

# TOWN OF STETTLER

## NORTHWEST AREA STRUCTURE PLAN



BY-LAW NO. 1511

A By-law of the Town of Stettler, Province of Alberta, to adopt an Area Structure Plan for a portion of the N.E. Quarter of Section Six (6), Township Thirty Nine (39) Range Nineteen (19) West of the Fourth (4th) Meridian in the Province of Alberta, and to amend By-law 1340.

WHEREAS the Planning Act being Chapter P-9 R.S.A. 1980 authorizes the adoption of an Area Structure Plan;

AND WHEREAS a draft proposal for an Area Structure Plan for a portion of N.E. 6-39-19-4 described as follows:

The area bounded on the north by the north Town boundary (north boundary of the N.E. ¼ Section Six (6) Township Thirty Nine (39) Range Nineteen (19) West of the Fourth (4th) Meridian in the Province of Alberta) on the east by 57th Street (government road allowance) on the south by Emmerson Avenue and on the west by Emmerson Estates Subdivision (Plans 792-1544 and 812-0341)

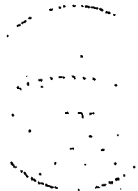
has been prepared by Red Deer Regional Planning Commission and amended by the Planning Committee of the Municipal Council of the Town of Stettler;

AND WHEREAS the said Planning Committee has recommended adoption by Council of the amended policy and plan;

NOW THEREFORE the Municipal Council of the Town of Stettler in Council assembled enacts as follows:

1. That the Northwest Area Structure Plan as prepared by Red Deer Regional Planning Commission and amended by the Planning Committee of Council shall be adopted and annexed to this By-law as Schedule "A" and Schedule "B".
2. That the portion of lands described herein now designated as R.D. (Reserved for Future Development) under By-law 1340 shall be and are hereby re-designated as R-1 (Low Density Residential District).
3. That Schedule "D" of By-law 1340 shall be and is hereby amended accordingly.
4. That this By-law shall take effect upon the date of final passing thereof.

READ a first time this 4th day of December, A.D. 1984.



[Signature]  
Mayor

[Signature]  
Secretary-Treasurer

READ a second time this 5th day of FEBRUARY, A. D. 19 85.

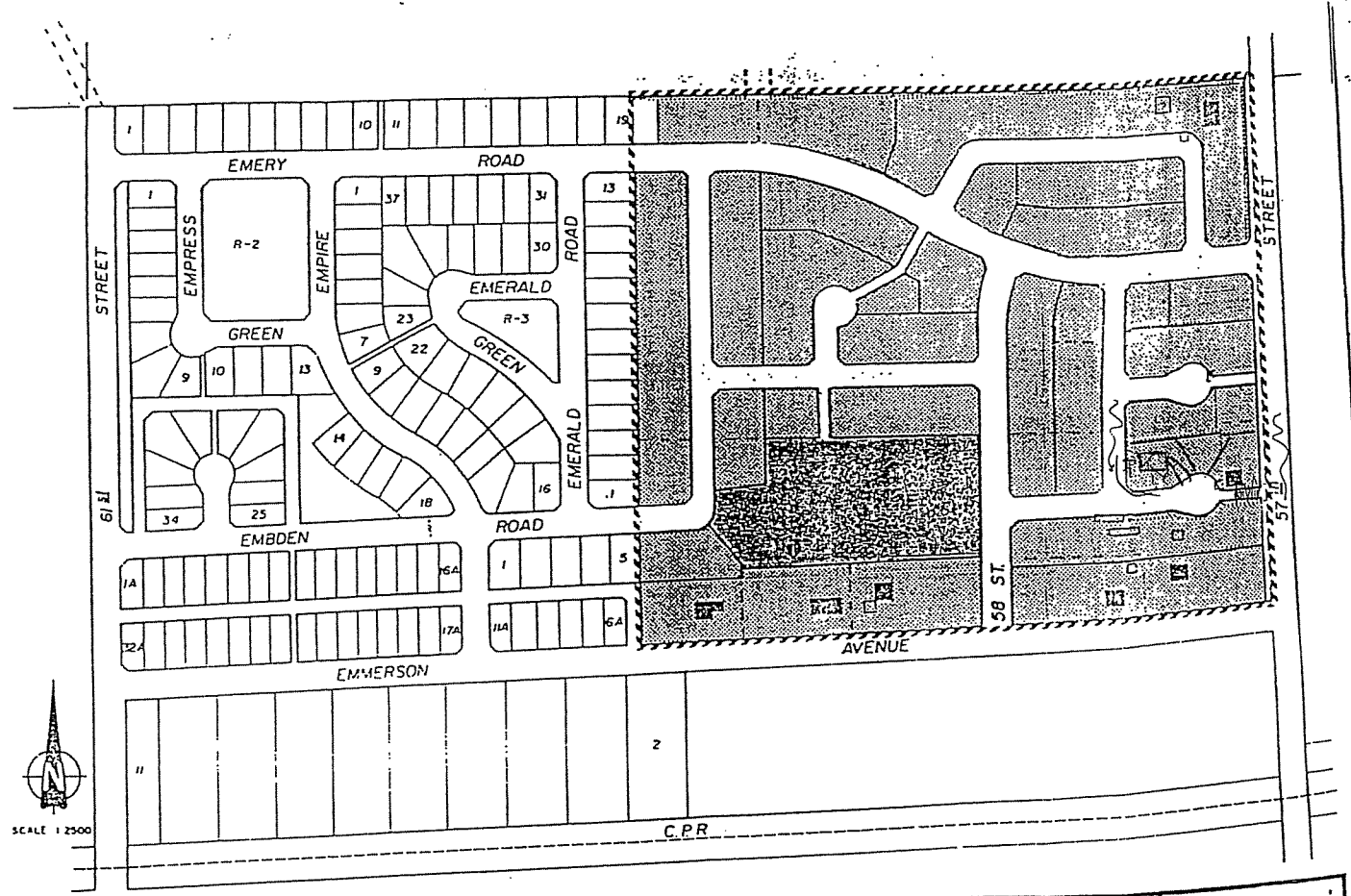
READ a third time and finally passed this 5th day of FEBRUARY, A.D. 19 85.

[Signature]  
Mayor

[Signature]  
Secretary-Treasurer

PUBLIC HEARING JAN. 27/85  
ADVERTISE, STETTLER INDEPENDENT  
JAN 16-23, 1985

SCHEDULE "A"  
34-LAW 1511



TOWN OF STETTLER AREA STRUCTURE PLAN RDR/PC 4.24.84	AREA STRUCTURE PLAN BOUNDARY	[Hatched Box] EXISTING RESIDENCE [Empty Box] ACCESSORY BLDG.	[Cross-hatched Box] RESIDENTIAL [Dotted Box] PUBLIC RESERVE	REVISED Nov 23 1984 FIGURE 1
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Nov. 23 1984

TOWN OF STETTLER

BY-LAW 1511

SCHEDULE "B"

POLICY STATEMENT

1. SEQUENCE OF DEVELOPMENT

The sequence of development on residential land is regulated in the Town's general municipal plan. Further regulation by this plan will not be necessary, provided developers front-end all necessary development costs.

POLICY: Development may proceed in the sequence desired by the landowners, provided each developer pays for or constructs the roads and utilities the Town specifies as necessary to serve the development, and carries that cost until subsequent developers share it, except as hereinafter provided.

2. PROPOSED LAND USE

The Town's general municipal plan designates the plan area for residential land uses.

POLICY: Residential development and its accessory uses and buildings will be the main land use in the area. Compatible development may also be approved. Existing development may remain, subject to the requirements of the Town's land use by-law.

3. PROPOSED RESIDENTIAL DENSITY

The Town's general municipal plan indicates that densities must not be unreasonably high for a small urban center. A joint general municipal plan, which would also affect the area, is being prepared by the Town and County. If adopted, it will require the residential density to be approximately 5 dwelling units per gross acre. The average density in Stettler is roughly 4 to 5 dwellings per gross acre.

POLICY: The population density shall be approximately 5 dwellings per gross acre.

4. PROPOSED ROADS AND PUBLIC UTILITIES

The Town's land use bylaw requires a 5 metre setback on 57 Street when development occurs, and a 5 metre road widening right-of-way strip may be required of landowners when subdivision occurs. These requirements may have to be relaxed until there is a greater certainty about the location of the highway in the future.

POLICY: Road right-of-way widening and a development setback on 57 Street may be required of developers. Private access to 57 Street will be phased out.

The main road in the area will be an east-west road. It will join Emery Road in Emerson Estates and will become an access route to either 61 Street or 57 Street. It will also serve as a route for trunk service lines planned to eventually cross the Town from west to east.

POLICY: The main east-west road allowance shall be 20 metres wide, and all other roads shall be 18 metres wide. A trunk sanitary sewer line will be located in the main east-west road allowance.

5. DEVELOPMENT COSTS

Development costs include off-site and on-site costs. Off-site costs are defined by the Town and are charged to cover the Town's cost to build major new water, sanitary sewer, or storm sewer facilities. Each landowner will pay the off-site cost, when he makes an application to subdivide and develop. On-site costs involve all the costs of grading, road building, park landscaping, tree boulevards, street lighting and traffic signs, installation of utilities and underground wiring which are necessary to make the site marketable for housing development. These will be the entire responsibility of the landowners and developers.

Due to the small size of the parcels in the area, it is not possible to prepare a subdivision design which would generate on-site costs proportional to each area. Nor is it possible to create a design which will allow each owner to proceed independently of his neighbours. Therefore, the landowners may negotiate the on-site costs between themselves.

**POLICY:** The landowners will be entirely responsible for off-site and on-site development costs. The Town will only be involved to the extent necessary to specify the off-site costs (which may change from time to time due to inflation), and to consider overall co-ordination of development staging.

6. MUNICIPAL RESERVES

The province requires that up to ten percent of all land subdivided be given by the owner to the municipality for park and playground use. Where it is undesirable to dedicate land, ten percent of the value of the land may be paid to the municipality. The largest three parcels in the plan area must provide municipal reserves. The owners of the other parcels have either provided the reserves, or are not required to provide them due to an exception in provincial legislation.

One centrally located park/playground is required for this plan, in order to create an active play area for neighbourhood baseball, football, etc. Consequently, the reserves could not be distributed equally between the three parcels. Nevertheless, each owner will be required to dedicate proportionately the same amount, be it in land or money-in-lieu of land.

The 10% Municipal Reserve requirement shall be taken by the Town as subdivided lots at the time of subdivision into lots. It is not recommended that cash in lieu be accepted at the time of raw land separation. Deferment of provision for municipal reserve may be accepted by the Town at its discretion upon initial (interim) land subdivision which is effectively a separation of raw land only. Landscaping for a buffer strip shall be done on boulevards which are part of road right-of-way.

As the landholders of the various parcels from time to time subdivide their raw land into normal building lots the Town will take the municipal reserves as subdivided lots and the value thereof, either as a fixed asset or conversion to cash asset, shall be accumulated into a public reserve fund to be used to create a final reserve parcel for the overall area structure plan.

POLICY: All landowners will dedicate proportionately similar amounts to municipal reserves, in the form of land or money-in-lieu of land, or both, depending on the parcel's location, at the discretion of the Town.

An over-dedication of land will be compensated by the Town from its reserve fund.

7. BASIC ENGINEERING DESIGN TO BE SUPERVISED BY THE TOWN

- (a) Grades and inverts for sewer, water, gas, underground power, telephone, cable T.V. lines.
- (b) Grade and elevations for streets to be established by the Town.
- (c) Building lot grades and elevations.
- (d) Cost of basic engineering design to be recovered by Town through development agreements with developers as development takes place.
- (e) Incremental cost of oversizing of sewer/water mains to be borne by Town with recovery to be obtained through development agreements with developers of other lands benefitting therefrom.
- (f) Cost of survey, subdivision plan preparation and registration thereof and detailed engineering design for construction shall be the responsibility of the developer.

8. ROAD WIDENING

Compensation for land required by Town for street widening or other purposes will be made if the Town decides to widen a street, e.g. 57th Street, before any subdivision is undertaken by the landowner(s). Land will be taken on both sides of 57th Street for widening. If landowners subdivide before the Town wishes to widen 57th Street, then the dedication for widening must be made by the owner without compensation. Town costs for land acquisition for road widening will be recovered through future development agreements.