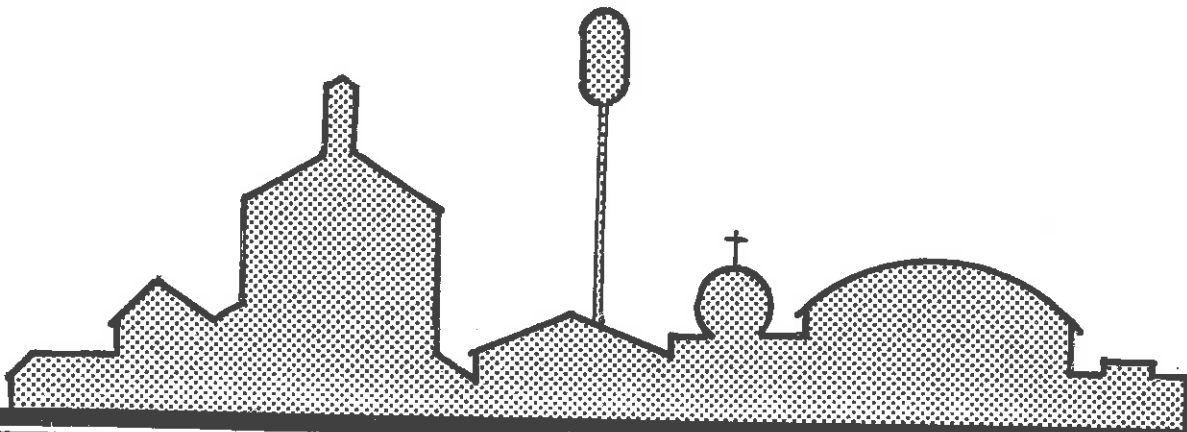


Village of Boyle

GENERAL MUNICIPAL PLAN



**VILLAGE OF BOYLE
GENERAL MUNICIPAL PLAN
1992**

BYLAW NO. 2-92

VILLAGE OF BOYLE GENERAL MUNICIPAL PLAN - 1992

A Bylaw to adopt the General Municipal Plan for the Village of Boyle

WHEREAS the Council of the Village of Boyle has appointed Alberta Municipal Affairs to assist them in the preparation of a General Municipal Plan to describe the manner in which future development of the Village of Boyle may best be organized and carried out; and

WHEREAS a General Municipal Plan has now been prepared on the basis of surveys of land use and other such relevant factors;

NOW THEREFORE, the Council of the Village of Boyle under the authority of Section 61, Planning Act, Chapters P-9, Revised Statutes of Alberta, 1980 as amended thereto, hereby enacts as follows:

1. This new Bylaw may be cited as "The Village of Boyle General Municipal Plan, 1992".
2. The General Municipal Plan of the Village of Boyle attached hereto as Schedule "A" to this bylaw is hereby adopted.
3. This bylaw may be amended by bylaw in accordance with the Planning Act.
4. General Municipal Plan No. 5-88 and amendments hereto are hereby rescinded.

READ A FIRST TIME this 20 day of May, 1992.

READ A SECOND TIME this 27 day of May, 1992.

READ A THIRD AND FINAL TIME this 27 day of May, 1992.



Mayor



Administrator - Gordon K. Holmes

TABLE OF CONTENTS

	Page
1.0 INTRODUCTION	
1.1 Purpose of the General Municipal Plan	1
1.2 Legal Basis	1
1.3 Former Village of Boyle General Municipal Plan	1
1.4 Methodology	1
1.5 Plan Format	2
1.6 Interpretation	2
2.0 COMMUNITY OVERVIEW	
2.1 History	4
2.2 Location	4
2.3 Economic Base	6
2.4 Existing Land Use	6
2.5 Historic Population Growth	7
2.6 Population Characteristics	7
2.7 Community Growth and Development Prospects	8
3.0 PLAN ISSUES, OBJECTIVES AND POLICIES	
3.1 Residential Land Use	9
3.2 Commercial Land Use	11
3.3 Industrial Land Use	13
3.4 Parks and Recreation	15
3.5 Institutional	16
3.6 Transportation and Parking	17
3.7 Public Utilities and Services	20
3.8 Historical Cultural Resources	21
3.9 Future Development	22
4.0 PLAN IMPLEMENTATION	23
5.0 PLAN REVIEW AND AMENDMENT	24
LIST OF TABLES	
2.1 Employment By Economic Activity	6
2.2 Land Use Breakdown	7
2.3 Historic Census Figures Since 1956	7
2.4 Boyle - Alberta Population Comparisons	8
LIST OF MAPS	
Map 1.1 Regional Setting	3
Map 1.2 Present Land Use	5
Map 3.1 Future Land Use	12
Map 3.2 Road Hierarchy	18

SCHEDULE A

1.0 INTRODUCTION

1.1 PURPOSE OF A GENERAL MUNICIPAL PLAN

The intent of a General Municipal Plan (GMP) is to provide a framework to coordinate orderly planning and development for all land uses within the corporate boundaries of the Village of Boyle. The Plan will outline a decision making process on matters such as the location and standards for various land uses, roadways, recreation facilities, utility systems and community development.

1.2 LEGAL BASIS

Alberta's Planning Act requires that all urban municipalities with a population of 1000 or more people shall adopt a General Municipal Plan. The Act also stipulates that an urban municipality with a population less than 1000 may adopt a General Municipal Plan.

The Village of Boyle, which has a population of less than 1000, chooses to adopt a General Municipal Plan to provide a forum for outlining the Village's plans for future development. Such a Plan, pursuant to the Act, must describe the proposed land uses as well as the manner in which future development should occur. The Act also allows a municipality to identify areas within a municipality that would be, in Council's views, suitable for area structure plans and/or area redevelopment plans.

The Planning Act allows a municipality considerable discretion and flexibility in regards to content and level of detail introduced into a General Municipal Plan.

1.3 FORMER VILLAGE OF BOYLE GENERAL MUNICIPAL PLAN

This General Municipal Plan replaces a previous Plan which was prepared in 1988 under Bylaw No. 5-88. During the 3 years that this former Plan has been in effect, many of the policies have become outdated and some additional land was annexed to the Village. In view of these changes, Council felt that a review of the Plan was warranted.

1.4 METHODOLOGY

In March, 1991 Council requested the assistance of Alberta Municipal Affairs in the review and update of their General Municipal Plan.

Commencing in June, 1991 a preliminary review of the Plan was undertaken by the Village Administrator and a planner from Alberta Municipal Affairs. The parties involved in this review suggested that certain additions, revisions and deletions be made to reflect the changes which had occurred since the Plan was adopted in 1988. Subsequently, a draft Plan was prepared, under Council's direction, which included many of the recommendations contained in the preliminary review as well as matters they (Council) wished to have incorporated. Council held a formal hearing to hear representations from interested persons.

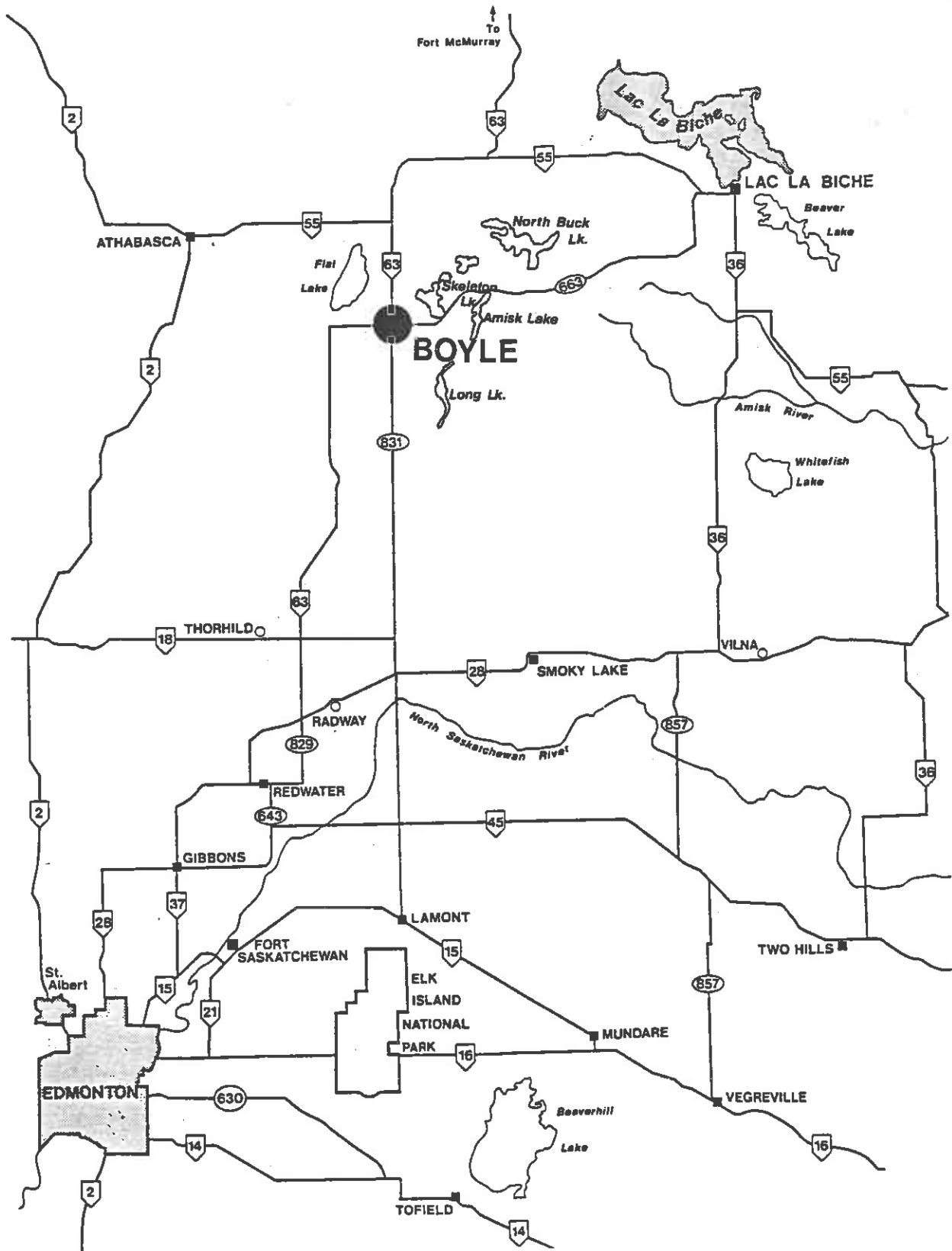
1.5 PLAN FORMAT

This General Municipal Plan has been organized into five sections. The first section provides the reader with a brief review of the planning process while the second section outlines the Village's present situation in terms of development potential, resources, etc. Policies to direct present and future land uses in the Village are provided in Section 3. The final two sections outline the manner in which the Plan will be implemented and advance the need for periodic review of the Plan.

1.6 INTERPRETATION

In this Plan, Council has proposed numerous policies for implementation in the future. Some of these policies have a greater priority or urgency for action than others. To better present Council's priorities, the operative words such as "shall", "should", and "may" are utilized in the policies. **Shall** means that the action is obligatory. **Should** means that the action is advised, but that exceptions may be considered under extenuating circumstances. **May** means that a choice is available, and no particular direction is suggested or intended.

REGIONAL SETTING



2.0 COMMUNITY OVERVIEW

The purpose of Section 2 is to provide the reader with an overview of planning related matters concerning the Village of Boyle.

2.1 HISTORY

Boyle was named after J.R. Boyle who gained a seat to the first Alberta Legislature in 1905. During his stay in office he represented a riding stretching from Edmonton to past Lac La Biche (including the area later to be known as Boyle). Upon his retirement from politics he was made a Justice of the Supreme Court of Alberta.

In 1914 a railway was laid from Dunvegan Yard to Fort McMurray to tap the vast tarsands and forests in the northern part of the province. Boyle, then unnamed, was chosen for a new townsite. Once the townsite was established the area began to be settled. A store to serve this new community was opened in 1915 by J. Dick. Another store together with a post office was opened later the same year. A private residence served as the first classroom in 1916. The same year the first church service was conducted in the former J. Dick store.

To provide grain delivery services for the local farmers, the first grain elevator was constructed in 1926 by the Gillespie Grain Co. The prosperous years of the 1920's saw many businesses being established; however, this prosperity was short lived. The "dirty thirty's" saw farm prices drop dramatically resulting in many business failures. Some of the farmers were able to retain their holdings while others were left to seek their fortunes elsewhere. Many of the Village's businessmen suffered financial difficulties as a result of low income farmers received for their produce. It was not until the end of the Second World War some stability in farm incomes was realized.

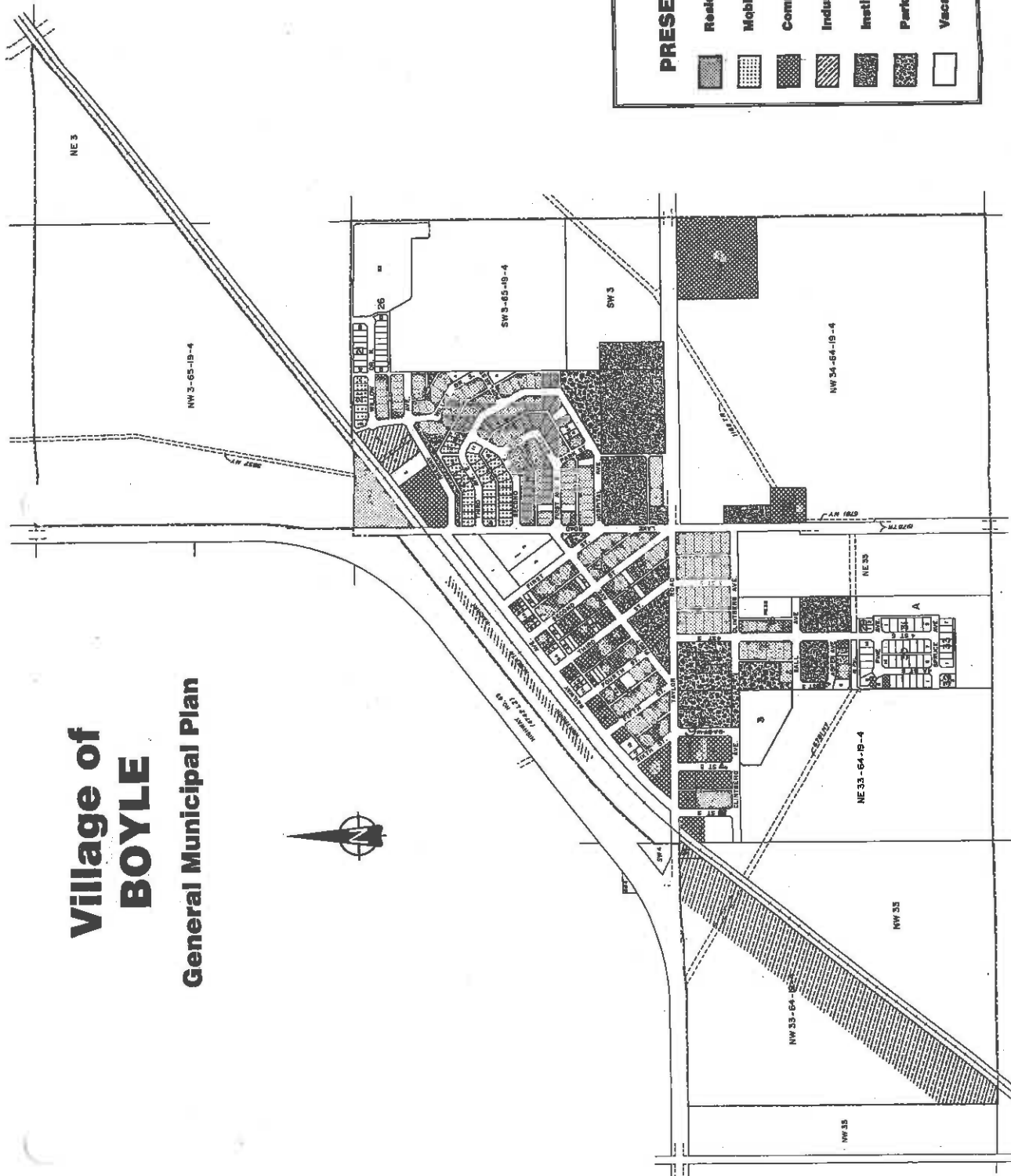
In 1954 Boyle gained village status with Mr. O.J. Mikalanois as the first mayor. This new status required that additional facilities be made available to the growing population. While electric power plants existed since the 1920's, the first power plant which supplied power on a 24 hour basis was operated between 1943 and 1954 by Shevoley Electric. Calgary Power (later TransAlta Utilities) has been operating in the Village since 1954. The installation of water and sanitary sewer facilities were completed in 1957. The same year a new school for grades 1 to 12 was built. The Boyle Hospital District was formed in 1964 and a new hospital was constructed 2 years later. Natural gas from the village's gas well began to flow into the village homes in 1967. Recently an artificial ice making facility has been installed in the Village's arena.

2.2 LOCATION

The Village of Boyle is located on Highway 63 and the intersection of Secondary Road 663 and 831, 160 km northeast of Edmonton (see Map 1.1). The Village functions as an agricultural/industrial centre serving a large rural area in the northeastern part of the province.

Village of BOYLE

General Municipal Plan



Map 1.2

PRESENT LAND USE

	Residential
	Mobile Homes
	Commercial
	Industrial
	Institutional
	Parks and Open Space
	Vacant

2.3 ECONOMIC BASE

Table 2.1 identifies the percentage of Boyle's labour force in each category of labour activity. This table indicates that the two major activities are retail and health and social services. These two activities account for 35.4% of the jobs within the Village.

TABLE 2.1
EMPLOYMENT BY ECONOMIC ACTIVITY

<u>Economic Activity</u>	<u>Number</u>	<u>Percentage</u>
Agriculture	18	8.2
Forestry/Fishing/Trapping	15	6.8
Mining/Quarrying/Oil/Gas	2	0.9
Construction	10	4.5
Transportation	18	8.2
Communication/Utilities	10	4.5
Wholesale Trade	8	3.6
Retail Trade	43	19.5
Finance/Insurance/Real Estate	11	5.0
Business Service	3	1.4
Government	9	4.1
Education	9	4.1
Health/Social Services	35	15.9
Accommodation/Food	18	8.2
Other	11	5.0
<u>Totals</u>	<u>220</u>	<u>100.0</u>

Source: Village of Boyle 1989 Census.
Village of Boyle Land Use Bylaw No. 3-92.

2.4 Existing Land Uses

There is approximately 830 acres of land within the corporate boundaries of the Village of Boyle of which approximately 42.0% is developed. Map 1.2 indicates the location of existing land uses. Table 2.2 provides a breakdown of developed and vacant land area within the Village. Classification of vacant lands is based on designations established under Land Use Bylaw No. 3-92.

TABLE 2.2
LAND USE BREAKDOWN

Land Use	Developed Area (Acres)	Vacant Area (Acres)	Total Area (Acres)	Percentage
Residential	48.3	25.5	73.8	8.8
Commercial	23.8	10.4	34.2	4.1
Industrial	116.8	143.7	260.5	31.4
Parks & Recreation	14.9	6.7	21.6	2.6
Institutional	24.0	0.2	24.2	2.9
Roads & Lanes	63.7	0.0	63.7	7.7
Urban Reserve	0.0	352.1	352.1	42.4
Total	287.0	553.1	830.1	100.0

Source: Alberta Municipal Affairs 1991 Survey

2.5 HISTORIC POPULATION GROWTH

Table 2.3 shows the changes in annual population figures for the period between 1956 and 1990. This table indicates that the Village's annual rate of growth averaged 3.8% over the past 34 years.

TABLE 2.3
HISTORIC CENSUS FIGURES SINCE 1956

YEAR	POPULATION	PERCENTAGE CHANGE
1956	304	--
1961	346	13.8%
1966	437	26.3%
1971	460	5.3%
1976	576	25.2%
1981	638	10.7%
1986	675	5.8%
1989*	673	-0.3%
1990*	700	4.0%

*Municipality's Census Figures

Source: Village of Boyle 1989 Census.

2.6 POPULATION CHARACTERISTICS

Table 2.4 compares the population composition for 7 age categories for both the Village and the province. This table indicates that there is a significant difference for two of the age categories: Alberta has a greater percentage of its population in the 25 to 44 age group but a smaller percentage (than Boyle) in the over 65 age group. Such variations for the two age groups are frequently encountered when provincial figures are compared to those of other small agricultural service centres.

TABLE 2.4

BOYLE - ALBERTA POPULATION COMPARISONS

AGE GROUP	BOYLE (1989)	ALBERTA (1986)
0-4 years	6.6%	8.7%
5-14 years	12.5	15.0
15-19 years	6.2	7.7
20-24 years	6.0	9.5
25-44 years	22.0	34.5
45-64 years	17.4	16.6
65 and over	29.5	8.0
Total	100.0%	100.0%

Source: Village of Boyle 1989 Census.

- Note: (1) Totals may not sum to 100.0% due to rounding off.
 (2) Alberta population composition figures for 1989 are not available, but 1986 figures provided are adequate for comparison purposes.

2.7 COMMUNITY GROWTH AND DEVELOPMENT PROSPECTS

With the discontinuation of railway services to the Town of Athabasca and the decreased usage of existing grain handling facilities at Lac La Biche, Boyle has increasingly become a more prominent grain gathering and shipping point in the region. Today grain is shipped to Boyle from farms situated as far away as 100 km. Such increased grain related activity was anticipated years ago and the grain storage facilities in the Village were upgraded. At present the Alberta Wheel Pool facility has a grain storage capacity of 12,650 metric tonnes while the United Grain Growers facility has a capacity of almost 4,000 metric tonnes. This year (1991) both of these firms expect to ship a minimum of 1200 grain cars from Boyle to the west coast grain terminals. Such increased industrial type activity should create the potential for existing businesses to upgrade or expand their existing operations as well as attract new businesses to locate in the Village.

One of the world's largest pulp mills is being constructed on a site 40 km north of Boyle. Such new economic development would provide needed employment opportunities created directly by this new industry as well as support job opportunities in other employment sectors. While the number of those employed in the new industries who choose to live in Boyle may be difficult to determine because of the availability of developed residential sites in other nearby municipalities, a significant number are expected to choose to live in Boyle.

In view of the potential of increased economic activity alluded to above it would be difficult to project the future growth rate with any degree of accuracy. It should, however, be noted that the Village had experienced an average annual growth of 3.8% for the 34 years prior to 1990. An increase in economic activity in the community and the surrounding area should result in a higher growth rate than was previously experienced. A population of 1,000 by the year 2000 would not, in Council's view, be an unrealistic expectation.

3.0 PLAN ISSUES, OBJECTIVES AND POLICIES

3.1 RESIDENTIAL LAND USE

3.1.1 Issue: Existing Residential Development

A survey of Boyle's housing inventory undertaken in 1988 suggested that 72.5% of the housing was single-family detached. The mobile homes made up 13.8% with the balance being a variety of multi-family type dwellings. The dwelling types vary in age and size. The oldest homes are situated near the downtown core and south of Secondary Road 663 while the newer stock is situated east of Secondary Road 831. A significant portion of this older housing near the downtown core has been designated, by bylaw, for future commercial use. Such a designation severely limits the improvements a home owner may make to his residences in this area.

Objectives

To encourage the redevelopment of the older districts of the village in an orderly fashion.

Policies

1. The Village should encourage the owners of non-conforming housing in older residential areas to allow the development of their properties to new uses appropriate for the areas.
2. The Village shall take necessary actions towards condemnation and subsequent removal of derelict residential buildings.

3.1.2 Supply of New Residential Lots

The Village has approximately 100 lots subdivided for residential uses. These lots include single family, multi-family lots as well as a mobile home park with a capacity for 55 mobile home stalls. Also, a subdivision application for an additional 32 single family and multi-family lots has recently been approved. Some of this increased subdivision activity was initiated after the announcement of a pulp mill being located nearby. While there is an adequate supply of subdivided lots for the Village's immediate needs, some of these newly created lots are not presently serviced with the Village's municipal services.

Objectives

To provide an adequate supply of serviced lots for a range of housing types that will supply Boyle's present as well as future housing needs.

Policies

1. The Village shall continually monitor the supply of residential lots and encourage developers to develop additional lots of a varied housing type.
2. Multi-family sites, when required, shall locate near high use facilities, services, and/or major open space areas (e.g. commercial core, public facilities, parks and schools) as well as near collector roads.

3. Only compatible density housing types should be sited adjacent to one another. (For example, apartments would be more compatible with townhouses or fourplexes than with conventional single family detached housing).
4. Higher density residential development, in conjunction with retail office space at lower levels, should be encouraged in the downtown area.
5. Consideration should be given to the design of more energy efficient subdivisions (i.e., a greater portion of south facing houses and careful siting of landscape and buffers so as to maximize winter sunlight and summer shade).
6. In all new residential developments the village should require that:
 - (a) the incorporation of cul-de-sacs be minimized; and
 - (b) only laned subdivisions be permitted.
7. That any additional land for senior citizens' housing should be designated near existing seniors' facilities.
8. Multi-family units shall not exceed 3 storeys in height nor contain more than 40 dwelling units. Exceptions may be considered in the downtown area.
9. To avoid excessive concentration of multi-family development, a maximum of 1.2 ha (3.0 acres) shall be allowed for any multi-family site in one specific area.

3.2 COMMERCIAL LAND USE

3.2.1 Issue: Agricultural/Industrial Service Centre

The Village of Boyle is fortunate in being the centre of a rich agricultural area as well as a vast recreational playground. Such a diversity in economic activity has allowed the Village to attract a large number of business ventures. In spite of the competitive pressures from larger nearby centres the Village has been able to attract businesses normally found in centres a great deal larger than Boyle.

The location of a pulp mill in the vicinity of Boyle has the potential for the creation of significant additional economic activity in the commercial sector of the local economy. To capture some of the benefits of this increased economic activity, the Village must ensure that they have an adequate supply of commercial lands available. An adequate supply of commercial lands would provide an opportunity for existing businesses to upgrade or expand their facilities as well as attract new businesses to the Village.

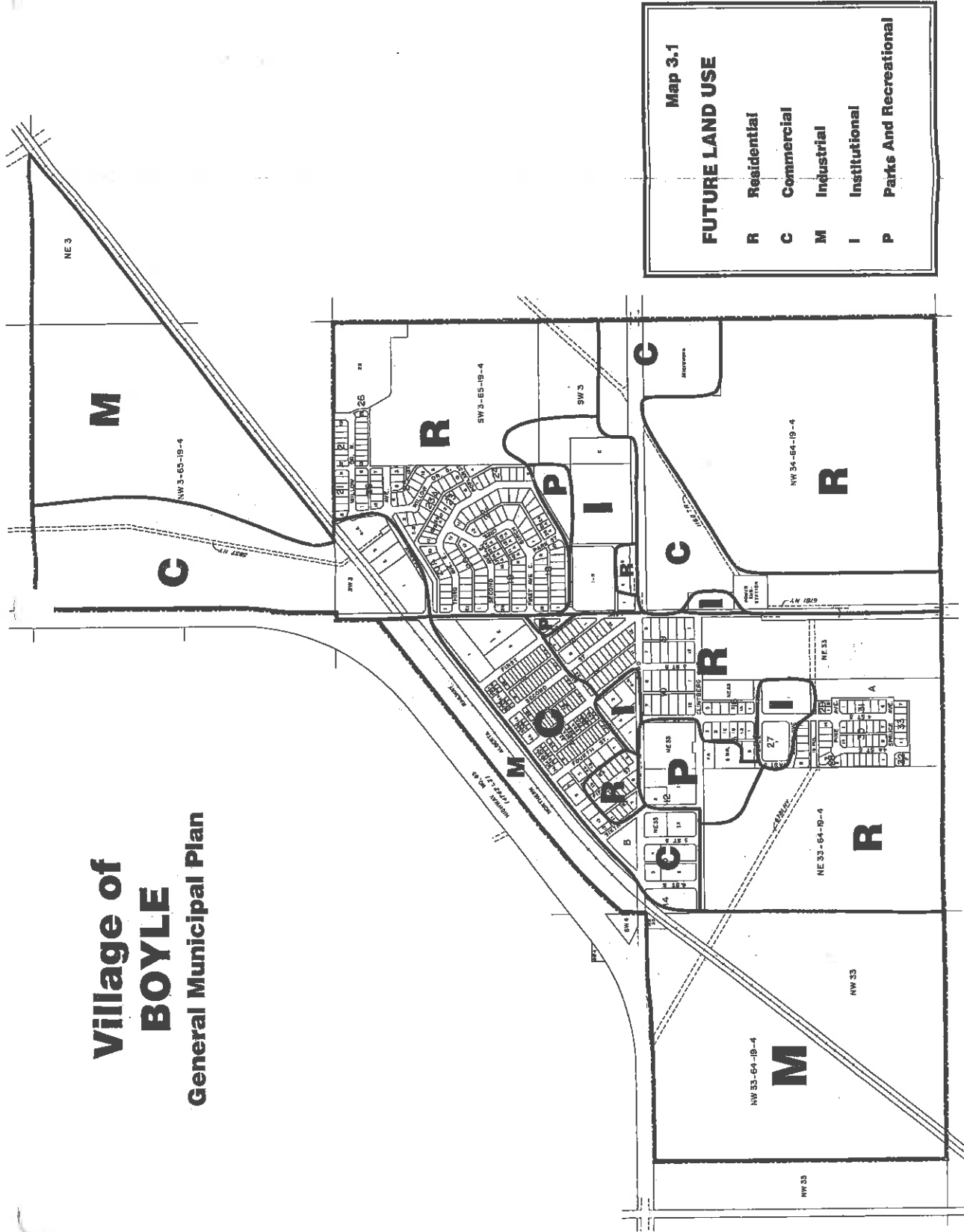
Objectives

To enhance the Village of Boyle's role as a local commercial service centre and a future forestry centre.

Policies

- 1. The Village shall continually monitor the availability of commercial land within its boundary.**
- 2. The Village should encourage infilling vacant lots before the subdivision of additional lots.**
- 3. The Village should support and promote improvements to the downtown by upgrading public spaces (i.e. tree planting, placing flower boxes, etc.).**

Village of BOYLE General Municipal Plan



Map 3.1
FUTURE LAND USE

R Residential
C Commercial
M Industrial
I Institutional
P Parks And Recreational

3.3 INDUSTRIAL LAND USE

3.3.1 Issue: Existing Industrial Development

Boyle's present industrial uses have been concentrated on two sites incorporating approximately 90 acres. One of these sites has an operating wood processing mill. This mill has been in operation for many years at this same site and no major complaints have been raised about its operation. The other site consists of a facility for gathering and shipping grain. This facility has recently been experiencing increased usage due to the closure of similar facilities in adjacent communities. This increase in usage has resulted in greater truck traffic as well as increased rail car movements in the vicinity of the grain handling facility. While no major complaints have been received from the adjacent land users about the increased noise level and truck traffic resulting from the site's increase usage, the potential for such complaints exists. The Village should monitor the conditions on the site and take necessary steps to minimize any negative impacts caused by the industrial activity.

Objective

To minimize potential conflicts between industrial and other uses in the community.

Policies

1. The Village should encourage existing industrial developments near residential areas to be aesthetically landscaped and properly buffered.
 - (a) The site should be landscaped with grass, trees or shrubbery to the satisfaction of the development officer.
 - (b) The yard setback for industrial buildings should be at least 10m (32.8 ft.) from a public roadway.
 - (c) No industrial buildings shall be located within 10m (32.8 ft.) of a property designated for a residential use in the Land Use Bylaw.
 - (d) Garbage receptacles should be located at rear yards and screened from public view.
 - (e) Outdoor storage areas should be screened from public view with a fence at least 1.8m (6.1 ft.) in height.
2. The Village shall not permit residential or institutional uses to be located near industrial uses which create noise or odors.
3. The Village should require that all industrial sites and buildings be maintained to high standards.
4. The Village should encourage the operators of large trucks to use only the arterials and collectors (see Map 3.2) to avoid creating unnecessary noise and traffic conflicts.

3.3.2 Issue: Future Industrial Development

The Village presently has an adequate supply of lands dedicated, by bylaw, for industrial uses; however, very little of this land is serviced and available for development. This shortage of serviced industrial lots is due in part to the reluctance of developers to provide serviced lots without adequate assurances for sales of these lots. Recent increases in economic activity in the region has resulted in some subdivision activity in the community but it is not certain that the supply being provided will be adequate for the community's future industrial needs. While it is virtually impossible to anticipate future land demands for land uses, the provision of adequately serviced industrial land would be advisable and prudent in this instance. A lack of such land could cause prospective buyers to establish their businesses elsewhere.

Objective

To ensure that there is enough serviced industrial land for future development.

Policies

1. The Village should encourage land developers to maintain a sufficient amount of industrial land to satisfy potential industrial demands.
2. The Village should ensure that industrial areas have adequate truck access and utility services.

3.4 PARKS AND RECREATION

3.4.1 Issue: Demand for Recreational Opportunities

Boyle has a wide range of recreational facilities located within its boundary. The facilities, the majority of which are situated south of Secondary Road 663, include a curling rink, an arena, a picnic area and some ball diamonds. Immediately south of the above facilities, the Village will be acquiring, through a 10% reserve dedication, an additional 6.8 acres of land. The uses planned for this new area include: picnic areas, an overnight campground, a sliding hill, two multi-purpose use ball diamonds, playgrounds and a large parking area. Such concentration of recreational activities would allow for a more efficient usage of parking and washroom facilities.

The demand for additional recreational opportunities will continue as the Village's and the region's population increases. In order to accommodate these needs, the Village should continue to provide a wide variety of recreational facilities, activities and programs.

Objective

To provide recreational facilities/programs to satisfy the needs of the Village residents as well as surrounding regions.

Policies

1. The Boyle Recreation Board shall be encouraged to assist/advise in park development.
2. As allowed in the Planning Act, R.S.A. 1980, 10% of the developable land in a new subdivision will be required for municipal and school reserve. This could be in a form of land, land and money, or money in lieu of land, whichever is felt to be most appropriate at the time of development.
3. Council shall cooperate with other municipal jurisdictions and/or authorities regarding joint development of recreational facilities if such facilities would benefit Village and area residents.
4. Council should consider the disposal of recreational lands to consolidate or acquire lands in locations of greater need upon discussion with school and recreational authorities.
5. If the 10% municipal reserve is not sufficient, the Village may seek to acquire additional lands for reserve.
6. Access to new playgrounds or parks should not necessitate crossing major roads.
7. Council should ensure that the existing park facilities are maintained to a high standard.

3.5

INSTITUTIONAL

3.5.1 Issue: Institutional Facilities

Institutional facilities, for the purpose of this Plan, include facilities of a private or public nature which provide services to a community. They include educational facilities, churches, cemeteries, municipal buildings, recreational complexes, senior citizens housing, government offices, cultural facilities and medical services. In Boyle the majority of these facilities are situated south and southeast of the downtown core. These locations for the facilities were established years ago and have been found to be satisfactory by the Village's residents.

As a community grows, a demand for additional land for these public facilities will occur and new areas will be required for locating these uses. It is important that future sites be planned with the needs of the residents of all age groups in mind.

Objective

To ensure that Boyle has sufficient lands available, in appropriate locations, to accommodate a full range of institutional facilities.

Policies

1. The Village should ensure that any additional institutional facilities being provided are fairly distributed throughout the Village.
2. The Village shall review subdivision applications and recommend appropriate site locations for institutional uses.
3. The Village should ensure that institutional facilities are properly maintained.

3.6 TRANSPORTATION AND PARKING

3.6.1 Issue: Transportation

The Village road hierarchy consists of three types of roads: arterial, collector and local. The arterial are designed to accommodate the heaviest traffic in an efficient manner. These roads are the widest of the three road types and are designed for greater road carrying capacity. Collectors are designed to carry lighter loads than the arterials and to serve as a link between arterials and local roads. Local roads are intended to take residents from their home to a collector. Such a road system, if properly planned and developed, would serve to channel traffic in an efficient manner with limited disruptions or conflicts.

In Boyle the arterials designated on Map 3.2 are extensions of Secondary Roads 663 and 831 which form part of the provincial highway network. As arterials have a potential for the creation of excessive noise, residential type land uses should not be located near these roads. Railway Avenue and a portion of 8th Street south are presently the only streets that qualify as collectors. When the collector network is completed as indicated on Map 3.2 this network would provide an efficient means of linking local traffic to the arterials. The local streets are all streets other than collectors and arterials in the Village.

Objective

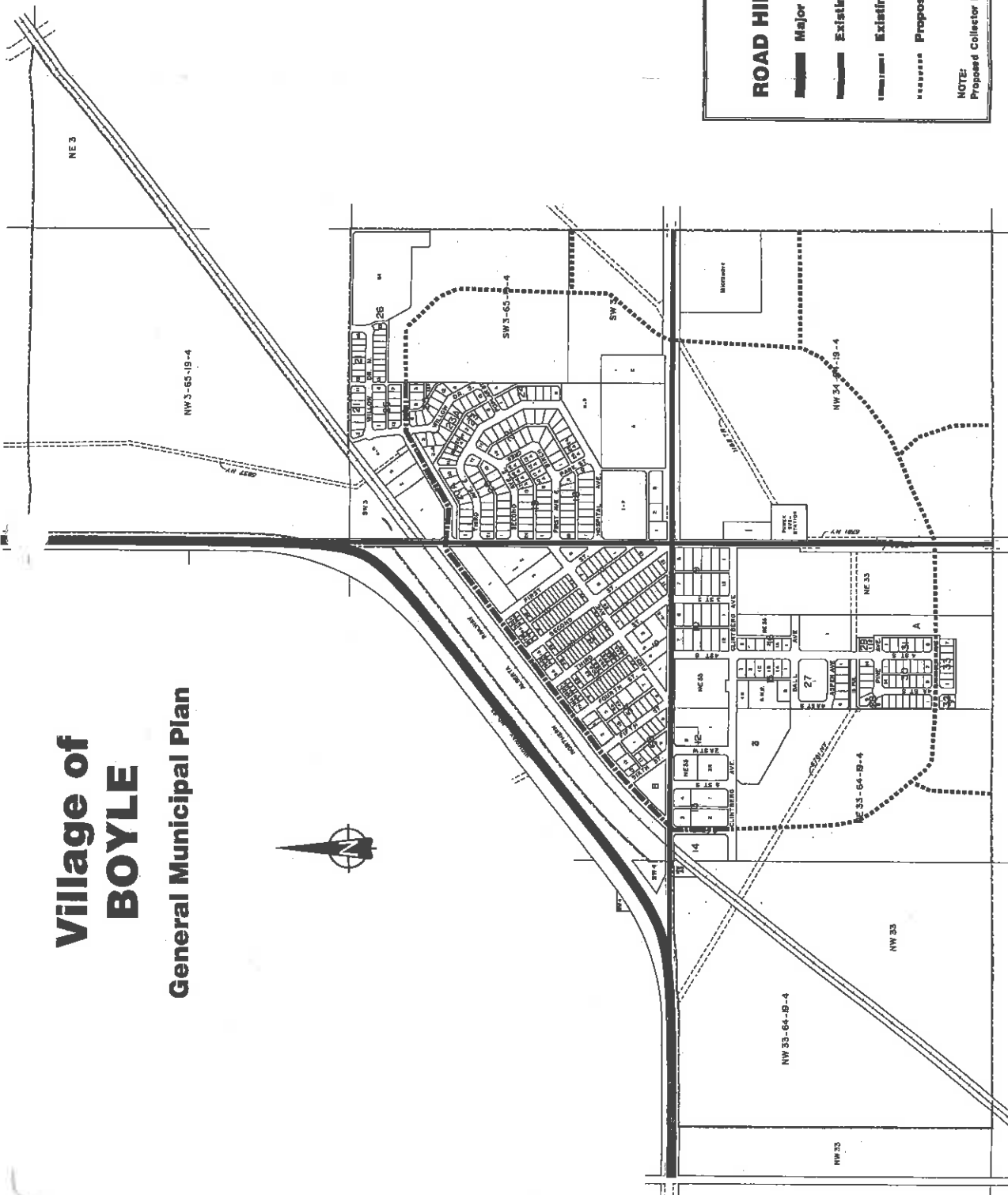
To develop a safe and efficient transportation network for the Village.

Policies

1. The Village shall establish a road hierarchy in accordance with Map 3.2.
2. The Village shall continually upgrade their streets with the intent of paving all of them.
3. Future streets in new residential areas should be to a paved standard. This will be pursued through a development agreement between the Village and the developer.
4. The Village shall promote the development of a safe pedestrian walkway through the community.
5. Where possible the Village should discourage the introduction of the following road alignments:
 - (a) four-way intersections
 - (b) long straight roadways
 - (c) excessive curves on roadways.
6. The transport of dangerous or hazardous goods through the Village shall be monitored to ensure that public safety is not prejudiced.
7. To better accommodate the needs of the wheel chair handicapped, children and bicyclists, the practice of installing curb cuts at intersections shall be continued.
8. Where required, necessary dust control measures should be undertaken on Village streets.

Village of BOYLE

General Municipal Plan



Map 3.2

ROAD HIERARCHY

- Major Highway
- Existing Arterial
- Existing Collector
- Proposed Collector

NOTE:
Proposed Collector Locations are Conceptual

3.6.2 Issue: Parking

Parking in the commercial core along 3rd Street and Railway Avenue has not been a problem. As more growth is anticipated in the near future, greater demands on parking spaces in the core could become a reality. Better utilization of the parking spaces could be realized if certain measures alluded to in the policies below are followed.

Objective

To improve the parking situation in the commercial core.

Policies

1. The present practice of angle parking should be maintained on 3rd Street and the south side of Railway Avenue.
2. In commercial areas employers and employees should be encouraged to use alternative parking spaces (e.g. private stalls, less used streets) to park their vehicles. Such a practice would provide customers with a better access to the Village's retail and service outlets.
3. Trucks, one-ton size and greater, shall be required to park in areas designated for their use
4. Additional parking space on the railway right-of-way shall be acquired as needed for those trucks one ton and greater.
5. New commercial establishments should provide off-street parking for their customers as required in the Land Use Bylaw.
6. Customers should be encouraged to use the existing Village parking lot on the east side of the liquor store (which is posted), and other areas that may similarly be posted in the future.
7. Through joint agreements the Village should consider the use of other off-street parking lots (church lots, school lots, vacant lots) during the hours not required by the site's principal user.

3.7 PUBLIC UTILITIES AND SERVICES

3.7.1 Issue: Municipal Utilities and Services

In 1988 the Village established a 5 year capital works budget to fund the upgrading of the municipal utility infrastructure. Recent subdivision activity has resulted in a greater demand for these municipal services than was anticipated. The Village is committed to increase their water and sewage treatment capacities to accommodate 1500 people by 1992 and 1994 respectively. As the Village has the authority to control the rate of development within its boundary, it should ensure that development of lands for all uses will not exceed the carrying capacity of their municipal services.

Objectives

To ensure that municipal services and utilities are adequate to accommodate future growth and development.

Policies

1. The Village shall continually monitor the capacities of the following utilities and services to ensure that their capacities are adequate for the anticipated land development.
 - (a) water storage, treatment and distribution;
 - (b) sewage collection and treatment;
 - (c) garbage collection and disposal;
 - (d) stormwater management; and
 - (e) gas system.
2. Developers shall be expected to provide or pay for the installation of utilities. The requirement shall be pursued with a development agreement between the Village and the developer.
3. An off-site levy may be used only to pay for all or part of the capital cost of all or any of the following:
 - (a) new or expanded facilities for the storage, transmission, treatment or supplying of water;
 - (b) new or expanded facilities for the treatment, movement or disposal of sanitary sewage;
 - (c) new or expanded storm sewer drainage facilities;
 - (d) land required for or in connection with any facilities described in clauses (a) to (c).

Off-site levies shall be determined at the time of new development and shall be assessed on all new developments.

3.8 HISTORICAL AND CULTURAL RESOURCES

3.8.1 Issue: Preservation and maintenance of locally important historical and cultural resources.

As locally important historical resources (buildings, historic sites) have not been inventoried, their historic importance cannot be assessed. The area, however, is rich in cultural history as many of the early settlers came from many different cultural and ethnic backgrounds. It is important that the Village recognize this rich diversity and actively promote activities and events that they may sponsor.

Objective

To preserve the historical and cultural features of the community and promote their activities.

Policies

1. The Village should request, from Alberta Culture Multiculturalism, an inventory of all significant historic resources to ensure their retention and/or preservation.
2. The Village should assist community and cultural groups in developing new facilities and/or activities.

3.9 FUTURE DEVELOPMENT

3.9.1 Expansion and Fringe Area

The Village presently has an excess of 400 acres of undeveloped and vacant lands available for development. It is possible that increased demand for urban land uses in the Village could justify future annexations of rural land. It is important, from the Village's perspective, that development on lands adjoining the Village be minimized to allow for easier transition of such lands from rural to urban uses.

Objective

To limit the intrusion of all undesirable and/or objectionable land uses and development on the Village's fringe.

Policies

1. The Village should encourage the County of Athabasca to:
 - (a) restrict unnecessary subdivision on the Village's fringe; and
 - (b) disallow objectionable land uses (i.e. feedlots) near the Village boundary.

4.0 PLAN IMPLEMENTATION

Once adopted by Council, the policies and guidelines in this Plan will be implemented by the following means:

1. General Municipal Plan

The first means of implementation is the Plan itself. The General Municipal Plan is the primary planning document whose purpose it is to foster orderly and efficient land use in Boyle. Where other agencies become involved in planning matters with the Village Council (e.g. Village/County discussion regarding development applications), the General Municipal Plan will be considered by the outside agency as the basis for planning in the Village.

2. Land Use Bylaw

As the Boyle General Municipal Plan and the Land Use Bylaw were prepared concurrently, both planning documents will be in agreement regarding land use and policy matters. Future developments may require changes to land use districts or to better differentiate functions of specific land use districts. The new Land Use Bylaw is a second means of implementing the intentions of this Plan.

3. Subdivisions, Area Structure Plans

The processing of Area Structure Plans and plans of subdivision is a third implementation measure. Subdivision and development schemes must conform with the General Municipal Plan and Land Use Bylaw.

4. Development Permits

A fourth implementation measure is development permits. The development officer shall ensure, through development permits issued in accordance with the Land Use Bylaw, that all development conforms to policies, development procedures, and specific development standards and conditions set out in this Plan and established from time to time by the Village Council.

5.0 PLAN REVIEW AND AMENDMENT

The establishment of a review program together with constant monitoring of plan objectives and policies is necessary to ensure plan relevance. Council will take responsibility for the monitoring of this Plan by the constant evaluation of developments and changes (population, economic, social, political, physical) occurring both locally and nationally. Frequently these developments and changes are of a nature that require a Plan review to ensure that the Plan remains current.

There are no statutory guidelines to indicate precisely when a Plan review should be undertaken, so Council's discretion is required in this matter. One possible indicator of a need for a Plan review is a situation in which new developments and changes of the nature alluded to above may cause the established objectives and policies to be unrealistic or irrelevant. A complete Plan review, when contemplated, should include an evaluation of the achievements of the original Plan. A review of this nature would be useful in the formulation of subsequent goals, objectives, and policies. A formal review of the General Municipal Plan should be conducted in 1996 if any review of the Plan was deemed unnecessary earlier.

Periodically, minor amendments may be necessary as public works or subdivisions are proposed which do not agree with policies contained in the General Municipal Plan. When an amendment to the Plan is considered, Council shall ensure that these amendments do not jeopardize the spirit and intent of the goals, objectives, and policies contained in the Plan.