
**TOWN OF HIGH LEVEL
NORTH EAST
AREA STRUCTURE PLAN**

**A PLAN FOR
THE FUTURE HIGHWAY COMMERCIAL
AND INDUSTRIAL DEVELOPMENT
ALONG HIGHWAY #58 EAST**

**Prepared By:
The Town Of High Level**

July, 1991



TOWN OF
HIGH LEVEL

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HIGH LEVEL, ALBERTA
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May, 1991

To The Reader:

I am pleased to present to you the Town of High Level North East Area Structure Plan. This Plan provides the Town with a detailed land use strategy for future Highway Commercial and Industrial development along Highway No. 58 East.

This Area Structure Plan has been prepared by the Town of High Level, with assistance from the Mackenzie Regional Planning Commission. The Plan will assist the Town with the orderly and economic development of the northeast portion of the Town of High Level.

If you have any questions or require further information regarding this Area Structure Plan, please do not hesitate to contact the Town of High Level Town Office.

Sincerely,



Irwin Packham,
Mayor,
Town of High Level

IP\

HIGH LEVEL... home of the 1993 Peace Winter Games.

BYLAW NO. 579
OF THE
TOWN OF HIGH LEVEL
IN THE
PROVINCE OF ALBERTA

A BYLAW OF THE TOWN OF HIGH LEVEL IN THE PROVINCE OF ALBERTA, TO ENACT THE TOWN OF HIGH LEVEL NORTH EAST AREA STRUCTURE PLAN (COMPRISED OF ALL OF SW-3-110-19-W5M AND SE-4-110-19-W5M, AND A PART OF SW-4-110-19-W5M).

WHEREAS, Section 64(1) of the Planning Act, R.S.A., 1980 provides that a Council may adopt an Area Structure Plan; and

WHEREAS, the Council of the Town of High Level, in the Province of Alberta, deems it advisable to adopt an Area Structure Plan for all of SW-3-110-19-W5M and SE-4-110-19-W5M, and part of SW-4-110-19-W5M so as to provide for the orderly development of said lands.

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

1. THAT this bylaw be cited as the "Town of High Level North East Area Structure Plan";
2. THAT the following attached information is reviewed by the Council of the Town of High Level as the area structure plan, and hereto form part of this bylaw:

The Land Use Policy Document

Schedule 1 - The Planning Area Map

Schedule 2 - The Proposed Land Use Map

Schedule 3 - Phasing of Development Map

Schedule 4 - Design Concept Map - Town of High Level North East Area Structure Plan and East Industrial Area Structure Plan.

3. THIS bylaw to take effect on the date of its final passing thereof.

READ A FIRST TIME this 25th day of February A.D., 1991.

Victor Bjasson
MAYOR

William
SECRETARY TREASURER

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NORTH EAST AREA STRUCTURE PLAN
BYLAW NO. 579

READ A SECOND TIME this 8th day of July A.D., 1991.

Robertson
MAYOR

Williams
SECRETARY TREASURER

READ A THIRD AND FINAL TIME this 8th day of July A.D.,
1991.

Robertson
MAYOR

Williams
SECRETARY TREASURER

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SECTION ONE: GENERAL

1.1 Purpose

The purpose of this area structure plan is to establish a land use strategy for the orderly and economic development of the north east portion of the Town of High Level.

1.2 Background Information

The Town of High Level has experienced a relatively steady rate of growth over the past 25 years, since its incorporation. Area structure plans for the future expansion of residential areas southwest of the community and industrial areas east of the community have been prepared to address future residential and industrial needs. Land within the town's boundary, in the north-east portion of the community, is designated as highway commercial in the Town of High Level General Municipal Plan. To date, these lands have not been considered in an area structure plan.

Prior to the establishment of land use policies for this area structure plan, background information was collected and used as a basis for the formulation of the policies. The following list outlines the background information collected and reviewed:

- Town of High Level General Municipal Plan;
- Town of High Level Land Use Bylaw;
- East Industrial Area Structure Plan;
- Air photo mosaic interpretation;
- North-East High Level Drainage Study;
- Discussions with town manager; and
- input from public participation process.

1.3 Planning Authority and Legislative Conformance

Section 64 of the Province of Alberta Planning Act, R.S.A. 1980, provides the authority for a municipality to adopt by bylaw, an area structure plan to provide a framework for subsequent subdivision and development of a defined area of land.

The North-East Area Structure Plan conforms with the policies and provisions contained within the Mackenzie Regional Plan and the Town of High Level General Municipal Plan.

1.4 Planning Area

This Area Structure Plan is comprised of all of the south west of quarter section 3-110-19 W5M, the south east quarter section 4-110-19 W5M, and a portion of the south west quarter section 4-110-19-W5M which is bound on the north west by Highway #35 and on the south west by the C.N.R. right-of-way. The planning area is outlined on Schedule 1 - Planning Area.

1.5 Plan Objectives

The principle objectives of this area structure plan are as follows:

- To accommodate in a planning framework the future need for highway commercial land adjacent to Highway No. 58 on the east side of the Town.
- To accommodate industrial land uses adjacent to highway commercial land uses in the area structure plan planning area.
- To coordinate future highway commercial development and general industrial land uses in this area having regard to the land use pattern proposed in the East Industrial Area Structure Plan.
- To protect the integrity of Highway #58.

1.6 Interpretation

The boundaries outlined in this area structure plan shall be considered as approximate only. Minor variations to land use classes, location of future roads, quantities and figures will not require an amendment to this Plan.

In this area structure plan:

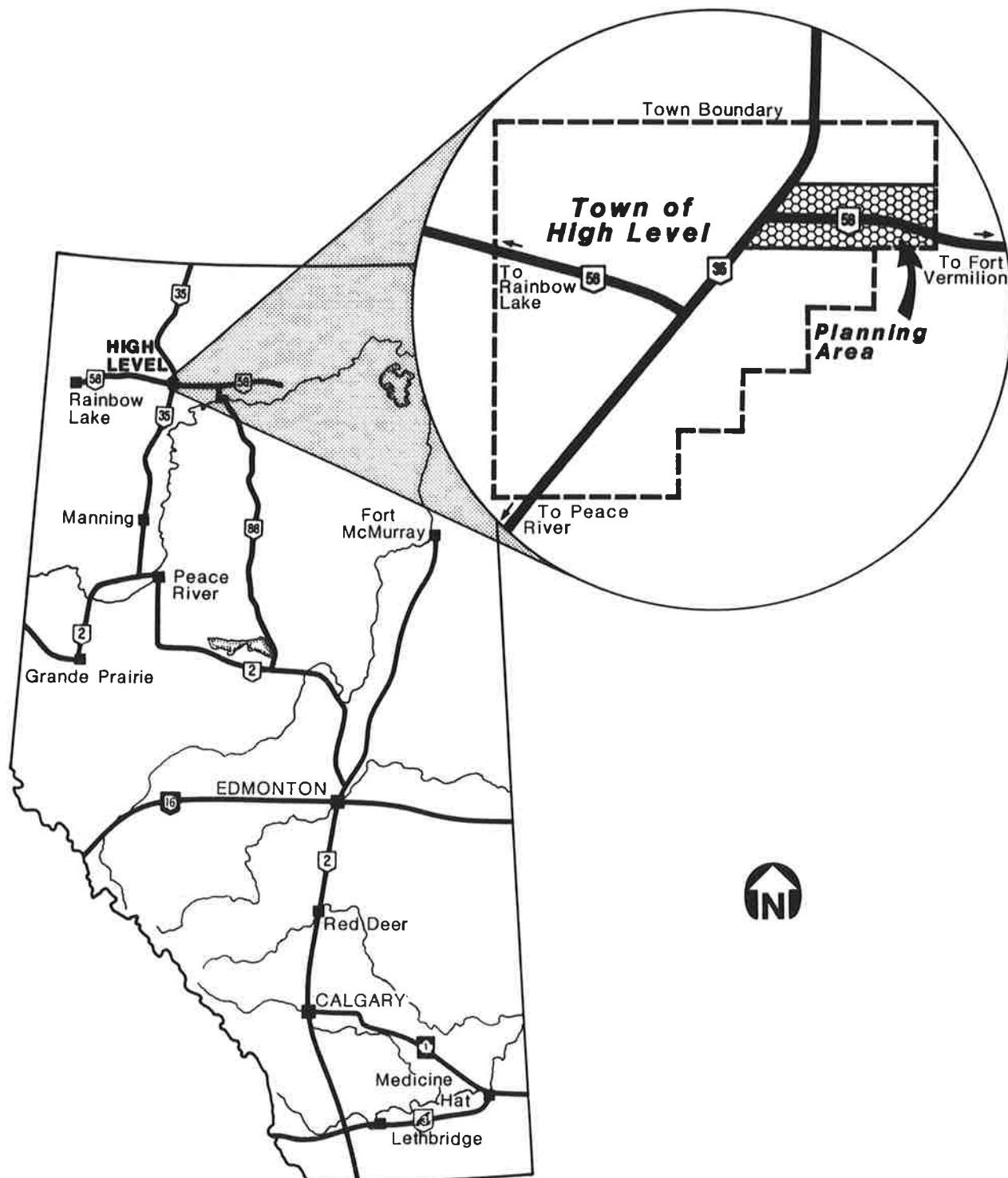
- (a) "TOWN" means the Town of High Level.
- (b) "LAND USE BYLAW" means the Town of High Level Land Use Bylaw.
- (c) "PLAN" means the Town of High Level North East Highway Commercial/Industrial Area Structure Plan.
- (e) All other words and expressions have the meanings respectively assigned to them in the Land Use Bylaw or the Planning Act R.S.A. 1980.

1.7 Public Participation

In accordance with sections 139 and 140 of the Planning Act, R.S.A. 1980, the Council of the Town of the Town Of High Level held a public hearing to hear any person or groups of persons who desired to make a presentation to council regarding the content of this Area Structure Plan.

Copies of the North East Area Structure Plan will be made available at the Town of High Level office.

SCHEDULE 1: PLANNING AREA



SECTION TWO: LAND USE POLICIES

Future development within the area structure plan boundaries will be in accordance to the following land use planning policies. These policies which generally outline the manner in which development will occur are reflected on the future land use plan outlined in Schedule 2. The intended land uses within the area structure plan include:

- Highway Commercial; and,
- General Industrial.

2.1 Highway Commercial

This plan shall encourage highway commercial development adjacent to Highway #58 on the east side of the Mackenzie Highway, which will cater to the travelling public.

Policies:

1. The Town should encourage highway commercial development in the areas designated on Schedule 2 - Future Land Use Plan, for land uses that cater to the travelling public.
2. Lots in highway commercial areas should be planned to accommodate commercial uses that use larger tracts of land.
3. The Town shall encourage the use of lots fronting onto Highway #58 for highway commercial uses that benefit from highway frontage.
4. Expansion of highway commercial areas east along Highway #58 to the Town's boundary will be encouraged in a logical growth sequence based on the availability of municipal servicing. This will avoid development which would result in unnecessary servicing expansion costs to be borne by the Town.

5. Signs to be located adjacent to Highway #58 may be allowed in such a manner as to minimize traffic and appearance concerns.
6. Highway Commercial expansion along Highway #58 shall be planned in a way that includes consideration to the development of a service road adjacent to the highway.
7. The Town shall encourage developers to landscape and enhance the appearance of highway commercial lots.

2.2 General Industrial

This plan shall ensure that future light industrial expansion in the planning area will provide for the efficient movement of industrial traffic. Industrial uses such as an autobody repair shop, car/truck rental business or trucking firm or repair shop are examples of acceptable industrial development in this district.

Policies:

1. The Town shall encourage the phasing the of development in order to ensure that the industrial area is properly served.
2. Industrial areas shall be planned to accommodate truck turning movements.
3. The internal road system of the industrial area shall be developed to an industrial standard acceptable to the Town and designed to provide for the efficient movement of truck traffic.
4. The Town shall encourage developers to landscape and enhance the appearance of industrial lots.
5. A minimum of a 15 metre natural vegetative buffer shall exist between the industrial lots and other uses.

2.3 Transportation And Utilities

In this plan the internal road system north of Highway #58, shall connect to Highway #58 via a service road. South of Highway #58, internal roads shall connect to Highway #58 via a service road and a proposed arterial road which will connect the existing industrial area of the Town to Highway #58.

Policies:

1. The Town shall require the provision of a service road for development fronting onto Highway #58.
2. All accesses onto Highway #58 shall be located in a safe manner and built to Alberta Transportation and Utilities standards.
3. Land required for the widening of Highway #58 shall be dedicated at the time of subdivision and/or development approval.
4. The Town will monitor the use of the municipal servicing systems and plan for their expansion, when required.
5. The Town shall require developers to provide the following services in new development areas: water distribution system; sewage collection system; storm drainage facilities; roads and streets; power; telephone; and other services common to the Town of High Level which would be appropriate for the development.
6. The Town may require a developer to over-size a servicing line for future development needs.
7. The Town will encourage orderly and phased development as a way to efficiently install municipal services to new development areas.

SECTION THREE: IMPLEMENTATION

3.1 Land Use Bylaw

The Town of High Level Land Use Bylaw shall implement the policies contained in this plan. The planning regulations and the development standards outlined in the Land Use Bylaw will provide the detailed guidelines necessary to respond to development proposals within the boundaries of this Area Structure Plan.

3.2 Phasing Of Development

Development will be phased in according to the following and as further outlined by Schedule 3 - Phasing of Development of this Plan:

Phase One

Short-term future expansion shall take place on the most westerly portions of land adjacent to Highway #58 and the land adjacent to the arterial road from the existing industrial area.

Phase Two

Medium-term expansion should occur on lands which are buffered from Highway #58 by Highway Commercial land described in phase one development.

Phase Three

Long-term future highway commercial and industrial expansion shall occur on the balance of the land in the planning area which exist near the town's boundaries on both sides of Highway #58.

3.3 Relationship To East Industrial Area Structure Plan

The North East Area Structure Plan has been prepared with consideration given to the design of the adjacent East Industrial Area Structure Plan. The linkage between this Area Structure Plan and the East Industrial Area Structure Plan is illustrated on Schedule 4.

In order to link the two area structure plans together, a technical amendment to the East Industrial Area Structure Plan was adopted by Council.

3.4 Private Development

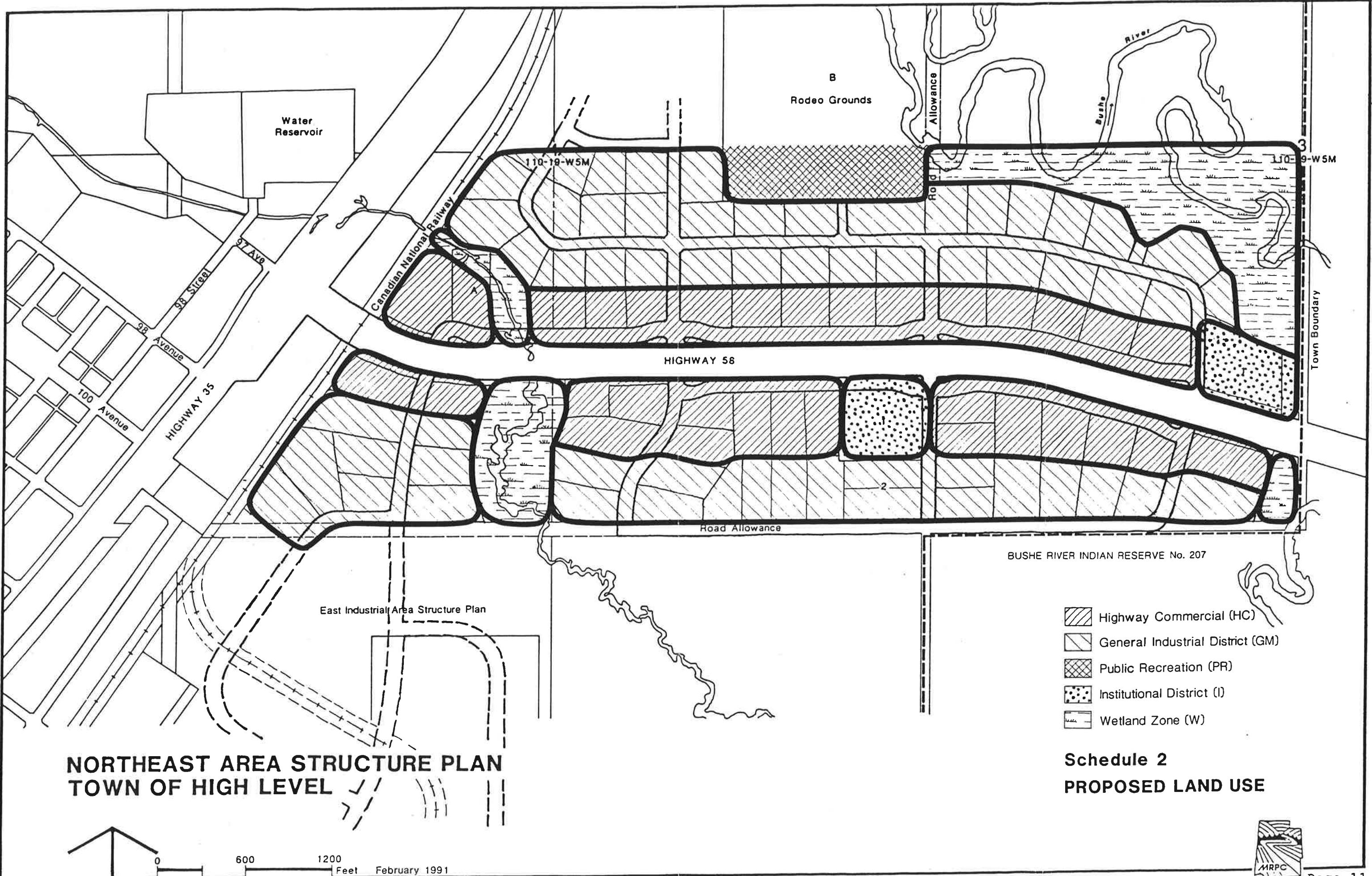
Private development within the area structure plan boundaries shall require the signing of a development agreement between the Town of High Level and the developer. This will ensure that issues including the cost implications of servicing and road construction be addressed.

3.5 Plan Review

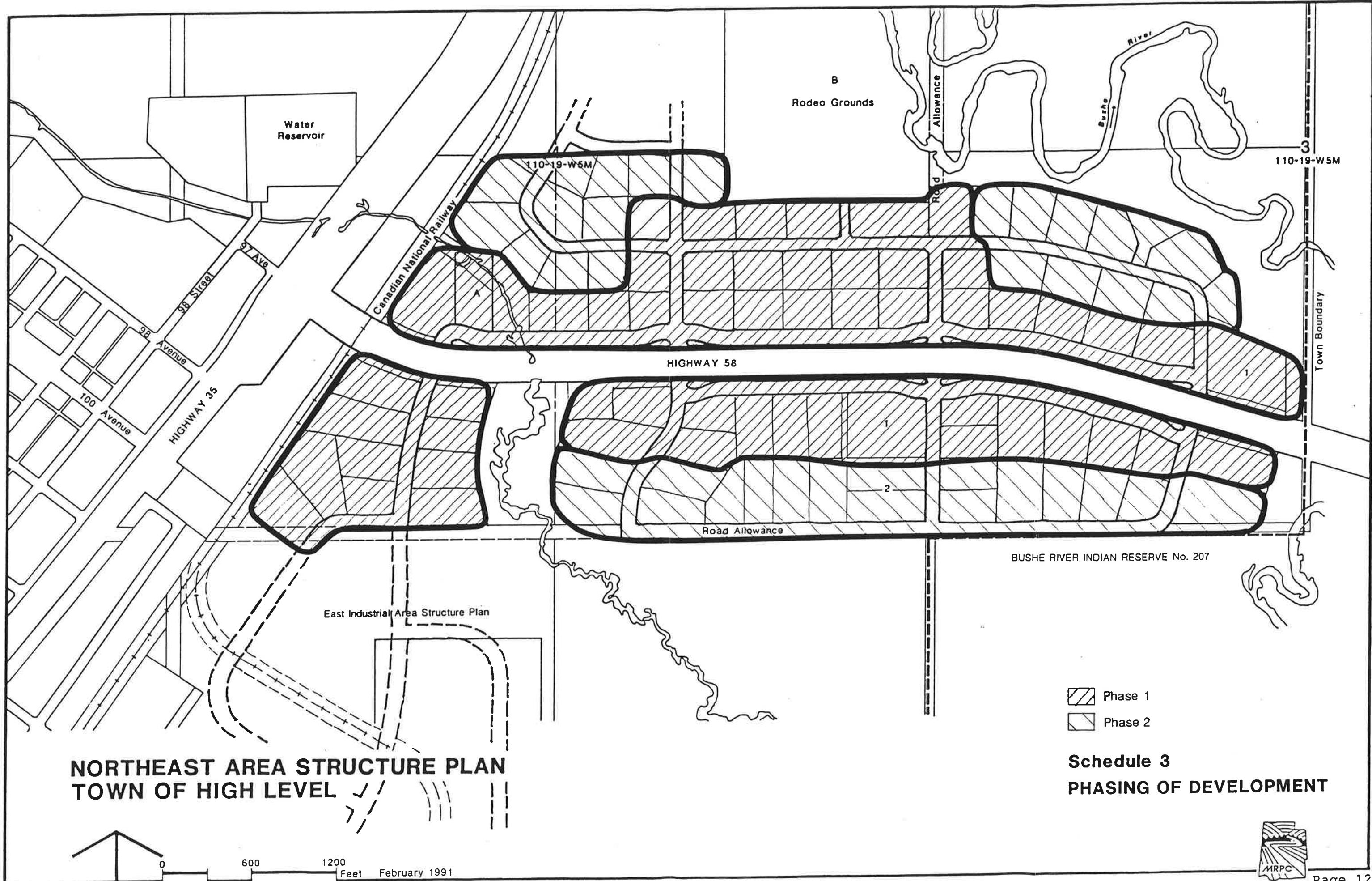
The Town of High Level Council may undertake a review of this Area Structure Plan from time-to-time as deemed necessary to ensure the economic and orderly development of the north east portion of the town.

3.6 Advisors To The Town Of High Level

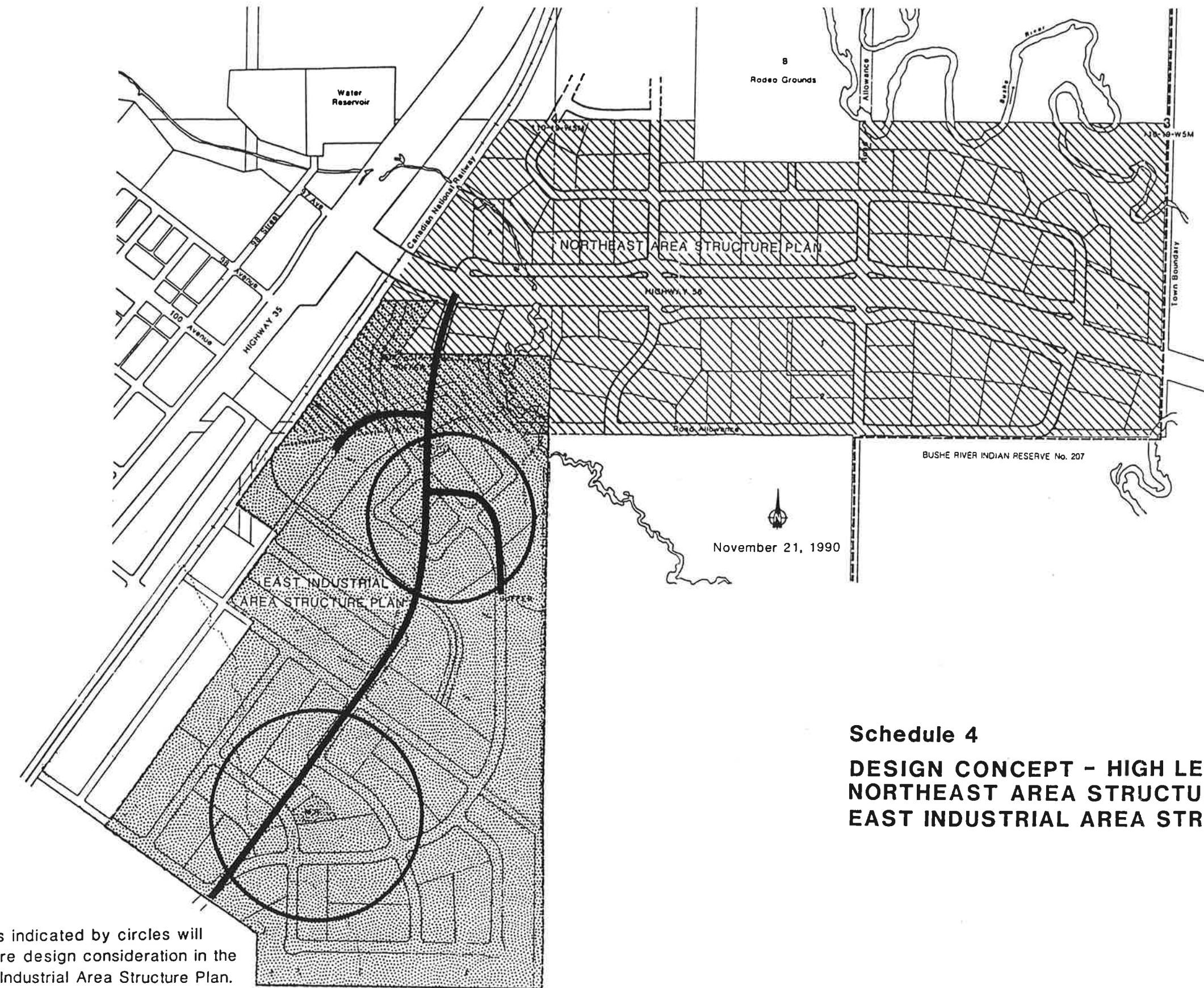
The Town of High Level Council may request various government agencies, including the Mackenzie Regional Planning Commission, to provide advice on the interpretation of the policies contained in this Area Structure Plan.



SCHEDULE 2: FUTURE LAND USE PLAN



SCHEDULE 3: PHASING OF DEVELOPMENT



Schedule 4
DESIGN CONCEPT - HIGH LEVEL
NORTHEAST AREA STRUCTURE PLAN/
EAST INDUSTRIAL AREA STRUCTURE PLAN

NOTE: Areas indicated by circles will require design consideration in the East Industrial Area Structure Plan.

**SCHEDULE 4 : RELATIONSHIP TO EAST
INDUSTRIAL AREA STRUCTURE PLAN**