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VILLAGE OF NAMPA  
NORTHWEST SECTOR AREA STRUCTURE PLAN  
LAND USE POLICY DOCUMENT

## TABLE OF CONTENTS

Section	PART 1 GENERAL	Page
1	Title	1
2	Components	1
3	Plan Area	1
4	Scope	1
5	Conformity with Mandatory Legislation	1
6	Interpretation	2
7	Mandatory Compliance	4
8	Goals of the Plan	4
	PART 2 ADMINISTRATION	
9	Flexibility	6
10	Land Use Bylaw Operation	6
11	Sequence of Development	7
12	Reserve Dedication	7
13	Development Levies	8
	PART 3 LAND USE POLICIES	
14	Land Use Designation	10
15	Utility Map	14
16	Density Standards	15
17	Playgrounds and Tot Lots	15
18	Minor Amendments	17
	PART 4 ENACTMENT	
19	Enactment	18
Tables		
1	Reserve Land Dedication	9
2	Residential Unit Density and Population Density	16
Maps		
	Land Use Map	
	Utilities Map	

BYLAW NUMBER 217  
NORTHWEST SECTOR AREA STRUCTURE PLAN  
VILLAGE OF NAMPA

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PART 1

GENERAL

SECTION 1 TITLE

The Northwest Sector Area Structure Plan may be cited as the Plan.

SECTION 2 COMPONENTS

The Northwest Sector Area Structure Plan shall consist of the following:

- (1) Land Use Policy Document
- (2) Land Use Map
- (3) Utilities Map

SECTION 3 PLAN AREA

Those lands lying within the corporate boundary of the Village of Nampa within that part of the NE-24-81-21-W5 as delineated on the Land Use Map are considered the plan area.

SECTION 4 SCOPE

The Northwest Sector Area Structure Plan is intended to guide the Village and the private sector so as to ensure the rational, orderly and economical development of the Plan Area.

SECTION 5 CONFORMITY WITH MANDATORY LEGISLATION

- (1) For purposes of Section 53 of The Planning Act, 1977, the Northwest Sector Area Structure Plan is deemed to conform to the Peace River

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Regional Planning Commission Regional Plan.

- (2) For purposes of Section 88(1)(b) of The Planning Act, 1977, any subdivision proposed within the Plan Area shall, prior to approval, conform with the Village of Nampa Land Use Bylaw.

#### SECTION 6 INTERPRETATION

In this document:

- (1) APARTMENT means a building designed or built to contain three or more separate dwelling units, each of which has an independent entrance either directly from outside the building or through a common vestibule.
- (2) AGRICULTURE-URBAN RESERVE means a district established pursuant to a land use bylaw where the predominant use of the land allowed is agriculture, and parcel size is limited to a size that would facilitate agriculture.
- (3) LAND USE BYLAW means the Village of Nampa Land Use Bylaw Number 214.
- (4) LARGE INDUSTRIAL PARCEL means the 9.9 acre parcel of land located in the northwest part of the NE-24-81-21-W5 in the Village of Nampa and designated Industrial on the Land Use Map.
- (5) LIGHT INDUSTRY means an industry engaged in manufacturing, repair or warehousing and storage, which does not produce large amounts of sewage or waste water or require high quantities of water for its operation.
- (6) PLAN means the Northwest Sector Area Structure Plan.
- (7) PLAN AREA means the same as that area defined in Section 3 of this bylaw.

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- (8) PHASE or SUBDIVISION PHASE means a particular area of land defined by the Village of Nampa and which the Village of Nampa considers as a single unit for purposes of zoning to permit subdivision pursuant to a land use bylaw.
- (9) RESERVE LAND means the same as Section 1(37) of The Planning Act, 1977.
- (10) SECONDARY COMMERCIAL means a commercial activity serving a retail and/or wholesale function which requires large areas of land or building floor space for the storage and display of products and materials.
- (11) SHOPPING CENTRE means a group of retail commercial establishments planned, developed, owned and managed as a unit and located on a common parcel of land.
- (12) SHOPPING CENTRE PARCEL means that parcel of land designated Shopping Centre on the Land Use Map.
- (13) SUBDIVISION APPROVING AUTHORITY means the same as Section 1(43) of The Planning Act, 1977.
- (14) VILLAGE means the Village of Nampa .
- (15) WALK-UP APARTMENT means an apartment containing four (4) stories or less.
- (16) ZONE or REZONE means the assignment of a particular district, pursuant to a land use bylaw, to an area of land defined by the Village of Nampa.
- (17) ZONE TO PERMIT SUBDIVISION means the amendment of a land use bylaw whereby a district assigned to a particular area of land within which a subdivision is proposed but does not conform to that district is
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replaced by another district for which the proposed subdivision does conform pursuant to the procedure outlined in Section 135 to 139 of The Planning Act, 1977.

All other words and expressions shall have the meanings as specifically defined in the Land Use Bylaw.

SECTION 7 MANDATORY COMPLIANCE

- (1) Shall, when used in the Plan, connotes mandatory compliance by the Village.
- (2) Should, when used in the Plan, connotes a position taken by the Village which may be varied for valid planning reasons without requiring an amendment to this Plan.
- (3) May, when used in the Plan, connotes an option or several options which can be taken by the Village or private sector as the case may be.

SECTION 8 GOALS OF THE PLAN

- (1) To provide a framework for subdivisions and development in the north-west sector of the Village.
- (2) To provide for the development of a balanced and fully serviced residential area with a variety of housing types and lot sizes.
- (3) To provide areas for light industrial and secondary commercial uses as well as a commercial site to serve the immediate village and surrounding area.
- (4) To provide an available residential alternative for the Peace River subregion in the event of rapid resource based growth in this area.

PART 2  
ADMINISTRATION

SECTION 9 FLEXIBILITY

The boundaries of any land use designations or phases of subdivision, the alignment of any lot lines, the location of roadways or proposed utilities and all quantities and figures contained herein shall be considered as approximate only and not absolute. Any reasonable adjustments or variances that may be necessary to the aforementioned items shall not require an amendment to the Plan.

SECTION 10 LAND USE BYLAW OPERATION

- (1) Following adoption of the Plan, the Plan Area should be placed within an Agriculture-Urban Reserve District notwithstanding a maximum of two phases as determined by the Village which may be zoned to permit subdivision.
- (2) Pursuant to Section 88(1)(b) of The Planning Act, 1977, an area of land proposed to be subdivided within the Plan Area shall first be zoned to permit subdivision.
- (3) Further to Section 9, a reasonable adjustment or variance shall only be applied by the Village to a specific area within the Plan Area prior to zoning to permit subdivision of that area.
- (4) Following zoning to permit subdivision of an area, any reasonable adjustment or variance affecting that area previously applied shall become part of:
  - (a) The Land Use Policy Document
  - (b) The Land Use Map
  - (c) The Utilities Map

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or all or any of them, replacing what formerly existed, and shall be recorded in Section 18, Minor Admendments.

SECTION 11 SEQUENCE OF DEVELOPMENT

- (1) The Plan Area shall consist of four (4) phases as described on the Land Use Map.
- (2) The total area of any phase shall be submitted concurrently as a single application for subdivision to the Commission hence zoning to permit subdivision shall only occur for an entire phase as shown on the Land Use Map and not for a fractional area within that phase.
- (3) A zoning to permit subdivision of any phase should not occur until a majority of parcels of that size and type in any previously approved phase have become developed parcels.
- (4) The numbers described for each phase on the Land Use Map represent a desirable progression of subdivision phasing within the Plan Area. However, subject to Village approval, one phase may precede another phase out of sequence or one phase may develop concurrently with another phase.

SECTION 12 RESERVE DEDICATION

- (1) The Village shall recommend to the Subdivision Approving Authority as a condition of subdivision approval in the Plan Area that those parcels shown as Municipal Reserve on the Land Use Map be dedicated as Municipal Reserve (MR).
- (2) Notwithstanding Section 12(1), the Village may recommend, subject to comments from the school authority involved, that the 1.5 acre parcel



designated Municipal Reserve on the Land Use Map and located adjacent to the existing school site, be dedicated as Municipal School Reserve (MSR).

- (3) Where money in place of reserve is owing the Village shall recommend to the Subdivision Approving Authority to allocate said monies to the Village.
- (4) The Village may refer to Table 1 for purposes of calculating reserve dedication and all figures contained therein shall be considered as approximate only.

#### SECTION 13 DEVELOPMENT LEVIES

The Village shall recommend to the Subdivision Approving Authority that a developer enter into a Development Agreement as a condition of subdivision approval in the Plan Area and such an agreement may deal with the costing of public roadways, drainage ditches, culverts, land fills, water supply or sewage disposal systems as outlined in Section 75 of The Planning Act, 1977. Further, a Development Agreement may deal with other aspects which the Village may require.

TABLE 1  
RESERVE LAND DEDICATION

MUNICIPAL RESERVE DESIGNATION	NET SIZE	
	ACRES	HECTARES
<u>PHASE 1</u>		
Parcel No. 3	.20	.10
Parcel No. 4	1.50	.60
Parcel No. 6	.10	.04
Parcel No. 7	.20	.08
Sub Total	2.00	0.82
<u>PHASE 3</u>		
Parcel No. 1	.70	.30
Parcel No. 2	.04	.02
Parcel No. 5	.27	.11
Sub Total	1.01	.43
TOTAL AREA DESIGNATED MUNICIPAL RESERVE	3.01	1.25
TOTAL AREA OF PLAN		
Gross:	105.60	32.40
Net:	80.00	42.80

**PART 3**  
**LAND USE POLICIES**

**14 LAND USE DESIGNATION**

- ) The Plan Area shall be divided into the following land use designations as described on the Land Use Map:
- (a) Low Density Residential
  - (b) Medium Density Residential
  - (c) Shopping Centre
  - (d) Highway Commercial
  - (e) Industrial
  - (f) Municipal Reserve
  - (g) Lanes and Utility Lots
  - (h) Collector Road
  - (i) Local Road
- ) The policies in this Part shall apply to the subdivision and development of lands designated on the Land Use Map.
- ) Low Density Residential
- (a) Within the Low Density Residential designation the predominant use of the land shall be for one family and two family residential dwelling units. Uses complimentary to or serving the basic residential function such as, parks, churches, community halls or neighborhood commercial facilities may also be allowed.
  - (b) The Low Density Residential designation shall be divided into two categories: (i) single family  
(ii) two family
-

as described on the Land Use Map.

The Single Family category may allow the development of single family dwellings, single wide mobile homes or double wide mobile homes pursuant to the provisions of a land use bylaw.

The Two Family category shall allow the development of semi-detached dwelling units on individual lots pursuant to the provisions of a land use bylaw.

(4) Medium Density Residential

- (a) Within the Medium Density Residential designation the predominant use of the land shall be for walk-up apartments. Uses complimentary to or serving this basic residential function such as parks, playgrounds, recreational sites may also be allowed.
- (b) An apartment shall not exceed three and one half ( $3\frac{1}{2}$ ) stories in height nor contain greater than twenty-four (24) units.
- (c) Notwithstanding Section 14(4)(b), the Village may allow an apartment which contains greater than twenty-four (24) dwelling units provided the Village is convinced that the apartment:
  - (i) would not compromise the character of the immediate area;
  - (ii) could be adequately accommodated on the site proposed;
  - (iii) the road system in the vicinity would accommodate generated traffic flows;
  - (iv) the site could be readily serviced by the existing water supply and sewage disposal system which could properly service the population generated; and

(v) there would be adequate recreational area and off-street parking facilities.

(d) Notwithstanding Section 10, those parcels of land one (1) acre or greater in area and designated Medium Density Residential on the Land Use Map may be further subdivided without requiring an amendment to this Plan.

(5) Shopping Centre

(a) Within the shopping centre designation the predominant use of the land shall be for a shopping centre or plaza facility of a scale and size to compliment and serve the Village of Nampa and surrounding area.

(b) The shopping centre site together with the land to the north designated Highway Commercial may be planned as part of an integrated development with other uses such as a motor hotel and a truck stop.

(c) Any changes which may be necessary to the boundary of this designation shall not require an amendment to this Plan provided

(i) such changes are needed to permit the integrated development referred to in clause 14(5)(b) and

(ii) the general amount of land in this designation remains approximately the same.

(6) Highway Commercial

Within the Highway Commercial designation the predominant use of land shall be for commercial uses which serve the automobile or the travel-

ling public.

(7) Industrial

- (a) Within the Industrial designation the predominant use of the land shall be for light industrial and secondary commercial uses.
- (b) Uses located on land designated industrial shall be restricted through the land use bylaw to those developments which produce no adverse affects on adjoining lands by way of emission of noise, odor or smoke or through the creation of hazardous conditions.
- (c) Lots 1, 2 and 3 located in Phase 1 should be placed within a special industrial zone concurrently upon zoning to permit subdivision of Phase 1 to ensure compatibility between any industrial development and the adjacent residential area.
- (d) Notwithstanding Section 10, the Large Industrial Parcel may be resubdivided into smaller parcels without requiring an amendment to this Plan.
- (e) Development on the Large Industrial Parcel shall be limited pursuant to a land use bylaw to a light industrial use such as a modular home plant as opposed to a heavy industrial use.

(8) Lanes and Utility Lots

- (a) Within the Lanes and Utility Lots designation the predominant use of the land shall be for either lanes or utility lots.
- (b) The Village shall determine whether lands so designated shall be used for either a lane or utility lot prior to zoning to permit subdivision and recommend to the Subdivision Approving

Authority that the said lands be approved as such.

- (9) Collector Road and Local Road
- (a) Within the Collector Road designation the predominant use of the land should be for a public roadway to carry medium traffic volumes from highways or arterial roads to local roads and to serve traffic generators such as community facilities and business centers.
  - (b) Within the Local Road designation the predominant use of the land should be for a public roadway to carry low traffic volumes from collector roads to individual parcels of land within residential, commercial and industrial areas.
  - (c) Right-of-way widths should be:
    - (i) twenty-five (25) meters for collector roads and
    - (ii) twenty (20) meters for local roads.
  - (d) Collector roads and local roads should be:
    - (i) hardsurfaced within residential and commercial areas;
    - (ii) constructed with a compacted, granular surface within industrial areas.
  - (e) In a residential area:
    - (iii) sidewalks should be provided on at least one side of every roadway;
    - (iv) curb and gutter should be provided on both sides of every roadway.

#### SECTION 15 UTILITY MAP

- (1) Utilities shall include water mains, sewer mains, storm sewers, gas

lines and power lines as indicated on the Utility Map.

- (2) Utilities should be situated as shown on the Utility Map in either
  - (i) a public roadway, or
  - (ii) a lane or utility lot.
- (3) Those utilities shown as crossing the Nampa Station Grounds and Railway, Right-of-Way shall be considered approximate only as to number and location. The actual number and location of said crossings may vary without requiring an amendment to this Plan.

#### SECTION 16 DENSITY STANDARDS

- (1) Maximum residential unit densities within the Plan Area shall be:
  - (a) 7.0 units per net acre in areas designated Low Density Residential - Single Family;
  - (b) 10.0 units per net acre in areas designated Low Density Residential - Two Family;
  - (c) 30.0 units per net acre in areas designated Medium Density Residential.
- (2) The Village may refer to Table 2 for purposes of determining residential unit densities or population densities within the Plan Area and all figures contained therein shall be considered as approximate only by the Village.

#### SECTION 17 PLAYGROUNDS and TOT LOTS

- (1) Playgrounds and tot lots may be provided for in the Plan Area to the size and standard and in the number determined by the Village.
- (2) The location and size of playgrounds and tot lots if determined prior



TABLE 2

RESIDENTIAL UNIT DENSITY AND POPULATION DENSITY

	PHASE 1		PHASE 2		TOTAL	
	Net Acres	Net Hectares	Net Acres	Net Hectares	Net Acres	Net Hectares
LOW DENSITY RESIDENTIAL						
Single Family	17.49	7.06	14.30	5.79	31.75	12.85
Two Family	1.09	.44			2.40	1.00
THEORETICAL <sup>1</sup> NUMBER OF RESIDENTIAL UNITS	94.00		72.00		166.00	
POPULATION GENERATED	301.00		230.00		531.00	
MEDIUM DENSITY RESIDENTIAL						
THEORETICAL NUMBER OF RESIDENTIAL UNITS	4.05	1.64	.43	.17	4.48	1.81
POPULATION GENERATED	97.00		10.00		107.00	
	213.00		22.00		235.00	
TOTAL PROJECTED RESIDENTIAL UNITS:					273	
TOTAL PROJECTED POPULATION GENERATED:					766	

1. Theoretical Projection used rather than Actual due to possibility of realignment of lot lines prior to subdivision approval

Theoretical Units per Net Acre Assumes:  
 (a) Single Family: 5 Units/per acre  
 (b) Two Family: 7 Units/per acre  
 (c) Medium Density: 24 Units/per acre

2. Projected Population per Residential Dwelling Unit Assumes:

(a) Low Density Residential: 3.2 persons/dwelling unit  
 (b) Medium Density Residential: 2.2 persons/dwelling unit

to zoning to permit subdivision shall not require an amendment to this Plan.

SECTION 18 MINOR AMENDMENTS

PART 4  
ENACTMENT

SECTION 19 ENACTMENT

WHEREAS Section 62(1) of The Planning Act, 1977, provides that a Council may adopt an area structure plan; and

WHEREAS the Council of the Village of Nampa deems it advisable to adopt an area structure plan;

NOW THEREFORE the Council of the Village of Nampa duly assembled hereby enacts as follows:

That Bylaw Number 217 comprising the

(a) Land Use Policy Document

(b) Land Use Map

(c) Utilities Map

is hereby adopted as the Northwest Sector Area Structure Plan.

READ A FIRST TIME the 8th day of April, 1980 A.D.

READ A SECOND TIME the 30th day of June, 1980 A.D.

READ A THIRD TIME and finally passed the 30th day of June, 1980 A.D.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Secretary-Treasurer

**NORTHWEST SECTOR  
AREA STRUCTURE PLAN  
VILLAGE OF NAMPPI**

**LAND USE MAP**

**LAND USE DESIGNATIONS:**

- LOW DENSITY RESIDENTIAL
  - (a) SINGLE FAMILY
  - (b) TWO FAMILY
- MEDIUM DENSITY RESIDENTIAL
- SHOPPING CENTRE
- HIGHWAY COMMERCIAL
- INDUSTRIAL
- MUNICIPAL RESERVE
- LANES & UTILITY LOTS
- COLLECTOR ROAD
- LOCAL ROAD

**SEQUENCE OF DEVELOPMENT:**

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

**LEGEND:**  
AREA OF PROPOSED PLAN

LEGAL PART OF THE NE 1/4 SEC. 24-81-21-



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# NORTHWEST SECTOR AREA STRUCTURE PLAN VILLAGE OF NAMPA UTILITIES MAP

- UTILITY DESIGNATIONS:**
- |                      |          |
|----------------------|----------|
| EXISTING             | PROPOSED |
| WATER MAIN & HYDRANT | ↓        |
| SEWER MAIN           | —        |
| MANHOLE              | ○        |
| STORM SEWER          | —        |
| GAS LINE             | —        |
| POWER LINE           | —        |

**LEGEND:**  
AREA OF PROPOSED PLAN

LEGAL PART OF THE N.E. 1/4 SEC. 24-81-21-5

200. THE VILLAGE OF NAMPA

DATE

SCALE

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