



MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 726



June 2020



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1.0 Introduction

1.1 Preamble

The Municipal Development Plan (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 Wembley (Town). The preparation of this Plan has been motivated by a number of factors:

- The *Municipal Government Act* (MGA) requires every municipality to prepare a Municipal Development Plan, and this Plan has been prepared in accordance with s. 632 of the MGA;
- The potential for growth has been constrained in the last number of years due to water supply concerns, a constraint that has been eliminated due to the construction of a new transmission line from Grande Prairie;
- New development trends and current best practices in land use planning and engineering have emerged, along with recent changes to provincial regulations, and direction from Council, Administration, and ratepayers;
- A need to expand the Town's non-residential (commercial and industrial) assessment base in a responsible fashion in order to improve its long term financial sustainability; and
- A desire to maintain the close working relationship between the Town and the County of Grande Prairie No. 1 through the promotion of intermunicipal partnerships, cooperation and coordination in land use planning efforts, and the delivery of services.

1.2 Plan Purpose

The purpose of this Plan, in addition to applicable Provincial legislation, is to inform residents and developers of the Town's future land use strategy and provide clear direction to Council, Development and Subdivision Authorities, and the Subdivision and Development Appeal Board in making land use decisions. The Plan 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 Plan:

1. All words or expressions shall have the meanings respectively assigned to them in the MGA, the *Subdivision and Development Regulation*, and the Town's Land Use Bylaw.
2. The land use boundaries identified in this Plan 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 Plan.
3. The policies of this Plan contain "shall", "must", "will", "should", and "may" statements. All instances of the words "shall", "must" or "will" in policy are mandatory requirements to implement this Plan 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. Wembley is at the intersection of Highway 43 and Highway 724 approximately 20 km west of Grande Prairie and 17 km east of the Town of Beaverlodge. This region is surrounded by rich farmland and has been characterized by a strong farm community since it was incorporated as a Village in 1928. Wembley became a Town in 1980 and has grown ever since primarily because of its proximity to Grande Prairie.

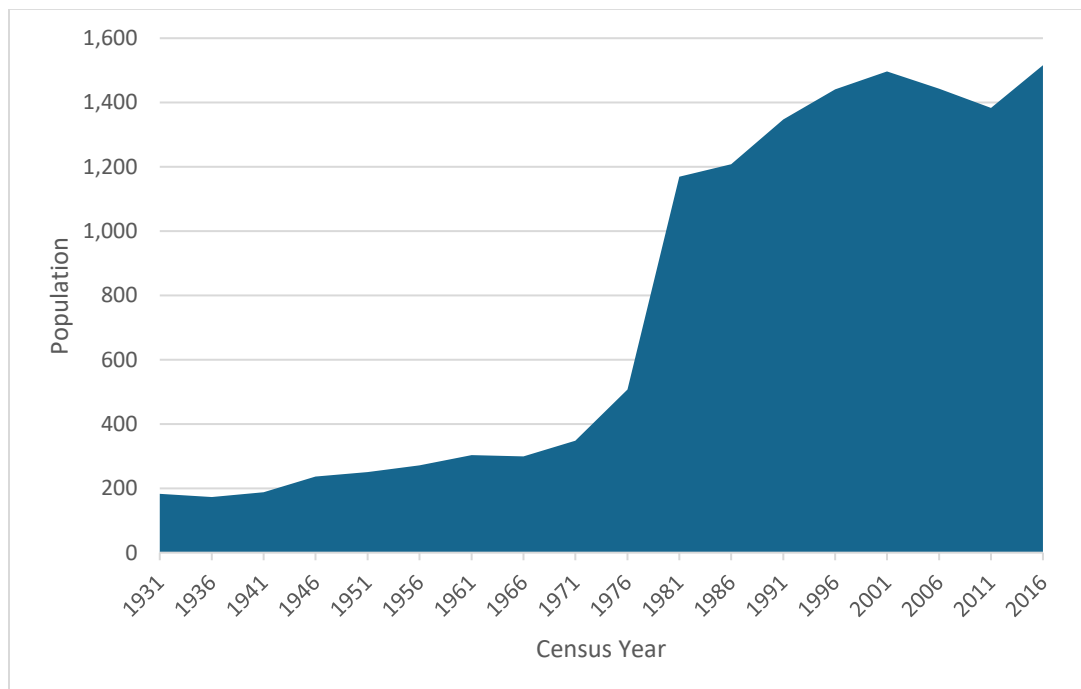
2. *Municipal History*

Wembley was incorporated through Ministerial Order as a village in 1928, and a town in 1980. Growth of the Town has been accommodated through four annexations, the most recent of which occurred in 2007.

3. *Historical Population Change*

The 2016 federal census indicated a total population of 1,516. As shown in Figure 1.1, the Town experienced significant growth of 18% between 1976 and 1981 corresponding to the provincial energy boom, and then continued at a reduced rate between 1981 and 2001. The Town witnessed a 7.6% decrease during the subsequent ten years. The Town’s population then rebounded between 2011 and 2016 with a 9.6% increase, a 1.2% increase relative to 2001.

Figure 1.1 Town of Wembley Population History, 1931-2016



■ 2.0 Process, Current Policy and Conditions

2.1 Planning Process

The Town initiated the preparation of this Plan in July 2018. 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 February 4 to March 27, 2019 and 65 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
 - Infrastructure development (e.g. roadways, sidewalks)
 - Connectivity for walking and cycling
 - Green space and parks
 - Arts, culture and recreation amenities
 - What people like about the Town:
 - Small-town feel and strong sense of community
 - Proximity to Grande Prairie
 - Public spaces and available amenities
 - Affordable living and low property taxes
 - Safety and security
 - What people would like to see:
 - More local businesses like coffee shops and restaurants
 - Community events (e.g. farmers market, festivals, community gardens)
 - Increased recreation facilities for both youth and adults (e.g. sports and fitness, dog park)
 - Seniors housing and assisted living accommodations
 - Improved snow removal services
 - What people don't want to see:
 - Heavy industrial development
 - Rental housing

The survey summary was then reviewed with Town Council on August 12, 2019.

- A meeting was held with Town Council on October 15, 2019 to review the draft Land Use Concept and discuss general policy themes and directions. A second meeting was held on March 9, 2020 to review the draft MDP, give first reading, and establish a public hearing date.
- A second online survey was launched on the Town's website on March 17, 2020 to obtain public input on the draft Plan in advance of the Public Hearing (held June 8, 2020). Five residents responded. The following is a summary of the comments that were received:
 - Land Use Concept:
 - Need less space for industrial and more for commercial. Industrial is harmful to community and need to update bylaws/policies to mitigate
 - Well thought out and forward thinking
 - Clarification on rail dependent industrial (what types of development is the town looking to attract)
 - Residential and industrial should not be adjacent – use commercial to buffer



- Entrance to Town from Highway 43 should be commercial to encourage people to come into Town from the museum
- Policies
 - Need to improve sense of community before the community changes; industrial development is ugly and impacts quality of life
 - Based on draft, looks like previous resident feedback was considered which is appreciated
 - Shouldn't have arrow showing trail east of Town boundary across private property to the lake – development is not permitted
 - Arrow on north side of lake for trail even though lake is important for migratory birds
- Additional Comments
 - Need to keep community safe and focus on building relationships
 - Air quality concerns with industrial
 - What is the time frame for development? Only thing missing is what area would be developed first
 - Gravel road west of Source Energy to be upgraded to include access to new industrial development? 100 Avenue to have restrictions on large industrial trucks?

2.2 Current Policy Context

1. *Municipal Government Act*

The MGA requires all municipalities to adopt a Municipal Development Plan, 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 Plan is intended to be a living document representing the desire of the residents in the Town to achieve a future vision for Wembley. 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 Municipal Development Plan 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*

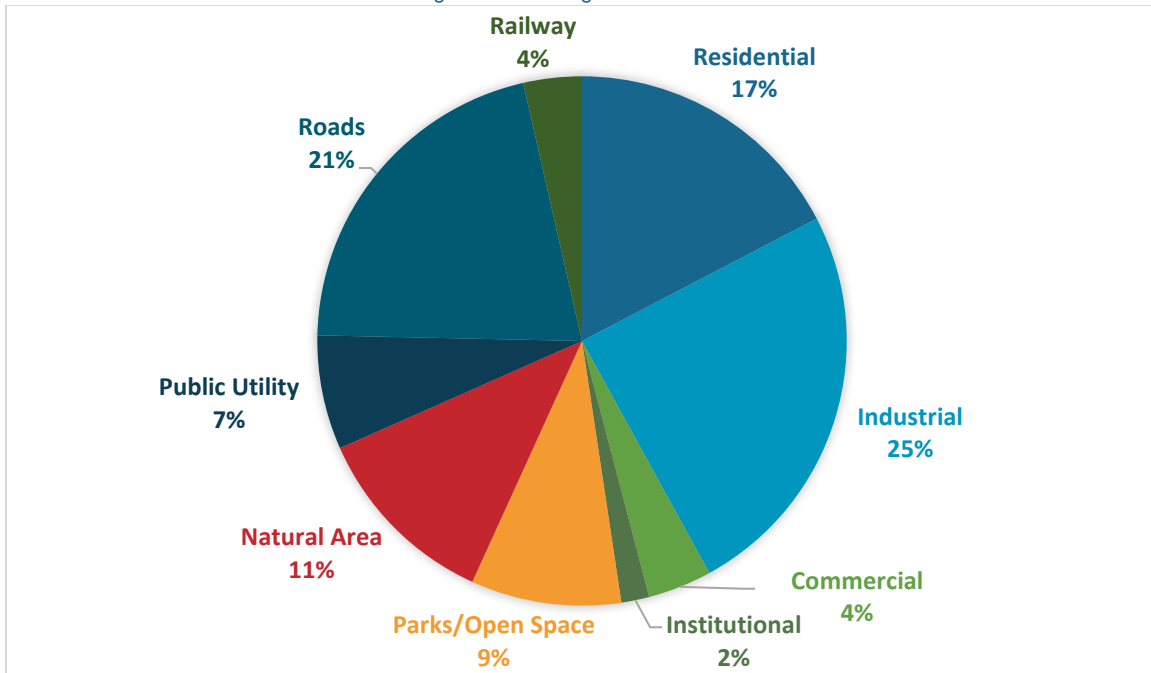
The Town's built-up area, located south of the CN rail line, is composed mainly of single-family residential development and the Town's institutional core containing a primary (K-3) school, an elementary-junior high (4-9) school, and an arena/recreation centre. Commercial uses are located primarily in the small central core along 100 Street and at the entrance of the Town along 97 Street, while industrial development is concentrated between Highway 43 and the rail line. The award-winning Phillip J. Currie Dinosaur Museum is located at the north end of the Town adjacent to Highway 43. The Town's built-up area is surrounded by undeveloped lands currently being used for agricultural purposes.

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

2. *Transportation*

Highway 43 and Highway 724 provide primary access to the Town. The CN Rail line bisects the Town, providing connectivity with the national rail network.

Figure 2.2 Existing Land Uses



3. *Servicing*

Until recently, the Town’s water supply was sourced from aquifers and wells. In 2019, a water transmission line was constructed from Grande Prairie, and the Town became a shareholder in Aquatera, a utilities corporation that services the City of Grande Prairie, the County of Grande Prairie and the Town of Sexsmith. Aquatera is now the Town’s provider of all municipal water and wastewater services. The Town’s wastewater is currently collected through sewer lines and treated at a wastewater treatment lagoon located in the Town, a facility that is in the process of being expanded and upgraded. The stormwater management system consists of a ditch and swale drainage system with one stormwater pond located on the east side of Town.

4. *Projected Growth*

Table 2.1 presents the outcomes of recommended low, medium and high population projection scenarios that were generated in support of this MDP project. A base year of 2019, 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 0.5% while the medium and high scenarios have assumed rates of 1.5% and 2.5% respectively.

Table 2.1. Population Estimates

Year	Low	Medium	High
	0.5%	1.5%	2.5%
2019	1,539	1,585	1,633
2049	1,787	2,478	3,424
2069	1,975	3,337	5,611

An observation of regional dynamics shows that Town’s current role as a bedroom community in the Grande Prairie region is likely to increase in the future due to recent and proposed upgrades in the Town’s water and sewer systems. The Town’s limited servicing capacity has previously served as a constraint to development, but the increases in capacity are expected to result in new growth opportunities. As a result, the preliminary growth scenarios presented in Table 2.1 may be too conservative, and an alternate option must be



considered (see Table 2.2). The alternate low scenario has an assumed average annual growth rate of 1.0% while the alternate medium and high scenarios have assumed rates of 2.0% and 3.0% respectively.

Table 2.2. Alternate Population Estimates

Year	Low	Medium	High
	1.0%	2.0%	3.0%
2019	1,562	1,609	1,657
2049	2,105	2,914	4,021
2069	2,569	4,330	7,262

5. *Growth Management*

The Town has a current land base of 482 ha, of which 59% (283 ha) is developed. As a result, approximately 198 ha of undeveloped land remains to accommodate future growth, consisting of approximately 113 ha of residential (including community/park land), 20 ha of commercial, and 65 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 1.5%, future land requirement estimates are presented in Table 2.3.

Table 2.3. Future Land Requirements

Land Supply/Requirement	Area (Gross Developable Hectares)*		
	Residential	Commercial	Industrial
In-Boundary Undeveloped Land Supply	113.3	20.5	64.6
10-Year Land Requirements	14.8	2.8	18.3
20-Year Land Requirements	32.2	6.0	39.4
25-Year Land Requirements	41.7	7.9	51.2
30-Year Land Requirements	52.2	9.8	64.0
40-Year Land Requirements	75.4	14.2	92.5
50-Year Land Requirements	102.4	19.3	125.6

*Bolted figures indicate where land requirements meet or exceed undeveloped land supply.

According to this projection, the Town has sufficient residential and commercial lands to meet its requirements in excess of 50 years. However, at the 30-year mark it will come close to exhausting its industrial land base. To accommodate growth projections for 50 years in the future, the Town will require an additional 61 ha of industrial land.

Based in the alternate population projections and assuming a medium growth scenario with an annual growth rate of 2%, future land requirement estimates are presented in Table 2.4.

At the 20-year mark, it is projected that the Town will have exhausted its current supply of undeveloped industrial land. At the 30-year mark, it will have also exhausted its commercial land base. There are sufficient residential lands within the current Town limits to meet its requirements for the next 40 years. To accommodate growth projections for 50 years in the future, the Town will require an additional 44.4 ha of residential land, 9 ha of commercial land and 127.7 ha of industrial land.



Table 2.4. Future Land Requirements (Alternate Projections)

Land Supply/Requirement	Area (Gross Developable Hectares)*		
	Residential	Commercial	Industrial
In-Boundary Undeveloped Land Supply	113.3	20.5	64.6
10-Year Land Requirements	20.3	3.8	24.9
20-Year Land Requirements	45.1	8.5	55.3
25-Year Land Requirements	59.4	11.2	72.9
30-Year Land Requirements	75.2	14.1	92.3
40-Year Land Requirements	112.0	21.1	137.4
50-Year Land Requirements	156.7	29.5	192.3

*Bolded figures indicate where land requirements meet or exceed undeveloped land supply.

3.0 Guiding Principles

During the plan preparation and engagement activities the following major themes and guiding principles 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:

- Promote walkability with high quality, well connected pedestrian and bicycle infrastructure to support mobility in all parts of the community;
- That the long term sustainability of the Town is based on a strong and diverse commercial and industrial base;
- Initiate the development of new recreational and other public use space opportunities, and enhance existing green spaces and parks to maximize their use; and
- Leverage unique local advantages such as the proximity to Grande Prairie, the presence of the CN rail line, and the strong sense of community to promote growth and sustainable 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. *Major Themes*

Participants in the planning process emphasized a desire to create new and improved opportunities in areas such as:

- Business development, especially supporting and promoting local businesses;
- Infrastructure development, with an emphasis on walking and cycling connectivity; and
- Arts, culture and recreation, especially the creation of more green space and parks, and cultural activities to bring the community together.

Opportunities were also seen for increased senior housing projects and assisted living facilities to improve the quality of life of the aging population group. There was also an interest for keeping the small-town feel and limiting heavy industrial development.

3. *Goals of the Plan*

The goals of this Plan are as follows:

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

4.0 General Development Policies

The following are general policies that apply across the Town. Subsequent sections of this Plan will 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 Provincial Land Use Framework, the Alberta Land Stewardship Act and any subsequent Regional Plan when considering amendments to this Plan, 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)*

The Town shall require that an ASP be prepared by the proponent/developer in accordance with Section 633 of the MGA, as a prerequisite to rezoning or subdivision approval in a previously undeveloped area. The ASP shall address:

- Conformity with this Plan, other statutory plans, and the Land Use Bylaw;
- Proposed land uses and population generation;
- The protection and integration of natural areas;
- The location of public parks and trails;
- Transportation networks and access;
- Provision of municipal infrastructure;
- Impacts on adjacent land uses and potential mitigation methods; and
- Any other matters identified by the Town.

4. *Technical Reports*

The proponent of an ASP may be required to provide technical reports in support of the proposed development. Such reports may include:

- Phase 1 environmental site assessment;
- Wetland assessment;
- Geotechnical assessment;
- Servicing design brief(s);
- Air quality monitoring; and
- Traffic impact assessment.

5. *Development Agreement*

When land is subdivided, developed or redeveloped the Town may require developers to enter into a development agreement 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.

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 will give first priority to infilling or existing serviced areas followed by areas where infrastructure can be extended efficiently.

■ 5.0 Residential Development

The Town has a current (as of 2016 census) population of 1,516 accommodated in 609 homes, the vast majority of which are single family dwellings. In addition to vacant and underutilized lots within the built-up area, large stocks of undeveloped residential land are available in the south portion of the Town.

It is the intent of this Plan to ensure the continued orderly development of residential areas to optimize maintenance and servicing costs, and to promote the infill of existing, vacant residential lots.

5.1 Objectives

- Accommodate a range of residential dwelling types.
- 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 should maintain a minimum 20-year supply of residential lands. As of 2019, the Town had an approximate 113 ha supply of undeveloped residential lands, which is sufficient to meet its long-term growth requirements.

3. *Residential Growth Areas*

The Town shall direct new residential development to existing built-up areas and new areas 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 support the development of low profile medium density residential development such as duplexes and townhouses at appropriate locations in the community.

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 in the community as demand warrants.

6.0 Commerce and Industry

Commercial development in the Town primarily consists of a small commercial core on 100 Street, and retail uses on 97 Street at the entrance to the Town. Future highway commercial development opportunities are provided Highway 43. Industrial development is located at the north end of the Town between the CN Rail line and Highway 43. There is 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 (82:28) 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 Plan 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

- Diversify the Town's economic tax base by attracting new and responsible commercial and industrial businesses.
- 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 should maintain a minimum 20-year supply of commercial and industrial lands. As of 2019, the Town had a 20 ha supply of undeveloped commercial lands and 65 ha of undeveloped industrial lands. This supply is sufficient to meet the Town's short- and medium-term growth needs, but will be monitored regularly so the Town can plan for security of land supply with the County for the long-term.

3. *Economic Development Strategy*

The Town shall prepare an Economic Development Strategy to provide clear guidance and strategies to support the viability of existing businesses and to attract new and diverse businesses to the community.

4. *Economic Growth*

The Town shall actively promote its proximity to Highway 43 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. *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.

6. *Support for Philip J. Currie Dinosaur Museum*

The museum is a key tourism and education facility in the community and its long term sustainability is important to the economic development of the Town. The Town will continue to work closely with the Museum on promotion and marketing efforts.



7. *Derelict Buildings*

Through administration of the *Unightly Premises Bylaw No. 665*, the Town shall actively encourage the cleanup of derelict properties in the community.

8. *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;
- 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.

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.

9. *Home Based Business*

The Town, through the Land Use Bylaw, shall encourage and promote the development of home based businesses.

10. *Proximity to Oil and Gas*

Subdivision and development applications shall identify any oil and gas facilities in the vicinity and comply with required setbacks.

7.0 Parks and Recreation

Parks, recreation and cultural facilities are essential to a community's success as they are key contributors to the overall health and wellbeing of Town residents and therefore improve quality of life. At present the Town is underserved as it relates to park spaces in residential neighbourhoods, a need to address going forward. In addition, there is an opportunity to better connect the community with the large wetlands that abut the Town to the northeast and west.

7.1 Objectives

- To create and maintain an integrated, accessible and well-planned system of open space, trails, parks and recreational/cultural facilities.
- To continue to provide recreation and cultural programming, and explore new opportunities.

7.2 Policies

1. *Applicability*

The policies of this section apply to those lands identified as Open Space/Community on Map 2, and will serve to implement the Parks and Open Space network components shown on Map 3.

2. *Park Spaces*

Park and recreation spaces will 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 with developers and community stakeholders to develop a trail system that connects neighbourhoods with community facilities, school sites, and natural areas.

4. *Joint Use Agreements*

The Town should pursue partnerships and joint facility development opportunities with area school boards through joint use agreements.

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 neighbouring municipalities to monitor and identify opportunities for new recreational and cultural programming.

6. *Recreation and Parks Master Plan*

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

7. *Community Centre*

The Town shall continue to plan and develop a new community centre in the central core to replace the current Town Office and community hall.

8. *Dog Park*

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

9. *Municipal Reserve (MR)*

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



10. *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:

- In the case of commercial, industrial or other non-residential subdivisions, when money in place shall be acquired in accordance with the Act; or
- Deferred to assemble larger school or recreation sites in accordance with an approved ASP.

11. *Money in Place of MR*

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

12. *School Location*

The Peace Wapiti School Division has identified a need for a future school site in the Town. During the planning process for new lands, the developer and Town shall work with the PWSD to secure an appropriate site.

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 Plan 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. *Trails Plan*

The Town should prepare, in cooperation with the County, a regional trails plan that investigates connection opportunities to Pipestone Creek and Lake Saskatoon.

5. *Road Improvements*

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

6. *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 Highway 43 to Alberta Transportation for review and comment.

7. *Future Interchange*

Alberta Transportation has long term plans to construct an interchange at the intersection of Highway 43 and Highway 724/Range Road 83. The Town, in cooperation with other stakeholders, shall work with Alberta Transportation during the design phase to ensure that the proposed location and configuration of the interchange does not unnecessarily compromise access to the Town.

8. *Impacts of Rail Activities*

As a result of expanding rail-dependent and industrial activity in the Town and further to the west, the Town shall work with the County, CN Rail, and industry stakeholders to review potential mitigation measures to address 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 and supporting engineering reports. Such service extensions shall be the responsibility of the developer in accordance with the terms of a servicing agreement.

2. *Water and Sanitary Sewer*

All subdivision and development proposed shall be required to connect to the Town's municipal water and sewer systems.

3. *Servicing Master Plans*

The Town shall work with Aquatera Utilities to prepare a Water and Sanitary Sewer Master Plan to address the long term planning of the systems, ensure that the Town's long term growth needs can be met, and to identify priorities for maintenance/upgrading. The Town may also undertake the preparation of a Storm Drainage Master Plan if warranted by development pressures.

4. *Capital Plan*

The Town shall work with Aquatera Utilities to prepare a capital plan to identify priorities for future water and sanitary sewer upgrades.

5. *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.

6. *Stormwater Servicing*

Developers shall be required to provide detailed stormwater management plans as part of the subdivision and development processes.

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. *Air Quality*

The Town shall work with local industry and other partner organizations as required to monitor air quality in the community.



■ 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

- Maintain mutually beneficial relationships with adjacent municipalities or other stakeholders, as well as Provincial and Federal agencies to achieve the objective 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 Plans and Agreements*

The Town shall support intermunicipal planning and joint agreements with its neighbouring and partner municipalities. The Town will further participate in the monitoring and review of these plans and agreements to ensure they remain current and reflect the needs of the respective municipalities and area residents.

3. *Intermunicipal Development Plan*

The Town shall enter into the preparation of an Intermunicipal Development Plan with the County of Grande Prairie No. 1 at such time as the Town's future growth needs warrant.

4. *Watershed Management*

In keeping with Alberta's "Water for Life" initiative, the Town shall work with provincial agencies and neighbouring municipalities to protect watersheds and maintain the water quality of surface and groundwater systems.

■ 10.0 Monitoring and Review

This Plan 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 Plan must be achieved.

This Plan 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 must be prepared at any time to consider proposed amendments to this Plan 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 Plan continues to be current and relevant, it should be reviewed at 5 year intervals unless changing conditions warrant a review prior to that time. Plan 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 Plan or the Land Use Bylaw is required to accommodate a proposed subdivision, the amendment shall receive third reading from Council prior to subdivision approval taking place.

3. *Amendment Applications*

The Town or a landowner may initiate an amendment to this Plan. An application to amend this Plan 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.