

# FORT KENT

Area  
Structure  
Plan  
1988

FORT KENT AREA STRUCTURE PLAN  
DRAFT

## FORT KENT AREA STRUCTURE PLAN - DRAFT

### 1. FORT KENT FACTS

Fort Kent is a hamlet in the Municipal District of Bonnyville (M.D.). It is located on Highway 28, 9 kilometres east of the Town of Bonnyville. Many of its residents work in the Town of Bonnyville.

Fort Kent has a population of 211 (1986), an increase of 42 of the 1979 figure. It contains 54 dwelling units, a net increase of 9 over the 1979 figure. During the last six years an average of four new homes were built each year. Fort Kent has gained a substantial number of new residents recently. Among its residents are a higher than average proportion of retired people.

### 2. PLANNING BACKGROUND

The Municipal District of Bonnyville adopted the Fort Kent Area Structure Plan (ASP) in 1981. It was based on the Community Plan prepared in 1978-1979 as a result of the growth expected with the development of Esso and other regional resource projects. In 1987 the MD, along with input from the Hamlet residents, reviewed and revised the ASP.

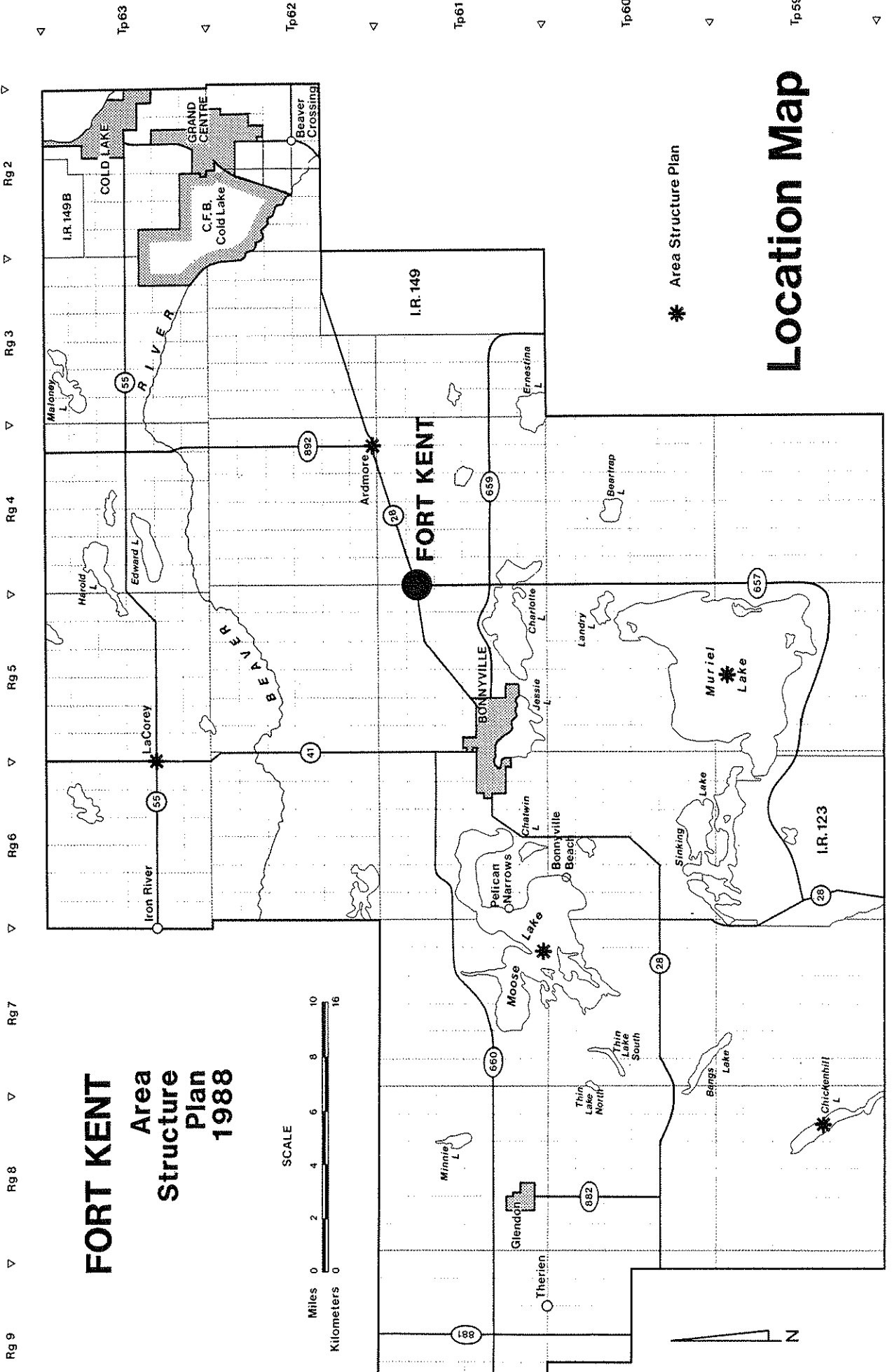
The Area Structure Plan is a legal document, to be used by the Municipal Planning Commission and Council in making planning decisions. The part of the Municipal District of Bonnyville Land Use Bylaw dealing with Fort Kent is based on the Area Structure Plan.

### 3. PLANNING NEEDS

Fort Kent expected to grow rapidly during the boom period of 1978 to 1981. Although this rapid growth did not materialize, some population growth did occur. The hamlet is now expected to follow a slow growth pattern over the next five years. A dramatic increase in regional heavy oil activity would however increase development in Fort Kent.

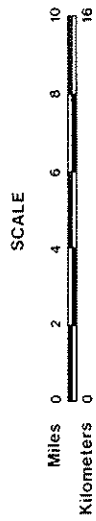
The residents of Fort Kent like the fact that their community is a quiet, friendly and safe place to live. They like the recreational and community facilities and the fact that affordable housing is available. The residents would like to ensure that these characteristics are not lost in the future, while at the same time would like to see programs in place which would contribute to increased population growth.

The area structure plan is based on issues which were identified through questionnaires, a public meeting, discussion with Council and the municipal planning commission, and municipal research. It proposes policies aimed at balancing the objectives of the residents and the goals of the M.D. Map #2 is a critical component of the Fort Kent Area Structure Plan.



# FORT KENT

## Area Structure Plan 1988

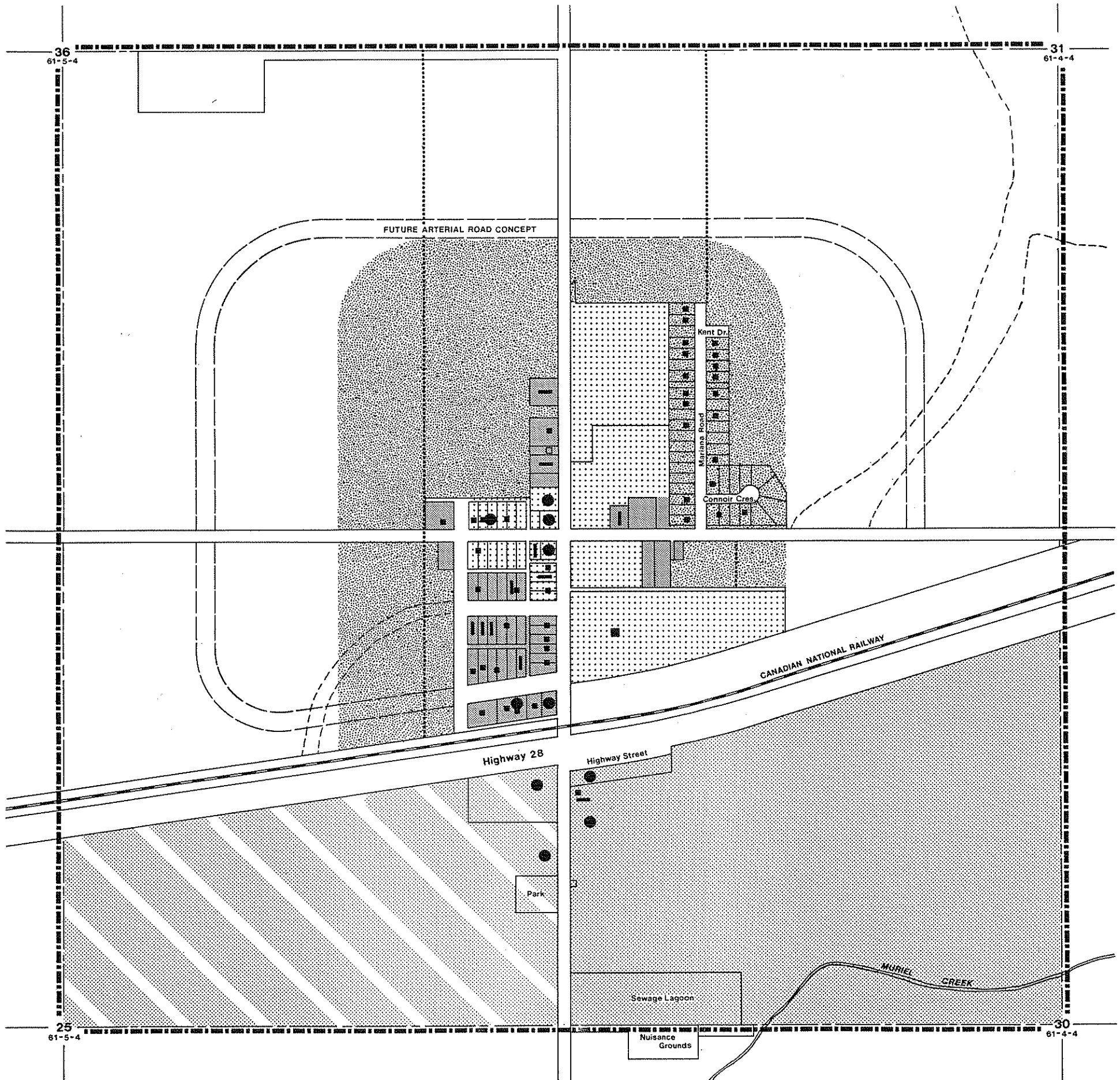


\* Area Structure Plan

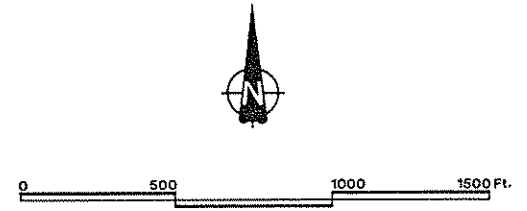
# Location Map

# FORT KENT

## Area Structure Plan 1988



- |   |   |                                      |
|---|---|--------------------------------------|
| Land Use<br>1988                            | ■   | Residential-Detached                 |
|   | □   | Residential-Multipal Family          |
|   | —   | Residential-Mobile Home              |
|   | ●   | Commercial                           |
|   | ■   | Institutional                        |
| Land Development<br>Pattern<br>1988 to 1993 | [Stippled]                                  | Residential Infill and Redevelopment |
|   | [Dotted]                                    | New Residential Development          |
|   | [Cross-hatched]                             | Commercial and Community Centre      |
|   | [Diagonal lines]                            | Highway Commercial and Industrial    |
|   | [Diagonal lines]                            | Future Highway Commercial/Industrial |
|   | [White]                                     | Agricultural Land                    |
| .....                                       | Approximate Limits of Gravity Sewer Service |                                      |
| - - - - -                                   | Drainage Channel                            |                                      |



1. ISSUE: NEW RESIDENTIAL AREAS

The 1981 A.S.P. designated large areas for new development. Given rates of past growth and projections contained in this plan, these areas are excessive. There are now at least 10 vacant lots which could accommodate new housing on an infill basis and 20 vacant lots in a new subdivision. It is estimated that 30 lots would satisfy Fort Kent's needs for the period 1988-1993. If other new lots are however required these could easily be accommodated adjacent to the built up areas (see map 2).

POLICIES

1. Any new residential subdivision will take place adjacent to the built up areas (refer to Map #2).
2. The area designated as "agricultural land" in Map #2 is the long term residential growth area.
3. Prior to subdivision approval developers will be required to enter into a development agreement with the M.D. of Bonnyville to include provisions for on-site, off-site and such other levies as the M.D. may require.
4. No new residential development will take place south of Highway 28.

2. ISSUE: NEW COMMERCIAL/INDUSTRIAL AREAS

Fort Kent has commercial/industrial development scattered in the hamlet core and adjacent to Highway 28. Major subdivisions have been proposed south of Highway 28, but have not been developed as yet. The lands south of Highway 28 are adequate to accommodate future highway commercial and industrial development and no other lands are required for this purpose.

Fort Kent's downtown area has a number of vacant lots. There has been limited new commercial growth during the last ten years. The M.D. should decide where new commercial development will take place.

On the Area Structure Plan map the downtown area is designated as the commercial/community centre. Community uses include senior citizens accommodations, community halls, churches and public facilities. The downtown area can be a community focus if it manages to attract a variety of uses and facilities.

## POLICIES

1. No further land rezoning to accommodate commercial/industrial land uses will be encouraged.
2. Prospective new institution and community facilities will be encouraged to locate in the "commercial and community core" (see map 2).
3. Industrial and commercial subdivision on the south side of Highway 28 will require approval of an outline plan. Outline plans will have to satisfy Alberta Transportation with respect to service road deduction and highway widening requirements. Prior to detailed subdivision approval developers will be required to enter into a development agreement with the M.D. to include provisions for on-site, off-site and other levies.

### 3. ISSUE: WATER SUPPLY

Fort Kent is served with a municipal water system. A well located between Fort Kent and Ardmore serves both communities. Problems have been discovered with the filters at the well and appear to have caused problems with the taste, the colour and the supply reliability of the water.

#### POLICY

The M.D. will continue to monitor the operation of the water supply system and institute improvements as required.

### 4. ISSUE: PROPERTY MAINTENANCE

The residents are concerned about the state of disrepair of some residences (occupied as well as abandoned) and properties. Some of these buildings can be safety or health hazards. As well, it is believed that these contribute to a poor image of the community by both residents and visitors. To address this situation the M.D. works with the Northern Alberta Public Health Unit. Possible solutions and cost allocations are however limited by legislation. The Development Officer acts on complaints, first with an investigation and with follow-ups based on allowable procedures.

#### POLICY

The M.D. will continue to monitor property maintenance in Fort Kent and will instruct staff to take action where necessary and advisable. The M.D. will conduct a clean-up campaign in conjunction with a hamlet group.

5. ISSUE: STREET CONDITION

Street cleaning and snow removal on streets in the new subdivision is a matter of concern to residents of Fort Kent. As well the condition of all hamlet street could be improved according to the resident survey and the public meeting. Streets in Fort Kent are not paved. The M.D. is responsible for the condition of streets in the community and receives funding from the Province in this regard.

POLICY

The M.D. will review the allocation of funds to the Fort Kent Street maintenance program at each annual budget review.

7. ISSUE: TRAFFIC PROBLEMS

During the plan meetings two traffic/circulation problems requiring attention were identified. Concern was expressed over the safety of the left turn lane off Highway 28 into Fort Kent. This is especially important because of the number of residents who work in Bonnyville, as well as for those residents who shop there.

General concern was expressed over the speed at which vehicles travelled in Fort Kent and the safety of the exit from the new subdivision.

POLICIES

The M.D. will request Alberta Transportation to construct a left turning lane on Highway 28, at the Fort Kent turnoff.

The M.D. will install a stop sign at the south end of Mariana Road.

The M.D. will request the R.C.M.P. to enforce speed laws within Fort Kent.

## IMPLEMENTATION

### A. RECOMMENDED CHANGES TO LAND USE BYLAW (See also Map #3)

As a result of Fort Kent Area Structure Plan preparation and adoption the following changes to the Municipal District of Bonnyville Land Use Bylaw #861 are recommended.

1. The eastern two-thirds of C of T 147-6-236 on the east side of the community should be changed from HR1 (Residential) to HUR (Urban Reserve). This area was previously designated for expected residential growth which is not materializing. The designation is inhibiting the agricultural pursuits of the owner (see map 3).
2. With the exception of the area already subdivided SE 36-61-5-4 should become HUR. (Hamlet Urban Reserve). This area may not be required for residential development for some years and a new rezoning application would be advisable when definite plans are available.

### B. FUTURE RECLASSIFICATION OF LAND

Areas of the hamlet are either classified in one of the detailed categories or as urban reserve (see map 3). The area structure plan (map 2) sets out the general categories of future land use. Detailed classification will take place only with the expectation of subdivision approval and development.

### C. FUTURE DEVELOPMENT

All development or re-development must conform with the Fort Kent Area Structure Plan and the Municipal District of Bonnyville Land Use Bylaw.

### D. TRANSPORTATION APPROVAL

The Municipal District will request the Minister of Transportation to endorse this area structure plan. This procedure will fulfill Alberta Transportation's requirements for development adjacent to Provincial highways.

APPENDIX

1. Summary of allowable uses in Fort Kent. For details, please see Land Use Bylaw.
2. Map 3 - Fort Kent Land Use Bylaw Map

Summary

<u>District</u>	<u>Permitted Uses</u>	<u>Discretionary Uses</u>
HR1 Residential	One family dwelling unit	Home occupations Institutional, public and quasi-public uses Recreational uses
HR2 Residential	One family dwelling unit/ mobile homes	Duplexes Home occupations Institutional, public and quasi-public uses Recreational uses
HR3 Residential	Row Housing Apartments	Home Occupations Institutional, public and quasi-public uses Recreational uses
HRMP Residential Mobile Home Park	Mobile homes	Home Occupations Institutional, public and quasi-public Recreational uses
HC Commercial	None	Commercial uses Mobile homes Dwelling units above ground floor
HM Industrial	uses	Commercial uses
HP Public-Institutional	Institutional, public and quasi-public uses	Recreational uses

1-17  
202 E-180

812/117

SW 31-61-7-W4

SE 36-61-8-4

2837 E.T.A.

802

2761

772 1352

266 H.W.

563 B.M.

4480 N.Y.

HAMLET OF FORT KENT

2107 E.O.

21 V 237

250 N.Y.

228 K'S

986 L.Z.

NE 25-61-8-W4

1-17  
1-17-238

563 B.M.

6074 H.W.

807

6073 H.W.

H-17

3592 E.O.

1140 W.Z.

STATION

1527 K'S

NW 30-61-4-W4

1-17  
1-17-238

8020490

4480 N.Y.

2107 E.O.

8020490



Land Use By-Law No. 861

# Detail Map No. 8

## Hamlet of Fort Kent

