



MUNICIPAL DISTRICT OF MACKENZIE #23

Hamlet of Fort Vermilion Area Structure Plan



This report is prepared for the sole use of the addressee. No representations of any kind are made by Urban Systems Ltd. or its employees to any party with whom Urban Systems Ltd. does not have a contract. **Copyright © 2006 Urban Systems Ltd.**

2582.0003.01 /February 2006

URBANSYSTEMS.
Suite 2300, 10104 - 103rd Avenue
Edmonton, AB T5J 0H8
Telephone: 780-430-4041
Fax: 780-435-3538



TABLE OF CONTENTS

1.0 INTRODUCTION..... 1

 1.1 Background 1

 1.2 Purpose..... 1

 1.3 Description 1

 1.4 Planning Area..... 4

 1.5 Legal Framework..... 4

 1.6 Adoption..... 6

 1.7 Organization 7

2.0 GOALS..... 8

3.0 POPULATION 10

4.0 HAMLET POLICIES 12

 4.1 Transportation and Utilities 12

 4.2 Historical Resources..... 18

 4.3 Ice Jam/Flood Hazard Area 20

 4.4 Economic Development..... 22

5.0 LAND USE POLICIES 24

 5.1 Land Uses..... 24

 5.2 Pattern of Land Use 24

 5.3 Residential..... 26

 5.4 Commercial..... 28

 5.5 Industrial..... 30

 5.6 Public and Institutional 31

 5.7 Recreation and Open Space..... 33

6.0 COMMUNITY CONCEPT PLAN 34



7.0 IMPLEMENTATION.....36

7.1 Area Structure Plan Implementation..... 36

7.2 Land Use Bylaw..... 37

7.3 Phasing 37

TABLE OF SCHEDULES

Schedule A: Location..... 3

Schedule B: Hamlet Boundaries..... 5

Schedule C: Roads 14

Schedule D: Existing Water Servicing..... 15

Schedule E: Existing Sanitary Servicing 16

Schedule F: Existing Storm Servicing 17

Schedule G: Ice Jam/Flood Hazard Area..... 21

Schedule H: Future Land Use..... 25

Schedule I: Community Concept Plan 35

Schedule J: Phasing 38



1.0 INTRODUCTION

1.1 Background

The Hamlet of Fort Vermilion holds a distinguished place in Alberta history as the first settlement in the Province. Established in 1788, the original settlement was approximately five miles downstream from what is now called Fort Vermilion. Originally a post for the North West Company, the settlement was taken over by the Hudson's Bay Company in 1821. Ten years later, the settlement was moved to its present location on the banks of the Peace River. Over the years Fort Vermilion has been a bustling centre for fur trade and agriculture in the area, and now has a population of approximately 900 people. While not to the level seen in some other Municipal District hamlets, there is some demand for new development in the area. This Area Structure Plan has been developed to set the stage to ensure there are as few barriers as possible for new development, as well as enhancing and maintaining the opportunities that Fort Vermilion has in relation to its location and history.

1.2 Purpose

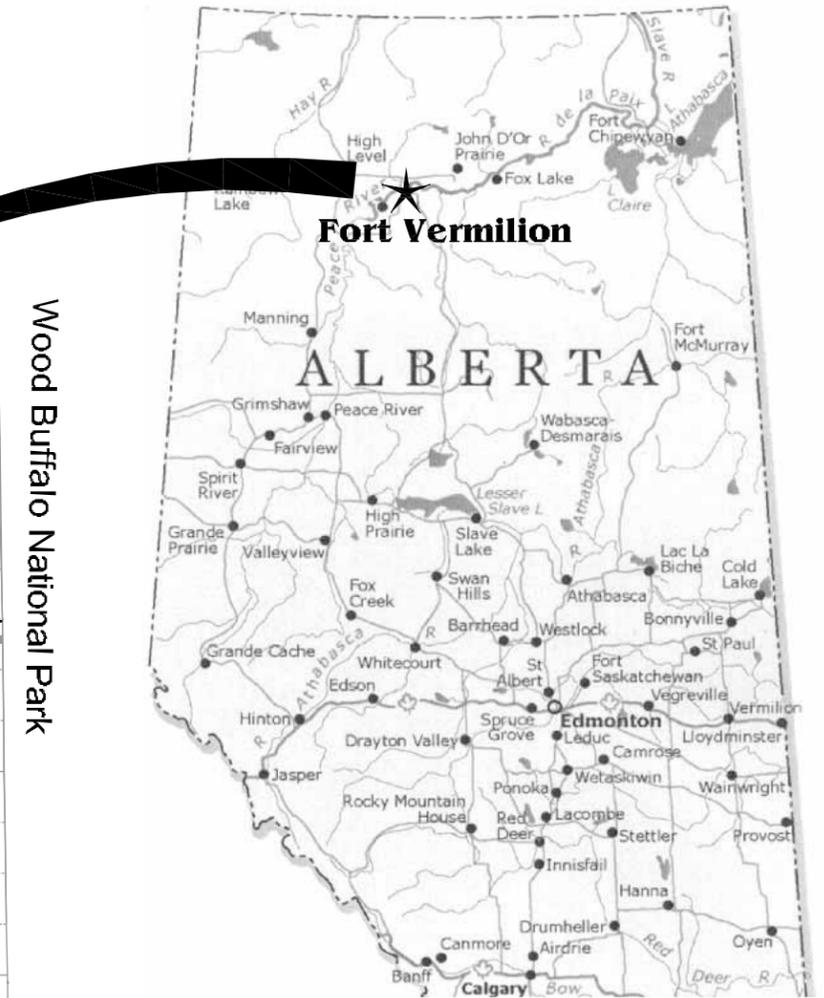
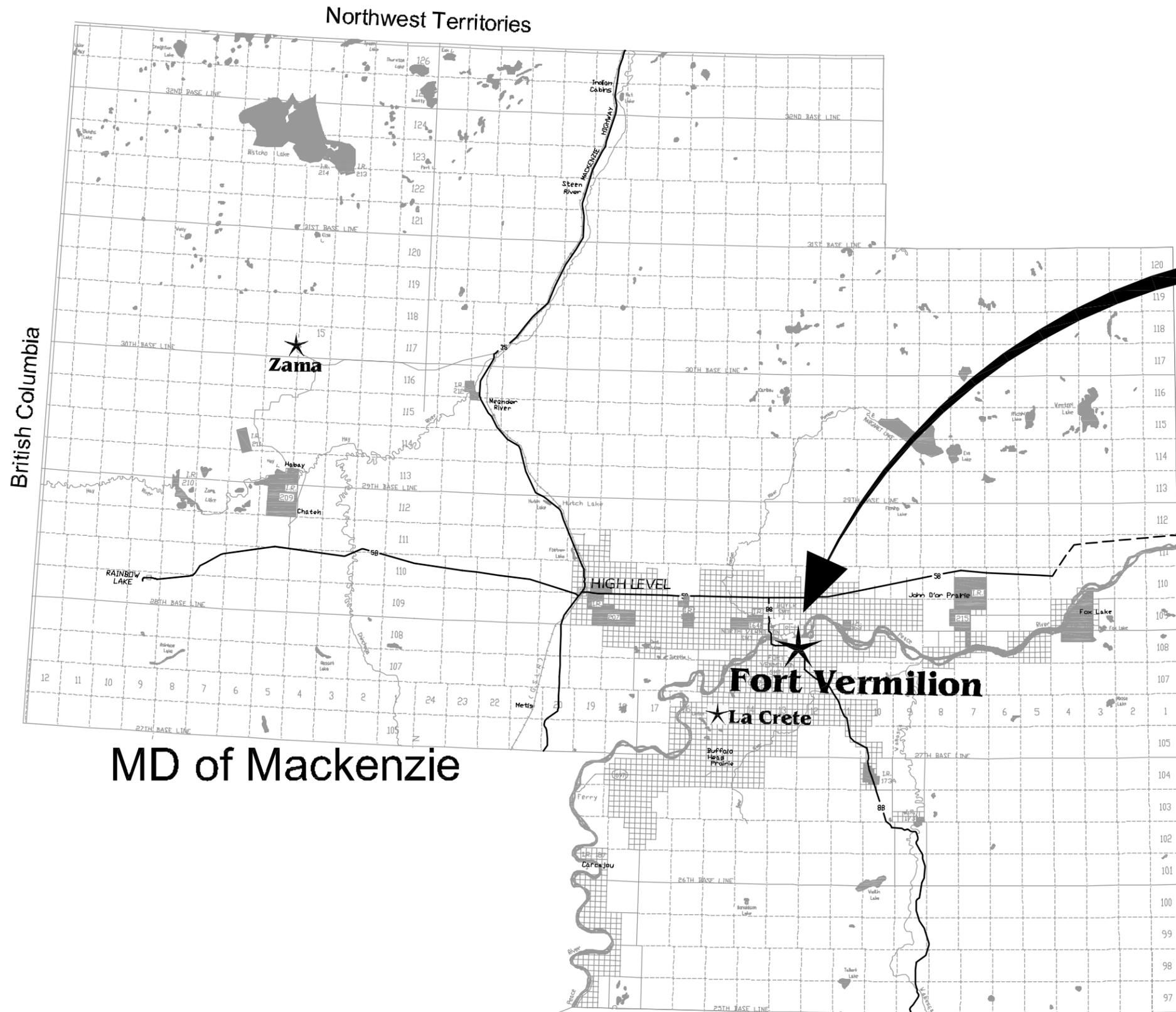
An Area Structure Plan is a document which, when adopted by Council, provides a set of objectives and policies to guide the future development of an area. In keeping with this, the purpose of this Area Structure Plan is to provide a policy framework for any growth and development in the Hamlet of Fort Vermilion, as well as policies to protect and enhance the unique characteristics of the community for both residents and visitors. Specifically, the purpose of this Area Structure Plan is to describe an updated vision for the future of Fort Vermilion, specifically focusing on opportunities that exist to encourage revitalization of the hamlet and encourage tourist-related and other types of development in the area.

1.3 Description

The Hamlet is located in the southeastern region of the Municipal District of Mackenzie No. 23, approximately one kilometer north and east of Highway 88 (See Schedule A: Location), along the banks of the Peace River. The community has a distinctly rural atmosphere, but has a positive view of the growth potential in the area. Fort Vermilion has a considerable Métis and First Nation population due to the many First Nations communities in the area. Fort Vermilion also has close ties to Tallcree First Nation, which has a portion of its land and a subdivision directly adjacent to Fort Vermilion. The Tallcree community in Fort Vermilion is serviced with Fort Vermilion systems and is therefore important to consider with respect to any future services and development. Further, there is an integral connection between the two communities, due to their proximity.



Due to its history and diversity, there are many opportunities to provide a distinct, yet comfortable atmosphere for visitors and residents. Fort Vermilion can facilitate some growth while maintaining the slower pace and friendly atmosphere that has come to define Fort Vermilion and provide an excellent quality of life for its residents.



British Columbia

MD of Mackenzie

Wood Buffalo National Park

location plan

LA-Projects_EDM_26520003AC1_D-Draft-99-align-analyse C:\CD\Kings P\N\2652000337_A-Location Plan.dwg, 11x-7 landscape, 26.5.08/19 23:58 pm trisrael



1.4 Planning Area

For the purposes of this Area Structure Plan, the planning area will include all lands within the boundaries of the Hamlet of Fort Vermilion as established by the Council of the Municipal District of Mackenzie, as shown on Schedule B: Hamlet Boundaries.

1.5 Legal Framework

1.5.1 The Municipal Government Act

The *Municipal Government Act* guides the preparation of Area Structure Plans in the Province of Alberta.

The Fort Vermilion Area Structure Plan is consistent with Section 633 of the *Municipal Government Act* that states:

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

(2) An area structure plan

(a) 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;
- (iv) the general location of major transportation routes and public utilities; and

(b) may contain any other matters council considers necessary.



Area Structure Plan

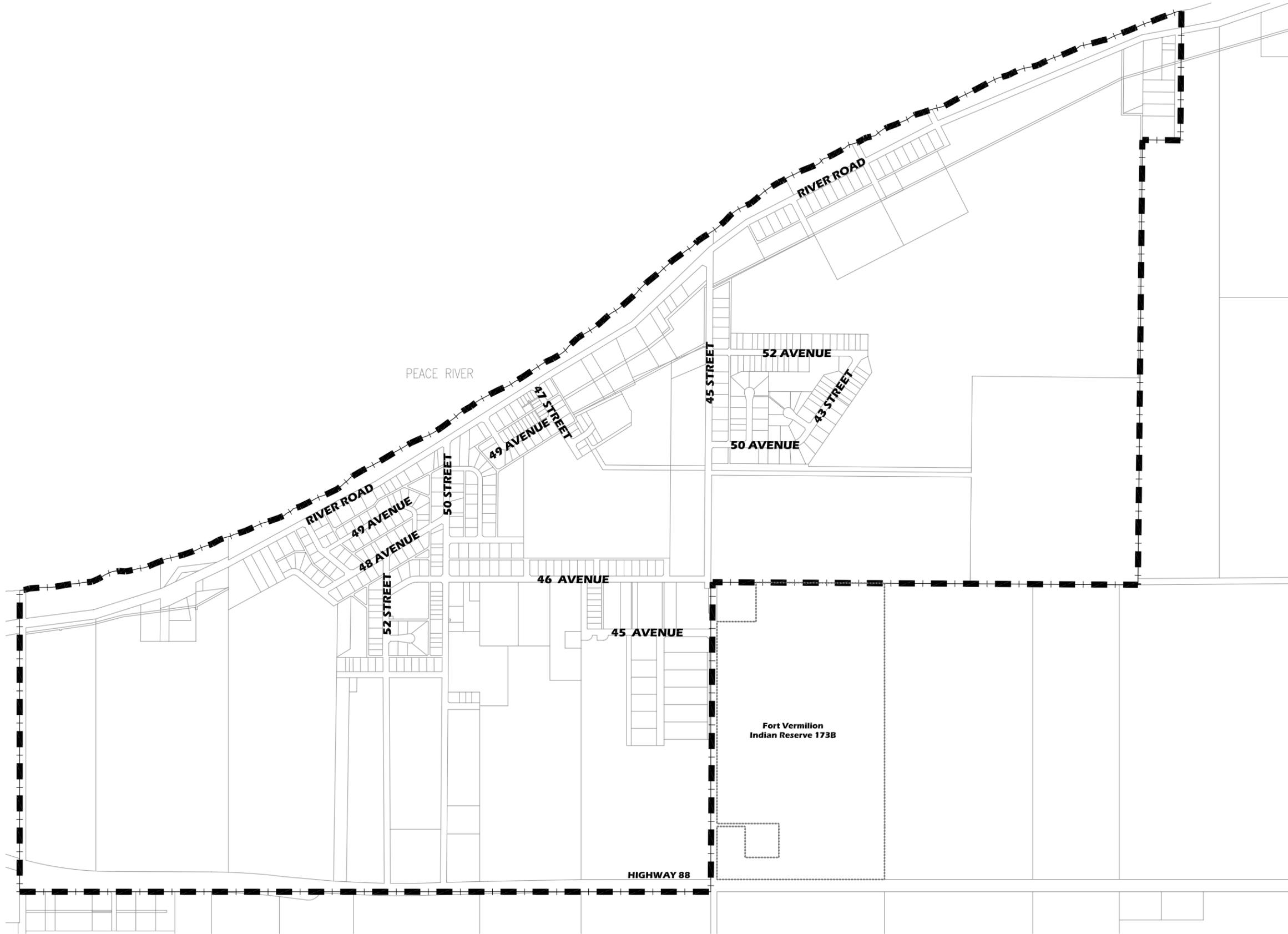
N.T.S.



M.D.23
M.D. of Macdonald

hamlet boundary plan

Schedule





1.5.2 The Municipal Development Plan

The Municipal Development Plan for the Municipal District of Mackenzie contains a number of policies which relate to hamlet development and expansion. The Hamlet of Fort Vermilion is recognized as a hamlet in the Municipal Development Plan, and proper planning and consideration of a number of factors is required when considering the future development of these unincorporated communities. The Municipal Development Plan also requires development and review of Area Structure Plans when necessary.

The following Municipal Development Plan Objectives and their associated Policies are included in Section 3.6, Hamlets and Settlements:

- To promote the orderly and economic growth of hamlets within the Municipal District.
- To plan for the future subdivision and development of residential areas within hamlets.
- To maintain and facilitate growth of commercial areas within hamlets.
- To maintain and facilitate growth of industrial areas within the hamlets.
- To provide a variety of institutional/recreational/cultural opportunities within the hamlets.

These objectives and associated policies indicate that the Municipal District places high importance on the proper planning of hamlets. This Area Structure Plan addresses that priority for the Hamlet of Fort Vermilion.

1.6 Adoption

This Area Structure Plan will be adopted as a Bylaw by the Council of the Municipal District of Mackenzie No. 23.



1.7 Organization

This Plan is divided into seven sections:

Section 1.0 Introduction – provides an overview of the Area Structure Plan and defines the process and legislation which governs its preparation.

Section 2.0 Goals – presents the goals for the Hamlet of Fort Vermilion Area Structure Plan.

Section 3.0 Population – discusses previous and future growth in Fort Vermilion and paints a picture of long term planning needs in the area.

Section 4.0 Hamlet Policies – outlines general policies that apply to the entire Hamlet.

Section 5.0 Land Use Policies – presents the policies that relate to specific land use designations and areas within the Hamlet.

Section 6.0 Community Concept – illustrates designs for undeveloped portions of the Hamlet.

Section 7.0 Implementation – addresses how the Plan's policies will be implemented over time and the mechanisms required to achieve the goals outlined in this Plan.



2.0 GOALS

The Municipal District of Mackenzie's goals for the Hamlet of Fort Vermilion Area Structure Plan are to:

2.1 Support the revitalization and growth of Fort Vermilion.

As discussed above, opportunities exist in Fort Vermilion to reenergize the Hamlet. The Municipal District wants to ensure that these opportunities are taken advantage of to gain benefits for the residents and businesses of the community. A major goal of this Area Structure Plan is to ensure that new and appropriate potential development finds support and encouragement.

2.2 Provide for residential, commercial, industrial, and community land uses in a manner that will result in positive benefits for the Hamlet of Fort Vermilion.

One aspect of ensuring support for new development is designating appropriate amounts of land for the various land uses that may be contemplated for new development. This Area Structure Plan indicates acceptable locations for a variety of land uses based on a number of factors such as natural environment, location of major roadways, and existing land uses.

2.3 Monitor the Hamlet of Fort Vermilion's road system and municipal servicing systems.

Appropriate levels of servicing are an integral part of accommodating any new development in a community and ensuring a high quality of life for residents and visitors. In light of this, the Hamlet of Fort Vermilion Area Structure Plan supports the ongoing monitoring of the Hamlet's road and servicing systems. This includes considering the current and future needs of the adjacent Tallcree community that uses Fort Vermilion services.

2.4 Work with local organizations in order to improve the appearance of the Hamlet of Fort Vermilion and improve the quality of life of its residents.

Ensuring a pleasing aesthetic atmosphere works towards attracting new business and visitors, as well as instilling community pride for those that reside in Fort Vermilion. The MD of Mackenzie Council recognizes the importance of the appearance of Fort Vermilion and has developed this Area Structure Plan with that in mind.



2.5 Protect residents and their property from potential damage relating to the 1:100 year flood/ice jam hazard area.

A significant portion of the Hamlet lies within the 1:100 year flood/ice jam hazard area. This is important when considering the health and safety of residents and business, as well as the protection of residents' personal property. This Area Structure Plan reflects the high priority of health and safety for the Municipal District Council, and includes policies to ensure that the Hamlet and its residents are well-protected.



3.0 POPULATION

Fort Vermilion has experienced both population decline and growth in the past 15 years. Table 1 below details the changes in Fort Vermilion's population since 1991. While there was a decrease in population from 1991 to 1996, 1996 to 2003 show increasingly greater growth in the hamlet. Based on a number of positive circumstances, including the likely paving of Highway 88 to the south, the increase in oil and gas activity in the area, and the growth of surrounding communities, it is likely that Fort Vermilion will continue to enjoy growth into the future.

Table 1: Population and Annual Growth Rate, 1991-2003

| Year | Population | Annual Growth Rate |
|------|------------|--------------------|
| 1991 | 802 | |
| 1996 | 775 | -0.68% |
| 2001 | 818 | 1.09% |
| 2003 | 871 | 3.19% |

A growth rate of 4% has been chosen in order to project the potential growth in the area. This is slightly higher than the growth rate experienced between 2001 and 2003 in order to reflect emerging circumstances and potential in and around the Hamlet of Fort Vermilion. Using the 4% growth rate, the projected population in 2010 will be 1,146 people. This represents 204 more residents than are currently estimated as living in Fort Vermilion in 2005 (942).

Table 2: Population Projections, 2003 - 2010

| Year | Rate | Projected Population |
|------|------|----------------------|
| 2003 | | 871 |
| 2004 | 4% | 906 |
| 2005 | 4% | 942 |
| 2006 | 4% | 980 |
| 2007 | 4% | 1,019 |
| 2008 | 4% | 1,060 |
| 2009 | 4% | 1,102 |
| 2010 | 4% | 1,146 |



Further, applying these projections into the long term, populations of 1,394 and 2,064 are projected for 2013 and 2023, respectively.

Table 3: Population Projections, 2010 - 2023

| Year | Rate | Projected Population |
|------|------|----------------------|
| 2010 | 4% | 1,146 |
| 2013 | 4% | 1,394 |
| 2023 | 4% | 2,064 |

In order to ensure the capacity to accommodate this projected population and attendant services, this plan indicates areas for this development to be accommodated, as well as indicating those elements of the community that are to be protected in the face of this change.



4.0 HAMLET POLICIES

This section deals with polices and objectives that address the community as a whole, and include:

- Transportation and Utilities
- Historical Resources
- Ice Jam/Flood Hazard Area
- Economic Development

The objectives and policies that follow are intended to address community-wide issues that are not related to any specific land use.

4.1 Transportation and Utilities

4.1.1 Background

Roads and utilities play an integral role in ensuring a high quality of life for residents as well as a positive impression on visitors. In general, Fort Vermilion's roads and utilities are functioning well, and have additional capacity. The Municipal District is committed to ensuring that municipal works in Fort Vermilion continue to provide this quality of life and positive impression. Schedules C to F show the current locations of infrastructure in the community.

When planning infrastructure investment and analyzing capacity, the Tallcree Reserve to the east of Fort Vermilion will need to be considered, as it connects to Fort Vermilion servicing systems.

4.1.2 Objectives

The Municipal District's objectives are to:

- a. Ensure that municipal servicing systems have adequate capacity for community growth.
- b. Develop and maintain an efficient road system for Fort Vermilion.



4.1.3 Policies

The Municipal District's policies are to:

General

- a. Undertake a review of the current use and capacities of the water, sewer and storm systems in Fort Vermilion.
- b. Require developers to design and construct services in compliance with the Municipal District of Mackenzie's Engineering Guidelines and Minimum Servicing Standards.
- c. Support the development of land that is easily serviced with existing infrastructure prior to considering new investments in land that is geographically removed from existing services.
- d. Consider the needs and requirements of the Tallcree Reserve when reviewing and planning current and future servicing capacity.

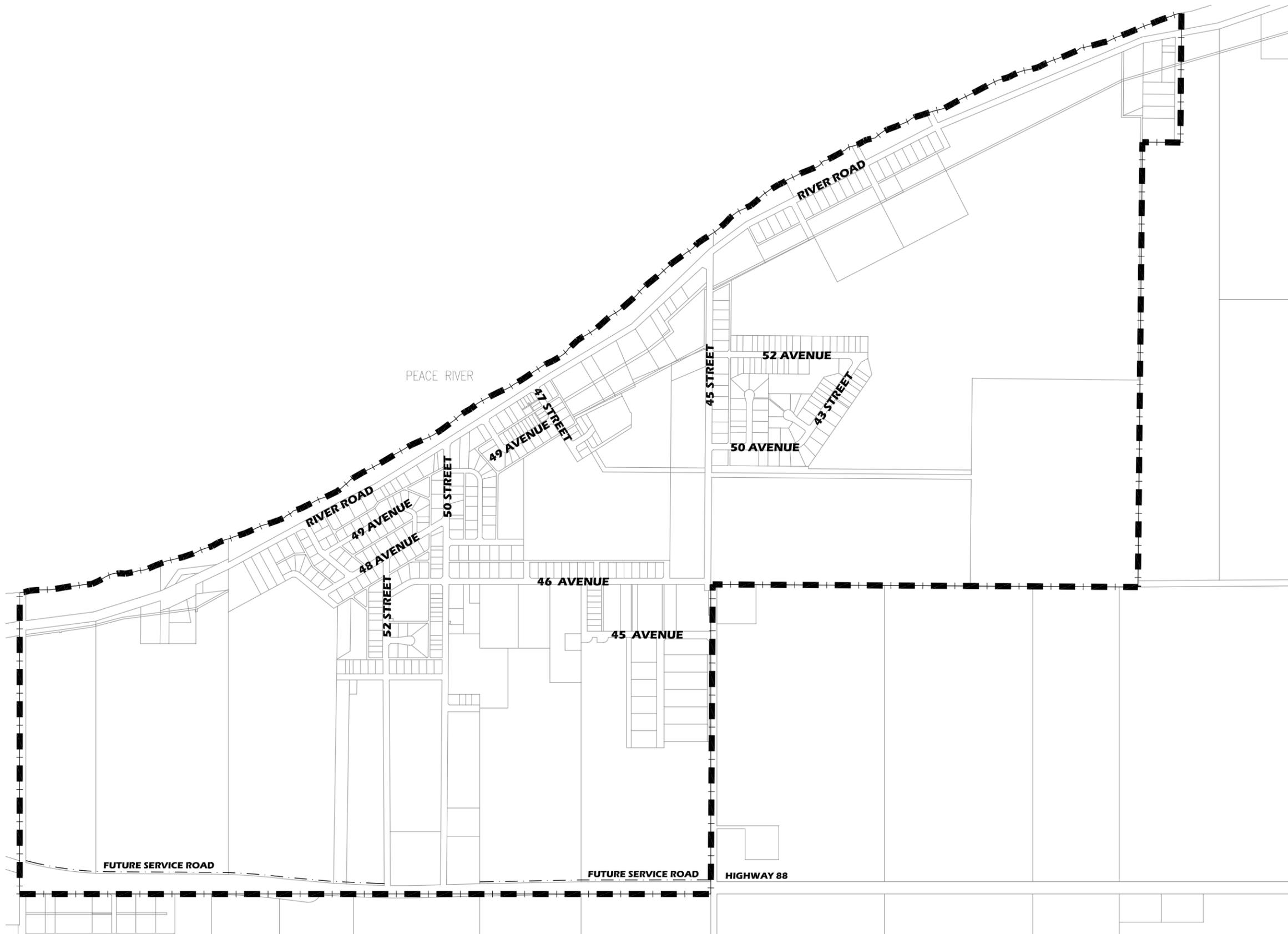
Transportation

- e. Designate and promote a truck route in order to keep larger trucks away from residential areas.
- f. Require a service road to be developed to access highway commercial development along Highway 88, as shown on Schedule C: Roads.
- g. Require the provision of roadways in compliance with the Municipal District of Mackenzie's Engineering Guidelines and Minimum Servicing Standards, including pavement, curb and gutter, where required.
- h. Support and continue to build on the existing trail system along the Peace River for non-vehicular modes of transportation and recreation.



Area Structure Plan

N.T.S.



U:\Projects_EDM\2682\003\01-Drafting-Design-Analysis\CADD\dwgs\PLN\2682\003\01-C_roads.dwg, 11x17 landscape, 2005/12/01 11:54 am, imacneil

roads plan

Schedule





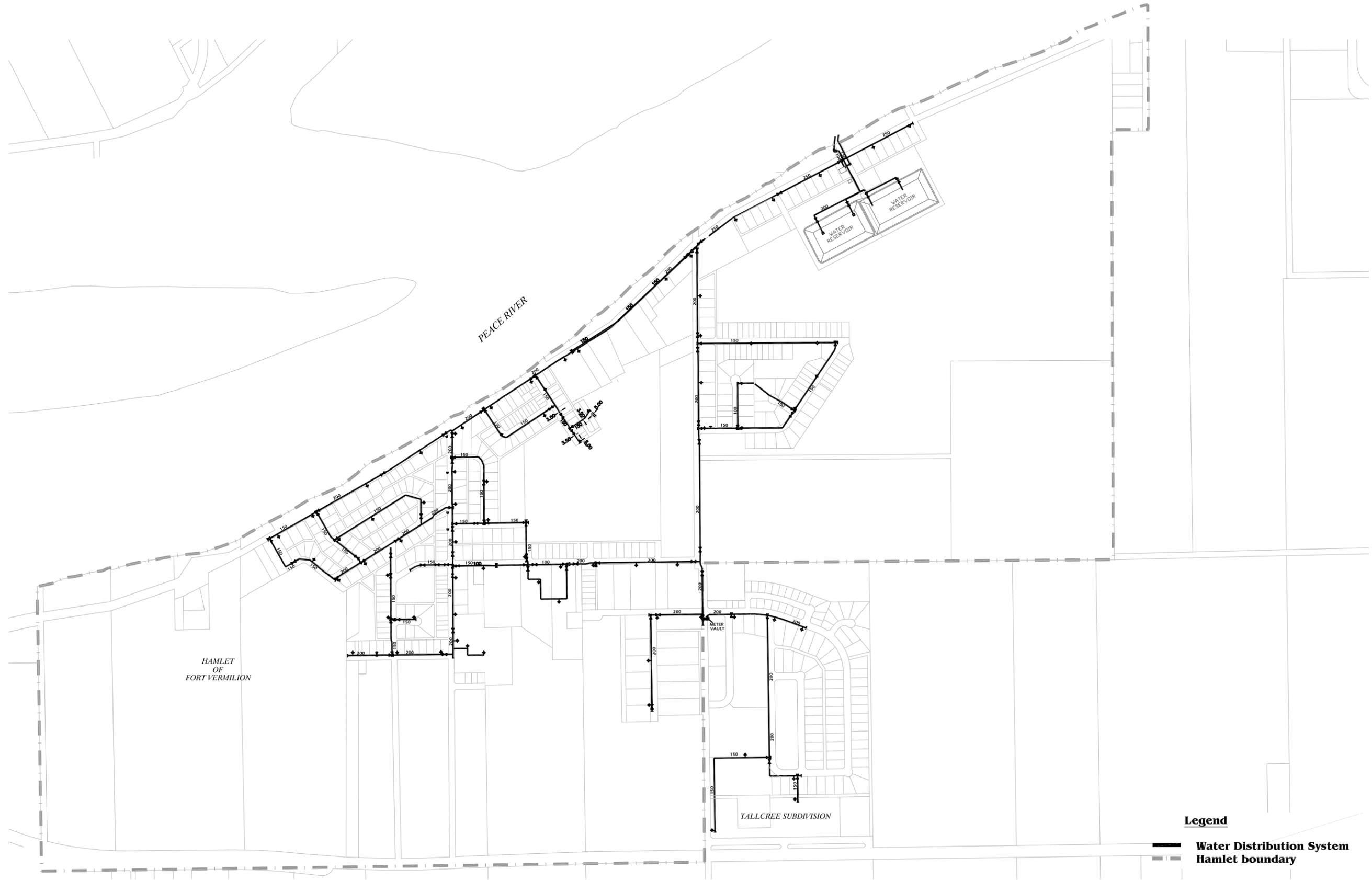
Area Structure Plan

N.T.S.



existing water servicing plan

Schedule



Legend

-  Water Distribution System
-  Hamlet boundary



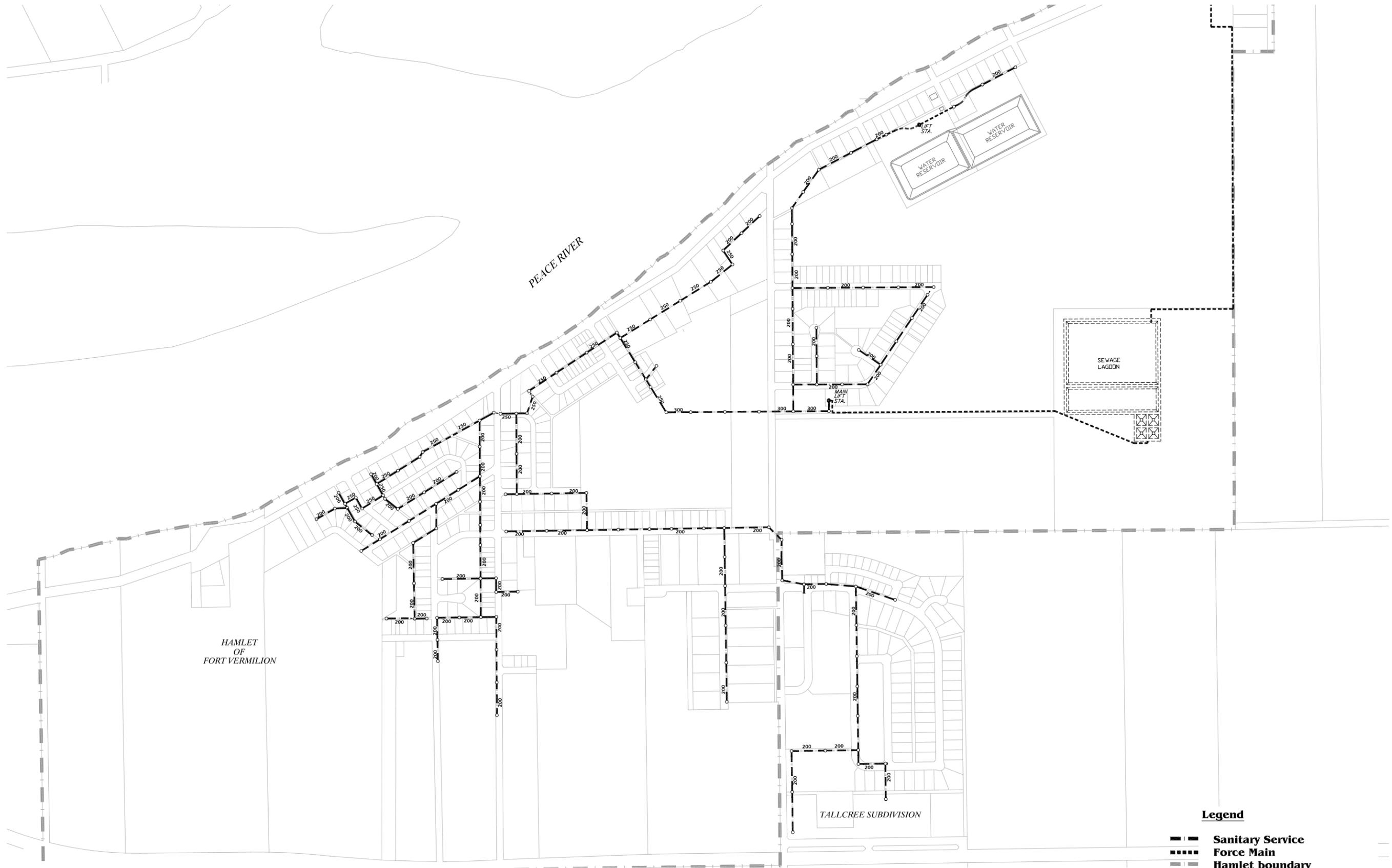
Area Structure Plan

N.T.S.



existing sanitary servicing plan

Schedule





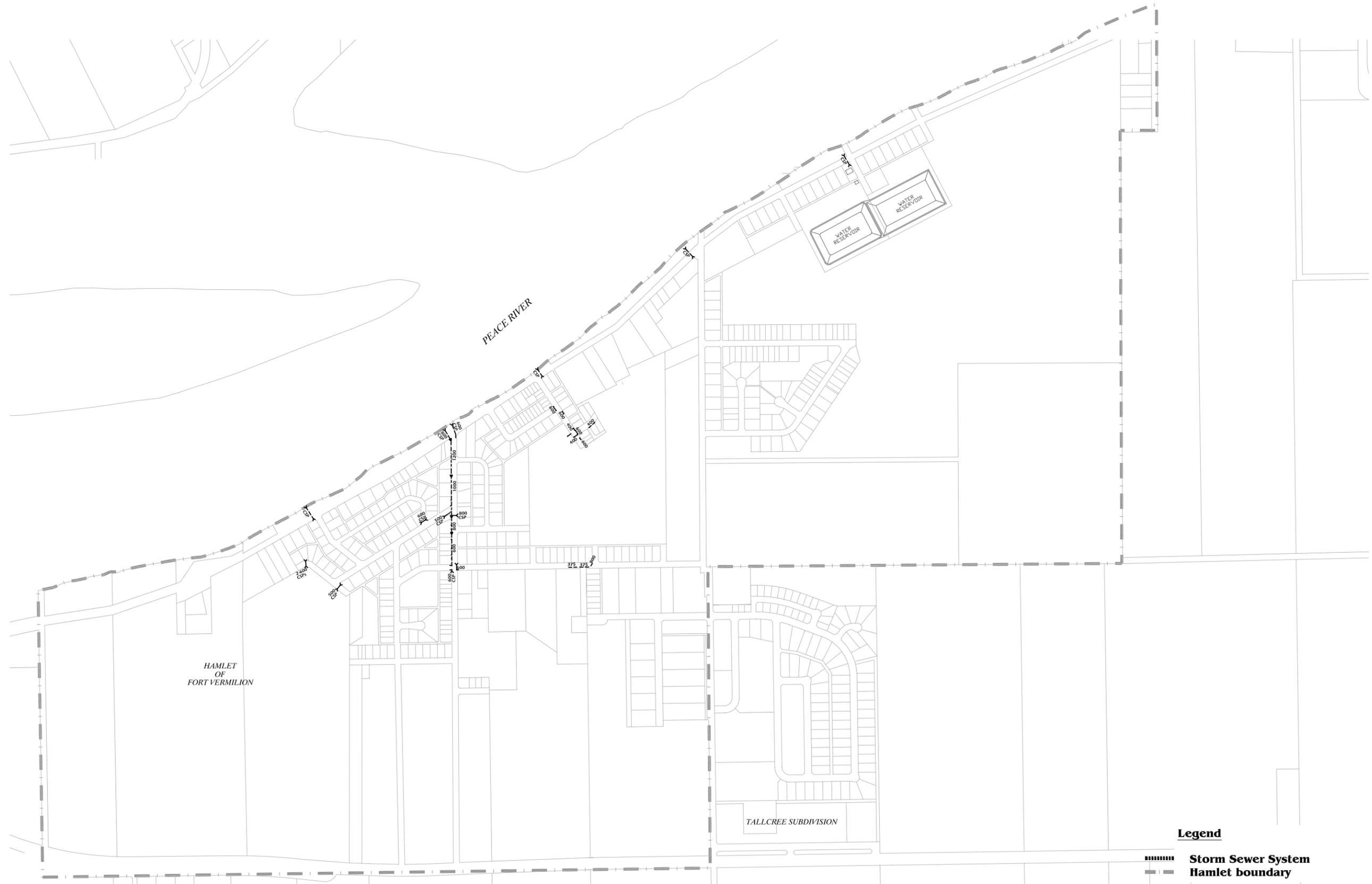
Area Structure Plan

N.T.S.



existing storm servicing plan

Schedule



Legend

-  Storm Sewer System
-  Hamlet boundary



4.2 Historical Resources

4.2.1 Background

As Alberta's first community and being over 200 years old, Fort Vermilion has a rich history to be preserved and managed. The Fort Vermilion Heritage Centre, located at the Community and Cultural Complex, acts as the hub of historical resources, bringing together artifacts, historical buildings, and historical information about Fort Vermilion and area. The Heritage Centre draws both visitors and residents to learn more about the history of the area. These historical resources are an opportunity for the community in different ways. With respect to residents, proper acknowledgment and care of these resources will increase community interest and pride, improving the overall quality of life. For visitors, well-kept and promoted historical resources are a draw to the area, bringing new people and tourism to Fort Vermilion; a benefit for local retail and service businesses.

4.2.2 Objectives

The Municipal District's objectives are to:

- a. Encourage the protection and restoration of historical sites in Fort Vermilion.
- b. Protect historic sites in Fort Vermilion from surrounding incompatible land uses.
- c. Promote and encourage the use of historical sites and other historical resources to residents and visitors.

4.2.3 Policies

The Municipal District's policies are to:

- a. Explore partnerships with and funding sources from Alberta Community Development (ACD) to inventory and protect the historical resources in the area, through the Heritage Preservation Partnership Program.
- b. Explore partnerships with and funding sources from Alberta Community Development (ACD) to explore the restoration of historical buildings on River Road through the Alberta Main Street Program.



- c. Explore partnerships with and funding sources from federal programs (e.g. Community Memories Program) to develop and promote historical resources in Fort Vermilion and area.
- d. Consider the historical value of subject properties when reviewing development proposals with regard to the potential effects of the development on such resources.
- e. Refer applications that may affect historical resources to the Protection and Stewardship section of ACD in order to ascertain whether a Historical Resources Impact Assessment may be required.
- f. Support the Friends of the Old Bay House in their endeavors to restore the Bay House and encourage pride in Fort Vermilion's history.
- g. Work with First Nation and Métis groups in a spirit of collaboration to address traditional land uses and historically significant areas within the Plan area.



4.3 Ice Jam/Flood Hazard Area

4.3.1 Background

Schedule G illustrates the 1:100 event flood plain that extends over the northeast portion of the Hamlet. For public health and safety, as well as the protection of private property, it is necessary to require mitigation measures when approving and constructing development in this area. The following objectives and policies are intended to prevent or reduce damage which may result from a 1:100 year open water flood or ice jam.

4.3.2 Objectives

The Municipal District's objectives are to:

- a. Prevent or reduce damage from a 1:100 year flood or ice jam event within the floodplain area as shown on Schedule G.

4.3.3 Policies

The Municipal District's policies are to:

- a. Discourage intensive development on 1:100 year flood plain area.
- b. Require buildings developed in the designated floodplain area to be protected from damage in one of the following ways:
 - i. Raised on fill, posts, piles, or piers above the possible 1:100 year flood event;
 - ii. Built using "wet floodproofing", which allows for basement areas to be flooded without significant structural damage; or
 - iii. Any other mitigation measures approved by the Municipal District of Mackenzie.
- c. Require, as a condition of subdivision approval, a restrictive covenant to be registered against the title of any property within the floodplain. This restrictive covenant will hold the municipality harmless from any damage to or loss caused by flooding by the developer or any third party.



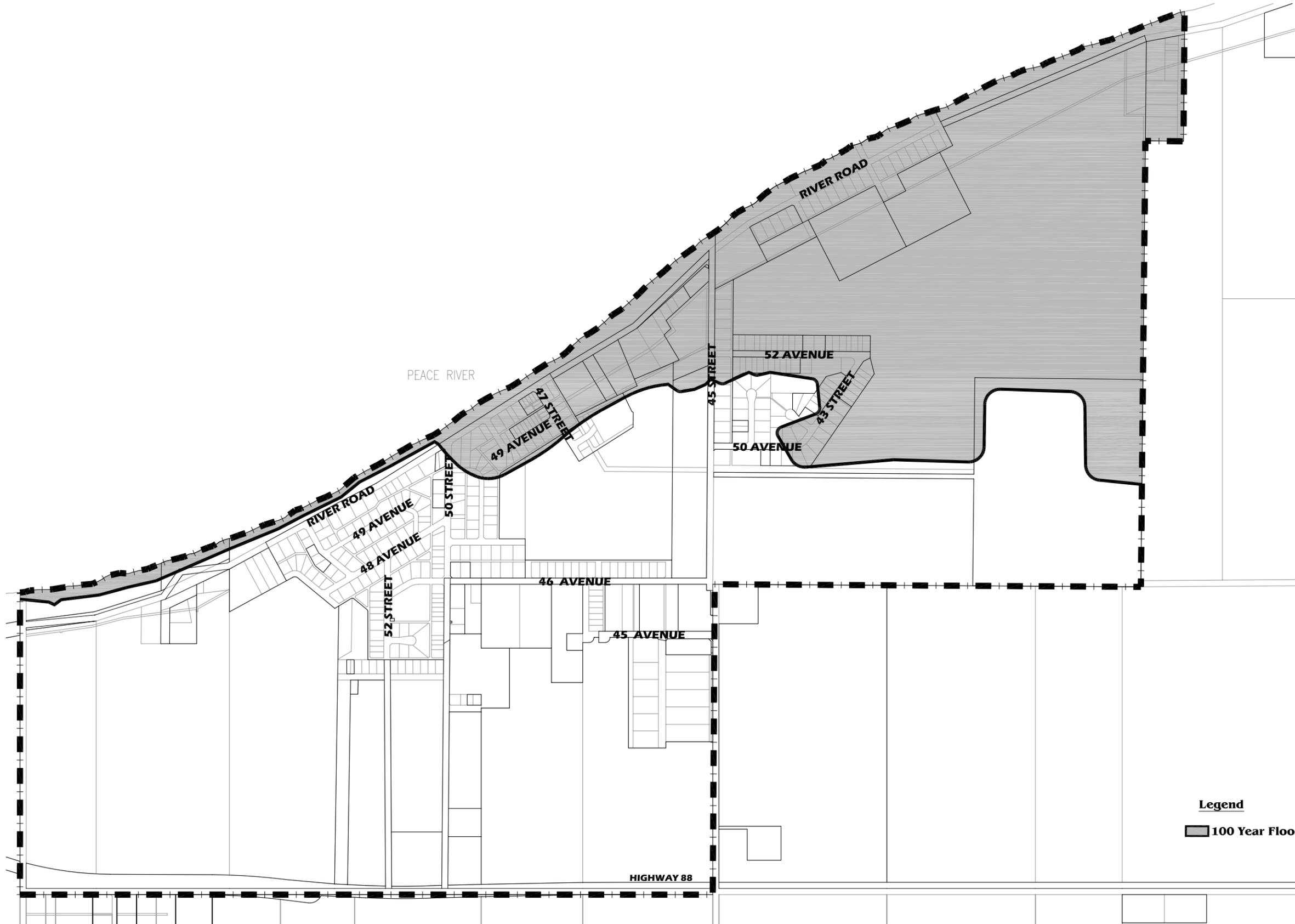
Area Structure Plan

N.T.S.



ice jam/flood hazard area

Schedule





4.4 Economic Development

4.4.1 Background

While having the reputation of a quieter, less busy hamlet, Fort Vermilion has a number of upcoming opportunities to take advantage of that could assist in bolstering its economy.

- The potential paving of Highway 88 will bring new traffic in both directions
- Increasing demand for residential properties may encourage land holders to build new homes or sell lots for residential development
- Activities by non-profit groups in the community may help in encouraging pride and interest in the area's history
- Potential demand for housing by people working in High Level or in the oil and gas industry
- Riverfront location

These possibilities set the groundwork for a significant amount of development in the area. It is important that the Municipal District and the community are both ready to take advantage of these possibilities by supporting policies that encourage visitors and new business.

A specific consideration is finding a way to encourage visitors in the winter months, when travel to the area is less likely to be considered by tourists.

4.4.2 Objectives

The Municipal District's objectives are to:

- a. Support economic growth of the community while maintaining its close-knit nature.

4.4.3 Policies

The Municipal District's policies are to:

- a. Encourage the sufficient supply of serviced land for those interested in locating business in Fort Vermilion.
- b. Support the Recreation Board and other groups in enhancing the appearance of the community.



- c. Leverage the protection and enhancement of historical resources in the area to attract tourism and recreation growth.
- d. Promote the development of tourism services and attractions in the Fort Vermilion area.
- e. Undertake a Community Entrance Enhancement Program.
- f. Support the Community and Cultural Complex and associated facilities as the central tourism information node in Fort Vermilion and area.
- g. Support the creation of a committee to review opportunities for winter tourism activities such as cross country skiing, snowshoeing, winter festival, snowmobiling, etc.



5.0 LAND USE POLICIES

5.1 Land Uses

Land use planning policies for the future growth and development of the Hamlet of Fort Vermilion are included in this portion of the Plan. These include objectives and policies that are directly related to specific land use designations as illustrated on Schedule H: Future Land Use. Schedule H indicates the future land use pattern for the Hamlet of Fort Vermilion and outlines the general location of various land uses.

The future growth and development of the Hamlet of Fort Vermilion shall be consistent with the overall pattern of land use depicted on Schedule H: Future Land Use, based upon the following designations:

- Residential
- Commercial
- Highway Commercial
- Industrial
- Public and Institutional
- Open Space and Recreation

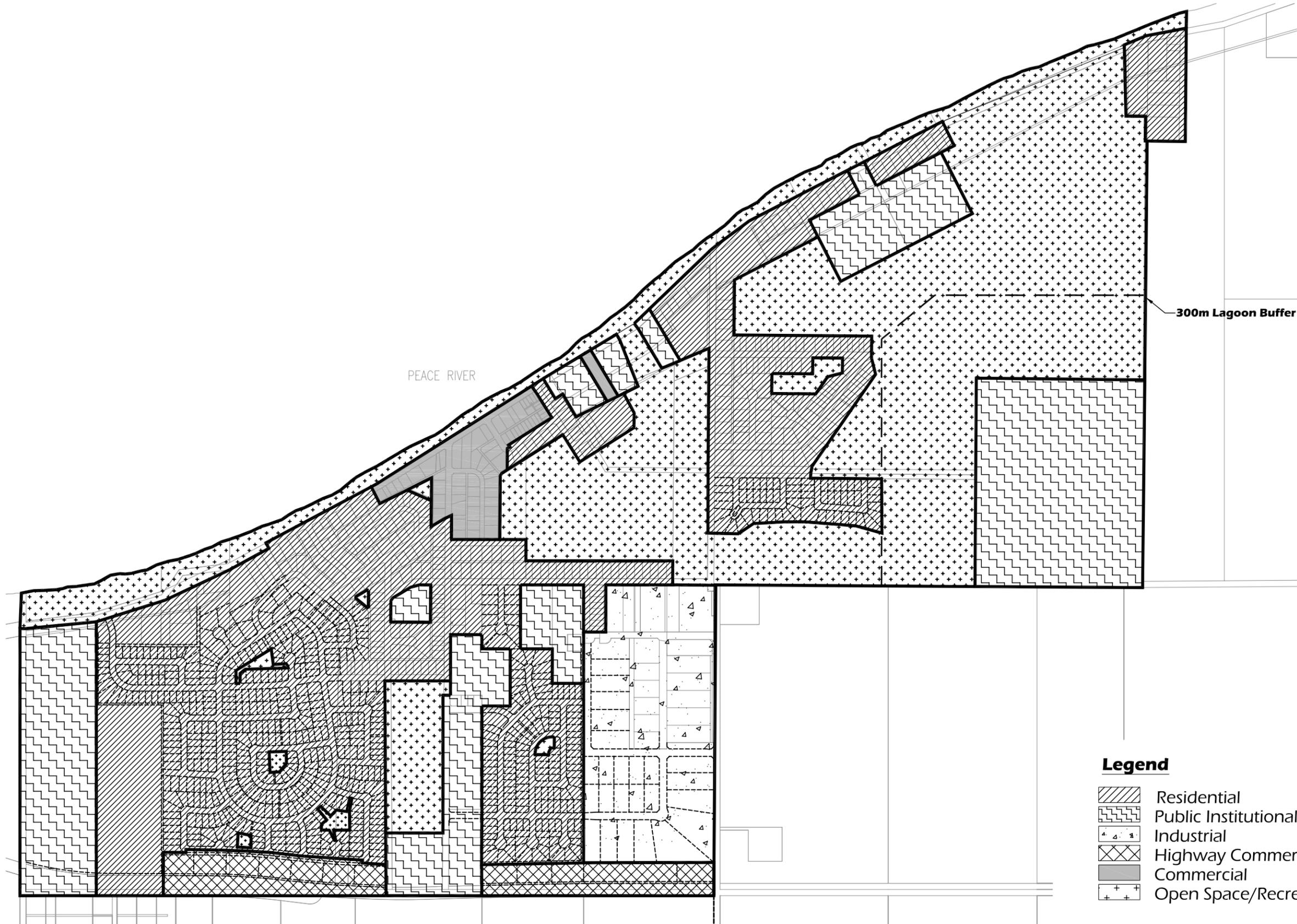
5.2 Pattern of Land Use

It is recognized in some cases that the designated land uses on Schedule H may be different from existing zoning in the Land Use Bylaw. The intention is not to change the use of this land immediately, but to illustrate the preferred pattern of land use as redevelopment and development occur over time.



Area Structure Plan

N.T.S.



300m Lagoon Buffer

PEACE RIVER

Legend

-  Residential
-  Public Institutional
-  Industrial
-  Highway Commercial
-  Commercial
-  Open Space/Recreation

future land use plan

Schedule



U:\Projects_EDM\2682\0030101-Drafting-Design-Analysis\CADD\dwgs\PLN\268200301-H future land use.dwg, 11x17 landscape, 2005/12/01 01:26 pm tmacneil



5.3 Residential

5.3.1 Background

The quality of residential neighbourhoods is a significant factor in the quality of life of residents. This applies to both existing residential areas and any new residential areas that may develop over time. The Municipal District is committed to ensuring the provision of quality residential areas in the Hamlet of Fort Vermilion. It is noted that the level of growth in Fort Vermilion is not as rapid as other areas, but it is important to be prepared for any appropriate growth that may be contemplated.

5.3.2 Objectives

The Municipal District's objectives are to:

- a. Accommodate residential development in a manner which provides a high quality of appearance for the community.
- b. Accommodate multi-family development in appropriate locations.
- c. Ensure appropriate service levels to all residential developments.

5.3.3 Policies

The Municipal District's policies are to:

General

- a. Direct residential development to those areas designated Residential on Schedule H.
- b. Allow the development of other uses in the areas designated Residential (such as neighbourhood commercial use), provided they are compatible with the residential nature of the area.
- c. Require appropriate buffering when other uses are developed in residential areas.
- d. Require all residential development to meet the Municipal District of Mackenzie's Engineering Guidelines and Minimum Servicing Standards.



- e. Encourage any new development to be properly phased based on the location of existing services.
- f. Consider the cost of the provision and maintenance of services when reviewing development proposals.

Multi-family

- g. Support the development of multi-family residential in close proximity to major road and community facilities.

Mobile Homes

- h. Encourage the development of mobile home subdivisions and mobile home parks to provide affordable, high quality housing for existing and new residents.
- i. Evaluate mobile home parks based on the following criteria:
 - i. Availability of proper on-site parking
 - ii. Landscaping and recreation space
 - iii. Access to a collector road
 - iv. Surrounding land uses



5.4 Commercial

5.4.1 Background

In terms of commercial development on Fort Vermilion, there are a few restaurants, a small department store, and a number of other service-related enterprises, all located within a fairly central area. This Area Structure Plan supports the development of this central area as the focus for commercial activity in Fort Vermilion.

A portion of the Hamlet abuts Highway 88, which connects the Hamlet to Highway 58 and eventually High Level, as well as connecting to communities to the south. Although it is currently gravel to the south, there have been many discussions regarding paving the roadway. The paving of Highway 88 will provide a more direct route from Fort Vermilion to rest of the province to the south, and will likely increase traffic on the Highway. This presents an opportunity to allow for the development of some Highway Commercial uses along Highway 88.

5.4.2 Objectives

The Municipal District's objectives are to:

- a. Encourage a strong central commercial district.
- b. Support the existing central commercial area as the focus of commercial activity in Fort Vermilion.
- c. Provide opportunities to grow the central commercial area, should interest arise.
- d. Encourage the development of Highway Commercial uses along Highway 88.

5.4.3 Policies

The Municipal District's policies are to:

General

- a. Direct commercial uses to those areas designated as Commercial on Schedule H.
- b. Ensure existing and future residential development is appropriately buffered from adjacent commercial development.



- c. Encourage commercial development to locate in the central commercial district.
- d. Require all commercial development to meet the Municipal District of Mackenzie's Engineering Guidelines and Minimum Servicing Standards.

Highway Commercial

- e. Direct highway commercial uses to those areas designated Highway Commercial in Schedule H.
- f. Prepare an Entrance Enhancement program for the areas adjacent to Highway 88.
- g. Require all highway commercial development to meet the Municipal District of Mackenzie Engineering Guidelines and Minimum Servicing Standards.
- h. Require the development of a service road to access highway commercial development along Highway 88, as shown of Schedule C.



5.5 Industrial

5.5.1 Background

The industrial sector in Fort Vermilion is not experiencing industrial growth as rapidly as in other areas of the Municipal District. Despite this, it is still important to consider the accommodation of existing and potential industrial development to ensure the long term viability of the community. A diverse economy, including industrial business, will help build a strong community that will flourish over time.

5.5.2 Objectives

The Municipal District's objectives are to:

- a. Minimize conflict between industrial and other land uses in the Hamlet.
- b. Attract new industries to Fort Vermilion by ensuring there is adequate land available for light and medium industrial uses.

5.5.3 Policies

The Municipal District's policies are to:

- a. Direct industrial uses to those areas designated Industrial in Schedule H.
- b. Encourage the growth of the existing industrial park west of 45th Street and south of 46th Avenue.
- c. Require appropriate buffers between the industrial park and other uses in the Hamlet; specifically residential to the west and highway commercial to the south.



5.6 Public and Institutional

5.6.1 Background

Public and institutional uses are an important aspect of any community. In Fort Vermilion, this land use designation includes schools, government buildings and yards, medical facilities and recreational buildings. Fort Vermilion is well-served with institutional uses for its size, boasting a hospital, a provincial court building, two schools, and the Community and Cultural Complex. Some government services have been lost in Fort Vermilion, but the aging population in the community, as well as the numerous potential opportunities, require that every effort is made to revert the flow and encourage provincial and other agencies to maintain and enhance services in the community, most importantly health services.

The Community and Cultural Complex, while aging, is a significant benefit to the community. The MD of Mackenzie is committed to ensure the long term usability of this facility for both Fort Vermilion and other MD residents. One of the main assets of the complex is the Fort Vermilion Heritage Centre, which houses numerous artifacts, as well as the archives of the experimental farm dating from the early 1900s. The Centre and its archives, detailing Fort Vermilion's history, are an important resource that should be preserved and promoted.

The two schools, Fort Vermilion Public School and St. Mary's Elementary School are underutilized at 58% and 71% respectively. However, the 2005/2006 enrollment numbers are up to 180+, up from 140 in 2004/2005. This increases the utilization to 76%-85%, depending on the number of special needs students. These figures indicate that additions/renovations will be needed in the future, however, these could occur on existing property and would not require the expansion of either schoolyard.

5.6.2 Objectives

The Municipal District's objectives are to:

- a. Encourage the maintenance and development of public and institutional to serve the needs of Municipal District residents.
- b. Support the development of appropriate tourism facilities.



5.6.3 Policies

The Municipal District's policies are to:

- a. Direct public and institutional uses to those areas designated Public and Institutional on Schedule H.
- b. Provide land for schools and parks, as needed, through purchase or through the dedication and allocation of municipal/school reserve.
- c. Ensure the provision of adequate Emergency Services to protect the health and safety of Fort Vermilion and surrounding area residents.
- d. Cooperate and consult with the Fort Vermilion School Division to meet the needs of students and encourage the use of school facilities by the public.
- e. Work with Alberta Health to maintain and enhance the services offered by St. Theresa General Hospital.
- f. Support efforts to expand the change rooms in the community and cultural complex.



5.7 Recreation and Open Space

5.7.1 Background

Fort Vermilion is fortunate to have a significant amount of parks and open space, including sports fields, a golf course, river walk, and neighbourhood parks. These are attractive features of the community which add to the quality of life for existing residents, while attracting new residents to the area. Council would like to support and enhance recreational opportunities for residents and visitors by protecting the existing system and exploring the potential for further developing recreation and open space in the Hamlet.

5.7.2 Objectives

The Municipal District's objectives are to:

- a. Develop and maintain a system of parks, greenways, open space, and related facilities to serve the needs of Fort Vermilion residents and visitors.

5.7.3 Policies

The Municipal District's policies are to:

- a. Direct recreation and open space uses to those areas shown as Recreation and Open Space on Schedule H.
- b. Maintain and improve Municipal District managed parks and consider additional neighbourhood parks as development occurs.
- c. Continue to support the efforts of the Fort Vermilion Recreation Board.
- d. Develop a Municipal-wide Recreation Master Plan.
- e. Develop a Municipal Reserve Policy for the Municipal District.
- f. Until a Municipal Reserve Policy is in place, require either a 10% dedication of land or cash-in-lieu of land, as determined by Council, based on the needs of the community.
- g. Support development of recreational uses to serve as activities for residents and a draw for visitors.



6.0 COMMUNITY CONCEPT PLAN

The Community Concept Plan (Schedule I) is based on an analysis of the Plan Area's physical and man-made opportunities and constraints and represents the Municipal District's preference for development patterns, if new development should be contemplated in the Hamlet.

Major components of the Community Concept Plan include:

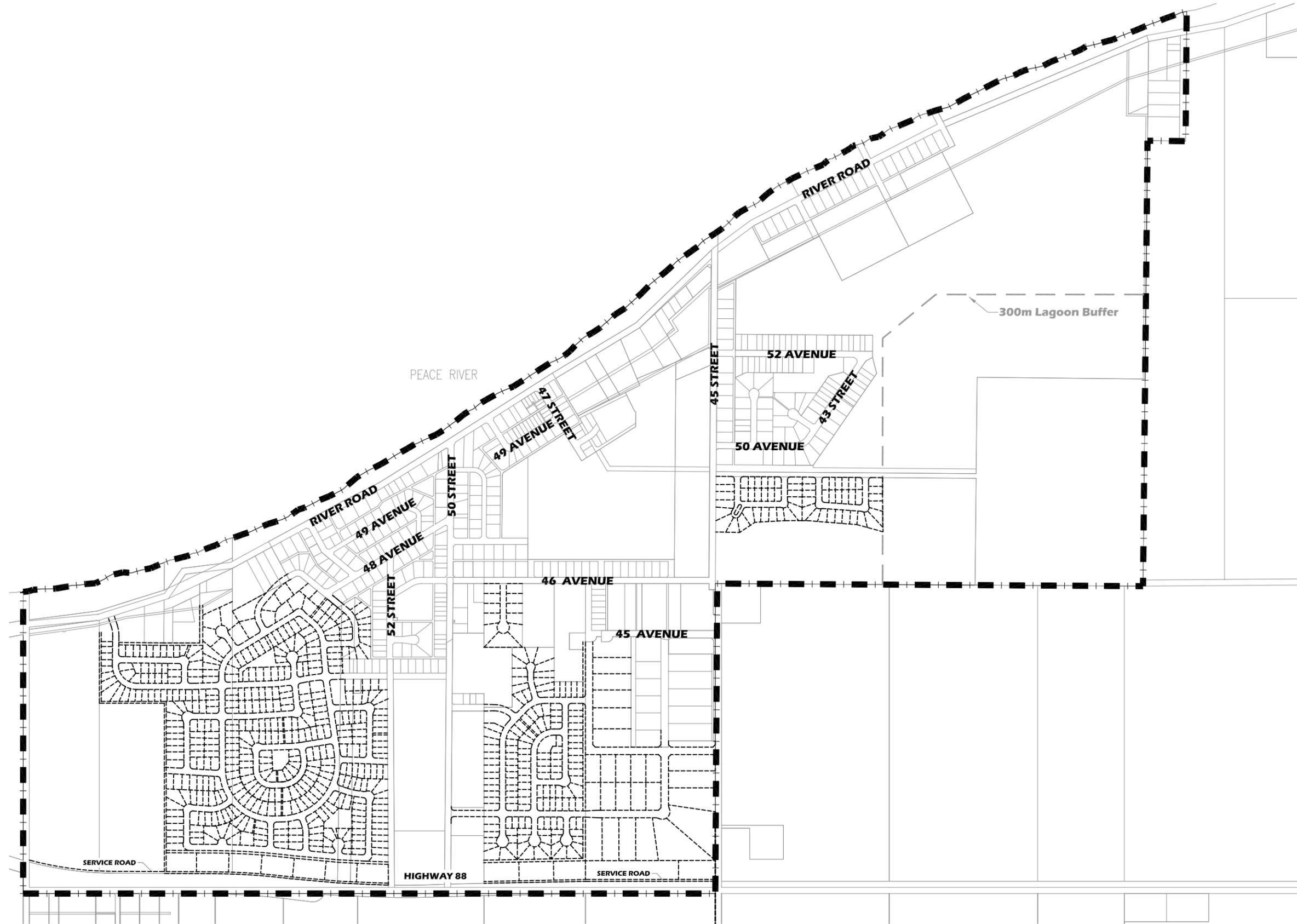
- Including parks in new residential areas
- Connection and integration of new development with existing development
- A range of land uses to accommodate potential demand
- Land to accommodate buffers between incompatible uses (residential and industrial, residential and highway commercial, etc.)

Based on typical hamlet lot sizes in the MD, the residential expansion areas should develop at densities of approximately three units per acre.



M.D.23
M.D. of MacKenzie

community concept plan





7.0 IMPLEMENTATION

7.1 Area Structure Plan Implementation

In order to be effective, an Area Structure Plan must consider implementation. The table below summarizes policies of the Plan that require action. The policy reference and organizations responsible for action are also summarized to improve ease of use. This table provides an easy reference for future action in order to fully implement the Hamlet of Fort Vermilion Area Structure Plan.

Table 4: Implementation items for the Fort Vermilion Area Structure Plan

| Item | Policy Number | Participants |
|--|---------------|--|
| Undertake a review of the current use and capacities of the water, sewer and storm systems in Fort Vermilion. | 4.1.3 a | MD of Mackenzie |
| Designate a truck route in order to keep larger trucks away from residential areas. | 4.1.3 e | MD of Mackenzie |
| Explore partnerships with and funding sources from Alberta Community Development (ACD) to inventory and protect the historical resources in the area, through the Heritage Preservation Partnership Program. | 4.2.3 a | MD of Mackenzie, Recreation Board, Alberta Community Development |
| Explore partnerships with and funding sources from Alberta Community Development (ACD) to explore the restoration of historical buildings on River Road through the Alberta Main Street Program. | 4.2.3 b | MD of Mackenzie, Recreation Board, Alberta Community Development |
| Undertake a Community Entrance Enhancement Program. | 4.4.3 e | MD of Mackenzie, Fort Vermilion Board of Trade |
| Support the creation of a committee to review opportunities for winter tourism activities such as cross country skiing, snowshoeing, winter festival, snowmobiling, etc. | 4.4.3 g | MD of Mackenzie, Recreation Board |
| Prepare an Entrance Enhancement program for the areas adjacent to Highway 88. | 5.4.3 f | MD of Mackenzie, Fort Vermilion Board of Trade |



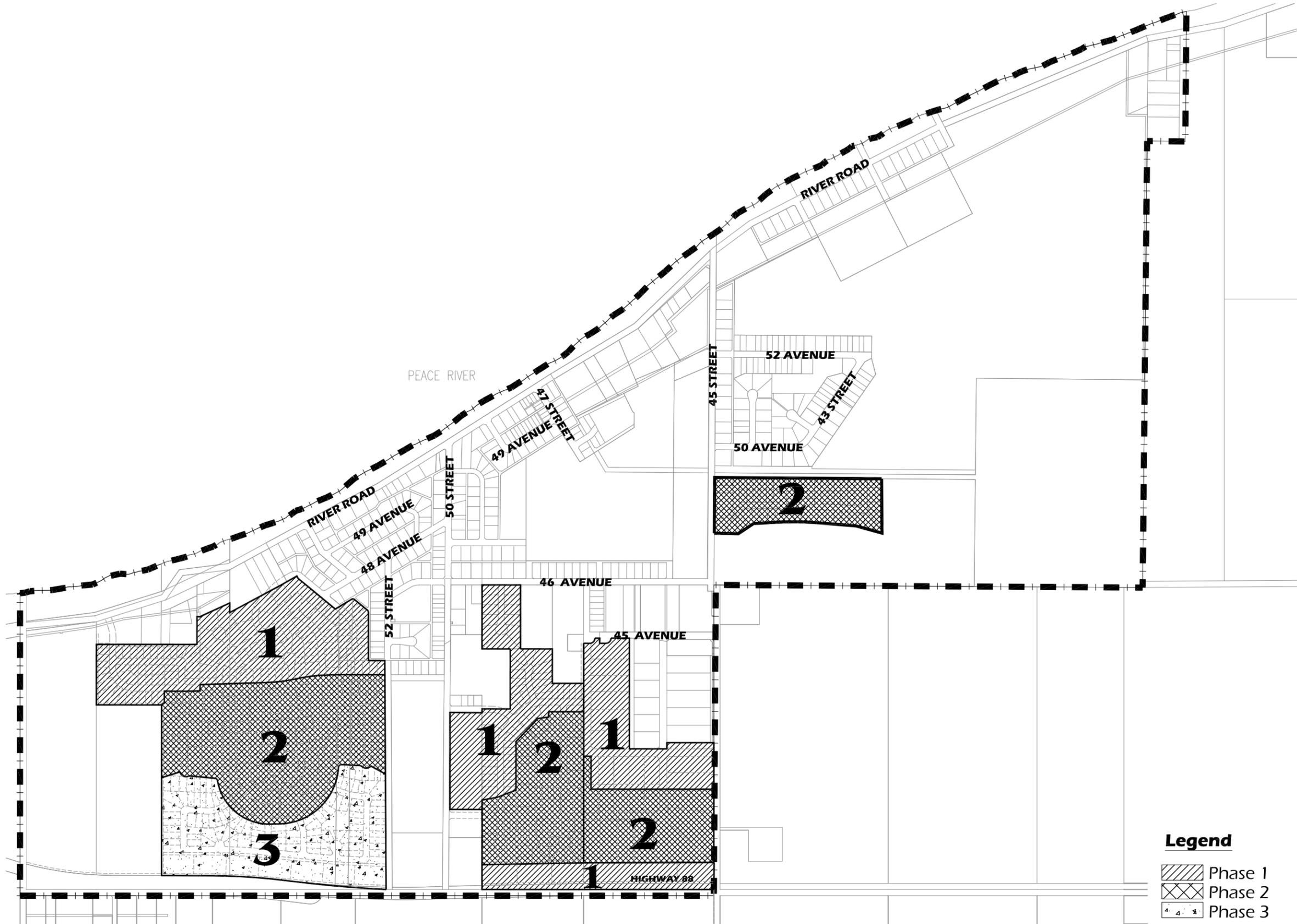
| | | |
|--|---------|-----------------|
| Develop a Municipal-wide Recreation Master Plan. | 5.7.3 d | MD of Mackenzie |
| Develop a Municipal Reserve Policy for the Municipal District. | 5.7.3 e | MD of Mackenzie |

7.2 Land Use Bylaw

The Land Use Bylaw is the main statutory document used to implement the Land Use policies included in an Area Structure Plan. The development regulations contained within the Land Use Bylaw provide detailed guidelines and requirements in terms of subdivision and development. It may be necessary to amend the Land Use Bylaw to ensure that it conforms to this Area Structure Plan.

7.3 Phasing

Development phasing should progress in accordance with Schedule J: Phasing. This will ensure the availability of services, encourage contiguous development, and provide servicing efficiency with respect to installation and maintenance of municipal services.



Legend

| | |
|---|---------|
|  | Phase 1 |
|  | Phase 2 |
|  | Phase 3 |

future phasing plan



U:\Projects_EDM\2682\003\01-Drafting-Design-Analysis\CADD\dwgs\PLN\268200301-J Phasing.dwg, 11x17 landscape, 2005/12/01 01:27 pm Imacnel