



REVISED AREA STRUCTURE PLAN

for the

HAMLET OF WORSLEY – CLEAR HILLS COUNTY

BYLAW #154-11

ADOPTED August 23, 2011

BYLAW NO. 154-11

**BEING A BYLAW OF CLEAR HILLS COUNTY, IN THE PROVINCE OF
ALBERTA**

**TO REPEAL THE AREA STRUCTURE PLAN FOR THE HAMLET OF WORSLEY,
CLEAR HILLS COUNTY BYLAW NO. 92-06 ADOPTED JANUARY 9, 2007 AND
ENACT REVISED AREA STRUCTURE PLAN FOR THE HAMLET OF WORSLEY,
CLEAR HILLS COUNTY BYLAW NO. 154-11.**

WHEREAS, Section 633 of the Municipal Government Act, Chapter M-26 empowers Council to adopt an Area Structure Plan, for the purpose of providing a framework for subsequent subdivision and development of an area of land, and must describe the sequence of development, the land uses proposed, the density of population for an area, and the general location of transportation routes and public utilities; and

WHEREAS, Section 63 (1) and 2(b) of the Municipal Government Act, Chapter M-26 empowers Council to revise Area Structure Plan Bylaw No. 92-06. Council has deemed it necessary to repeal the said plan and adopt a new Clear Hills County Area Structure Plan for the Hamlet of Worsley; and

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

NOW THEREFORE, THE COUNCIL OF CLEAR HILLS COUNTY, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, HEREBY ENACTS THE FOLLOWING:

1. That this Bylaw shall be known as the Revised Area Structure Plan for the Hamlet of Worsley – Clear Hills County Bylaw No. 154-11;
2. That the Area Structure Plan for the Hamlet of Worsley – Clear Hills County Bylaw No. 92-06 and all amendments are hereby repealed;
3. That the attached “Schedule A” is hereby adopted as part of the Revised Area Structure Plan for the Hamlet of Worsley – Clear Hills County Bylaw No. 154-11;
4. That adoption of this Bylaw is effective upon the date of the passing of the third and final reading of this Bylaw.

BYLAW NO. 154-11 continued

First reading given on the 23 day of August, 2011

M Croy
Miron Croy, Reeve

M Croy Allen Rowe
Allen Rowe, Chief Administrative Officer

Second Reading given on the 23 day of August, 2011.

M Croy
Miron Croy, Reeve

Allen Rowe
Allen Rowe, Chief Administrative Officer

Third Reading, and Assent given on the 23 day of August, 2011.

M Croy
Miron Croy, Reeve

Allen Rowe
Allen Rowe, Chief Administrative Officer

**BYLAW NO. 154-11
SCHEDULE "A"**

The lands highlighted below include a portion of Phase 1 of the Revised Area Structure Plan for the Hamlet of Worsley – Clear Hills County. The street pattern and land area of Phase 1 is amended with the configuration of the lands identified below.



Revised Portion of Phase 1, Worsley Area Structure Plan


Miron Croy, Reeve


Allen Rowe, Chief Administrative Officer

EFFECTIVE THIS 23 DAY OF August, 2011.

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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 settlement is mainly within the Hamlets of Cleardale and Worsley as well as 6 other settlements including the Hamlets of 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 the Clear Hills County land base and land use hierarchy.
- 1.1.2. The focus of this revised 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, intensification of natural resource extraction activities and spin off industries will continue to drive 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 of 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 contain 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 original Hamlet of Worsley Area Structure Plan was adopted in 1992 with subsequent amendments approved and adopted by Council in January 2007. This revised Plan reflects a review and revision of the existing Area Structure Plan, based on approved development since the last revision, 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 revised 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 with the population 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, including amendments to February 2009. Part of the purpose 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 revised Area Structure Plan area identified in Schedules "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 Provincial Highway 726 and Alberta Avenue. Moderating 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 a wide array of residential uses including estate residential, executive residential, single detached housing, mobile home and multi-family lots. Primary ordering elements of the plan include land use restrictions associated with the existing wastewater lagoon and the development of a 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 revised 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. The Clear Hills County Land Use Bylaw No. 107-08 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 revised Area Structure Plan, Council will implement over time a series of Land Use Bylaw amendments, such as the creation of new land use districts, amendments and re-designations to accommodate the land use directions and policies 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 homes and site built homes. Other uses in the Hamlet include an existing school, and cultural and recreational amenities. Commercial uses are primarily situated in proximity to Highway 726 and Alberta Avenue.
- 3.2.2. The implementation of this revised Area Structure Plan will require the appropriate land use re-designations of the Land Use Bylaw to ensure consistency with this Plan.

3.3. Transportation System

- 3.3.1. The Hamlet's existing transportation structure is based on primary access to Highway 726 and Alberta Avenue and a number of spur roads. The existing commercial area is serviced by an established service road.
- 3.3.2. It is envisioned that Alberta Avenue and Highway 726 will continue to serve as the primary transportation corridor in the development of the Hamlet's transportation system. The recent development of Springwood Drive 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 development shall be encouraged along the established current and future service roads as identified.

3.4. Natural Features

3.4.1. The most significant natural features within the Hamlet area are the existing water courses and riparian areas that border the developed area of the Hamlet and the adjacent agricultural areas. A significant wooded area is also located in part of SE 1 87-8-6. These natural features have been considered in the development of this Area Structure Plan and have influenced the direction taken regarding land use and future reserve requirements.

3.5. Built Environment and Infrastructure

3.5.1. The Hamlet currently has a public water and sewer system, and bulk truck fill. Water and sewer services are primarily accommodated within parcels of land along Alberta Avenue and Jubilee Street. Existing services extend to the eastern portion of the Hamlet. The existing wastewater lagoon is also cited in close proximity to the Hamlet's developed areas to the southeast of the planning area.

3.5.2. There are no confined feeding operations, sanitary landfill and transfer station, sour gas facility or oil/gas well facilities in the revised Plan area or its vicinity, as defined by provincial regulations.

3.5.3. As noted, there is an existing wastewater lagoon situated in close proximity to the Hamlet. The revised Plan has addressed existing development constraints posed by the lagoon as established by the Provincial Subdivision and Development Regulations by restricting land uses in the southerly part of NW ¼ 36-8-6 to industrial uses only.

3.6. Land Ownership

3.6.1. The majority of the lands in the revised Plan area are held by Clear Hills County. The County has recently undertaken efforts to coordinate and facilitate the development of lots within the Hamlet. Future land development shall adhere to the land use and design concept as outlined within this Plan. Development proposals that remain inconsistent with the revised Plan shall only be advanced through an application for a bylaw amendment to the revised Area Structure Plan and evaluated accordingly by Council and administrative staff.



Part 4. Goal and Key Principles

4.1. Goal of Area Structure Plan

- 4.1.1. The goal for the Hamlet of Worsley revised Area Structure Plan is based on allowing the community to develop and mature in an orderly and efficient manner reinforcing its role as an integral segment of the County's social and economic fabric, and a future focus for concentrated, residential, commercial and industrial development opportunities.

4.2. Key Design Principles

- 4.2.1. The following planning design principles influenced the generalized proposed land uses plan of the Hamlet of Worsley revised Area Structure Plan:
- a. To identify and develop a central focal area for the community;
 - b. To provide a mix of residential and social interaction opportunities;
 - c. To accommodate a mixture of housing types and costs;
 - d. To identify and establish an integrated transportation system;
 - e. To protect and enhance natural features in the community;
 - f. To identify focal points and community activity nodes;
 - g. To accommodate a range of community uses;
 - h. To develop an integrated pedestrian network; and
 - i. To establish a cohesive land use pattern consistent with existing development constraints (i.e. wastewater lagoon).

The following outlines the various land uses being endorsed by this revised Area Structure Plan:

- 4.2.2. *Residential Development:* Proposed in this Plan are Estate Residential, Executive Residential, Mobile Home Residential and Multi-family Residential development opportunities. The proposed residential land uses are intended to accommodate the varying demand for lot sizes and housing types ranging from site-built single detached, manufactured dwellings to large lot estate residential development opportunities as per attached Schedule "B".
- 4.2.3. *Industrial/Commercial Development:* Industrial/Commercial lots are proposed along Highway 726 and Alberta Avenue, as well as within the residential community. Given the need to plan for long-term industrial



uses, including providing services for users such as large truck traffic and local businesses and residents. Commercial service core and Industrial/Commercial development areas have been identified to accommodate these needs as per attached Schedule “B”.

4.2.4. *Core Commercial Development:* The Core Commercial area has been located to capitalize on large truck traffic and other users driving through the Hamlet along Provincial Highway 726 and Alberta Avenue as well as being a central location for commercial uses for the Hamlet.

4.2.5. *Natural and Reserve Areas:* The Plan has identified future reserve allocations and areas for long-term protection. The intent of these areas will be for long-term public benefit through both natural protection and the development of reserve areas for parks and public uses. It is envisioned that these areas will be integrated within the proposed development concept, including the long-term development of an integrated pedestrian system.



Part 5. Land Use Concept

5.1. Summary and Overview

5.1.1. The land use concept has been based on the design principles established at the onset of the planning process. The Plan embraces and promotes values for a highly liveable community wherein the built environment respects the natural environment, provides places to shop and work close to a mix of residential clusters, creates focal points that promote community identity and offers open spaces that serve to integrate the community. Five distinct design features are outlined in the Area Structure Plan. These include:

- a. A linear parkway system
- b. A “Core Commercial” expansion area
- c. A series of residential areas that accommodate housing diversity,
- d. The conservation of the northern treed area, which consists of the boreal forest ecosystem and
- e. Employment area in the proposed commercial and industrial areas identified adjacent to Highway 726 and Alberta Avenue.

5.1.2. Density

The density and associated population of the proposed land uses for the Worsley Area Structure Plan will vary depending on types of development. There are a range of residential uses permitted within the multi-family residential land use designation including duplex, semi-detached, row housing and/or an apartment building. The densities range from 4.33 u/ha (10.70 u/ac) for a semi-detached unit; 5.34 u/ha (13.2 u/ac) for a duplex; 7.05 u/ha (17.424 u/ac) for row housing, to 17.63 u/ha (43.56 u/ac) for an apartment. These figures are based on the minimum lot sizes found within the Hamlet Residential District 2 (HR-2) of Clear Hills County Land Use Bylaw No. 107-08, as amended that permits multi-family residential uses in established hamlets.

The density of executive residential lots varies, but the minimum recommended lot size will be 1532.85 m² (16,500 ft²)/0.15 ha (0.38 ac) requiring a minimum 45.72 m (150 ft.) frontage x 33.53 m (110 ft.) depth.

The parcel and employee density of the commercial and industrial areas will vary depending on the type of industries developed. The density as defined by the Worsley revised Area Structure Plan is 0.52 units per net hectare (1.27 units per net acre) for Industrial/Commercial parcels and 1.48 units per net hectare (0.6



units per net acre) for core commercial parcels. The population density for commercial parcels is 3-32 employees per net acre (1.21 – 12.95 per net hectare)¹. The population density for industrial parcels is 8-30 employees per net acre (25-75 per net hectare)². The above figures are based on urban data. As the hamlet is expecting slower growth, and lower density uses, it is expected the lower employment figures would apply. Accordingly, a growth of 3 employees per net acre for core commercial businesses could increase the employment demand by approximately 28 employees; and a growth of 8 employees per net acre for the Industrial/Commercial businesses could increase the employment demand by approximately 310 employees.

Table 1 provides a land use summary for the proposed land uses for the Worsley Area Structure Plan.

Table 1: Land Use Summary

LAND USE	PARCELS	AREA	DENSITY PER NET HA/ACRE	% OF LAND	% OF PARCELS
Residential	77	4.97 /12.28 ac	3.5/8.7	8.1%	37.77%
Executive Residential	58	9.63 ha /23.8 ac	0.88/2.18	15.7%	28.43%
Multi-family Residential	3 (~20 units)	1.15 ha /2.85 ac	4.33-17.63 /10.7-43.56	1.9%	1.47%
Estate Residential	21	10.73 ha /26.52 ac	0.51/1.26	17.5%	10.29%
Industrial/Commercial	30	15.5 ha /38.3 ac	0.52/1.27	25.27%	14.7%
Core Commercial	15	3.65 ha /9.02 ac	1.48/0.6	5.95%	7.35%
Municipal & Environmental Reserve	N/A	15.7 ha /38.8 ac	N/A	25.6%	N/A
TOTAL	204	61.33 ha /151.59 ac		100%	100%

¹F. Stuart Chapin Jr. and Edward J. Kaiser, Urban Land Use Planning, 3rd Ed. (Urbana and Chicago: University of Illinois Press, 1985) 425.

Wholesaling proper - 32 employees per net acre
 Trucking and Warehousing – 10 employees per net acre
 Petroleum and bulk stations – 3 employees per net acre

²F. Stuart Chapin Jr. and Edward J. Kaiser, Urban Land Use Planning, 3rd Ed. (Urbana and Chicago: University of Illinois Press, 1985) 413.

Intensive – 30 employees per net acre
 Intermediate – 14 employees per net
 Extensive 8 – employees per net acre



5.2. Land Uses

5.2.1. Community Centre/Recreation Area

The central recreation area is a focal point of the community. It is easily accessible from Alberta Drive, and accessible to the entire Hamlet through a series of collector streets and pathways. The Area Structure Plan area should accommodate entertainment outlets and social facilities to encourage a variety of activities throughout the day and evening. An integral part of the Area Structure Plan area should include linkages to the development of the linear park along the identified creek within the estate residential development area.

5.2.2. Core Commercial

A primary component of the revised Area Structure Plan is to identify future commercial core expansion areas that may serve as a central point for future commercial development to service the Hamlet. This area shall be developed over time to provide basic services and commercial needs for the Hamlet as expansion necessitates, as well as provide services for large truck traffic travelling through the Hamlet. It is intended that land uses and services in this area will complement the planned and existing residential development. The plan has identified the expansion of the core area as located on the northern side of Alberta Avenue. The revised Worsley Area Structure Plan allocates approximately 3.65 ha/9.02 ac of land for core commercial expansion.

5.2.3. Industrial/Commercial

The combined Highway Commercial and Light Industrial uses identified within the Worsley Area Structure Plan comprise 15.5 ha/38.3 ac of the lands within the plan area, being the second highest land use within the Area Structure plan area, next to the municipal and environmental reserve areas.

Highway Commercial

The Plan has envisioned the expansion of highway commercial development adjacent to Alberta Avenue and Highway 726. Based on the visibility, existing transportation pattern and demand for services catering to the travelling public, it is envisioned that this area will evolve to accommodate these demands. Future access requirements to the



expansion of the highway commercial area shall remain subject to the requirements and standards as established by Alberta Transportation. The revised Plan has identified preferred locations for the development of service roads to facilitate these land uses.

Light Industrial

Those areas regarded as undevelopable for specific land uses due to their proximity to the wastewater lagoon shall be reserved for future light industrial development. This land use shall remain the only land use that can occur within this area in accordance with the subdivision and development regulations. These lands are located in the southeast area of the revised Area Structure Plan. In addition, other industrial lands are identified along Alberta Avenue west of the commercial core and near the Clear Hills connector road.

5.2.4. Residential

The Plan has identified two distinctive and integrated residential areas as outlined on Schedule “B”. Recognizing the need for a diversity of housing and emerging market demands, the Plan encourages diverse residential uses throughout NW ¼ 36-8-6 including single detached, multi-family, mobile housing and executive residential lot developments. Higher density housing shall be clustered in close proximity to future commercial development. Single-detached, site-built residential development shall occur throughout the balance of the quarter section.

Large lot, estate residential uses have been identified for part of SE 1-87-8-6. Lower density residential uses, coupled with the long term protection of the riparian areas and a portion of the wooded areas are encouraged to accommodate a unique development opportunity catering to the demand in this housing sector.

5.2.5. Municipal and Environmental Reserve

The Worsley revised Area Structure Plan has identified the appropriate provisions for future municipal and environmental reserve allocations. While subject to subdivision development requirements, municipal and environmental reserves shall be planned to conform to the concept of the proposed land use plan of this Area Structure Plan.



Reserve allocations will be required at the time of subdivision to establish appropriate buffers as indicated in the Area Structure Plan, such as separations between incompatible land uses. Lands deemed undevelopable shall be allocated as environmental reserve at the time of subdivision, in accordance with the Municipal Government Act and Subdivision and Development Regulations. Environmental reserve lands protect creeks, water courses, wetlands and provide green space corridors within the community. They can help in reducing flooding by providing an outlet for water and sewer overflows, as well as providing natural corridors within the hamlet for recreation. Municipal reserve lands may be used for parks and recreation purposes.

5.2.6. Parks and Recreation

The Plan proposes to preserve the wooded area in the northeast quarter as part of a future community park. This natural park should be planned to provide for picnic sites and play areas, with trails linking the Hamlet's broader pathway system. The park will further promote community identity and activity within the heart of the community.

The siting of additional parks has been identified to service the needs of residential uses as neighbourhoods develop. It is anticipated that a future linear park bordering the creek shall serve to support the development of an established pedestrian system. Park reserves shall be allocated on either side of the creek.

5.2.7. Roads and Transportation

The proposed transportation system will define and organize the arrangement of land uses as shown on Schedule "B" while maximizing the delivery of efficient municipal services. It is envisioned that the road system will reinforce the role of Alberta Avenue and Highway 726 as primary transportation routes through the Hamlet. Springwood Drive will serve as a future major collector road through NW ¼ 36-8-6 supporting the development of land within this area.

5.3. Phasing

- 5.3.1. It is anticipated that the development of the Hamlet will occur in a number of distinctive phases depending on the health of the economy, development interest and landowner initiative. A generalized phasing plan is shown on Schedule C. The number of phases has changed from five to



four as Phase 2 from the Worsley Area Structure Plan adopted January 7, 2007 has been developed. Cognizant of the existing development pattern and infrastructure in place, it is envisioned that the phasing of development will likely occur in a number of distinctive phases including the following:

- a. Phase 1: Includes the development of Industrial/Commercial lots, residential lots including multi-family lots, mobile home lots, single detached lots and executive residential lots as identified on Schedule “C”.
- b. Phase 2: Includes development east of Phase 1 including Industrial/Commercial lots, residential lots including mobile home lots, single detached lot and executive residential lots as identified on Schedule “C”.
- c. Phase 3 includes the completion of residential development including executive residential and estate residential lots and Industrial/Commercial lots as identified on Schedule “C”.
- d. Phase 4 includes the completion of Industrial/Commercial development, and the development of the Core Commercial area.

Table 2: Land Area by Phase

PHASE	AREA in hectares/acres	%OF TOTAL AREA
Phase 1	9.26 ha/22.9 ac	13.3%
Phase 2	13.15 ha/32.49 ac	18.9%
Phase 3	28.89 ha/71.39 ac	41.52%
Phase 4	18.27 ha/45.15 ac	26.26%
TOTAL AREA*	69.57 ha/151.59 ac	100%

*Note: The total area for Table 2 is different from the land area in Table 1 as the above totals include roads.

5.3.2. It is believed that this expansion strategy will increase compact development in the community and represent a logical extension of existing services, minimizing expenditure on municipal services.



Part 6. Land Use Policy

6.1. General

- 6.1.1. Schedule “B”, the proposed Land Uses Plan, provides a functional mix of places to live, work and play in the Hamlet to include more than just residential neighbourhoods within the Hamlet. As discussed in Sections 4 and 5, the Plan has identified long term strategies for the development of Commercial/Industrial and Core Commercial areas as well as municipal and environmental reserve areas.
- 6.1.2. Community identity could be promoted by naming roads after local historic people, places and industries. Street naming could be matched by development type, including residential, commercial, industrial and recreational uses. Community identity could be further enhanced through the use of a community logo and a consistent graphics style that is used on street, park and facility signage.
- 6.1.3. Proposed development within the revised Area Structure Plan lands shall remain consistent with the intent and direction of the following:
- a. Land uses and land use designations;
 - b. Proposed parcel density and layout;
 - c. Proposed road system;
 - d. Conservation of natural features and the environment;
 - e. Parks and open spaces, including the pathway (trail) system;
 - f. Community and social facilities;
 - g. Phasing and staging of development;
 - h. Servicing standards.

6.2. Residential

- 6.2.1. Residential developments are directed to the areas allocated for residential uses as shown in Schedule “B”.
- 6.2.2. The proposed Land Uses Plan, Schedule “B” provides for a range of parcel sizes, densities and housing types. These could include mobile homes, single detached homes, executive residential, row housing or other housing types as per housing demand. The pattern and distribution of future residential development shall remain in accordance with the provisions as outlined on Schedule “B”.



- 6.2.3. For residential areas east of Highway 726 forming part of NW ¼ 36-8-6, a mixture of housing types is identified. The density for single detached lots is planned at 3.5 units per net hectare (8.7 units per net acre) as identified in Table 1. Multi-family units are to be developed in higher density clusters in immediate proximity to core services. The range of densities for multi-family units could range from 4.33 to 17.63 units per net hectare (10.7 to 43.56 units per net acre) as discussed in section 5.1.2 and identified in Table 1.
- 6.2.4 Executive residential development is planned east of Springwood Drive and will include larger lots than traditional single detached lots normally located within urban areas. The density for executive residential development is estimated at 0.88 units per net hectare or 2.18 units per net acre as identified in Table 1.
- 6.2.5 As indicated on Schedule “B”, future estate residential lands shall be sited north of Alberta Avenue. Municipal service standards for water and sewer shall be required for these lands, connecting to existing water and sewer services. Parcel density may be increased to ensure the economic and efficient delivery of municipal services. The estimated density for the estate residential units is 0.51 units per net hectare or 1.26 units per net acre as identified in Table 1.

6.3. Industrial

- 6.3.1. The Hamlet of Worsley Area Structure Plan area will accommodate a range of future industrial development opportunities.
- 6.3.2. Industrial areas shall be developed in a manner that minimizes land use conflicts with surrounding uses and provides adequate buffering, dust control and landscaping to ensure a high standard of development. Physical separations, buffers and open spaces will be required and utilized to separate incompatible land uses.
- 6.3.3. Industrial lots shall be developed to accommodate on-site parking and appropriate circulation for the anticipated use.
- 6.3.4. Residential development on industrial lots or those areas identified for future industrial development shall not be permitted.



6.4. Commercial

- 6.4.1. The provisions for commercial development shall remain in accordance with the proposed Land Uses Plan as shown on Schedule “B”.
- 6.4.2. Core service commercial uses shall be allocated in proximity to the existing core commercial areas as identified on Schedule “B” proposed Land Uses Plan. All development in the core commercial area shall be undertaken to a standard and scale that reflects core commercial uses. This may include landscaping measures, signage requirements and specific architectural treatment to integrate and define the core area.
- 6.4.3. Highway commercial uses shall be allocated to those lands and areas adjacent to Highway 726 and along the internal service road planned for part of NW ¼ 36-8-6.
- 6.4.4. Highway commercial areas shall be restricted to those uses requiring highway access including a variety of hotel, retail and service industries and other uses deemed compatible by the delegated authority of Council.
- 6.4.5. All development in the highway commercial area shall be undertaken to a standard and scale that reflects a highway commercial district. This may include landscaping measures, signage requirements and specific architectural treatment to integrate and define the highway development area. Specific measures adjacent to the highway and road rights-of-way shall be required as conditions of development permit approval.

6.5. Community and Social Facilities

- 6.5.1. As identified on Schedule “B”, community facilities are planned to include an improved municipal park system through municipal and environmental reserves to connect existing and future development within the Hamlet. It is envisioned that the future linear park will capitalize on existing natural amenities within the Hamlet. Future community and social facilities may be accommodated on institutional use lands, and where appropriate, integrated within future neighbourhoods as required.

6.6. Open Space and Linkages

- 6.6.1. Clear Hills County recognizes the importance of the natural environment for maintaining a high quality of life. Clear Hills County will emphasize the integration and preservation of natural ecosystems as the Hamlet



develops, including but not limited to, existing drainage courses, windbreaks and natural features.

- 6.6.2. Clear Hills County shall seek the cooperation of the owners of lands identified as community parks in this Plan, to conserve them as part of the community open space system. At the time of subdivision, these areas shall be designated for municipal reserve dedication.
- 6.6.3. In addition to the community open space system, subdivision proposals should provide, wherever possible, smaller open space areas to serve as playgrounds or passive recreation parks. These parks and playgrounds should be linked, where possible, by internal linear parkways.
- 6.6.4. The stormwater management facilities should be located as identified on Schedule "B". Any additional stormwater management facilities should be located adjacent to land to be dedicated as open space in order to increase the size and use flexibility of these sites.



Part 7. Municipal Services and Roads

7.1. Water and Sanitary Sewer

- 7.1.1. The pattern of water and sanitary sewer services shall follow an engineering design standard approved by Alberta Environment. This may include the alignment of services through future road allocations, easements and/or designated rights-of-way. A detailed engineering design shall determine the appropriate alignment and capacity of future services consistent with the long-term development pattern and projected land uses within the Hamlet as shown on Schedules “B” and “C”.

7.2. Stormwater

- 7.2.1. Wherever possible, dry storm water management facilities should form an integral part of the open space system. Prior to subdivision and development, a Stormwater Management Plan must be prepared to address stormwater impacts and management interventions.
- 7.2.2. Stormwater flowing from the developed areas should not exceed the predevelopment rate and shall meet the Province’s ‘Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems.’

7.3. Other Utilities

- 7.3.1. Natural gas, electrical and communication utilities shall be provided for developments in conformity with municipal development standards. Tentative plans shall provide provisions for utilities while protecting existing and future rights-of-way and and/or easements.

7.4. Roads

- 7.4.1. Access roads shall include the collector road and future local roads as identified on Schedule “B”.
- 7.4.2. New residential development shall include collector roads in accordance with the pattern shown on Schedule “B”.



7.4.3. To increase the attractiveness of residential areas, all road entryways should be developed including aesthetic features such as signage and plantings.

7.4.4. The minimum rights-of-way for roads shall be as follows:

- a. collector roads 22 m (72 ft.)
- b. local roads 18 m (59 ft.)
- c. lanes 6 m (20 ft.)

7.4.5. Throughout the development of the plan area, the County may require traffic impact assessments and geometric analysis studies to be completed to the satisfaction of Alberta Transportation. These studies may be required on an ongoing basis to determine the intersection requirements and standards for local road intersections for Highway 726.

7.5. Additional Requirements:

7.5.1. Notwithstanding the general guidelines above, all access to and from developments shall be to municipal standards. Utilities and services shall be provided for development at the developer's expense. The precise location and standard of future servicing shall be determined by the County Engineer/Consultant in cooperation with affected stakeholders, using this Plan as a guide in the process.



Part 8. Implementation, Interpretation and Amendment

8.1. Implementation

- 8.1.1. The goal, design principles and policies of the Hamlet of Worsley revised Area Structure Plan shall be implemented through:
- a. Outline plans as required by this Plan, or at the discretion of the Development Officer.
 - b. The Land Use Bylaw, including zoning/district re-designations and the application of development regulations, and
 - c. Subdivision approvals.
- 8.1.2. With the implementation of the revised Area Structure Plan, the Land Use Bylaw shall be brought into conformity with this Plan. Future development proposals will then require appropriate redistricting consistent with the intent and direction of this Plan.
- 8.1.3. In addition, lands within the revised Area Structure Plan must be appropriately re-designated prior to final consideration of subdivision approval or the issuance of development permits. Council will consider re-designation upon an application by or on behalf of a landowner. Upon such application being made, Clear Hills County shall require the submission of an Outline Plan in accordance with this Plan, including an indication of proposed phasing, and preliminary engineering as required.
- 8.1.4. Clear Hills County may request the submission of a detailed tentative plan of subdivision or development plan for a land holding.
- 8.1.5. Clear Hills County will require each phase of development to:
- a. form a logical and efficient extension of municipal services of the proposed development area of the Hamlet,
 - b. not prejudice the further subdivision and development of any forthcoming phases and adjoining lands,
 - c. make sufficient provision for road access, and
 - d. dedicate such municipal and environmental reserve as the County considers necessary.
- 8.1.6. All costs of development on private land and all applicable off-site development costs associated with the development of land, as identified



in a development agreement with Clear Hills County, will be the responsibility of the developer.

8.1.7. The determination of off-site and other development levies shall be determined by Council as necessary.

8.1.8. Referral: The County may refer any development proposal to appropriate government departments and/or the Mackenzie Municipal Services Agency for information, comments and advice.

8.1.9. Development Agreements must:

- a. be signed prior to the commencement of development,
- b. outline the extent of the developer's responsibilities for the provision of utilities and services,
- c. contain other matters deemed necessary by the County.

8.1.10. Fire Protection: The County will undertake a periodic review of its fire protection measures, such as water supply and fire-fighting equipment, during the implementation of this Plan, in order to ensure that fire protection for the Hamlet of Worsley is at an appropriate standard.

8.2. Interpretation

8.2.1. This Plan is intended to replace the "Hamlet of Worsley Area Structure Plan" as adopted January 9, 2007 (Bylaw #92-06) Clear Hills County. It shall be interpreted with flexibility having regard to its purpose and concepts, as well as the objectives and policies of the Municipal Development Plan. Council's decisions on interpretation shall be final.

8.2.2. All development proposals shall conform to the proposed land use plan on Schedule "B", with small deviations permitted, at the discretion of the Development Officer. The final boundaries between land uses, location of storm water detention facilities and road alignments will be subject to Outline Plans approved by Council.

8.3. Amendment

8.3.1. This Plan may be amended by Council in accordance with procedures established in the Municipal Government Act.



- 8.3.2. When legal entities, other than Clear Hills County initiate an amendment prior to commencement of the bylaw amendment process, Clear Hills County may require the initiators of the amendment to provide a report and other background information to support the proposed amendment.



SCHEDULES

Schedule A: Regional Context

Schedule B: Proposed Land Uses Plan

Schedule C: Proposed Phasing

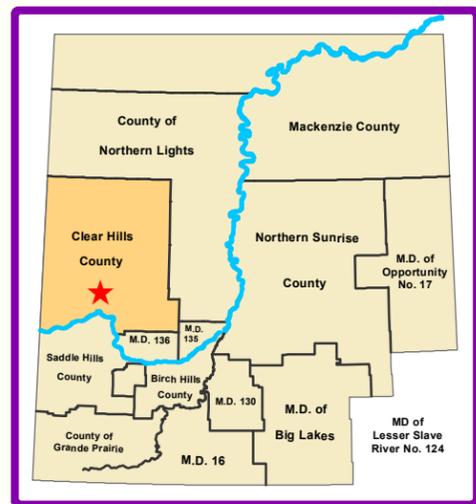
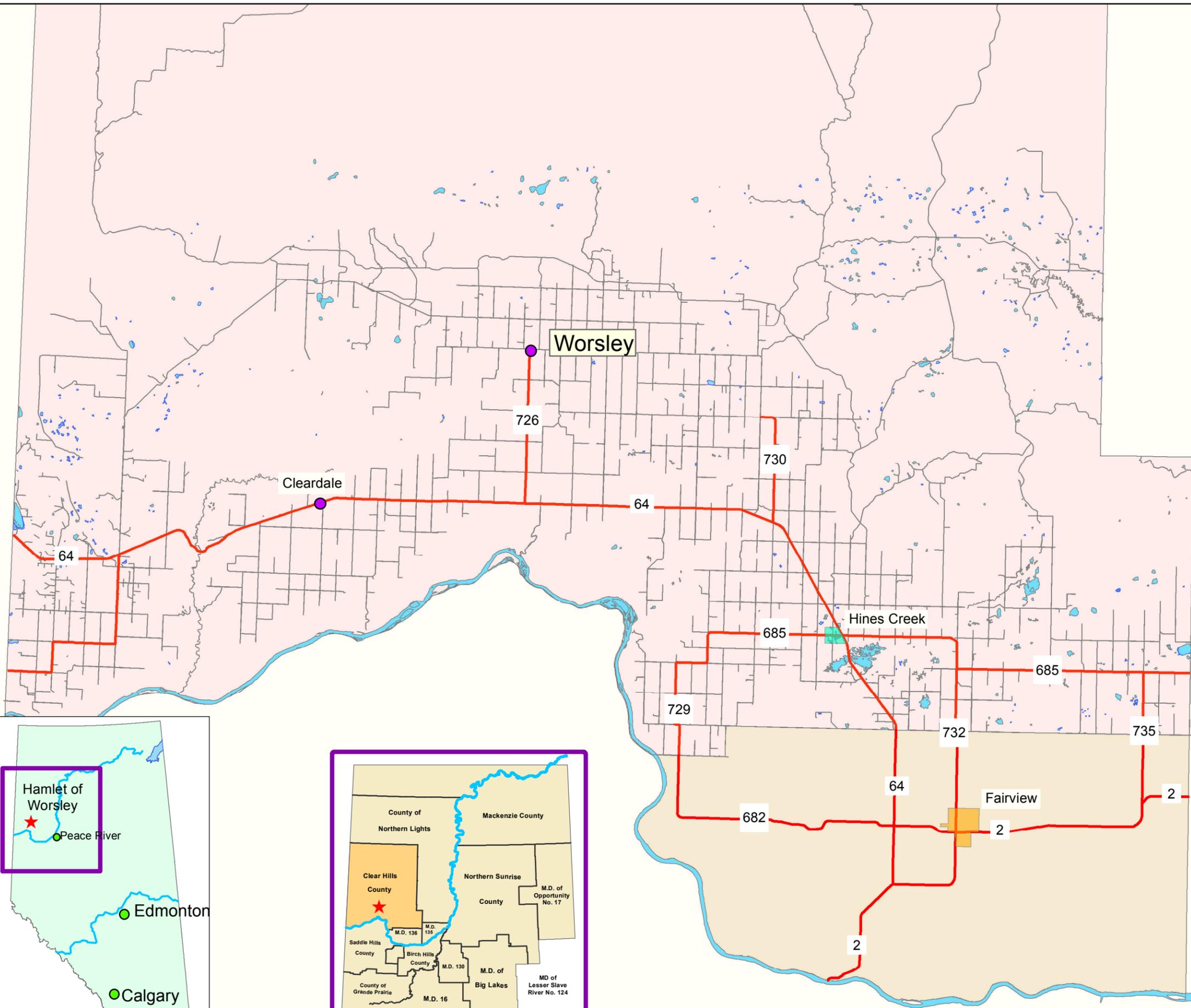




Clear Hills County

Hamlet of Worsley Revised Area Structure Plan Bylaw 154-11

Schedule A: Regional Context



Scale: 1:415,000



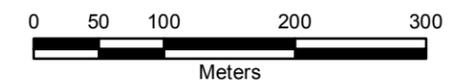
Mackenzie Municipal Services Agency
Date: August 23, 2011



Clear Hills County

Hamlet of Worsley Revised Area Structure Plan Bylaw 154-11 Schedule B: Proposed Land Uses Plan

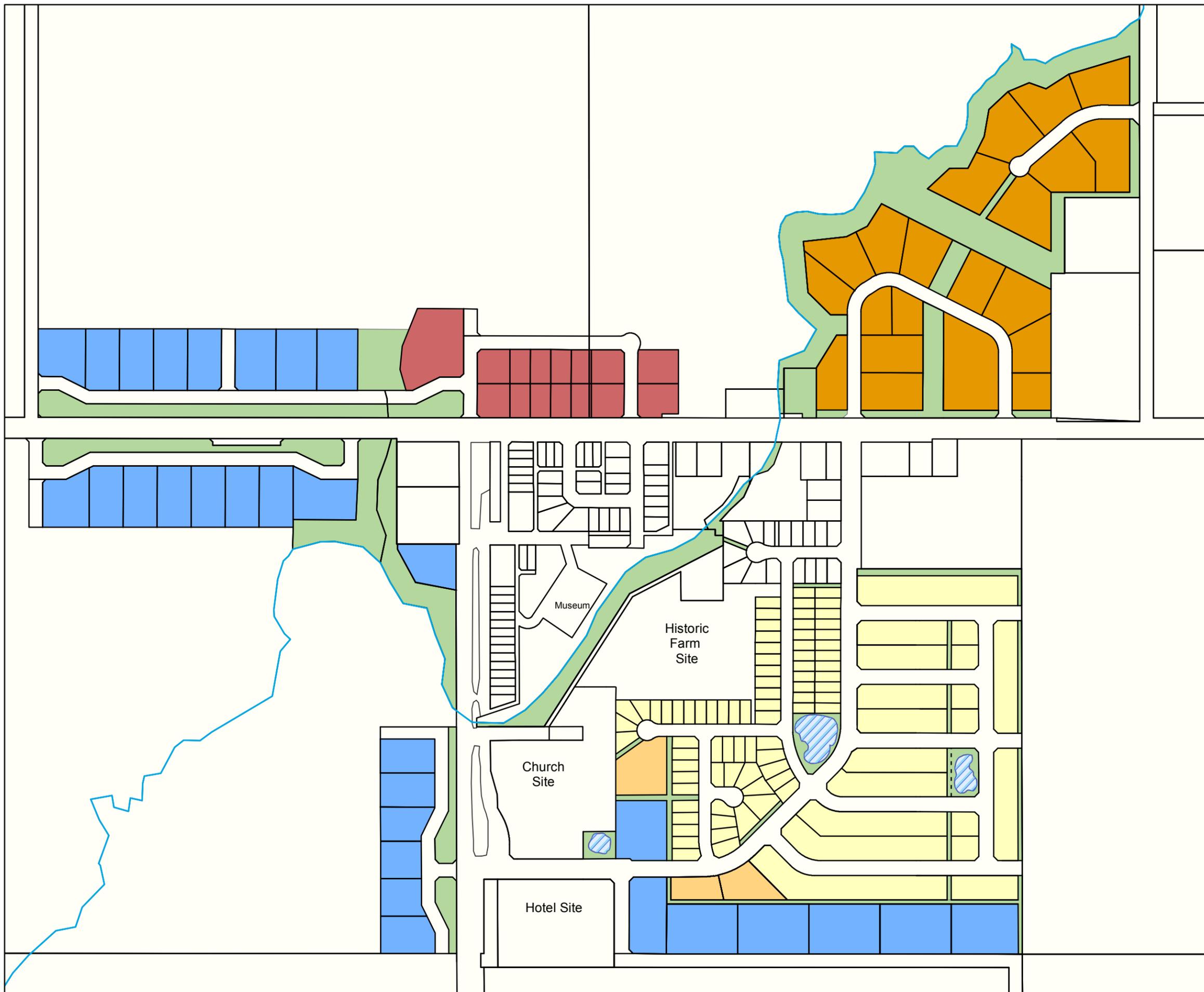
-  Residential
-  Multi-Family Residential
-  Estate Residential
-  Industrial/ Commercial
-  Core Commercial
-  Municipal & Environmental Reserve
-  Stormwater Management Facility



Scale: 1:5,500



Mackenzie Municipal Services Agency
Date: August 23, 2011



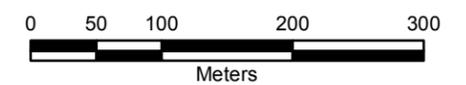


Clear Hills County

Hamlet of Worsley Revised Area Structure Plan Bylaw 154-11

Schedule C: Proposed Phasing

-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4



Scale: 1:5,500



Mackenzie Municipal Services Agency
Date: August 23, 2011

