

Area Structure Plan Hamlet of Fort Vermilion

Bylaw No. XXXX



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1 Purpose and Scope

This Area Structure Plan (Plan) has been prepared for the Hamlet of Fort Vermilion at the request of Mackenzie County (County), a Specialized Municipality with both urban and rural areas within its jurisdiction.

1.1 Introduction

As one of the oldest settlements in Alberta Fort Vermilion has an abundant history reflected in its built form and historically significant buildings and sites. Growth scenarios indicate that within the next 20 years, Fort Vermilion is unlikely to see a substantial population increase. However, if industrial lands being planned to the south of the community along Highway 88 prove attractive to employers, the Hamlet could see considerable growth. The Plan provides a framework for future subdivision, servicing, and development that builds on the existing community strengths to create an urban environment where residents are happy to live, work and play.

The Plan is primarily based on policy direction from the Municipal Development Plan Bylaw 735-09. It sets out a vision and specifies actions and policies needed to achieve that vision based on the requirements of the *Municipal Government Act* (MGA). The MGA requires an Area Structure Plan to identify:

- Sequence of development for the plan area;
- Land uses proposed for the area, either generally or with respect to specific parts of the area;
- Density of population proposed for the area either generally or with respect to specific parts of the area;
- General location of major transportation routes and public utilities; and,
- Other matters council considers necessary.

Area structure plans are long-term “living documents.” As the land use, socio-demographic and economic context changes it is not uncommon for plans to be reviewed and amended. Despite such changes, the vision of this Plan should remain consistent. However, it is anticipated that more detailed components may be amended in accordance with Hamlet and County needs on an ongoing basis.

The policies and actions identified in this Plan are meant to influence the Mackenzie County Land Use Bylaw, development standards, neighbourhood area plans, subdivision design, and development approvals to ensure that the long term vision for growth determined by this process is achieved.

1.2 Background Report

Along with the Plan, a background report has been prepared. This report contains most of the analysis undertaken to identify the vision, goals and policies for the Plan. This includes a review of the planning context; an update of demographic considerations; review of existing land uses, natural features, facilities and infrastructure; and identification of opportunities associated with the same.

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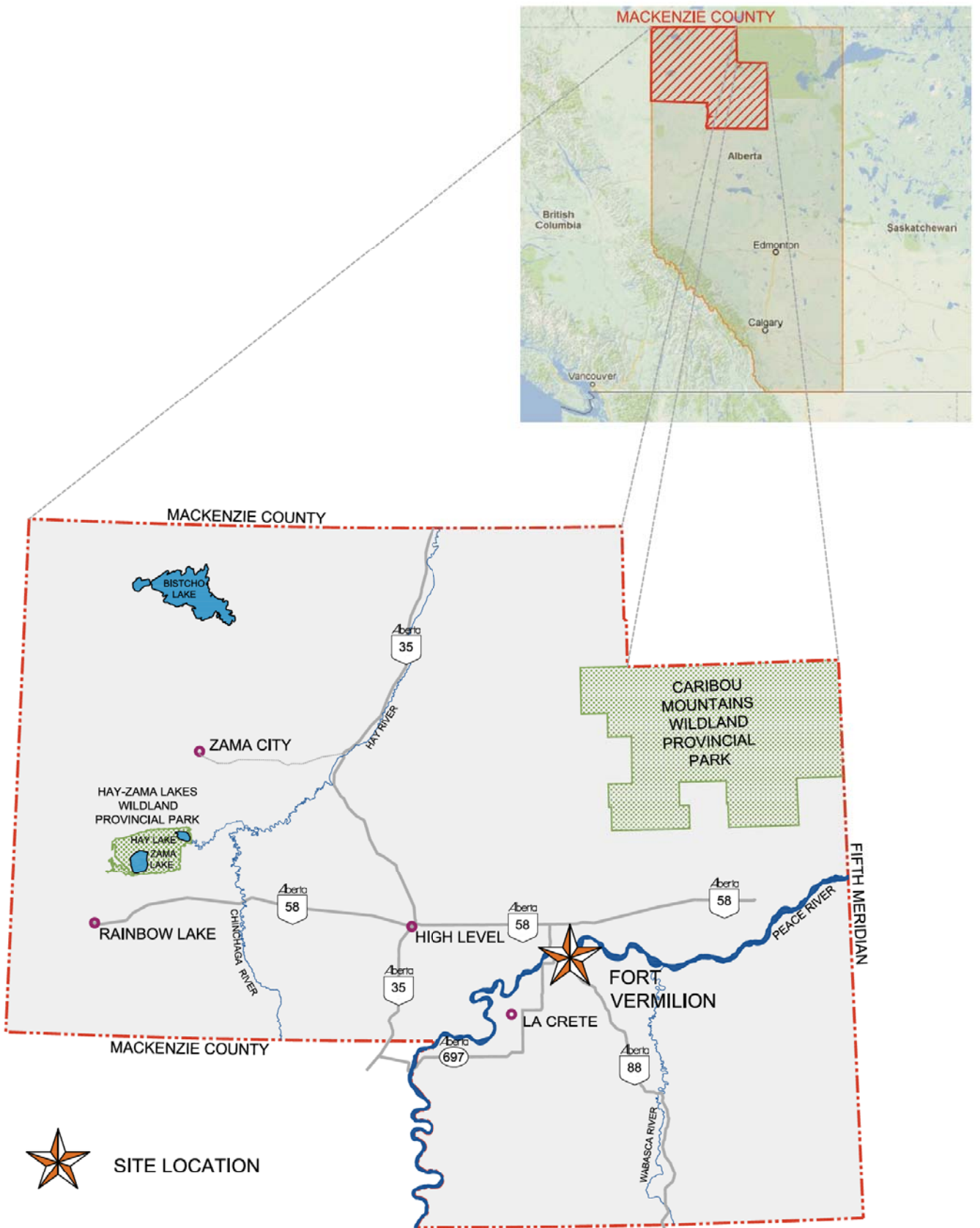


FIGURE 1
LOCATION PLAN
FORT VERMILION AREA STRUCTURE PLAN
NOT TO SCALE
MARCH 2013

1.3 Mackenzie County Municipal Development Plan (2009)

The Municipal Development Plan (MDP) defines the vision, principles, objectives, and policies of the County as well as objectives and policies for Hamlets. By doing so, a foundation for the preparation of more detailed land use plans within existing Hamlets is established.

1.3.1 Objectives for Hamlet Growth

Expanding the role of Hamlets as service centres for surrounding rural areas is a common theme throughout the MDP that can help achieve the vision for land uses in the County and identify a long term growth strategy for Fort Vermilion.

Key objectives expressed in the MDP that provide a foundation for growth in Fort Vermilion include:

- Plan for a positive growth rate;
- Promote orderly and economic growth;
- Provide a variety of housing types;
- Plan for future subdivision and development of residential areas;
- Facilitate growth of commercial and industrial areas;
- Provide institutional, recreational, and cultural opportunities;
- Optimize the use of existing services and infrastructure; and,
- Strengthen the long term viability of Fort Vermilion.

1.3.2 Policies Specific to Growth in Fort Vermilion

Key policies in the MDP that outline a long term growth strategy for Fort Vermilion include:

- Develop in accordance with the MDP;
- Preserve and promote historically significant buildings and support local initiatives that promote Fort Vermilion's heritage;
- Prepare a comprehensive plan for the existing Nature Trail that provides access to natural areas and connects to other community amenities;
- Development within the floodplain shall be approved by a professional engineer or architect and consider specific factors in the design;
- A restrictive covenant must be registered against properties in the floodplain as a condition of subdivision or development approval to hold the municipality harmless from any damage or loss occurring as a result of flooding; and,
- The County may prepare a study to determine the need and cost for the construction of a dike/levee from River Road to the Fort Vermilion aerodrome along Peace River.

1.4 Community Consultation

Community consultation forms the cornerstone of the vision, policies and actions identified in the Plan. Early stakeholder consultation in Fort Vermilion helped focus the direction of this plan, while a public open house ensured wider input into the Plan's vision, policies and concepts. Results of this consultation can be found in the background report for this plan.

1.4.1 Early stakeholder consultation

- Low key character; more development would be good if in character.
- History sets the community apart and creates tourism opportunities.
- Business areas could be improved with character of commercial buildings.
- Recreational opportunity to develop more trails.
- Industrial development should go near top of hill by Highway 88.
- There are infill opportunities in the downtown.
- Heavy traffic commercial uses should locate on hwy 88.
- Consider development of a pioneer village, camping facilities, and information centre.
- Residential growth opportunity at top of hill that already has services.
- Wayfinding signage would be useful as well as interpretive signage/historic.
- Determine the role of the river in town. The river has value for tourism, community recreational feature, and botanical significance.
- Town is slow growing, but lots of historic character is a tourism opportunity.

1.4.2 Public Open House

THIS SECTION WILL BE UPDATED ONCE OPEN HOUSES ARE COMPLETE

2 Creating a Vision

The County has prepared this Plan to clarify, communicate and deliver its vision for the future development and redevelopment of Fort Vermilion.

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

In order to implement the vision, the Plan seeks to achieve specific objectives which are identified below. These objectives recognize and build on the Fort Vermilion policies of the MDP.

- Guide interim and long-term growth in a deliberate manner that coordinates with infrastructure provision and facilitates a complementary land use mix;
- Promote development of 50th Street and nearby areas of River Road as the commercial centre of Fort Vermilion, with consideration to the community's history;
- Encourage the identification and preservation of historic buildings and sites;
- Recognize the changing needs of the community by allowing a range of housing choices, including multi-family;
- Protect significant natural areas, including the Peace River waterfront; and,
- Support economic development and diversification.

As part of delivering these objectives, the Plan must be consistent with existing municipal, provincial, and federal policies, regulations and plans for the area. To illustrate the intent of the Land Use Concept, plans for municipal services, roadways and staging have been prepared.

2.1 Land Use Concept

The Land Use Concept integrates the natural and man-made considerations of the Plan area with the needs of the community while meeting all relevant policy guides and regulatory requirements.

The land use areas displayed in the Land Use Concept are conceptual. They are intended to provide a broad road map for future development. Further planning through Conceptual Schemes or Neighbourhood Area Structure Plans and Outline Plans may revise the designation and area of land uses. Substantial deviations from this concept will require amendments to the Plan; however, if the intent of the concept is preserved amendments may not be necessary.

The Land Use Concept recognizes the established development pattern within the existing Hamlet, and integrates compatible and complementary land uses to create a complete community while maintaining a distinct rural Hamlet character.

Where the land use area identified in the Land Use Concept does not follow a property boundary, road or significant natural feature, or where there is uncertainty regarding the location of the boundary, the specific boundary location may be determined at the time of subdivision or development, through legal survey and/or supporting technical documents.

2.2 Land Use Distribution

The tables below display the land use statistics for the 2033 Land Use Concept. The design population exceeds population growth projections for the Hamlet identified by this planning process. This is in part due to already planned developments, existing vacant residential lands, and the Plan providing enough new residential land to entirely accommodate the high growth scenario. This additional capacity recognizes that if the adjacent Fort Vermilion Industrial Park Area Structure Plan is adopted by Council and successfully develops, then there may be an increased demand for residential properties locally, in excess of historic growth rates.

Table 1 Land Use Statistics

	Area (ha)	% of NDA
Gross Developable Area (excludes existing built area)	253.9	
Net Developable Area (NDA)		100%
Future Residential	114.25	45%
Residential	22.11	8.7%
Industrial	15.8	6.2%
Commercial	13.18	5.1%
Open Space (assumed 10% GDA)	25.29	10%
Stormwater Management Facilities (assumed 5% GDA)	12.64	5%
Roads and Access (assumed 20% GDA)	50.63	20%

Table 2 Unit and Population Estimates

	Gross Area (ha)	Units/Gross ha	Units	People/Unit	Population
Existing Residential	58.67	4.18	245	2.96	727
New Residential	22.11	7.69	170	2.96	503
Total	108.14	-	532	-	1230

Note: these statistics are intended for discussion purposes and are subject to change.

3 Achieving the Vision

This section sets out policies to guide development in a manner that can achieve the 20-year vision for Fort Vermilion, as well as fulfill the requirements of the MGA.

3.1 General Development Policies

The following policies reflect the intent of the vision across the Hamlet and also speak to development processes that can help ensure that the vision is implemented.

- All Areas 1. Development should strive to maintain the natural drainage pattern of the land to reduce impacts from development.*
- All Areas 2. New multi-lot development should be in accordance with a Conceptual Scheme (or Outline Plan or Neighbourhood Area Structure Plan).*
- All Areas 3. No new country residential development should be permitted in the Hamlet boundaries as this is an inefficient use of municipal services.*
- All Areas 4. Developers should be encouraged to retain existing trees during design and development in order to maintain the rural character of Fort Vermilion.*
- All Areas 5. New street networks should continue to expand the existing modified grid street pattern.*
- All Areas 6. Conceptual Schemes, Neighbourhood Area Structure Plans or Outline Plans shall be generally consistent with the Land Use Concept; however:*
- 1. They may deviate from the Land Use Concept provided the objectives of this Plan are maintained.*
 - 2. They may deviate from the Land Use Concept when a new site specific constraint is identified that requires a change.*
 - 3. Amendments to this Plan may be required.*
- All Areas 7. The planning area is considered to have high potential to contain archaeological, paleontological, Aboriginal traditional use and historic period resources. A Historic Resource Impact Assessment may be required prior to development. All development proposals should be referred to the Historic Resources Management Branch for review and will require an application for Historical Resources Act clearance.*
- All Areas 8. Mackenzie County should require permanent development proposed within the 1:100 year Peace River floodplain to comply with those measures set out in the MDP.*
- All Areas 9. Developers may be required to prepare an emergency plan as part of a subdivision, Conceptual Scheme or similar plan. The emergency plan would address recommendations in the Fire Smart: Protecting Your Community from Wildfire manual published by Partners in Protection.*

3.2 Historical Resource Policies

Fort Vermilion is one of the oldest settlements in Alberta. Accordingly, there are number of historic and archaeological resources that help lend the community its character. The Old Bay House at 4405 River Road, including a 100 metre radius around the house, is a National Historic Site of Canada. The Trapper's Shack on the west corner of River Road and 50th Street is a Provincially Registered Historic Resource. Alteration to these historic sites is regulated by the Historical Resources Act. Development in the vicinity of these uses should reflect the historic character of these and other old buildings.

Historic Resources 1. If the Historic Resource Management branch of Alberta Culture and Community Spirit requests that a Historical Resources Impact Assessment be conducted for a particular development the County should incorporate the results into future subdivision applications or amendments to this plan.

Historic Resources 2. Development identified for Heritage Frontage Control should reflect the historic character of Fort Vermilion through building design and finishing materials on street-facing walls as well as landscaping in areas between the building and a public street.

Old Bay House



Trapper's Shack



3.3 Hamlet Residential Area Policies

The majority of residential lands are along River Road and west of 50th Street. The predominant dwelling type in the Hamlet Residential Area is anticipated to be low density residential (i.e. single detached dwellings, duplexes, manufactured homes). Variety in residential densities is encouraged in the vicinity of 50th Street and in other suitable locations (i.e. low-rise apartment, triplexes, row houses).

A new development is currently planned around the Fantasy North Golf Course, however the Plan also provides for a residential expansion area extending from the western end of 48th Avenue.

- Hamlet Residential A. Single-family detached dwellings will be the primary development in the Hamlet Residential Area, however duplex and town-houses are encouraged. Similar low profile multiple unit developments are encouraged near the Town Centre Area.*
- Hamlet Residential B. Design of residential developments should be contextual and take place in consideration of existing nearby development and adjacent uses. Multi lot residential developments should be undertaken by way of a Conceptual Scheme.*
- Hamlet Residential C. Home based businesses are encouraged, provided they do not alter the residential character of a property or buildings.*
- Hamlet Residential D. Connectivity between neighbourhoods shall be encouraged through the provision of streets and walkways that are designed to support safe pedestrian, cycle and vehicle movements as appropriate to their context.*
- Hamlet Residential E. Multi-family developments should enhance the streetscape through landscaping and built form and mass which respects that of nearby structures and properties.*

3.4 Commercial Development Areas

There are two types of commercial uses identified for Fort Vermilion: Hamlet Commercial and Highway Commercial.

3.4.1 Hamlet Commercial Area

There is an opportunity to support the further development of Fort Vermilion as a tourism destination and a commercial centre for surrounding country residential properties and local residents. The commercial core area is at the intersection of 50 Street and River Road. Commercial uses extend south along 50 Street and both east and west along River Road. The Hamlet Commercial Area reflects the existing disposition of commercial uses and encourages contextual infill development that reflects the community's history and opportunities to further develop a tourism industry. Concentrating new commercial uses in this area can support the further strengthening of this area as Fort Vermilion's commercial and cultural centre.

- Hamlet Commercial A. Direct new retail, food and lodging establishments to this area.*
- Hamlet Commercial B. Development within the Hamlet Commercial Area identified for Heritage Frontage Control should incorporate design elements that reflect the historic architectural character of Fort Vermilion, encourage high quality public realm and pedestrian connectivity.*
- Hamlet Commercial C. Commercial uses are appropriate in this area, but should be encouraged to reflect the following provisions:*
- a. The space between a building and the street should be landscaped to encourage a high level of public amenity and a visually pleasing streetscape.*
 - b. Minimum off-street parking requirements may be substantially relaxed in the Hamlet Commercial Area for new development to encourage a pedestrian friendly town centre environment. In some cases parking requirements may be waived entirely.*
 - c. Changes in use for already established buildings may be deemed to meet parking requirements.*
 - d. New building and site design fronting 50 Street or River Road should emphasize creating a pedestrian friendly environment that can support tourism, including windows and doors in street-facing ground floor walls and the articulation of building mass to create visual interest and reduce the bulk of larger structures.*
- Hamlet Commercial D. At the discretion of the County, parking areas may be paved, incorporating low impact design features, which includes conservation and use of on-site natural features to protect water quality.*
- Hamlet Commercial E. Uses which are likely to create nuisance factors through airborne contaminants, dust, vibration, light and noise emissions should be directed to the Light Industrial Area or an industrial park outside the Hamlet boundaries.*

3.4.2 Highway Commercial Area

Highways create attractive locations for commercial businesses due to relatively higher levels of visibility and access. Highway commercial uses are anticipated to be in the form of traffic oriented commercial uses that cater to a regional market catchment. There is an existing highway commercial use located at the south end of 45 Street that should form the nucleus for future highway commercial development. Future highway commercial development spreads west along the Bicentennial Highway from this point.

- Highway Commercial A. Sites should be designed in a comprehensive manner that integrates with existing and future development opportunities on surrounding sites, including consideration of building design, mass, transportation and site operation. This may require cooperation amongst adjacent property owners through a Concept Scheme, Neighbourhood Structure Plan or Outline Plan process to create attractive and functional commercial areas. Joint access, drainage and parking easement agreements may be required to facilitate cooperative use and development.*
- Highway Commercial B. Parking should mainly be provided to the side and rear of new developments.*
- Highway Commercial C. New developments should be subject to landscaping and appearance requirements to ensure that these areas are aesthetically pleasing.*
- Highway Commercial D. Development of properties adjacent to residential areas should address potential land use conflicts through building orientation, landscaped buffers, lighting design, architectural treatments and operational requirements.*
- Highway Commercial E. A property developed with multiple commercial buildings should be designed as a comprehensive development, considering the relation between the appearance and operational characteristics of the different buildings and their individual uses.*
- Highway Commercial F. Low impact design features, which includes conservation and use of on-site natural features to protect water quality, should be incorporated into development.*
- Highway Commercial G. Uses which are likely to create nuisance factors through airborne contaminants, dust, vibration, light and noise emissions should be directed to the Light Industrial Area or to an industrial park outside of the Hamlet boundaries.*

3.5 Light Industrial Development

This plan addresses only light industrial uses such as contractors' yards and shops, outdoor storage, and similar uses that do not create significant nuisances as part of their primary operations. Heavy industrial uses such as manufacturing, processing, assembly, and large scale distribution should be directed outside of the Hamlet boundaries away from land uses sensitive to their effects.

Industrial A. All industrial sites should be developed in a manner that minimizes the potential impacts on adjacent or nearby properties. Methods to ensure industrial developments do not negatively impact adjacent properties and roadways may include the construction of landscaped berms, architectural treatments, landscaping and fencing, distance separation, the retention or planting of native vegetation, and the on site treatment of stormwater.

Industrial B. Aggregate extraction operations taking place within the Hamlet boundaries should be encouraged to follow Alberta Environment and Sustainable Resource Development best practices and seek to minimize disturbance to surrounding sensitive land uses through the use of suitable buffers, setbacks, operation restrictions and mitigation of visual impacts on passersby.

3.6 Open Space Development Policies

Open spaces, both formally landscaped and natural, are essential components to the physical structure of the Land Use Concept. One key opportunity in Fort Vermilion is to integrate the waterfront open spaces and trail network with the commercial areas along 50 Street.

3.6.1 Open Spaces

Along with protecting sensitive areas, natural areas form part of the Land Use Concept's open space system. There is an existing waterfront natural area along the Peace River. As a riparian area this can provide benefits in terms of habitat, visual amenity, enhanced quality of overland stormwater run-off, and a strong sense of rural character. This natural area is particularly valuable as walkways and park spaces are integrated throughout.

Natural areas are intended to be left in their natural state, including topography and vegetation. Low impact recreational uses (i.e. trails and benches) are appropriate within the natural areas. Additionally, complementing community infrastructure (i.e. stormwater management facilities, small parks integrated with existing landscaping) may also be appropriate.

3.6.2 Parks

Parks should be strategically located within the plan area to maximize their benefits to residents. Generally, a park should be accessible to all residents of the neighbourhood within a short walk from each dwelling. Parks should be landscaped and where appropriate should have recreation facilities (i.e. trails, playgrounds, fields). Park sites should be dedicated as Municipal Reserve at the time of subdivision. One park should be developed along with Stage 2 residential development west of 50 Street.

3.6.3 Open Space and Parks Policies

Open Space A. The County should continue to upgrade the river front walking trail and parks network.

Open Space B. Stormwater management facilities (SWMF) are intended to be multi-purpose in that they also function as open space and amenity areas. SWMFs should generally have a naturalized landscaping aesthetic with low intensity recreation opportunities built into their design. The recreation facilities may include trails, benches, and open access (no fences) to the facilities. To complement and be fully integrated into the community it is important that all SWMF integrate recreational opportunities into their design.

- Open Space C. At the time of subdivision the stormwater management facilities should be dedicated as Public Utility Lots. Those stormwater management facilities that incorporate recreational opportunities and benefit the community may receive Municipal Reserve credit for up to 20% of their area.*
- Open Space D. Developers may be requested to establish environmental reserve easements as provided for in the Municipal Government Act. These environmental reserve easements may address lands that would otherwise qualify as environmental reserve. Mackenzie County may also establish conservation easements as provided for in the Alberta Land Stewardship Act.*
- Open Space E. Mackenzie County may require that Municipal Reserve dedications in residential areas be in the form of land or cash-in-lieu. Where there are multiple land owners in an area, some land owners may be requested to provide more than their share of the 10% reserve dedication, while others may be requested to pay ‘money in lieu’ of dedicating land to compensate those land owners who provided the land so that in effect every developer makes a similar contribution of 10%.*
- Open Space F. The landscaping of public parks and open space should only include species which are native.*

3.7 Institutional and Community Services Policies

Institutional land uses include developments such as schools, emergency services, municipal services, cemeteries, places of worship, and community health services. These land uses can provide valuable cultural, social and health services to the community and surrounding areas. New institutional and community services are expected to include a new fire hall and public works shop and upgrades to other existing facilities within the lifetime of this plan.

3.7.1 Community Facilities and Emergency Service Policies

- Facilities A. The County may permit the development of institutional land uses in areas identified for industrial, commercial or residential land uses where adjacent existing and planned development is compatible. High traffic generating uses should be required to locate near streets capable of accommodating the traffic effects.*
- Facilities B. The County should provide for the development of emergency services such as fire stations, police stations and ambulance services as needed. Care should be taken to ensure that these uses do not create land use conflicts with residential uses.*
- Facilities C. Emergency services providers should be consulted on all subdivision applications, Conceptual Plans, or similar development applications.*
- Facilities D. Development within the Plan area should integrate Crime Prevention through Environmental Design principles in the design of public and private spaces.*

3.8 Servicing Policies

Services identified in this Plan are conceptual, and therefore it is anticipated that more detailed land use and subdivision plans will be completed in the future to provide further required detail to the concepts.

UPDATE THIS SECTION WITH DCL SIEMENS INPUTS

3.8.1 Servicing Policies

- Servicing A. All development should be serviced by municipal water and wastewater.*
- Servicing B. Infrastructure should be designed to accommodate lands outside of the Plan boundaries where required by the County.*
- Servicing C. Municipal services should be provided by a developer at their cost, including extensions to adjacent sites where deemed useful by the County.*
- Servicing D. Production and distribution capacity for power and natural gas service in Mackenzie County should not be considered as limiting factors to development.*
- Servicing E. A servicing study to the satisfaction of the County may be required to be completed prior to developing any lands.*
- Servicing F. Developers are encouraged to explore the most cost efficient servicing options available.*
- Servicing G. Developers should take into consideration the long-term operation and maintenance cost to the County when evaluating servicing options.*
- Servicing H. The layout of municipal utilities is likely to be subject to refinement at the subdivision stage.*
- Servicing I. All water services should be metered and designed for peak servicing requirements and adequate fire suppression needs.*
- Servicing J. Where desirable, stormwater management facilities and utility corridors should accommodate passive recreation opportunities.*
- Servicing K. All design and installation of stormwater management facilities should be in compliance with Alberta Environment and Water standards.*
- Servicing L. A developer may be required to provide rights-of way for shallow services.*
- Servicing M. Provision of services should be in accordance with the Infrastructure Master Plan for Fort Vermilion.*

3.9 Roads and Access Policies

As this plan incorporates residential, commercial and industrial development, future transportation networks both within the plan area and connecting to adjacent lands need to be able to accommodate a wide variety of vehicles, volumes and traffic use patterns. The Roads and Access Map of this Plan (Figure 7) generally describes how current, upgraded and new roadways can service existing and planned developments.

3.9.1 Trail Network

Trails are a critical component of the open space network, and will provide much needed connectivity and recreational opportunities – particularly along the Peace River waterfront. The trail network also contributes to maintaining the rural character of Fort Vermilion. The Roads and Access Map identifies key trails to maintain and others that should be created during new development and redevelopment.

3.9.2 Roads and Access Policies

- | | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Roads and Access A.</i> | <i>All roadways, intersections and accesses should be developed to Mackenzie County standards.</i> |
| <i>Roads and Access B.</i> | <i>The local road system should allow for a number of vehicular and pedestrian route alternatives linking community destinations.</i> |
| <i>Roads and Access C.</i> | <i>At their cost developers should install paved roads, sidewalks and trails to the satisfaction of the County.</i> |
| <i>Roads and Access D.</i> | <i>The County should require all benefitting developers to contribute proportionally to the cost of road upgrades.</i> |
| <i>Roads and Access E.</i> | <i>The County should work with Alberta Transportation and other relevant agencies to incorporate a dangerous goods route that can adequately service planned developments. This should be done in the context of nearby planned industrial developments.</i> |
| <i>Roads and Access F.</i> | <i>The County may consider deviation from the transportation network without amending the Plan if the deviation is to avoid creating isolated undevelopable parcels, enable safer intersection design, or achieve an identifiable better outcome.</i> |

4 Making it Work

The implementation strategy addresses three primary areas of action: tourism and heritage character, planning processes, and development sequence.

4.1 Tourism Strategy Actions

Sometimes projects led by the public sector can alter the nature of the community in which they are developed. They are intended to help alter the current direction development is going in order to achieve a vision that does not necessarily reflect continuing with the nature of past development outcomes.

Fort Vermilion has a wealth of heritage resources, including many significant buildings and documented sites. This is combined with an array of natural heritage resources. Fort Vermilion is in a strong position to be the centre of the region's tourism industry. The following suggested actions could be considered to move Fort Vermilion in that direction.

Actions for Consideration:

- 1. Consider undertaking a detailed heritage assessment to determine specific locations of heritage buildings and to determine an architectural template for new commercial development that reflects that of historic buildings.*
- 2. Add new heritage façade controls to the Land Use Bylaw affecting commercial properties along River Road and commercial and residential properties along the northern half of 50 Street.*
- 3. Consider developing a façade improvement program that would fund a portion of façade improvements to commercial properties identified for Heritage Frontage Control. This program would encourage building owners to upgrade their building frontages to have a historic character and a general improvement in repair.*
- 4. Work with other government agencies to develop a tourism information centre on a prominent site on 50 Street or River Road.*
- 5. Continue to develop the walking trail and park system along the riverfront. Consider extending this walking trail through town as an interpretive historical walk past sites and buildings of interest, including interpretive signage.*
- 6. When approving development permits, ensure that new development provides adequate design and public amenities to encourage a pedestrian friendly environment.*
- 7. Consider site specific economic development activities that support the development of Fort Vermilion as a tourism destination.*

4.2 Planning Processes

4.2.1 Implications for Other Municipal Plans and Bylaws

This Plan has been prepared to be generally consistent with the MDP and other overarching land use planning documents that affect the Plan area. However, to ensure consistency between plans the following is suggested:

- Repeal Hamlet of Fort Vermilion Area Structure Plan (2006).
- Review and update the Land Use Bylaw to reflect any differences between the Land Use Concept, policies and the current land use districts.

4.2.2 Conceptual Schemes

The Plan addresses future development in conceptual terms. Prior to development and at the discretion of the County, an application for subdivision and development may require the preparation of a Conceptual Scheme as defined in the MGA (an Area Structure Plan or Outline Plan may achieve a similar result). The boundary of these plans should be based on good planning practice and not necessarily land ownership. These documents would ensure consistency with the Plan and identify servicing details.

4.2.3 Municipal Reserve Credit

To create a complete and functional community, cooperation and a strategy is required to ensure that parks and school sites are located in appropriate locations to serve future residents. To accomplish this where there are multiple land owners in an area, it is often necessary for some land owners to provide more than their share of the 10% reserve dedication, while others are requested to pay 'money in lieu' of dedicating land to compensate those land owners who provided the land so that in effect every developer makes a similar contribution of 10%. Thus to implement the Plan, a reserve dedication process that involves over-dedication in some cases and compensation in others is important to ensure that the open space provision is distributed effectively throughout the Hamlet as it grows.

4.3 Development Sequence

Development of lands within the Plan should follow a general practice of contiguous expansion. It is generally anticipated that future development will occur in areas adjacent to existing development. Additionally, the sequencing and extent of development will largely be governed by the availability of services (water and sanitary) to accommodate the expansion of the community and timing will be at the behest of the development industry as demand for new units develops over time.

A suggested development sequence is identified in the Development Staging Map. There are a large number of vacant properties within the Hamlet and these should be prioritized for development over other areas in order to allow services to be provided more efficiently. Non-contiguous development may be considered provided the developer pays for all costs associated with extensions of services.

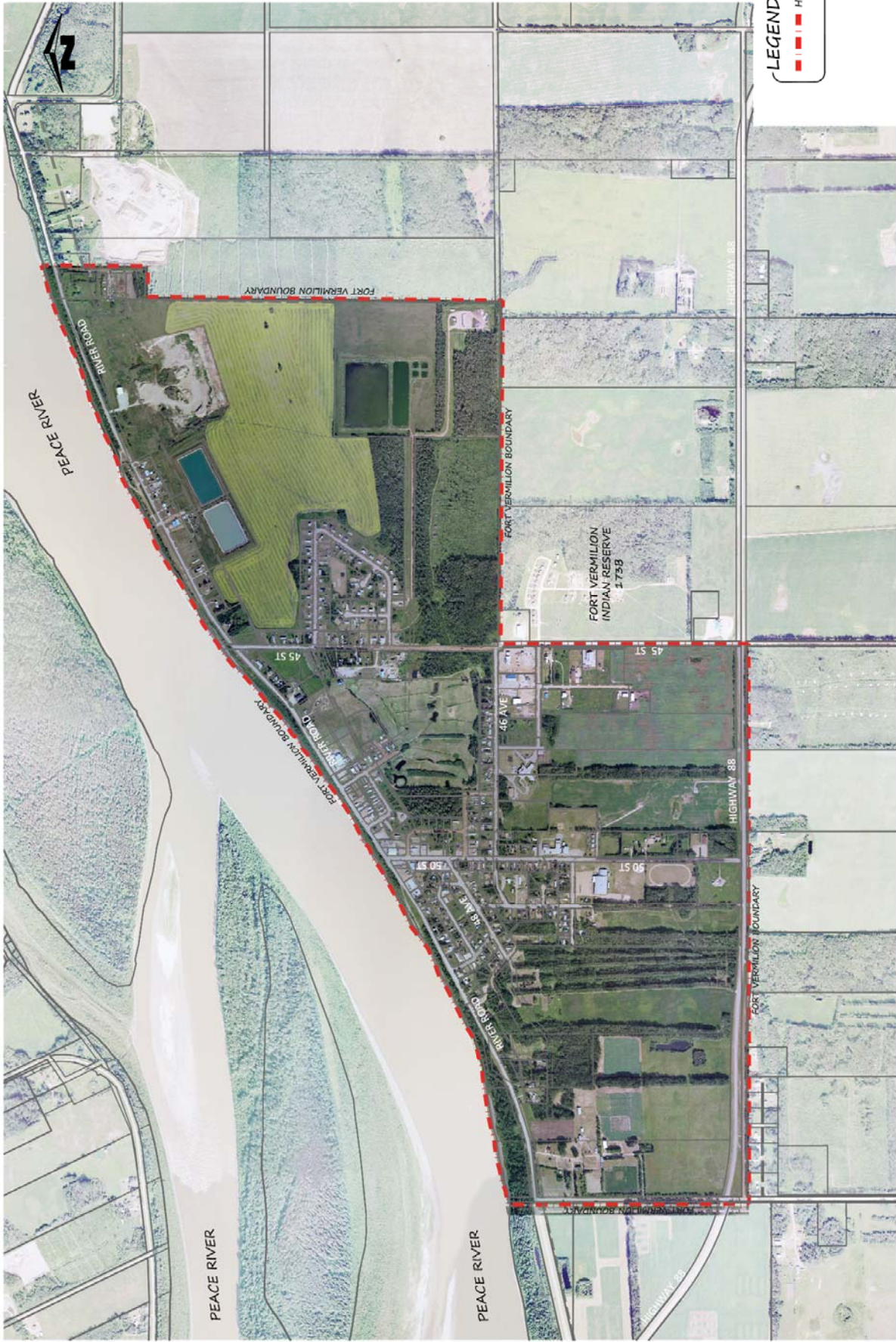
5 Maps and Diagrams

The following maps and diagrams are included in this section:

- Plan Boundaries
- Man Made Constraints
- Environmental Considerations
- Parks, Open Spaces and Facilities
- Roads and Access
- Water
- Sanitary
- Stormwater
- Development Staging



Mackenzie County



LEGEND
 FORT VERMILION BOUNDARY
 HAMLET OF FORT VERMILION

FIGURE 3
 PLAN BOUNDARY
 FORT VERMILION AREA STRUCTURE PLAN
 NOT TO SCALE
 MARCH 2013



Mackenzie County

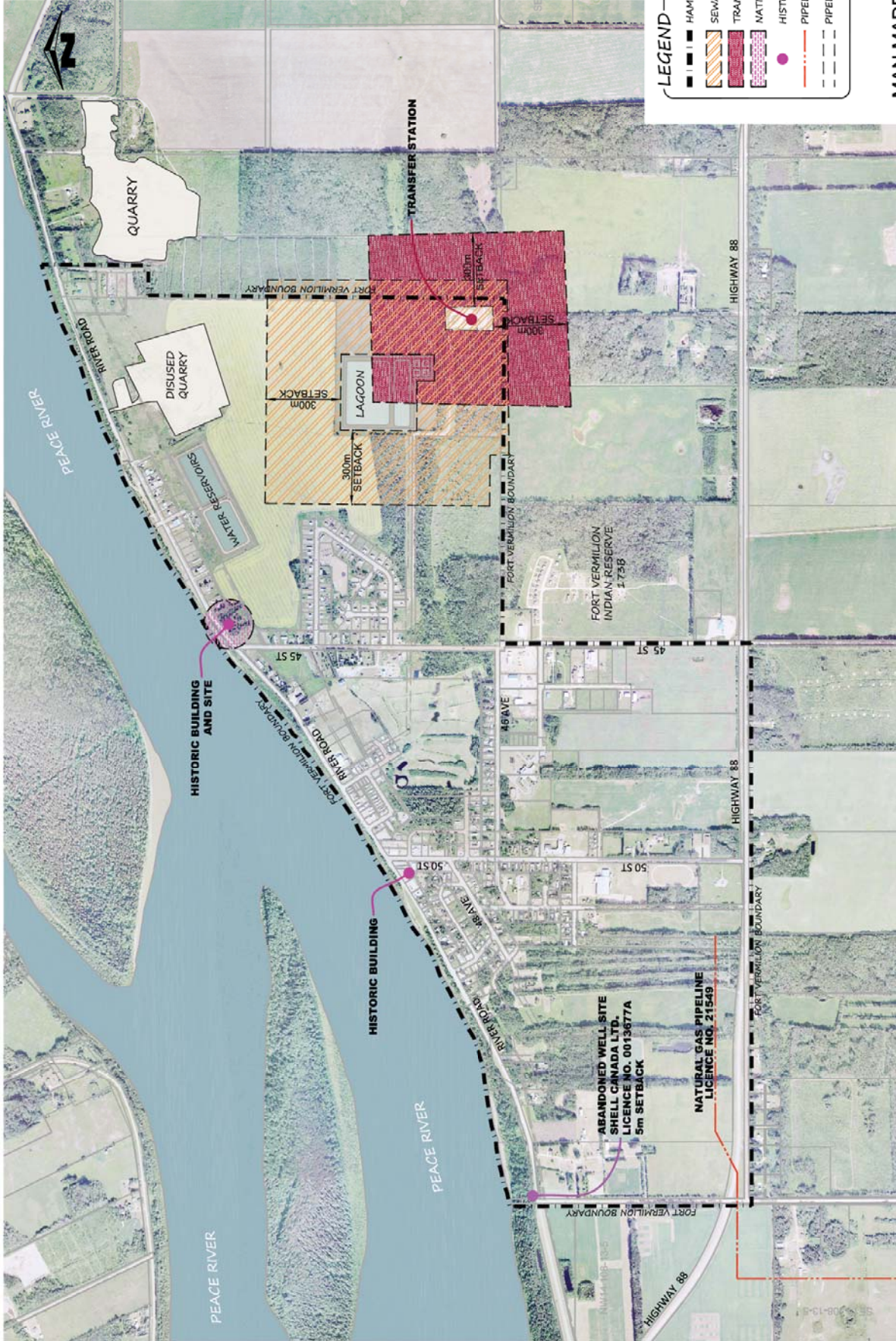


FIGURE 4

MAN MADE CONSTRAINTS

FORT VERMILION AREA STRUCTURE PLAN

NOT TO SCALE
MARCH 2013

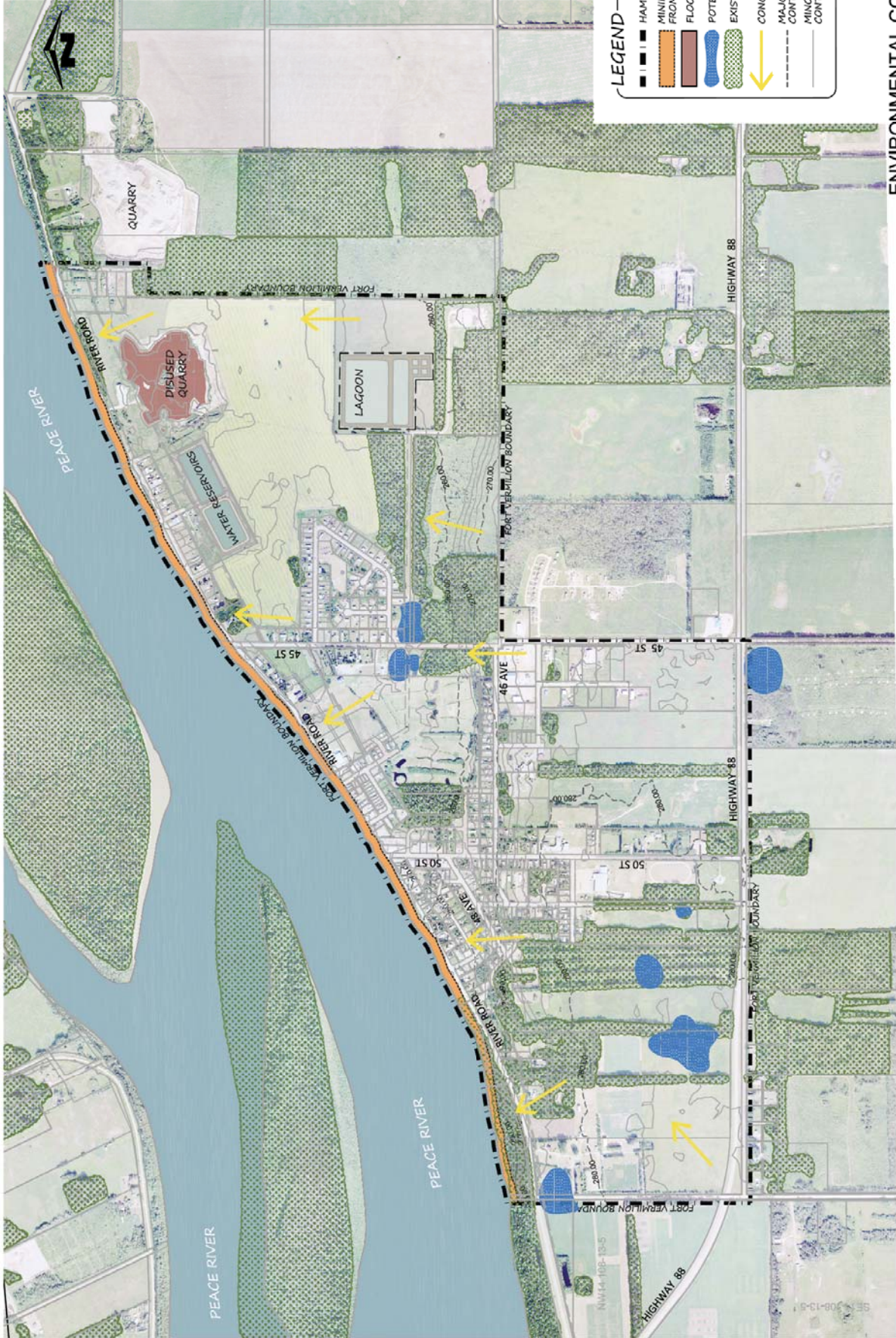
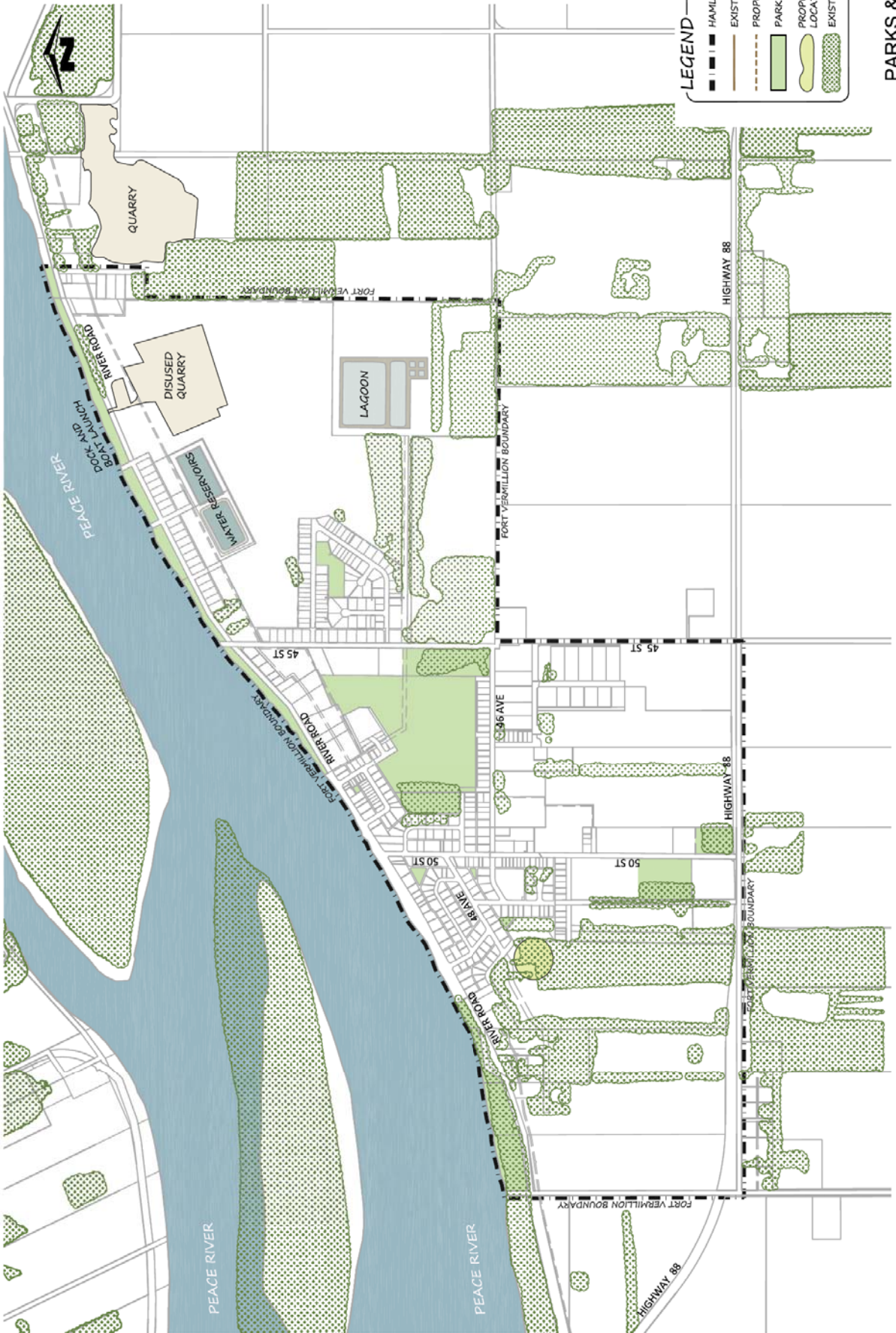


FIGURE 5
ENVIRONMENTAL CONSIDERATIONS
 FORT VERMILION AREA STRUCTURE PLAN

NOT TO SCALE
 MARCH 2013

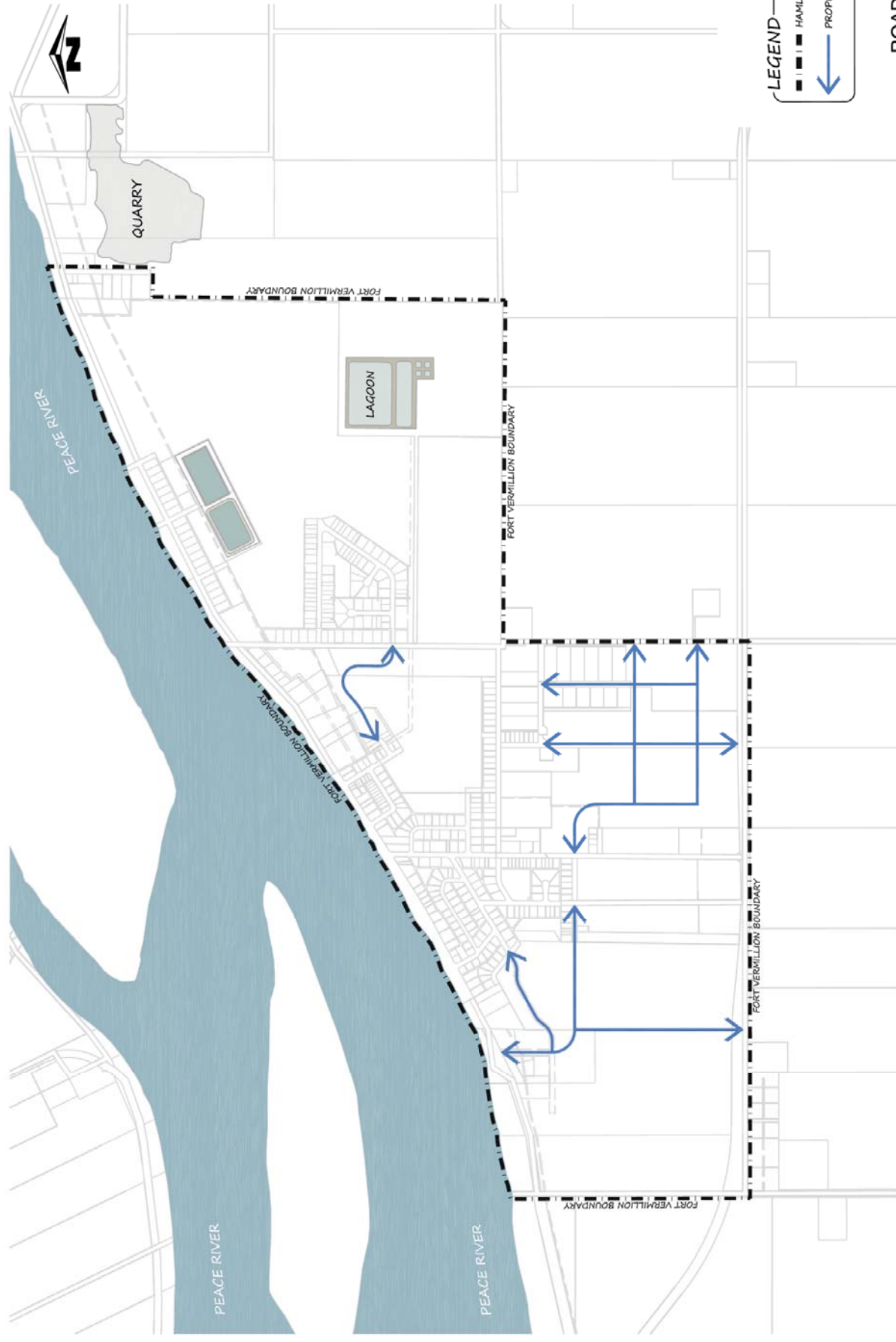
J:\110201 - Mackenzie County Area\10-Planning\10-2-Plans\10-2-1-Plan\10-2-1-Plan\10-2-1-Plan.dwg 2013/03/01 03:14 pm alexand



LEGEND

- ■ ■ ■ ■ HAMLET OF FORT VERMILION
- — — — — EXISTING TRAIL
- - - - - PROPOSED TRAIL
- ■ ■ ■ ■ PARK AREA - EXISTING
- ■ ■ ■ ■ PROPOSED GENERAL
- ○ ○ ○ ○ LOCATION OF NEW PARK
- ■ ■ ■ ■ EXISTING TREED AREA

FIGURE 6
PARKS & OPEN SPACES
 FORT VERMILION AREA STRUCTURE PLAN
 NOT TO SCALE
 MARCH 2013



LEGEND

- ▬ HAMLET OF FORT VERMILION
- ▬ FORT VERMILION BOUNDARY
- ➡ PROPOSED MAJOR CONNECTION

FIGURE 7
ROADS AND ACCESS
 FORT VERMILION AREA STRUCTURE PLAN
 NOT TO SCALE
 MARCH 2013

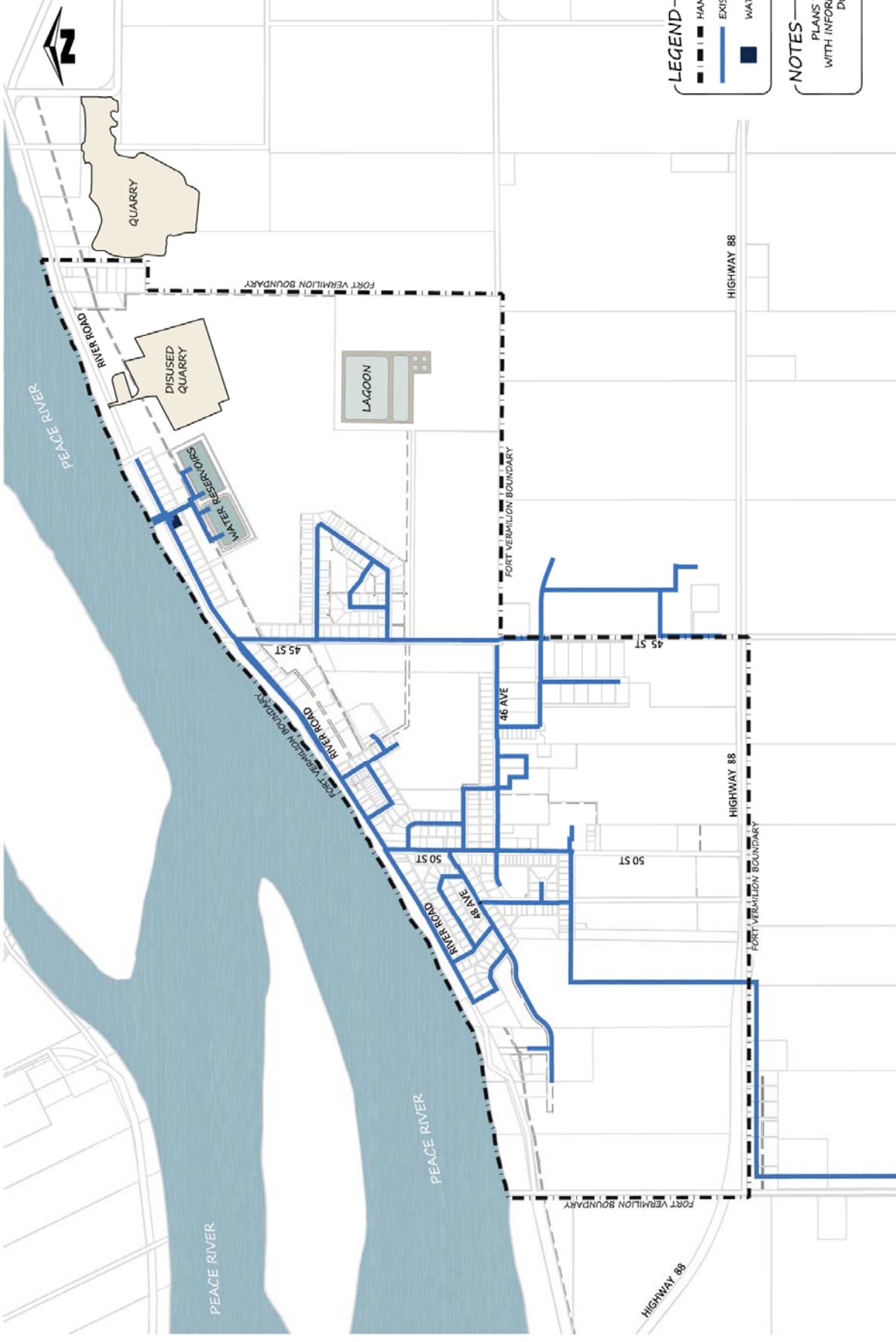
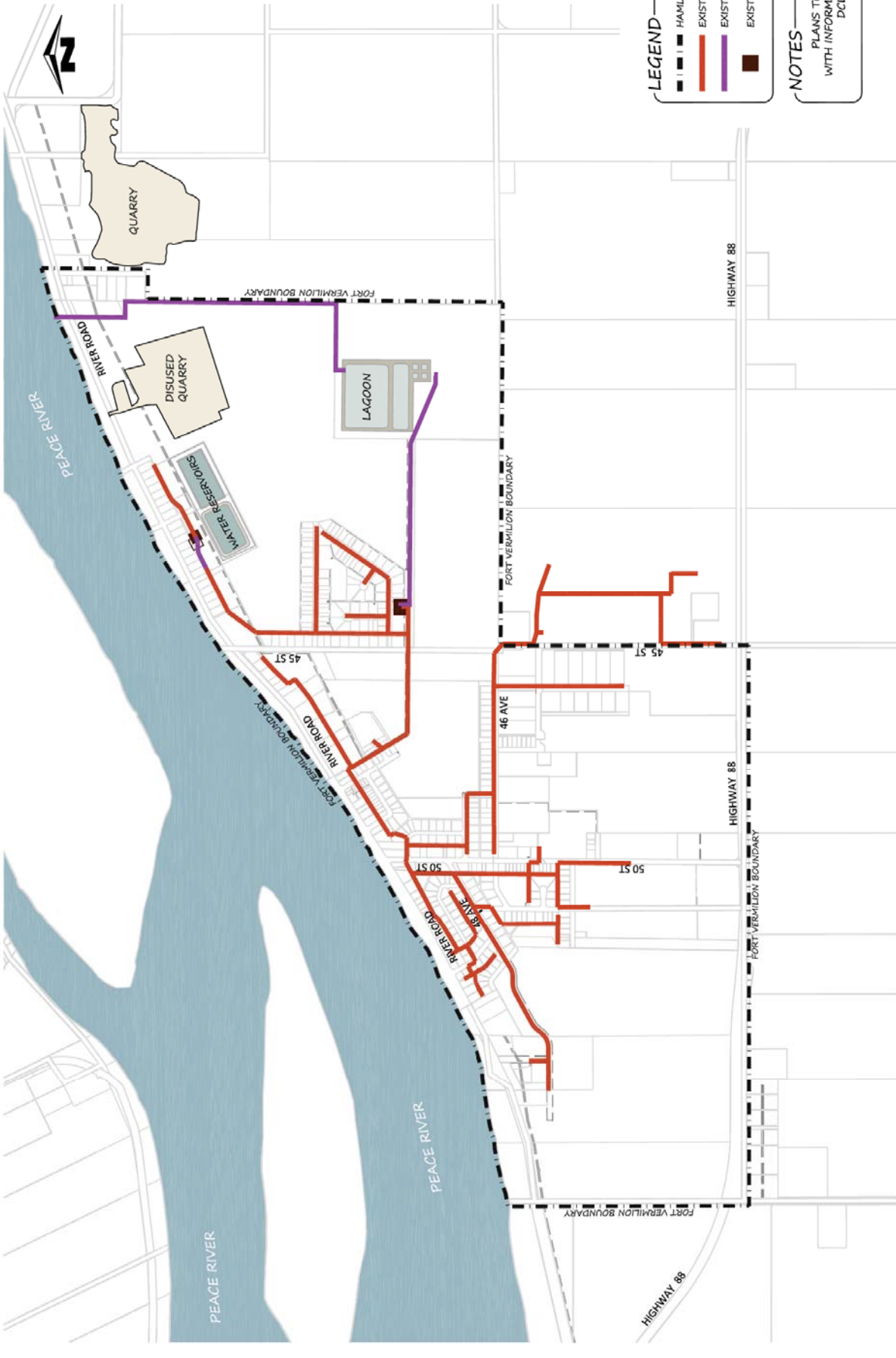


FIGURE 8
WATER
FORT VERMILION AREA STRUCTURE PLAN
 SCALE 1:15,000
 FEBRUARY 2013

J:\11001 - Mackenzie County Area\11-05-Structure Plan\Figure 8 - Watermain Infrastructure.dwg, 2013/05/01 02:01 pm, kshewdy



LEGEND

- HAMLET OF FORT VERMILION
- EXISTING SANITARY GRAVITY
- EXISTING SANITARY FORCEMAIN
- EXISTING LIFT STATION

NOTES

PLANS TO BE FINALIZED WITH INFORMATION PROVIDED BY DCL SIEMENS.

FIGURE 9
SANITARY
 FORT VERMILION AREA STRUCTURE PLAN
 SCALE 1:15,000
 FEBRUARY 2013

1/11/2013 - Mackenzie County App\10-15-13\Sanitary\10-15-13-Figure 9 - Sanitary Structure Plan.dwg, 2013/05/07 02:01 pm, shawndy



LEGEND

--- (dashed line)	HAMLET OF FORT VERMILION
Yellow box	RESIDENTIAL - STAGE NUMBER
Red box	COMMERCIAL - STAGE NUMBER
Yellow box with diagonal lines	FUTURE RESIDENTIAL
Red box with diagonal lines	FUTURE DEVELOPMENT

FIGURE 11
 DEVELOPMENT STAGING
 FORT VERMILION AREA STRUCTURE PLAN
 NOT TO SCALE
 MARCH 2013