

LACOREY

Area
Structure
Plan
1988

LA COREY AREA STRUCTURE PLAN

LA COREY AREA STRUCTURE PLAN - DRAFT

1. LA COREY FACTS

La Corey is a hamlet in the Municipal District of Bonnyville (MD). It is located 18 kilometers north of the Town of Bonnyville at the junction of Highway 55 and Highway 41. The latter is the major route from Bonnyville to the British Petroleum (B.P.) site in Improvement District 18.

La Corey has expected population growth and an increase in development activity as a result of its strategic location. The community currently has a population of 34 (1986) and has 14 dwelling units. The population has changed little since 1982. Several new businesses have been founded.

2. PLANNING BACKGROUND

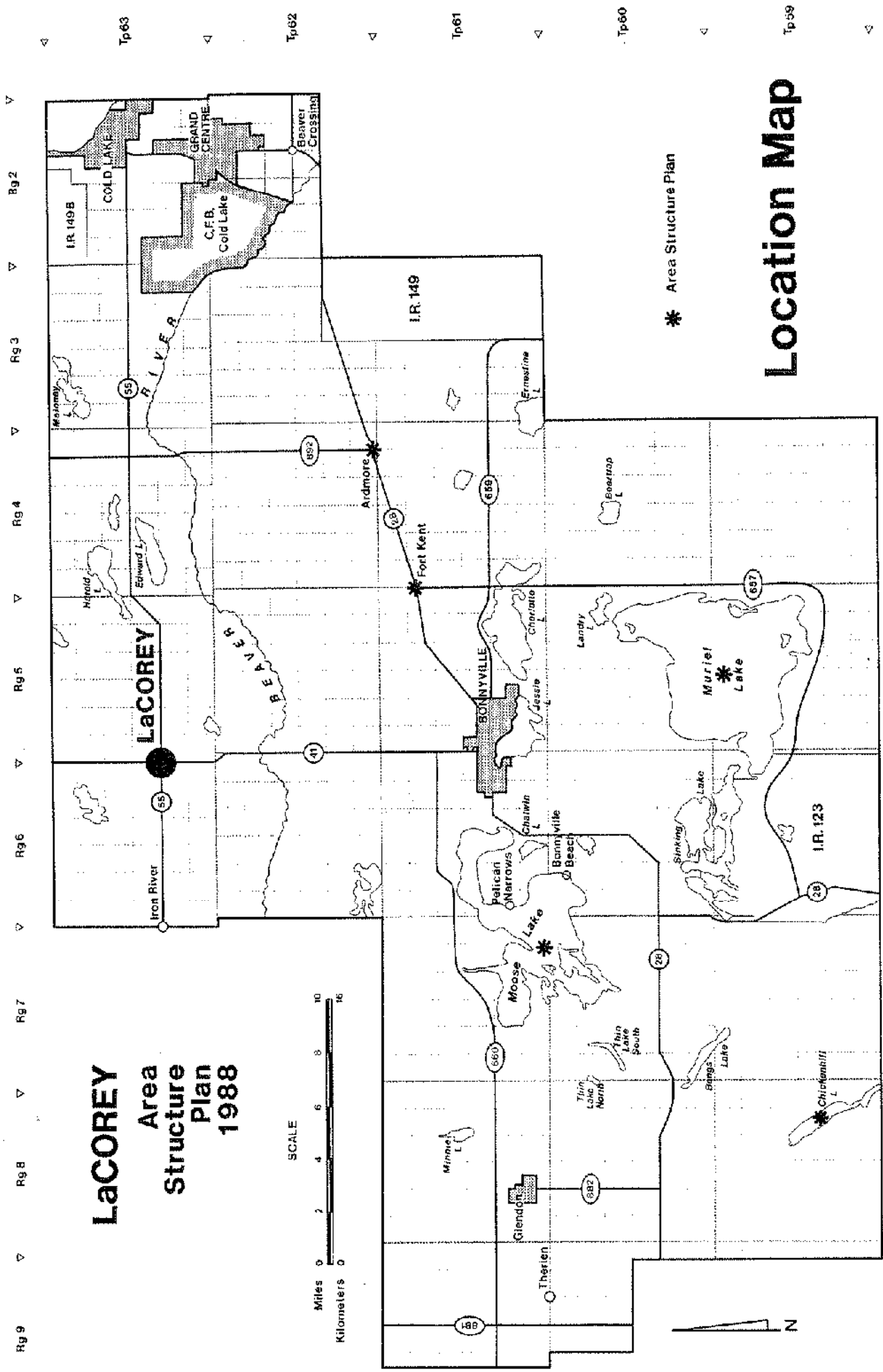
The Municipal District of Bonnyville adopted the La Corey Area Structure Plan (ASP) in 1981. It was based on the Community Plan prepared in 1978-1979 as a result of the growth expected with the development of Esso and other regional resource projects. In 1987 the MD, along with input from the Hamlet 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 Land Use Bylaw dealing with La Corey is based on the Area Structure Plan.

3. PLANNING NEEDS

The population of La Corey has changed little since 1982. Several new businesses have located in the community. There is potential for growth related to increased regional heavy oil activity. The residents of La Corey would like to see their community gain more residents and more businesses. In turn it is hoped that this would help improve the provision of municipal services such as snow removal, garbage pick-up and street lighting.

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 La Corey Area Structure Plan.



Location Map

Fig 9

LACOREY

Area Structure Plan 1988

- Long Term Future Residential
- No Direct Highway Access
 - Intersection Protection
 - No Subdivision/Development until the SW of 18 is Substantially Developed

- Long Term Future Commercial /Industrial
- No Direct Highway Access
 - Intersection Protection

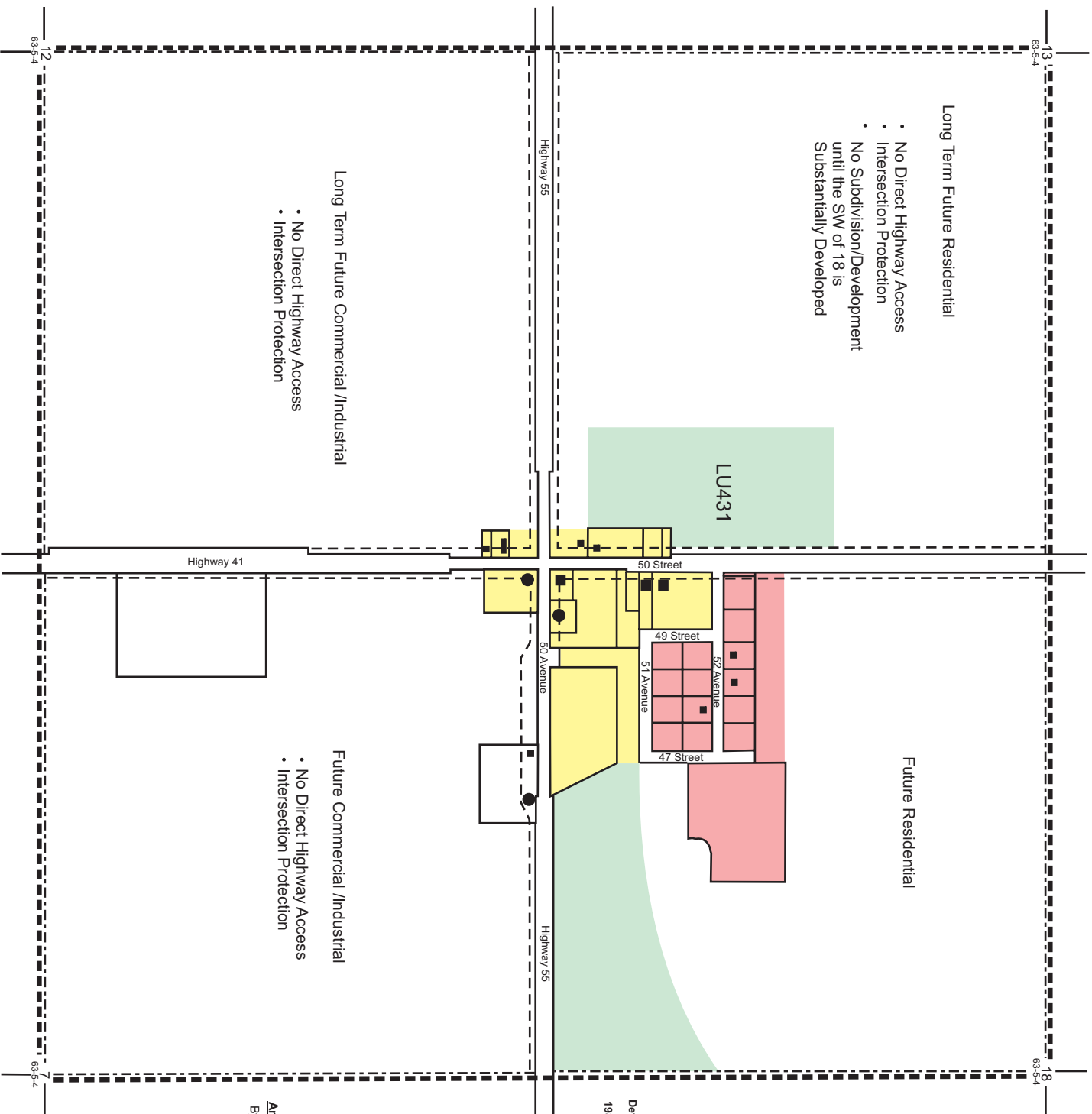
- Future Residential
- No Direct Highway Access
 - Intersection Protection

- Future Commercial /Industrial
- No Direct Highway Access
 - Intersection Protection

- Land Use 1988
- Residential - Detached
 - Residential - Mobile Home
 - Commercial
 - Institutional
- Land Development Alternatives 1988 to 1993
- Commercial and Community Centre
 - New Residential Development
 - Highway Commercial and Industrial
 - Agricultural
 - Proposed Highway Widening



Amendments
Bylaw Lu431 - From Agriculture to Highway Commercial/Industrial



1. ISSUE: NEW RESIDENTIAL AREAS

The 1981 A.S.P. designated a large area for new residential development. Given rates of past growth and projections contained in this plan, these areas are excessive. There are 11 vacant residential lots which could accommodate new housing and land zoned to accommodate another 12 residential lots. In La Corey lots are not provided with municipal water and sewer; development can therefore be carried out relatively quickly.

POLICIES

1. Any new residential subdivisions will take place adjacent to the built-up area (Refer to Map #2) in SW 18-63-5-4.
2. Depending on the demand, lands on the east side of SW 18 which had previously been designated for industrial/commercial use may be used for residential purposes.

2. ISSUE: COMMERCIAL AND INDUSTRIAL AREAS

The current Area Structure Plan designates ample commercial and industrial land in SW 18. Much of this land has been available for development since 1982. There appears to be a need for more land to be classified as "industrial" which allows a wider range of uses other than "commercial" land.

There is some interest in allowing further commercial/industrial development close to the intersection of Highway 55 and Highway 41, and south of Highway 55. The M.D. is however concerned about scattered development and Alberta Transportation wishes to protect the right-of-way of both highways.

POLICIES

1. Subdivision and development will be permitted south of Highway 55, provided that there is approved access control to Highway 55 and Highway 41.
2. No new lots will be created which front on to Highway 55 or Highway 41.

3. ISSUE: NEW DUMP

The dump used by La Corey residents is within two kilometres of the community. Residents are concerned about the smoke and flies caused by this proximity.

POLICY

The M.D. will relocate the La Corey dump to a more distant site within two years.

IMPLEMENTATION

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

There are no required amendments to the M.D. Land Use Bylaw #861 as a result of La Corey Area Structure Plan and adoption.

B. FUTURE RECLASSIFICATION OF LAND

Areas of the hamlet are either classified in one of the detailed land use 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 La Corey 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 La Corey. For details, please see Land Use Bylaw.
2. Map 3 - La Corey 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	Industrial uses	Commercial uses
HP Public-Institutional	Institutional, public and quasi-public uses	Recreational uses

Land Use By-Law No. 861

Detail Map No. 9

Hamlet of LaCorey

