

Village of Berwyn

CN Lands Area Structure Plan



Adopted October 22, 2015



Prepared by:

The Village of Berwyn and the
Mackenzie Municipal Services Agency



**BYLAW NO. 625
OF THE VILLAGE OF BERWYN**

Being a Bylaw of the Village of Berwyn, in the province of Alberta, to enact the CN Lands Area Structure Plan.

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


WHEREAS *Section 63(1) and 2(b) of the Municipal Government Act RSA 2000, Chapter M-26 empowers Council to adopt the CN Lands Area Structure Plan; and*

WHEREAS The Council of Berwyn has held a Public Hearing pursuant to Section 230 of the Municipal Government Act RSA 2000, Chapter M-26

**NOW
THEREFORE** THE COUNCIL OF THE VILLAGE OF BERWYN, IN THE PROVINCE OF ALBERTA, IN COUNCIL DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. That this Bylaw shall be legally known as the CN Lands Area Structure Plan.
2. That Bylaw No. 625 shall take force and effect on the date of its final passage.

First Reading given on the 8 day of October, 2015.



Ron Longtin, Mayor



Olive Toews, Chief Administrative Officer

A Public Hearing was held on the 22 day of October, 2015

Second Reading given on the 22 day of October, 2015.

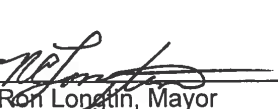


Ron Longtin, Mayor



Olive Toews, Chief Administrative Officer

Third Reading and Assent given on the 22 day of October, 2015.



Ron Longtin, Mayor



Olive Toews, Chief Administrative Officer

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Village of Berwyn CN Lands Area Structure Plan

Part 1: Introduction

1.1 Purpose of the Plan

The purpose of the CN Lands Area Structure Plan (ASP) is to provide a framework to develop lands adjacent to CN Railway line for residential uses. This purpose is achieved through:

1. A unified vision and goals to guide future development.
2. Integration with the Province's legislation and regulations, as well as the Village's statutory plans and Land Use Bylaw.
3. An analysis of the existing conditions within the planning area.
4. A development concept to guide new development.

1.2 Enabling Legislation

Pursuant to Section 633 of the Municipal Government Act, a Council of a municipality may adopt by bylaw an ASP for the purpose of providing a framework for the subsequent subdivision and development of an area of land. The Act prescribes 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 Act also indicates that any other matter deemed necessary by Council may be included in an area structure plan.

Every municipality in Alberta is also required to incorporate land use policies (pursuant to Section 622 of the Municipal Government Act) into its planning documents. The land use policies contain a series of general directives related to planning cooperation, land use patterns, the natural environment, resource conservation, transportation and residential development.

Through the adoption of this ASP, Council has fulfilled its duties under the Act respecting the process of adoption as addressed in Sections 187- 189, including an advertisement of the bylaw (Section 606) and opportunities for input (Section 636).



Photograph 1: Aerial view of the Plan Area



Photograph 2: Main Street looking north to the Plan Area



1.3 Location of ASP Plan Area

The Village of Berwyn is located 528 km northwest of Edmonton and 128 km northeast of Grande Prairie. Highway No. 2, located adjacent to the village, is one of the primary highway routes through the Region.

For the most part, the Village's road network consists of a grid pattern with rear access laneways. The two main commercial streets of the Village are 51st Street and 52nd Avenue, which intersect in the Village's commercial centre. The two main roads through the village include 50th Avenue and 50th Street.

The CN Lands Area Structure Plan area is located at the north end of the village's commercial core. The area is bordered by the CN Rail owned property to the north, 50th Street to the east, 52nd Avenue to the south and 53rd Street to the west.

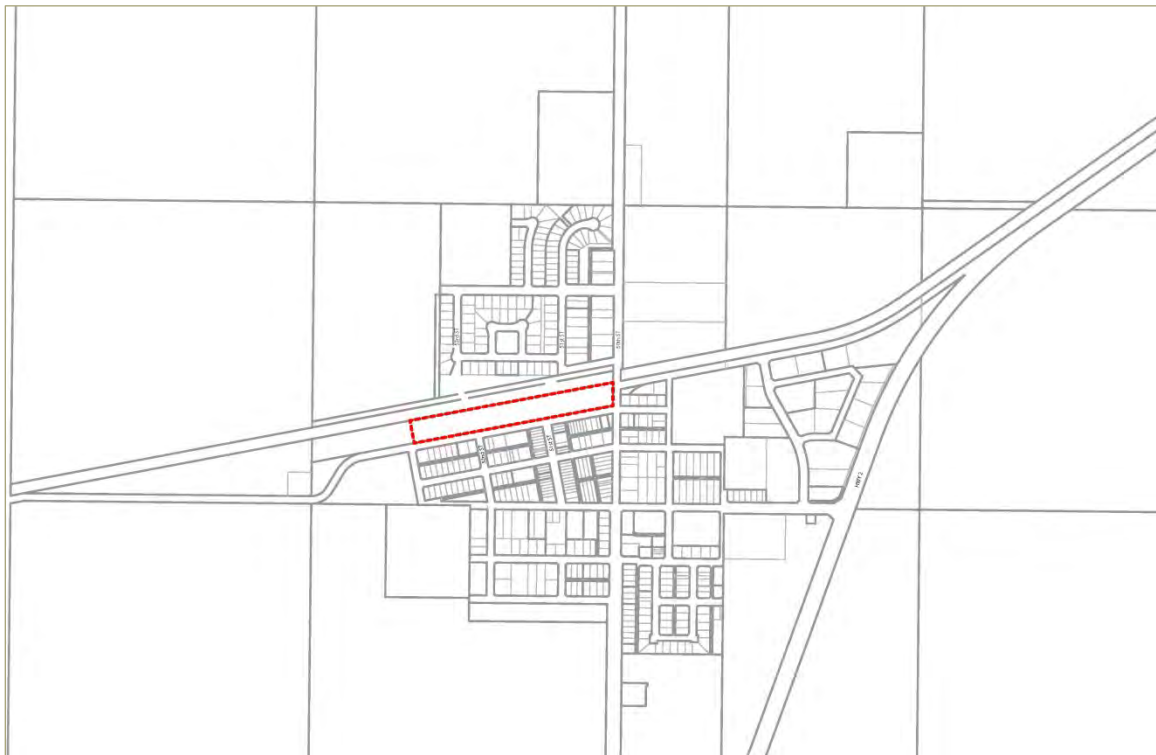


Figure 1: Red border designates the Plan Area



PART 2: Planning Legislation

2.1 Municipal Development Plan

The Village of Berwyn adopted its Municipal Development Plan in June 2012. The purpose of the Municipal Development Plan (MDP) is to provide the Village of Berwyn with a planning framework that reflects the current and future needs of the village. The following goals for lands adjacent to the Canadian National (CN) railway line were developed:

2.1.1 Goals:

1. to explore options in developing the lands adjacent to the CN railway line into a more efficient and effective land use; and
2. to ensure the orderly and efficient development of the lands adjacent to the CN railway line to meet the community's needs and complement the main commercial corridor.

2.1.2 Objectives:

1. to ensure a range of compact, low to medium density developments, including seniors housing, on lands that are within close proximity to the main street;
2. to ensure that the former CN railway lands complement and are integrated with the main commercial corridor; and
3. to encourage high quality aesthetically pleasing design throughout the development process.

These objectives and policies set the framework for policies to guide the process for redevelopment, as follows:

1. Development on the former CN railway lands may occur in phases based on current and future economic markets.
2. The Village of Berwyn shall regulate development on CN railway line adjacent lands.
3. The Village of Berwyn shall seek to partner with any housing authority or organization to develop seniors housing and residential uses within close proximity to the main corridor.
4. The Village of Berwyn shall collaborate with Mackenzie Municipal Services Agency to develop an area structure plan for the lands adjacent to CN railway line.

This Area Structure Plan considers and works to achieve the goals, objectives and policies of the Village's existing Municipal Development Plan.

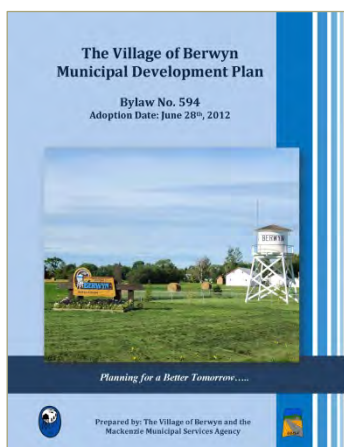


Figure 2: Village of Berwyn Municipal Development Plan



Photograph 3: Plan Area looking north from Main Street



2.2. Intermunicipal Development Plan

The development of this ASP is in accordance with the process and policy directions as established within the Lac Cardinal Intermunicipal Development Plan (IDP), which includes the municipalities of Grimshaw, Berwyn and the Municipal District of Peace No. 135. The IDP provides for the coordinated development of lands to their highest and best use, the provision of an appropriate servicing system to accommodate development, and the commitment of the M.D. of Peace to intermunicipal discussions with the intermunicipal development plan commission. The Intermunicipal Development Plan Commission consists of members representing the Town of Grimshaw, the Village of Berwyn, and the Municipal District of Peace No. 135.

2.3 Consistency Among Plans

The Municipal Government Act requires that all statutory plans adopted by a municipality remain consistent with one another. Subject to amendments to the Land Use Bylaw to accommodate new land uses districts, the provisions in the Village of Berwyn – CN Lands Area Structure Plan shall be consistent with the policies and directions laid out in the Municipal Development Plan and meet the Act requirements.

2.4 Land Use Bylaw

Every municipality must have a land use bylaw to regulate and control the use of land and buildings within the municipality. The Village of Berwyn Land Use Bylaw is used to implement the goals, objectives, and policies contained within the Municipal Development Plan and any other statutory plans adopted by Council. Upon adoption of the Village of Berwyn CN Lands Area Structure Plan, Council may amend the Land Use Bylaw to accommodate the land use directions and policies of this plan.

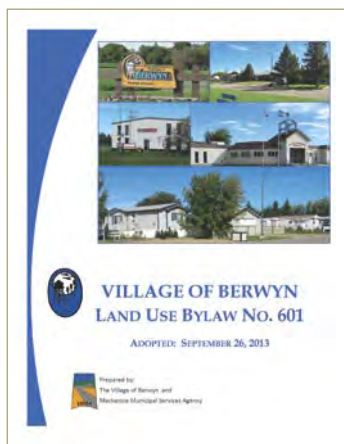


Figure 3: Village of Berwyn Land Use Bylaw



Part 3: Planning Components

3.1 Boundaries and Adjacent Land Uses

The CN Lands Area Structure Plan is situated at the north end of Berwyn's Main Street. The adjacent land uses are primarily commercial to the south and residential to the north.

3.2 Current Land Use Designations

Under the Village's existing Land Use Bylaw, the former CN Lands are designated for industrial use while the adjacent lands are designated for commercial and residential uses.

3.3 Natural Features

There are no significant natural features within the CN Lands Area Structure Plan area.

3.4 Built Environment and Infrastructure

The lands adjacent to the ASP area (52 Avenue) include essential infrastructure servicing, such as roads, sewer and water servicing.

The intensity of development is greatest along the south boundary of the ASP area, along 52nd Avenue and includes both commercial and residential uses.

This existing residential development includes predominantly single detached units. Future residential units within the CN Lands Area Structure Plan are to be compatible with existing residential development units in the surrounding ASP area. New residential development is to be aesthetically pleasing and to meet or exceed current residential development aesthetics.

3.5 Land Ownership

All of the lands within the CN Lands Area Structure Plan area are currently owned by the Village of Berwyn. It is the intent of the Village to facilitate the development of the CN Lands Area Structure Plan area through the subdivision and servicing process and to dispose of their holdings at fair market value.



Photograph 4: 52nd Avenue provides the main access to the Plan Area, looking west



Photograph 5: View of existing buildings north of the Plan Area



Part 4: Land Use Concept

4.1 Design Principles

Based on the goals, the following design principles are to be implemented through the adoption of the CN Lands Area Structure Plan:

1. To provide residential lots that will fit within the context of the existing residential neighbourhood.
2. To promote interconnectivity through an efficient road network that will service current and future development.
3. To offer the provision of pedestrian trails through and adjacent to the proposed development area.
4. To ensure the design of the development is aesthetically pleasing and fits within or exceeds the design standards of residential buildings within the vicinity of the ASP area.

4.2 Design Strategies

4.2.1 Provision of the “Village Green Square”

The Area Structure Plan boundary is situated close to the centre of the village and is easily accessible by the village residents. Therefore, providing a “Village Green Square” within the ASP area would benefit the village residents as it serves as a good passive recreation space.



Photograph 6: Looking west from the Plan Area



4.2.2 Location of the “Village Green Square”

The location of the “Village Green Square” is well positioned within the ASP area so that it will be a focal point for the end of Main Street as well as a connection to the walkway to the north end of the residential community. The “Village Green Square” would complement the existing Glenmeyer Park as it is similar in size and in character.



Figure 4: The “Village Green Square”



Photograph 7: Glenmeyer Park



4.2.3 Pedestrian Walkways

Two pedestrian walkways will serve as extensions to existing pathways from 52nd Street and Main Street (51st Street) as shown in Figure 5 below. The walkways will connect residents from the north to the south side of the village.

4.2.4 Green Buffers

The existing tree coverage on the north side of the CN railway line including the tree covered/green space strip of land, will act as a sensitive green buffer space between the existing residential development at the north end of the village and new residential development within the ASP area.



Figure 5: Proposed "Village Green Square" and Glenmeyer Park



Part 5: Land Use Policies

5.1 Residential

In general, single detached residential uses will be designed to incorporate the traditional road lay out that provides lanes for rear access to garages. Single detached residential development shall orient the front entrance to the street, providing a high standard of architectural detail and diversity in housing styles and designs. All development in the residential area shall be undertaken to standards that support the Village of Berwyn's long term vision for the area.

5.2 Green Spaces

Green spaces in the form of parks, trails and walkways (Municipal Reserves) are vital components in creating a healthy community. They serve many purposes including recreational opportunities, circulation, as well as a natural storm water management system. Green spaces promote the health and well-being of citizens in every community. It is vital that green spaces become an integral part of any community design. The CN Lands Area Structure Plan incorporates green space in areas that are not suitable for development, utility corridors, connecting walkways and trails, and as buffers between non-compatible uses.

5.3 Municipal Reserve Areas

In accordance with the Municipal Government Act, municipal reserve may be provided at the time of subdivision. The municipal reserve area would be allocated from the village green square, pedestrian connections, and any other green spaces.

5.4 Density

The density of development for the ASP area will be from low - up to 20 u/ha (8 u/ac) net density for single detached dwellings to medium – 25-60 u/ha (10-24 u/ac) net density (Hack, 1984) for semi-detached, row housing, garden apartments or seniors dwellings from one to two storeys in height. This provides great flexibility in density by encouraging a mix of residential uses and densities.

Net density is the most precise relationship of land to units. It divides all the lands that may unequivocally be assigned to particular structures by the total number of units. (Hack, 1984) (This does not include streets). This is calculated by dividing the total area of the building lots by the number of lots for a subdivided, single-detached housing development.



Photograph 8: Existing tree coverage, north of the Plan Area



Part 6: Implementation, Interpretation and Amendments

6.1 Implementation

6.1.1 This Area Structure Plan shall be implemented through:

The Land Use Bylaw, including zoning/district re-designations, policies and the application of development regulations and subdivision approvals.

6.1.2 Appropriate amendments to the Village of Berwyn Land Use Bylaw to accommodate subdivision and development of the plan area will be required.

6.1.3 The respective bylaws of the Village of Berwyn shall be used as the primary implementation tool, in conjunction with the policies and provisions of this plan to establish zoning and development regulations for the plan.

6.1.4 Prior to consideration of subdivision approval or the issuance of development permits the Village of Berwyn shall require the submission of a subdivision plan that meets the intent of the ASP plan for the proposed development. If the proposed development does not meet the intent of the ASP, an amendment to the ASP will be required by the applicant.

6.1.5 Prior to subdivision approval within the plan area, the Village of Berwyn shall require detailed engineering drawings and specifications to be submitted by the developer for approval. These shall be tied to the developer's agreement acting as a condition of subdivision approval.

6.1.6 The Village of Berwyn will require each phase of development to:

1. form a logical and efficient extension of municipal services;
2. not prejudice the further subdivision and development of any forthcoming phases and adjoining lands;
3. make sufficient provision for road access; and
4. dedicate such municipal and environmental reserve as necessary.



Photograph 9: Gravel Road, adjacent to the Plan Area leading to the MD of Peace No. 135



Photograph 10: Glenmeyer Park



- 6.1.7 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 the Village of Berwyn shall be the responsibility of the developer.
- 6.1.8 The determination of off-site and other development levies shall be determined by Council as necessary.
- 6.1.9 Referral: The Village of Berwyn may refer any development proposal to appropriate government departments and/or the Mackenzie Municipal Services Agency for information, comments and advice.
- 6.1.10 Development Agreements must:
1. be signed prior to the commencement of development,
 2. outline the extent of the developer's responsibilities for the provision and standard of utilities and services, and
 3. contain other matters as deemed necessary by the Village of Berwyn.
- 6.1.11 Fire Protection: The Village of Berwyn 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 plan area remains at an appropriate standard.





6.2 Interpretation

- 6.2.1 This Plan is intended to serve as the long range plan to facilitate and guide the development of the plan area. It shall be interpreted with flexibility having regard to its purpose and concepts, as well as the objectives and policies of the Village. Council's decisions on interpretation shall be final.
- 6.2.2 All development proposals shall follow the land use concept as shown on Schedule F, but the final boundaries between land uses, location of storm water detention facilities, and road alignments will be subject to subdivision application approval by Council.
- 6.2.3 Minor variations to the future land use map may be considered by the approving authority without a formal bylaw amendment to this plan as long as the spirit and intent of the plan and policies are maintained. This shall include minor variations to lot and right of way dimensions, the location of utilities and the phasing of development.
- 6.2.4 Flexibility of policies in this plan shall be interpreted and applied as follows:
 - 1. "Shall" means mandatory compliances.
 - 2. "Should" means compliance in principles but is subject to the discretion of the approving authority where compliance is impractical or undesirable because of valid planning principles of circumstances peculiar to a specific application.
 - 3. "May" means discretionary compliance or a choice upon which an action can or cannot be taken without an amendment to this plan.

6.3 Amendment

- 6.3.1 An amendment to this plan shall be required where a major land use change is identified or in situations where subdivision activity is proposed that results in an increase in overall lot density from that identified in this plan. Minor variations may be permitted in the Plan area without an amendment to this Area Structure Plan.
- 6.3.2 This Plan may be amended by Council in accordance with procedures established in the Municipal Government Act.
- 6.3.3 When legal entities, other than the Village of Berwyn, initiate an amendment, prior to commencement of the bylaw amendment process the Village shall require the initiators of the amendment to provide a report and other background information to support the proposed amendment.



Bibliography

Hack, K. L. (1984). *Site Planning, Third Edition*. Cambridge: The MIT Press.



Schedules

Schedule “A” – Conceptual Sketch

Schedule “B” – Proposed Design Diagram

Schedule “C” – Context Map

Schedule “D” – Existing Land Use Bylaw Districts

Schedule “E” – Existing Land Use Bylaw Districts with Aerial

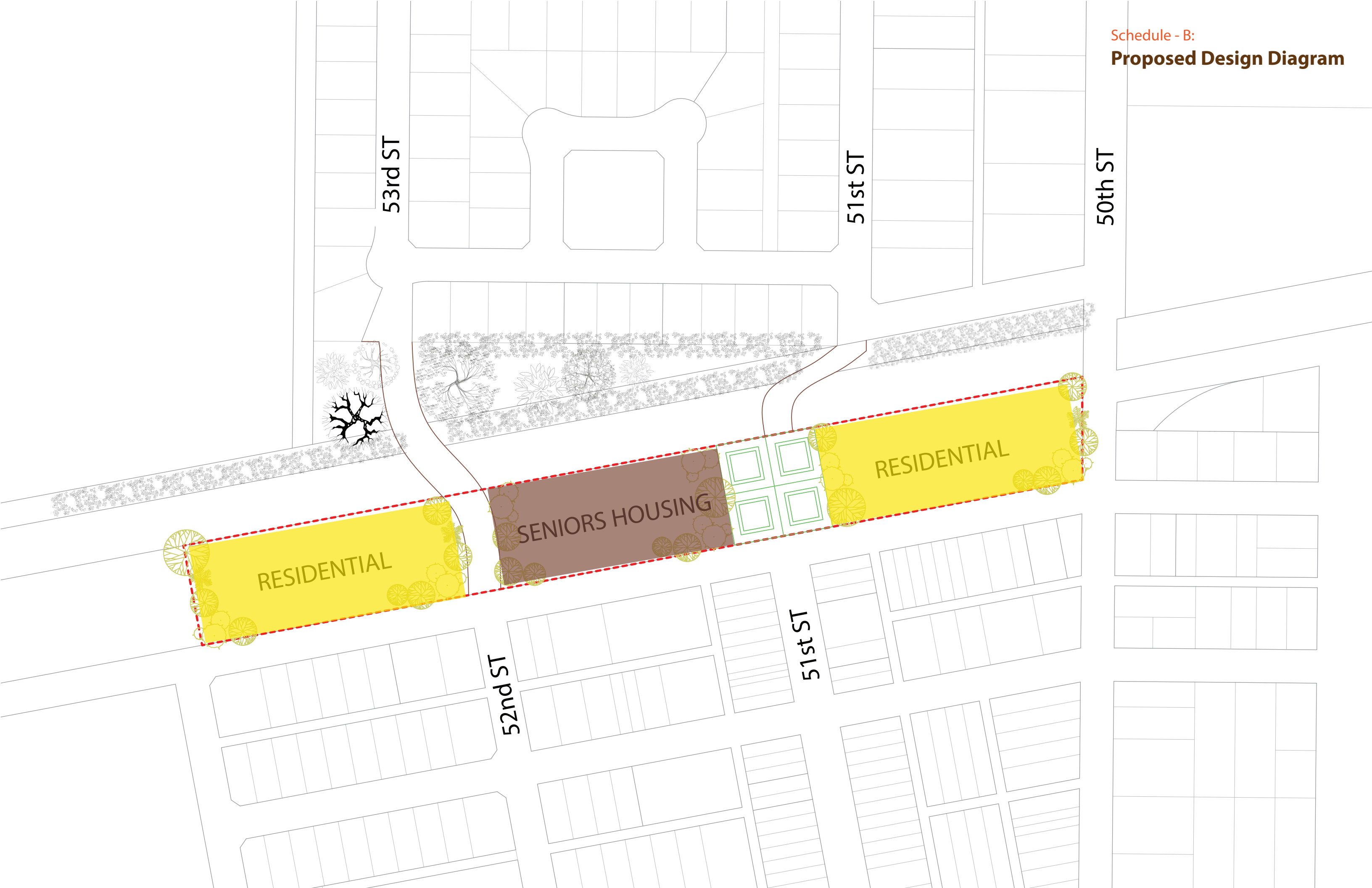
Schedule “F” – Future Land Use

Schedule “G” – Service Plan





Schedule - A:
Conceptual Sketch

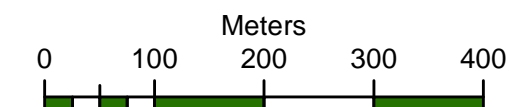






**Village of Berwyn
CN Lands
Area Structure Plan
Schedule C - Context Map**

-  ASP Plan Area
 Village Boundary

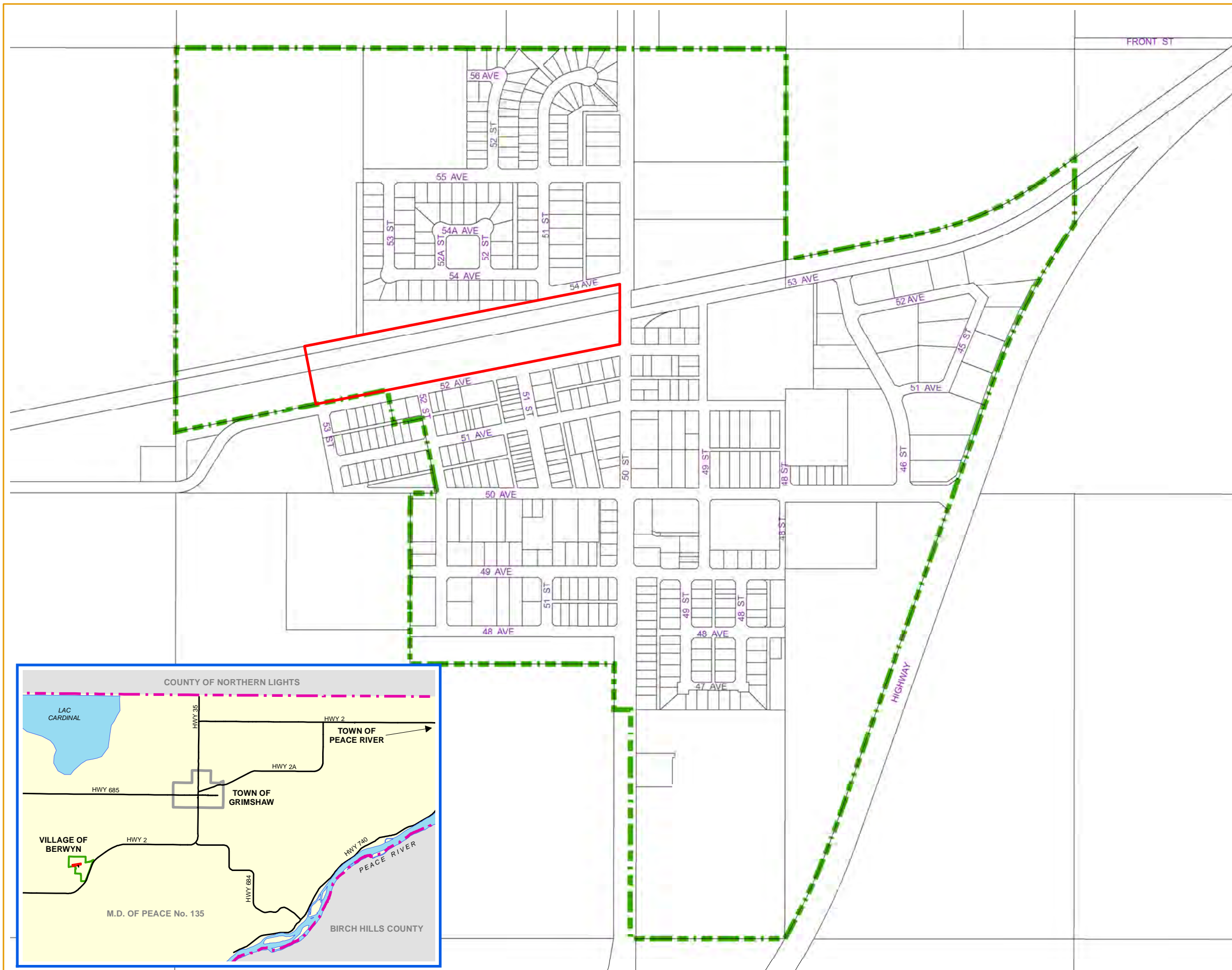


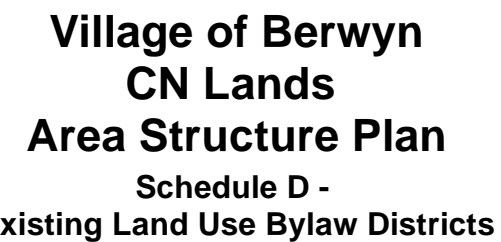
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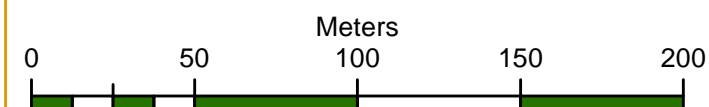
**Mackenzie
Municipal
Services
Agency**
Berwyn, AB

September 2015

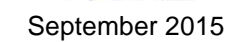


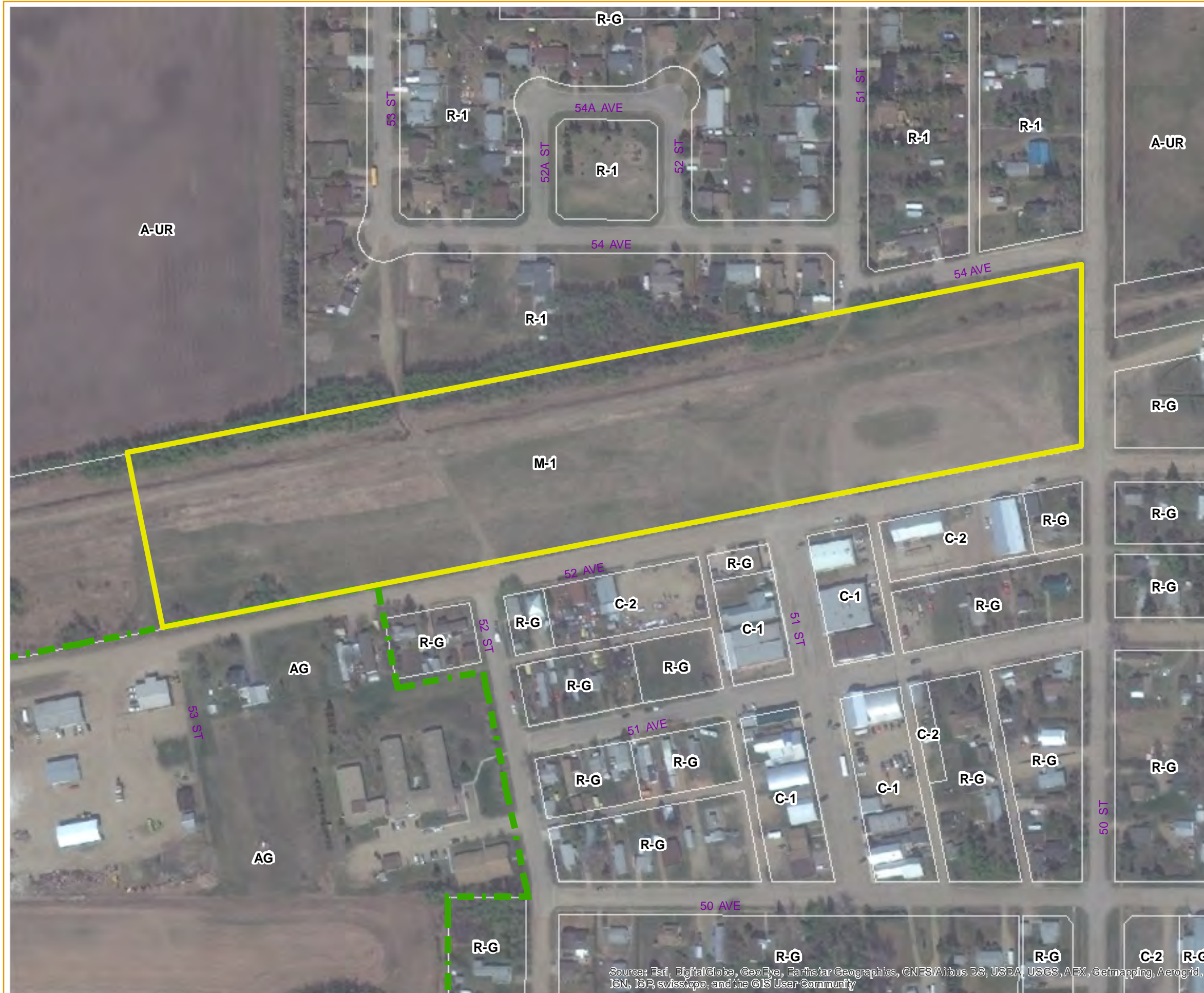


-
-  ASP Plan Area
 Village Boundary
 Restricted Residential (R-1)
 General Residential (R-G)
 Primary Commercial (C-1)
 Secondary Commercial (C-2)
 Industrial (M-1)
 Parks and Recreation (PR)
 Agriculture - Urban Reserve (A-UR)
 Residential Mobile Home Park (R-MHP)



Map Proj.: UTM Zone 11N - NAD83
Data Source: AltaLIS Ltd.





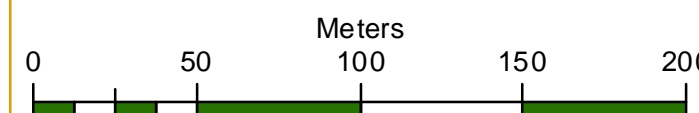
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Village of Berwyn CN Lands Area Structure Plan

Schedule E -
Existing Land Use Bylaw Districts
with Aerial

-  ASP Plan Area
-  Village Boundary
- R-1 Restricted Residential
- R-G General Residential
- C-1 Primary Commercial
- C-2 Secondary Commercial
- M-1 Industrial
- PR Parks and Recreation
- A-UR Agriculture - Urban Reserve
- R-MHP Residential Mobile Home Park






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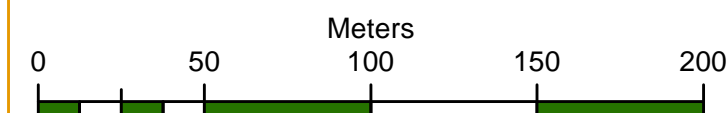


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**Village of Berwyn
CN Lands
Area Structure Plan
Schedule F - Future Land Use**

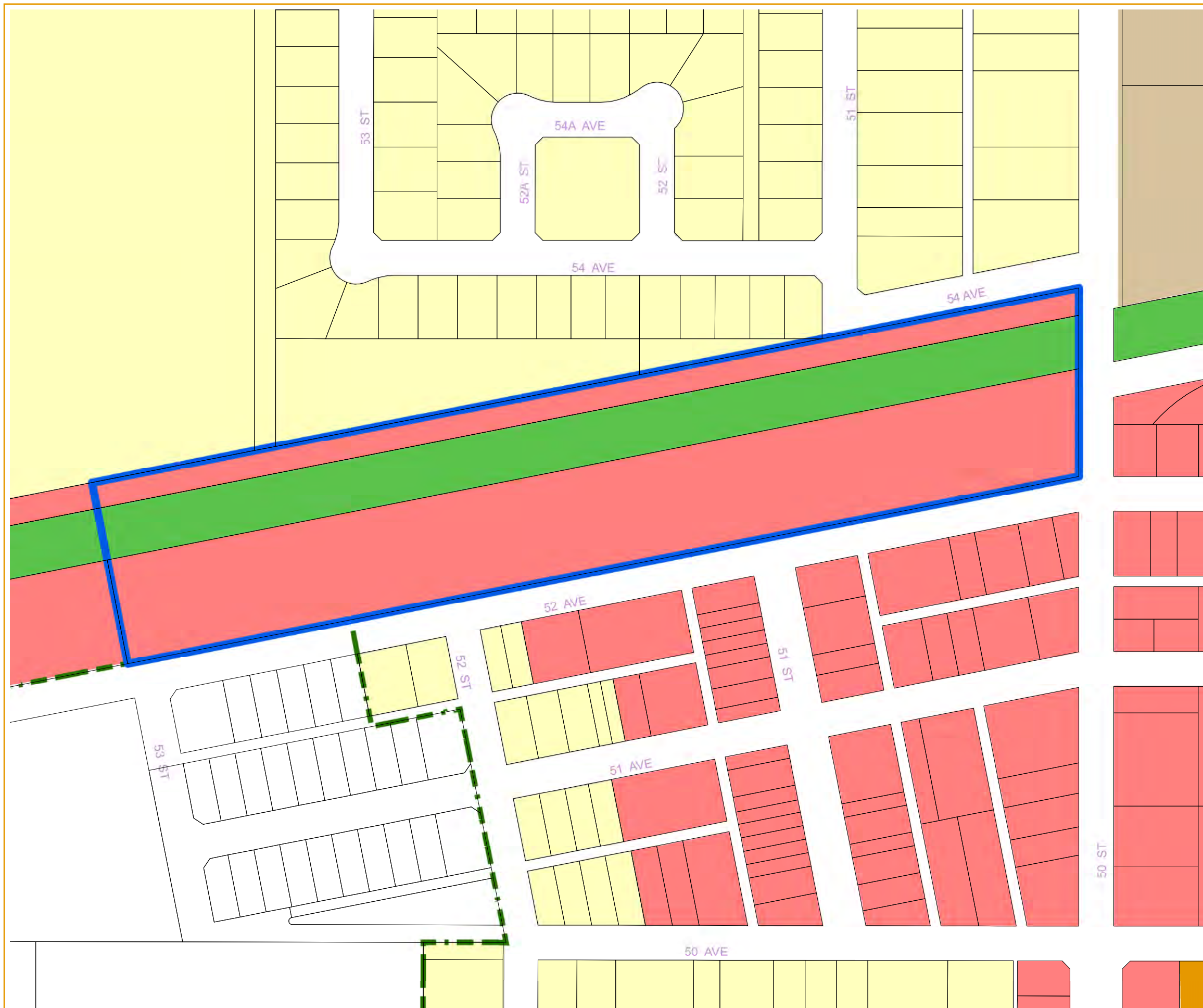
-  ASP Plan Area
-  Village Boundary
-  Agricultural Urban Reserve
-  Community Facilities
-  Industrial
-  Mixed Use
-  Parks and Green Space
-  Residential



Map Proj.: UTM Zone 11N - NAD83
Data Source: AltaLIS Ltd.



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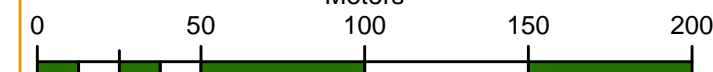
Village of Berwyn CN Lands Area Structure Plan

Schedule G - Service Plan

- ASP Plan Area
- Village Boundary
- Curb Cock
- Fire Hydrant
- Flow
- Manhole
- Plug/ Cap
- Valve
- Sewer Line
- Water Line



Meters



Map Proj.: UTM Zone 11N - NAD83
Data Source: AltaLIS Ltd.



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