



County of Northern Lights

Report

Hamlet of Dixonville Area Structure Plan Bylaw #12-61-296

May, 2012



BYLAW NO. 12-61-296

COUNTY OF NORTHERN LIGHTS IN THE PROVINCE OF ALBERTA

A BYLAW TO AMEND THE HAMLET OF DIXONVILLE AREA STRUCTURE PLAN

WHEREAS, Section 633 of the Municipal Government Act, RSA 2000, Chapter M-26, and any amendments thereto, permits the Council of the County of Northern Lights to adopt an Area Structure Plan, and

WHEREAS, the Council of the County of Northern Lights deems it desirable to amend the Hamlet of Dixonville Area Structure Plan; and

NOW THEREFORE, Council of the County of Northern Lights, duly assembled, hereby enacts as follows:

1. THAT the Hamlet of Dixonville Area Structure Plan attached hereto as Schedule "A" be adopted as the Area Structure Plan for the Hamlet of Dixonville;
2. THAT the Hamlet of Dixonville Area Structure Plan, as approved by Ministerial Order No. 582/85, is hereby rescinded; and
3. THAT this bylaw shall take force and effect on the date of third and final reading.

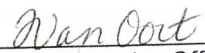
Read for a First time this 24th day of April 2012.

Read for a Second time this 22nd day of May 2012.

Read for a Third and Final time this 22nd day of May 2012.



Chief Elected Official



Chief Administrative Officer

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1.0 Introduction

1.1 Purpose

The purpose of the Hamlet of Dixonville Area Structure Plan (ASP or Plan) is to provide a detailed framework for the future development of lands within the Hamlet for residential, commercial, institutional, recreational and industrial land uses.

The ASP has been prepared on behalf of the County of Northern Lights and takes a placemaking approach to guide future growth and development within the Hamlet.

1.2 Background

The Hamlet of Dixonville owes its origins to the construction of the Mackenzie Highway (Highway 35), which ran through the Hamlet and occupies what is now Main Street. The Hamlet acted as a service center for highway travelers until the 1960's when a highway bypass was constructed to the east of its original alignment. The Hamlet was named after Roy "Buster" Dixon. Mr. Dixon, with his wife Ethel, ran a General Store and Post Office in the 1920's and 1930's.

Today, Dixonville is primarily a residential community. It is comprised of a number of single detached dwellings, a small commercial area located at the intersection of Highway 689 and Main Street, and contains several institutional and recreation areas.

1.3 Location

The Hamlet is located approximately 300 m west of the Highway 35 and is approximately 44 km (27 mi) south of the Town of Manning and 58 km (36 mi) northwest of the Town of Peace River. The location of the Hamlet is shown in Figure 1 (Location Plan).

1.4 Plan Area Boundaries

In 1979 Alberta Municipal Affairs, working on behalf of the County of Northern Lights (then known as the Improvement District No. 22), issued a Ministerial Order establishing Dixonville as a Hamlet and delineating its boundaries. At that time, the Hamlet consisted of 49.5 ha (122.3 ac). The Hamlet boundary, as defined by Municipal Affairs, is illustrated on Figure 2 (1979 Hamlet Boundary).

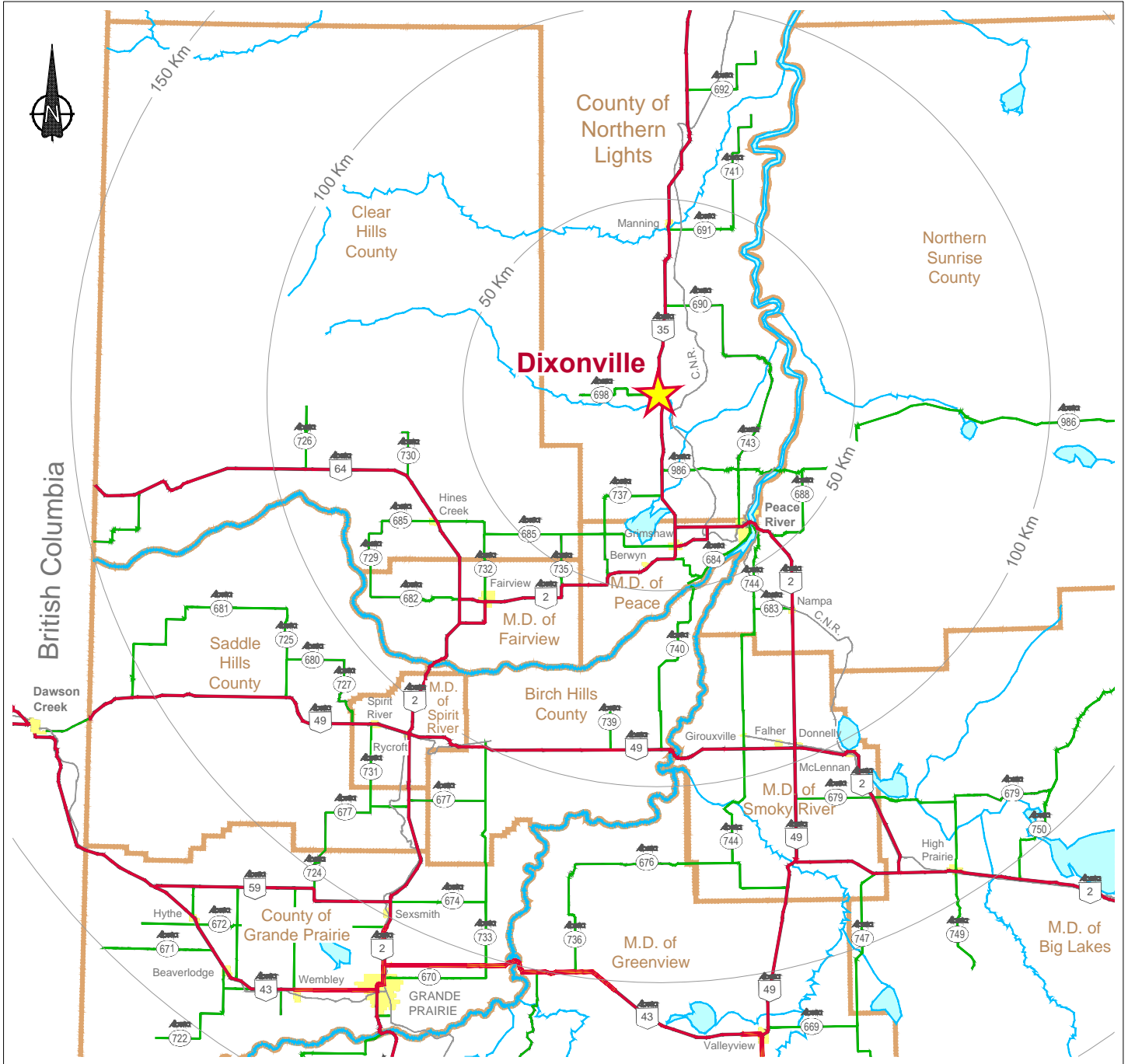
On October 29, 1985, an ASP was prepared and issued as a Ministerial Order for the Hamlet of Dixonville. The 1985 ASP boundary does not correspond to the 1979 boundary, and is generally defined by: Highway 35 to the east; 5th Avenue South to the south; the west boundary follows the west quarter section line of NE12-87-24-W5M and SE13-87-24-W5M; and the north boundary is defined by the southern half of SE13-87-24-5 and a portion of SW18-87-23-5. These lands comprise 147.1 ha (363.4 ac).

When the County's Land Use Bylaw was approved in 1998 the Hamlet (H) District boundaries were designated, and were coterminous with the 1985 ASP boundary.

1.5 Plan Area

The ASP area is approximately 183.1 ha (452.3 ac) in size and incorporates lands to the north of the previous 1979 Municipal Order and 1985 ASP.

FIGURE 1



Dixonville Area Structure Plan

LOCATION PLAN

Scale - 1 : 1 500 000

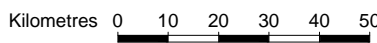
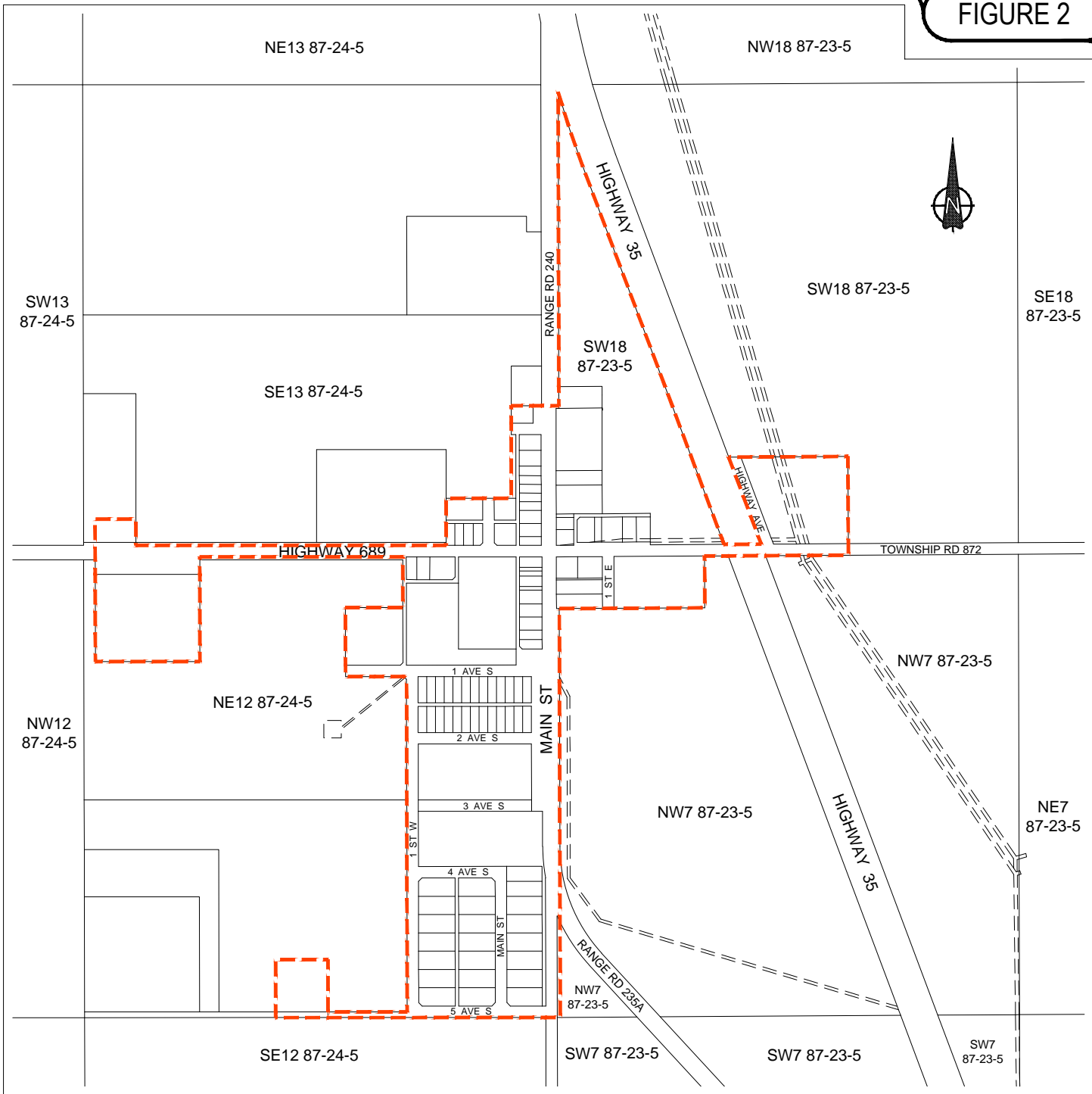
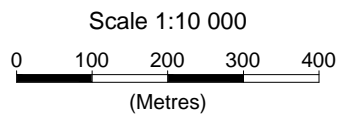


FIGURE 2



LEGEND

--- Original Hamlet Boundary (1979)



Dixonville Area Structure Plan

1979 HAMLET BOUNDARY



The Highway 35 road alignment creates the Hamlet’s eastern boundary. The south boundary follows the south quarter section line of NW 7-87-23-W5M and NE 12-87-24-W5M. The west boundary follows the west quarter section line of NE 12-87-24-W5M and SE 13-87-24-W5M. The north boundary follows the north quarter section line of SE 13-87-24-W5M, see Figure 3 (Hamlet Boundary).

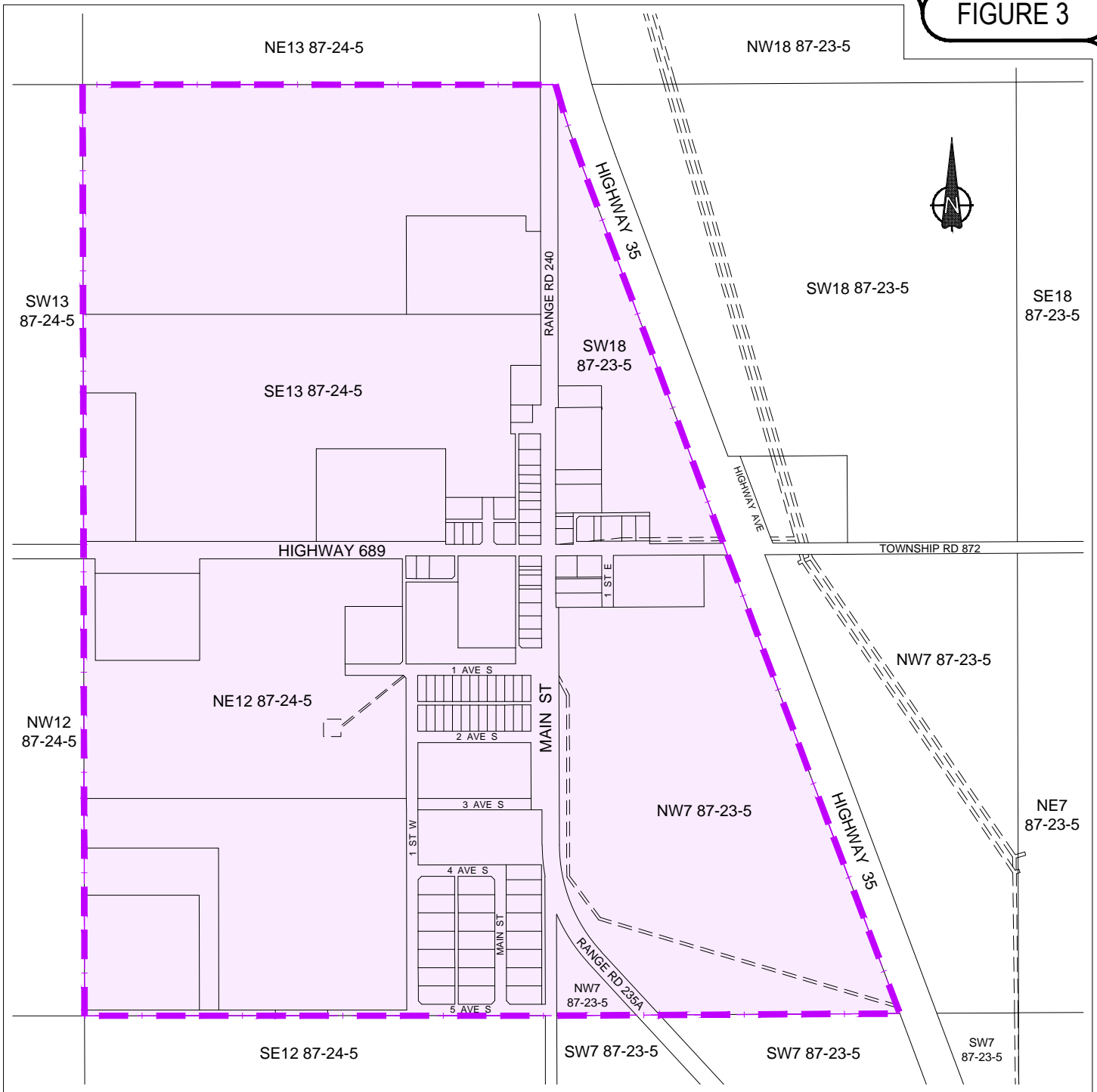
1.6 Population

The earliest census information for the Hamlet of Dixonville dates back to 1956. At that time the total population of the Hamlet was 39 people. Since then the population of Dixonville has fluctuated from census year to census year and has experienced an overall growth rate of 22.4% over the past 50 years. The most recent account of Dixonville’s population, according to the 2006 Federal census, is 121 permanent residents.

Table 1: Population Growth, 1956-2006

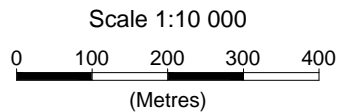
Census Year	Population	Growth Rate (%)	Difference
1956	39	n/a	n/a
1961	104	166.7%	65
1966	86	-17.3%	-18
1971	113	31.4%	27
1976	56	-50.4%	-57
1981	62	10.7%	6
1986	90	45.2%	28
1991	89	-1.1%	-1
1996	73	-18.0%	-16
2001	97	32.9%	24
2006	121	24.7%	24

FIGURE 3



LEGEND

— — — — — Hamlet Boundary



Dixonville Area Structure Plan

HAMLET BOUNDARY



2.0 Plan Context

2.1 Plan Interpretation

The boundaries and locations of any symbols or areas shown on the ASP figures shall be interpreted as conceptual, are approximate and will be verified at the time of subdivision, unless otherwise specified. Minor deviations on the boundaries between land uses are permitted provided the general location of land uses does not change.

Policy statements containing “shall” are mandatory and must be implemented. Where a mandatory policy ultimately proves impractical, an applicant may apply to amend the plan. Policy statements containing “should” are advisory statements and indicate the preferred objective, policy and/or implementation strategy. If a discretionary statement is not followed because it is impractical to do so, the intent of the policy may be met through other means.

2.2 Planning Documents

2.2.1 Municipal Government Act

This ASP has been prepared in accordance with the Municipal Government Act, SA 2000 (MGA). The Act enables municipalities to adopt area structure plans to provide a framework for future subdivision and development of an area.

This ASP was prepared in accordance with Section 633 of the MGA, which stipulates the following:

- An ASP must describe the sequence of development, land uses, population density, and location of transportation routes and utilities proposed for the area;
- Property owners, businesses, interested members of the community, and school boards must be given the opportunity to provide input in the planning process;
- An ASP must be adopted by bylaw, which requires a public hearing to be held on the proposed plan; and
- An ASP must conform to a municipality’s Municipal Development Plan

2.2.2 Municipal Development Plan

The Municipal Development Plan (MDP) is the primary policy document for use at the municipal level and provides a framework for the ongoing development of the County of Northern Lights. The MDP guides future development by describing the County’s development vision, goals and objectives in respect to planning matters, and among other things, is intended to minimize the occurrence of incompatible land uses and provide support for the administration of the Land Use Bylaw and the preparation of other statutory planning documents.

The MDP identifies Hamlets and rural communities as primarily residential in nature, and recognizes that some of the Hamlets provide commercial and institutional facilities. It is the County’s intent to ensure that future Hamlet development occurs in an orderly and efficient manner and aims to retain Hamlets as viable rural communities. To ensure that these goals are met, several policies have been put into place to achieve these objectives:

- Policy 7.2.1 states that the County may prepare an Area Structure Plan for each Hamlet or update an existing Area Structure Plan as necessary.

- Policies 7.2.2 and 7.2.3 permit the County to encourage a variety of development to be located within Hamlets. These include encouraging commercial, industrial and institutional uses that are intended to serve the rural area.
- Policies 7.2.4 and 7.2.5 require the County to ensure that future Hamlet development is compatible with existing uses by ensuring adequate buffers or distance are provided between incompatible uses as well as limit the size and scale of incompatible (i.e. industrial) uses adjacent to or near residential areas.
- Policy 7.2.6 identifies the Hamlet of Dixonville as a primary growth Hamlet which permits the County to encourage development to occur outside of the developed areas as well as to encourage infill development similar to what is required of the other Hamlets within the County.

2.2.3 Land Use Bylaw

The purpose of the County of Northern Lights Land Use Bylaw 98-61-060 (LUB) as amended is to regulate the use and development of land and buildings within the County, and implement statutory plans, such as an ASP.

The LUB includes a Hamlet (H) District which provides a list of compatible land uses in established Hamlets, such as Dixonville. The Hamlet District provides for a variety of compatible residential, commercial and light industrial uses. All development shall conform to the requirements of the Land Use Bylaw.

Lands within the ASP boundary are currently designated H District, Agriculture General (A) District, and Country Residential General (CR1) District

2.2.4 Previous Area Structure Plan

The original Hamlet ASP, adopted in 1985, was prepared to guide orderly development, provide enough residential land to accommodate a population of 200 people, and to provide a highway commercial district to regain some of the service trade lost by the realignment of Highway 35. Due to the age of the existing ASP, the County's interest to update and revise its existing planning documents, and recent requests from landowners within the Hamlet to be connected to municipal services, it has become necessary to review the Plan.

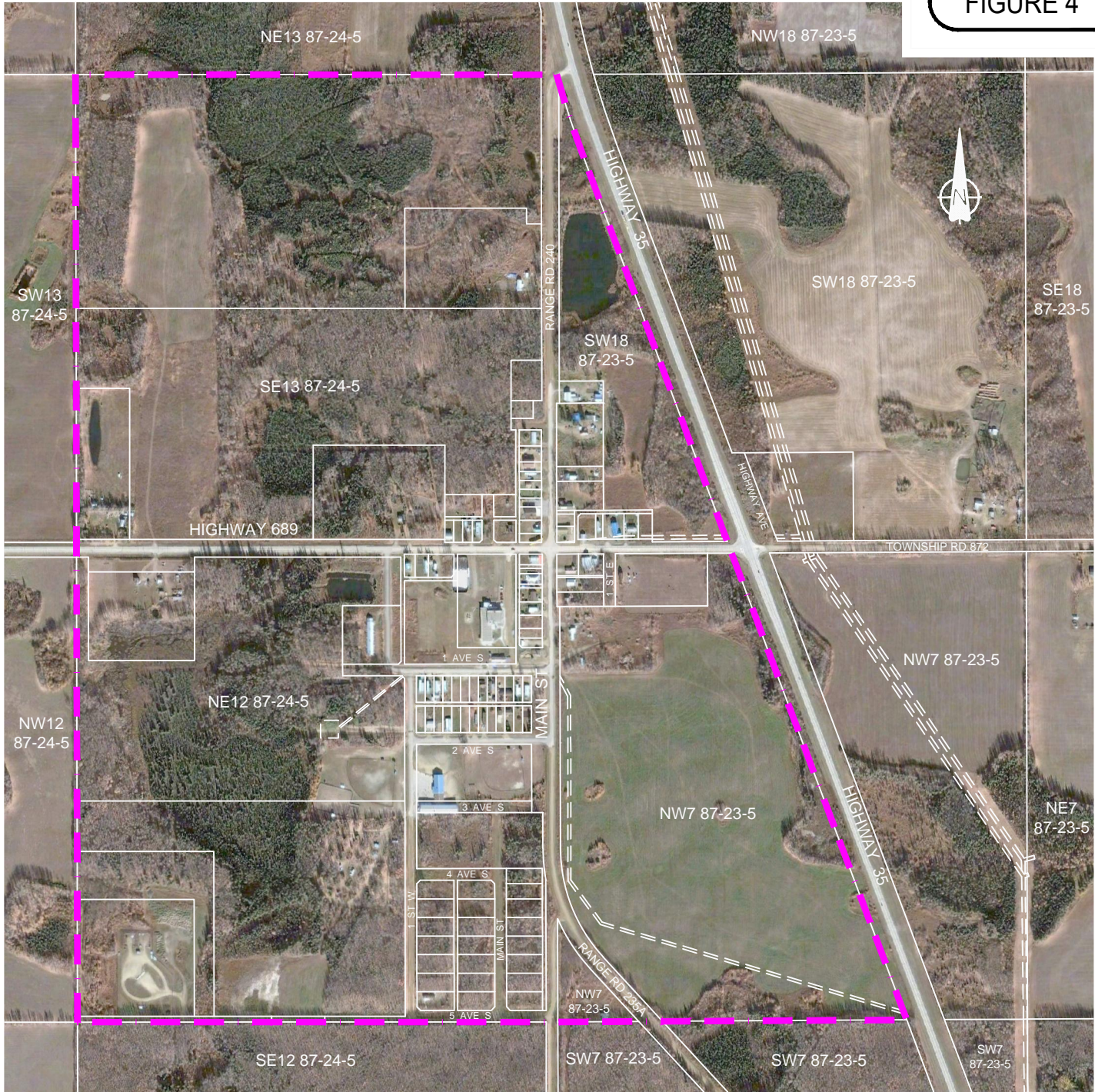
Many of the policies contained in the 1985 Plan remain sound. However, changes over the past 27 years in the population, economy and attitudes concerning the environment have necessitated a review of the previous ASP.

2.3 Existing Land Use

The Plan area currently contains a mix of land uses including residential, commercial, industrial, institutional and open space, and is developed as, or characterized by:

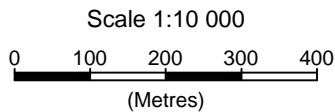
- Residential development located in the south and central portion of the Plan area. This area consists of single detached dwellings and mobile homes;
- A commercial core located at the intersection of Main Street and Highway 689. This area includes a general store and a post office;
- Industrial land uses located in the southwest portion of the Plan area. This area includes a waste transfer station and a public works storage yard. A water

FIGURE 4



LEGEND

— — — — — Hamlet Boundary



Dixonville Area Structure Plan

EXISTING LAND USE



treatment plant and pump station are located at the corner of Main Street and 1st Avenue South.

- Institutional land use, including Dixonville School and associated playgrounds, and a curling rink are located in the south central portion of the Plan area.

2.4 Topography

The Plan area is predominately flat and slopes generally from east to west. The highest elevation within the Plan area is located adjacent to Dixonville School and the lowest portion is located along the eastern boundary, adjacent to Highway 35. There is a 7 m elevation difference between the two locations.

The northern portion of the Plan area contains several low lying areas where water can collect and remain stagnant.

2.5 Public Consultation

The public was consulted during the planning process to provide input into the preparation of this Plan. The consultation process involved:

- A public meeting, held in October 2011, to gather information about the Hamlet from its residents related to the boundary expansion, future land uses and the character of the Hamlet;
- An information package containing three options of the future land use concept was mailed to landowners in December 2011. The package contained a letter, three future land use concept options and a feedback sheet. Landowners were asked to provide their input to select the best land use concept for the Plan;
- A poster containing three future land use concept options was on display at the post office in December 2011 to complement the information package;
- An open house, held in March 2012, to present the ASP gather resident and landowner feedback; and
- A public hearing.

The public meeting included a presentation about the ASP, information displays, maps of the Plan area, and comment forms. The open house included information displays which outlined the Plan's vision, goals and objectives, the key policy changes between the old ASP and the future land use concept. At both meetings Project representatives were in attendance to answer questions and provide further information.

2.5.1 Public Meeting

Participants at the public meeting identified the following characteristics as key elements of Dixonville's future:

- The Hamlet's affordability and its quiet residential neighbourhoods;
- The long term viability of existing community facilities;
- The Hamlet's existing parks and open spaces;
- The extension of water and sewer services within the Hamlet;
- The appearance of the Hamlet; and
- The expansion the Hamlet's northern boundary.

These views, as expressed by the landowners and residents of Dixonville were instrumental in developing the future vision for the Hamlet and the goals, objectives and policies of this Plan.

2.5.2 Open House

Participants at the open house were generally in favour of the Plan as presented and expressed their satisfaction with its vision, goals and objectives. Those who provided feedback to the County were pleased to see that it promoted walkability, accessibility, supported the beautification of the Hamlet and encouraged the development of trails, utilization of community buildings and programs. In addition the future land use concept was also well received.

Some concern was expressed regarding whether uses other than residential may be located within the residential policy area. Based on these suggestions the ASP was revised to allow for complementary uses, such as institutional, to locate within the residential policy area. In addition, the Institutional policy area was amended to allow for institutional development to locate outside of existing areas.

2.6 Placemaking

Placemaking is a means of enhancing a community's social environment, its accesses and connections, its uses and activities, and its comfort and image through strategic improvements to the built environment. These characteristics can be developed through physical improvements, programming, partnerships and engaging the community and its people. The benefits of placemaking include:

- Sustaining and defining a community identity;
- Supporting and enhancing the local economy;
- Building opportunities for meaningful contact between residents and infrastructure;
- Improving accessibility;
- Promoting a sense of place and comfort; and
- Creating a community for all people.

At its most basic, placemaking is making livable spaces through the design of places.

2.6.1 Placemaking in Dixonville

The following placemaking strategies respond to Dixonville's status as a primary growth Hamlet and several of the key characteristics identified during the public consultation process. The policies contained in Section 3 - Land Use and Servicing Concept further respond to the Hamlet's primary growth status and the key characteristics. The intent of incorporating placemaking strategies into the Plan is to further identify and enhance Dixonville's physical character.

The following strategies were identified by local residents during the public consultation process and have been central to the plan making process.

- Create a civic center, or institutional area, that is located in the heart of the community. The central feature of this area is a community venue that may be programmed for different activities throughout the year.
- Create a commercial center which contain uses and buildings that are appropriately scaled to the community. Small local businesses will be

encouraged to locate in the commercial center of the community, the intersection of Main Street and Highway 689.

- Plan for walkable or multi-use streets and pathways. This may be accomplished by developing attractive, walkable streets, for use by both automobiles and pedestrians, which provide meaningful connections within the Hamlet.
- Create small outdoor areas of interest that encourage the development of active and passive outdoor places.
- Develop a community of designers and collaborators. Encourage and facilitate public discussions about the future of the Hamlet.
- Allow for a diverse residential character by accommodating a variety of residential forms and dwelling types within the Hamlet.
- Develop Dixonville as a place where residents can live, work and play within their own community.

These strategies are intended to foster an easily identifiable and discernible Hamlet character that builds upon Dixonville's existing strengths.

3.0 Land Use and Servicing Concept

3.1 Vision, Goals and Objectives

3.1.1 Vision

To create a comprehensively designed community consisting of quiet and safe residential neighborhoods, an attractive, identifiable commercial core, compatible industrial uses, an active civic centre, and an open space network of a public plaza, parks, and habitat and pedestrian circulation routes that provide links throughout the Hamlet.

3.1.2 Goals

The following goals, derived during the Plan making process, will guide decisions about the future growth and development of the Hamlet. These goals are intended to provide clear direction to achieve the vision. The goals are:

1. Neighbourhoods are diverse, healthy, safe and multi-generational.
2. Housing options are diverse, affordable, and accessible for residents through all life stages.
3. Compatible commercial and light industrial developments are accommodated in the Hamlet, and attract and sustain a diverse workforce and population.
4. Public buildings, where appropriate, public spaces and the open space network are multi-use and accessible, programmed for all seasons, and utilized extensively.
5. Natural and environmentally sensitive areas are protected from development and invasive species, and biodiversity is maintained.
6. The transportation system is efficient, convenient and allows people to move around using a variety of transit modes.
7. The water supply is safe and adequate, and accessible to all Hamlet residences. Utilization of existing water sources is improved and more efficient through consumptive, non-consumptive and recycling uses and practices.
8. Water and waste systems are efficiently designed, use renewable systems and conserve efficiently.

3.1.3 Objectives

To achieve these goals, the following seven objectives have been identified:

1. To accommodate orderly, efficient and compatible growth and development.
2. To maintain housing affordability by accommodating a range of housing types.
3. To provide setbacks, landscaping and screening between residential and non-residential land uses.
4. To ensure the long term viability of existing Hamlet facilities.
5. To emphasize the use of existing parks and open spaces and encourage the development of new areas into the ASP.
6. To develop placemaking strategies that further identifies and enhances Dixonville's physical character.
7. To ensure that transportation and utility infrastructure is designed to serve the Plan area in an economical, efficient and sustainable manner.

These objectives, coupled with the placemaking strategies and goals will be achieved through the effective implementation of the following policies as the Hamlet continues to grow and develop.

3.2 Future Land Use Concept

The Future Land Use Concept (Figure 5) has been prepared to achieve the placemaking strategies, vision, goals and objectives described in this Plan. A summary of the land uses illustrated in Figure 5 – Future Land Use Concept is provided in Table 2.

Table 2: Future Land Use

Land Use	Area	% of Total Area	Units	Population
Commercial	4.47 ha	2.4		
General Industrial	14.34 ha	7.9		
Light Industrial	11.72 ha	6.4		
Institutional	7.21 ha	4		
Recreational and Open Space	47.72 ha	26		
Residential, Small Lot	36.93 ha	20.2	295	944
Residential, Large Lot, Privately Serviced	42.51 ha	23.3	51	163
Stormwater Management Ponds	0.96 ha	0.5		
Roads (Existing and Future)	17.20 ha	9.3		
Total	183.06 ha (452.34 ac)	100	346	1,107

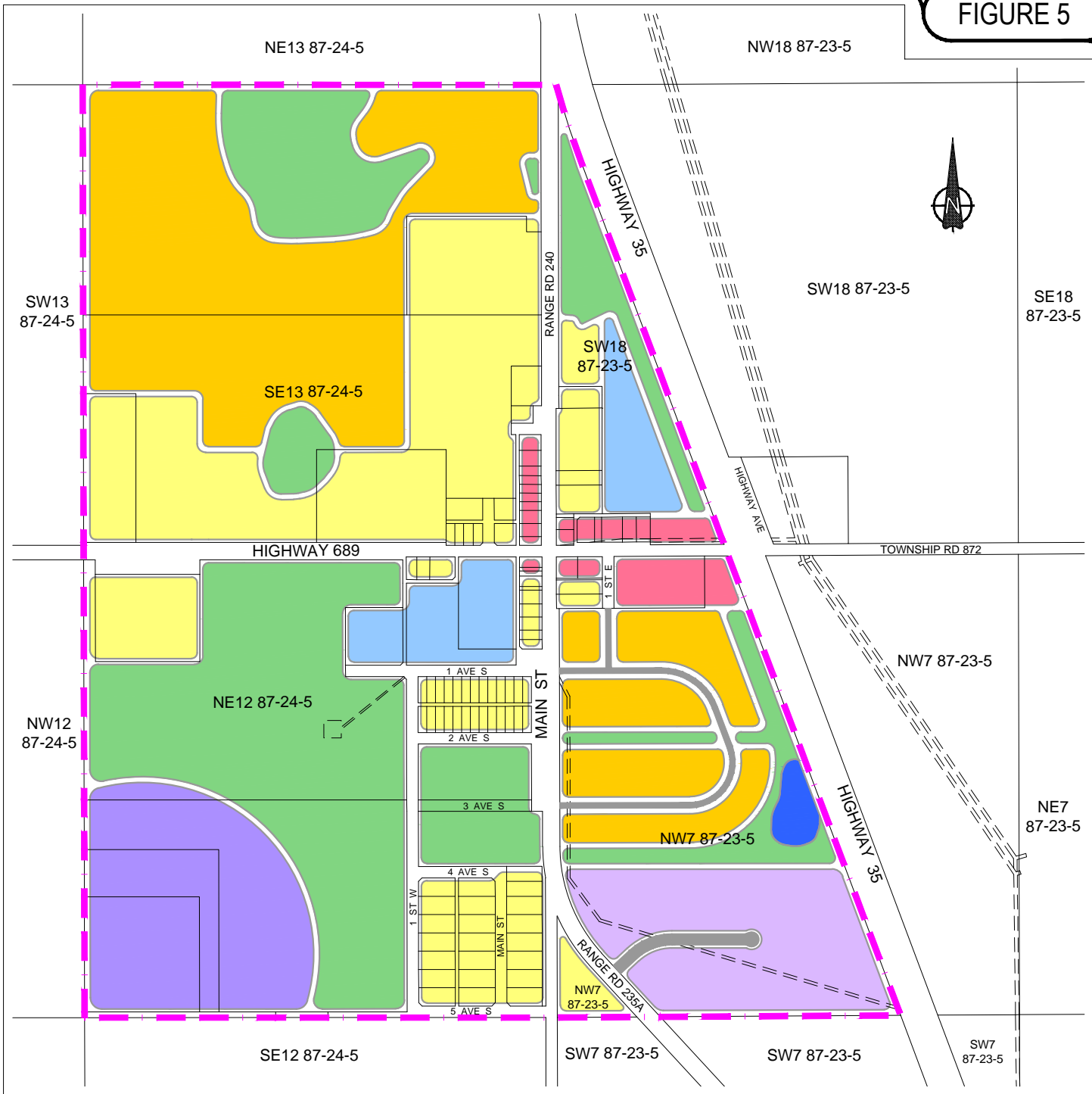
3.3 Residential

Almost half or 43% of the total Plan area will be developed for residential housing. 23% of the residential development will be privately serviced and developed as large lots. This housing typology is located in two distinct areas. The first area, located in the northwest corner of the Plan area, is adjacent to recreational/open space areas and will be connected to the balance of the Hamlet via trails/walkways. The second area is located to the east of Main Street in the southeast portion of the Plan area. Given the proximity to Highway 35 this area will be setback from the right-of-way by a recreational/open space area and a storm water management facility. The balance of the residential area will be developed as smaller lots and are generally located in the central portion of the Plan area. These areas are connected to the balance of the community by significant open space and institutional uses, such as the school. The following policies will guide residential development in the Hamlet.











3.3.1 Two forms of residential development are permitted within the ASP and shall generally be located in the areas identified on the Future Land Use Concept (Figure 5):

- i. Small Lot Residential, similar in size to existing small lot residential development, which are proposed to be connected to existing and/or future municipal services (water and sewer);
- ii. Large Lot Residential, which are to be privately serviced and located outside of the existing and future communally serviced areas. These lots are intended to range from 0.3 ha (0.7 ac) to 1.2 ha (3 ac) in size and will be subject to the site provisions of the Hamlet (H) District in the Land Use Bylaw;
- iii. The re-subdivision of Large Lot Residential properties into small residential lots may be considered by the County provided that the proposed lots are

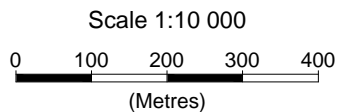
FIGURE 5



LEGEND

-  Commercial
-  General Industrial
-  Light Industrial
-  Institutional
-  Recreational and Open Space
-  Residential
-  Residential - Large Lot, Privately Served
-  SWM (Storm Water Management)
-  Proposed Road
-  Hamlet Boundary

Dixonville
Area Structure Plan
 FUTURE LAND USE CONCEPT



connected to municipal water and sewer services at the developers' expense.

- 3.3.2 Residential infill on vacant lots or the redevelopment of under-utilized lots is encouraged in order to maximize the use of existing roads, utilities, parks and other community services. This may include the development of a range of housing types, as identified in the Hamlet (H) District.
- 3.3.3 Residential infill should enhance and complement the existing streetscape by providing landscaping, site and building design and appearance to the satisfaction of the County.
- 3.3.4 Any new residential subdivisions to be located in the undeveloped portions of the Hamlet will be required to identify low lying wetland areas and use conservation design methods to incorporate these areas into the proposed neighbourhood to the County's satisfaction.
- 3.3.5 Other land use categories may be permitted within the residential policy area provided that any proposed use conforms to the Hamlet District of the LUB, is compatible with residential land uses and the proposed use will not create a nuisance to the adjacent landowners.
- 3.3.6 Home occupations may be allowed in residential areas where they do not:
 - i. Require outside storage of materials, goods or equipment; and
 - ii. Create a nuisance by way of dust, noise, smell, smoke or traffic generation.

3.4 Commercial

The purpose of the following policies is to provide for strategically located commercial development within the Hamlet for the convenience and service needs of local and Hamlet area residents. The commercial area is generally located at the intersection of Highway 689 and Main Street and along Highway 689 towards Highway 35. The location of these uses provides the Hamlet with a strong central, commercial core and provides those businesses with exposure to Highway 35. The following policies are intended to ensure commercial development is complementary to the residential nature of the Hamlet.

- 3.4.1 The establishment of new commercial development shall be located within the areas identified in Figure 5.
- 3.4.2 The design, siting, scale and appearance of all commercial buildings shall be complementary to the residential areas and visually appealing.
- 3.4.3 Site layout shall take into consideration traffic circulation patterns, parking requirements, and building orientation to reduce the impact on adjacent land uses.
- 3.4.4 A single family residence in conjunction with a commercial use shall be permitted.

3.5 Industrial

This ASP recognizes the need to provide sites for industrial businesses to encourage the economic diversification of the Hamlet's economy and the County as a whole.

The ASP designates lands for both General Industrial and Light Industrial development. The area designated for General Industrial, located in the southwest corner of the Hamlet, is currently occupied by municipally-owned operations, including a Public Works Storage Yard and Waste Transfer Station. Due to its relative isolation from the balance of the Hamlet, this is a suitable location to allow for larger scale industrial uses which may not be considered compatible in proximity to residential neighbourhoods. The area designated for Light Industrial is intended to allow for low-intensity, small scale industrial development. Although subject to the provisions of the LUB, this area is intended for the development of industrial uses that are compatible with adjacent residential development and allow for business-related industrial uses.

- 3.5.1 Industrial land uses shall be concentrated in the southeast and southwest portions of the Plan as shown in Figure 5.
- 3.5.2 Industrial uses shall be compatible with existing development in the Hamlet, at the discretion of the County.
- 3.5.3 Industrial development shall incorporate landscaping, screening and/or setbacks to mitigate any noise and/or visual impact and land use conflict on the surrounding areas and to ensure the attractiveness of the industrial areas.
- 3.5.4 Any new industrial development that is not connected to existing or future planned municipal services will be required to utilize private systems in accordance with provincial standards.

3.6 Institutional

Institutional uses, such as the school and playground, are located in the heart of the Hamlet and contribute to Dixonville's active social life. These uses provide residents with amenities that can be used to bring the community together. Some uses require additional resources to ensure they remain open and viable to the community. The purpose of the following policies is to ensure the sustainability of community facilities and encourage their year round utilization.

- 3.6.1 The County may facilitate the creation of a committee of stakeholders who will identify the Hamlet's institutional assets, programming needs and their sustainability.
- 3.6.2 The County shall encourage new institutional development to locate, where possible, in close proximity to the existing institutional facilities to help reinforce and create a strong civic center. The County will not discourage new institutional development to locate outside of the existing areas.
- 3.6.3 The County may facilitate the creation of a committee of stakeholders to develop placemaking strategies that further identifies and enhances Dixonville's physical character.

3.7 Natural Features and Open Space Policies

The following policies address the natural features within the Plan area and are intended to provide opportunities for active and passive outdoor recreation. The Future Land Use Concept connects existing institutional facilities with designated open space areas via a

Hamlet pathway network. Municipal and environmental reserve acquisition at the time of subdivision will be the primary method by which the County will ensure that land is set aside and allocated for the purposes of creating these recreational opportunities and connections between them. The following policies will assist the County in achieving this purpose.

Reserve Dedication

- 3.7.1 At the time of subdivision approval, the developer shall dedicate a minimum 10% of developable lands for municipal reserve purposes, in accordance with the provisions of the MDP and the MGA. This shall be provided in the form of land for community parks, open space and/or walking trails, unless the County determines otherwise. Specific locations will be determined based on a proposed tentative plan of subdivision or the Future Land Use Concept of this Plan and finalized in the detailed subdivision plans.
- 3.7.2 Emphasis for reserve dedication shall be placed on the provision of useable open space and/or the location of an interconnected trail network.
- 3.7.3 Land adjacent to the low lying wetland areas shall be provided as environmental reserve. This land may be augmented with municipal reserve to ensure the open space is functional and a continuous network of trails is provided.

Open Spaces, Parks and Recreation Facilities

- 3.7.4 A variety of parks of different sizes and functions shall be integrated into the Plan area. This will foster the creation of outdoor areas of interest within the Hamlet and provide for active and passive spaces.
- 3.7.5 A trail system shall be designed and implemented to connect the future residential development of the north and east portions of the Hamlet with the existing residential areas and the commercial area and civic center.
- 3.7.6 The County may encourage the creation of a community garden.
- 3.7.7 The County may explore methods and work with landowners to remediate contaminated sites.

Natural Areas

- 3.7.8 The continuity of natural open spaces shall be maintained by incorporating such recreational features as trails and linear parks.
- 3.7.9 Development shall minimize obstruction to wildlife access through the Plan area.
- 3.7.10 Development shall provide links between open spaces and wooded areas.

4.0 Transportation

The Hamlet has an internal road network consisting of Main Street, which runs north to south through the Hamlet, and several numbered streets which run in an east to west alignment. There are four points of entry to the Hamlet with the primary entrance being the intersection of Highways 35 and 689. The three other entryways include Range Road 240 to the north, Highway 689 to the west and Range Road 235A to the south. Range Road 240 and 235A are not paved. The purpose of the following policies is to guide the future transportation requirements of the Plan area.

- 4.1 All roadways to service future development shall be constructed to the County's engineering standards.
- 4.2 The County shall establish a designated trucking route requiring future industrial traffic to access the industrial areas from one point of entry (the intersection of Township Road 871A and Highway 35) to minimize the impact on the adjacent residential neighbourhoods.
- 4.3 The function, safety and construction standards of the provincial and municipal road system shall not be compromised by any redesignation, subdivision and development regardless of the proposed use.
- 4.4 Developers shall be required to demonstrate to the County that they have taken into consideration the following prior to redistricting, subdivision and development approvals:
 - i. The provisions of this and any other Statutory Plan in effect within the Hamlet;
 - ii. The future expansion and/or upgrading of existing roadways;
 - iii. Input from the appropriate provincial department and/or agency; and
 - iv. Existing or new roadway construction.
- 4.5 The County may identify improvements to the existing roadway network, including trails and/or sidewalks that connect to existing and future development.

5.0 Servicing

The following servicing policies are based on assessments of current infrastructure, future infrastructure and future land uses, as identified in Figure 6 - Hamlet Servicing Context. The policies are also intended to optimize the utilization and expansion opportunities of the existing infrastructure.

5.1 Water Supply and Distribution

The Dixonville water system supplies and distributes treated pressurized potable water in the Hamlet. Water is supplied from groundwater wells, located approximately 3 km north of the Plan area's northern boundary. In general, the facilities are in good condition, and are continually being upgraded to address deficiencies, meet demand, and increase the level of service.

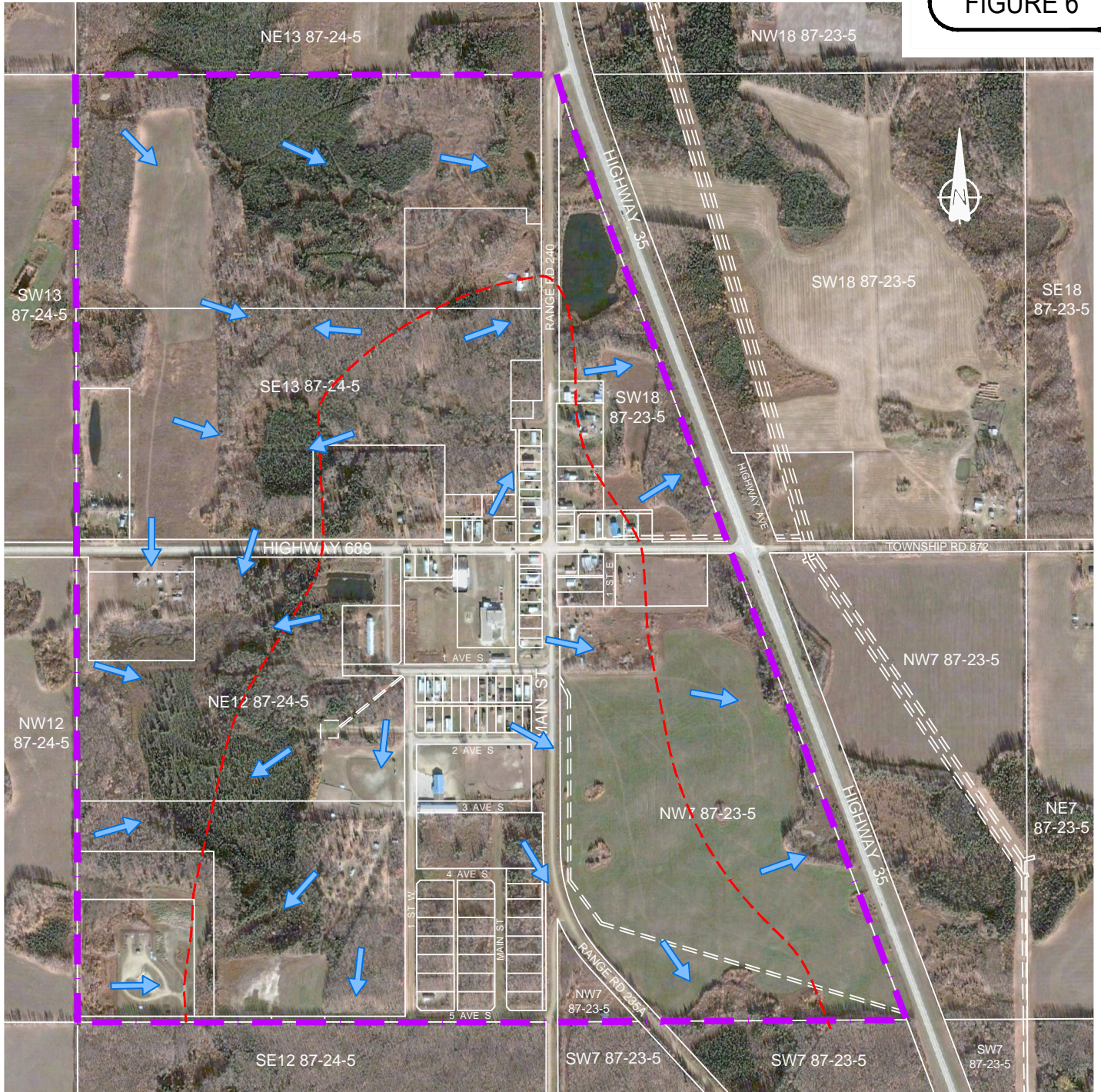
The present water well supply rate is decreasing. As a result the County is currently looking for a replacement supply source. The existing supply can support modest growth, but a new source will be required to accommodate a service area with a population greater than 600 people. When a new water source is found, the existing treatment processes will need to be modified, depending on the new raw water characteristics, and the potable water quality standards in effect at the time.

The treatment plant was upgraded in 1992 and includes a 50,000 gal reservoir and a Level 1 treatment plant which removes iron and manganese via a greensand filter and provides chlorine disinfection. This water system includes a potable water truck-fill. The system has capacity for a population of 600 and currently serves a population of approximately 500. This includes the population of Dixonville and areas surrounding the Hamlet, where most of the treated water is hauled by truck to residents located outside of the Hamlet.




The water distribution system has adequate capacity to meet the consumption demands of the Hamlet population. It does not, however, have the capacity to provide flow rates needed for fire protection. Fire flows would require larger distribution mains, increased reservoir storage, and greater pumping capacity. It is anticipated that the existing level of service will be maintained and the volunteer fire department, operating out of the Dixonville fire hall, will continue its duties.

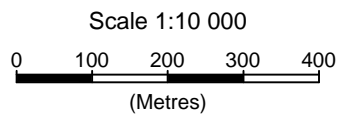
- 5.1.1 The phasing of development should, whenever practical, occur in a manner that maximizes the efficient utilization of existing water systems.
- 5.1.2 As the Hamlet develops, the water distribution system may be extended to service the new development areas.
- 5.1.3 The County shall work with the Province to explore options for a new water supply source to facilitate growth within the Hamlet and to improve the supply and treatment facilities to accommodate the new supply service once implemented.
- 5.1.4 The large lot residential area, as identified on Figure 5 shall be privately serviced with an appropriate water supply and distribution system, in accordance with provincial standards. The County may allow for the future connection to municipal services within this area as services become available.

FIGURE 6



LEGEND

-  Hamlet Boundary
-  Drainage Direction Arrow
-  Wastewater Gravity Collection Limits (Approximate)



Dixonville Area Structure Plan

HAMLET SERVICING CONTEXT



- 5.1.5 The County may investigate the development of a water co-op to service the residences located adjacent to and outside of the Hamlet boundaries.

5.2 Wastewater Collection and Treatment

Dixonville has a gravity collection system and a treatment lagoon. The system has sufficient hydraulic capacity to continue to serve the existing developed portions of the Hamlet and accommodate a moderate level of future development within the Wastewater Gravity Collection Limits, see Figure 6 (Hamlet Servicing Context).

The lagoon, located approximately 400 m south of the Plan area's southern boundary, is a single cell arrangement and has capacity for a population of approximately 200. Therefore some unused capacity is available. Additional cells (anaerobic) will not be required until the population served approaches approximately 500 or 600 or a daily flow of 250 m³/d.

Expansion of the wastewater collection and treatment facilities is feasible, by extending collection pipes, adding lift stations, and expanding the lagoon. As such, the wastewater system capacity is not a constraint to future development, see Figure 7 (Existing and Future Hamlet Servicing Concept).

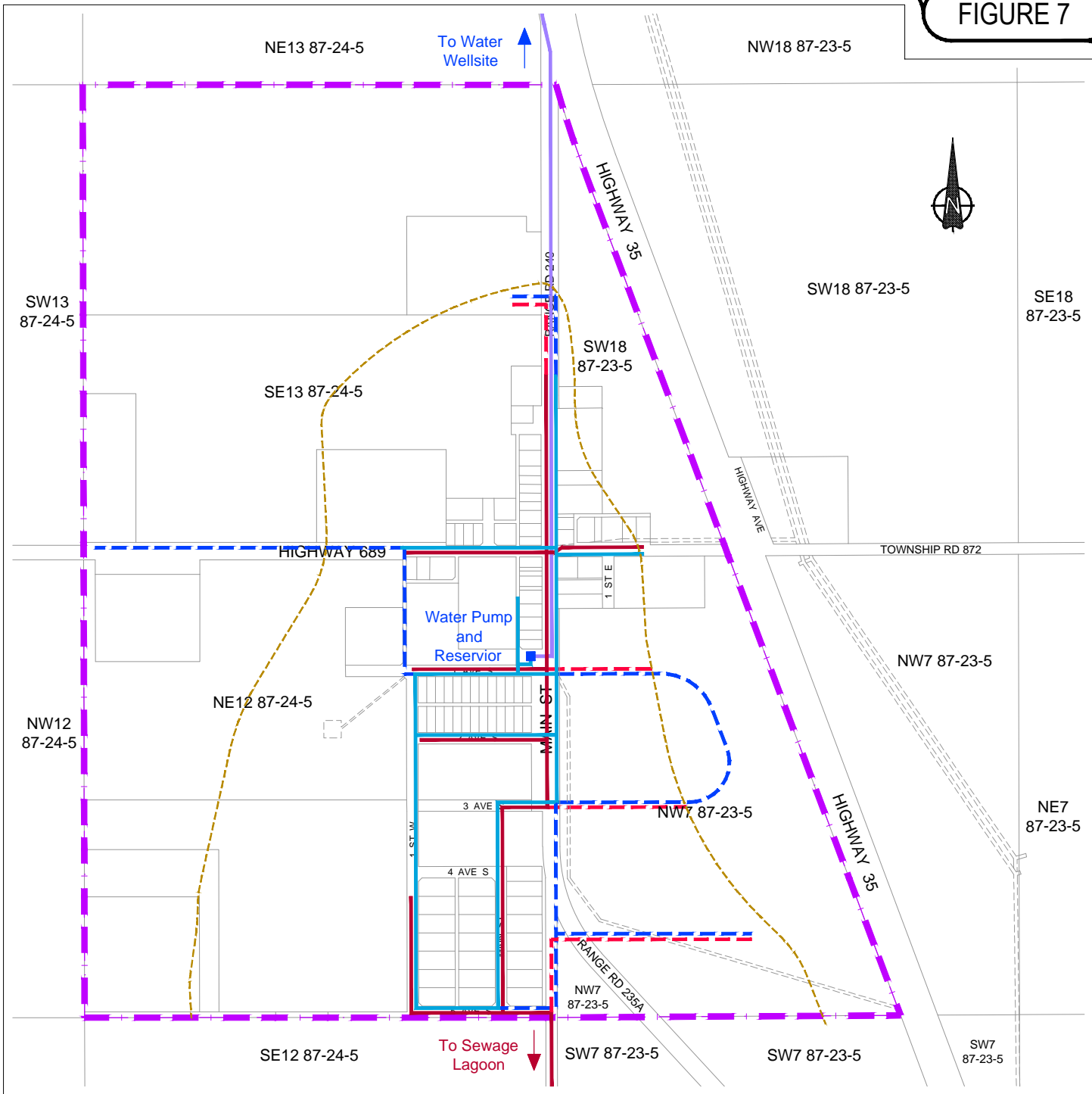
A significant constraint on expansion of the collection system is the limit of gravity servicing dictated by local topography, as delineated by the Wastewater Gravity Collection Limits in Figure 6. Areas within the limit can be serviced economically by extending the gravity sewers. Areas outside the limit would require construction of one or more lift stations, which are more costly to construct and operate. Alternatively these areas could be serviced with private systems on an interim basis, in accordance with provincial standards, until such time that the County deems it appropriate to expand its wastewater infrastructure to accommodate this future growth.

- 5.2.1 The phasing of development should, whenever practical, occur in a manner that maximizes the efficient utilization of existing sewer systems.
- 5.2.2 The County shall encourage new development to be located within the Wastewater Gravity Collection Limits, as identified in Figure 6 (Hamlet Servicing Context).
- 5.2.3 Development located outside of the Wastewater Gravity Collection Limits or identified as Large Lot Residential shall be privately serviced in accordance with the Alberta Private Sewage Systems Standard of Practice until such time that the County extends the existing wastewater facilities into these areas.
- 5.2.4 The County shall explore the possibility of expanding the existing sewage lagoon once its capacity limit is being approached.








5.3 Stormwater Drainage

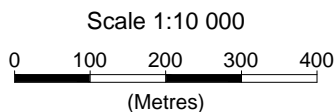
Dixonville has a stormwater drainage system that includes surface drainage with open ditches and culvert crossings. In some locations, outlets may require upgrading to minimize erosion, and on-site retention may be warranted to minimize environmental impacts.

FIGURE 7



LEGEND

-  Existing Water Supply Line (from water wellsite)
-  Existing Water Line
-  Future Water Line
-  Existing Sanitary Sewer Line
-  Future Sanitary Sewer Line
-  Wastewater Gravity Collection Limits (Approximate)
-  Hamlet Boundary



Dixonville Area Structure Plan

EXISTING and FUTURE HAMLET
SERVICING CONCEPT



Dixonville's future growth can be accommodated by expanding this system and by developing stormwater management facilities (dry or wet ponds) wherever they are required by the County.

- 5.3.1 Developers shall prepare a stormwater management plan at the time of subdivision. The developer shall receive the appropriate approvals prior to construction.
- 5.3.2 Developers shall incorporate natural drainage patterns into their plans for stormwater management.

5.4 Solid Waste Disposal

Solid waste service in Dixonville is provided by the Long Lake Regional Waste Management Services Commission. Disposal sites include the Long Lake Regional Landfill, and the Keg River Landfill, a Class II facility that is owned and operated by the County. There is a transfer station located in Dixonville. The capacity of these services is not expected to constrain future growth in the County. The County is currently exploring recycling opportunities and the collection of household electronic waste.

- 5.4.1 The County shall investigate the feasibility to incorporate a recycling station to be located in close proximity to the existing waste transfer station.
- 5.4.2 The County may host a community clean-up on a bi-annual basis to permit Hamlet residents to dispose of their larger forms of solid waste in an easy and efficient manner.

6.0 Implementation

The placemaking strategies, goals, objectives and policies contained within this document are intended to assist County Council, administration, developers and landowners achieve the vision identified in Section 3.1.1. It is also intended that the ASP inspires and encourages a collaborative approach between stakeholders to assist the Hamlet in achieving the vision.

This section outlines the frequency of ASP review, the amendment process and development phasing.

6.1 Monitoring and Review

Text, policies, and mapping information contained within this ASP may be amended from time to time, by Council, in order to respond to, and remain current with, planning and development issues and trends affecting development and reflects the priorities of residents.

The Plan will be reviewed once every ten (10) years to ensure the strategies, vision, goals, objectives and policies contained within this document are relevant.

6.2 Amending the Plan

An amendment to this ASP shall be required if, in the opinion of the County, a development or subdivision plan is proposed that varies significantly from the land use concept, transportation network, or servicing concept of this ASP.

If amendments are required, they shall be carried out by the County in a manner that is open and transparent to stakeholders, through an appropriate public consultation process.

6.3 Phasing

In general, the County encourages development to locate in proximity to existing municipal water and wastewater services to allow for the logical extension of servicing to the newly developed areas. However, development will be permitted to locate outside of the existing serviced areas on the provision that the proposed development will be privately serviced until such time that municipal servicing expands and becomes available.