



# **MUNICIPAL DEVELOPMENT PLAN BYLAW NO. XXX**

***DRAFT***



**December 2020**

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## ■ 1.0 Introduction

### 1.1 Preamble

The Municipal Development Plan (MDP or Plan) is the primary planning policy document for use at the municipal level. It is intended to provide a framework for the ongoing development of the Town of Sexsmith (Town). The preparation of this MDP has been motivated by a number of factors:

- The Town adopted its current MDP (Bylaw No. 757) in 1999 and it is significantly out of date. The Town undertook a significant annexation in 2009 and the annexed lands need to be incorporated into the MDP. In addition, it is important that the MDP reflect new development trends and best practices in land use planning and engineering, and changes to provincial regulations;
- There is a need to expand the Town's non-residential (commercial and industrial) assessment base in a responsible fashion in order to enhance its long-term financial sustainability and remain competitive with other municipalities respective residential taxation;
- Accommodating opportunities for new growth that have been made possible through significant upgrades to the Town's water supply and sewage treatment infrastructure capacity as a result of its partnership in Aquatera Utilities; and
- There is a desire to maintain the close working relationship that the Town has with the County of Grande Prairie No. 1 by building on the cooperative planning efforts that resulted in the new Intermunicipal Development Plan with the County, and through ongoing intermunicipal partnerships and agreements.

### 1.2 Plan Purpose

The purpose of this MDP is to inform residents and developers of the Town's long-term future land use strategy and provide clear direction to Council, Development and Subdivision Authorities, and the Intermunicipal Subdivision and Development Appeal Board in making land use decisions. The MDP is intended to guide the future growth and development of the Town by:

- Identifying policies respecting future land use, transportation, and servicing; and
- Providing support and direction for the administration of the Land Use Bylaw, and the review of subdivision and development applications.

### 1.3 Interpretation

For the purpose of interpreting this MDP:

1. All words or expressions shall have the meanings respectively assigned to them in the *Municipal Government Act* (MGA), the *Subdivision and Development Regulation*, and the Town's Land Use Bylaw.
2. The land use boundaries identified in this MDP are considered approximate and not absolute. Any minor adjustments or variances that may be necessary to land use policy areas shall not require an amendment to this MDP.
3. The policies of this MDP contain "shall", "must", "should", and "may" statements. All instances of the words "shall" or "must" in policy are mandatory requirements to implement this MDP and achieve a desired result. All instances of the word "should" is a directive term encouraging a strongly preferred action in a policy. "May"

is a discretionary term indicating that interpretation is dependent on the particular circumstances where it is not practical or reasonable to apply the policy.

## 1.4 Context

### 1. *Location*

The Town is located within the County of Grande Prairie No. 1 in the northwest part of the Province of Alberta, as shown on Map 1. Sexsmith is located on Highway 2 approximately 16 km north of the City of Grande Prairie. This region is surrounded by rich farmland and has been characterized by a strong farm community since it was incorporated as a Village in 1929. Sexsmith became a Town in 1979 and has grown ever since primarily because of its attractiveness as a residential community and its proximity to employment centres in Grande Prairie and the County.

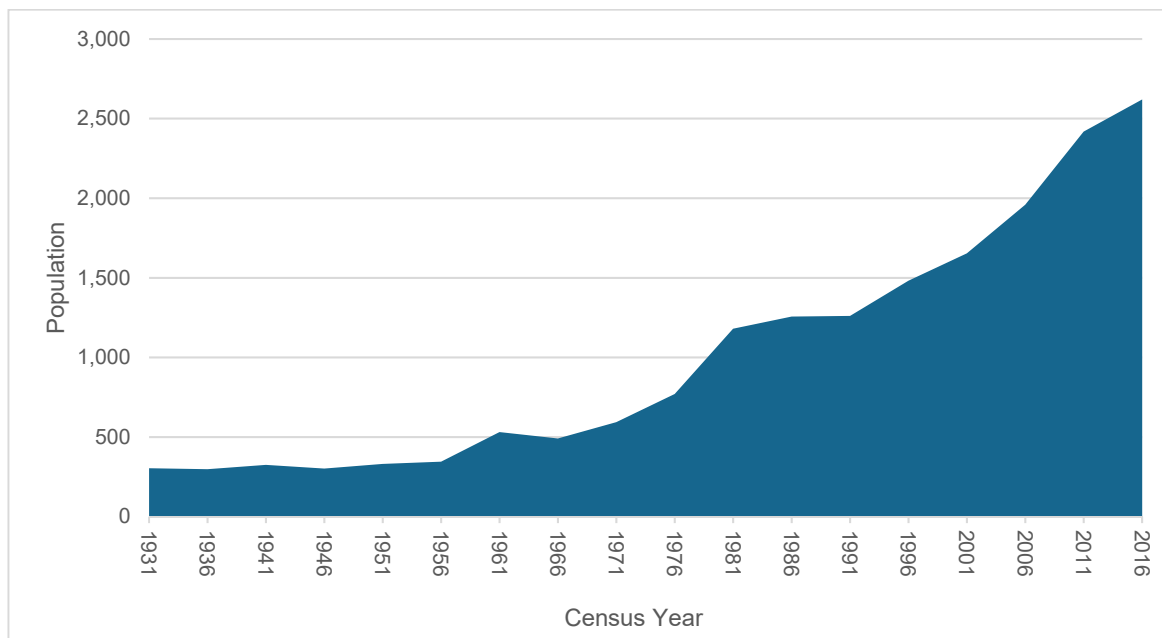
### 2. *Municipal History*

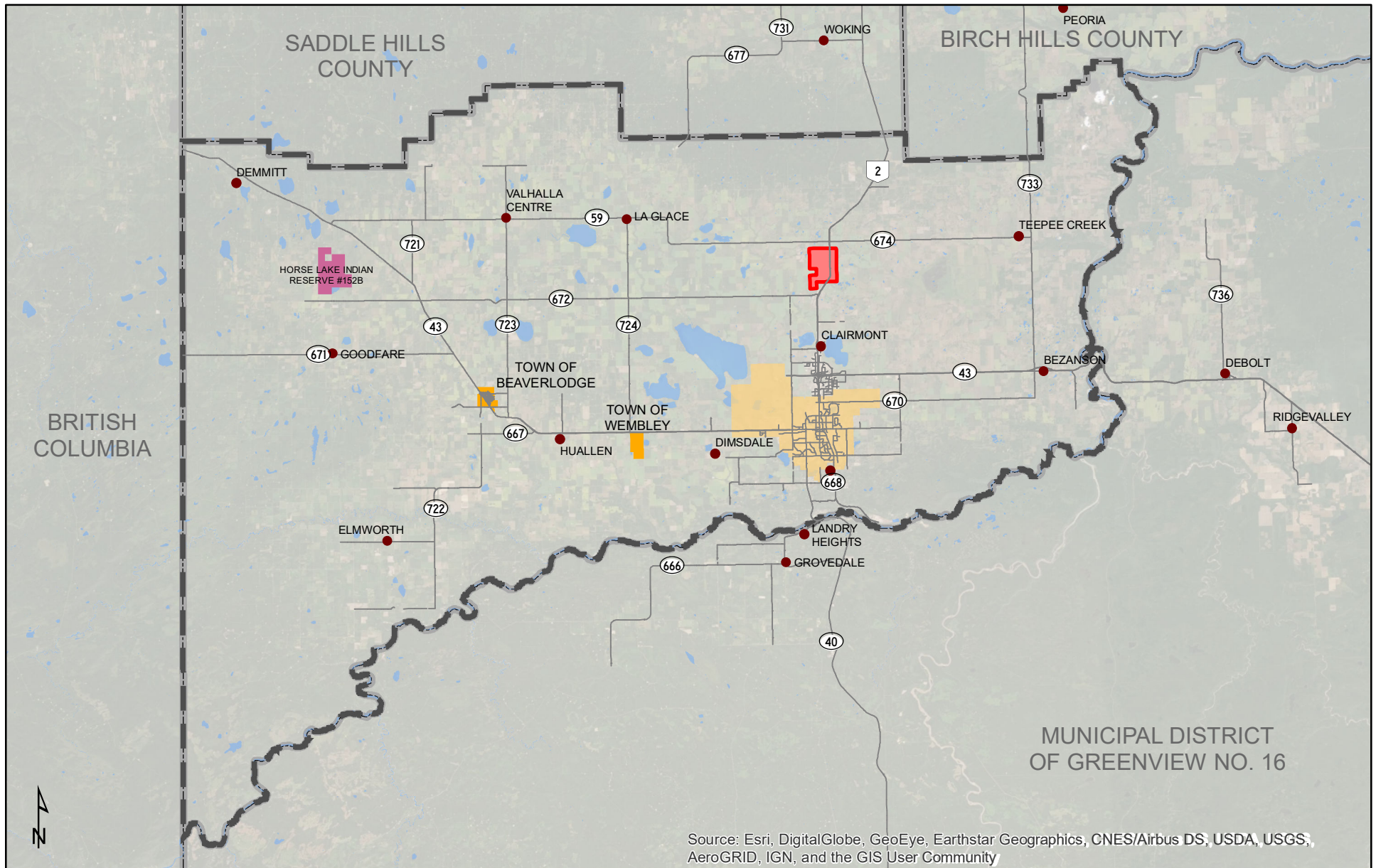
Sexsmith was incorporated through Ministerial Order as a village in 1929, and a town in 1979. Growth of the Town has been accommodated through seven annexations, the most recent of which occurred in 2009.

### 3. *Historical Population Change*

The 2016 federal census indicated a total population of 2,620. As shown in Figure 1.1, the first spike in growth was in 1961, followed by negative population growth until 1966. Between 1966 and 1971, the population recovered, with an average annual growth rate of 2.6%. However, the steepest population growth the Town has experienced was between 1971 and 1981, when the population nearly doubled as a result of the provincial energy boom. Population growth slowed down between 1981 and 1991, and then continued to increase rapidly until 2011. Between 2011 and 2016, the Town experienced a more moderate annual growth rate of 1.6%.

Figure 1.1 Town of Sexsmith Population History, 1931-2016





Town of Sexsmith

County of Grande Prairie No. 1

Rural Municipality



City of Grande Prairie

Town

First Nation



Hamlet

Major Road

TOWN OF SEXSMITH  
MUNICIPAL  
DEVELOPMENT PLAN

MAP 1:  
LOCATION

0 4 8 12 16 Km

1:650,000

## ■ 2.0 Background

### 2.1 Planning Process

The Town initiated the preparation of this MDP in July 2020. The following opportunities for the public and other stakeholders to make suggestions and provide feedback took place over the ensuing months:

- An online survey was available from August 19 to September 30, 2020 and 23 residents provided their feedback. Participants were asked about the priorities for the Town over the next 20 years, what they like the most about the Town and what they would like to see in the future. The input received can be summarized in the following themes:
  - Priorities for the Town over the next 20 years:
    - Business opportunities and support for small businesses
    - Thriving downtown
    - Connectivity for walking and cycling
    - Preservation of historical resources
    - Improving storm drainage and addressing flooding issues
  - What people like about the Town:
    - Quiet and small-town feel
    - Strong sense of community and the people who live in Sexsmith
    - Safety and security
  - What people would like to see:
    - Support for local and small businesses such as restaurants, hardware and grocery stores, and more highway commercial opportunities
    - Additional amenities and recreation opportunities, especially for youth
    - A dog park
    - Explore regionalization of services to lower costs
    - Improved storm drainage to address flooding issues
  - Additional comments:
    - The Town needs more focus on environmental matters
    - The Town should work with the local community to attract more businesses and residents to reduce the need to travel to Grande Prairie
    - There is a need for improved winter maintenance
- A meeting was held with Town Council on October 5, 2020 to review the survey summary and draft Land Use Concept, and to discuss general policy themes, priorities and directions.
- The first draft of the MDP was reviewed with Town Council on December 21, 2020.
- The draft MDP was reviewed with the public (TBD)

### 2.2 Current Policy Context

#### 1. *Municipal Government Act*

The MGA requires all municipalities to adopt MDPs that:

- Must address:
  - Future land use;
  - The manner of and the proposals for future development;
  - Co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities;

- The provision of required transportation systems; and
- The provision of municipal services and facilities.
- Must contain policies for:
  - Land uses adjacent to sour gas facilities;
  - The provision of municipal and school reserves; and
  - The protection of agricultural operations;
- May address:
  - Financing and programming of municipal infrastructure;
  - Physical, social, and economic development;
  - Environmental matters; and
  - The financial resources of the municipality.

Beyond this mandated content, the MDP is intended to be a living document representing the desire of the residents in the Town to achieve a future vision for Sexsmith. It is intended to provide information for all stakeholders to help realize this vision.

## 2. *Planning Framework in Alberta*

Figure 2.1 provides an overview of the Alberta Planning Framework, where the MDP is located within the Framework, and how it is integrated with other statutory plans, land use regulations, and the approval process.

Figure 2.1. Alberta's Land Use Planning Framework



All together, these plans and policies provide a consistent structure and framework to guide land use and development in the Town.



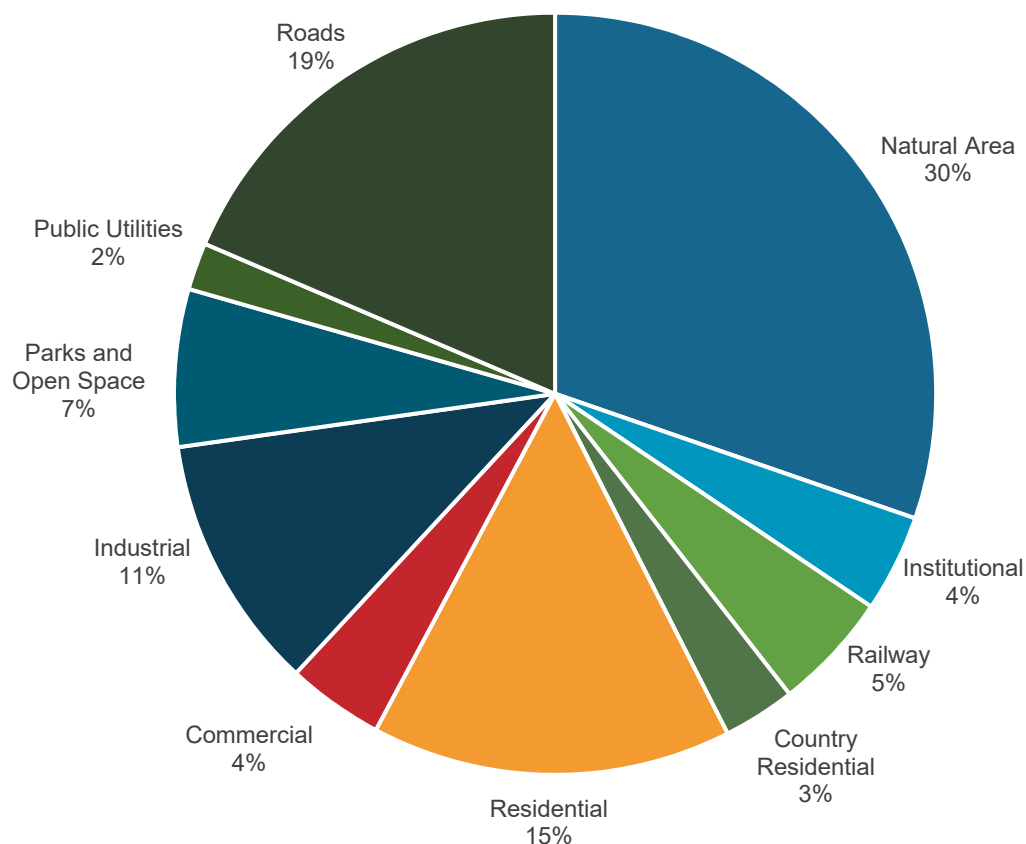
## 2.3 Existing Conditions

### 1. Existing Land Use

The Town's built-up area, located west of Highway 2, is composed mainly of single-family residential development, and associated institutional uses including Peace River Bible Institute, three schools (Public K-6 and 7-12, and Catholic K-9), library, arena, curling rink, playing fields, civic centre, and various places of worship. Commercial development is located primarily in the historically themed central core between 98 Avenue and 100 Avenue, and along Highway 2 in the northeast and southeast portions of the Town. The Town's industrial base is located south of 95 Avenue primarily between Highway 2 and the CN Rail line. The Town's built-up area is surrounded by a substantial inventory of agricultural lands that were annexed in 2009.

Figure 2.2 provides a breakdown of the developed lands within the Town.

Figure 2.2 Existing Land Uses



### 2. Transportation

Highways 2, 59 and 672 (Emerson Trail) provide primary access to the Town. The CN Rail line bisects the Town, providing connectivity with the national rail network.



### 3. *Servicing*

In 2003 the Town became a shareholder in Aquatera Utilities, a utilities corporation created through a partnership between the City of Grande Prairie, the County of Grande Prairie No. 1, and the Towns of Sexsmith and (as of 2019) Wembley. Aquatera is the Town's provider of all municipal water and wastewater services. A water transmission line connecting Sexsmith and Clairmont with Grande Prairie was constructed in 2005, ensuring long term security of supply. Prior to that time, the Town's water supply was sourced from aquifers and wells. The Town's wastewater is currently collected through a municipal piped system and is treated at a lagoon facility in the County to the southeast. The stormwater management system consists of a ditch and swale drainage system with three stormwater ponds.

### 4. *Projected Growth*

Table 2.1 presents the outcomes of recommended low, medium and high population projection scenarios that were generated in support of the Intermunicipal Development Plan project with the County of Grande Prairie No. 1. A base year of 2018, and 30- and 50-year growth horizons are used. The base year population estimate is informed by the 2016 federal census and the selected average growth rates for each scenario are a result of observing the various average annual growth rates over extended timeframes. The low scenario has an assumed average annual growth rate of 2.0% while the medium and high scenarios have assumed rates of 2.5% and 3.0% respectively.

Table 2.1. Population Estimates

Year	Low	Medium	High
	2.0%	2.5%	3.0%
2018	2,726	2,753	2,780
2048	4,937	5,774	6,747
2068	7,337	9,461	12,185

### 5. *Future Land Needs*

The Town has a current land base of 1,315 ha, of which 24.2% (281.7 ha) is absorbed. As a result, approximately 882.7 ha of undeveloped land remains to accommodate future growth, consisting of approximately 509 ha of residential (including community/park land), 70.3 ha of commercial, and 303.4 ha of industrial land within current Town boundaries.

Based on the preliminary population projections and assuming a medium growth scenario with an annual growth rate of 2.5%, future land requirement estimates are presented in Table 2.3.

Table 2.2. Future Land Requirements

Land Supply/Requirement	Area (Gross Developable Hectares)*		
	Residential	Commercial	Industrial
In-Boundary Undeveloped Land Supply	<b>509.0</b>	<b>70.3</b>	<b>303.4</b>
10-Year Land Requirements	29.6	7.5	19.5
20-Year Land Requirements	67.4	17.2	44.5
25-Year Land Requirements	90.1	22.9	59.5
30-Year Land Requirements	115.9	29.5	76.5
40-Year Land Requirements	177.9	45.3	117.4
50-Year Land Requirements	257.3	65.5	169.8

According to this projection, the Town has sufficient residential and commercial lands to meet its future growth requirements in excess of 50 years.

## ■ 3.0 Guiding Principles and Goals

During the process of MDP preparation and associated engagement activities the following guiding principles and plan goals were identified.

### 1. *Core Principles*

If the Town is to succeed in attracting new residents and economic development while enhancing the quality of life of residents and supporting local businesses, then any decision made by Council, Administration or stakeholders about growth must recognize the following principles:

- That maintaining the Town's high quality of life is a high priority;
- That the long-term sustainability of the Town is based on a strong and diverse commercial and industrial base;
- Build on the Town's strong sense of community and history;
- That the community's wetlands be protected and enhanced;
- Initiate the development of new recreational and other public use space opportunities and trails, and enhance existing green spaces and parks to maximize their use; and
- Leverage the Town's location advantages such as the proximity to Grande Prairie, the presence of the CN rail line and the provincial highway network, and the strong sense of community to promote growth and development.

These principles are the core values that: reflect the character of the Town as identified in the planning process; will provide a consistent set of principles for every decision made by Council or Administration; and shall provide a foundation for the vision, objectives and policies of this Plan.

### 2. *Goals of the MDP*

The goals of this MDP are as follows:

- To provide opportunities for orderly and responsible Town growth;
- To promote the development of well-planned and pedestrian friendly residential neighbourhoods;
- To strengthen and expand the Town's commercial and industrial land base;
- To build on the Town's location advantages to attract new residential, commercial and industrial development;
- To plan, develop and maintain parks, open spaces and community facilities that enhance the quality of life of residents;
- To provide a framework for the upgrading and expansion of municipal infrastructure; and
- To continue to utilize intermunicipal partnerships in the delivery of services.

## ■ 4.0 General Development Policies

The following are general policies that apply across the Town. Subsequent sections of this MDP address policy content related to more specific land use areas.

### 1. *Conformity with Legislation*

The Town shall conform to the policies of the Province of Alberta, the MGA, the Provincial Land Use Framework, the Alberta Land Stewardship Act (including any associated Regional Plan) when considering amendments to this MDP, the approval or amendment of other statutory plans, Land Use Bylaw amendments, and subdivision and development approvals.

### 2. *Future Land Use Concept*

Future development in the Town shall generally conform to the land use areas as shown on Map 2.

### 3. *Area Structure Plan (ASP)*

a. The Town may require that the developer prepare an ASP in accordance with Section 633 of the MGA, or an Outline Plan in cases where an ASP is already in place, as a prerequisite to rezoning or subdivision approval for lands located in a previously undeveloped area. The ASP or Outline Plan shall address:

- Conformity with this MDP, other statutory plans, and the Land Use Bylaw;
- Proposed land uses;
- Estimates of population and student generation;
- The identification, protection, and integration of wetlands and other natural areas;
- The location of parks, school sites, and trails;
- Transportation networks and access;
- Provision of municipal (water, sanitary sewer, stormwater management) infrastructure;
- Impacts on adjacent and existing land uses and potential mitigation methods; and
- Any other matters identified by the Town.

b. If a proposed subdivision, rezoning application, or Outline Plan is supported but does not conform to an applicable ASP or this MDP, the ASP and/or MDP shall be amended to ensure that consistency between plans is maintained.

### 4. *Technical Reports*

Developers may be required to provide technical reports in support of a proposed development or subdivision. Such reports may include:

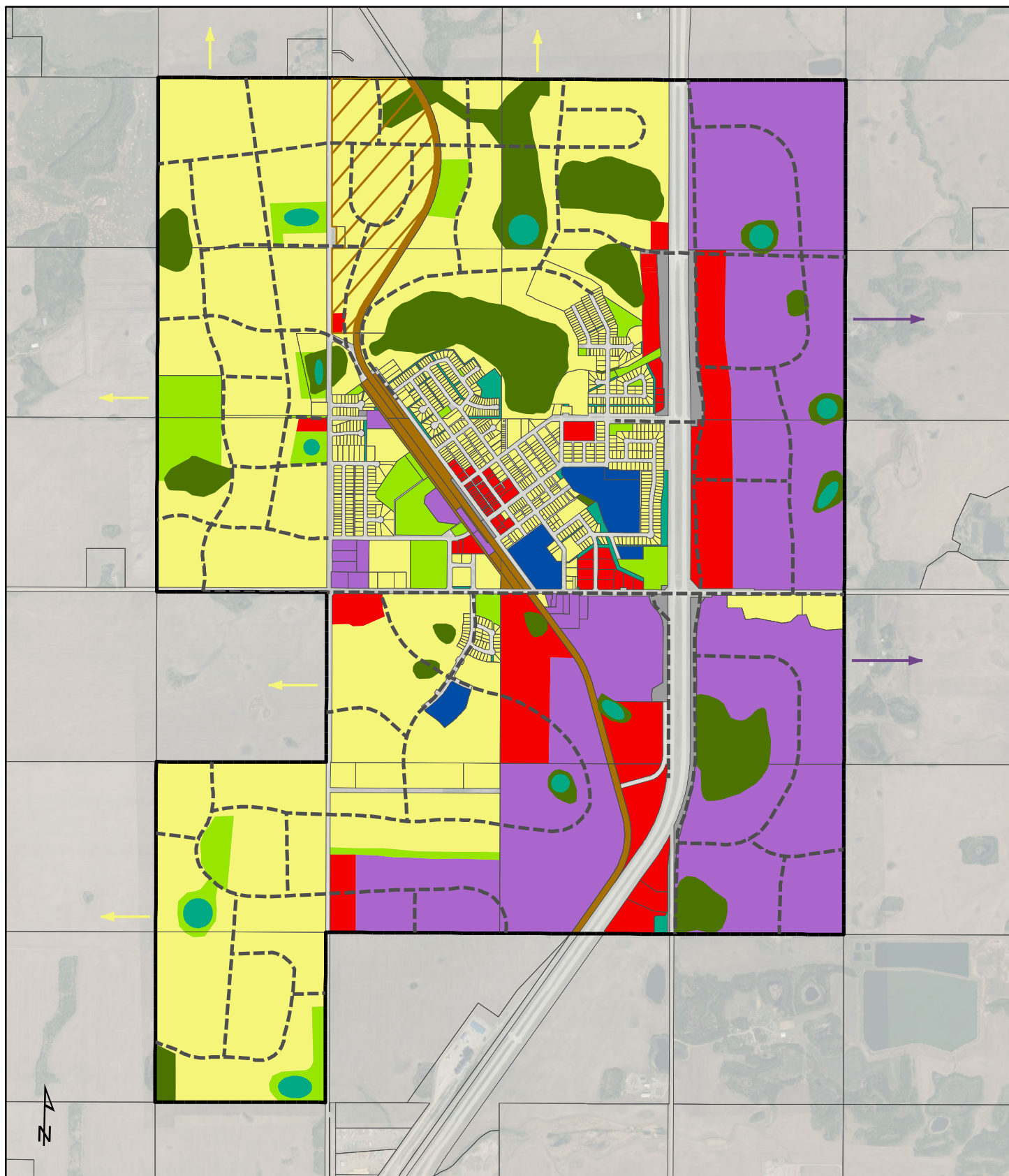
- Phase 1 environmental site assessment;
- Wetland assessment;
- Geotechnical assessment;
- Engineering design reports for proposed water, sanitary sewer and storm sewer systems;
- Historical resources impact assessment; and
- Traffic impact assessment.

### 5. *Development Agreement*

When land is subdivided, developed or redeveloped the Town may require developers to enter into development agreements as a condition of approval to address the installation of infrastructure required to serve the development.

### 6. *Costs of Development*

The developer shall be responsible for the costs incurred for the construction of infrastructure, including any applicable offsite levies, required to serve or accommodate a proposed subdivision or development.



- Town of Sexsmith
- Future Road
- Future Growth Direction (Residential)
- Future Growth Direction (Industrial)

- Residential
- Commercial
- Industrial
- Institutional

- Parks and Open Space
- Wetland/Natural Area
- Public Utility
- Railway
- Potential Railside Development Area

0 0.2 0.4 0.6 km

1:25,000

**TOWN OF SEXSMITH  
MUNICIPAL  
DEVELOPMENT PLAN**

MAP 2:  
LAND USE  
CONCEPT

7. *Land Use Bylaw*

The Land Use Bylaw shall establish provisions and regulations for development and implement the policies of this Plan.

8. *Phasing of Development*

The order of future development phasing shall give priority to infilling or existing serviced areas, followed by areas where infrastructure can be extended efficiently.

## ■ 5.0 Residential Development

According to the 2016 federal census, the Town had a population of 2,620 persons accommodated in 937 homes, the vast majority of which (725) are single family dwellings. Although there is only a limited inventory of vacant and underutilized lots within the Town's built-up area, large stocks of undeveloped land are available for future residential development as a result of the 2006 annexation.

### 5.1 Objectives

- To promote and accommodate a range of residential dwelling types.
- To foster the development of well-designed residential neighbourhoods.
- To encourage infill development and redevelopment of underutilized lots.

### 5.2 Policies

1. *Applicability*

The policies contained in this section apply to those lands identified as Residential on Map 2. The Town shall direct future residential development to these areas.

2. *Residential Land Supply*

The Town shall maintain a minimum 20-year supply of residential lands. As of 2019, the Town had an undeveloped residential land supply in excess of 500 ha, which exceeds its 50-year growth requirements.

3. *Residential Growth Areas*

The Town shall direct new residential development to existing built-up areas and vacant lands that are contiguous to developed areas.

4. *Infill*

Infill development on vacant lots or the redevelopment of underutilized lots in existing residential neighbourhoods is encouraged to optimize the use of existing roads, services, parks and other community services. Infill development should be of similar scale and design to the surrounding properties to integrate new development into the existing neighbourhood.

5. *Multi-Unit Housing*

The Town shall continue to support the development of low-profile medium density residential development such as duplexes and townhouses at appropriate locations.

6. *Secondary Suites*

The Town may encourage the development of secondary suites to provide an affordable and efficient housing option for residents.

7. *Seniors Housing*

The Town, in cooperation with the Grande Spirit Foundation and other providers, shall explore the potential for expanding the availability of seniors' housing as demand warrants.

8. *Residential Buffers*

Landscaped or treed buffers, berming, and/or fencing, provided in accordance with the requirements of the Land Use Bylaw, shall be provided along the boundaries of residential developments or subdivisions that are located adjacent to industrial areas, rail lines or truck routes.

## ■ 6.0 Commerce and Economic Development

Commercial development in the Town primarily consists of its central core fronting on 100 Street, and an area fronting on Highway 2 north of 100 Avenue. Industrial development is predominantly located in the southeast portion of the Town in proximity to the CN Rail line, and a partially developed subdivision east of Highway 2. The Town has a good supply of highly visible serviced and unserved industrial and commercial land available for development.

Despite this existing commercial and industrial base, the Town has an unbalanced (79:21) residential-non residential assessment ratio. As a result, the development of new commercial and industrial uses is desirable to ensure the Town's long-term financial viability. It is the intent of this MDP to provide guidance for the development of future commercial and industrial development in a responsible fashion and facilitate expansion of the Town's non-residential assessment base.

### 6.1 Objectives

- To diversify the Town's economic tax base by attracting new and responsible commercial and industrial businesses.
- To accommodate a range of commercial development, including service, retail and office.
- To develop initiatives for local economic development and promotion of the community as a place to do business.

### 6.2 Policies

#### 1. *Applicability*

The policies contained in this section apply to those lands identified as Commercial and Industrial on Map 2. The Town shall direct future commercial and industrial development to these areas.

#### 2. *Commercial and Industrial Land Supply*

The Town shall maintain a minimum 20-year supply of commercial and industrial lands. As of 2019, the Town had undeveloped commercial and industrial land supplies of approximately 70 ha and 300 ha respectively, both of which exceed its 50-year growth requirements.

#### 3. *Economic Development and Strategic Plans*

The Town shall regularly monitor and review its *Community Economic Development Plan* and *Strategic Plan* to ensure that they remain current and continue to provide effective guidance and strategies to support the viability of existing businesses and to attract new businesses to the community.

#### 4. *Economic Growth*

In cooperation with the Sexsmith and District Chamber of Commerce, the Town shall actively promote its proximity to Highways 2, 59 and 672 (Emerson Trail) and the CN Rail line to attract businesses that are engaged in activities that are dependent on these assets such as transportation and logistics, and tourism.

#### 5. *New Business Incentives*

The Town shall continue to support new commercial, industrial and residential development through implementation of the municipal tax discount provisions contained in *Tax Incentive Bylaw No 983*.

#### 6. *Regional Economic Development*

The Town should continue to be an active partner with local and regional economic development, tourism, and community service groups to further Sexsmith's economic development efforts on a regional basis.



7. *Downtown Revitalization*

Commercial development on vacant lots or the redevelopment of underutilized lots in the central commercial area is encouraged. The Town should consider incentives to encourage revitalization of the area that may include waiving development fees and/or similar measures for businesses that carry out improvements to existing buildings, or pursue the adaptive reuse of under-utilized, vacant, or derelict commercial buildings.

8. *Derelict Buildings*

Through administration of the *Nuisance and Unsightly Premises Bylaw No. 998*, the Town shall actively encourage the cleanup of derelict properties in the community.

9. *Compatibility of Development*

- a. To address nuisances such as noise or traffic, commercial developments located adjacent to residential land use districts shall:
  - Maintain development setbacks or yards in accordance with the requirements of the Land Use Bylaw;
  - Provide a landscaped or treed buffer and/or fencing along abutting site boundaries; and
  - Strategically locate parking, loading, waste collection areas, outdoor storage, and signage in order that they provide a buffering function.
- b. In addition to the measures identified under subsection (a), industrial activities shall not generate emissions or other external effects that negatively impact air or water quality in the community.

10. *Pre-Existing Residential Development*

In cases where residential development is located on lands identified for future industrial or commercial use, those residential uses shall continue until such time as new development warrants a change in use.

11. *Home Based Business*

The Town, through the Land Use Bylaw, shall encourage and promote the development of home-based businesses that are compatible with residential neighbourhoods.

12. *Proximity to Oil and Gas*

Subdivision and development applications shall identify any oil and gas facilities in the vicinity and comply with required setbacks as established by the Alberta Energy Regulator.

13. *Potential Railside Development Opportunity – Future Study Area*

Subject to more detailed planning and feasibility study, the Town in collaboration with affected landowners may jointly explore opportunities to promote and develop lands in the Future Study Area for future rail-oriented industrial development.

## 7.0 Open Space, Natural Areas and Recreation

The health and wellbeing of a community relies greatly on the provision of parks, recreation and cultural facilities. These opportunities are essential to a community's success as they are key contributors to quality of life. At present the Town is well served as it relates to playing fields, neighbourhood park spaces and recreational and cultural facilities, and will continue to be provided as the Town grows. Expansion of the Town's trail network is of great interest to residents. In addition, the community is characterized by a network of important wetlands that need to be preserved, protected and enhanced as new development is planned and the Town grows.

### 7.1 Objectives

- To create and maintain an integrated, accessible and well-planned system of open space, trails, parks and recreational/cultural facilities.
- To protect and maintain wetland areas.

### 7.2 Policies

#### 1. *Applicability*

The policies of this section apply to those lands identified as Parks and Open Space and Wetland/Natural Area on Map 2 and serve to implement the Parks and Open Space network components illustrated on Map 3.

#### 2. *Park Spaces*

Park and recreation spaces shall be developed or upgraded to provide a variety of opportunities for all residents for all seasons, and designed to consider ease of access, operation and maintenance.

#### 3. *Trails*

The Town shall work to expand the municipal trail system that that connect residents to community facilities, school sites, and natural areas through:

- a. Direct investment by way of the capital budget process; and
- b. Requiring developers to design and develop trails in new subdivisions.

#### 4. *Joint Use Agreements*

The Town shall explore opportunities to establish joint use agreements with the Peace Wapiti School Division, the Grande Prairie Catholic School District, and Peace River Bible Institute respecting the planning, development, and use of school and community facilities.

#### 5. *Recreation Programming*

The Town commits to continued support for organizations, volunteer groups and non-governmental organizations in the provision of recreational, social and cultural services. The Town shall collaborate with local volunteer boards, societies and other municipalities to monitor and identify opportunities for new recreational and cultural programming.

#### 6. *Recreation and Parks Master Plan*

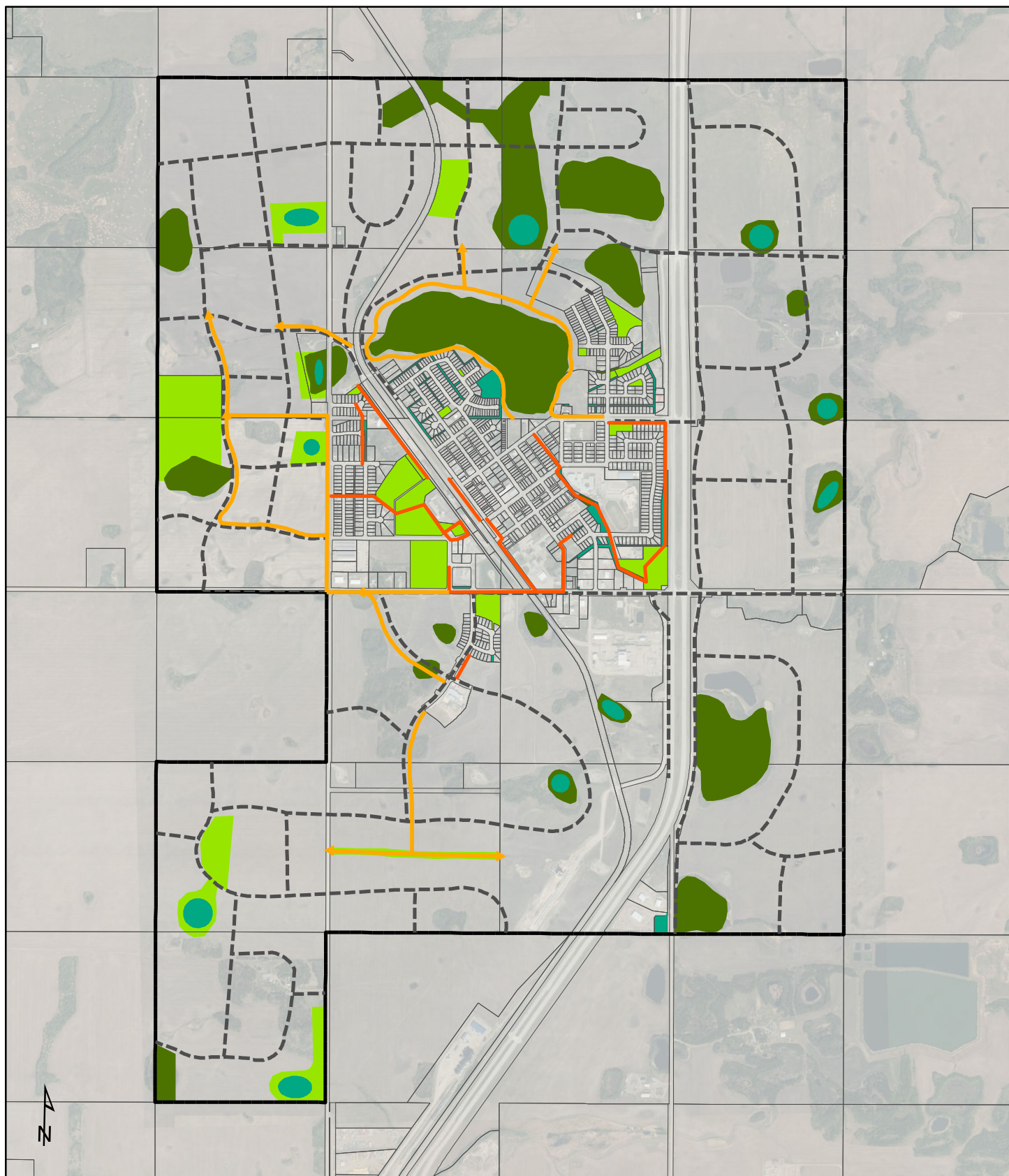
The Town may prepare a comprehensive Recreation and Parks Master Plan to address the future development and upgrading of parks, playgrounds, trails and recreation facilities in the community.





#### 7. *Dog Park*




The Town should explore opportunities to develop a dog park at an appropriate location in the community.

#### 8. *Municipal Reserve (MR)*

At the time of subdivision, the Town shall require that a maximum of ten percent (10%) of the developable lands be dedicated as MR in accordance with the MGA.



-  Town of Sexsmith
-  Future Road
-  Existing Trail
-  Potential Future Trail

-  Parks and Open Space
-  Wetland/Natural Area
-  Public Utility

0 0.2 0.4 0.6 km

1:25,000

**TOWN OF SEXSMITH  
MUNICIPAL  
DEVELOPMENT PLAN**

MAP 3:  
PARKS AND  
OPEN SPACE

9. *MR Dedication*

In the event that MR is dedicated, it shall be acquired in parcel form for the development of neighbourhood parks, school sites, trail corridors, or buffers between residential and non-residential uses, except:

- a. In the case of commercial, industrial or other non-residential subdivisions, when money-in-lieu shall be acquired in accordance with the MGA; or
- b. In cases where MR may be deferred in order to assemble school or recreation sites in accordance with an approved ASP.

10. *Money-in-Lieu of MR*

Money-in-lieu of MR shall be used to enhance and upgrade existing parks or acquire additional park areas.

11. *New School Locations*

As the Town grows, the Town shall coordinate with the Peace Wapiti School Division and the Grande Prairie Catholic School District to identify and secure future school sites in new neighbourhoods as required.

12. *Environmental Reserve (ER)*

At the time of subdivision, the Town shall require that areas determined to be wetlands or otherwise environmentally sensitive to be dedicated as ER. The extent of lands to be dedicated shall be based on the findings of a geotechnical assessment or wetland assessment prepared in support of the subdivision application. ER may be provided in either parcel form, or as an easement.

13. *Use of ER Lands*

ER lands shall remain in their natural state but may be integrated into the Town's park and open space system.

14. *Wetlands*

- a. The Town shall require that a wetland assessment be prepared in accordance with requirements of the provincial *Wetlands Policy* in cases where wetlands may be impacted by new subdivision or development. If wetlands are to be disturbed, such disturbance shall subject to compensation to the province.
- b. Where appropriate and undertaken in accordance with provincial standards and guidelines, existing wetlands may be incorporated into the stormwater systems for new development.

15. *Watershed Management*

In keeping with Alberta's "Water for Life" initiative, the Town shall work with provincial agencies and the County of Grande Prairie No. 1 to protect watersheds and maintain the water quality of surface and groundwater systems.

16. *Historical Resources*

The Town shall continue its efforts to identify buildings of historical value, and work with non-profit organizations to preserve and rehabilitate historic resources in the community.

## ■ 8.0 Transportation and Utilities

The provision and maintenance of municipal infrastructure and utilities is a key factor in the planning and development of the Town.

This MDP includes infrastructure policies to ensure that all new developments are appropriately serviced and meet the needs of the Town.

### 8.1 Objectives

- To ensure that the Town provides an efficient and effective transportation network, and improves pedestrian connectivity in the community.
- To ensure that all development is municipally serviced or provides on-site water, wastewater servicing, and manages stormwater.
- To provide for the installation of alternative energy systems in the community.

### 8.2 Transportation Policies

#### 1. *Road Standards*

All roads shall be developed and maintained in accordance with the Town's Design Standards.

#### 2. *Access Required*

All proposed lots shall have direct access to a local roadway.

#### 3. *Pedestrian Connectivity*

The Town shall endeavour to increase pedestrian connectivity in the community by:

- improving or installing sidewalks where required between residential and commercial areas;
- improving pedestrian crossing opportunities across the rail lands; and
- developing a community trail system that connects residents to schools, recreation facilities, and natural areas.

#### 4. *Road Improvements*

The Town shall prepare a capital plan to address road improvement and upgrading priorities.

#### 5. *Alberta Transportation*

The Town shall refer all statutory plans and amendments, rezoning, and subdivision and development applications that affect land located within 1.6 km of Highways 2 and 59 to Alberta Transportation for review and comment.

#### 6. *Impacts of Rail Activities*

As a result of expanding rail-dependent and industrial activity in the Town and further to the south, the Town shall work with the County of Grande Prairie No. 1, CN Rail, and industry stakeholders to review potential mitigation measures to address any increases to noise and safety concerns that are attributable to increased rail traffic through the community.

### 8.3 Utilities and Servicing Policies

#### 1. *Extension of Services*

Services shall be extended to new development areas in a contiguous, logical and efficient manner, in accordance with an approved ASP (if required in accordance with Policy 4.0(3)), engineering reports required in accordance with Policy 4.0(4), and applicable master plans. Such service extensions shall be the responsibility of the developer in accordance with the terms of a development agreement.

2. *Water and Sanitary Sewer*

All new subdivisions and developments shall be required to connect to the municipal water and sewer systems.

3. *Utility Master Plans*

- a. The Town shall continue to work with Aquatera Utilities to monitor and update the Town's *Water and Sanitary Sewer Master Plan* as required to ensure that it accurately reflects the Town's long-term growth needs, and to identify priorities for system maintenance and upgrading.
- b. The Town shall continue to implement the recommendations contained in the *Stormwater Master Plan and Basin Study* to address ongoing concerns respecting localized flooding and update the plan as growth and development warrants.

4. *Capital Plans*

- a. The Town shall continue to cooperate with Aquatera Utilities respecting the preparation, monitoring and updating of capital plans for future water and sanitary sewer system upgrades.
- b. Town shall continue to prepare, monitor and update its 5- and 10-year capital plans for the financing of municipal and community infrastructure.

5. *Stormwater Management*

- a. Developers shall be required to provide detailed stormwater management plans as part of the subdivision and development processes.
- b. The Town shall collaborate with the County of Grande Prairie No. 1 to monitor drainage patterns and undertake improvements as required to ensure that future development in the Town does not contribute to stormwater management issues in the County.

6. *Private Services*

The Town may allow industrial developments to be serviced with on-site sewage disposal facilities and water systems in areas where municipal services are not available, provided such systems are constructed in accordance with Provincial requirements and maintained by the owner. Private services shall only be allowed on an interim basis and are required to connect to municipal services when available.

7. *Alternative Energy*

The Town may allow the development or installation of alternative energy systems, including solar collectors and wind energy conversion systems in accordance with the Land Use Bylaw provided that such facilities are compatible with adjacent land uses.

8. *Internet*

The Town will partner with the County of Grande Prairie No. 1 and other area municipalities to work with service providers to improve high-speed internet services to businesses and residents.



## ■ 9.0 Intermunicipal Collaboration

The Town has a long history of cooperation with its municipal neighbours. The Town places great value on collaborative initiatives as it helps maintain its long term sustainability, as well as that of its municipal neighbours.

### 9.1 Objectives

- To maintain mutually beneficial relationships with adjacent municipalities or other stakeholders, as well as Provincial and Federal agencies to achieve the objectives of regional cooperation and regional planning.
- To support intermunicipal planning.

### 9.2 Policies

1. *Regional Planning*

Once initiated by the Province, the Town shall participate in the preparation of the Upper Peace Regional Plan.

2. *Intermunicipal Agreements*

The Town shall continue to support the implementation of existing joint agreements with its neighbouring and partner municipalities. Further, the Town shall cooperate in the monitoring and review of these agreements to ensure they remain current and reflect the needs of the respective municipalities and area residents.

3. *Intermunicipal Development Plan*

The Town shall continue to support the implementation of its Intermunicipal Development Plan with the County of Grande Prairie No. 1.



## ■ 10.0 Monitoring and Review

This MDP will guide decisions about the future growth and development of the Town. More detailed planning is required through subsequent stages of the planning process, including the implementation of the Land Use Bylaw, and the subdivision and development approval process. Conformity between other statutory plans, the Land Use Bylaw, and this MDP must be achieved.

This MDP must be reviewed on a regular basis to ensure that it adequately deals with new and evolving planning and development trends and demands on the land. The Town's Council and Administration should be prepared at any time to consider proposed amendments to this MDP in order to deal with unanticipated conditions, or proposals contrary to this Plan, but deemed desirable by Council. If amendments are required, they shall be carried out through a transparent public consultation process.

### 1. *Plan Review*

To ensure that this MDP continues to be current and relevant, it should be reviewed at 5-year intervals unless changing conditions warrant a review prior to that time. MDP reviews may reflect such factors as legislative change, changes to the local development climate, the impact of new major projects, or Council direction. In undertaking such a review, consideration should be given to:

- Reviewing annual land use changes and issues;
- Reviewing best practices and new development trends; and
- Communication and consultation with stakeholders.

### 2. *Plan Amendments*

If an amendment to this MDP, an ASP, or the Land Use Bylaw is required to accommodate a proposed subdivision, the amendment shall receive third reading from Council prior to the subdivision being approved.

### 3. *Amendment Applications*

The Town or a landowner may initiate an amendment to this Plan. An application to amend this MDP shall include information respecting:

- The purpose of the amendment, proposed amendment text and/or mapping;
- An explanation of the rationale for the amendment; and
- A statement outlining the effect of the proposed amendment on adjacent land uses and municipal infrastructure and services.