

*Amended
See 1818*

BY-LAW NO. 1681

of the

COUNTY OF GRANDE PRAIRIE NO. 1

A by-law of the County of Grande Prairie in the Province of Alberta, to adopt an Area Structure Plan for the South West Quarter of Section Two (2), Township Seventy One (71), Range Six (6) West of the Sixth Meridian.

WHEREAS, Section 64 of the Planning Act, Chapter P-9, Revised Statutes of Alberta, 1980 and amendments thereto, authorizes a Council to provide a framework for the subdivision and development of an area of land within the Municipality; and

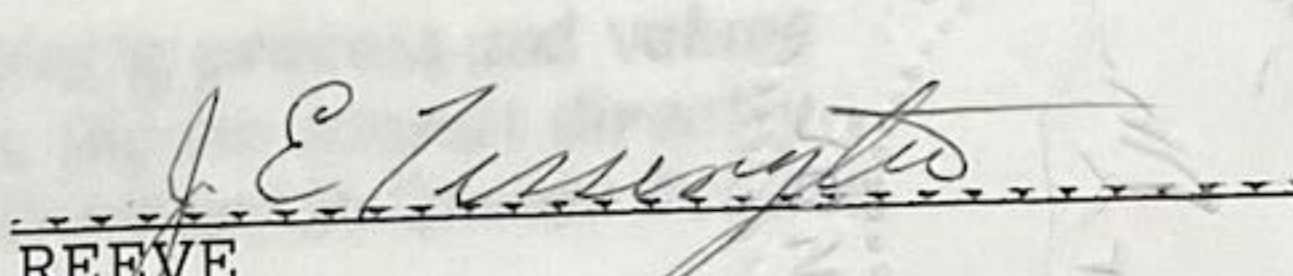
WHEREAS the Council of the County of Grande Prairie has undertaken to have prepared such a plan; and

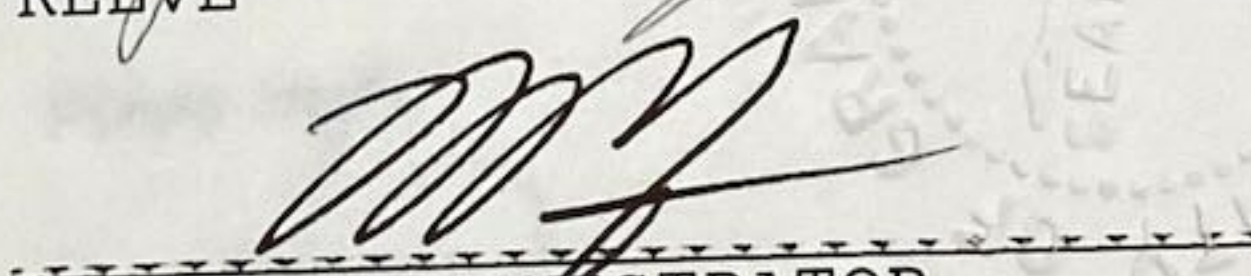
WHEREAS the Council of the County of Grande Prairie has properly notified the owners of land within the development area, pursuant to Section 139 of the Planning Act, R.S.A. 1980.

NOW THEREFORE the Council of the County of Grande Prairie No. 1 duly assembled, hereby enacts as follows:

1. That this By-law shall be known as the "LES HEAD AREA STRUCTURE PLAN BY-LAW".
2. That the Les Head Area Structure Plan By-law shall provide the framework and policies for future development of the lands described therein.
3. Any background studies, research, or document attached as an appendix are provided for information purposes only and do not form part of this By-law.
4. That this by-law shall take effect on the date of its final passage by Council.

READ A FIRST, SECOND AND BY UNANIMOUS CONSENT OF THE COUNCILLORS PRESENT A THIRD AND FINAL TIME AND FINALLY PASSED THIS 20th day of November, A.D. 1986.


REEVE


COUNTY ADMINISTRATOR

February 11, 1987

Mr. J. Tissington, Reeve
County of Grande Prairie No. 1
8611 - 108 Street
GRANDE PRAIRIE, Alberta
T8V 4C5

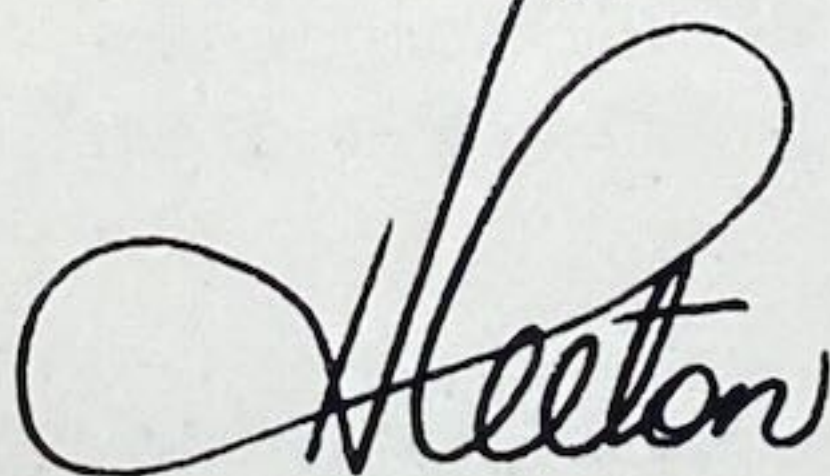
Dear Mr. Tissington:

This is in response to the request of Christene Sluymers of your planning staff to our Grande Prairie District Office for Ministerial approval of the Area Structure Plan covering the SW 2-71-6-6 adjacent Highway 40.

I am pleased to convey approval of the plan as required under Section 23(1)(b) of the Subdivision Regulation. The approval covers the highway related aspects of the plan only and is subject to the understanding that developer(s) and/or municipalities may be responsible in whole or in part for various highway improvements if such improvements are necessitated as a direct result of development.

The Department appreciates being a part of this planning process and values the County's cooperation. If there are any questions, please consult directly with Mr. Clarence Dewald, District Transportation Engineer in Grande Prairie.

Yours truly,



Harvey M. Alton
Deputy Minister

cc: Mr. C. Dewald

This plan has been prepared in accordance with the Planning Act, and the County of Grande Prairie General Municipal Plan, 1986.

The purpose of the area structure plan is to facilitate the subdivision and development of the 1-31-6-WM for rural industrial purposes in keeping with the County of Grande Prairie Joint General Municipal Plan. This plan designates the area as rural industrial.

The plan will provide the public and private sectors with ground rules for development.

The plan is being prepared at this time in order to respond to subdivision and development proposals in the area. An area structure plan should provide the necessary framework to ensure that all subdivisions and developments are attractive and planned.

AREA STRUCTURE PLAN

The area is located one mile south of the City limits on the north east corner of Highway 63 and the Correction Line Road. Most of the land along the Correction Line Road has been designated or is currently developed as rural industrial.

SOUTHWEST SECTION 2, TOWNSHIP 71, RANGE 6, WEST OF THE 6TH M.

EXISTING LAND USE AND CLASSIFICATION

The subject lands presently contain a variety of uses. In addition to the residential use of the owner there are some industrial uses. A transport company is located on the southwest corner of the quarter and a small oilfield wellhead facility is located on the east side of the quarter immediately north of the quarter. The property is a northwesterly quarter. In addition, there is a propane storage facility located in the area shown as Block 1.

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COUNTY OF GRANDE PRAIRIE NO. 1

The present designation in the County's Land Use Bylaw is Agricultural General (AG-1). However, the land is not good agricultural land, as defined by the regional plan in that it borders on an area classed as 6s, and the limitations on the use of farm machinery is impractical. Prior to subdivision and development, reclassification to a Rural Industrial (RM-1) District will be required.

The existing industrial uses on the site are now considered non-conforming uses under the Land Use Bylaw. Some were established prior to the Land Use Bylaw being passed. Others were established later, but in any event, all are the subject of approved development applications.

OPPORTUNITIES AND CONSTRAINTS TO DEVELOPMENT

In examining the area, there are few constraints to development. The major constraints are as follows:

The area structure plan will require the approval of the Minister of Transportation prior to any subdivision and development occurring. This approval process may take some time but is not expected to present any major difficulties.

BACKGROUND

This Area Structure Plan has been prepared in accordance with the Planning Act, R.S.A., 1980 and the County of Grande Prairie General Municipal Plan, 1986.

The purpose of the area structure plan is to facilitate the subdivision and development of the SW 2-71-6-W6M for rural industrial purposes in keeping with the intentions of the Grande Prairie Joint General Municipal Plan. This plan designates the area as rural industrial.

The plan will also provide the public and private sectors with ground rules for future development.

The plan is being prepared at this time in order to respond to subdivision and development pressures in the area. An area structure plan should provide the needed guidance to ensure that all subdivisions and developments are attractive and practical.

The site is located one mile south of the City limits on the north east corner of Highway 40 and the Correction Line Road. Most of the land along the Correction Line Road has been designated or is currently developed as rural industrial. This plan conforms to this overall intent.

EXISTING LAND USE AND CLASSIFICATION

The subject lands presently contain a variety of uses. In addition to the residential unit of the owner there are some industrial uses. A transport company is located on the southwest corner of the quarter and a small oilfield waste treatment facility is located on the east side of the quarter immediately north of the Canfor Haul Road which bisects the property in a northwesterly/southeasterly direction. In addition, there is a propane storage facility located in the area shown as Blocks C and D.

The present designation in the County's Land Use Bylaw is Agricultural General (AG-1). However, the land is not good agricultural land, as defined by the regional plan in that it borders on an area classed as 6s, and the limitations being so severe the use of farm machinery is impractical. Prior to subdivision and development, reclassification to a Rural Industrial (RM-1) District will be required.

The existing industrial uses on the site are now considered non-conforming uses under the Land Use Bylaw. Some were established prior to the Land Use Bylaw being approved. Others were established later, but in any event, all are the subject of approved development applications.

OPPORTUNITIES AND CONSTRAINTS TO DEVELOPMENT

In examining the area, there are few constraints to development. The major constraints are as follows.

The area structure plan will require the approval of the Minister of Transportation prior to any subdivision and development occurring. This approval process may take some time but is not expected to present any major difficulties.

The location of the Canfor Haul Road, however, does have a major impact on design and phasing. Ideally the haul road should be phased out prior to subdivision, however, this is not likely to be the case. Therefore, future subdivision design should be done in such a manner as to minimize the conflicts with haul road traffic.

The site is relatively flat with no other major constraints to development. The site is well serviced by roads, and power and gas are readily available. The vegetation cover should be retained as much as possible to reduce erosion and provide a more aesthetically pleasing industrial park.

PLAN POLICIES

1. Development of the lands in the area covered by this plan shall be in accordance with the policies of this plan and the concept plan attached, subject to a detailed design at the time of individual subdivision application.
2. Development of lands in this area shall be in accordance with phasing approved by County Council.
3. Reserve allocation will be taken as cash in lieu at time of subdivision or deferred to the unsubdivided balance.
4. Sewage disposal systems and water supply are the responsibility of the individual lot owner. Development must be at a scale where supply and disposal can be handled on site.
5. The retention of trees to act as buffers between lots is strongly encouraged. To this end, a site plan indicating which vegetation is to be retained will be required at time of development application.
6. Measures should be taken to minimize stormwater runoff from the site, particularly on those sites on which hazardous products may be stored.
7. Access to the Correction Line and Highway 40 will be as shown on the CONCEPT PLAN. (APPENDIX "A")
8. The Developer will be required to enter into a developers agreement with the County of Grande Prairie to ensure that all roads and services are provided to County standards at time of subdivision.
9. Development in the park will be limited to those uses outlined as permitted or discretionary uses in the RM-1 district of the County Land Use Bylaw. Further, the subdivision of land will be required to the district provisions for lot size, density and such other requirements as may be applicable in existing legislation.
10. The existing residential use located on proposed Lot H is allowed to continue as residential and the lot may be subdivided for residential purposes.

APPENDIX "A"
COUNTY OF GRANDE PRAIRIE No. 1
BY-LAW NO. 1681

CONCEPT PLAN

FOR THE

S.W. 1/4 SECTION 2,
TWP. 71, RGE. 6, W. 6M.

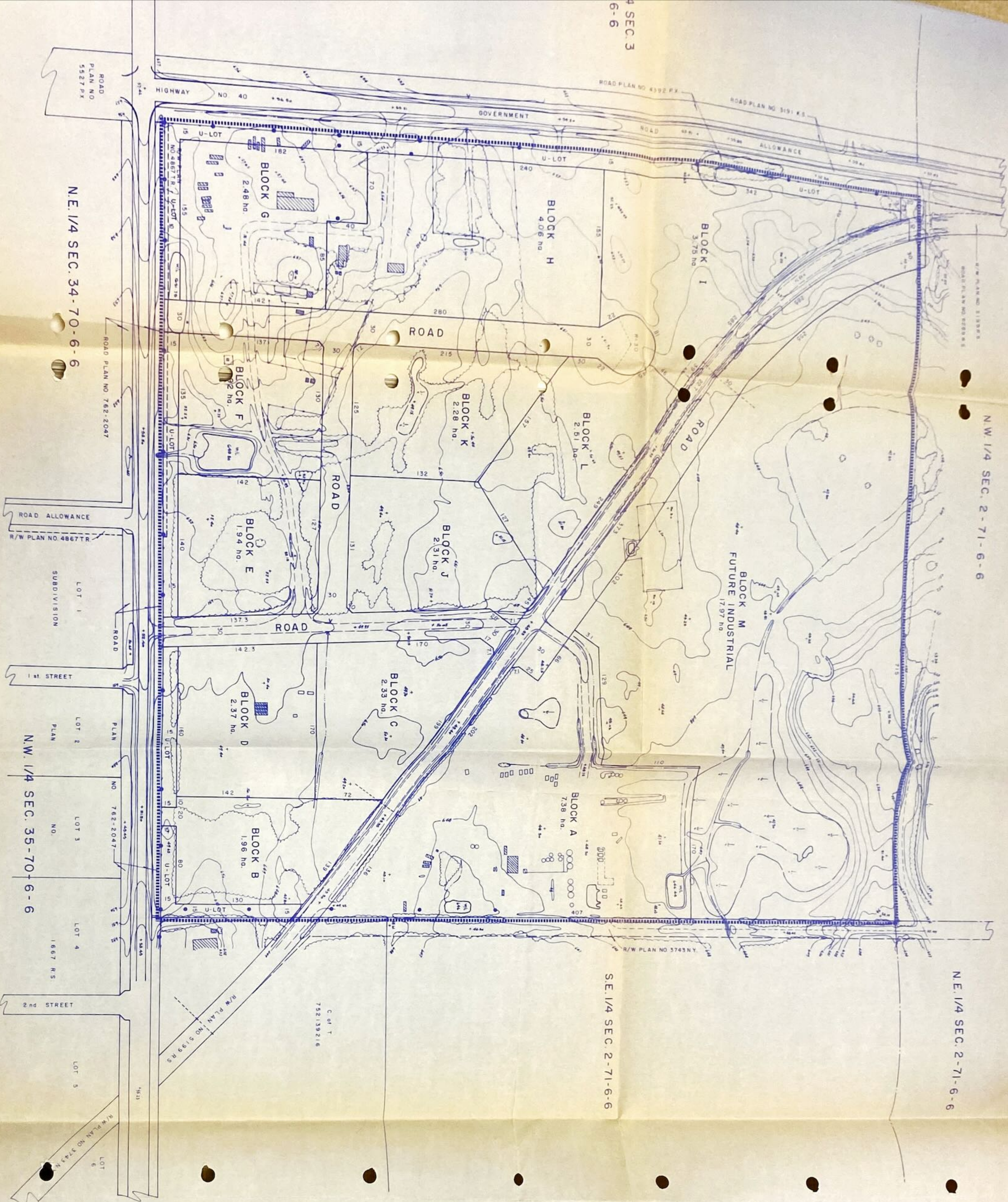
ALBERTA

SCALE 1:2000 (Metric)

LOCATED WITHIN
THE COUNTY OF GRANDE PRAIRIE NO. 1

NOTE:

Land dealt with by this plan is bounded thus:
and contains approximately 63.3 ha (156.4 ac)
Areas and distances are approximate.



NO.	REVISION
1	Changes made to U-LOTS, TITLE BLK.
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10	

HOSFORD-IMPNEY-WELTER
 & ASSOCIATES LTD.
 201-10712-100th STREET
 GRANDE PRAIRIE - ALBERTA
 Drawn by: kgm 16/10/86
 Checked by: FILE
 840