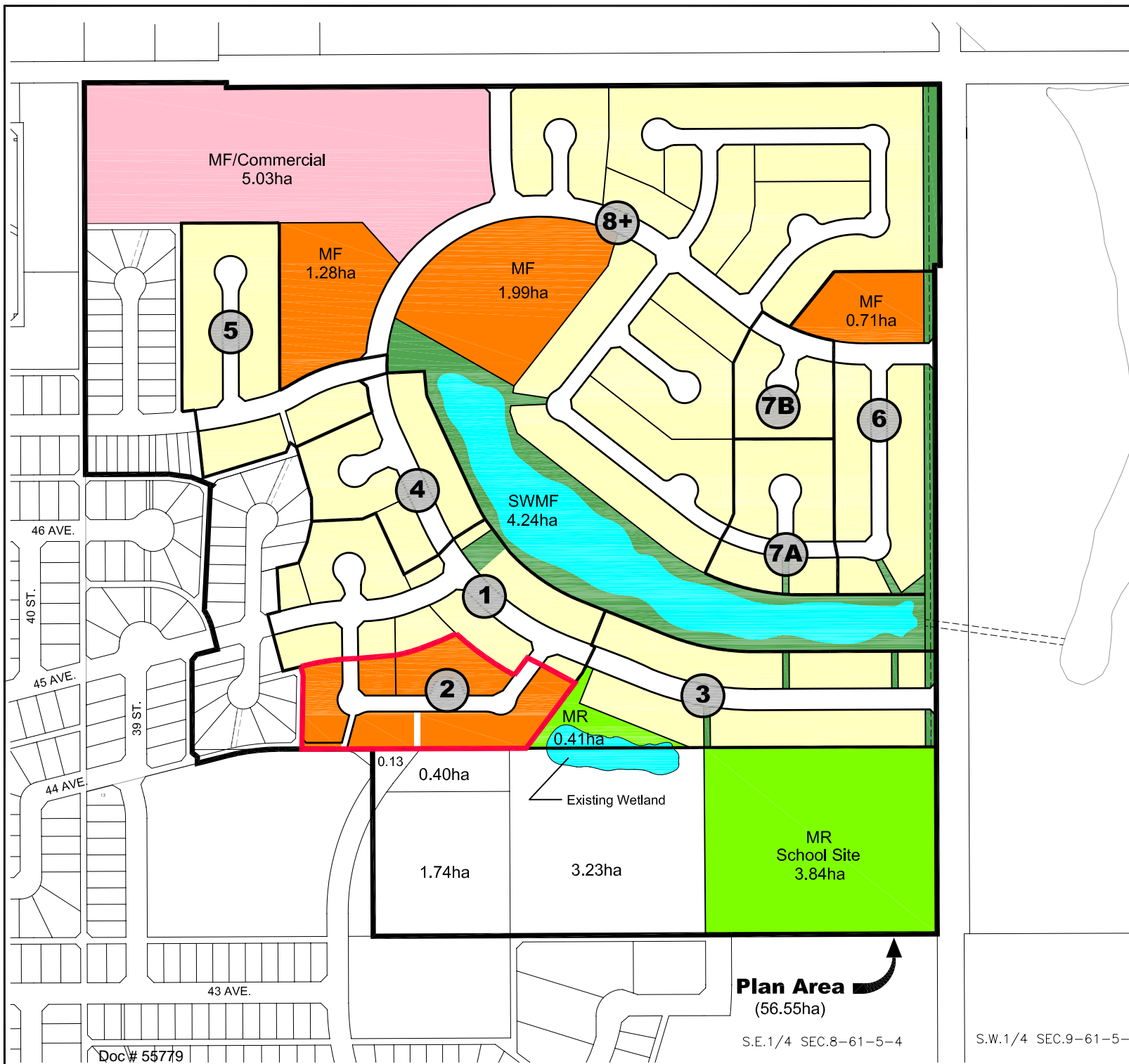
The Land Use Bylaw will need to be amended at the time of subdivision and development as per the provisions of this plan. However, amendments to the Land Use Bylaw will be confirmed at the time of subdivision and will be determined in concert with the Town of Bonnyville.

Town of Bonnyville
Beau Vista
 Area Structure Plan

Figure 10

**Conceptual
Staging Plan**

- 1** Staging Sequence
 (Subject to change)



Scale 1:5000
 July 2009

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