

# Town of High Level

## Northwest Area Structure Plan



*Working cooperatively with our community to preserve its strengths of quality of life, safety, and viability, to create an environment where family and business can grow and prosper in harmony with the region.*

**TOWN OF HIGH LEVEL  
BYLAW NO. 681-98**

**A BYLAW OF THE TOWN OF HIGH LEVEL TO ADOPT THE NORTHWEST AREA  
STRUCTURE PLAN.**

**WHEREAS**, under the authority and pursuant to the provisions of the Municipal Government Act, being Chapter M-26.1 of the Revised Statutes of Alberta and amendments thereto, the Council of the Town of High Level may by bylaw adopt an area structure plan; and

**WHEREAS**, the Council of the Town of High Level, in the Province of Alberta, has deemed it advisable to adopt the Northwest Area Structure Plan for land within part of the W. ½ 5-110-19-W5M, E. ½ 6-110-19-W5M, N.E. ¼ 31-109-19-W5M and N.W. ¼ 32-109-19-W5M so as to provide for the orderly development of the said lands.

**NOW THEREFORE, the Council of the Town of High Level in the Province of Alberta, DULY ASSEMBLED, HEREBY ENACTS AS FOLLOWS:**

1. That the Northwest Area Structure Plan attached hereto as Schedule "A" is hereby approved.
2. That Bylaws No. 424 and No. 653 and all amendments thereto be repealed.
3. The Provisions of this bylaw shall come into full force and effect upon receiving third and final reading.

**READ A FIRST TIME** this 14<sup>th</sup> day of April, 1998.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Designated Officer

**READ A SECOND TIME** this 25<sup>th</sup> day of May, 1998.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Designated Officer

**READ A THIRD TIME AND FINALLY PASSED** this \_\_\_\_ day of \_\_\_\_\_, 1998.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Designated Officer

## **SCHEDULE “A”**

### **SECTION 1**

#### **INTRODUCTION**

##### **1.1 Purpose**

This plan establishes the basic land uses, the basic sequence of development, the general population density and the general location of major transportation routes and public utilities for the Northwest Expansion Area. It also addresses the standards that the development and services will be governed by. These standards are referenced in the Town of High Level Municipal Engineering Servicing Standards, dated December 1997, which may be used to assist the reader in the implementation of this Bylaw.

##### **1.2 Area Structure Plan Goals**

The Town of High Level Council has established the following goals for the implementation of this area structure plan.

- (1) To provide a land use planning strategy for the orderly and economic development of the planning area.
- (2) To provide for residential, institutional, recreation and commercial uses in a manner that will result in positive benefits for the residents of the Town and avoid conflict between adjacent land uses.
- (3) To continue to develop the Town’s road systems and municipal servicing systems to meet the demands associated with community growth and development.
- (4) To develop recreational opportunities for the residents of High Level.
- (5) To allow for flexibility in the staging of the development whereby land is serviced as the demand dictates.

##### **1.3 Planning Authority and Conformance to Legislation**

The Municipal Government Act, 1994, provides the Town of High Level with the authority to adopt by Bylaw, an area structure plan to provide a framework for subsequent subdivision and development of an area of land.

The Northwest Area Structure Plan, being a statutory plan, is intended to be consistent with Land Use Policies established by Lieutenant Governor in Council Pursuant to Section 622 of the Municipal Government Act, Order in Council 522/96.

The Northwest Area Structure plan complies with the Municipal Development Plan Bylaw No. 657-97. The Municipal Development Plan identifies the area as a location for new residential development with a minor commercial area. The area identified as Community will be developed as residential in the Northwest Expansion Area as consultation with the Fort Vermilion School Division has concluded that the site location is not required for a public school.

The Northwest Area Structure Plan recognizes and incorporates the requirements of Land Use Bylaw 661-97.

The Northwest Area Structure Plan is generally in keeping with the previous West Area Structure Plan Bylaw No. 653 and the Southeast Area Structure Plan Bylaw No. 424, and amendments thereto, which addressed lands within the Northwest Area Structure Plan.

#### **1.4 Public, Municipal, Inter-Agency and Emergency Services Participation**

Prior to the second reading of the Bylaw, the Council of the Town of High Level will encourage public, municipal, inter-agency and emergency services participation.

The public will be notified by advertising in a local newspaper advising that the plan is in preparation and that public suggestions are encouraged. The public will be able to view the Northwest Area Structure Plan and submit suggestions. A public hearing will also be held prior to second reading as required by the Municipal Government Act.

Although the lands within the Northwest Area Structure Plan are not adjacent to neighbouring municipalities, a copy of the plan will be submitted to the Town of Rainbow Lake and the Municipal District of Mackenzie encouraging their input.

The Northwest Area Structure Plan will be submitted to Alberta Power Ltd., Telus Corporation, Centra Gas Ltd. and High Level Cable Ltd. for their input and requirements.

The Northwest Area Structure Plan will be submitted to the local detachment of the Royal Canadian Mounted Police, the local Ambulance Emergency Service and the High Level Fire Department. Their input is desired to ensure the area is developed in a manner that provides adequate accessibility for emergency services and designed to create a safe community.



## **SECTION 2**

### **THE DEVELOPMENT AREA (FIGURE 1)**

#### **2.1 Location**

The Northwest Expansion Area is located in the northwest sector of High Level and is bounded by Highway 58 to the south, Chinchaga Drive and 106<sup>th</sup> Street to the east, wetlands to the north and a wooded area to the west which is designated for the future expansion of High Level beyond this plan.

#### **2.2 Existing Features**

The Northeast Expansion Area consists of a total of 70.52 hectares (174.3 acres). The majority of the lands are wooded with deciduous trees. The area contains a small natural body of water approximately .125 hectares (.3 acres) in area and a borrow pit of approximately 1 hectare (2.47 acres). The area has a cleared section of land of approximately 12 hectares (29.65 acres) that was historically used for recreational purposes.

The area is generally flat with a relief of approximately 1.2 metres throughout the entire area. The wooded areas that exist in the lands that are designated for public recreation and buffer zones are considered a significant topographic feature and are to be maintained in the development of this area structure plan.

#### **2.3 Land Ownership**

The lands identified in this area structure plan are owned by, or being purchased by, the Town of High Level. It is the intent of the Council of the Town of High Level to sell the land to a developer on a demand basis at a fair market price.

## SECTION 3

### THE DEVELOPMENT PLAN (FIGURE 2)

#### 3.1 Residential Development

There is 39.04 hectares (96.76 acres) of land within the Northwest Expansion Area devoted to residential uses. This area will be subdivided and zoned to provide a wide range of housing types. Subject to the final plan of survey, the residential lots for specific uses will be:

|  |            |
|--|------------|
| R1-A, R-1B (single detached housing)                       | 231 lots   |
| R-1C (single detached housing country residential setting) | 57 lots    |
| MHS (manufactured housing)                                 | 155 lots   |
| R-2B (medium-density housing)                              | 6 lots     |
| R-3 (high density housing)                                 | 18 lots    |
| <b>Total residential lots</b>                              | <b>467</b> |

The residential area is therefore 62% devoted to single detached housing, 33% to manufactured housing and 5% to high density developments. These figures differentiate from the Municipal Development Plan's residential policies.

The high density percentage is lower because of availability of such land in the adjacent area east of the Northwest Expansion Area.

The manufactured home percentage is significantly higher on the basis of current demand. It can be altered to accommodate single detached housing if a need arises. If a portion of the area is to be re-designated to single detached housing a buffer or other means will be incorporated to ensure a smooth transition from the different land uses. The percentage of manufactured homes may be closer to the percentage noted in the Municipal Development Plan as development occurs beyond the Northwest Expansion Area.

The land designated for single detached housing is within 8% of the suggested land devotion noted in the Municipal Development Plan. Further requirements for land use of single detached housing can be developed in the Agricultural-Urban Reserve lands west of the area structure plan.

### **3.2 Population Density and School Generation**

The Northwest Expansion Area will contain 443 single family dwellings and 144 dwellings units in the multi-family developments projecting that there will be an average of 6 dwelling units per medium and high density lot. Assuming a density of 3.2 persons per single detached dwelling unit and 2.5 persons per multi-family dwelling unit, the estimated population of the Northwest Expansion Area is 1778 persons. The population density for the Northwest Expansion Area will be 25 persons per hectare.

The resultant school generation projection for the Northwest Expansion Area will be 734 students based on a generation factor of 1.25 students per household.

### **3.3 Commercial Development**

The lots located in Phase 5D are proposed to be commercial and consist of approximately 2.84 hectares. The location should provide opportunities for business to provide service to highway traffic and support services to possible future institutional and residential developments.

One lot of .12 hectares in phase 2D will be available for commercial uses along the main arterial road. This site should provide opportunities for business to provide services to the surrounding residential areas.

### **3.4 Institutional and Recreational Developments**

There is no land in the Northwest Expansion Area designated for institutional uses. A private school site borders the area to the east and consultation with Fort Vermilion School Division has concluded that alternate sites are preferred for a future school.

No provision for other institutional uses such as churches is proposed in the area, however, churches are discretionary uses in residential districts.

The Northwest Expansion Area contains approximately 9.41 hectares of land devoted to recreational uses. This includes an integrated walkway system through a natural setting that links pedestrians to school and recreational facilities. Future development of the walkway will be undertaken by the Town and is proposed to include rest areas and workout stations.

Phase 5B has a recreational area within a crescent that is suitable for the development of a tot lot. This site would provide the children north of the main arterial road with a safe play area.



Phase 1C contains a hill that is presently used by the residents of High Level as a toboggan hill. The hill will be further developed and grassed to better utilize the area in the summer as recreational area and to enhance the winter tobogganing.

### 3.5 Sequence of Development (Figure 3)

The Northwest Expansion Area is divided into 4 areas identified by the lettering of A, B, C or D. Each area is then numbered for a sequence of development as shown in Figure 3. The sequence of development is to occur in a manner that promotes contiguous development and establishes an efficient servicing pattern. Areas A, B and C will be started in unison to provide a variety of residential land uses. These areas contain a mobile home subdivision, a single detached housing subdivision and a country residential single detached housing subdivision.

Area D contains multi-family and commercial districts. The current demand does not constitute early development for these uses and the Town presently has sufficient land designated for these uses outside the Northwest area.

#### ESTIMATED NORTHWEST EXPANSION AREA LAND USE SUMMARY (Subject to final plan of survey)

| Land Use                   | Hectares     | Acres         | Percentage |
|----------------------------|--------------|---------------|------------|
| <b>Total Area</b>          | <b>70.52</b> | <b>174.25</b> | <b>100</b> |
| <b>Recreational</b>        | <b>9.41</b>  | <b>23.25</b>  | <b>13</b>  |
| Parks                      | 1            | 2.47          | 1.1        |
| Walkway                    | 8.41         | 20.78         | 11.9       |
| <b>Roads</b>               | <b>18.21</b> | <b>45</b>     | <b>26</b>  |
| <b>Residential</b>         | <b>39.04</b> | <b>96.76</b>  | <b>56</b>  |
| Mobile Home                | 9.03         | 22.31         | 12.8       |
| R-1A                       | 2.78         | 6.87          | 4          |
| R-1B                       | 14.99        | 37.05         | 21.26      |
| R-1C                       | 9.21         | 22.75         | 13.06      |
| R-2B                       | .32          | .79           | .004       |
| R-3                        | 2.83         | 6.99          | 4          |
| <b>Public Utility Lots</b> | <b>0.9</b>   | <b>2.22</b>   | <b>1</b>   |
| <b>Commercial</b>          | <b>2.96</b>  | <b>7.31</b>   | <b>4</b>   |

## **SECTION 4**

### **TRANSPORTATION**

#### **4.1 Proposed Circulation Pattern**

The Northwest Expansion Area will contain a 4 lane main arterial road within a 44.6 metre right-of-way. This main arterial road will be an extension of the existing 100<sup>th</sup> Avenue and continuing to Highway 58.

Access to the main arterial road will be from collector roads in which the minor residential streets and crescents connect. The most prominent collector road forms an interior loop within the centre of the area and will provide access to the main arterial road and the 106 Street collector.

#### **4.2 Pedestrian Circulation**

A sidewalk is to be constructed on the main arterial road which will connect to an existing sidewalk system in adjoining residential and commercial districts. The walkway noted in subsection 3.4 will also provide pedestrian traffic access to the neighbouring subdivisions. Public Utility Lots will be utilized as a walkway connection from the residential areas to the sidewalk.

## **SECTION 5**

### **SERVICING AND UTILITIES**

#### **5.1 Water Distribution (Figure 4)**

Figure 4 illustrates the looping of mains from the Northwest Expansion Area to the Town's existing system at 100<sup>th</sup> Avenue, Chinchaga Avenue, 104<sup>th</sup> Avenue and 106<sup>th</sup> Street which will provide a water distribution system with required fire flows.

#### **5.2 Sanitary Sewers (Figure 5)**

Phases 1A, 2A and 1B will drain east to connect to the existing sewer system by gravity. This system flows to the existing main lift station located at 100<sup>th</sup> Avenue and 98<sup>th</sup> Street.

Phases 1C, 2C, 3C, 4C, 5C and 5D will drain east to the Chinchaga Lift station which pumps via force mains directly to the sewage lagoons.

The remainder of the Northwest Expansion Area will be gravity sewers discharging to a new lift station located in Phase 2D. This lift station will be constructed to ensure it is capable of servicing future expansions to the west and will pump via force main to the Chinchaga lift station.

#### **5.3 Storm Drainage (Figure 6)**

An existing system of drainage channels extend to the boundaries of the Northwest Expansion Area. There is a channel at 106<sup>th</sup> Street just north of Chinchaga Drive which flows to the Chinchaga storm pond. There is also a channel behind 99<sup>th</sup> Avenue which flows to the north creek and then east to the Bushe River.

The Northwest Expansion Area will drain with a system of major drainage channels discharging to these existing channels. The channels will be incorporated into natural areas also used for the walkway system.

#### **5.4 Power, Telephone and Cable**

Alberta Power Ltd., Telus and High Level Cable Ltd. will be the providers for the power, telephone and cable services and ensure that their networks have sufficient capacity to service the area.

## **5.5 Natural Gas**

Centra gas will be the provider of natural gas to the area by extending their existing distribution facilities.

## **5.6 Soil Conditions**

Through development agreements, the developer will be required to perform soil testing in each phase of the area and provide a report stating that the soil is suitable for the intended use. All public utilities and roads will be designed to overcome any site constraints like high water table or difficult soil conditions identified in the soil testing.