



REVISED AREA STRUCTURE PLAN

for the

HAMLET OF CLEARDALE – CLEAR HILLS COUNTY

BYLAW No. 149-11

ADOPTED April 26, 2011



Prepared by:

**CLEAR HILLS COUNTY
and
MACKENZIE MUNICIPAL SERVICES AGENCY**

**BYLAW NO. 149-11
CLEAR HILLS COUNTY**

BEING A BYLAW OF CLEAR HILLS COUNTY IN THE PROVINCE OF ALBERTA TO ENACT THE REVISED AREA STRUCTURE PLAN FOR THE HAMLET OF CLEARDALE-CLEAR HILLS COUNTY

WHEREAS, Section 633 of the Municipal Government Act RSA 2000, Chapter M-26 enables the Council of Clear Hills County to adopt an area structure plan, which provides a framework for future land uses, consequent subdivision and development in that area; and,

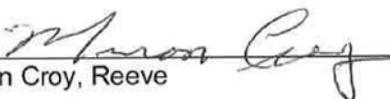
WHEREAS, Section 63(1) and 2(b) of the Municipal Government Act, Chapter M-26 empowers Council to undertake an update of the Cleardale Area Structure Plan and Council has deemed it necessary to revise said plan and adopt a Revised Area Structure Plan and,

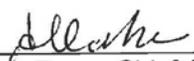
WHEREAS, the Council of Clear Hills County has held a Public Hearing pursuant to Section 230 of the Municipal Government Act RSA 2000, Chapter M-26.

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

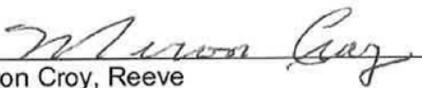
1. That this Bylaw shall be legally known as the Revised Area Structure Plan for the Hamlet of Cleardale – Clear Hills County.
2. That the attached Schedule A is hereby known as the Revised Area Structure Plan for the Hamlet of Cleardale – Clear Hills County.
3. That the attached Schedule B is hereby adopted as the Revised Area Structure Plan for the Hamlet of Cleardale – Clear Hills County.
4. That the Hamlet of Cleardale Revised Area Structure plan as authorized in bylaw 90-06 is hereby repealed.
5. That Bylaw no.149-11 shall take effect on the date of its final passage by Council.

First reading given on the 26th day of April, 2011


Miron Croy, Reeve

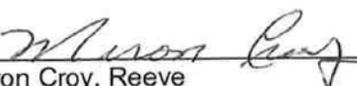

Allan Rowe, Chief Administrative Officer

Second reading given on the 26th day of April, 2011


Miron Croy, Reeve


Allan Rowe, Chief Administrative Officer

Third reading given on the 26th day of April, 2011


Miron Croy, Reeve


Allan Rowe, Chief Administrative Officer

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Part 1. Introduction

1.1 Location of the Revised Plan Area

- 1.1.1 Most of the lands in Clear Hills County are in agricultural production. Human settlements are in two main Hamlets, Cleardale and Worsley, and the other six settlements are located in Bear Canyon, Cherry Point, Clear Prairie, Deer Hill, Eureka River, and the Clear Hills Indian Reserve, No. 152C. The focus of the revised Area Structure Plan is to provide a cohesive framework to encourage and ensure the orderly and efficient development of the Hamlet of Cleardale.
- 1.1.2 The Plan area is comprised of those areas located in the north, west, and south of the existing Hamlet of Cleardale. To the north, the expansion of the existing highway commercial subdivision north of Highway 64, on the west and adjacent to Highway 64 in the SW 10-85-10-6, industrial expansion and including mixed use on the north portion of SE 10 and, also residential expansion to existing built-up area in the southeast of the Hamlet and east of Cleardale Drive. Schedule A-1 shows the Hamlet of Cleardale within the context of the entire County and its immediate vicinities.

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 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 original Hamlet of Cleardale Area Structure Plan was adopted in 1988 with subsequent amendments and adoption in 2006. This Area Structure Plan (otherwise referred to as the Plan) amendment reflects a review of the existing Area Structure Plan, based on recognized development constraints and the development potential of 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 (MDP). Clear Hills County's 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 Cleardale Revised Area Structure Plan (as indicated in Schedules A-1 to D-1 hereto attached).
- 2.1.2 The Plan provides for Highway Commercial and Hamlet Industrial land uses along Highway 64. The balance, and greatest portion of the area, establishes four distinct areas and phases of residential developments with opportunities for large lot, estate residential development integrated with central park areas for playgrounds, affordable housing in close proximity to the senior complex and future community facility land uses. Further, the Plan reflects the existing need to plan for a future commercial core in the community and a diversity of potential development including light industrial uses. The Plan has also respected the legislated distance separations and requirements from the existing wastewater lagoon as required under the Subdivision and Development Regulations.

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 Cleardale 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. Clear Hills County Land Use Bylaw (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 Cleardale Revised 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 Cleardale occupies a planned development location along Highway 64 enroute to Fort St. John and Fairview. Based on the increasing activity and development in the oil and gas sector and the 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 the desire of existing residents to remain within the community and the need to accommodate potential migration as the labour force and demand expands the need for local housing.

3.2 Existing Land Use

- 3.2.1 The Hamlet is currently comprised of a mixture of primarily residential houses. Existing residential development is primarily comprised of mobile homes. Other uses in the Hamlet include existing school and, cultural and recreational amenities. Commercial uses are limited to the highway commercial district situated adjacent to Highway 64.
- 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

- 3.3.1 The Hamlet's existing transportation structure is based on primary access to Cleardale Drive via Highway 64, and a number of looped roads. The existing highway commercial area is serviced by an established frontage road.

It is envisioned that Cleardale Drive will continue to serve as the primary ordering element in the development of the Hamlet's transportation system, and that highway commercial development shall be encouraged along the established frontage road system.

Further, the plan has identified potential road widening allocations along Cleardale Drive to accommodate truck parking and access to future residential areas.

3.4 Natural Features

- 3.4.1 The most significant natural feature is the ravine to the northeast of the Hamlet boundary. Adjacent to the ravine and on the western side of the Hamlet is a major wooded area, which can be converted into a natural park for the entire Hamlet.



3.5 Built Environment and Infrastructure

- 3.5.1 The Hamlet currently has a limited water and sewer system, and bulk truck fill. Water and sewer services are primarily accommodated in easements adjacent to Cleardale Drive and within the existing right of way of Cleardale Crescent and Poplar Road. The existing wastewater lagoon is also sited in close proximity to the Hamlet's developed areas.
- 3.5.2 There are no confined feeding operations, sanitary landfills, transfer stations, sour gas facilities or oil/gas well facilities in the Plan area or its vicinity, as defined by provincial regulations.
- 3.5.3 As noted, there is an existing wastewater lagoon situated within the Hamlet. The Plan has addressed existing development constraints posed by the lagoon as established by the Provincial Subdivision and Development Regulations.

3.6 Land Ownership

- 3.6.1 The majority of the lands in the Plan area are held by private ownership. The County has recently acquired additional land to facilitate the development of lots within the Hamlet. All future land development shall adhere to the land use and design concept as outlined within this Plan. Development proposals that remain inconsistent with this Plan shall only be advanced via an application for a bylaw amendment to this Area Structure Plan and evaluated accordingly by Council and administrative staff.



Part 4. Goal and Key Principles

4.1 Goal

- 4.1.1 The Plan goal for the Hamlet of Cleardale 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 Design Principles

- 4.2.1 The following planning design principles influenced the generalized land use and structure plan for the Hamlet of Cleardale:

- 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;
- 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 Area Structure Plan:

- 4.2.2 *Residential Development:* Proposed in this Plan are Hamlet Residential (H-R) Hamlet Residential 1 (H-R1), and Hamlet Estate Residential (H-ER). The proposed residential land uses are intended to accommodate the varying demand for lot sizes and housing types ranging from stick-built single detached, manufactured dwellings, and large lot estate residential development opportunities as per attached Schedules B-1 and C-1.
- 4.2.3 *Highway Commercial Development:* Highway Commercial (H-D) lots are proposed along Highway 64. The generalized layout and pattern is outlined as per attached Schedules B-1 and C-1.
- 4.2.4 *Commercial Development:* Recognizing the need to plan for a long-term commercial/service core in the community, a commercial and service centre has been identified to accommodate future commercial uses (H-C) as per attached Schedules B-1 and C-1.
- 4.2.5 *Industrial Development:* Hamlet Industrial (H-M) lots are proposed along Highway 64 and Cleardale Drive as per Schedules B-1 and C-1.



4.2.6 *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 park and public uses. It is envisioned that these areas will be integrated with the proposed development concept and through the long-term development of an integrated pedestrian system.



Part 5. Land Use Concept

5.1 Summary

5.1.1 The land use concept has been based on the design principles established at the outset of the planning process. The Plan embraces and promotes values for a highly livable 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 Community Recreational Center,
- b) A Commercial Core;
- c) A Seniors' Complex
- d) A series of residential areas that accommodate housing diversity, including affordable housing units
- e) The conservation of the eastern treed area, which consists of the boreal forest ecosystems and
- f) Employment area in the proposed Hamlet Commercial and Hamlet Industrial subdivisions along Highway 64 and Cleardale Drive.

The following table summarizes the land use concept for the Hamlet:

Land Use	No. of Parcels	Avg. Parcel Size (Ac)	Total Allocation (Ac)	% of Planned Expansion Area
Highway Commercial	4	1.48	5.91	3.83
Core Commercial	1	2.81	2.81	1.83
Single Family Residential	18	0.30	5.33	3.46
Country Residential	4	1.33	5.38	3.48
Estate Residential	20	0.46	9.21	5.98
Affordable Residential	7	0.48	3.13	2.03
Roads	Na	Na	23.75	15.43
Industrial	25	2.17	54.2	35.21
Institutional	1	10.99	10.99	7.14
Parks/Recreation	3	11.08	33.24	21.69
TOTAL			153.95	100%



5.2 Land Uses

5.2.1 Community Centre/Recreation Area

The Community Centre is the main focal point of the community. It is easily accessible from Cleardale Drive, and accessible to the entire Hamlet from a series of collector streets and pathways. To encourage a variety of activities throughout the day and evening, the centre should accommodate entertainment outlets and social facilities. An integral part of the community centre area design should be a “Community Park” in the area around the borrow pit (which is slated to be converted into a trout pond). The Centre and park will serve as a ‘gathering place’, and rest area for community residents. It is envisioned that the Community Centre area will remain the primary focal point for major community facilities, such as indoor and outdoor sports facilities, and the Menno Simons School. The development over time of this focal point will do much to promote the vibrancy of the Hamlet.

5.2.2 Core Commercial

A primary component of this Area Structure Plan is the identification of a future commercial core as a central point for future commercial development to service the Hamlet. This area will be developed over time to provide basic services and commercial needs for the Hamlet as expansion necessitates. It is intended that land uses and services in this area will compliment the planned and existing residential development and the community centre and recreation area.

5.2.3 Highway Commercial

The Plan has envisioned the expansion of highway commercial development adjacent Highway 64. Based on the visibility, existing transportation pattern and demand for services catering to the traveling public, it is envisioned that this area will evolve to accommodate these demands. Future access requirements for the expansion of the highway commercial area will remain subject to the requirements and standards as established by Alberta Transportation.

5.2.4 Residential

The Plan has identified four distinctive and integrated residential areas as outlined on the concept plan. Recognizing the need for a diversity of housing and emerging market demands, this Area Structure Plan envisions the continuation of future mobile home residential uses in the southeastern portion of the Plan area; Country residential uses will occur in proximity to Hamlet Industrial area, whilst large lot estate and affordable residential uses will be concentrated in proximity to the future core.

5.2.5 Hamlet Industrial

Those areas regarded as undevelopable for specific land uses due to their proximity to the wastewater lagoon will be reserved for future hamlet 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. Additional industrial lands have been



identified in the western portion of the plan area serviced by an internal service road accessing Cleardale Drive. These areas will represent the long-term expansion area for industrial uses, should demand warrant.

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 floodway and portions of the flood fringes of the northeast ravine should also be protected to form a natural park system for the community.

5.2.7 Municipal and Environmental Reserve

The Area Structure Plan has identified the appropriate provisions for future municipal and environmental reserve allocations. While subject to detailed development proposals, municipal reserve shall be provided in parcel form to meet the objectives as outlined in the land use concept. Further, 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.

5.2.8 Roads and Transportation

The proposed transportation system will define and organize the arrangement of land uses as shown on the concept plan while also maximizing the delivery and efficiency of municipal services. It is envisioned that the road system will reinforce the role of Cleardale Drive as the primary collector road. Cognizant of the road's collector status, limited direct access from development shall be allowed onto Cleardale Drive. Developments shall be serviced via the road network as indicated.



5.3 Phasing

- 5.3.1 It is anticipated that the development of the Hamlet may likely occur in a number of distinctive phases depending on market dynamics, development interest and landowner initiative. 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 (refer to Schedule D-1):
- a) Phase 1: Development of the Hamlet Industrial area, Country Residential area, Commercial Core area, Seniors' Complex and Affordable Housing units with the Seniors' Complex as the first priority.
 - b) Phase 2: Hamlet Industrial and Country Residential uses, west of Phase 1.
 - c) Phase 3: Composed of Residential Development extending southward of the existing residential area.
 - d) Phase 4: Completion of the western portion of Highway Commercial uses.
 - e) Phase 5: Development of a long-term industrial area in the western portion of the Plan Area, and the commercial area north of Highway 64, should demand warrant
- 5.3.1 It is believed that this expansion strategy will enhance the compactness of 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 As guided by Schedule B-1 - the Future Land Use Plan, the Hamlet of Cleardale is to contain a functional mix of places to live, work and play. Therefore, if the Hamlet is to be more than a residential neighbourhood, it must contain strategically located commercial areas designed for commercial purposes. As discussed, the Plan has identified long-term development areas for the construction of core commercial uses and highway commercial development.
- 6.1.2 Community identity should be promoted through the adoption of naming schemes that have significant local historical roots. These names should be similar or have related themes in respect to streets, districts and facilities. 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 Subdivision and development commencing on those lands identified for expansion of development within this Revised Area Structure Plan shall remain consistent with the intent and direction of this Plan with regards to 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 (public) 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-1.
- 6.2.2 The Subdivision Concept/Outline Plan (Schedule C-1) provides for a range of, parcel sizes and densities and areas for specific housing types. The pattern and distribution of future residential development shall remain in accordance with the provisions as outlined on Schedule C-1.
- 6.2.3 For residential areas to the west of Cleardale Drive, residential lots are proposed. This will permit the development of single-family residences. The design density for estate lots should be between 20 residential units per gross developable hectare (5 hectare) (4 units per gross developable hectare) and for affordable housing, 7 residential units per gross developable hectare (4.37 hectare) (1.6 units per gross developable hectare).
- 6.2.4 South of the existing built-up area, residential lots are proposed to cater to both stick-built and manufactured home or mobile home developments. The maximum gross area



shall not exceed 4 hectares (10 acres) while the maximum density shall not exceed 15 units per gross hectare (6 units per gross acre).

- 6.2.5 As indicated on Schedules B-1 and C-1, future estate residential lands shall be sited south of Cleardale Drive and in accordance with the land use plan as highlighted. In order to provide for the ongoing and efficient delivery and connectivity of water and sewer services, municipal service standards for water and sewer shall be required for these lands. Parcel density may be increased to ensure the economic and efficient delivery of municipal services.

6.3 Industrial

- 6.3.1 The Hamlet of Cleardale and area will accommodate an array of future industrial development opportunities.
- 6.3.2 Hamlet Industrial uses shall be concentrated in those areas identified on Land Use Plan Schedule B-1.
- 6.3.4 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. This may include specific buffering techniques along property frontages, landscaping measures, and signage requirements as determined at the time of development by the appropriate development officer.
- 6.3.5 Physical separations, buffers, and open spaces will be required and utilized to separate incompatible land uses.
- 6.3.6 Industrial lots shall be developed to accommodate on-site parking and appropriate circulation for the anticipated use.
- 6.3.7 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 of commercial development shall remain in accordance with the Future Land Use Plan and Subdivision Concept/Outline Plan as shown on Schedules B-1 and C-1.
- 6.4.2 Core service commercial uses shall be allocated in proximity to the existing Church site as shown on the attached Future Land Use Plan as shown on Schedule B-1. All development in the core commercial area shall be undertaken to a standard and scale that reflects neighborhood 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 64 and the existing Highway Commercial Development.



- 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 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 right of ways shall be required as a condition of development permit approval.

6.5 Community and Social Facilities

- 6.5.1 As shown on Schedule B-1, community facilities shall be accommodated in areas identified as institutional and in future park areas. These areas may contain, without restricting the generality of the following: a church, community centre, sports buildings and fields, pond, and a school. The site shall be dedicated as municipal reserve.
- 6.5.2 A future linear park shall be accommodated through the allocation of reserve at the time of subdivision as identified within this plan.

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, and will emphasize the integration and preservation of the natural ecosystems as the Hamlet develops, including but not limited to, existing drainage courses, windbreaks and natural features in the Hamlet.
- 6.6.2 Clear Hills County shall seek, as soon as possible, the cooperation of the owners of lands identified as community parks in this Plan, in order to conserve those lands 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 designs 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 Where possible, stormwater retention 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 right of ways. 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-1 and C-1.

7.2 Stormwater

7.2.1 Clear Hills County may allow no more than 50% of the area of land that currently serves as a dry storm water pond to be dedicated as municipal reserve within part of SE 10-85-10-6. The balance of the existing retention pond shall be acquired as environmental reserve.

7.2.2 Wherever possible, dry storm water retention facilities should form an integral part of the open space system.

7.2.3 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 to developments in keeping with municipal development standards. Tentative plans shall accommodate the provision of utilities through the protection of existing right-of-ways and the allocation of additional right of ways and/or easements.

7.4 Roads

7.4.1 Access roads shall include Cleardale Drive and the future local roads into new subdivisions.

7.4.2 The residential areas shall be served by a series of collector roads in a pattern similar to that shown on Schedules B-1 and C-1

7.4.3 To increase the attractiveness of residential areas, all road entryways should have high visual standards.



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

- a) collector roads30 m
- b) local roads20 m

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 the Cleardale Drive/Highway 64 intersection as well as existing and future access to the future Highway Commercial area.

7.4.5 Additional Requirements:

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 Cleardale Revised Area Structure Plan shall be implemented through:
- a) Outline plans as required by this Plan,
 - b) The Land Use Bylaw, including zoning/district re-designations and the application of development regulations, and
 - c) Subdivision approvals.
- 8.1.2 The implementation of the Revised Area Structure Plan shall require appropriate redistricting to a base land use district to ensure the intent and direction of this plan is protected. Future development proposals will then require appropriate redistricting consistent with the intent and direction of this Plan.
- 8.1.3 In addition, the sites for the Revised Area Structure Plan must be appropriately redesignated prior to final consideration of subdivision approval or the issuance of development permits. Council will consider redesignation 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 the proposed phasing.
- 8.1.4 At the same time, or at some other time, 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 to the area to be developed,
 - 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 the 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 Cleardale is at an appropriate standard.

8.2 Interpretation

8.2.1 This Plan is intended to revise and update the "Hamlet of Cleardale Revised Area Structure Plan" as adopted by Clear Hills County in 2006. 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 generally follow the land use concept and subdivision design as shown on Schedules B-1 and C-1, but the final boundaries between land uses, location of storm water retention 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 initiates 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-1:** Cleardale Context Map
- SCHEDULE B-1:** Future Land Use Plan
- SCHEDULE C-1:** Subdivision Concept/Outline Plan
- SCHEDULE D-1:** Proposed Phasing

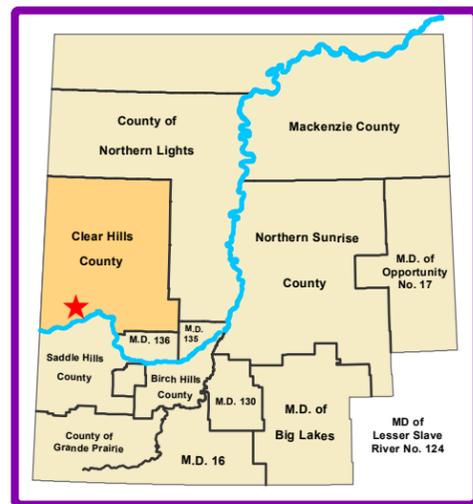
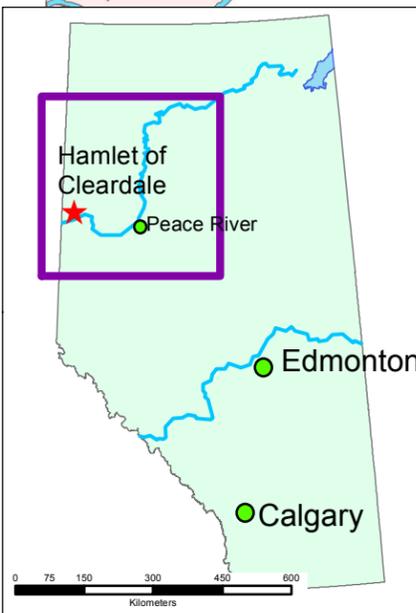
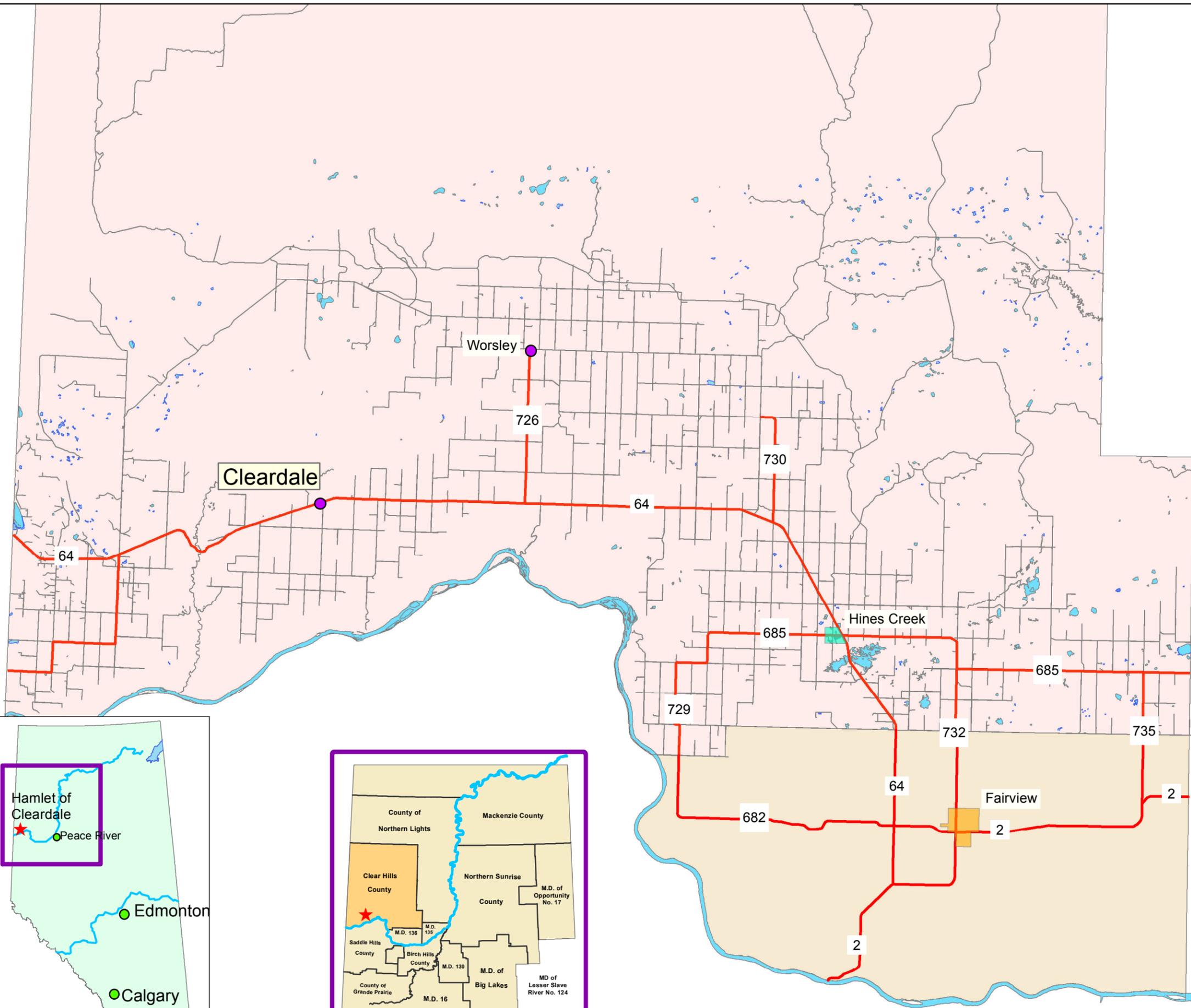




Clear Hills County

Revised Area Structure Plan for the Hamlet of Cleardale - Clear Hills County

Schedule A-1: Area Context Map



Scale: 1:415,000



Mackenzie Municipal Services Agency
Date: April 26, 2011

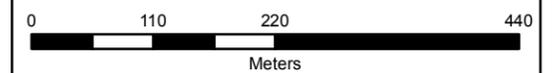


Clear Hills County

Revised Area Structure Plan for the Hamlet of Cleardale - Clear Hills County

Schedule B-1: Future Land Uses

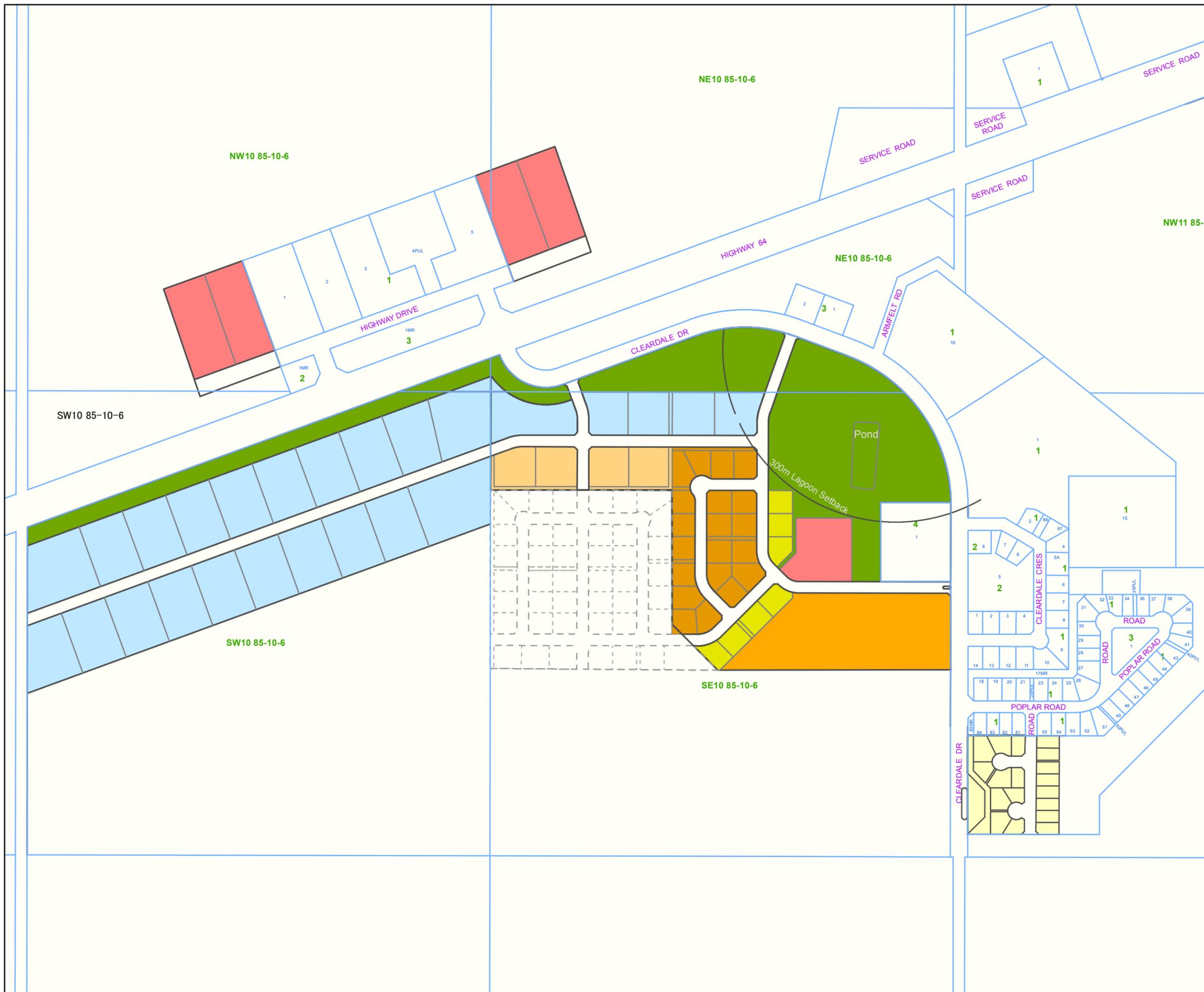
-  Single Family Residential
-  Country Residential
-  Estate Residential
-  Affordable Housing
-  Green Space/ Park
-  Institutional
-  Industrial
-  Commercial
-  Cleardale ASP
-  Future Development Concept
-  Existing Parcel Lines



Scale: 1:6,500



Mackenzie Municipal Services Agency
Date: April 26, 2011



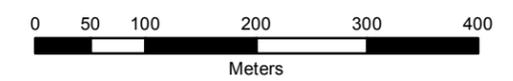


Clear Hills County

Revised Area Structure Plan for the Hamlet of Cleardale - Clear Hills County

Schedule C-1: Subdivision Concept

- Cleardale ASP Proposal
- Existing Parcel Lines
- - - Future Development Concept

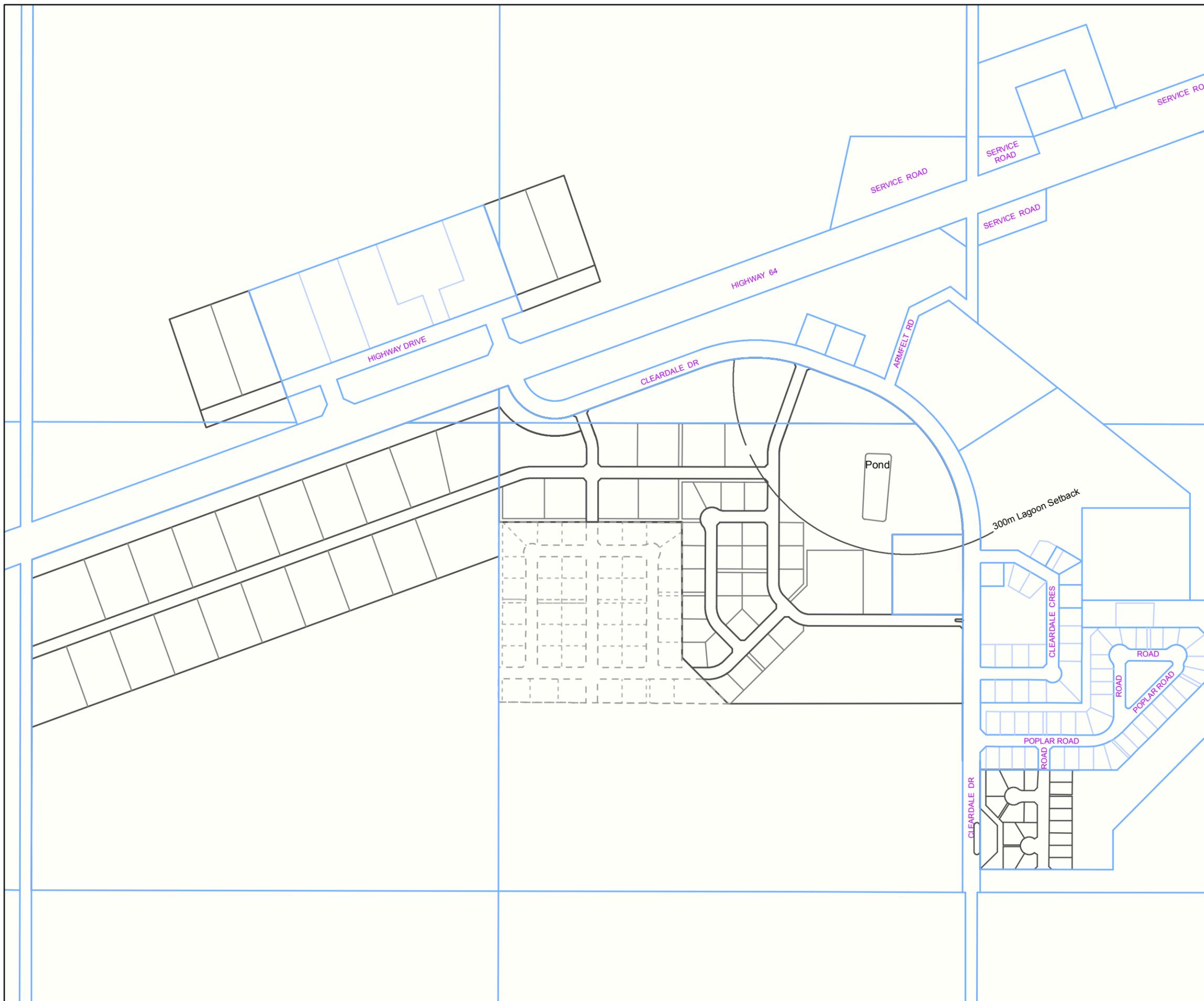


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Mackenzie Municipal Services Agency

Date: April 26, 2011



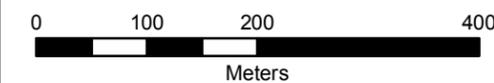


Clear Hills County

Revised Area Structure Plan for the Hamlet of Cleardale - Clear Hills County

Schedule D-1: Proposed Phasing

-  Phase 1
-  Phase 2
-  Phase 3
-  Phase 4
-  Phase 5
-  Cleardale ASP
-  Existing Parcel Lines



Scale: 1:6,500



Mackenzie Municipal Services Agency
Date: April 26, 2011

