SE DESIGN AND CONSULTING INC.

Area Structure Plan

East Gate

Town of Bonnyville

Area Structure Plan Bylaw # 1354-10

Envision Ventures Inc.

December 15th 2010

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1 INTRODUCTION

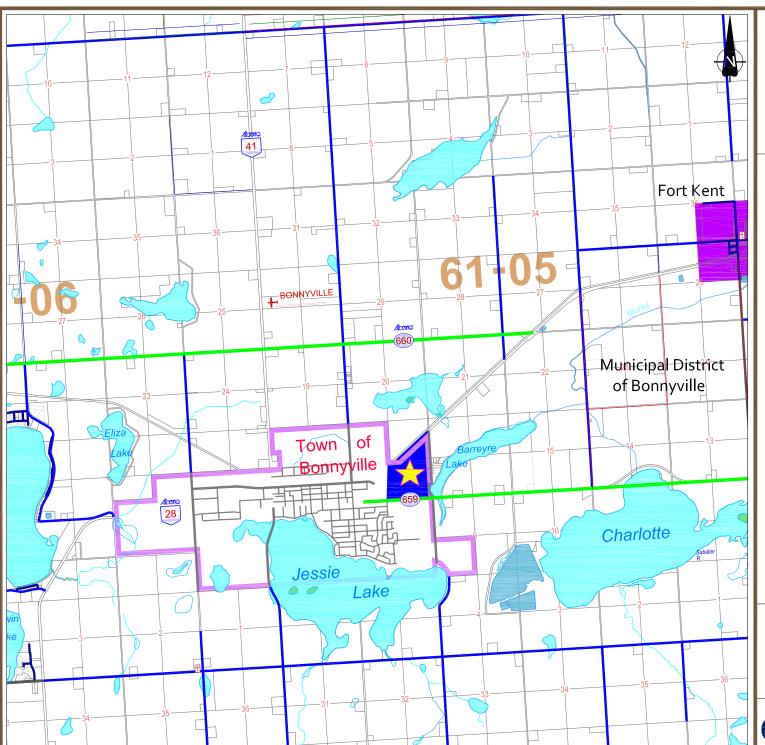
The preparation of the East Gate Area Structure Plan has been initiated by the landowner Envision Ventures Inc. The purpose of the area structure plan (ASP) is to delineate a planning framework to create an urban multi-use subdivision within the legal jurisdiction of the Town of Bonnyville as illustrated in *Figure 1 - Regional Context*. The preparation and submission of the ASP is in accordance with Section 633 of the Municipal Government Act (MGA) and conforms

to the general policies stated in the Town of Bonnyville Municipal Development Plan Bylaw 1261-05, relevant Area Structure Plans and the Land Use Bylaw. Conforming to the MDP, the ASP describes the following:

- Definition of compliance to the municipal planning framework;
- The sequence of development proposed for the area;
- Land uses and proposed densities for the area;
- General expectations for architectural controls and design guidelines;
- Impact of adjacent land uses;
- Internal and external circulation including impact on the surrounding transportation system;
- Assessment of the land's suitability for the proposed development including consideration for environmental, historical and cultural aspects;
- Stormwater management and drainage;
- Dedication of Municipal and Environmental Reserves; and
- Definition of other community services and infrastructure.

Community leadership, innovative thinking and regional cooperation will enhance the Town's ability to invest in important social and recreational... further reinforce Bonnyville as an attractive destination for investment.

~Town of Bonnyville, MDP



East Gate

SE 17-61-5-4 Area Structure Plan Town of Bonnyville

Legend:



- East Gate Location

Figure 1 -Regional Context

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2 LOCATION

The subject lands are located in the Town of Bonnyville bound by Highway 28 to the north, Range Road 230 on the east and 50th Avenue to the south. The site includes the following quarter section legal descriptions:

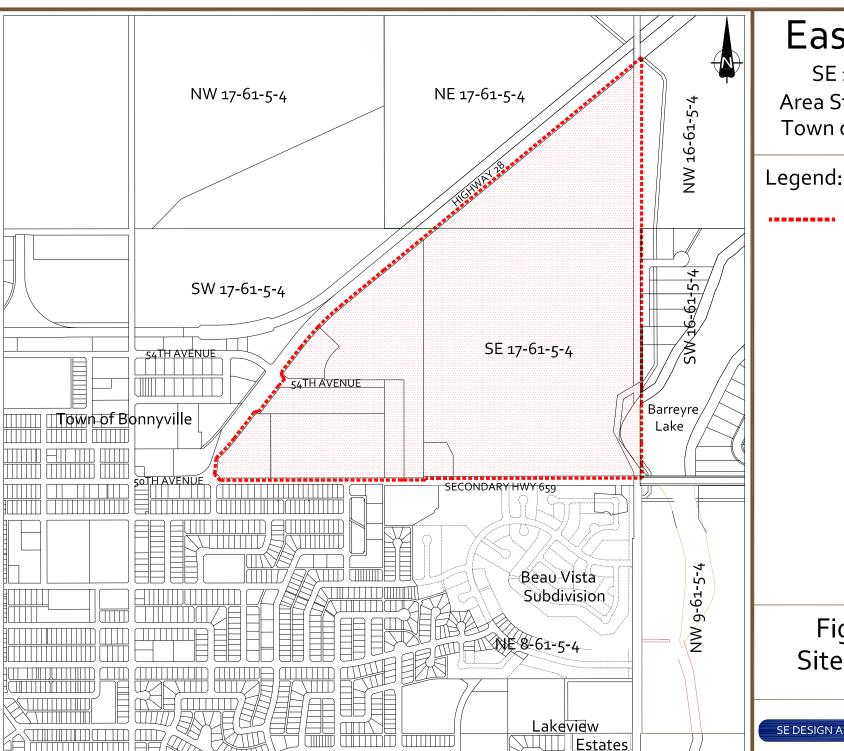
- Part of NE 17 61-5-W4M;
- SE 17 61-5-W4M; and
- Part of SW 17 61-5-W4M.

The location is further illustrated in *Figure 2 - Site Location*, which identifies the proposed plan boundary. The plan area includes approximately 103.02 hectares.

3 BACKGROUND

The landowner believes that growth in the resource sectors supports the market for both commercial and residential development in the Town of Bonnyville. As stated in various planning documents for the Town of Bonnyville, among the goals for the town is to balance the demands of growth with existing standards and services and plan for a growing community with increasing service expectations. The Town hopes to achieve this goal through "leadership, innovative thinking and regional cooperation" to reinforce it as an attractive destination for investment.

This favourable political and policy environment coupled with: a location that seamlessly transitions from existing development; access to municipal services; continued economic growth; and the site's proximity to numerous outdoor recreational amenities together make excellent opportunities for development. The plan proposes a variety of uses including highway and shopping center commercial as well as different residential housing types to accommodate a range of market preferences, needs and price points. The proposed land use variety for the development will also permit the developer the flexibility to respond appropriately to fluctuations in the market and economic cycles in a timely manner.



East Gate

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- ASP Boundary

Figure 2 -Site Location

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4 DEVELOPMENT CONTEXT

4.1 Planning Framework

The *Municipal Government Act* (RSA 2000, M-26) legislates local municipal planning. Section 633 of the *Municipal Government Act* gives municipalities the power to adopt an ASP as bylaw. The MGA provides the following definition for such a plan:

Area Structure Plan

633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may adopt by bylaw an area structure plan.

(2) An area structure plan

must describe:

- (i) the sequence of development proposed for the area,
- (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,
- (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and
- (iv) the general location of major transportation routes and public utilities, and
 - (a) may contain any other matters the council considers necessary.

Section 638 states that all statutory plans must be consistent with each other. Therefore, the proposed ASP must be consistent with the Town of Bonnyville's Municipal Development Plan (MDP) and any other statutory documents

4.2 Municipal Development Plan

The current Municipal Development Plan (MDP) adopted in 2005 for the Town of Bonnyville provides a general land use policy for the prescribed lands. The area has been addressed under sections 10.4.5 and 10.5.7 of the MDP with commercial east and residential east policies. In summary, the Town's overall objectives as stated in the MDP are to adopt area plans that:

- address each regions unique attributes that balance small town character with growth needs;
- use existing land efficiently and creatively; and
- emphasize urban design and form.

The MDP further outlines in Figure 3 a future land use concept for these lands by delineating residential, commercial and mixed commercial/residential areas. In Figure 8 of the MDP the amending area is acknowledged as a priority area for future urban growth. Specific policies related to the residential east area aim to achieve a well designed community with a mixture of dwelling types, as well as, commercial and institutional uses to serve resident needs. The intent is to accommodate a variety of residences including single detached, small lot single detached, duplex and multi-family dwellings. All the prescribed land uses are accounted for in the development concept. The ASP deals with all aspects of development in a logical and orderly manner as required by the aforementioned sections of the MDP.

Although the MDP requires conformity to the Millennium Area Structure Plan the preparation of this plan has been affected by subsequent amendments by Council to adjacent lands through the Beau Vista ASP. This plan conforms to the new changes, specifically addressing logical transitions for servicing, road connections and built form.

4.2.1 Outline Plan 85-OP-09

The plan recommends modifications to the MDP and the approved Outline Plan 85-OP-09 as illustrated in Figure 1 of the MDP. Firstly, the new plan extends the boundary for the developing area to include lands to the northeast and southwest, refer to *Figure 2 - Site Location* for an illustration. Secondly, commercial east policies are further expanded east along the major arterial corridor of Highway 28 and 50th Avenue. By creating additional highway commercial land uses, a more logical transition from arterial to commercial to residential uses is achieved. Benefits are gained from developing more prime arterial frontage for highly sought after highway

commercial properties. Finally, the proposed ASP improves on the conceptualized road pattern to meet the stated development objectives and attain a more cohesive plan.

4.2.2 Intermunicipal Fringe Agreement

The Intermunicipal Fringe Agreement between the Town and the Municipal District (MD) of Bonnyville designates the plan area as part of the future urban growth area. The preparation of this area structure plan will require joint cooperation and referrals between the MD and Town for planning and development of this area.

4.3 North East Area Structure Plan 1281-06

The purpose of the North East Area Structure Plan (NEASP) Bylaw 1281-06 is to facilitate the commercial development of northeastern Bonnyville. The NEASP boundary is entirely contained within the proposed plan area. Upon adoption of the East Gate ASP, by Town of Bonnyville Council, it will replace this existing plan.

4.3.1 Land Use Bylaw

As stated in the Land Use Bylaw, the purpose of the Bylaw is to regulate and control the use and development of land and buildings within the Town of Bonnyville to achieve the orderly and economic development of land. Further to this general provision, the Bylaw divides the Town into districts and prescribes and regulates each district with how land and buildings may be used.

This amendment presents a development framework that conforms to the provisions of the current Land Use Bylaw for the following land uses:

- Residential that includes R2, R3, R4 and RMH;
- Commercial C3 and C4:
- Institutional I; and
- Parks, Recreation and Open Space PS.

As per MDP requirements, once planning approval has been obtained, rezoning and subdivision will be sought for the specific land uses in conformance to the relevant regulations. Approval for all subsequent development on each parcel shall be subject to the Land Use Bylaw or as required by the municipal Development Authority. *Figure 8 - Development Concept* depicts the proposed land uses for the plan area.

4.4 Ownership

The development proponent is Envision Ventures Inc., the majority interest in the developing area. However, the amending lands contained within the ASP boundary comprise a number of owners as outlined in *Figure 3 - Land Ownership Map*. The figure identifies each parcel within the plan area and documents each respective owner. This amendment has been prepared on the behalf of the development proponent, the majority landowner.

4.5 Resource Extraction

Preliminary investigations in preparation for this plan indicate that no sour gas facilities are present in the vicinity of the proposed development. There are no resource related constraints in the area to restrict development.

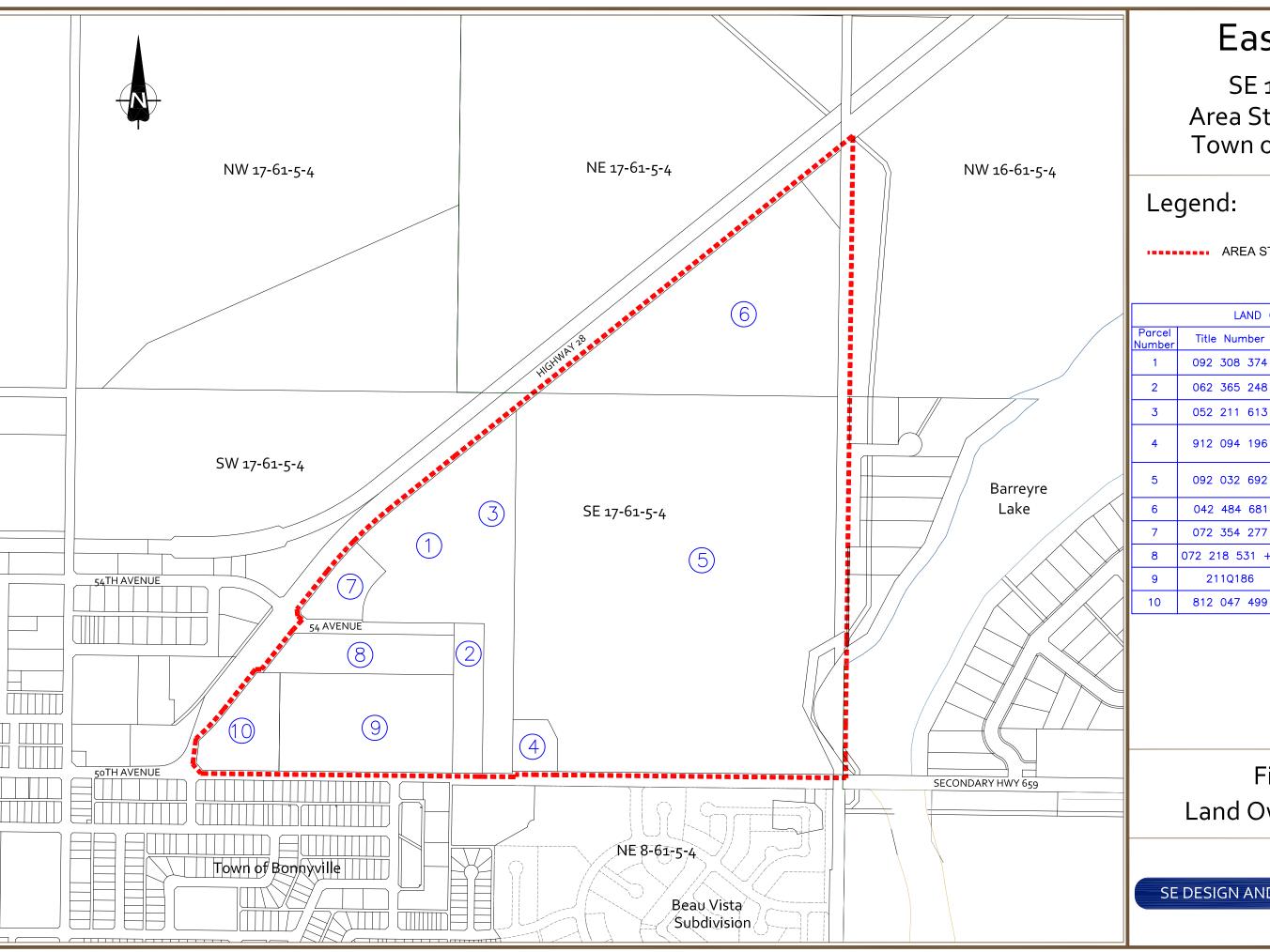
4.6 Existing Land Use

The proposed ASP area contains approximately 103.02 hectares that includes portions of three quarter sections all located within the Town of Bonnyville municipal boundary as outlined in section 2.0. The area currently contains lands that are both developed and undeveloped consisting of barren land that is under active cultivation and mostly ungraded. Refer to *Figure 5* - *Natural Features* for an aerial photograph of the existing condition.

The land use concept as outlined in the MDP expresses a desire for mixed residential and commercial uses, while the Land Use Bylaw has not yet redistricted the subject lands for all the prescribed uses. Currently, the amending area contains the following districts:

- Urban Reserve (UR) described in the Land Use Bylaw as "intended to reserve those areas...for when development is proposed...it will require redistricting the subject lands to the appropriate land use district";
- Highway Commercial (C3);
- Shopping Centre Commercial district (C4);
- Parks, Recreation and Open Space (P); and
- Institutional (I).

Please refer to *Figure 4 - Existing Districting* for an illustration of the current land use scheme for the amending area.



East Gate

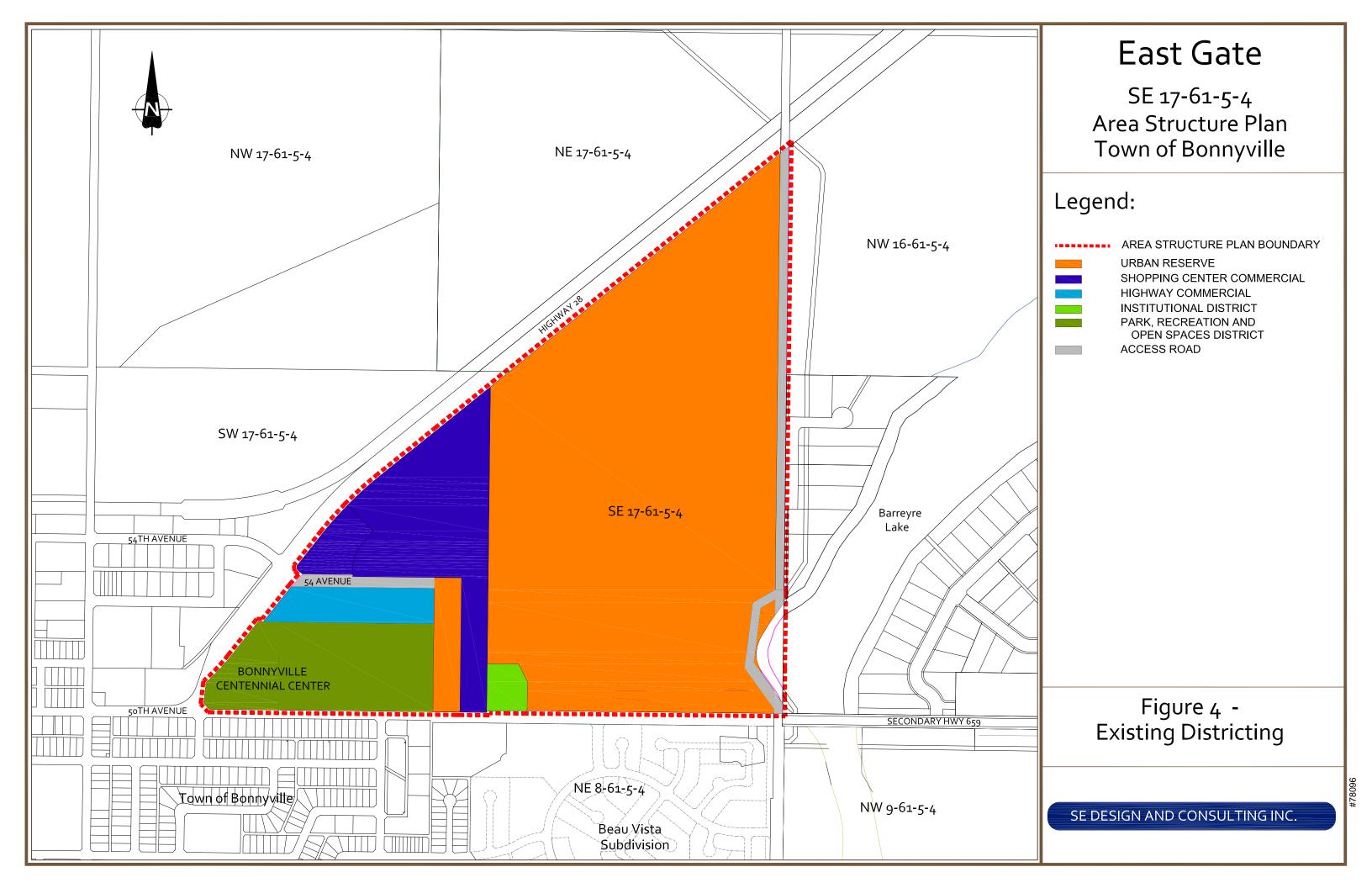
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AREA STRUCTURE PLAN BOUNDARY

LAND OWNERSHIP MAP					
Parcel Number	Title Number	Current Owner			
1	092 308 374	Envision Ventures Inc.			
2	062 365 248	Envision Ventures Inc.			
3	052 211 613	Envision Ventures Inc.			
4	912 094 196	The Western Canadian District of the Christian and Missionary Alliance.			
5	092 032 692	Envision Ventures Inc.			
6	042 484 681	Envision Ventures Inc.			
7	072 354 277	J.A.M. Projects Inc.			
8	072 218 531 +2	NLC Equipment and Real Estate Inc.			
9	211Q186	The Town of Bonnyville			
10	812 047 499	The Town of Bonnyville			

Figure 3 -Land Ownership Map

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4.7 Adjacent Land Use

The land uses surrounding the quarter section are varied and described as follows:

- To the north, the lands are located in the adjacent municipal jurisdiction of the MD of Bonnyville, include undeveloped land districted as Agricultural;
- To the east, the lands are located within the adjacent municipal jurisdiction of the MD of Bonnyville, include Country Residential and Agricultural land uses;
- To the south, a variety of districts including Urban Reserve; High density Residential;
 Recreational Vehicle; Highway Commercial and Fringe Commercial; and
- To the west, a combination of: two major transportation intersections on Highway 28; a recreational/institutional use; and developed and undeveloped/vacant commercial lands.

4.8 Natural Features

Figure 5 - Natural Features depicts a recent air photo of the site and Figure 6 - Site Photos provides several images of the site in its present condition. The site is located within the dry mixedwood natural subregion. Wetlands, including a mix of peatlands, marshes, willow strublands, and seasonal ponds, are minor characteristics of the subregion. The plan area is essentially flat with elevations ranging from approximately 551 metres (above sea level) in the northwest and northeast portions to 554 metres (above sea level) in the central south. The plan area is part of the Upper Beaver River drainage basin and more specifically drains north to JJ's Pond and east to Barreyre Lake. The site's topography is further illustrated in Figure 7 - Existing Topography.

A site specific preliminary geotechnical investigation was carried out by ENC Testing Inc. in January 2010. Based on a series of 40 test holes the area's sub-soils include topsoil, clay, silt, clay-till and sand throughout. The report concludes that the site is generally suitable for the proposed residential development as required by Alberta Environment guidelines. The details of the geotechnical soil investigations are comprehensively explained in Appendix I of the appending documents.

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¹AMEC, Wetland Assessment and Mitigation Strategy, Eastgate Subdivision. Pg.4

² AMEC, Wetland Assessment and Mitigation Strategy, Eastgate Subdivision. Pg.4

³ AMEC, Wetland Assessment and Mitigation Strategy, Eastgate Subdivision. Pg.4

As part of the investigation to determine the site's suitability for development a Phase I Environmental Site Assessment was carried out by Hagstrom Geotechnical Services Ltd., in February 2010. The assessment found that contained within the plan area, noted as Parcel 2 on *Figure 3 – Land Ownership*, the Bonnyville Regional Fire Authority used two structures as fire props for structural fire fighting in 2009. The fire could have generated as large amount of carcinogenic PAH contaminants. It is recommended that a follow-up Phase II Environmental Site Assessment be carried out on this site. A Phase II Environmental Assessment has been initiated on the site and will be submitted to the development authority prior to subdivision approval. The Phase I Assessment is provided as part of the appending documents.

As part of the preparation of this plan, the development proponent has carried out a Wetland Assessment and Mitigation Strategy in regards to a low laying area identified along south boundary of the plan area. The purpose of the assessment is to develop a mitigation strategy for the disturbance of the area in order to classify it; assess alterations and/or losses to wetland function and area; and develop mitigation measures to avoid adverse impacts to the wetland that are in accordance to the Alberta Water Act and Provincial Wetland Restoration/Compensation Guide. Based on the assessment, the low lying area was not observed to provide critical or unique vegetation or wildlife habitats, and does not contribute significantly to regional watershed drainage. The development however, may result in a potential loss of a 1.33 ha seasonal (Class III) wetland.

In order to meet Alberta Environment's (AENV) current regulatory requirements regarding development impacts to the subject wetland, including no net loss of wetland area or function in the watershed, the loss may be mitigated with the implementation of a compensation plan, either through compensation payment for 3.99 ha of wetland restoration to Ducks Unlimited Canada (DUC), or naturalization of SWMP within the subdivision. The land developer will be responsible for meeting any requirements from AENV and any other governmental agencies prior to subdivision approval. The Wetland Assessment and Mitigation Strategy carried out by AMEC is provided as part the appending documents.

Based on this information there are no natural features that constrain development. However, it is recommended that the stated information be submitted to the development authority prior to subdivision approval.

4.9 Historical / Cultural Resources

An historical resources impact assessment is not required based on information obtained from Alberta Culture and Community Spirit, Historical Resources Management Branch in preparation for this ASP. This fact is verified in Appendix II of the appending documents.

4.10 Public Input

A public open house was held on April 15, 2010 from 5:00 pm to 7:00 pm in Bonnyville at the Centennial Centre regarding the proposed plan. Sufficient time was allowed for advertising using local media to solicit participation from adjacent land owners and the public at large. Approximately 15 community residents attended the open house. Residents provided verbal feedback regarding the development, as well as, comments through a written survey that was made available by the developer to solicit more detailed comments. Overall, a positive response was generated from the plan regarding: proposed land uses, the provision of parks spaces; and vehicular circulation.

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Legend:

--- AREA STRUCTURE PLAN BOUNDARY

Figure 5 -Natural Features

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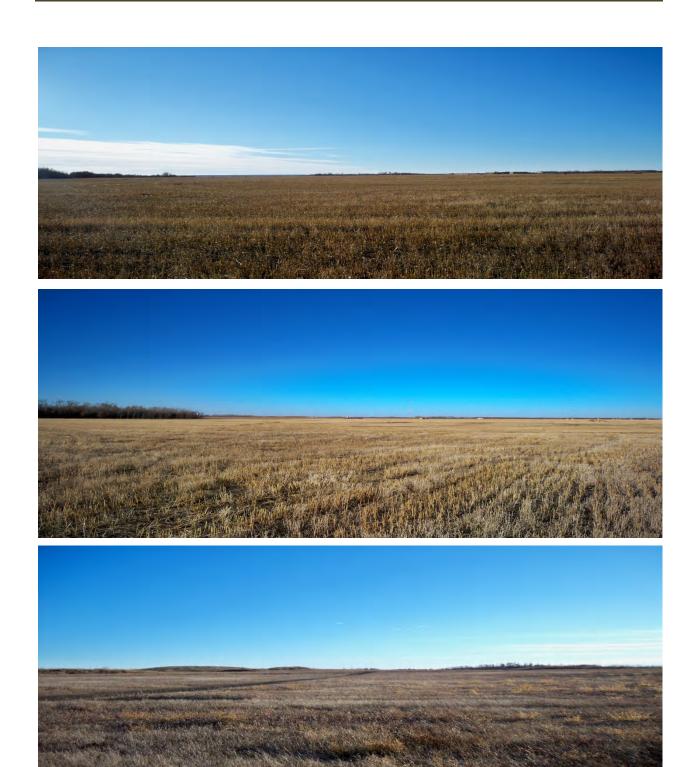
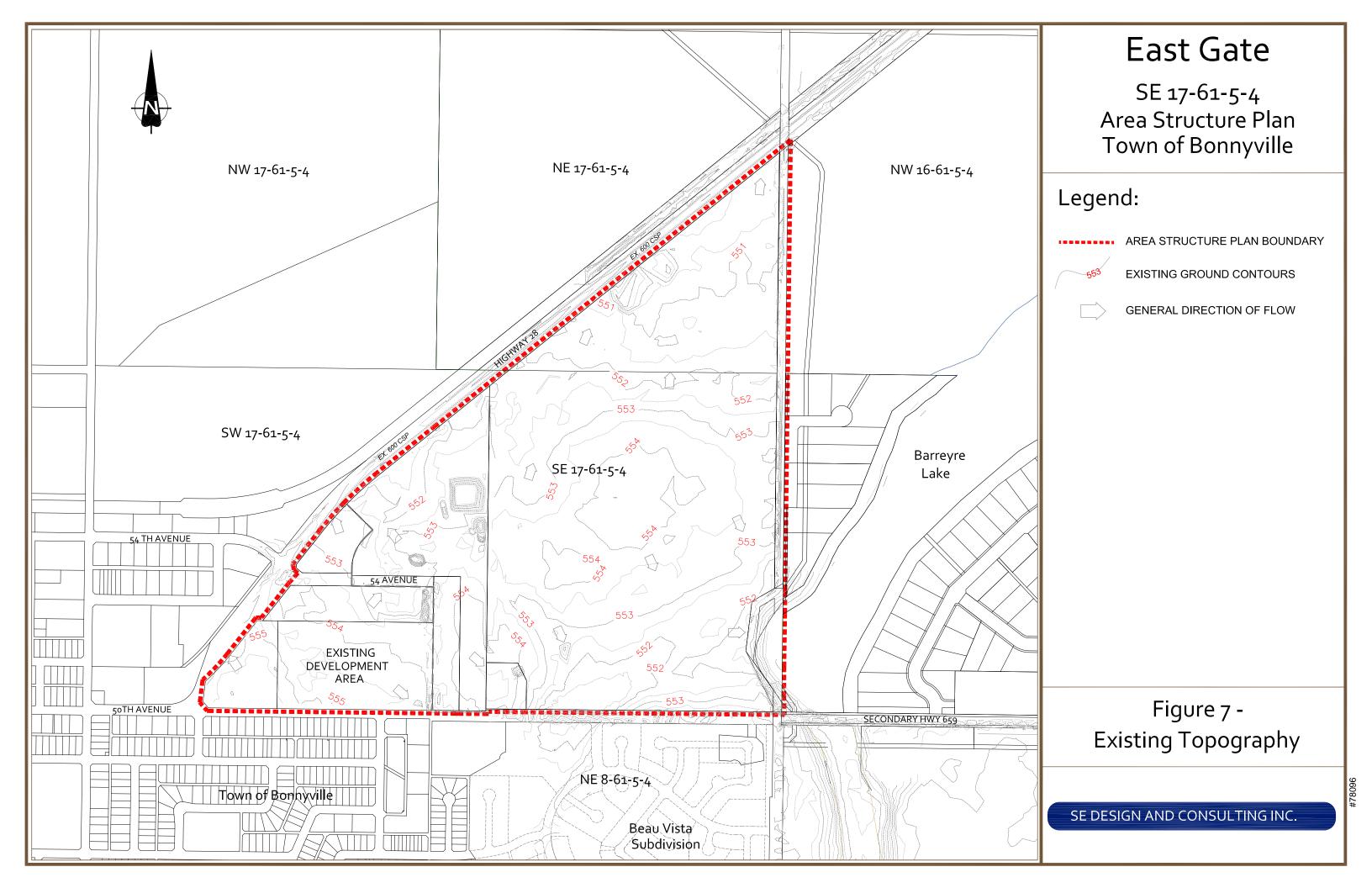


Figure 6 – Site Photos



5 LAND USE CONCEPT

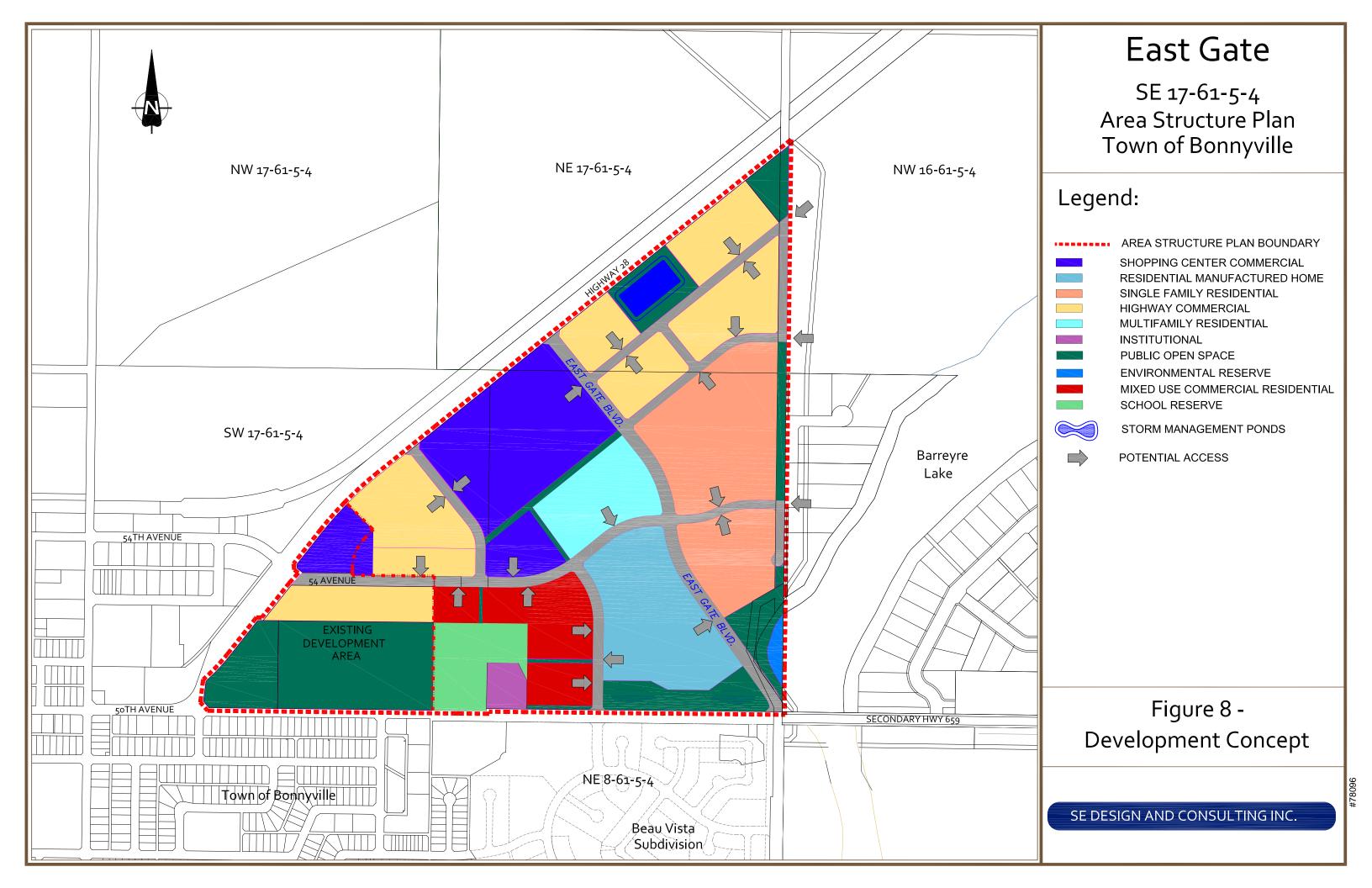
The proposed development concept is shown in *Figure 8*. Table 1 outlines a breakdown of the proposed land uses.

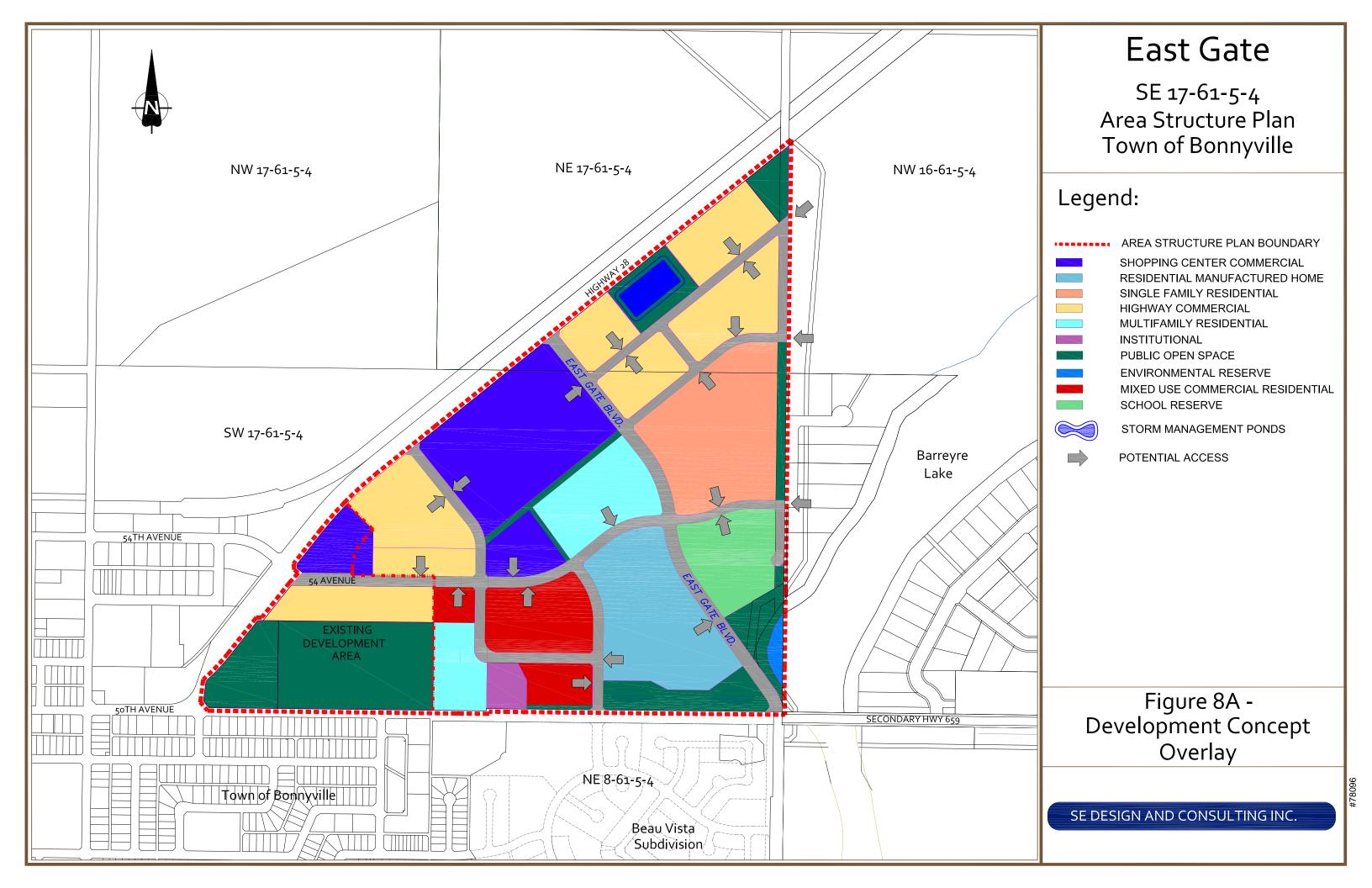
Table 1

LAND USE DISTRIBUTION				
	Area (ha)	% of GDA		
ASP Development Area	103.02			
(Minus) Environmental Reserve	0.39			
(Minus) Existing Development Area	10.19			
Net Development Area	92.44	100		
Roadways	10.90	11.8		
Public Open Space	6.74	7.3		
School Reserve	3.55	3.8		
Storm Water Management	2.58	2.8		
Single Family Residential	13.85	15.0		
Multi Family Residential	4.46	4.8		
Residential Manufactured Homes	8.73	9.4		
Shopping Center Commercial	14.51	15.7		
Mixed use Commercial Residential	6.13	6.6		
Institutional	0.99	1.1		
Highway Commercial	20.00	21.6		
Total Development Area	92.44	100		

Table 2

DEMOGRAPHIC PROFILE								
	Area (ha)	Units	%	People/Unit	Population			
Single Family Residential	13.85	277	35.3	3.5	970			
Multi Family Residential	4.46	246	31.3	2.3	566			
Manufactured Homes	8.73	262	33.4	2.5	655			
Total Residential	27.04	785	100.0		2190			
Density pp/gda = 40.27								





5.1 Plan Vision

Vision: To develop a new integrated community that includes a regional commercial area for Bonnyville combined with: compact residential uses; well connected open spaces; efficient vehicular and pedestrian circulation; well designed stormwater management; and integration into the existing transportation network, while meeting market demands.

The overall intent of the ASP is to create a planned community that is consistent with the overall character of the Town while ensuring an appropriate transition from existing development, located to the west and south of the developing area. According to the existing municipal land

use framework, the landowner has the opportunity to further detail the area's land use policies. The proposed ASP elaborates specific neighbourhood planning and development policies relevant to the area. The plan provides general objectives and guidelines for each land

Compact land use is a "permanent climate benefit that compounds over time."

Ewing, Bartholomew, Winkelman, Walters, and Chen.

use. The Town will ensure that all development meets the minimum requirements as provided for in the Land Use Bylaw, while any additional private design controls shall be enforced by the land developer through restrictive covenants on the subject lands.

5.2 Land Uses

5.2.1 Residential

The overall residential concept provides for a variety of residential densities and types including single-family, multi-family and mixed-use to achieve a compact design that provides housing options, choices and tenancies. Section 10.4.5 Residential East policies in the MDP requires the plan area to be: "a well designed community with a mixture of dwelling types as well as commercial and institutional uses to serve resident needs". Residential neighbourhoods should reflect Bonnyville's unique natural environment heritage and create a sense of place. All proposed densities shall be appropriately serviced by water, sewer and other infrastructure. The proposed land use scheme is consistent with the stated MDP policies and is illustrated in *Figure 8 - Development Concept*, while Figure 8A, provides an alternative land use scenario in response to a request from one of the local school authority's for school reserve lands. The

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alternate figure 8A does not materially change the land use concept and if adopted at the time of development would not require any amendments to this plan. The following sections detail objectives and relevant guidelines for each residential land use.

5.2.1.1 Single Family Residential

The plan area shall accommodate small lot single family residential housing to be consistent with the character of existing housing in adjacent neighbourhoods. The purpose of the residential development is to provide for detached single family dwellings on smaller lots similar to R2 within the current Land Use Bylaw. The compact characteristic articulated for this community differs from many of the more recently developed single family neighbourhoods according to the Land Use Bylaw. The plan's vision for a compact development applies only R2 land use designations for single family housing that will provide the town a number of benefits including the following:

- Generally, proposed a more efficient municipal servicing option for the Town than the typically predominant R1 lot neighbourhoods because it results in a reduced linear lot frontage allowing municipal water and sanitary services to be supplied more effectively and affordably;
- Reduces overall ecological footprint by increasing the number of lots within the plan area, and
- Provides for lot size variation and thereby housing options for existing and future residents.

Objectives:

- Provide for smaller single family dwelling lot sizes;
- Achieve more effective and affordable municipal service delivery:
- Ensure quality building design, form and exterior materials;
- All front yards will require the planting of trees by the homeowners to create a boulevard effect throughout the subdivision. The planting will be required through restrictive covenant on each lot to create a consistent look throughout the subdivision; and
- Well inter-connected vehicular and pedestrian routes throughout the residential area while providing access to commercial and institutional uses.

5.2.1.2 Multi-Family Residential

The neighbourhood design locates higher density multifamily land uses, in the centre portion of the property. By including multi-family in the plan area, the Town of Bonnyville will be able to provide housing options for a greater assortment of existing and future town residents. Young, SE Design and Consulting Inc.

low-income or 'new to here' residents may need opportunities for temporary housing until such time they are able to purchase a different form of housing. Elderly residents or persons with specialized needs may chose to live in housing that is designed suitable to their needs and lot sizes that may be more manageable for their abilities. By providing a wider array of land use designations within the plan area such as R3 and R4, the Town hopes to develop a place that attracts residents at all stages of their life.

Objectives:

- Support high-quality building design with particular attention to exterior appearance. All residential development will be subject to design controls as outlined in Appendix 2 of the MDP to ensure it complements the character of the existing neighbourhood, site layout, and scale. The developer reserves the right to articulate further site specific design guidelines through a restrictive covenant on affected land parcels. Issues regarding privacy, parking, and landscaping will be addressed at the time of development approval;
- Ensure Crime Prevention Through Environmental Design (C.P.T.E.D.) principles are applied to all residential development as outlined in Appendix 3 of the MDP where it is deemed appropriate; and
- Provide lot sizes that are suitable for multiple dwelling units and a variation of attached housing.

5.2.1.3 Residential Manufactured Home Development

The Town of Bonnyville's MDP section 10.4.5 stipulates that development within the residential east area shall provide a range of housing options. In pursuit of this objective the plan includes lands designated for a new residential manufactured home park and/or subdivision (RMH). This form of residential living is generally characterized as a more dense form of single family housing and may be attractive to many existing or future residents. The Town recognizes that an opportunity exists to accommodate a wide range of residents in the plan area by encouraging the development of alternate forms of housing that may contribute to a more compact development.

The MDP requires that RMH areas shall conform to existing municipal servicing and development standards at the developer's expense and population densities shall be based upon the servicing constraints of the area. The overall visual quality and architectural design treatments shall be sympathetic to the surrounding residential development and built form.

Vehicular and pedestrian circulation within the manufactured housing neighbourhood shall be SE Design and Consulting Inc.

integrated and linked to the remainder of the community through appropriate pathways and roadway connections. An outline plan detailing the site layout of the RMH development will be required for approval by the Town at the time of development approval.

Objectives:

- Support high-quality building design with particular attention to exterior appearance. All residential development will be subject to design controls as outlined in Appendix 2 of the MDP to ensure it complements the character of the existing neighbourhood, site layout, and scale. Issues regarding privacy, parking, and landscaping will be addressed at the time of development approval. The developer reserves the right to articulate further site specific design guidelines through a restrictive covenant on the affected land parcel; and
- Ensure Crime Prevention Through Environmental Design (C.P.T.E.D.) principles are applied to all residential development, as outlined in Appendix 3 of the MDP;

Site Design Guidelines

- Specific CPTED principles applied to this site include:
 - Fencing along the site's periphery should include lighting, landscaping and limit access or control flows. Defining the site's territory promotes social control and sense of ownership;
 - Building elements such as massing, materials, windows, canopies and roof forms should be used to help ensure continuity of form between buildings having potentially different styles;
- Sightlines for both vehicular and pedestrian routes should allow for natural surveillance and visibility. Design the placement of physical features, activities and people to maximize visibility and foster positive social interaction.
- Well inter-connected vehicular and pedestrian routes that link to other uses;
- Vehicular access should be provided from the collector road along the west site boundary and from the arterial to east;
- Pedestrian access should be provided in multiple locations to connect to sidewalks or pathways;
- Provide an adequate park space that meets the needs of the residents within the RMH community; and
- Placement of entry signs at specific entry points to the residential area to create a sense of neighbourhood identity and
- Provide a variation in lot sizes.

5.2.2 Commercial Policies

The MDP also identifies part of the plan area as Commercial East and outlines relevant policies. Among the requirements are that new development for this area must be evaluated according to its impact on adjacent land uses and its influence on the vitality of existing uses such as: the downtown commercial area; complementing the Centennial Centre; its relationship to the proposed residential development to the south and east; and the redevelopment of the Muni Cor lands. Generally, the area's aesthetic considerations should be given a high priority given its prominent location at Bonnyville's eastern entrance.

The MDP policy context allows the opportunity to develop commercial lands that contribute to the Town's stated vision. Development should occur in a manner that provides an appropriate transition from commercial to planned residential uses while seamlessly integrating access to the local population. As such, site design should be done in such a manner as to serve local residents and businesses while attracting other regional residents and businesses to the area. Local residents may be encouraged to walk, bike or drive shorter distances to acquire neighbourhood commercial services. Commercial sites may in effect offer spaces for gathering to community residents and visitors to the plan area.

Objectives:

- To provide a range commercial uses oriented to the needs of local and regional residents and visitors;
- To ensure high quality building design, detailing, signage and landscaping for all commercial development that reinforce and promote architectural aesthetics to facilitate the development of the plan's commercial area as a regional attraction, while accommodating access for local residential communities. The developer reserves the right to articulate further site specific design guidelines through a restrictive covenant on the affected land parcel;
- Facilitate the development of pedestrian links between commercial and other land uses where appropriate; and
- Place entry signs at specific entry points to the commercial area(s) to create a sense of identity, particularly on the northeast corner entering into town.

Mixed Use Residential/Commercial

Part of the plan area has been identified for mixed residential/commercial uses allowing the potential for residential and commercial uses to co-exist within one site. The areas are generally located along the boundary of existing development; and provides a land use transition necessary by offering ground level commercial with residential uses above. An appropriate designation for the area could be CRX-Commercial Transition District or may require the design of new direct control district depending on market conditions.

Commercial Design Guidelines

- Entryway design elements and variations should give orientation and aesthetically pleasing character to buildings;
- All facades of a commercial building that are visible from residential properties and/or public streets shall ensure a pleasing scale and feature characteristics similar to the front of adjacent façades;
- Buildings should be provided with a distinct "base" through the use of materials, texture
 or massing to create landmark structures with distinctive roof forms, decorative
 structures, and unique geometry;
- Buildings should provide generous amounts of windows, skylights, or similar natural-light producing products to create ground floors with a "transparent" quality;
- Buildings should provide protection from adverse weather conditions and utilize overhangs, marquees, and awnings at entrances and loading zones;
- Landscape and buffering should contribute to visual quality and continuity within and between developments, provide screening and mitigation of potential conflicts between activity areas and site elements, enhance outdoor spaces, reduce erosion and stormwater runoff and mitigate air pollution;
- Off-street parking for commercial buildings should be designed to minimize visual impact;
- Site access should be encouraged using collector roads; and
- Parking lots should be configured and designed to reduce the overall mass of paved surfaces. No more than 50% of an off-street parking lot for the entire property should be located between the front façade of the principal building(s) and the adjacent public street.

5.2.3 Institutional

The plan area retains one site for institutional uses to provide for the existing place of worship. Such sites can provide valuable cultural, social and/or health services to residents of the local community and surrounding areas. By locating such amenities within close proximity to residential neighbourhoods they can offer opportunities to maximize the delivery of specialized services. In this instance, the current institutional uses are considered complimentary for neighbouring residential and commercial development.

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Objectives:

- To permit institutional land uses in designated portions of the plan area to be further expanded and intensified;
- The Town may require institutional uses that generate high volumes of vehicle traffic to provide additional access through a collector road to reduce traffic concerns within the plan area. The Development Authority may require the preparation of a Traffic Impact Assessment (TIA) as part of future development permit applications;
- To reduce the overall mass and visual impact of paved surfaces, parking lots should be configured and designed to no more than 50% of an off-street parking lot for the entire property should be located between the front façade of the principal building(s) and the adjacent public street;
- Landscaping and buffering should contribute to the visual quality and continuity within and between developments, provide screening and mitigation of potential conflicts between activity areas and impacts on adjacent properties. Particular regard for: site elements, enhancing outdoor spaces, reduce erosion and stormwater runoff and mitigation of air pollution; and
- Site design should ensure that orientation and placement of buildings alleviates potential privacy and noise concerns and is sufficient for the provision of off-street parking.

5.2.4 Public Open Space and Environmental Reserve

Bonnyville's commitment to a high quality of life and sense of place are created, in part, by the town's natural setting, parks, and trails. The plan area contains the Centennial Centre lands which are the Town's only large nonschool park space and have recently undergone extensive redevelopment. It is the Town's desire to create a fully linked open space system that includes trails, public parks, natural open spaces, and school sites. ⁴

The plan area includes 83.52 hectares of developable land of which up to 10 percent may be collected through Municipal Reserve (MR) dedication by the Town of Bonnyville as permitted by the Municipal Government Act. The Town may use land obtained through MR dedication for the purpose of establishing public parks, recreation areas, trails and land use buffers, or provide the land to the local school authority for the purposes of creating a school site.

Ten percent of the developable area is 8.35 hectares. Based on information obtained from land titles 1.13 hectares of land has been deferred through caveat from developed parcels within the plan area. Therefore, a total of 9.48 hectares of land is required for MR within the plan area. At this time 8.66 hectares is proposed for MR dedication, while the remaining 0.82 hectares will be further defined through the submission of outline plans. Neighbourhoods outlined for single

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⁴ Town of Bonnyville, Municipal Development Plan, pg. 32.

family and multifamily uses may be required to provide a "tot lot" amenity as described in the MDP. Alternatively, cash in lieu of MR may be provided at the time of subdivision.

See *Table 3 – MR Dedication Summary*, detailed Municipal Reserve area calculations are available in Appendix VII.

Development of the RMH area will be required to provide 5.0% of amenity park space within the neighbourhood and will be conceptualized through an outline plan to be provided at the time of



Illustration I - Concept of the East Gate linear walkway proposed adjacent to the highway commercial uses and residential areas depicting the use of a meandering pathway flanked by undulating berm and tree planting.

development approval. Areas used for public park spaces are located and designed to create an interconnected open space system of parks, trails, and natural features. The intent is to link residential areas to existing or planned park, community facilities and other recreation areas, both within the proposed development and surrounding lands.

The planned community of East Gate will include the development of a neighbourhood park/school site as described in appendix 4 of the MDP. The plan provides 3.55 hectares of usable space for neighbourhood park or school purposes which is slightly below the minimum of 4.0 hectares recommended in the MDP; however, it is assumed that any additional outdoor amenity space could be augmented by the adjacent Centennial Centre lands. The site will

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provide ample opportunity for the Town and school authorities to jointly consider suitable options for the site and negotiate joint-use agreements. The development could target elementary or high school age students; tots under supervision of adults; and residents of the neighbourhood. Informal activity areas that could be included are: walking and jogging trails; play structure activity; and space for youth gathering. ⁵ An additional 1.5 hectares of park space is located adjacent to the Environmental Reserve designate along Barreyre Lake to provide visibility, access and a pedestrian linkage to this prominent natural feature. The site provides an alternate park space with some distance from the Centennial Centre lands and has clear visibility from its flanking street as illustrated in Figure 8 - Development Concept. Additionally, the ASP provides an alternate scheme for municipal and school reserve locations through Figure 8a-Development Concept depending on the emerging needs of the Town and School Authorities. Both schemes provide an integrated hierarchy of active and passive parks and recreation facilities to meet the diverse needs of Bonnyville's population. Based on the proposed population density and the unique location of the East Gate ASP area, residents will be adequately served by existing and proposed parks, open spaces and recreation facilities. The parks and open space linkage system is conceptually illustrated in Figure 9 - Transportation Network.

Moreover, the plan proposes the design and development of a boulevard on the north side of 50th Avenue to create a unique community feature that contributes to improved visibility and enhances 50th Avenue as a major arterial roadway located on the east end of town.

The boulevard adds to a sense of place for local residents and emphasizes visually the importance of the Centennial Centre for the town. Refer to *Figure 8 - Development Concept* for an illustration of the boulevard location and Illustration II for a conceptual drawing of the amenity. All landscaping shall be developed to the satisfaction of the Development Authority. Pedestrian linkages and trails are further elaborated in section 5.3.2.2 below.

Objectives:

- To expand the parks and open space system to link into new residential, commercial, and industrial areas from existing residential neighbourhoods;
- Plan and develop a variety of open space opportunities ranging from formal parks, open spaces, trails and natural areas adjacent to Barreyre Lake; and
- Apply relevant C.E.P.T.D. principles for park layout, design and landscaping.

⁵ Town of Bonnyville, Municipal Development Plan, Appendix IV

^{*}A detailed version of this table is provided in Appendix VII.

^{**} The plan proposes to use closure of road right of ways for portions of Range Road 240 along the east boundary for public Park and Open Space uses.

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Table 3 MR Dedication Summary*

MR DEDICATION SUMMARY			
	Area (ha)		
ASP development area	103.02		
Net development area	92.44		
Existing Park and Open Space	10.19		
Calculated developable land	83.52		
MR required for developable land	8.35		
MR owing under Deferred Reserve Caveats	1.13		
Total MR required for developable land	9.48		
MR to be provided at the time of outline plan approval			
(or cash in lieu of MR at time of subdivision)	0.82		
MR provided for development area	8.66		
Additional Public land dedicated for Linear Open Space			
and Park Uses**	1.63		
Total Park and Open Space within ASP area	21.30		

Environmental Reserve

A total of 0.39 hectares of land has been identified for dedication as Environmental Reserve (ER) along the shoreline of Barreyre Lake.

5.2.5 Storm Water Management

The overall scale of the development will require the design and construction of two storm water management facilities on site. Storm pond A will be located in the northern boundary of the area adjacent to the Highway 28; and pond B near 50th Avenue and the east side of the proposed road connecting to Beau Vista (south of the area outlined for RMH uses) within a low laying area. The developer shall be responsible for meeting any requirements of AENV, and/or other governmental agencies, and will have any changes reflected in the plan prior to subdivision. Sites identified for storm water managements facilities shall be identified as Public Utility Lots (PUL) at the time of subdivision. Further elaboration about storm water management is explained in section 5.3.1 Storm Drainage. The locations for storm water management facilities are illustrated in *Figure 10 - Storm Water Collection System*.

5.3 Infrastructure and Services

5.3.1 Circulation and Access

The plan area defines the location of arterial and collector roadways while local roadways will be designed through the submission of outlines plans for specific phases of the development. Local roads should be characterized by a curvilinear pattern combined with cul de sacs to create a more interesting streetscape. This coupled with a variety of lots sizes will craft a distinct neighbourhood which discourages through traffic in residential areas and directs major traffic onto arterial roads. The road design ensures



adequate sight lines for both vehicular and pedestrian traffic. In addition, existing pedestrian circulation routes such as sidewalks and pathways will link into new land uses. The plan addresses predominantly two modes of transportation commonly used in Bonnyville: vehicular and pedestrian, which is explained as follows. Refer to *Figure 9 - Transportation Network* for an illustration of access points for each area.

5.3.1.1 Vehicular Transportation

The plan area is bound to the northwest by Highway 28, to the east by Range Road 240/34th Street, and by 50th Avenue/Highway 659 to the south. The proposed transportation network ensures that vehicular traffic is safely and efficiently moved within and among the various land uses, while discouraging shortcutting and high speed travel through local neighbourhoods. The plan includes submission of a Traffic Impact Assessment (TIA) carried out by Scheffer Andrew Planners and Consultants to determine the adequacy of the future transportation system and accommodate additional traffic generated by the proposed development. Four key intersections affecting the plan area were assessed for trip generation: Hwy 28 and 54 Avenue; Hwy 28 and East Gate Boulevard (34th Street); East Gate Boulevard (34th Street) and 50 Avenue; and an unnamed collector road (connecting south to Beau Vista) at 50th Avenue. The existing intersection of Highway 28 and 34th Street was not assessed at this time. Although, the plan proposes to close the intersection at this time, the location and alignment of this intersection should be reviewed at part of the future development of the NW 16-61-5-4.

Keys elements of the vehicular road layout are:

- 1. Arterial Roads: Designed to carry large volumes of traffic between areas in urban centres. Such roads often discourage residential entrances directly onto the road, carry traffic between neighbourhoods, and have major intersections with collector streets. Commercial areas are located along arterial roads. The MDP identifies the roads that define the plan boundary as either existing or proposed arterial roadways, with portions of Highway 28 designated for a Truck and Dangerous Goods route. The plan proposes realignment of Range Road 240/34th Street, tentatively identified in the plan as East Gate Boulevard, from its current location, which is further elaborated below. The intersection at Hwy 28 shall be retained, while a portion of Range Road 240 will be closed for use as a parkway. Please refer to point 3 in the next section for further clarification.
- 2. Collector Roads: Serve to provide quick access to the arterials from all local roads. New commercial developments, dwelling units and larger multifamily residential properties will be permitted to front onto collector roads. Three collector roads are identified for the plan area, refer to Figure 9 - Transportation Network.
- 3. Local Roads: While the overall arterial street pattern is based on a modified grid, the local streets should follow a curvilinear design. The general concept should include a curved street pattern that is characteristic in the adjacent neighbourhoods and often includes a large number of cul de sacs. The intent of the design is to channel traffic away from local streets to more busy and wider arterial roads, keeping through traffic out of local neighbourhoods to improve safety. Where appropriate, pedestrian linkages should be encouraged at the end of cul de sacs roads designs through linear parkways.
- 4. **Lanes**: The plan area will not permit single family residential subdivisions with lanes; however, individual property owners will have the option to include a front attached garage or not.
- Design Standards: All road and sidewalk construction shall be according to Municipal Engineering Standards and detailed designs shall be submitted at time of development approval.

Road Layout

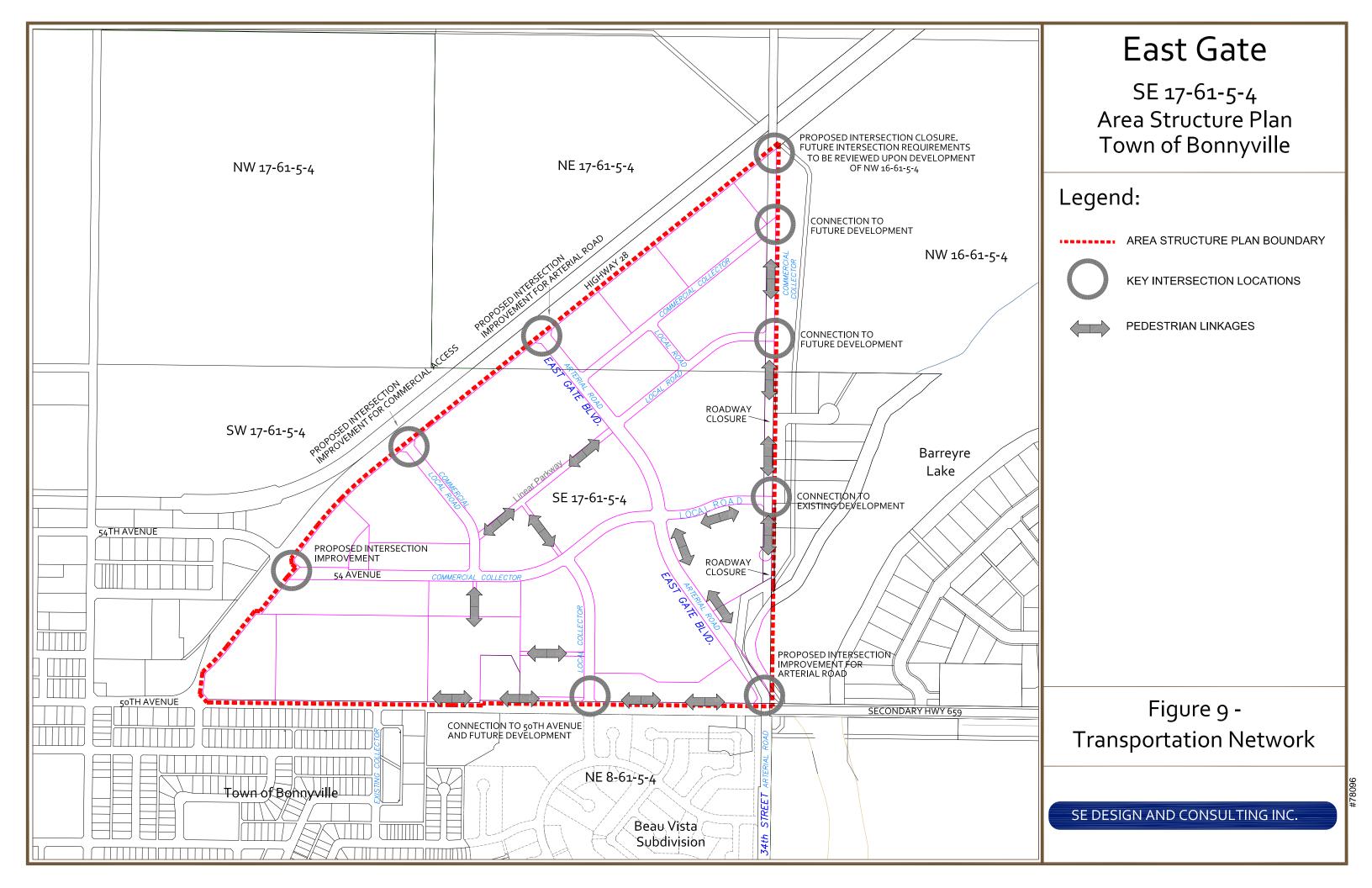
The East Gate ASP proposes to make the following modifications to the transportation system as defined in previous statutory plans and municipal transportation plans in order to enhance and make more effective the vehicular circulation system:

- 1. The proposed plan intends to align all roads with adjacent approved ASPs. Where necessary, appropriate connection points will be determined prior to subdivision with Alberta Transportation's approval.
- 2. A reconfiguration of the north south Range Road 240/34th Street segment from the 50th Avenue/Highway 659 intersection at the southeast corner of the East Gate ASP boundary to the Highway 28 intersection, tentatively named East Gate Boulevard. In order to improve the all-directional access at both the aforementioned intersections, the plan realigns the road on a northwest/southeast angle through the plan area, see *Figure 9 Transportation Network* for an illustration of the described change. All road design changes shall be subject to approvals by Alberta Transportation and will be built according to the Municipal Servicing Plan and Engineering Design Standards. Although the new arterial road is labelled as East Gate Boulevard, all naming shall occur during the subdivision process, and shall be subject to the approval by the Town at such time.
- 3. The realignment of Range Road 240 will require portions of the road right-of-way to be closed along the plan's east boundary. The intersection of Highway 28 and Range Road 240 will be closed upon completion of appropriate roadway access points. Future intersection requirements at Highway 28 may be reviewed at the time of development within the NW 16-61-5-4, as illustrated in Figure 8 Development Concept. The intersection lands will be integrated into the proposed road pattern under the new plan. The size of the retained road portion and the intersection shall be clarified prior to any approvals for road closure. The closed section of road shall be used as a linear parkway and act as a green buffer. The parkway should include a pathway to provide additional linkages to various community amenities and provide separation among existing and proposed land uses.
- 4. Internal road way pattern which consists of local roads will be detailed through outline plans and at the time of subdivision.

- 5. Among the key findings of the TIA is the need for revisions to traffic speeds, additional traffic signals and turn lanes at key intersections as development progresses. Refer to Appendix IV for the full traffic assessment, findings and recommendations. All road designs are subject to approval by Alberta Transportation at which time changes to Hwy 28 speed limits shall be addressed. The TIA forms part of the future approval requirements of the ASP. Figure 9 Transportation Network illustrates and describes any key changes to the road system.
- 6. Based on the described phasing plan Range Road 240 will continue to function as a roadway until such time it is determined for closure. This road will continue to provide appropriate access to areas to the east of the plan area as development progresses. The road should not be closed until appropriate connections or turnarounds are constructed on all local and collector roads going east.

Objectives:

- To provide for the safe and efficient movement of people, goods, and vehicles within the plan area;
- To design and develop a transportation system that takes into account future multimodal transportation system requirements;
- To improve the appearance of 50th Avenue, Highway 28 and entranceways to Bonnyville; and
- To provide a transportation hierarchy that strives to continue arterial and collector roadways and integrates sound linkages with the existing road pattern, particularly the east boundary road.



5.3.1.2 Pedestrian Linkages

The plan integrates and connects the entire area to the adjacent communities. Interconnected linear pathways and sidewalks located adjacent to roadways strive to create a walkable community. This aim is achieved using a number of design strategies. A proposed boulevard along the north side of 50th Avenue will include the construction of an undulating berm with appropriate landscaping and a meandering asphalt sidewalk. As stated previously, the intent of the boulevard is to provide added aesthetic value, improve visibility, sense of place, emphasize the importance of the Centennial Centre, and contribute to the enhancement of the 50th Avenue as a major arterial roadway on the east end of Town.

Another key feature of the plan is to ensure well planned and adequate pedestrian linkages are available to commercial, industrial, institutional, and residential uses. Pedestrian sidewalks will be: located adjacent to road ways, interconnected, visible from streets, and tie into key local destinations, such as the Centennial Centre. While linear parkways will generally provide additional walking paths set back from roads within a more natural park setting. Refer to *Figure 9-Transportation Network*, for an illustration of the pedestrian linear path system.



Illustration II - Concept of 50th Avenue boulevard depicting a sidewalk setback from the street with appropriate landscaping and tree planting to enhance the pedestrian experience.

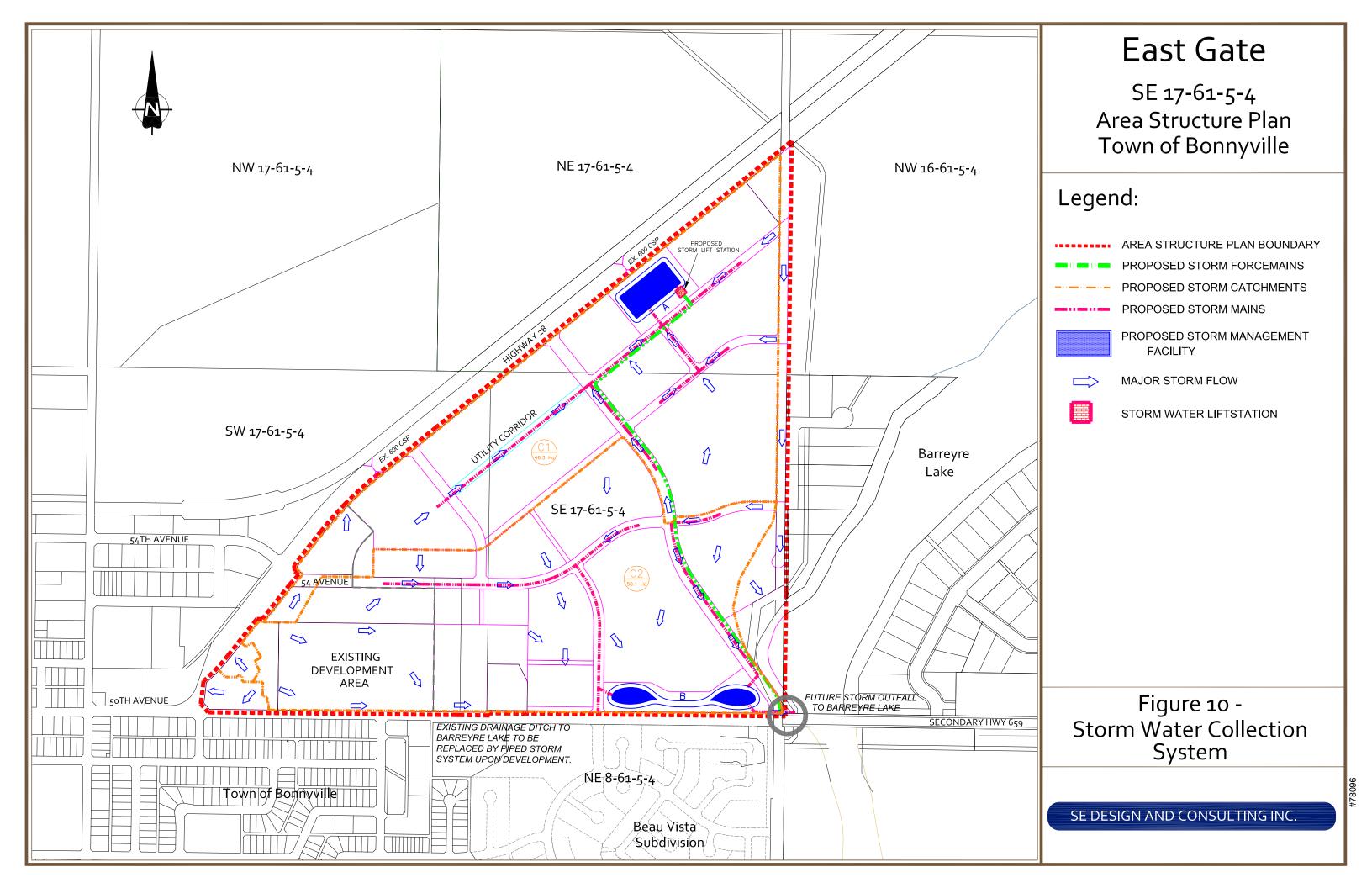
In summary, the town's overall parks and open space system will benefit from new linkages to the existing facilities and features from the developing area. All linear parkways shall be at minimum 10 metres wide and will be in accordance to the Town of Bonnyville 2008 Servicing Standards as amended from time to time. All public open spaces including trails and linear parkways shall be designed according to specifications outlined in Appendix 4 of the MDP and will be landscaped and developed by the applicant to the satisfaction of the Development Authority.

5.3.2 Storm Drainage

The existing site is split into two distinct catchment areas separated by an elevated area in the centre. The north half of the area currently drains into an existing dugout that moves water through a culvert crossing Highway 28 before continuing along a drainage way to an existing wetland located on the quarter section to the northeast. The south portion drains into Barreyre Lake.

The proposed drainage scheme for the proposed development will follow a similar pattern excepting that Pond A flows will be routed to Barreyre Lake as proposed in the Town's Storm Water Master Drainage Plan. The north half of the plan area, Catchment C1 (46.3 Ha), drains toward storm water Pond A and will be discharged through a new storm water lift station and forcemain that will be routed south to a future storm outfall to Barreyre Lake. The development on the south half, Catchment C2 (50.1 Ha), will necessitate the construction of one storm pond and a new storm outfall to Barreyre Lake. The plan proposes utilize one new outfall to Barreyre Lake. The post development storm water flows from each storm pond will be restricted to predevelopment flow rates for the AES 1:100 year storm, as indicated in the Town of Bonnyville Master Drainage Plan. It is intended that both storm ponds will be designed to as wet ponds. Where applicable storm ponds should be located in public open spaces and be subdivided as a Public Utility Lot (PUL) at the high water level mark.

The developer shall be responsible for the construction of the storm water collection system at time of subdivision and all design approvals shall be in accordance with Town of Bonnyville Master Servicing Plan, Master Drainage Plan, Alberta Environment, the Environmental Protection Enhancement Act and best practices at the time of design. The overall layout of the proposed storm water drainage system is shown in *Figure 10 - Storm Water Collection System*.



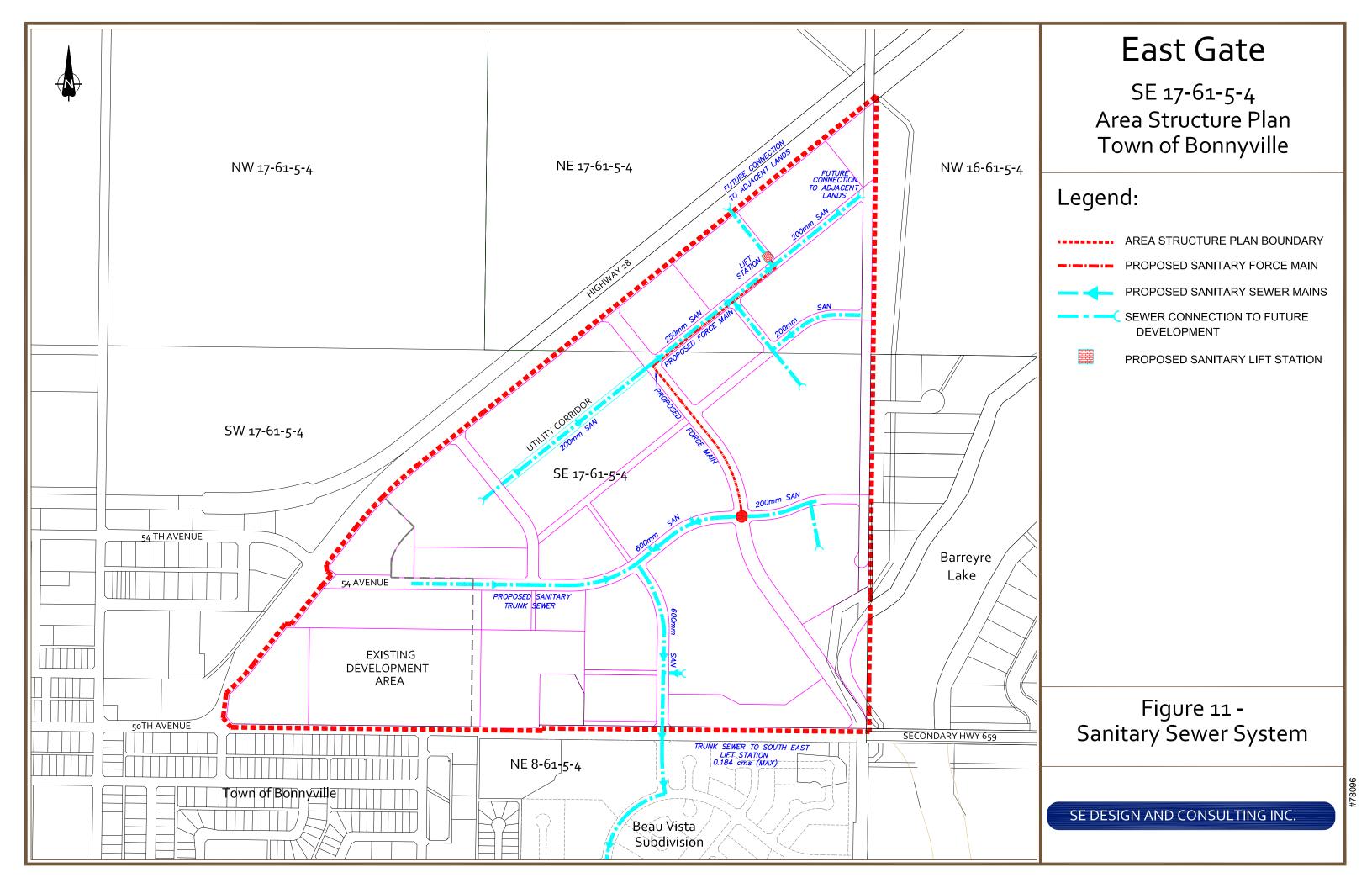
5.3.3 Sanitary Sewer

In general, the sanitary system is collected and conveyed through a 600mm sanitary trunk main extension from the Beau Vista development to south of the development area and will be located within road right-of-ways. This 600mm sanitary trunk main ultimately discharges to the Town's south east lift station before being pumped to the sewage lagoon. Within the development area, the main will continue north along the collector road extending north from the Beau Vista plan area to the centre of the East Gate plan area up to the intersection at 54th Avenue before continuing east to the intersection at 34th Street.

Predominantly the development will utilize 200 mm sanitary sewer for local servicing except were sewer capacities dictate an increase in the pipe diameter. The north half of development will require the local sewer mains to be directed to a proposed sanitary lift station within the northeast corner of the development. The effluent will be pumped by the proposed lift station into a sanitary force main that will discharge into the proposed 600mm sewer trunk system.

Future connections of the sanitary sewer system have been provided for the eventual development of both the NE17-61-5-4 and SW16-61-5-4 within the plan. There are no current proposals for development of these lands, but these lands will be able to utilize the additional 'oversized' capacity within the 600mm sanitary trunk main to service these lands. An evaluation of the sewer flows and lift station pump sizing will have to be done at the time of development of these lands to determine available sanitary sewer flows.

The proposed sanitary sewer system is illustrated in *Figure 11* - Sanitary *Sewer System*. As development plans progress, at the subdivision application stage the developer should provide information with respect to the design sanitary flow rates in order to confirm the suitability of the proposed tie-in points. The sanitary sewer design will be designed according to the Municipal Servicing Plan and Engineering Design Standards and subject to approval by the Development Authority.



5.3.4 Water Distribution

The development will be fed from three existing main connections outlined in the following manner:

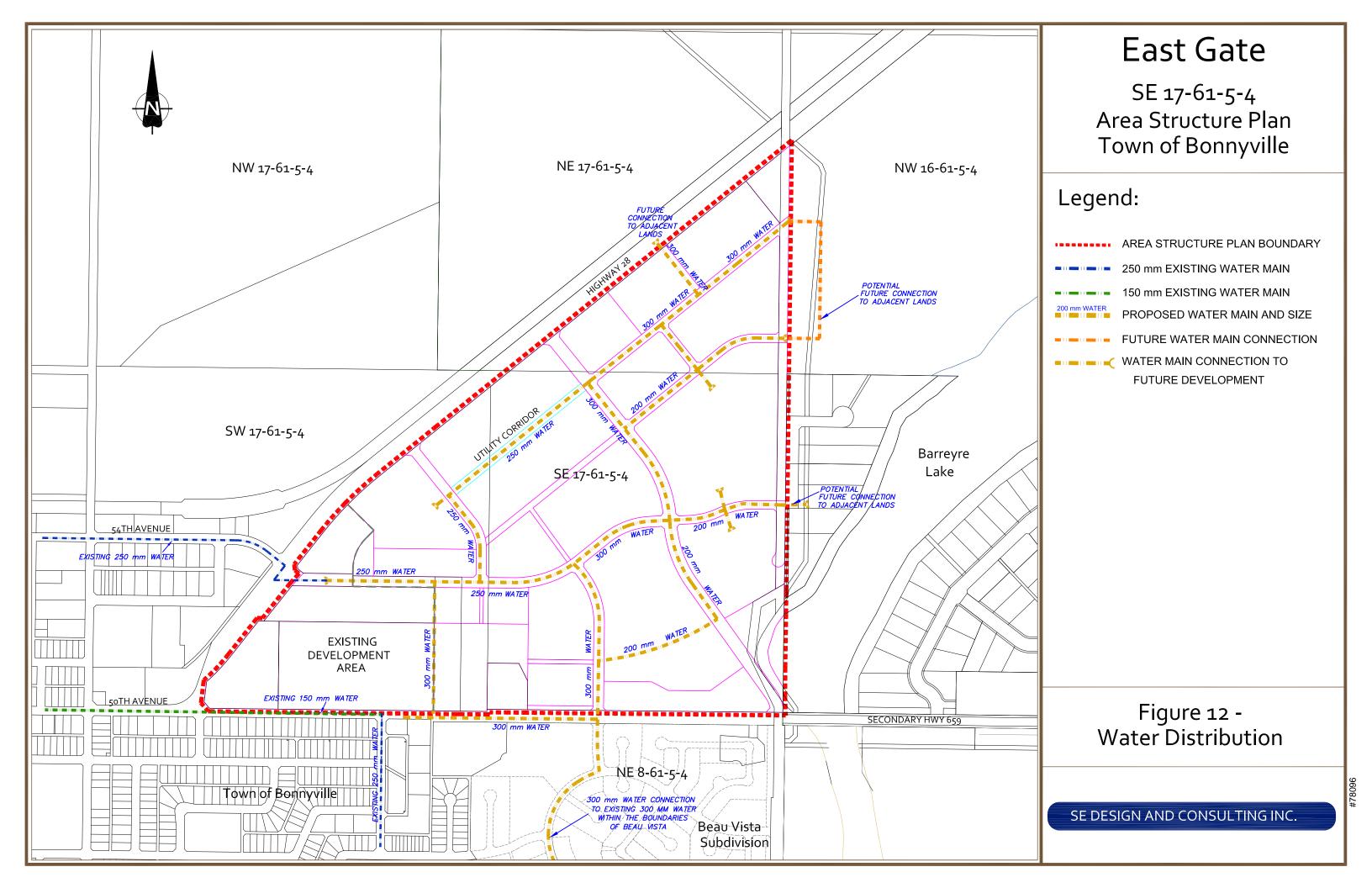
- 1. 300 mm diameter connection extending north from developing lands to the south, Beau Vista;
- 2. 250 mm trunk main at 54th Avenue extending from the west to the east boundary; and
- 3. 250 mm existing connection at 41st Street and 50th Ave extending north.

Predominantly the development will utilize 200mm water mains for localized delivery of water. Larger diameter water mains will be provided within major road ways to provide adequate water supply and pressure throughout the development area. All water distribution system components shall be extended up to the East Gate ASP development boundaries to allow for future developments on the north and east side of the subject area to connect to the Town's system. Provisions include to further extend a 300 mm trunk main line along the arterial road right-of-way going north and other connection to the east for connections to adjacent lands. The design ensures loops are provided for future service areas.

The water distribution system is illustrated in *Figure 12 - Water Distribution System* that clearly identifies the tie-in points, existing piping, proposed piping sizes and dead-end points.

5.3.5 Shallow Utilities

Natural gas, telephone, cable, and power servicing for the proposed development will be installed within the proposed road rights of way and provided for during the subdivision approval process via subdivision registration and upon entrance into a development agreement with the Town of Bonnyville. The proposed shallow utilities will be extended underground from existing utilities adjacent to the property and accommodated for during each phase of the development through Utility Right of Way agreement. The design will be done by each franchised utility company in accordance to both the Town and each shallow utility company requirements.



5.4 Community Services

5.4.1 Emergency and Protective Services

Fire service for the proposed development will be provided from the Bonnyville Regional Fire Authority Fire Station. By-law enforcement and other protective services are provided by the Town and through agreements with local RCMP detachment. Ambulance service will be provided from the Town of Bonnyville.

5.4.2 Schools

Based on the information provided by the relevant school authorities, public schools for students of this area are as follows:

Secondary Schools

Centralized High School 4908 49 Avenue Ecole Notre Dame High 5006 49 Avenue

Primary Schools

Duclos School 4801 52 Avenue Ecole Dr. Bernard Brosseau School 4301 - 38 Street H.E. Bourgoin Middle School 4313 39th Street Notre Dame Elementary School 4711- 48th Street

Francophone schools

Ecole Des Beaux-Lacs 4312 34th Street

Northern Lights School Division (NLSD) was the only school authority to indicate a potential need for a site in the development area. The NLSD is requesting a 15 acre parcel in close proximity to the Centennial Centre in the East Gate development.

The ASP provides two alternative schemes as options for the school reserve site. These two options are illustrated in Figures 8 and Figure 8A. Figure 8 illustrates the ASP recommended site because of its close proximity to the Centennial Centre. The Figure 8 option provides 3.55 hectares of usable space including the school building. As suggested by the school authority the Centennial Centre "was designed to accommodate students and their related activities".

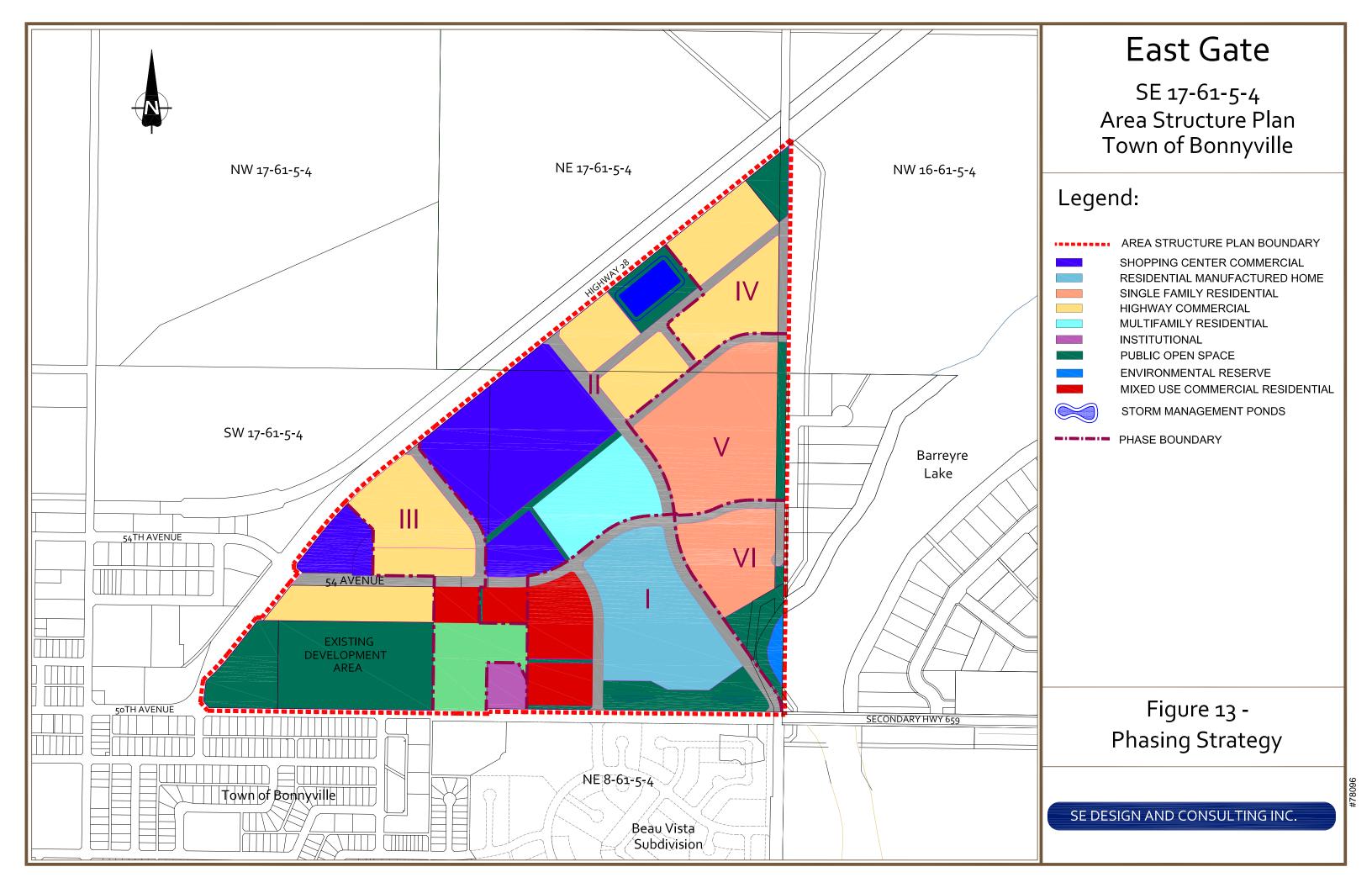
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The potential exists, not only to accommodate curriculum activities but also specialized programs such as hockey and/or soccer schools." Any additional space requirements could be overcome through joint use agreements between the Town and the school authority for the adjacent public lands.

6 DEVELOPMENT SEQUENCE

Phases will be based on market demands for specific land uses and the ability to connect to municipal water and sanitary services. It is anticipated that building in the plan area will generally occur contiguously with existing and newly constructed development. 'Leap frogging' of undeveloped lands should generally be avoided to extend municipal services and expanding the local transportation network in a cost effective manner.

It is anticipated that the development will initially focus on the lands designated for mixed residential-commercial uses and the residential manufactured home park along the south portion of the plan area. After completion of the first phase, future development will be directed toward the shopping centre commercial, then highway commercial uses and finally concluding with lower density residential land use areas. Future development phasing will take into account the need to provide looping water systems, temporary and permanent vehicle access and the logical extension of municipal services. The implementation of each phase will begin with the preparation of a detailed outline plan and a legal plan of subdivision in response to market conditions. Refer to *Figure 13 - Phasing Strategy* for an illustration of the anticipated development staging.



Envision Ventures Inc.	East Gate Area Structure Plan
APPENDICIES/ATTACHMENTS	
·	
SE Design and Consulting Inc.	47

Government of Alberta

Culture and Community Spirit

Historic Resources Management Old St. Stephen's College 8820 – 112 Street Edmonton, Alberta T6G 2P8 Canada Telephone: 780-431-2300

www.culture.alberta.ca/hrm
Project File: 4835-09-165

July 8, 2010

Ms. Karolina Drabik SE Design and Consulting Inc. Suite 1005 - 5101 46th Avenue Cold Lake, AB T9M 0C8

Dear Ms. Drabik:

SUBJECT: TOWN OF BONNYVILLE

EASTGATE AREA STRUCTURE PLAN

PTN. NE, SE & SW 17-61-5-W4M

HISTORICAL RESOURCES ACT REQUIREMENTS

Thank you for providing an information package for the above-cited project. I apologize for the delay in our response. Ministry staff have reviewed the potential for the proposed project to have an impact on intact historic resources and have concluded that, due to the amount of previous land disturbance, an Historic Resources Impact Assessment is not required. Therefore *Historical Resources Act* clearance is granted for this project as described in the information package.

HISTORICAL RESOURCES ACT REQUIREMENTS

Reporting the discovery of historic resources: Pursuant to Section 31 of the *Historical Resources Act*, should any archaeological resources, palaeontological resources, Aboriginal traditional use sites, and/or historic period sites be encountered during land disturbance activities, the Historic Resources Management Branch must be contacted immediately. It may then be necessary for further instructions regarding the management of these resources to be issued.

Should you require additional information or have any questions concerning the above, please contact me at 780-431-2301 or by e-mailing john.brandon@gov.ab.ca.

On behalf of the Historic Resources Management Branch, I would like to thank you for your cooperation in our endeavour to conserve Alberta's past.

Sincerely,

John Brandon

Head, Land Use Planning

John D. Brandon

Albertan
Freedom To Create. Spirit To Achieve.

MUNICIPAL RESERVE AREA CALCULATIONS - EASTGATE DEVELOPMENT (BONNYVILLE, AB)

Parcel Number	Owner	Legal	Area of Plan (Ha)	MR Owing (Unsubdivided state)	MR Owing (DRC)	Comments	Total (Ha.)
1	Envision Ventures Inc.	092 307 374	5.61	0.56	0.77		1.33
2	Envision Ventures Inc.	092 419 379 +1	2.02	0.20			0.20
3	Envision Ventures Inc.	092 419 379	6.95	0.69			0.69
4	Western Canadian Alliance	912 094 196	0.99	0.00		DRC	0.00
5	Envision Ventures Inc.	092 419 029	52.63	5.26	0.10		5.36
6	Envision Ventures Inc.	042 484 681	16.30	1.63			1.63
7	JAM Projects Inc.	072 354 277	1.56	0.16			0.00
8	NLC Equipment	072 218 531+2	3.12	0.31			0.00
9	Town of Bonnyville	211Q186	7.59	0.76	0.26		0.00
10	Town of Bonnyville	812 047 499	2.60	0.00			0.00

99.38

9.58

1.13

9.22

TOTALS

ASP Development Area	103.02
Development Area (Envision Ventures)	83.52
MR Required for Development Area	8.35
MR Required for Deferred Reserve	1.13
Total MR Required for Development Area	9.48
MR Provided for Development Area	8 66

MR Provided for Development Area 8.66

MR To Be Provide Through Outline Plans 0.82

Addition Public Land Dedicated 1.63

Existing Park and Open Space 10.19

Total Park and Open Space Within ASP Area 21.30