

**BYLAW NO. 92-06
CLEAR HILLS COUNTY
A BYLAW TO REPEAL THE
HAMLET OF WORSLEY REVISED AREA STRUCTURE PLAN
AND ENACT THE HAMLET OF WORSLEY AREA STRUCTURE PLAN**

WHEREAS Section 633 of the Municipal Government Act, Chapter M-26 empowers Council to adopt Area Structure Plans, which provide a framework for the subdivision and development of areas of land within Clear Hills County; and

WHEREAS the Council of Clear Hills County has deemed it necessary to repeal the current Hamlet of Worsley Revised Area Structure Plan as adopted through bylaw 65-03 and adopt a new Hamlet of Worsley Area Structure Plan;

WHEREAS the Council of Clear Hills County has held public hearings pursuant to Section 230 of the Municipal Government Act;

NOW THEREFORE, the Council of Clear Hills County, duly assembled, hereby enacts as the following:

1. That this bylaw shall be known as Clear Hills County's Hamlet of Worsley Area Structure Plan bylaw;
2. That the Revised Hamlet of Worsley Area Structure plan as authorized in bylaw 65-03 is hereby repealed;
3. That the attached Schedule A is hereby adopted as the Hamlet of Worsley Area Structure Plan;
4. That Bylaw No. 92-06 shall take effect on the date of its final passage by Council.

First Reading given on the 12th day of December, 2006.

Mae C. Allan
Mae Allan, Reeve

[Signature]
Ray Coad, Chief Administrative Officer

Second Reading given on the 9th day of January, 2007.

Mae C. Allan
Mae Allan, Reeve

[Signature]
Ray Coad, Chief Administrative Officer

Third Reading and Assent given on the 9th day of January, 2007.

Mae C. Allan
Mae Allan, Reeve

[Signature]
Ray Coad, Chief Administrative Officer

Bylaw 92-06 Clear Hills County

Schedule A

1. That the attached document be adopted as the Hamlet of Worsley Area Structure Plan

Mae C. Allen

Mae Allen, Reeve



Ray Coad, Chief Administrative Officer

Effective this day 9th of January, 2007



**AREA STRUCTURE PLAN
FOR THE
HAMLET OF WORSLEY (BYLAW #92-06)**



**Prepared by:
CLEAR HILLS COUNTY
and
MACKENZIE MUNICIPAL SERVICES AGENCY
JANUARY 2007**

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Part 1. Introduction

1.1. Location of Plan Area

- 1.1.1. Most of the lands in Clear Hills County are in agricultural production. Human settlements are in two main Hamlets (i.e., Cleardale and Worsley) and 6 other settlements (i.e., Bear Canyon, Cherry Point, Clear Prairie, Deer Hill, Eureka River, and the Clear Hills Indian Reserve, No. 152C). Schedule A identifies the location of the Hamlet of Worsley within the context of Clear Hills County land base and land use hierarchy.
- 1.1.2. The focus of the following Area Structure Plan is to provide a cohesive framework to encourage and ensure the orderly and efficient development of the Hamlet of Worsley. The plan focuses primarily on guiding the infill and development of the NW ¼ 36-8-6 as well as strategic interventions of commercial and industrial development along primary transportation corridors. It is anticipated that the recent and ongoing construction and development of the Clear Hills Connector road as well intensification of natural resource extraction activities and spin off industries will continue to drive moderate development within the Hamlet.

1.2. Enabling Legislation

- 1.2.1. The Municipal Government Act (hereinafter referred to as the Act) enables the council of a municipality to adopt by bylaw an area structure plan for the purpose of providing a framework for the subsequent subdivision and development of an area land. The Act prescribes in Section 633 that an area structure plan must address either generally or specifically the proposed uses of land, the proposed sequence of development and the density of population, as well as the general location of major transportation routes and public utilities. The section also indicates that any other matter that a council considers necessary may also be included in an area structure plan.
- 1.2.2. Every municipality in the Province of Alberta is also expected to incorporate the Land Use Policies (Order in Council 522/96 pursuant to Section 622 of the Act) into its planning documents. The Land Use Policies contains a series of general plan content directions related to planning cooperation, land use patterns, the natural environment, resource conservation, transportation and residential development.



1.2.3. The initial Hamlet of Worsley Area Structure Plan was adopted in 1991 with subsequent amendments approved by Council in November 2003. A wholesale review of this amended plan throughout 2005 and 2006 has identified the need to completely revisit the assumptions of the original plan. This plan reflects a review of the existing area structure plan, based on recognized development constraints and the development potential of the Hamlet. Further, it is intended to address the need for the efficient delivery of services and a diversity of land uses within the Hamlet. In adopting this Plan, Council has fulfilled the provisions in the Act respecting the process of adopting the Plan (Section 187 – 189), including an advertisement of the bylaw (Section 606) and opportunities for making suggestions and representations (Section 636).



Part 2. Planning Framework

2.1. Municipal Development Plan

- 2.1.1. The Act requires a municipality the size of Clear Hills County to have a municipal development plan. Clear Hills County's Municipal Development Plan (MDP, being Bylaw No. 48) was adopted in February 2000. Part of the purposes of the Municipal Development Plan is "to minimize land use conflicts and to guide the future growth and development of the County in an efficient and orderly manner while seeking to maintain land for the agricultural sector." In the pursuit of this objective, Council has adopted this Plan to guide the uses of land for the locations identified in the Hamlet of Worsley Area Structure Plan as identified in Schedule A – C hereto attached.
- 2.1.2. This plan recognizes the need for a diversity of land uses within the Hamlet to cater to ongoing economic development needs and different housing choices for both residents and visitors to the community. The plan establishes a land use framework that has identified Highway Commercial and Industrial development opportunities adjacent to Secondary Highway 726 and Alberta Avenue. Tempering these land uses, and recognizing the need to accommodate the further development of small scale core commercial uses, the plan has identified an appropriate expansion area. Lastly, the plan anticipates and directs the development of wide array of residential uses including single family housing, mobile home and multifamily lots. Primary ordering elements of the plan include land use restrictions associated with the existing wastewater lagoon and the development of linear parkway system adjacent to the creek.

2.2. Consistency Among Plans

- 2.2.1. The Municipal Government Act requires that all statutory plans adopted by a municipality be consistent with each other. Subject to the necessary amendments of the Land use Bylaw to revise the existing land use districts, the provisions in the Hamlet of Worsley Area Structure Plan meet this requirement.



2.3. Land Use Bylaw

- 2.3.1. Under the Municipal Government Act, every municipality must have a land use bylaw to regulate and control the use of land and buildings within the municipality. Clear Hills County Land Use Bylaw (Bylaw No. 27) is used to implement the goals, objectives and policies contained within the municipal development plan, intermunicipal development plan and any area structure plan adopted by Council. Upon adoption of the Hamlet of Worsley Area Structure Plan, Council will implement over time a series of Land Use Bylaw amendments (i.e. creation of new land use districts, amendments, redesignation etc...) to accommodate the land use directions and policy as articulated by this Plan.



Part 3. Planning Factors

3.1. Location

3.1.1. The Hamlet of Worsley occupies a strategic development location in proximity to Highway 64 enroute to Fort St. John and Fairview and situated at the terminus of Highway 726. Based on the increasing activity and development in the oil and gas sector, agriculture and associated service industries, the Hamlet is strategically positioned to accommodate new residential development and growth. Recent growth has been accommodated and fuelled by growth in these sectors as well as advancement of the Clear Hills connector road. Based on proximity to these key transportation routes, and the need for services to support ongoing resource extraction activities in the area, it is anticipated that the Hamlet will continue to experience moderate growth.

3.2. Existing Land Use

3.2.1. The Hamlet is currently comprised of a mixture of commercial, residential and small scale industrial uses. Existing residential development is primarily comprised of mobile home and stick built residential. Other uses in the Hamlet include an existing School, cultural and recreational amenities. Commercial uses are primarily situated in proximity to Highway 726 and Alberta Avenue.

3.2.2. The implementation of this Area Structure Plan will require the appropriate land use redesignation to ensure consistency with the future land use provisions contained within this plan.

3.3. Transportation System

3.3.1. The Hamlets existing transportation structure is based on primary access to Highway 726 and Alberta Avenue and a number of looped roads. The existing commercial area is serviced by an established frontage road.

3.3.2. It is envisioned that the Alberta Avenue and Highway 726 will continue to serve as the primary ordering element in the development of the Hamlet's transportation system. A future collector road looping from Alberta Avenue to Highway 726 through NW ¼ 36-8-6 will serve to accommodate the development of an internal local road system supporting the development of the quarter section. Further, highway commercial

