



**Draft Area Structure Plans**  
Hamlets and Industrial

Ben Petch – Senior Planner

24/04/13  
1102-01  
1102-02

# Outline

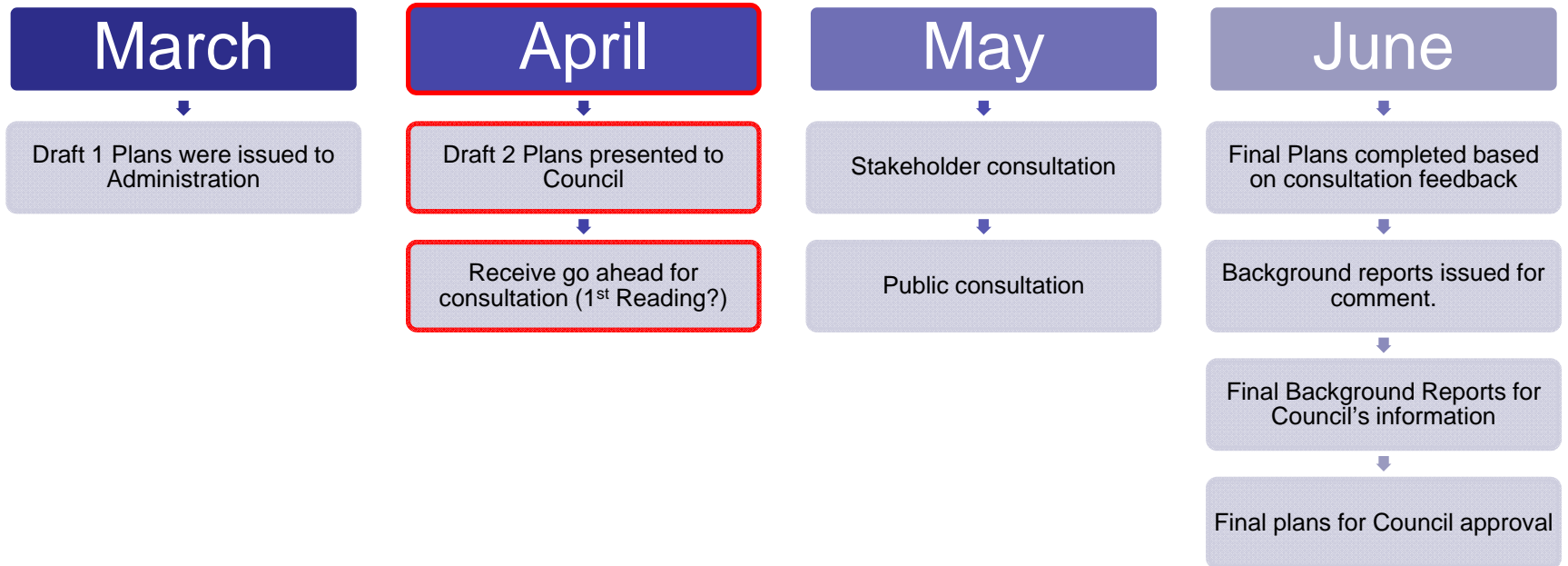
- Introduction
- Hamlet Area Structure Plans
- Industrial Area Structure Plans
- Implementation
- Next Steps
- Questions

# Introduction

- Purpose of today's presentation
  - Inform Council of plan contents.
  - Seven plans, so only high level ideas are reviewed.
  - Receive input from Council on plans.
  - Receive direction to proceed with public consultation.
  
- I will be available tomorrow 10:00-1:30 Fort Vermilion County office to meet with you if you have detailed comments.

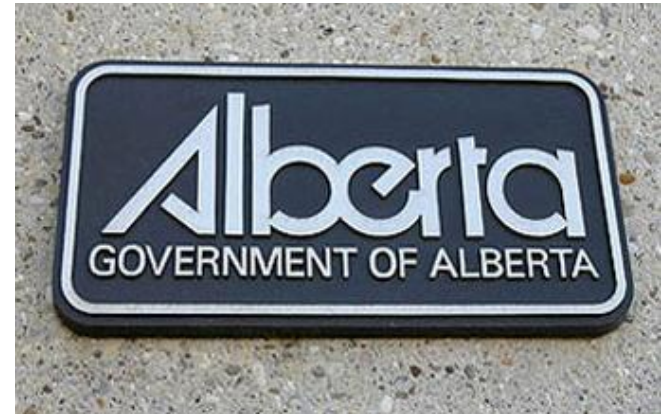
# Introduction

- Where are we in the process?



# Introduction

- Municipal Government Act requires Area Structure Plans to address the following:
  - Sequence of development.
  - Proposed land uses.
  - Density of population.
  - General location of major transportation routes and public utilities.
  - Other matters Council considers necessary.



# Introduction

- Data limitations

- Working with DCL Siemens to confirm servicing options for all plans.
- Yet to complete public consultation and stakeholder consultation.
- Waiting for Airport Vicinity Protection Area to be finalized.





# Hamlet Area Structure Plans

- Fort Vermilion
- La Crete
- Zama City



# Municipal Development Plan

MDP policies for all Hamlets.

- Plan for a positive growth rate.
- Orderly and economic growth.
- Variety of housing types.
- Plan for future development and subdivision of residential areas.
- Facilitate growth of commercial and industrial areas.
- Provide institutional, recreational and cultural opportunities.
- Optimize existing services and infrastructure.



# Fort Vermilion Area Structure Plan



# Municipal Development Plan

- Preserve historic buildings and support local initiatives that promote heritage.
- Prepare a comprehensive plan for the nature trail that provides access to natural areas and to other community amenities.

# Fort Vermilion ASP: Vision

In 20 years, Fort Vermilion is envisioned to be a quiet community with a rural character that celebrates its heritage as the oldest community in Alberta and its connection to the Peace River in order to create tourism opportunities.

Fort Vermilion will serve as the commercial and cultural centre for the surrounding community, while providing opportunities for all ages to live, work and play through a diversity of housing, recreation and employment opportunities.

# Fort Vermilion ASP: Big Moves

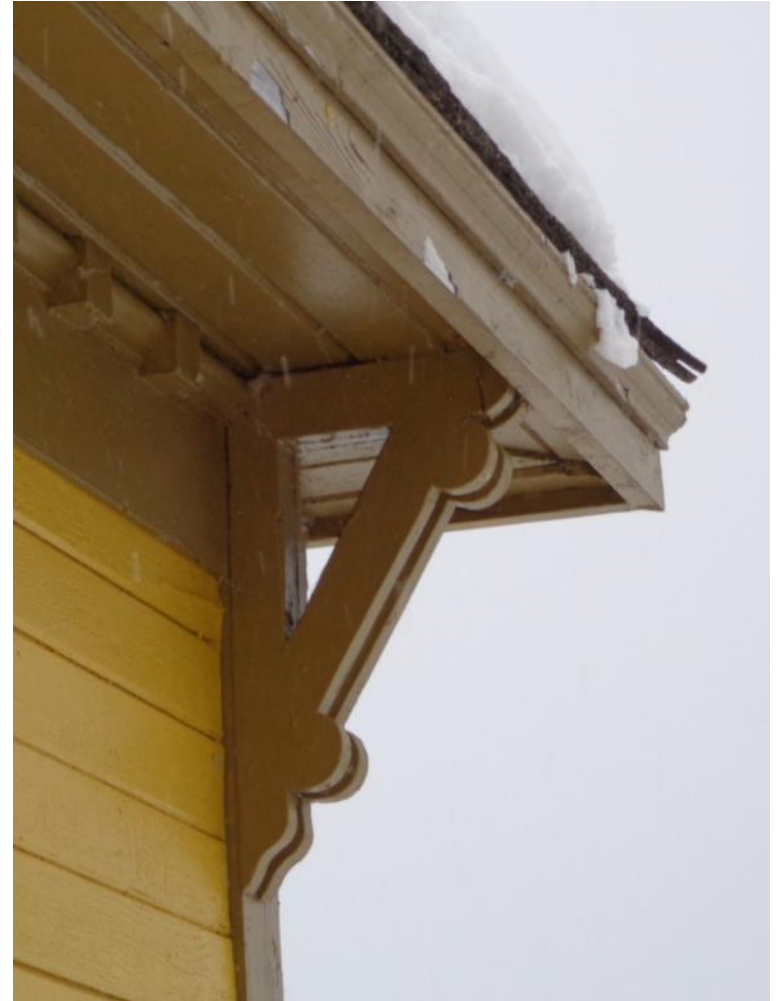
- Support for heritage character.
- Trails and park network.
- Support for town centre.
- Highway commercial area.
- Support for high quality developments
- Create quality public spaces.





# Fort Vermilion ASP: Making it Work

- Heritage assessment and controls.
- Façade improvement program.
- Walking trail and park network along Peace River.
- Support tourism industry development and activities.





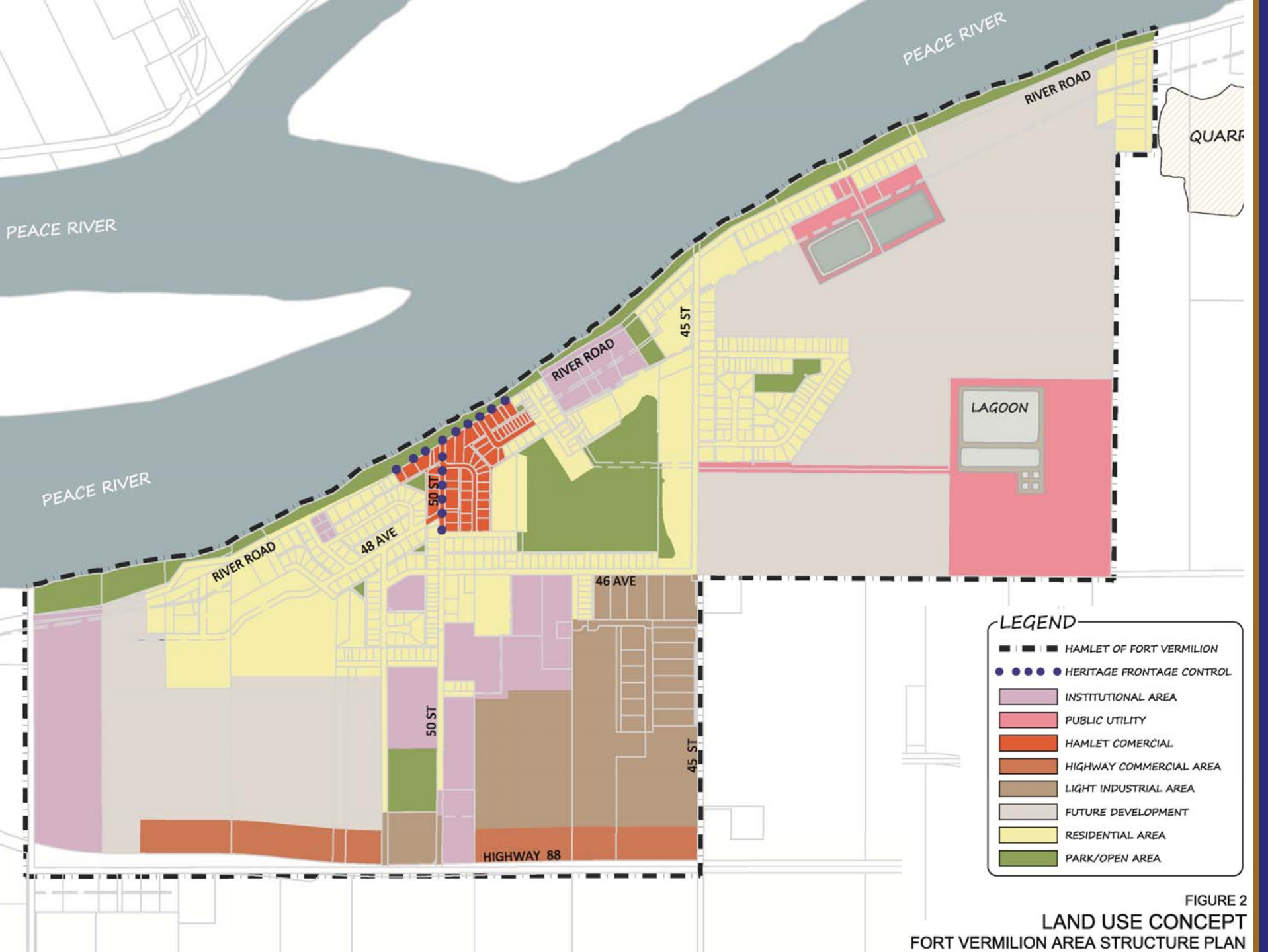


FIGURE 2  
**LAND USE CONCEPT  
FORT VERMILION AREA STRUCTURE PLAN**

# La Crete Area Structure Plan



# Municipal Development Plan

- Establish designated growth areas.
- Support contiguous development.
- Promote growth of a compact central business district.
- Encourage industrial uses to locate within industrial parks and buffer incompatible uses.
- Group major community facilities to create a focal point.
- Support initiatives that promote heritage and culture.
- Multi-family sites that accommodate a range of densities.

## La Crete ASP: Vision

In 20 years La Crete is envisioned to be a vibrant community serving as a cultural and commercial centre for the surrounding agricultural community while providing opportunities for all ages to live, work and play with a diversity of housing, recreation and employment opportunities in a rural setting.

# La Crete ASP: Big Moves

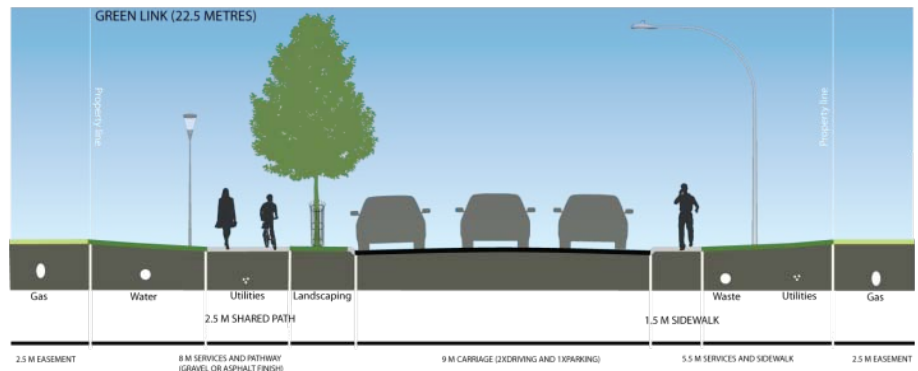
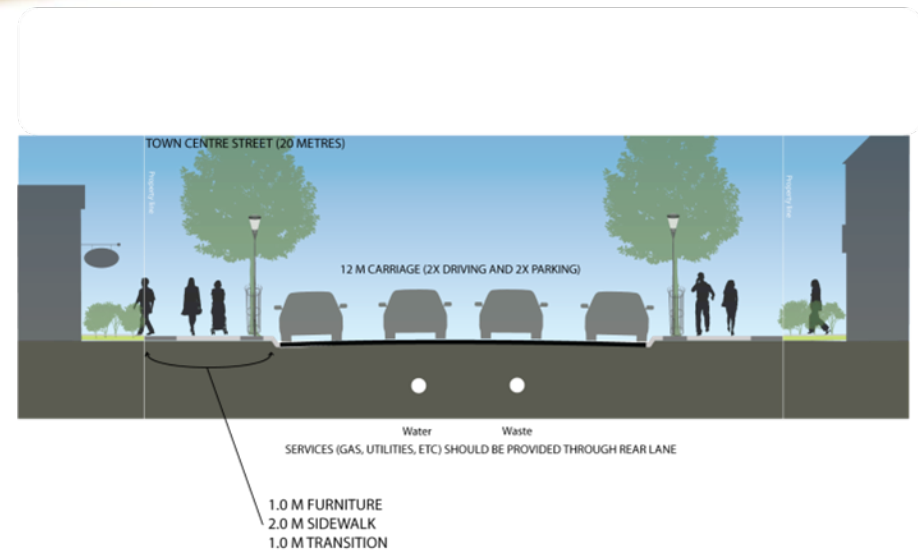
- Walkable and mixed use town centre with high quality development.
- New residential development west and south.
- Housing choices.
- Expand business land supply.
- Trail and parks network.
- Expanded institutional uses.

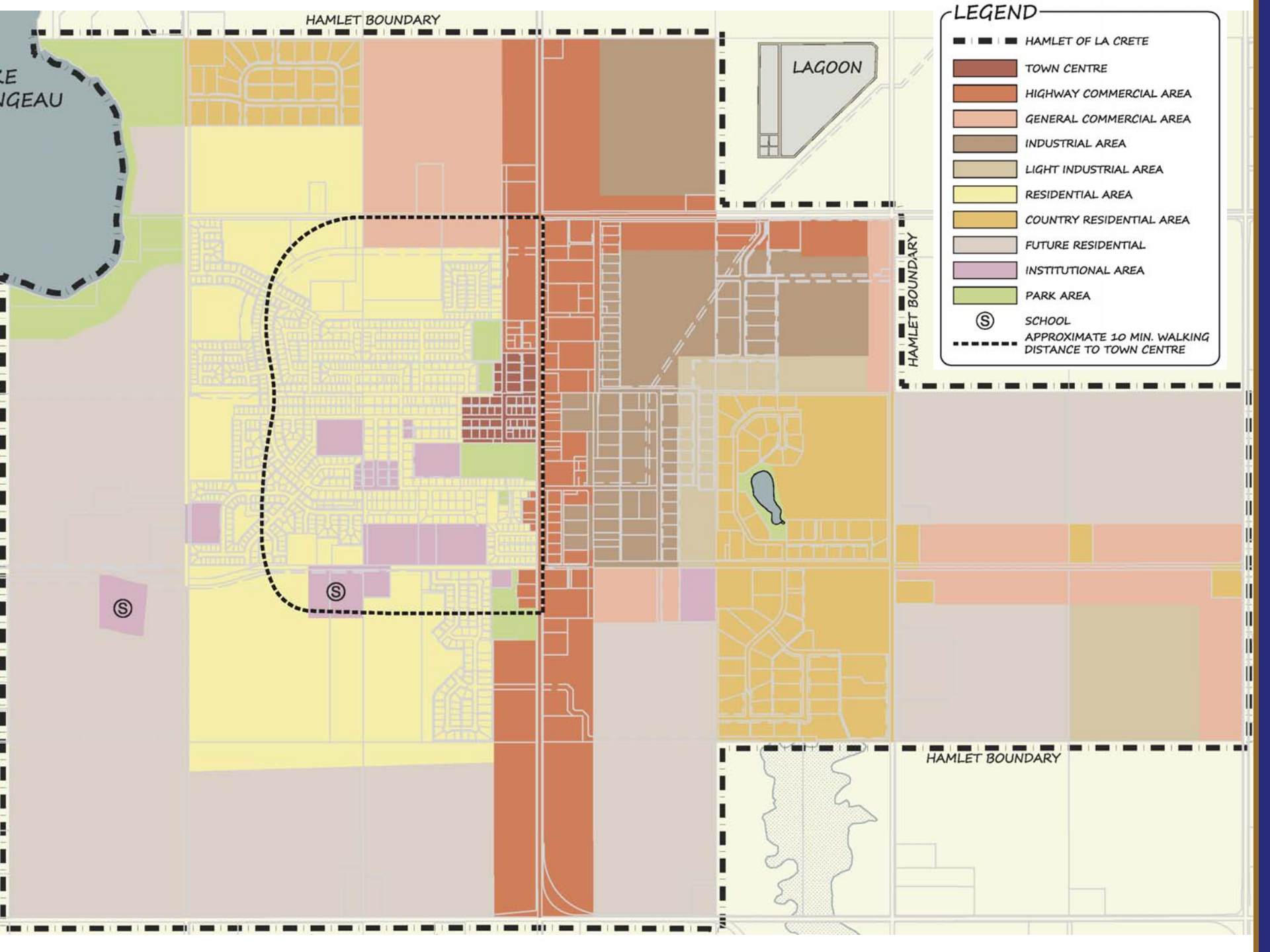




# La Crete ASP: Making it Work

- Transformative projects.
  - Library
  - Market square
  - Canada Post
  - Brownfield remediation
- New street standards.
- Expanded trail network.





HAMLET BOUNDARY

LAGOON

**LEGEND**

- ■ ■ ■ ■ HAMLET OF LA CRETE
- TOWN CENTRE
- HIGHWAY COMMERCIAL AREA
- GENERAL COMMERCIAL AREA
- INDUSTRIAL AREA
- LIGHT INDUSTRIAL AREA
- RESIDENTIAL AREA
- COUNTRY RESIDENTIAL AREA
- FUTURE RESIDENTIAL
- INSTITUTIONAL AREA
- PARK AREA
- Ⓢ SCHOOL
- APPROXIMATE 10 MIN. WALKING DISTANCE TO TOWN CENTRE

HAMLET BOUNDARY

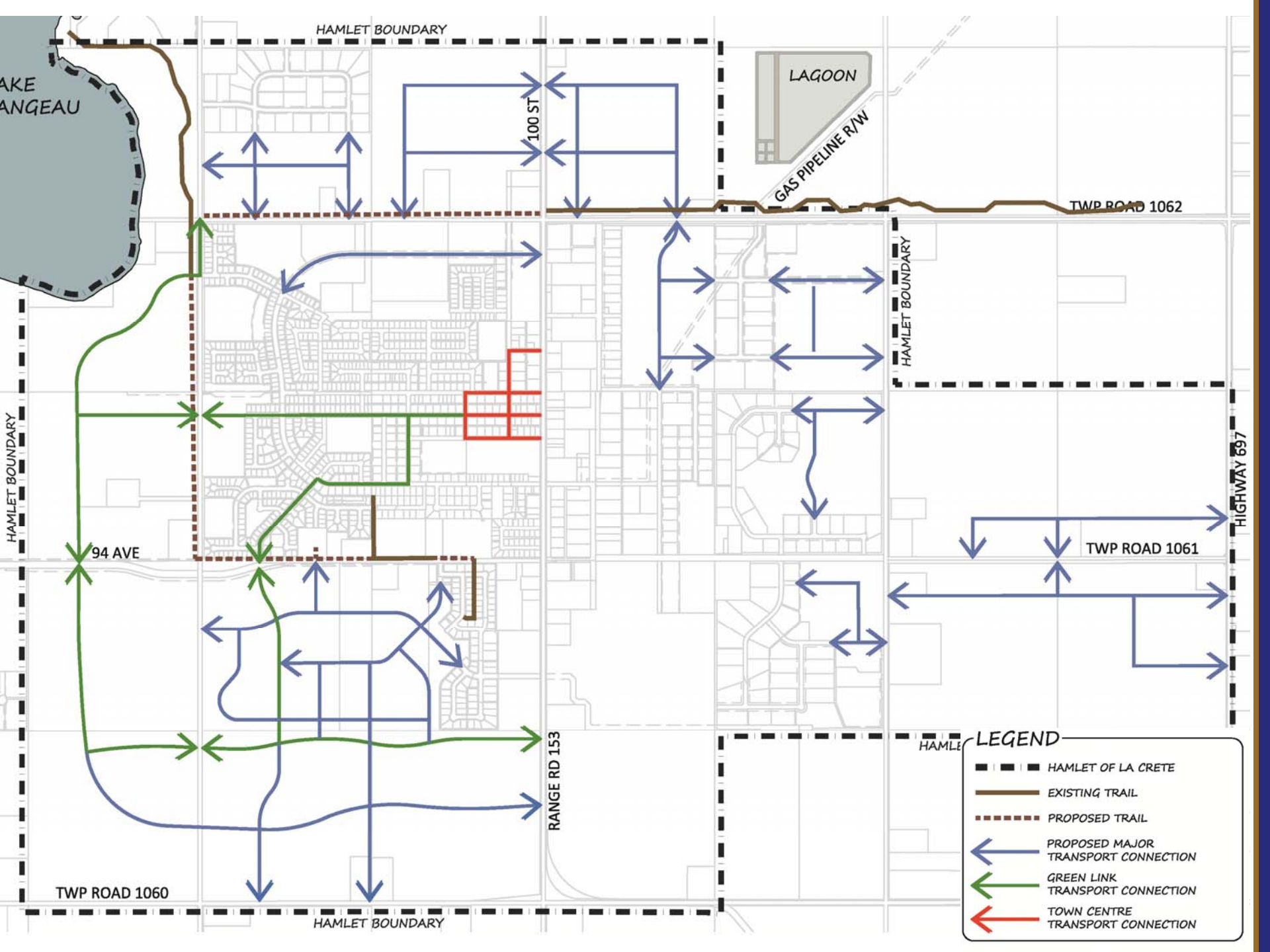
HAMLET BOUNDARY

LAKE LA CRETE

Ⓢ

Ⓢ

HAMLET BOUNDARY



HAMLET BOUNDARY

LAKE ANGEAU

LAGOON

GAS PIPELINE R/W

100 ST

TWP ROAD 1062

HAMLET BOUNDARY

HAMLET BOUNDARY

HIGHWAY 697

94 AVE

TWP ROAD 1061

RANGE RD 153

HAMLET

**LEGEND**

- ■ ■ ■ ■ HAMLET OF LA CRETE
- EXISTING TRAIL
- · · · · PROPOSED TRAIL
- ← PROPOSED MAJOR TRANSPORT CONNECTION
- ← GREEN LINK TRANSPORT CONNECTION
- ← TOWN CENTRE TRANSPORT CONNECTION

TWP ROAD 1060

HAMLET BOUNDARY



# Zama City Area Structure Plan





# Municipal Development Plan

- Support role as centre for oil and gas exploration and the development of the surrounding oil fields.
- Support separation of residential and industrial traffic.
- Provide community facilities to improve local amenity and recreation opportunities.
- Recognize Fire Smart.



# Zama City ASP: Vision

In 20 years Zama City is envisioned to be an oil and gas services centre with an expanded permanent population that supports the provision of basic commercial services and offers a great place for people to live, work and play in a rural setting.



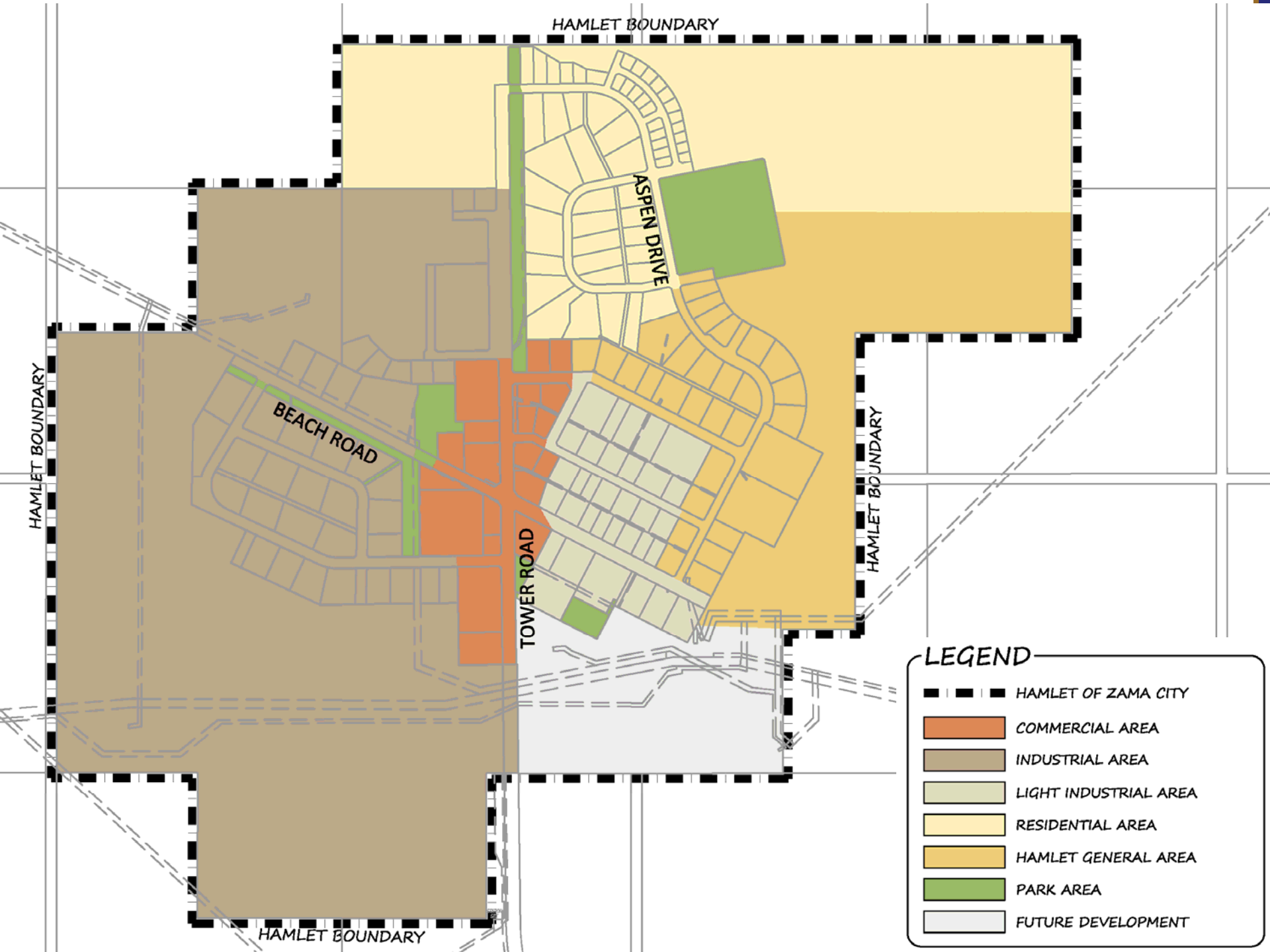
# Zama City ASP: Big Moves

- Separate residential uses from industrial.
- Heavier industry west of Tower Road. No residential uses here.
- Residential expansions to northeast.
- Fire Smart requirements.



# Zama City ASP: Making it Work

- Being ready for growth.
- Regional access improvements.
  - Put Zama City on the way to somewhere.
  - Finish paving Township Road 1171A to Mackenzie Highway.
  - Road through to Rainbow Lake via Hay-Zama Lakes Wildland Provincial Park.



HAMLET BOUNDARY

ASPEN DRIVE

BEACH ROAD









TOWER ROAD

HAMLET BOUNDARY

HAMLET BOUNDARY

HAMLET BOUNDARY

### LEGEND

-  HAMLET OF ZAMA CITY
-  COMMERCIAL AREA
-  INDUSTRIAL AREA
-  LIGHT INDUSTRIAL AREA
-  RESIDENTIAL AREA
-  HAMLET GENERAL AREA
-  PARK AREA
-  FUTURE DEVELOPMENT



# Industrial Area Structure Plans

- Municipal Development Plan
- Policies for All Plans
- Land Uses
- Services
- Fire Smart
- Land Use Plans





# Municipal Development Plan

- Facilitate industrial development that supports agriculture.
- Concentrated development patterns.
- Continue to support forestry industry.
- Support oil and gas industry.
- Minimize negative impacts of rural industrial development.
- Industrial areas should be attractive and feasible.

# Policies for All Plans

- Cluster similar industrial uses.
- No new residential uses (except Fort Vermilion).
- Maintain natural drainage patterns.
- Retain existing trees where possible and create treed buffers between industrial uses and highways.
- Preserve existing natural features.

# Land Uses: General Industrial

- Heavy, large and noxious uses such as manufacturing, processing, assembly, distribution, service and repair.
- Typical uses will have an outdoor component.
- Not compatible with residential uses so distance separated.
- Minimize off-site impacts through berms, architectural control, landscaping, fencing, onsite treatment of stormwater and similar measures.
- Requires large lots.

# Land Uses: General Industrial

- Example of use



Hamlet and Industrial ASPs



# Land Uses: Light Industrial

- Provides a transition area between General Industrial Areas and sensitive land uses nearby.
- Uses in this area will generate few offsite impacts.
- Example uses include: warehousing, laydown yards, agricultural machinery and services, contractors yard, and similar uses.
- Located around existing residential uses.
- Berms, landscaping, fencing, distance separation, architectural treatment, retention of existing vegetation.

# Land Uses: Light Industrial

- Example of use



# Land Uses: Country Residential

- Existing in all plan areas, except Footner.
- Current residences can continue in perpetuity.
- Land use conflicts mitigated through light industrial use locations and development requirements.
- No intensification of existing residential properties through subdivision.
- Support transition to industrial uses over time.

# Land Uses: Country Residential

- Example of use





# Servicing: Stormwater

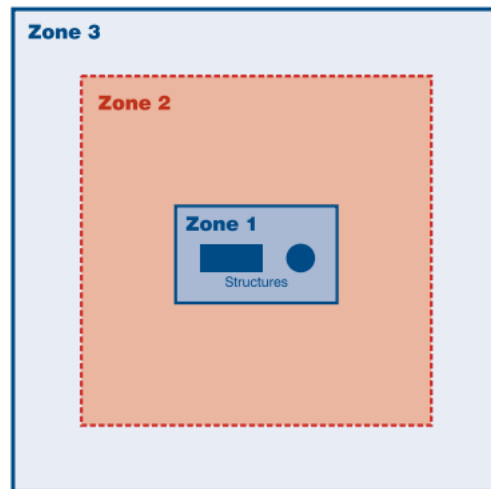
- Low Impact Design.
  - Stormwater management on each property should reduce need for water, encourage water conservation.
  - Avoid pollution entering stormwater runoff.
  - Retain stormwater on-site and discharge at a post development rate that does not exceed pre development rate.
  - Costs of stormwater management borne by benefitting developers.

# Servicing: Water and Wastewater

- Connector Plan area: Use existing municipal water line.
- County may consider extending services to the Footner and Mackenzie Plan areas.
- Fort Vermilion Plan area: mandatory municipal water connections.
- There is some allowance for transitional servicing, such as truck in/out and onsite private services. However these may be required to change to municipal services when available.
- Extensions of services to non-contiguous sites may be entertained if the developer pays.

# Fire Smart

- Emergency preparedness plans may be required during development and subdivision approval processes.



FireSmart Industrial Zones



**FireSmart Industrial Zone 1:**  
0-10 metres from structure(s) on the disposition. (Priority One - personnel and structures are at risk from radiant heat and ember transport associated with a wildfire.)

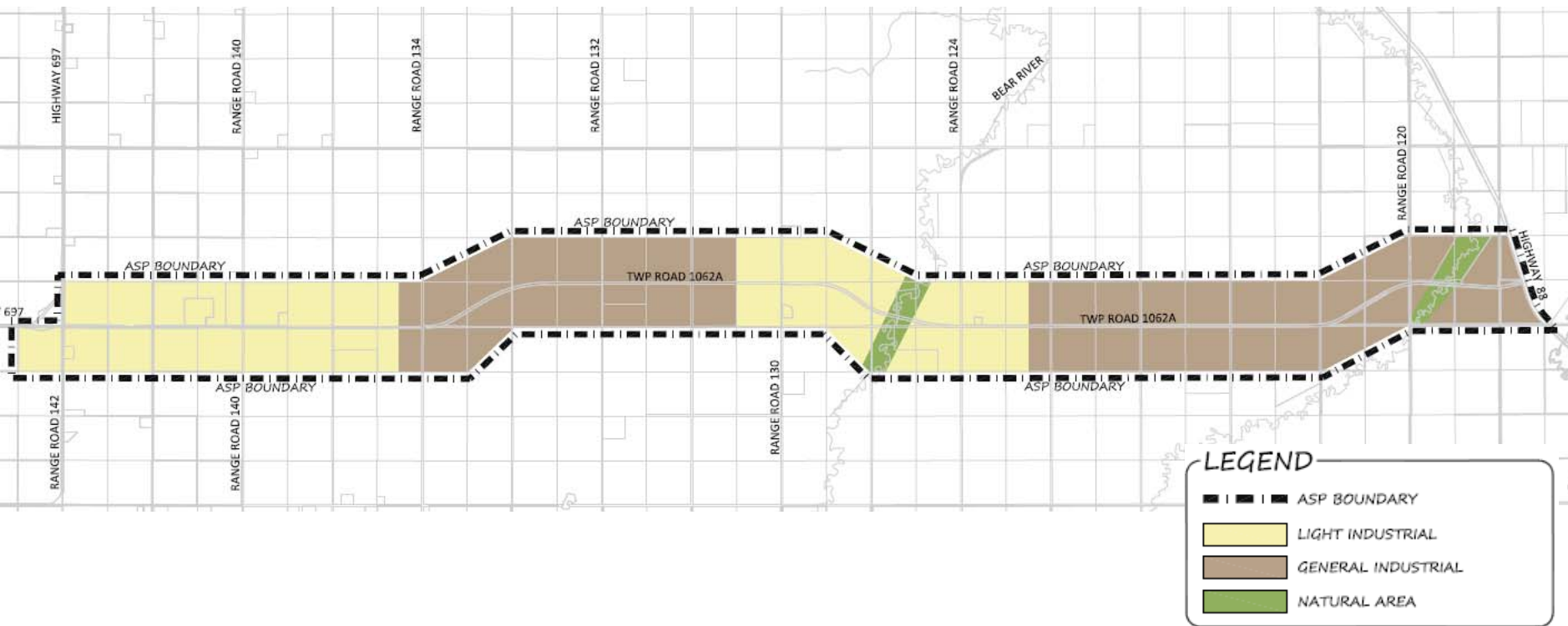


**FireSmart Industrial Zone 2:**  
10-30 metres from structure(s) on the disposition. (Priority Two - personnel and structures are at risk from ember transport associated with a wildfire.)



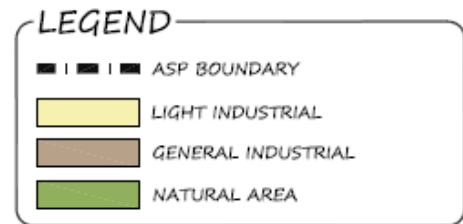
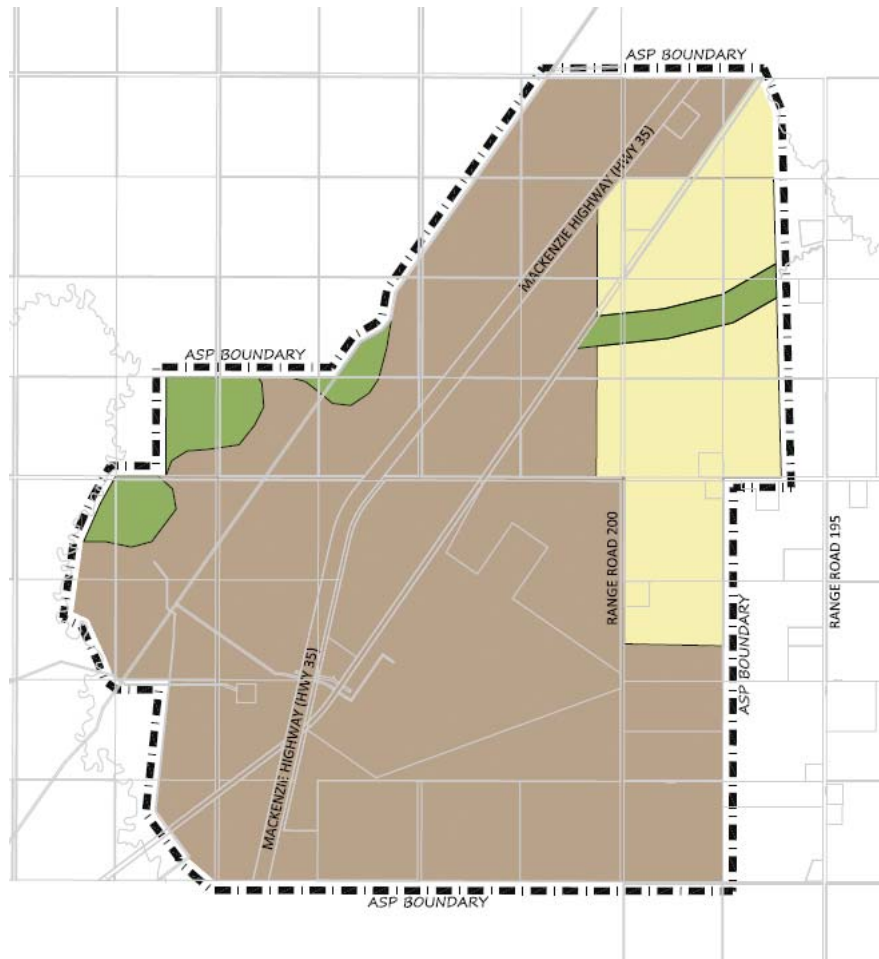
**FireSmart Industrial Zone 3:**  
30+ metres, extensive forest area surrounding individual or multiple dispositions. (Priority Three - evacuation routes and evacuation staging areas can be impacted by smoke and wildfire activity outside the disposition.)

# Land Use Concept: Connector





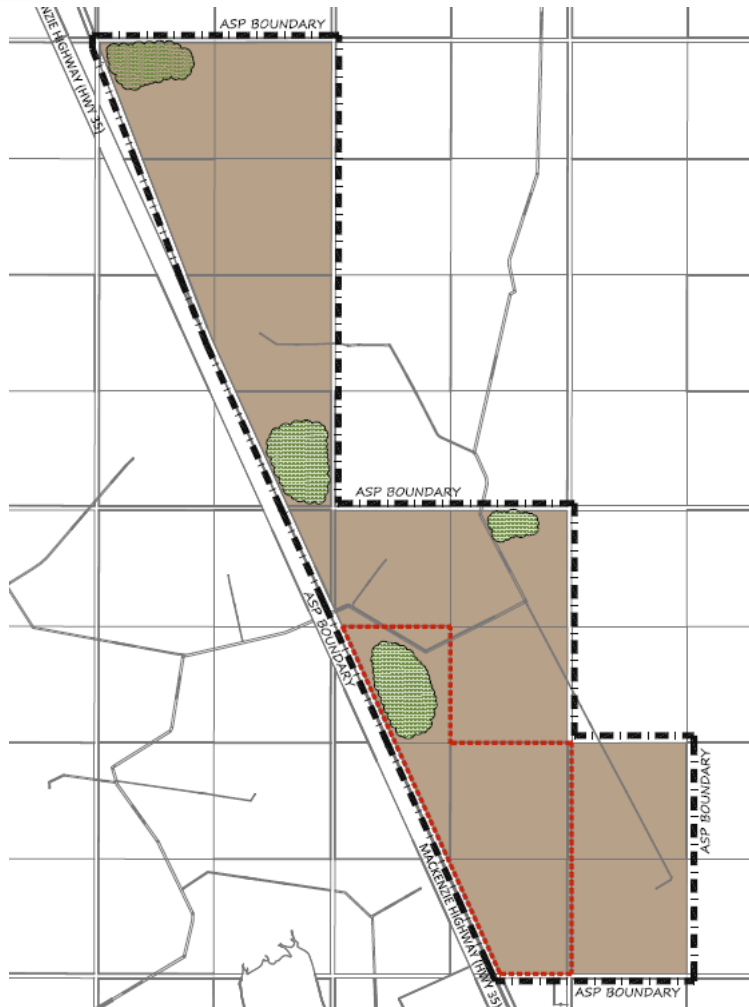
# Land Use Concept: Mackenzie Highway



## Land Uses: Limited General Industrial

- Applies in Footner and Fort Vermilion Industrial ASPs only.
- Provides for a mix of light and heavy industrial uses.
- Limits types of nuisances to ensure compatibility with other uses.
- *Fort Vermilion Industrial ASP*: No uses that create a hazard or negatively impact hamlet residents should be allowed.
- *Footner ASP*: Heavy uses should locate in areas of the plan where they will not impact on airport operations (outside of Airport Vicinity Overlay for example).

# Land Use Concept: Footner



## LEGEND

- | — | — | — | AREA BOUNDARY
- - - - - AIRPORT VICINITY OVERLAY
- LIMITED GENERAL INDUSTRIAL
- POTENTIAL ENVIRONMENTAL RESERVE

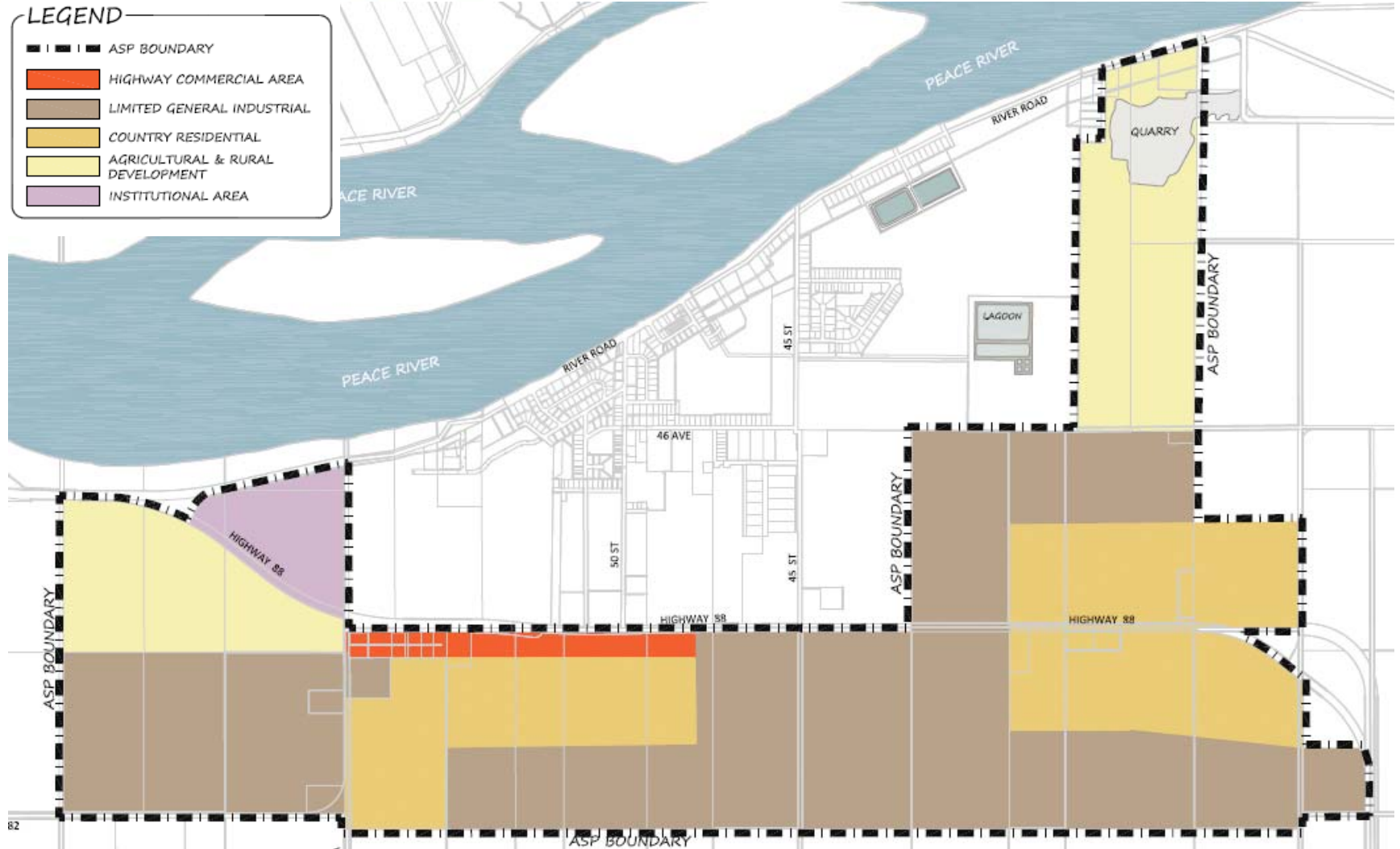
# Land Use Concept: Fort Vermilion

- Differences with Fort Vermilion Industrial ASP
  - Country Residential Expansion
    - Capacity of 180 units or 540 people.
  - Highway Commercial
    - Same as in hamlet ASPs.
  - Institutional Area
    - Supports continued use of the research station.
  - Agricultural and Rural Development
    - To preserve land for future development. Included to ensure expansion of hamlet can occur to east and/or west.





# Land Use Concept: Fort Vermilion



# Implementing the Plans

- To ensure plans can influence development, plenty of work remains.
- Some areas of necessary further work for the County may include:
  - Update Inter Municipal Development Plan
  - Update Municipal Development Plan
  - Guidelines and standards updates
  - Capital projects and programs
  - Update Land Use Bylaw
  - Require Outline Plans (or Conceptual Schemes, etc) prior to subdivision or redesignation approvals

# Next Steps

- Receive Council support.
  - Stakeholder Consultation
  - Public Open Houses
    - May 20-24 in Fort Vermilion, La Crete, Zama City and High Level.
    - Specific dates and times to be confirmed.
  - Update plans and create background reports.
  - Complete plans and reports before end of June.

# Thank you – End of Presentation

- Due to volume of information I could not include it all in this presentation.
  
- Please ask any questions.
  - It may be more useful to meet me tomorrow to discuss your questions if they are very detailed.
  
  - I am available at the Fort Vermilion county offices from 10 am until 130 pm.
  
  - Otherwise please contact me directly or through Byron.

Phone 403-244-9710 x 16  
b.petch@schefferandrew.com