

**VILLAGE OF LONGVIEW
MUNICIPAL DEVELOPMENT
PLAN**

| TABLE OF CONTENTS | PAGE |
|--|-------------|
| PART A | 4 |
| 1.0 BACKGROUND | 5 |
| 1.1 Public Input and Involvement | 5 |
| 1.2 Function of the Municipal Development Plan | 6 |
| 1.3 Guide to Plan | 6 |
| | |
| 2.0 SETTING | 7 |
| 2.1 POPULATION DEVELOPMENT | 7 |
| | |
| PART B | 8 |
| 3.0 GOALS AND OBJECTIVES | 9 |
| 3.1 General | 9 |
| 3.2 Goals and Objectives for the Village of Longview | 9 |
| | |
| 4.0 RESIDENTS OF LONGVIEW | 10 |
| | |
| 5.0 GOVERNMENT | 10 |
| 5.1 General | 10 |
| | |
| 6.0 NATURAL ENVIRONMENT | 11 |
| 6.1 General | 11 |
| | |
| 7.0 TRANSPORTATION AND UTILITIES | 12 |
| 7.1 General | 12 |
| | |
| 8.0 SERVICES | 14 |
| 8.1 Emergency Services | 14 |
| 8.2 Community Services | 14 |
| | |
| 9.0 SUBDIVISION AND DEVELOPMENT | 15 |
| 9.1 General | 15 |

| | PAGE |
|--|-------------|
| PART C | 19 |
| 10.0 RECREATION AND TOURISM | 20 |
| 10.1 General | 20 |
| | |
| 11.0 INDUSTRIAL SECTOR | 20 |
| 11.1 General | 20 |
| | |
| PART D | 22 |
| 12.0 RELATIONSHIP TO THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31 AND OTHER JURISDICTIONS | 23 |
| 12.1 General | 23 |
| 12.2 Intermunicipal Development Plan | 23 |
| | |
| PART E | 24 |
| 13.0 LAND USE STRATEGIES | 24 |
| 13.1 R1A Residential – Low Density | 25 |
| 13.2 R1B Residential – Low Density | 25 |
| 13.3 R2 Residential – Medium Density | 25 |
| 13.4 R3 Residential – Medium Density | 25 |
| 13.5 R4 Residential – High Density | 25 |
| 13.6 RCD Residential – Comprehensive Development | 25 |
| 13.7 C1 – General Commercial | 26 |
| 13.8 C2 – Corridor Commercial | 26 |
| 13.9 M1 – Light Industrial | 26 |
| 13.10 M2 – General industrial | 27 |
| 13.11 P – Public Park | 27 |
| 13.12 PS – Public and Private Service | 27 |
| 13.13 UR – Urban Reserve | 27 |
| 13.14 DC – Direct Control | 27 |

APPENDIX 1 – Water and sewer maps

APPENDIX 2 – Longview / M.D. Foothills Intermunicipal
Development Plan

PART A

Municipal Development Plan: PART A

BACKGROUND

- Public Input and Involvement
- Function of the Municipal Development Plan
- Guide to the Plan

SETTING

POPULATION DEVELOPMENT

1.0 BACKGROUND

In 1995, the Province of Alberta replaced the Alberta Planning Act with the Municipal Government Act, 1995. Under this new Act, municipalities under the population of 3500 may develop a Municipal Development Plan (MDP). It was decided by the Village Council to develop such a Plan based on the development potential and strategic location of the Village. A grant was received from the Province for the development of the Municipal Development Plan.

The MDP establishes policies that will guide municipal decision-making when dealing with land-use, development, growth patterns, infrastructure, economic and environmental issues within the Village of Longview.

The preparation of the MDP was guided by the *Municipal Government Act*, which contains the legislative framework to establish a Municipal Development Plan. In particular, attention was paid to Section 632(3)(a) of the Act. This Part, entitled "A Municipal Development Plan", outlines the policies that "must" be included in the MDP and policies that "may" be included. Generally, the MDP must make provisions for future land use, future growth patterns, municipal services and infrastructure dealing with adjacent municipalities. The MDP must also contain land use policies for lands adjacent to sour gas facilities and for municipal and school reserves. The policies that "may" be included generally address issues of coordinating municipal programs relating to financial and physical resources, including social and economic development.

The MDP was commissioned by Council after a grant was received from the Province. The Engineering Consultant who has considerable experience in the municipal areas of planning and development aided in getting the grant from the Province and will be doing the study.

1.1 PUBLIC INPUT AND INVOLVEMENT

The Village of Longview maintained a high level of public involvement throughout the planning process. Initially, there was an interview with the Mayor about the Municipal Development Plan in the Western Wheel. A Strategic Land Use Plan finished in 1999 was used to complete the MDP. The Strategic Land Use Plan had extensive public involvement. Once a draft MDP was developed an open house was held in Longview at the Longview Hall. A formal public hearing was held prior to the MDP being adopted by bylaw. The MDP has been organized to be as user friendly as possible.

1.2 FUNCTION OF THE MUNICIPAL DEVELOPMENT PLAN

The purpose of this MDP is to provide guidelines and policy direction for the future growth and development of the Village of Longview. The MDP is used in conjunction with the Intermunicipal Development Plan (IDP), the Land Use Bylaw and other documents adopted by Council for the planning and management of land use. In this system, the MDP stipulates the general direction of future development and provides land use policies regarding development, while the Land Use Bylaw regulates or controls development and land use on a specific basis. It should be recognized, however, that the MDP also presents goals, objectives and policies that affect areas other than land use or land development. As such, it serves as the principal long-range planning tool for the Village.

The MDP and the Land Use Bylaw fit into the larger hierarchy of statutory planning documents under *The Municipal Government Act*. The main planning document at the municipal level is the Municipal Development Plan. Policies within the MDP provide direction for preparation of Land Use Bylaws (LUB), Intermunicipal Development Plans (IDP), Area Structure Plans (ASP) and Area Redevelopment Plans (ARP).

1.3 GUIDE TO THE PLAN

This Plan has been divided into five separate Parts with numbered Sections and Policies. The Parts are arranged in a hierarchy, in which each subsequent Part must conform to the applicable policies relevant to the prior Parts. For instance, a person must first apply their project to the policies in the Land Use Strategies found in Part E. Depending on the project, policies found in Part A, B, C and D would then also be applied. The *italicized font* throughout the document represents further clarification of the policies and are intended to be read as part of the policy. Furthermore, the appendices section of the Plan contains all relevant mapping and glossary information.

The policies contained in the various Parts of this Plan are not to be read or interpreted in isolation. Depending upon the situation, policies from all applicable Parts in the document will apply.

2.0 SETTING

The Village of Longview is situated in the foothills region of the Rocky Mountains in southwestern Alberta. Agriculture, oil and gas, and tourism are the mainstays of the economy. The area lies along Highway 22 officially known as the Cowboy Trail. Good road connections and proximity to the Rocky Mountains and Kananaskis Country have made Longview a regional tourist destination.

In recent years there has been slow but increasing pressure on the community for residential and commercial development.

2.1 POPULATION DEVELOPMENT

The Village of Longview population taken from the Statistics Canada census in 1996 shows the population to be 303. We know through growth the population at the time of writing this report is approximately 330.

Subdivision development in the last couple of years has increased the population at an increasing rate with promise for the future.

PART B

Municipal Development Plan: PART B

GOALS AND OBJECTIVES

- General
- Goals and Objectives for the Village of Longview

RESIDENTS OF LONGVIEW

GOVERNMENT

- General

NATURAL ENVIRONMENT

- General

TRANSPORTATION AND UTILITIES

- General

SERVICES

- Emergency Services
- Community Services

SUBDIVISION AND DEVELOPMENT

- General

3.0 GOALS AND OBJECTIVES

3.1 GENERAL

The Village of Longview must deal with a broad range of interests such as environmental protection and tourism, recreational, residential, commercial and light industrial development.

To assist with decision-making within the Village as a whole, a set of goals and objectives have been adopted by Council, to establish the general direction for the future development in the Village of Longview.

3.2 GOALS AND OBJECTIVES FOR THE VILLAGE OF LONGVIEW ("THE VILLAGE")

- 1) To address the needs and aspirations of the residents of the Village through public participation and to keep them involved in the planning and decision-making process.
- 2) To make public facility and service expenditure decisions based on maintaining a sound long-term financial position for the Village.
- 3) To maintain an attractive social and physical environment for people living and working in the Village.
- 4) To strike an appropriate balance in the Village amongst agriculture, industry, tourism, development and the natural environment.
- 5) To ensure that the growth and development of the municipal facilities and support services are efficient and adequate to support the population and business growth in the Village.
- 6) To cooperate with our neighbour the MD of Foothills and other governments; municipal, provincial and federal to ensure that a coordinated approach is used in developing and protecting the Village.
- 7) To coordinate land use planning in the urban fringe areas so as to reduce the potential for urban-rural conflicts.
- 8) To provide and maintain cost effective services and infrastructure necessary to the Village.
- 9) To ensure that transportation routes within the Village are developed and maintained in an efficient, effective and safe manner.

- 10) To encourage the growth in light industrial and the commercial sectors and thereby strengthening the local economy, broadening employment opportunities and providing goods and services to the community.

4.0 RESIDENTS OF LONGVIEW

- 4.0.1 The overall sentiments of the residents of the Village should be recognized and their concerns met whenever possible.
- 4.0.2 Residents will be encouraged to participate in municipal decisions regarding subdivision and development proposals through their attendance at public hearings, committee meetings and written submissions.

5.0 GOVERNMENT

5.1 GENERAL

- 5.1.1 Cooperation with Federal, Provincial and other municipal governments is necessary to ensure that a cooperative approach is used in developing or protecting the Village of Longview.
- 5.1.2 Council will require an annual financial review and management plan, forecasting three years in advance, that identifies specific projects in:
 - i) transportation and utilities;
 - ii) emergency services;
 - iii) recreation and tourism; and
 - iv) other needs as identified by Council.

Council will establish reserve funds and allocate money to those funds as part of its budgeting process, for those projects identified in its annual financial review.

- 5.1.3 No budget will be adopted in which annual expenditures exceed annual revenues. However, in the event that the Village does make expenditures due to emergencies or unforeseen circumstances, any resulting deficit will be incorporated and be made up in the following years budget.

- 5.1.4 Council may draw upon its general capital reserve to pay for major capital projects such as roadway or sewer system upgrades, but only where that expenditure is amortized over a multi-year period and the fund subsequently repaid to the Village of Longview.

6.0 NATURAL ENVIRONMENT

6.1 GENERAL

- 6.1.1 The Village will endeavour to maintain a balance amongst residential, commercial and light industrial and any other land use development issues while preserving the natural beauty of the landscape and protecting wildlife, vegetation and landforms.
- 6.1.2 Any development adjacent to watercourses that has a possibility of contaminating or polluting water will not be allowed, unless adequate mitigating measures are taken to avoid contamination or pollution.
- 6.1.3 Any major development or subdivision that is located near a watercourse may require an environmental impact assessment prior to the consideration of a subdivision or a development.
- 6.1.3 The alteration of a natural floodway is prohibited by raising the level of the land with fill, for the purpose of creating developable land for uses not normally compatible with the natural function of the floodplain is prohibited.

This allows the Highwood River to function in a natural manner in times of high water and flooding.

- 6.1.4 The protection or stabilization of riverbanks through the use of methods acceptable to the Village of Longview, Alberta Environment and any other affected agency will be permitted.
- 6.1.5 The natural flood control properties on the 1:100 year flood plain, as outlined in the Highwood River Flood Risk Map will be maintained.

7.0 TRANSPORTATION AND UTILITIES

7.1 GENERAL

7.1.1 Transportation and utilities will be developed and maintained in an efficient manner by the Village.

7.1.2 Any population or business growth that occurs in Longview should be matched with an equal growth in facilities and support services,

7.1.3 All costs associated with the dedication of right-of ways, road construction and intersection improvements for roadways as required by the Village of Longview or Alberta Transportation relative to a development will be borne by the developer in accordance with Council policy.

7.1.4 With respect to the subdivision and development of land, Council will give consideration to the preparation and adoption of appropriate mechanisms for the purposes of upgrading municipal roadways and utilities.

These mechanisms should be in place to upgrade existing infrastructure, as it may be overtaxed through subdivision or development in some instances.

7.1.5 Whenever appropriate, the Village of Longview will circulate development proposals to providers of utility services and transportation facilities for their information and evaluation.

7.1.6 The Village will strive to ensure that the transportation system is safe, efficient and suitable for the intended use.

7.1.7 To ensure proper access, all properties will have direct access onto a public roadway. However, where existing roadways are inadequate to serve a proposed development, the Village may allow access by easement.

7.1.8 Roadways providing access into development areas will be dedicated public roads dedicated to the Village of Longview standards.

7.1.9 The developer is required to enter into an agreement that specifies the responsibilities for the construction standards, maintenance and liability of any creation or reconstruction of roads, water and sewer system and any other infrastructure resulting from the proposed development as being borne by the developer. This agreement will hold until such a time as the new road, water and sewer system and any other infrastructure is accepted by the Village of Longview.

7.1.10 In new subdivisions sidewalks should be provided on at least one side of the roadway.

7.1.11 Decisions on utility right-of-way locations should be coordinated between the respective agencies and the Village.

Various utility companies maintain rights of way through the Village of Longview. While some of these are private firms, all provide public services.

7.1.12 Land that can be served by an existing sewer system should be reserved for uses requiring a sewer system.

7.1.13 Septic tank and tile field, holding tanks and organic wastewater treatment systems will not be allowed within the corporate limits of the Village.

7.1.14 The Village of Longview will develop a waste management strategic plan to evaluate its future waste disposal needs, in terms of sewage, sanitary and solid waste, in accordance with the annual financial review and management plan as set out in policy 5.1.2 of the this Municipal Development Plan.

7.1.15 The Village supports joint municipal initiatives to address the immediate and long term waste disposal needs of the region.

8.0 SERVICES

8.1 EMERGENCY SERVICES

- 8.1.1 The Village of Longview will work with other communities on a regional basis or locally to provide emergency services.
- 8.1.2 The level of emergency services will be managed to be constant with the three year financial review and management plan outlined in 5.1.2 of the MDP, to ensure adequate service at a reasonable cost.
- 8.1.3 Fire prevention and fire hazards should be monitored by Council on a regular basis, to determine the adequacy of the service and regulations and to determine potential problems.

8.2 COMMUNITY SERVICES

- 8.2.1 The Village of Longview will provide locally or regionally administration, water and sewer, roads, solid waste, fire, recreation and parks and tourism.

9.0 SUBDIVISION AND DEVELOPMENT

9.1 GENERAL

9.1.1 The policies in this plan will resolve possible land use conflicts that may arise among the multiple land uses and activities where possible. The Village of Longview must maintain a balance between human development and the natural environment.

9.1.2 Any future development should be aesthetically pleasing; in that its design does not conflict with developments that are currently in place, but blends in or increases the aesthetic appeal of the overall environment. Existing developments will be encouraged to maintain or increase their current aesthetic appeal.

9.1.3 The proponent of a privately initiated development requiring significant improvements to municipal infrastructure or services will be financially responsible for the following:

All to be done to municipal standards.

- i) All studies and testing required to justify that the proposed development is suitable on the subject land;
- ii) Any new road development or upgrades as a result of the development;
- iii) The installation, upgrade or expansion of either municipal water or sewer systems required by the development;
- iv) The connections of all access-ways (including, but not limited to, roads, lanes, pedestrian pathways and trails) and municipal infrastructure to the development from public property;
- v) Fees for the review and processing of the application;
- vi) Assessment and mitigation of social and economic factors.

- 9.1.4 Financial responsibility for any over-sizing of improvements for roadwork, water or sewer systems, municipal infrastructure or access ways will be determined by a development agreement between the developer and the Village of Longview in accordance with the Municipal Government Act.
- 9.1.5 The Village of Longview may require that a development proponent assess the impact of the proposed development on the natural environment and propose measures for mitigating or reducing such impacts. Note that the Village of Longview, through its Council may deny some development in order to preserve the natural environment.
- 9.1.6 Visual quality controls may be considered to preserve scenic vistas and integrate development with the natural landscape.
- 9.1.7 Where applicable (see Part E) Land Use Strategies, a western motif, at least on the front of buildings, will be encouraged.
- 9.1.8 At the time of subdivision, the full 10% of municipal and school reserve allowed by the Municipal Government Act may be dedicated. In making its decision on the allocation of that reserve dedication (either land, cash-in-lieu or deferment), the subdivision authority will take into account the following:
- i) any agreement between the Village of Longview and a school division.
 - ii) recommendations from other agencies, particularly school divisions; and
 - iii) any guidance or policy regarding open spaces or recreational facilities adopted by Council.
- 9.1.9 At the time of subdivision, the subdivision authority will base its decision about environmental reserve on the following:
- i) any recommendations from other agencies, in particular Alberta Environment; and
 - ii) any guidance or policy regarding environmental reserve that has been adopted by Council.
 - iii) The Municipal Government Act and regs.

9.1.10 In some instances, before subdivision or development of land is allowed, the Village of Longview may require that the proponent of the subdivision or development prepare an Area Structure Plan (ASP) at the expense of the proponent. The ASP will include the following:

An ASP is generally required for large parcels of land on which little or no development has taken place, this plan will provide direction for the Village of Longview to guide how subdivision and development of these lands might occur.

- i) site suitability;
- ii) environmental consideration and impact;
- iii) types of proposed uses;
- iv) density of population and intensity of use;
- v) impact of adjacent uses;
- vi) location of utilities;
- vii) water and sewer servicing;
- viii) fire protection;
- ix) internal road development;
- x) highway access;
- xi) development phasing; and
- xii) any other matters deemed necessary by Council.

9.1.11 To ensure uniform standards of development, municipal road standards established by the Village of Longview must be adhered to, particularly with regards to the following:

This list is not all inclusive, and may be expanded to include other criteria deemed necessary by the Village of Longview.

- i) widths for roadway rights-of-way;
- ii) surface treatment for construction;
- iii) engineering standards;
- iv) intersection design;
- v) access to private properties;
- vi) signage;
- vii) line assignments in roadways; and
- viii) maintenance.

9.1.12 All developments will conform to applicable provincial and federal legislation. In particular:

- i) All developments must conform to its well and pipeline setback requirements as referred to in the Transportation and Utilities section of this document.

9.1.13 Development standards established by the Village of Longview with respect to conventional forms of development and subdivision will also apply to bareland condominiums, particularly with respect to water, sewer and roadway development.

In order to ensure that the Village of Longview is not burdened by the low standard of infrastructure if the condominium corporation ceases to exist, and Council comes under pressure to take on the responsibilities for that infrastructure, a common standard of construction throughout the community is necessary.

9.1.14 Bed and Breakfast facilities, as an accessory use within private residences, will be permitted as a home occupation, subject to the requirements of the local health unit and the Land Use Bylaw.

Bed and breakfast operations have become an alternative form of accomodation for travellers.

PART C

Municipal Development Plan: PART C

RECREATION AND TOURISM

- General

INDUSTRIAL SECTOR

- General

10.0 RECREATION AND TOURISM

10.1 GENERAL

- 10.1.1 The expansion of existing recreational developments and the development of new facilities will be considered.
- 10.1.2 The Village of Longview will support community-based tourism. Community-based tourism is defined as community facilities built and operated by community groups that serve the local community first but that might also serve visitors to the area.
- 10.1.3 The impact of recreation and tourism developments on the environment and on the Village should be limited.
- 10.1.4 Depending on the development's size or likely impact, the expansion of existing tourism or recreation facilities, or the development of new facilities, may require an Area Structure Plan (ASP) in accordance with the applicable policies of this plan.
- 10.1.5 Any recreational development should be of a scale and density where the impact of its proposed facilities, and the maximum amount of people that it can accommodate, can be effectively limited to the area designated for its development.
- 10.1.6 Development of an integrated trail and open space network throughout private and public developments will be encouraged.

11.0 INDUSTRIAL SECTOR

11.1 GENERAL

- 11.1.1 Development and continuation of resource extraction, processing industries and other industrial developments will be supported provided that such industries comply with applicable Provincial or Federal legislation.
- 11.1.2 Diversification and expansion of the industrial base will be supported while considering adjacent land uses and the natural environment.

11.1.3 New industrial developments, or expansion of existing facilities will require a plan assessing the impacts and providing mitigation measures regarding the following areas:

The plan must be to the Village of Longview's satisfaction and comply with the applicable legislation at the time of development.

- i) transportation network;
- ii) residential, agricultural and recreational uses in the area;
- iii) environmental concerns, natural environment of the site and surrounding area; and
- iv) social and economic considerations.

11.1.4 A full Environmental Impact Assessment in accordance with Federal or Provincial requirements may be required.

11.1.5 Runoff from industrial sites will be controlled in accordance with existing Provincial legislation. The industry will conform to all Provincial air and water quality standards and guidelines.

This is to prevent contamination of any waterway or airway and to prevent a hazard to the Village.

PART D

Municipal Development Plan: PART D

RELATIONSHIP TO THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31 AND OTHER JURISDICTIONS

- General
- Intermunicipal Development Plan

12.0 RELATIONSHIP TO THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31

12.1 GENERAL

- 12.1.1 The exchange of information and cooperative decision-making on matters that affect the Village of Longview will be encouraged.
- 12.1.2 The Village of Longview will participate with other levels of government as required to facilitate development.

12.2 INTERMUNICIPAL DEVELOPMENT PLAN

- 12.2.1 The Village of Longview and the Municipal District of Foothills No. 31 has jointly developed a planning document called the Municipal District of Foothills No. 31, Village of Longview, Intermunicipal Development Plan (See Appendix 2).
- 12.2.2 Planning issues that require input from the Municipal District of Foothills No. 31 and the Village of Longview will refer to the jointly developed Intermunicipal Development Plan.

PART E

Municipal Development Plan: PART E

LAND USE STRATEGIES

- R1A Residential – Low Density
- R1B Residential - Low Density
- R2 Residential – Medium Density
- R3 Residential – Medium Density
- R4 Residential – High Density
- RCD Residential – Comprehensive Development
- C1 – General Commercial
- C2 – Corridor Commercial
- M1 – Light Industrial
- M2 – General Industrial
- P – Public Park
- PS – Public and Private Service
- UR – Urban Service
- DC – Direct Control

13.1 R1A RESIDENTIAL – LOW DENSITY

- 13.1.1 Development will be accommodated on large lots allowing for single-detached housing.
- 13.1.2 Other developments compatible with low density residential development will be allowed.

13.2 R1B RESIDENTIAL – LOW DENSITY

- 13.2.1 Development will be accommodated on narrow lots with rear yard garages and lanes allowing for single-detached housing.
- 13.2.2 Other developments compatible with low-density residential development will be allowed.

13.3 R2 RESIDENTIAL – MEDIUM DENSITY

- 13.3.1 Development will accommodate semi-detached and duplex houses.
- 13.3.2 Other developments compatible with low density residential development will be allowed.

13.4 RESIDENTIAL – MEDIUM DENSITY

- 13.4.1 Development will accommodate multi-unit developments such as cluster housing, triplexes, fourplexes and townhouses.
- 13.4.2 Other developments compatible with medium density residential nature of this district will be allowed.

13.5 R4 RESIDENTIAL – HIGH DENSITY

- 13.5.1 Development will accommodate multi-unit developments such as apartments, cluster housing and townhouses.
- 13.5.2 Other developments compatible with the high density residential nature of this district will be allowed.

RCD RESIDENTIAL – COMPREHENSIVE DEVELOPMENT

- 13.6.1 Residential development will be allowed that does not conform to any one residential district.

13.6.2 The types of residential development that will be allowed in this district are: single – detached houses, manufactured homes - single detached, duplexes, semi-detached houses, single mobile homes on subdivided lots and multiple single mobile homes on a single lot.

13.6.3 Development will comply to the principles and objectives of a comprehensive plan of development.

13.6.4 A comprehensive plan of development will maintain a high quality of engineering and planning design acceptable to the Village of Longview.

13.7 C1 – GENERAL COMMERCIAL

13.7.1 Development will provide for the sale of goods and services.

13.7.2 Development will maintain storefront retail development on the ground floor frontage adjoining the sidewalk.

13.7.3 Other commercial and residential uses away from the ground floor frontage will be considered.

13.7.4 A western motif, at least on the front of the buildings, will be encouraged.

13.8 C2 - CORRIDOR COMMERCIAL

13.8.1 Development will provide an area along an arterial roadway, a major collector or a service road along a primary highway for the sale of a wide variety of goods and services to the community and the surrounding region.

13.8.2 A western motif, at least on the front of buildings, will be encouraged.

13.9 M1 – LIGHT INDUSTRIAL

13.9.1 Development will maintain an area for light and medium industrial and commercial uses.

13.9.2 Non-industrial uses will be considered if they are compatible with, beneficial or generally acceptable to a light industrial business environment.

13.9.3 A western motif at least on the front of the building will be encouraged if the development is on or near Morrison Road (Hwy. 22).

13.10 M2 – GENERAL INDUSTRIAL

13.10.1 Development will maintain an area for medium and heavy industrial uses.

13.11 P – PUBLIC PARK

13.11.1 Development will provide for parks along with complementary facilities and features.

13.11.2 Active and passive public recreation and leisure will be encouraged.

13.12 PS – PUBLIC AND PRIVATE SERVICE

13.12.1 Development will provide for schools, community services, intensive public service and institutional uses.

13.13 UR – URBAN RESERVE

13.13.1 These lands will be left undeveloped or developed to low intensity uses to ensure their orderly transformation to a more intensive development.

13.13.2 Development will be allowed that does not prejudice the possibility of conveniently and economically subdividing and developing the area in the future to a more intensive use.

13.14 DC – DIRECT CONTROL

13.14.1 Council will, subject to any applicable statutory plan, regulation control the use or development of land or buildings in the district in any manner that it considers necessary.

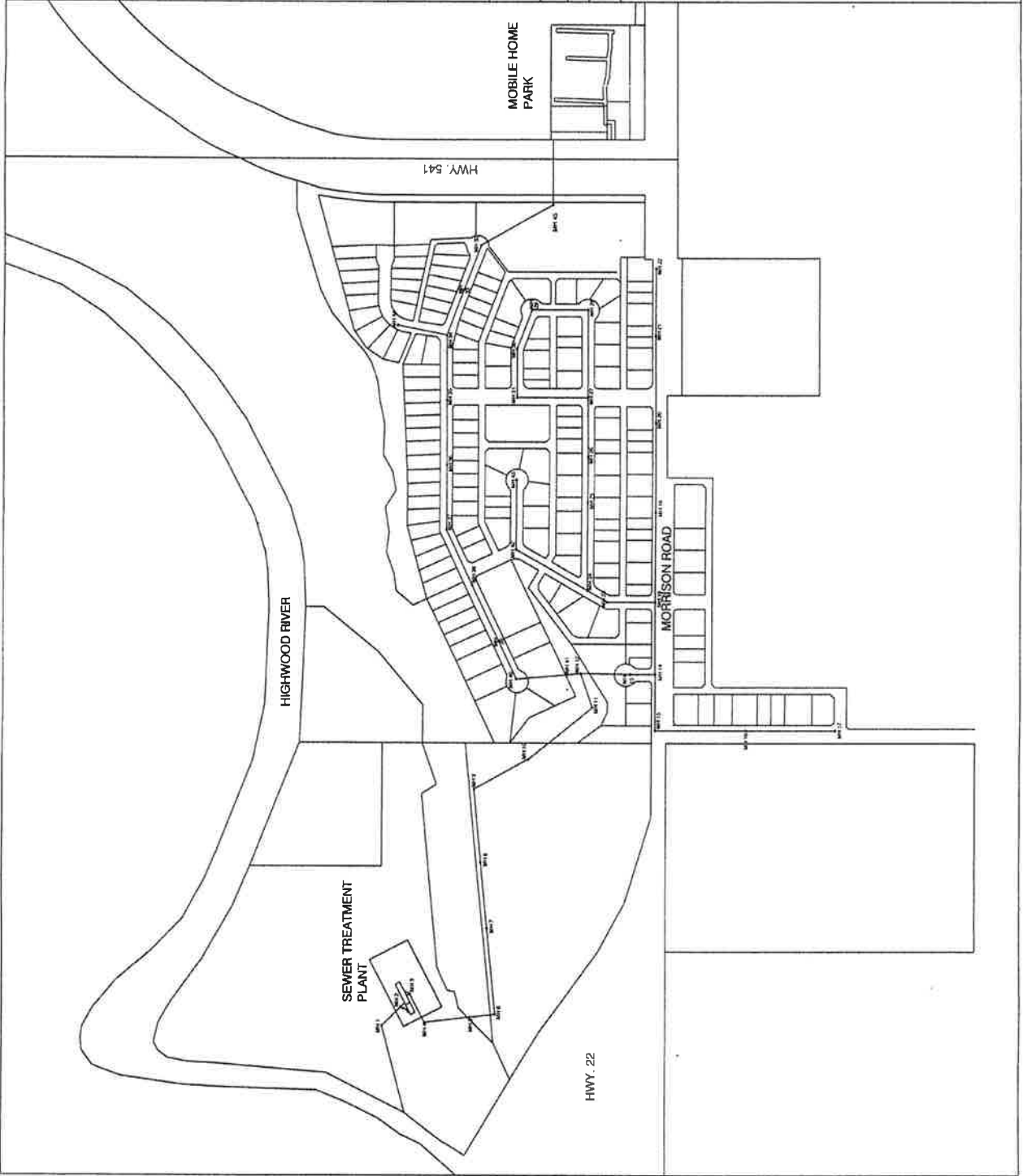
APPENDIX 1

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VILLAGE OF LONGVIEW
SANITARY SEWER

SCALE 1:4000
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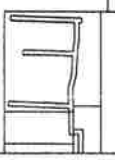
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VILLAGE OF LONGVIEW
STORM SEWER

SCALE 1:4000
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MOBILE HOME
PARK

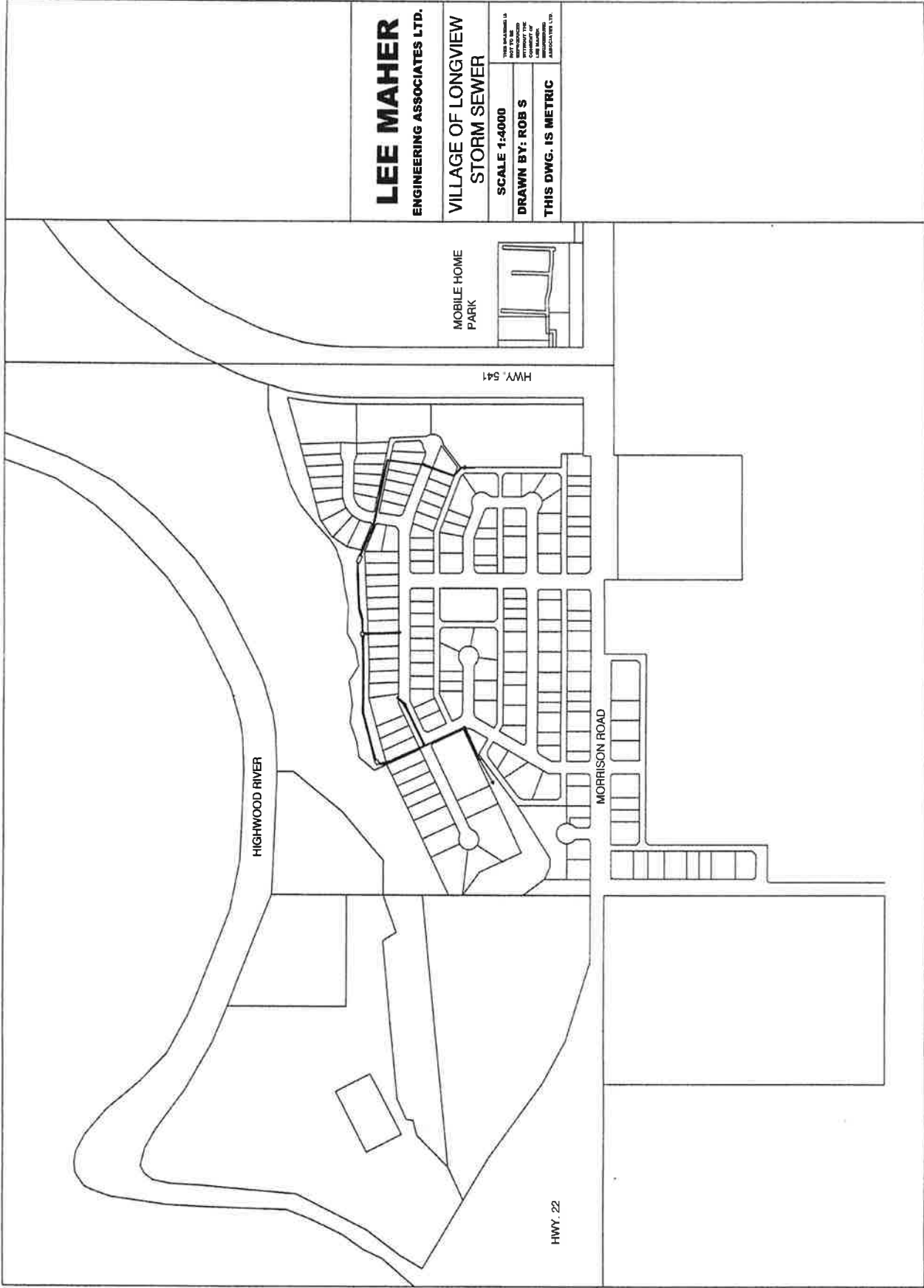


HWY. 541

HIGHWOOD RIVER

MORRISON ROAD

HWY. 22



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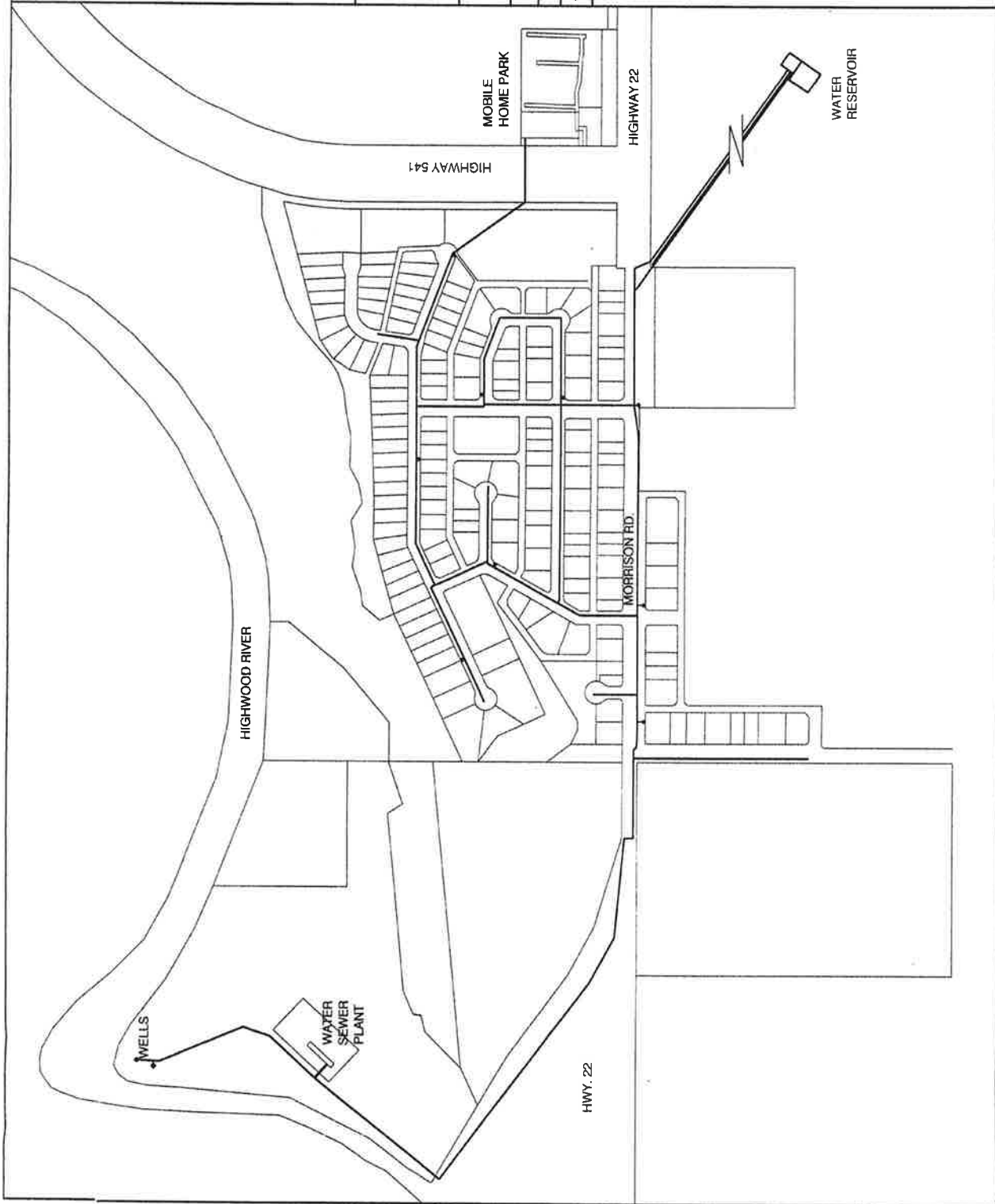
VILLAGE OF LONGVIEW
WATER SYSTEM

SCALE 1:4000

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APPENDIX 2