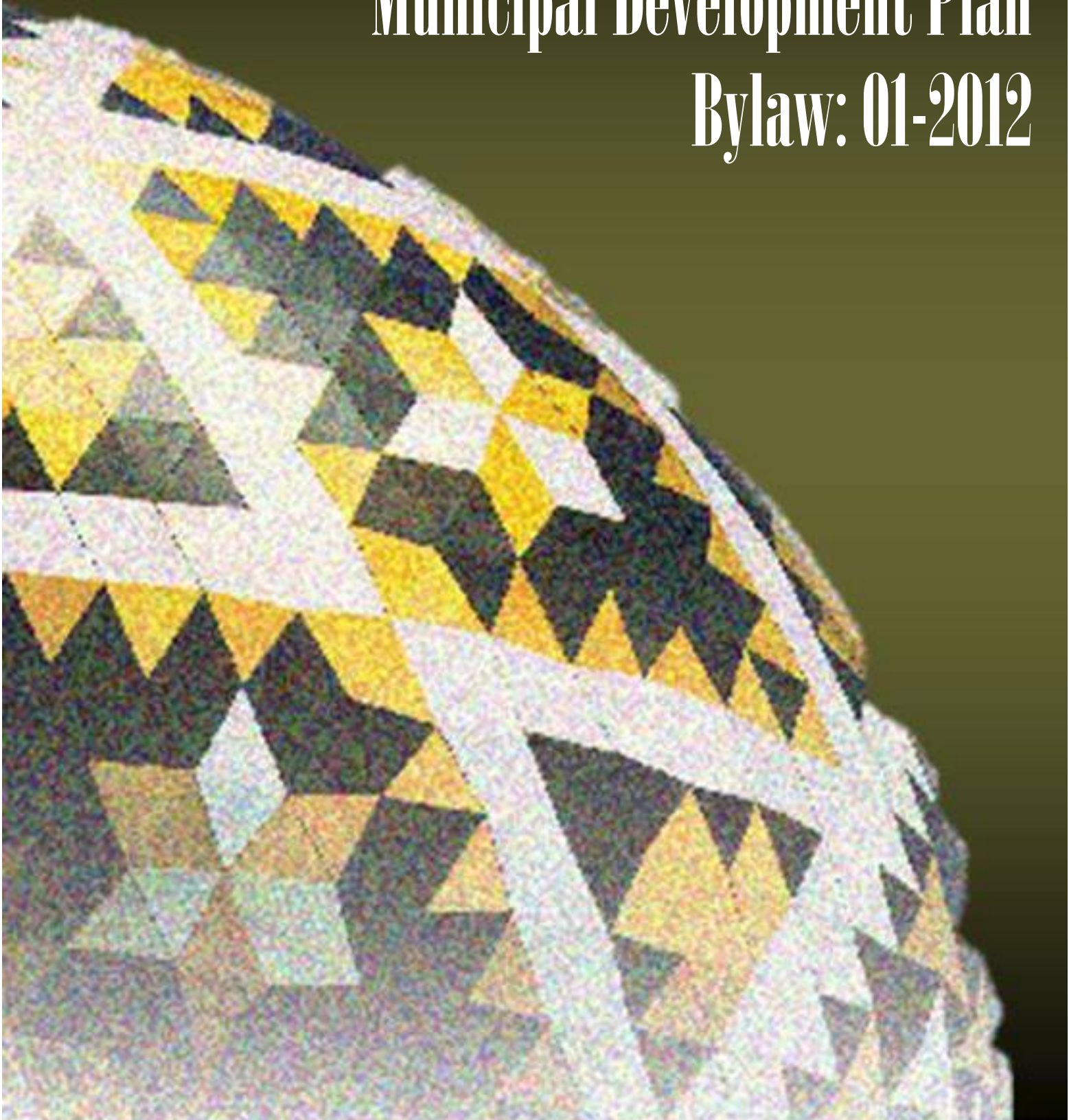


Town of Vegreville

Municipal Development Plan

Bylaw: 01-2012





BYLAW NO. 01-2012 TOWN OF VEGREVILLE

THIS BYLAW BEING BYLAW NO. 01-2012 OF THE TOWN OF VEGREVILLE, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE MUNICIPAL DEVELOPMENT PLAN.

WHEREAS, under the provisions of the *Municipal Government Act*, RSA 2000, Chapter M-26, the Council of the Town of Vegreville may pass Bylaws and may make provisions that it deems necessary to carry out the purposes of the Bylaw;

AND WHEREAS the Council of the Town of Vegreville deems it desirable and necessary to adopt a Municipal Development Plan;

NOW THEREFORE, the Council of the Town of Vegreville, in the Province of Alberta, duly assembled enacts as follows:

1. SHORT TITLE

1.1 This Bylaw may be cited as the "Municipal Development Plan Bylaw".

2. GENERAL

2.1 That the Town of Vegreville Municipal Development Plan, being the document attached hereto as Schedule "A", is hereby adopted.

3. RESCIND

3.1 Bylaw No. 05-03 and amendments thereto is hereby rescinded.

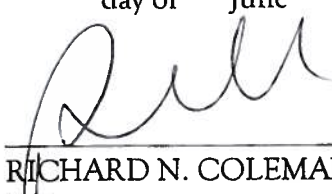
4. EFFECTIVE DATE

4.1 This bylaw shall come into full force and effect upon the date of the third and final reading.

READ for a first time this 23rd day of January, 2012 A.D.

READ for a second time this 25th day of June, 2012 A.D.

READ for a third time this 25th day of June, 2012 A.D.



RICHARD N. COLEMAN
MAYOR



JODY QUICKSTAD
TOWN MANAGER

“SCHEDULE A”
BYLAW NO. 01-2012

Town of Vegreville Municipal Development Plan attached hereto.

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Table of Contents

Section 1.0

Municipal Development Plan Purpose	3
--	---

Section 2.0

Planning Process.....	10
-----------------------	----

Section 3.0

Land Use & Future Development	14
-------------------------------------	----

Section 4.0

Environmental Management.....	19
-------------------------------	----

Section 5.0

Residential.....	23
------------------	----

Section 6.0

Commercial.....	26
-----------------	----

Section 7.0

Industrial.....	29
-----------------	----

Section 8.0

Recreation, Culture , Park & Open Spaces.....	32
---	----

Section 9.0

Transportation.....	35
---------------------	----

Section 10.0

Utilities & Infrastructure.....	39
---------------------------------	----

Section 11.0

Community Wellbeing.....	41
--------------------------	----

Section 12.0

Inter Municipal Planning.....	42
-------------------------------	----

Section 13.0

Administrative Matters.....	44
-----------------------------	----

Glossary.....	47
---------------	----

List of Maps

1.0 Location Map.....	5
2.0 Existing Land Use Map.....	7
3.0 Future Land Use Map.....	18
4.0 Flood Hazard Map.....	22
5.0 Parks, Recreation and Trails Map.....	33
6.0 Road Hierarchy Map.....	38



Municipal Development Plan Purpose

Section 1.0

The purpose of this Municipal Development Plan (MDP) is to satisfy the requirements of Section 632 of the Municipal Government Act 1994, and equally important, to provide clear direction to Vegreville's Council and Administration in guiding sustainable growth and development.

The MDP will also inform the wider audience of residents, developers and business owners of the sustainable growth direction that the Town has chosen to take. The MDP provides the policy foundation for more detailed area structure plans and area redevelopment plans that will be prepared subsequent to this plan.

This Plan provides a long term vision, which will be implemented by short and longer term goals and policies of the Town. The Plan has been written so that the goals establish the direction of the Town and the policies focus on more specific issues and how the goals will be realized. Consideration of the character of existing and proposed land uses, as well as servicing requirements in the Town's boundaries are covered by the MDP.

The MDP creates a comprehensive land use strategy that informs the community of where future development may be located and the form it should take. By providing a structured policy framework which aims towards creating a community that has an appropriate mix of housing choice, a strong sense of community, that retains the natural environment, while encouraging a diversified and vibrant economy, Vegreville will continue to maintain the quality of life it enjoys in a sustainable manner.

The MDP is adopted by Council to guide land use and development decisions, and to provide planning direction in a variety of areas from redeveloping sites, to providing design criteria for undeveloped lands. The Plan addresses growth and development challenges and responds to economic and social changes that may occur over time.

The Plan has been prepared in accordance with Section 632 of the Municipal Government Act, and replaces the previous Municipal Development Plan, Bylaw 05-03 which was adopted on June 23, 2003.





Vegreville Context

Section 1.0

Location

The Town of Vegreville with a population of approximately 6000 people, is located due East of Edmonton within the County of Minburn #27. Vegreville is 105km from the provincial capital and 146km west of Lloydminster – **See Map 1: Location Map**. Located east of Elk Island National Park and surrounded to the north by several lakes, Vegreville enjoys many natural features and landscapes within close proximity to the Town.

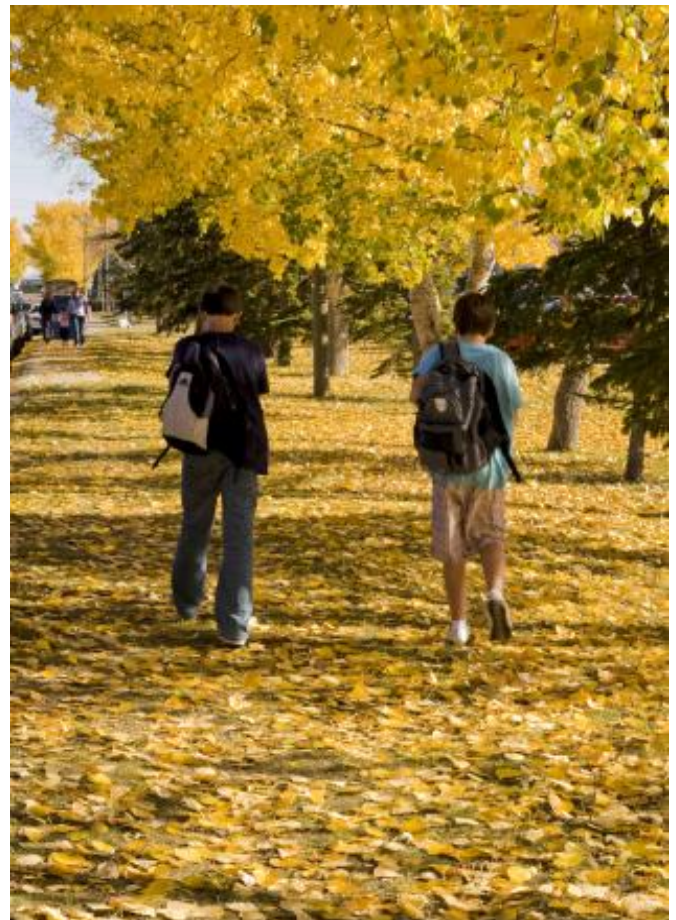
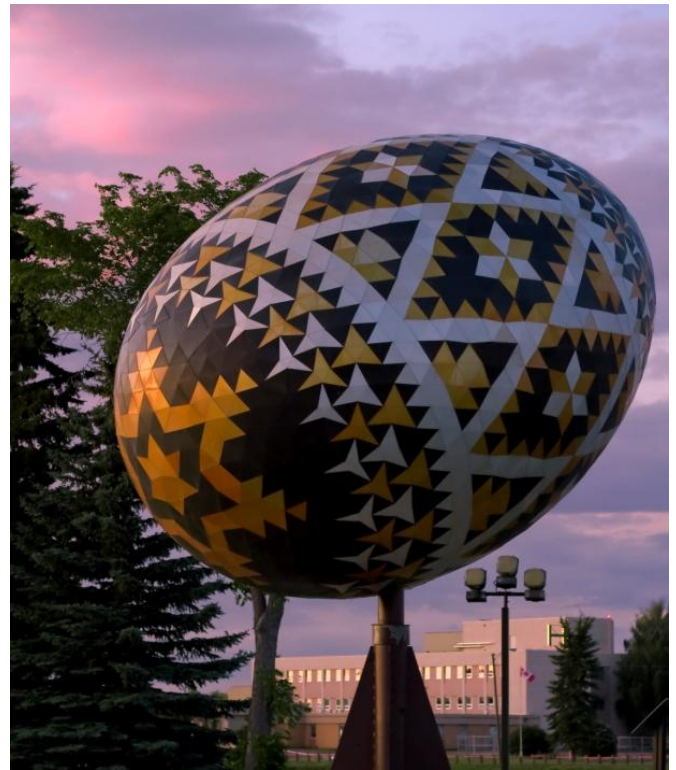
Historic Growth & Urban Form

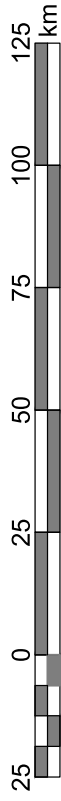
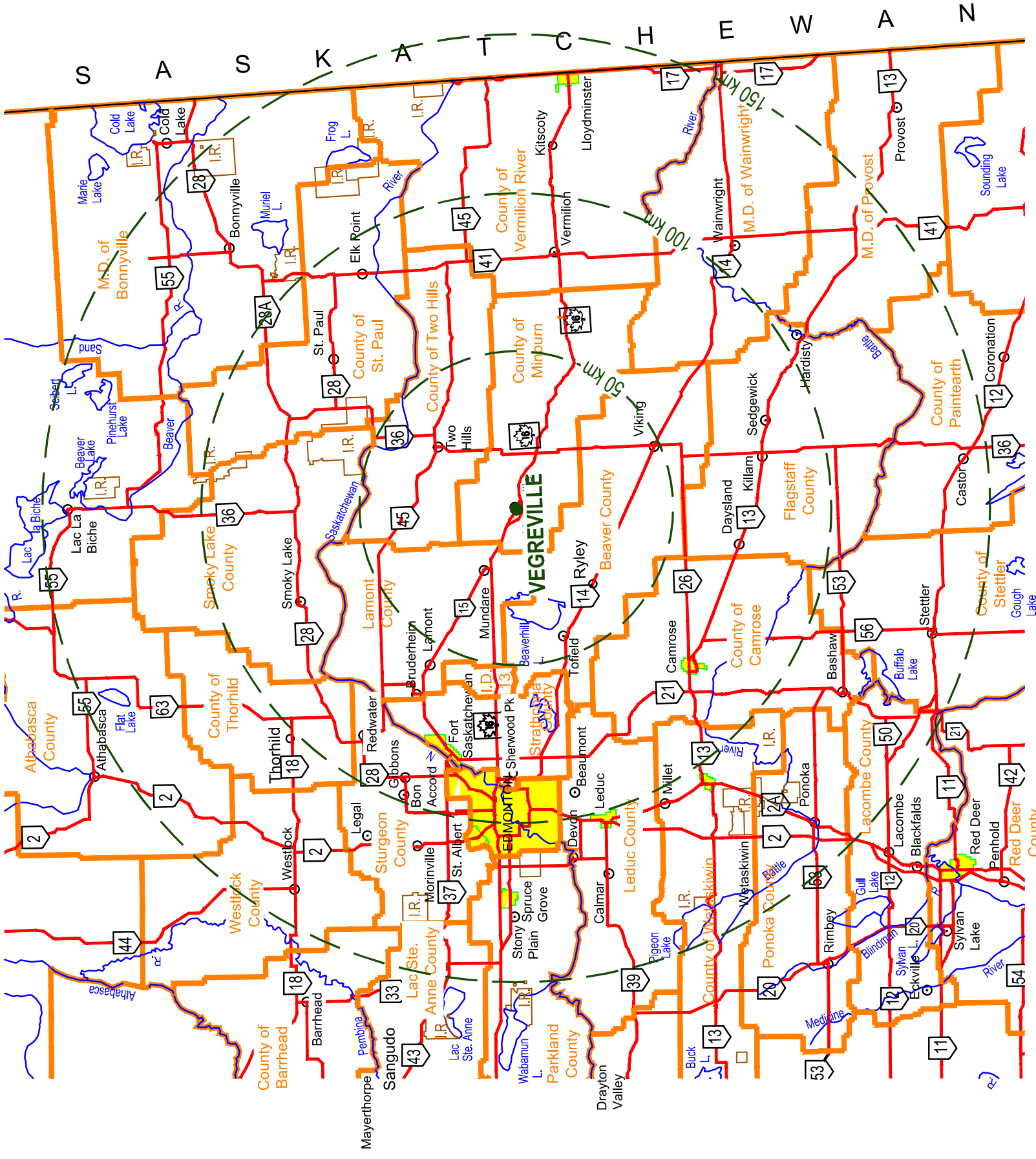
Considered as one of the most beautiful towns on the prairies, Vegreville's natural environment and vibrant community creates a 'quality of life' that other small towns envy. Within the Municipal boundaries, residential, commercial, industrial and rural-undeveloped land exists. This mix of land uses, within the 13.49 km² of the Town's boundary, is diverse and varied considering its size. With such a diverse range of land uses within a small area, locating land uses to avoid potential conflict is of foremost importance to the Town.

The Town was founded in 1906 as a service center for the surrounding agricultural land uses, has grown to become a community with a diversified economic base.

Several large corporations and a Provincial research facility are now located in Vegreville and have attracted highly skilled professionals and scientific researchers. The oil and gas industry has also positively impacted Vegreville's economic growth, with a number of wells located within the surrounding County of Minburn.

In 1992 Highway 16 was rerouted away from Vegreville's Main Street (50th Avenue), which significantly reduced the volume of heavy vehicles passing through the Town, improving safety and quality of life. Now designated as Highway 16A, the 50th Avenue area continues to thrive as Vegreville's central business district.





SCALE 1 : 2 000 000



TOWN OF VEGREVILLE MUNICIPAL DEVELOPMENT PLAN

LOCATION MAP

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ENGINEERING PLANNING URBAN DESIGN

MDP MAP

1

MARCH, 2011



Vegreville Context

Section 1.0

Existing Land Uses

The existing land use is typical of many small towns in Alberta. Commercial land uses line the main arterial street (50th Avenue) with residential dwellings being set back on either side of the commercial areas. In the northwest area of the Town, a node of commercial development has been created adjacent to the institutional research facility. Other institutional land uses are located throughout the residential areas of the Town as are parkland and natural reserves – **See Map 2: Existing Land Uses.**

Industrial land uses are clustered together in the Northwest and Southeast areas of the Town. A large tract of land is zoned as industrial in the Northwest corner, where the Alberta Innovates Technology Futures campus (formerly Alberta Research Council Vegreville) is located. There is also some industrial land uses located on the south-eastern entry to Vegreville, which is an area that can likely support further development, including industrial activity related to the oil and gas sector.



Development Constraints

Flooding

Several studies of the Vermilion River and the flood hazard that it creates have been undertaken by Alberta Environment. An unnamed tributary as well as the Vermilion River are both located within the Town boundaries and have a history of flooding. The extent of the 1:100 year flood event for both systems has been analyzed and mapped, to reduce the flood hazard potential. Flooding of the waterways typically occurs during spring, as a result of snowmelt, with high flows most likely to occur in March or April.

Contaminated Sites

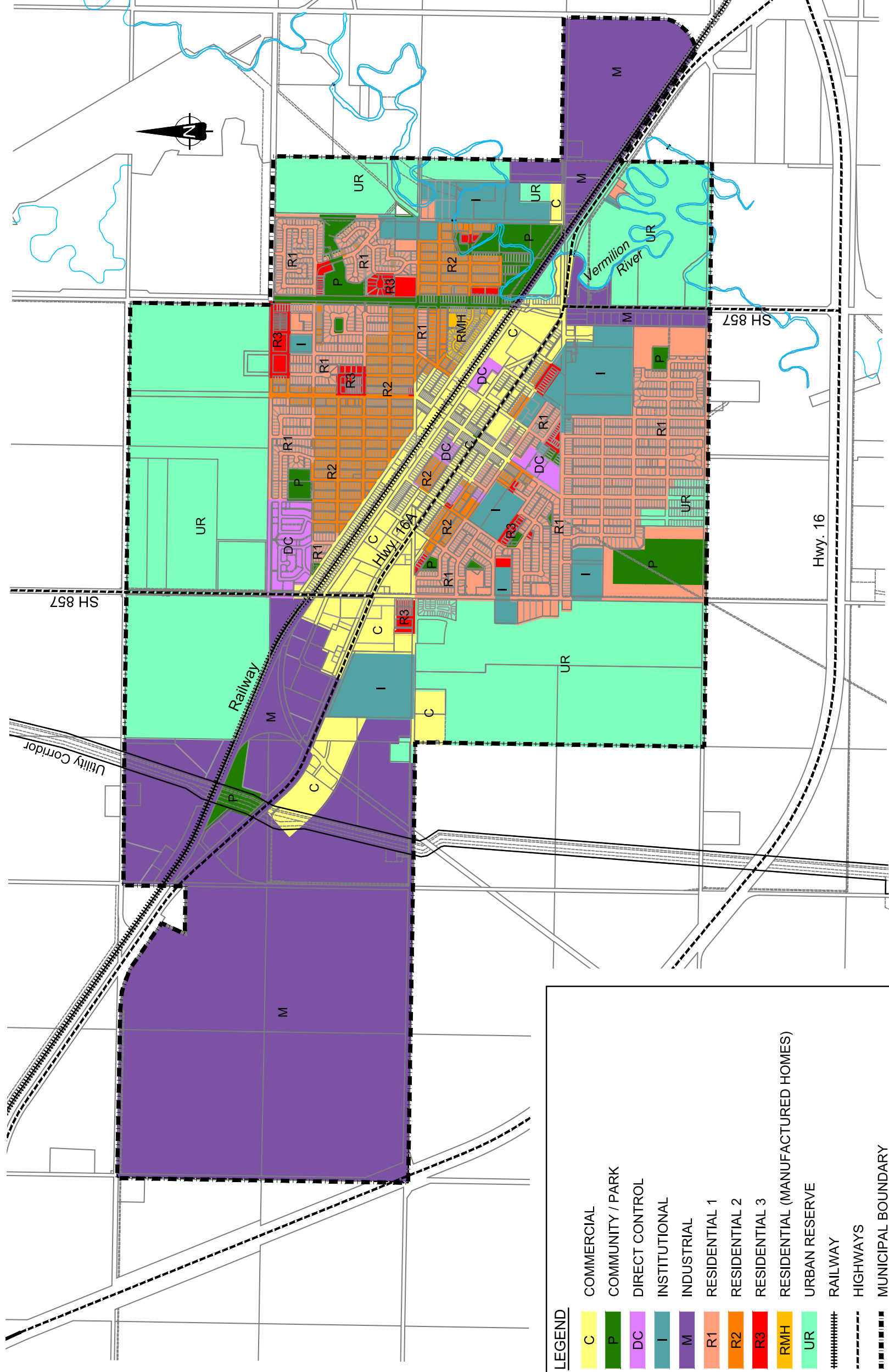
Vegreville's recorded contaminated sites are limited to seven sites within the built area of the Town. The nature and levels of contamination vary, however they do not present a constraint to new Greenfield development. They each have management plans to help mitigate and monitor the contamination risk.

Airport and Heavy Industry

The **Future Land Use Map (Map 3)** illustrates the areas of growth potential within the existing municipal jurisdiction. The airport presents a development constraint to the Northeast, and careful planning will occur to ensure that noise from the airport does not affect the adjacent area. Similarly, land uses that create noise and other negative externalities will be clustered together and located away from residential areas.

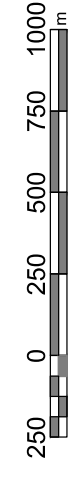
Highways and Railway

The Town is aware of the planning and design of Alberta Transportation's future interchange at the Highway 16 and 16A intersection. The quantity of available land between the urban fringe and Highway 16 is significant and could accommodate a significantly larger population – approximately 15,000 people should Vegreville continue to grow. This land is currently outside the municipal boundaries and would require annexation. Canadian National Railway also passes through Vegreville and runs parallel to Highway 16A. Future redevelopment of land uses along or in close proximity to the railway must be compatible with this mode of transportation.



LEGEND

- C COMMERCIAL
- P COMMUNITY / PARK
- DC DIRECT CONTROL
- I INSTITUTIONAL
- M INDUSTRIAL
- R1 RESIDENTIAL 1
- R2 RESIDENTIAL 2
- R3 RESIDENTIAL 3
- RMH RESIDENTIAL (MANUFACTURED HOMES)
- UR URBAN RESERVE
- RAILWAY
- HIGHWAYS
- MUNICIPAL BOUNDARY



SCALE 1 : 30 000

Pursuant to Land Use Bylaw# 06-03



TOWN OF VEGREVILLE
MUNICIPAL DEVELOPMENT PLAN

EXISTING LAND USE

MARCH, 2011

Population Growth

Section 1.0

Population Projections

Figure 1 illustrates the population for the Town of Vegreville since 1981, and shows that between 1981 and 2009, the Town experienced modest growth, reaching a current population of 5,834 people (2009 Census).

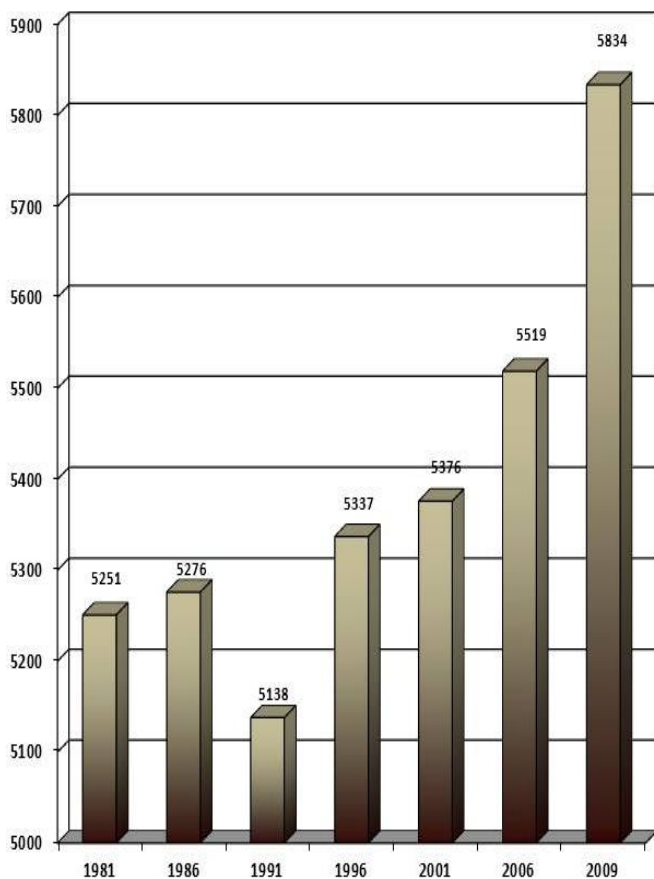


Figure1 – Historical Population 1981 to 2009

Over the 25 year period between 1981 and 2006 (census years), the average household size in Vegreville declined from 3.10 persons per dwelling to 2.24 persons per dwelling.

Although building permit activity remained relatively consistent throughout these years, population increase was modest. In the most recent years, even with small household sizes, the population has climbed steadily, reaching almost 6,000 or an average of close to 35 households per year for the 2006 – 2009 period.

Land Use Consumption

Estimates

Utilizing a residential growth factor of 1.5% per year, the Town anticipates that over the next twenty (20) years the population will increase to 7,800.

This growth will not be limited to the residential sector. As a means of diversifying its economy, the Town will be proactive in attracting commercial and industrial businesses. As such, the Town has made a number of assumptions with respect to the consumption of land. These assumptions are shown in the following tables.

Category	Assumptions
Residential Land Use	<p>Average Household Size of 2.25 persons.</p> <p>Average Density of 5.0 units per gross developable acre.</p>
Industrial/Commercial Land Use	The Town will utilize 125 acres of clean industrial and commercial land for each 1,000 persons of new growth.
Other Land Uses	The Town will utilize 25% of the calculated residential, industrial, and commercial lands to accommodate a broad range of other uses including institutional, regional parks, land that is unsuitable for development, and land held off the market and unavailable for development at any particular time. Furthermore, the Town is expected to eventually bring their own lands into their municipal jurisdiction.

Table 1 – Town of Vegreville
Demographic and Land Consumption Assumptions



Population Growth

Section 1.0

Table 2 – Population Projection 2010 to 2029

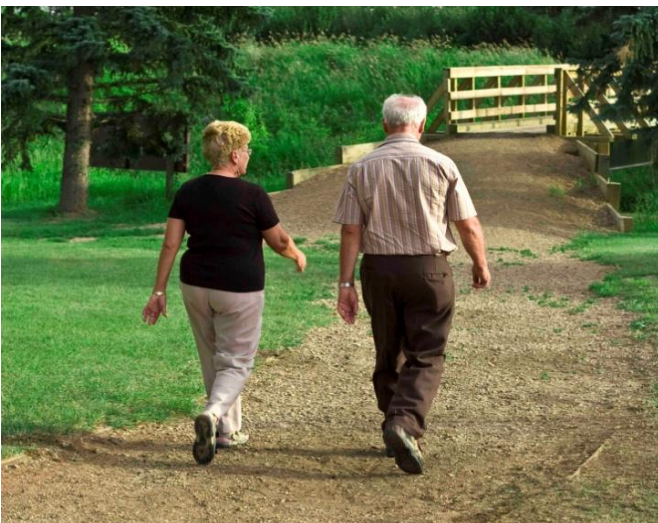
Growth Calculations	2010	2014	2019	2024	2029	Total
Total Population (based on 1.5% growth)	5,834	6192	6671	7186	7741	7741
Population Change		358	479	515	555	1907
Population Growth / Year		90	120	129	139	
Dwelling Units added (based on 2.25 person per household)		159	213	229	247	848
Dwelling Units / Year		40	53	57	62	

Table 3 – Land Consumption 2010 to 2029

Land Requirements (Acres)	2010	2014	2019	2024	2029	Total
Residential Land (New Required) - @ 5.0 units per gross acre		31.8	42.6	45.8	49.4	169.6
Residential Land – Per Year - @ 5.0 units per gross acre		7.95	10.65	11.45	12.35	
Other - @ 25% of total requirements		7.95	10.65	11.45	12.35	42.4
Commercial/Industrial Land (New Required) - @ 125 acres per 1,000 population		44.8	59.9	64.4	69.4	238.4
Commercial / Industrial Land - Per Year - @ 125 acres per 1,000 population		11.3	15.0	16.1	17.4	
Other - @ 25% of total requirements		11.2	15.0	16.1	17.3	59.6
Total Land Requirements		95.7	128.1	137.7	148.5	510.0

Table 4 – Land Supply 2010 to 2029

Land Supply (Acres)	2011	2014	2019	2024	2029	
Residential Land - MDP Designated (Yearly requirements minus 2011 supply)	630	590	537	478	418	
Commercial / Industrial - MDP Designated (Yearly requirements minus 2011 supply)	470	414	339	259	172	



P

lanning Process

Section 2.0

MDP Development

The development of this Plan was influenced and informed by Vegreville's Integrated Community Sustainability Plan (ICSP). That process established Vegreville's sustainability priorities and key strategies to achieving community sustainability. Subsequently, it was recognized that to give statutory weight to the key outcomes of the ICSP, that integration of the strategic priorities is required into this MDP.

In January of 2010, the Town provided community input opportunities using a public open house/workshop and a community survey to engage the Vegreville residents. This consultation during the preparation of the ICSP highlighted several areas of sustainability which could be improved. These outcomes that helped shape the ICSP strategic priorities have in turn provided the foundation to this revised MDP.

Consultation

In keeping with Council's desire to ensure residents and stakeholders in Vegreville be kept abreast of planning policy changes, additional public consultation was held in May, 2011. Draft MDP Goals and Policies were presented, and issues or concerns were discussed at an Open House and subsequent Focus Group sessions. Key areas of focus that were established included:

- Senior Citizens and Youth as a special demographic.
- Economic Development and Business Growth.
- Social, Cultural and Recreational Interests.

The input received garnered even more support for direction in the Integrated Community Sustainability Plan or provided focus and detail for the many initiatives and policy offered in the MDP.





Guiding Principles

Section 2.0

The Vegreville MDP review and revision process relied on the outcomes of the ICSP process to influence the MDP's new vision for the community.

Aligning the MDP goals and policies with the sustainability actions identified in the ICSP, recognizes a policy shift towards long range community planning with a sustainable focus. This MDP is guided by the following principles:

- **Sustainability in Vegreville**

Vegreville is committed to meeting the needs of its current community without compromising the ability of future generations to meet their needs. Sustainability in Vegreville will be achieved through a balancing of short and long term environmental, social and economic goals. The Town recognizes the importance of strong governance to lead and promote sustainable growth.

- **Environmental Stewardship**

Maintaining a high quality of life in Vegreville requires the stewardship of the natural environment. Protecting the natural environment through efficient uses of land, energy, water and other natural features is essential to ensuring environmental sustainability. Further enhancement of existing natural features will add to the quality of life in Vegreville for the existing community and those of future generations.

- **Economic Diversification**

A financially sustainable future relies on an economically diverse and prosperous economy. Encouraging a strong and diversified workforce, while providing efficient and cost effective municipal services, will support a successful Vegreville economy now and in the future.





Guiding Principles.... continued

Section 2.0

- **Community Cohesion**

The Town recognizes that the people of Vegreville are an important resource. To provide effective governance of the Town depends on the collective knowledge, experience and creativity of the Town's residents. Involvement of the community in decision making is instrumental to creating a cohesive and unified Township.

- **Inter Municipality Collaboration**

The Town will work in collaboration with the County of Minburn with regards to infrastructure, service delivery and environmental issues. Further sharing of services will be investigated to improve the efficiencies across municipal boundaries.

- **Cultural and Character Preservation**

Vegreville's strong cultural character should be embraced and celebrated. The Town will support and encourage the societies and organizations that celebrate Vegreville's distinct cultural character and that promote further celebration of the Town's heritage.

These principles for future land use development and sustainable community growth will create a quality of life that the community demands, now and for future generations.

This Municipal Development Plan which includes goals and policies based on these principles will ensure a quality of life that aims to achieve economic vitality, smart governance, community wellbeing and a healthy natural and built environment.

To incorporate these principles into the MDP, the following goals set the overall approach to municipal development planning in Vegreville.





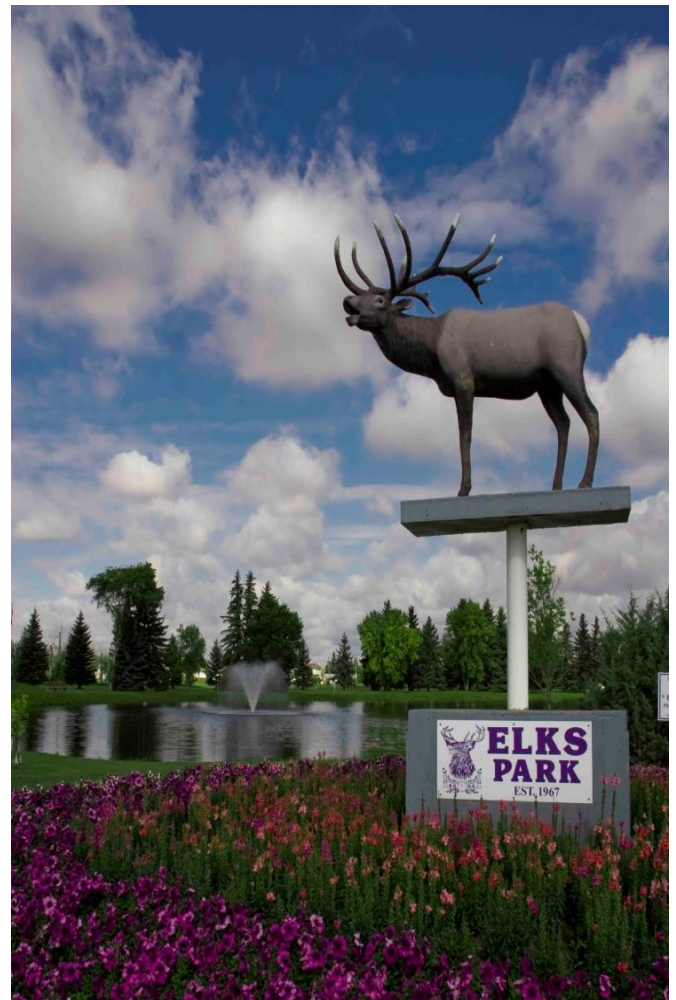
General Goals

Section 2.0

Goals

- It is the goal of the Vegreville Community to sustain its unique cultural identity by honoring and supporting the history, celebrating the community diversity, and promoting a dynamic cultural community.
- The Town will be proactive in managing development with the goal of promoting sustainable growth, investment opportunity, and environmental stewardship.
- The Town will establish measurable indicators of sustainability, design guidelines and standards for future community development.
- The Town will identify current and potential constraints, issues and opportunities related to social, economic and environmental community matters and establish methods to resolve and mitigate them.
- The Town will establish clear and concise policies that provide a course of actions towards achieving the Town's sustainability goals.
- The Town will ensure consistency with Provincial Land Use Policy.

- The Town will encourage transparent, collaborative communication between residents, stakeholders, developers and the Town.
- The Town will foster and develop relations with adjoining municipalities.





Land Use & Future Development

Section 3.0

The land use framework for Vegreville continues to support the historic and current pattern of growth with residential radiating out from the core (to the north and south), commercial in the centre and industrial uses at the outer edges. The intent will also be to continue to move unsightly industrial and service commercial away from the Highway 16A corridor and into designated industrial areas and business parks. Vegreville now has the opportunity to create a vibrant commercial core and highway precinct that contains a mixture of commercial uses, amenities and even higher density housing. New or expanding residential areas will also respect potential for increased density and a variety in forms of housing to meet demand, changing demographics and affordability factors. Besides continued redevelopment opportunities, the Town has designated major land areas for new residential neighbourhoods that will accommodate increased standards of housing, development aesthetics and integration with green space. All in all, the pattern of growth and development will respect efficiencies but support a mixture of land uses as the population increases and the tax base is diversified.

Goals

- Advocate for sustainable community growth, including employment opportunities, small business retention/expansion, population increases.
- To promote, expand and enhance economic development, diversify the local economy, create jobs, attract new investment and expand and diversify the tax base.
- Create a range of housing opportunities, styles and options.
- Integrate green space and open spaces into Vegreville's urban environment.
- To identify future growth opportunities and to ensure an adequate supply of developable land that can accommodate future growth.





and Use & Future Development

Section 3.0

Policies

- 3.1 Future development in Vegreville shall be in general conformance with **Map 3: Future Land Uses**. Map 3 will be used as a guide when assessing future development proposals.
- 3.2 Development and subdivision proposals that are contrary to the goals and policies of this plan will be assessed and evaluated based on their merits and in conjunction with the land use controls set out in the Land Use Bylaw.
- 3.3 The Town shall require Area Structure Plans to be prepared by developers for consideration by Council for new developments and subdivisions in accordance with the Municipal Government Act (Section 632). Each Area Structure Plan shall be supported by a Technical Report. A Technical Report should include information about:
- Provision for parks and open space;
 - Provision for school sites and school population;
 - Linear parks and pedestrian walkway systems;
 - Transportation impacts and opportunities;
 - Site conditions and topography;
 - The market demand for medium and/or high density residential and commercial development;
 - Neighbourhood population;
 - The identification and protection of locally significant natural areas (refer to the Communities in Bloom register);
 - Archaeologically or historically sensitive areas;
 - Community focus and community facilities;

Policies.....continued

- Servicing infrastructure and capacities;
 - Lot size and anticipated house types and density;
 - Opportunity for neighborhood commercial uses (if applicable).
 - Effect of existing roadways, pipelines, utilities or existing industrial activity;
 - Evaluation of the need for noise attenuation for major arterial roadways or railways adjacent to residential areas;
 - A detailed statement addressing compliance with the MDP;
 - Fiscal impact review;
 - Public consultation plan;
 - Rationale for amendments to existing Area Structure Plan; and
 - Other topics deemed appropriate by the Approving Authority.
- 3.4 Prior to established developments being substantially changed by redevelopment, an Area Redevelopment Plan Bylaw, in accordance with the Municipal Government Act is required and shall be supported by a Technical Report. A Technical Report should include information about:
- Neighbourhood public participation;
 - Transportation, including noise attenuation requirements;
 - Servicing infrastructure and capacities;
 - Recreation and open space;
 - Redevelopment levies;
 - Architectural controls;
 - Neighbourhood population and housing types;
 - Schools and school population;
 - The identification and protection of sustainable locally significant natural areas;



and Use & Future Development

Section 3.0

Policies.....continued

- Environmental assessment;
- The identification of archaeologically or historically sensitive areas;
- A detailed statement addressing compliance with the MDP;
- Fiscal impact review and market assessment;
- Public consultation plan;
- Rationale for amendments to existing Area Redevelopment Plans; and
- Other topics deemed appropriate by the Approving Authority.

3.5 All adopted statutory plans shall adhere to this plan.

3.6 The Land Use Bylaw and all non-statutory plans and policies adopted by Council should be consistent with this plan.

3.7 In compliance with the Subdivision and Development Regulation, pursuant to the Municipal Government Act, no applications for subdivisions and/or development of schools, hospitals, food establishments, or residences will be approved within 300 meters of the boundary of the Town wastewater treatment facility or former landfill site without the written consent of the Deputy Minister of the Department of Environment.

3.8 Priority shall be given to development that infills existing serviced areas followed by areas where infrastructure can be economically extended provided due regard is given to the following:

- Compatibility in height, scale and design of other buildings in the neighbourhood;
- Continuity with nearby streetscape and allotment patterns;

Policies.....continued

- Compatibility with surrounding land uses;
- Appropriate landscaping, provision of parking/loading, and preservation of existing vegetation; Preservation and integration of buildings considered to have historical and/or architectural significance;
- Infrastructure capability;
- Evaluation of land use impact on conversion of commercial and institutional district lands;
- Encouragement of additional low density infill units through semi-detached or two or more single-detached units replacing a single-detached unit; and
- Public consultation.

3.9 The Town will work collaboratively with private sector interests to develop the Town in accordance with the **Future Land Use Map (Map 3)**.

3.10 Upon the subdivision of land, the Town will require the provision of reserves; in the form of land, money, or a combination thereof; to the maximum amount provided for in the Municipal Government Act.

3.11 New development and redevelopment will be required to provide all on-site and off-site servicing required by the subject development. The developer's payment of servicing costs shall occur as specified in the Municipal Government Act in regard to redevelopment and off-site levies.



Land Use & Future Development Goals Section 3.0

Policies.....continued

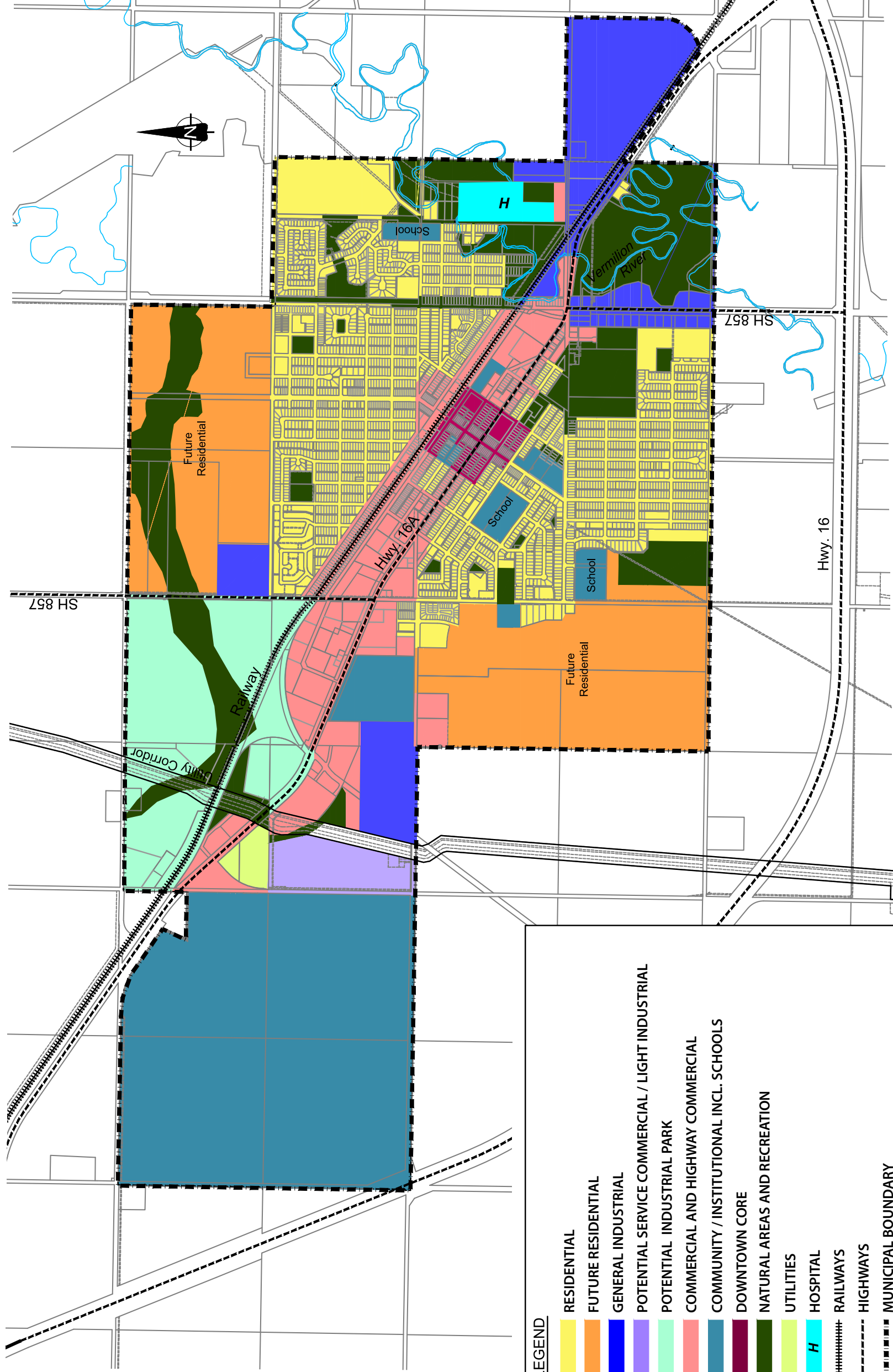
- 3.12 The Town will encourage a high level of aesthetic appeal and design standards in all new developments and redevelopments. The Land Use Bylaw shall be amended to call for design guidelines to improve the aesthetics and standards for developments and redevelopments, paying particular attention to creation and maintenance of architectural standards.
- 3.13 The Town shall encourage early consultation with the public, developers, and stakeholder groups to ensure efficient and effective development review processes occur.
- 3.14 The Town should support the Vegreville Economic Development Board to prepare an economic development strategy which aims at creating local employment opportunities as well as:
- Exploring more innovative land use options including industrial or business parks, agri-business and value-added business ventures;
 - Attracting high tech and 'clean' industry;
 - Encouraging local businesses to participate in and integrate into community life; and
 - Supporting the efforts of groups that provide entrepreneurial value to stimulate local economic growth.

Policies.....continued

** Other key objectives that have emanated from the Economic Development Board's Preliminary Strategic Plan, and that relate to this MDP, include the following:*

- Support the creation of downtown markets.
- Work with the Town regarding streetscape revitalization and road surface improvements along 50th Ave/Highway 16A.
- Foster greater economic partnership with the County of Minburn No. 27.
- Work with the Town regarding the development of land adjacent to 75th Street for light industrial and commercial use.
- Support the development of annexed land at the east end of town for the construction of a bio-diesel plant.
- Encourage the development of the Inter-municipal Development Plan (IDP) between the Town and the County.





LEGEND

- RESIDENTIAL
- FUTURE RESIDENTIAL
- GENERAL INDUSTRIAL
- POTENTIAL SERVICE COMMERCIAL / LIGHT INDUSTRIAL
- POTENTIAL INDUSTRIAL PARK
- COMMERCIAL AND HIGHWAY COMMERCIAL
- COMMUNITY / INSTITUTIONAL INCL. SCHOOLS
- DOWNTOWN CORE
- NATURAL AREAS AND RECREATION
- UTILITIES
- HOSPITAL
- RAILWAYS
- HIGHWAYS
- MUNICIPAL BOUNDARY



SCALE 1 : 30 000

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CTO
ENGINEERING PLANNING URBAN DESIGN

Note: This map presents a visual representation of the preferred options for future land uses. More specific land use designations, exact locations and precise distances and areas will be determined upon further more detailed planning and through the designation of the Land Use Bylaw Districts. Lands subject to flooding, as defined generally on Map # 4, will require detailed investigation as per requirements of this Plan and additional Municipal Bylaws.



TOWN OF VEGREVILLE
MUNICIPAL DEVELOPMENT PLAN

FUTURE LAND USE

MDP MAP

3

MARCH, 2011



Environmental Management

Section 4.0

The Town and its residents have placed a significant priority on protecting the integrity of the community's natural environment. It is recognized that the natural resources of the area will have long term benefit to the residents, visitors, wildlife and general ecosystem for current and future generations to enjoy. Natural water ways and associated areas subject to flooding are prominent in and around Vegreville. Appropriate study, management, planning and development around these features will help ensure a sustainable, healthy and aesthetically pleasing environment as the community grows.

Goals

- The Town will take responsibility for a sustainable, positive community future by ensuring the ongoing health of the natural environment, both within and surrounding the built environment.
- The Town will identify, protect, enhance and create environmental resources for the long-term benefit of wildlife, natural ecosystems and the enjoyment of the present and future population and visitors to Vegreville.
- To identify and protect areas susceptible to flooding and land erosion.
- To ensure that development does not have negative impacts on the natural environment.





Policies

4.1 The Town shall protect natural areas and environmental resources within Vegreville's municipal boundaries. For any proposed new development that has negative effects on any natural area or environmental resource, an environmental assessment shall be prepared. An environmental assessment shall include, but not be limited to:

- A description of the proposed development, including its purpose, alternatives, and staging requirements;
- A description of the environmental values that would be affected;
- An assessment of the environmental effects (both positive and negative) that the development may have on the natural area;
- Recommendations to mitigate and minimize any negative effects identified; and
- An assessment of the long-term effects that may impact the sustainability of the natural area.

4.2 The Town will support developments that actively seek to reduce and mitigate their environmental impact on the Town.

4.3 The Town will restrict development in areas prone to flooding subject to requirements contained within the Land Use Bylaw.

4.4 **Map 4: Flood Hazard**, illustrates the *Flood Hazard Area*, which includes the *floodway* and *flood fringe* as defined by the Province of Alberta (Alberta Environment, Water Management Operations) in their Flood Hazard Identification Program Guidelines. The map is provided as an overlay and takes precedence over any other designation.

Policies.....continued

4.5 No permanent residential developments or institutional land uses such as hospitals, age care homes, schools or commercial and industrial land uses with associated hazard, chemical or toxic materials handling, processing or wastes, shall be allowed within the *floodway* of the *Flood Hazard Area*.

4.6 The Town will not consider rezoning within the *Flood Hazard Area*, as shown on Map 4, for industrial, commercial, institutional or residential development unless:

- further detailed examination by a qualified professional engineer can show that the subject area is not within the *floodway* area as defined by Alberta Environmental and Water; and
- the lands can be flood proofed or raised; and
- a geotechnical or other qualified professional engineer has submitted a certificate in support of the flood proofing; and
- flood proofing and mitigation measures do not negatively impact any upstream or downstream lands.
- The Town's Development Approving Officer has the ability to address all of the Town's concerns with regard to the protection of property and landowner. As such, the Town may prohibit or regulate and control the use of development of land and buildings in an area that is subject to flood hazard.



Environmental Management

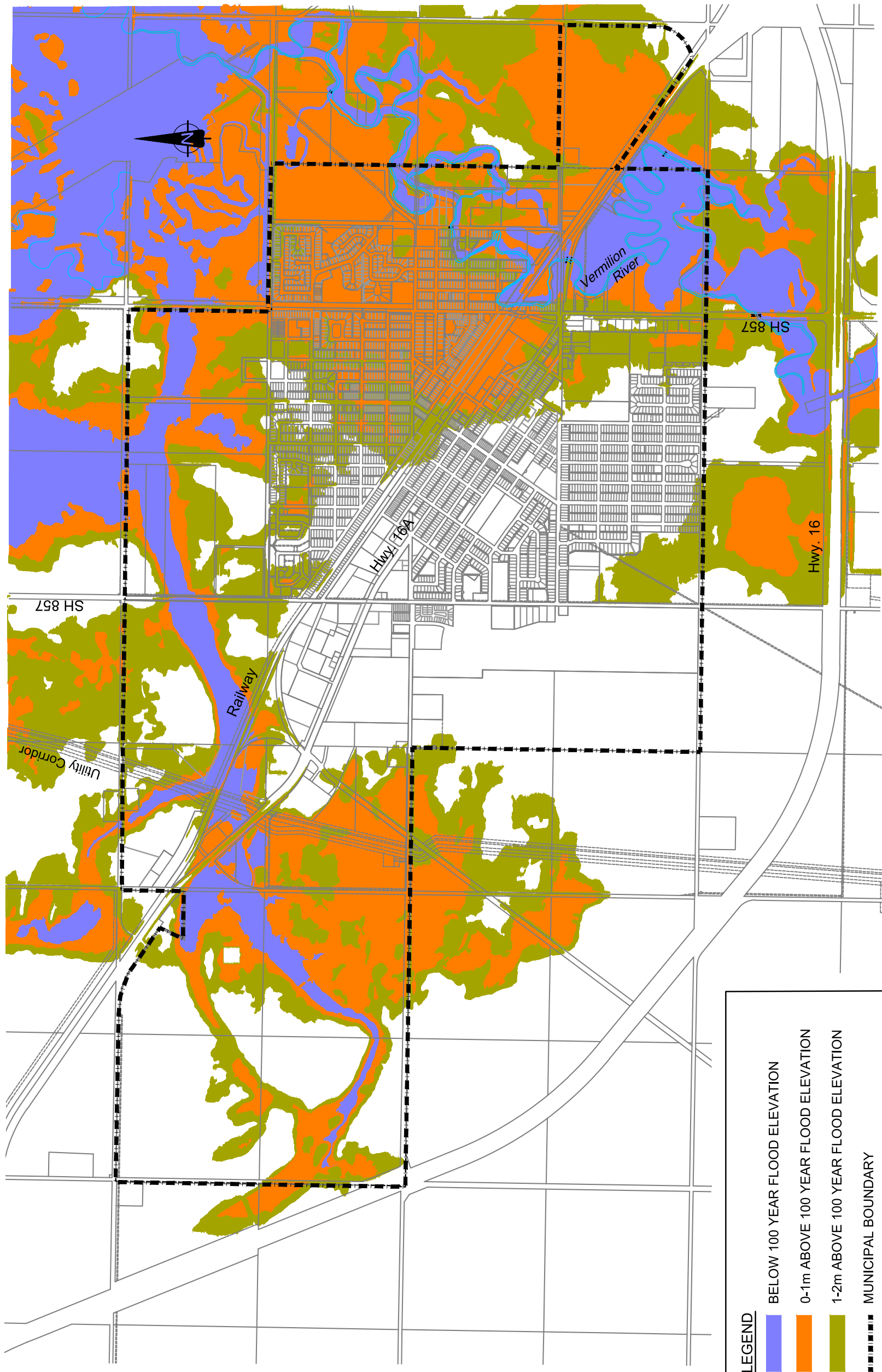
Section 4.0

Policies.....continued

- 4.7 The Town will consider permitting such uses as the following in the *Flood Hazard Area*; private open space, environmental reserve, natural areas, parks, bridge support structures and related roadways.
- 4.8 The Town will utilize environmental reserve and environmental conservation easements as mechanisms to protect environmentally significant areas and to maximize the open space available to the community during the subdivision process.
- 4.9 Through the subdivision process, the Town shall require that lands considered unsuitable for development are dedicated as environmental reserve within the provisions of the Municipal Government Act .
- 4.10 When lands adjacent to water bodies or water courses are subdivided, a strip of land shall be dedicated as environmental reserve in accordance with the Municipal Government Act to provide a buffer and provide public access. The width of the required dedication shall be the greater of 6m (20ft), as required by Alberta Environment, or the Subdivision Authority's regulations.

- 4.11 Lands dedicated as environmental reserve shall remain in their natural state however, development may be limited to such things as public trails, public parks, public facilities, and any development necessary to ensure public safety.
- 4.12 Tree conservation and the preservation of significant mature vegetation and replanting shall be a consideration in the review of Area Structure Plans and Area Redevelopment Plans, rezonings, subdivisions and development permit applications. Vegetation assessment surveys may be required to support the Town in making decisions on developments at the cost of the developer.





TOWN OF VEGREVILLE
MUNICIPAL DEVELOPMENT PLAN

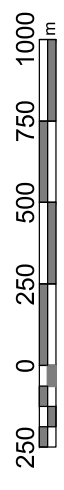
FLOOD / TOPOGRAPHY



MDP MAP

4

MARCH, 2011



SCALE 1 : 30 000



Residential

Section 5.0

One of the most distinguishing characteristics of a community is often the residential neighbourhoods and the quality of development that accommodates the residents. Vegreville continues to enrich that quality of neighbourhood by respecting the integrity of mature areas and encouraging proper infill that complements existing development. Although Vegreville has a predominantly single family housing stock, the demand for various other forms of housing will continue to grow. Residents have suggested that new housing forms such as town houses, apartments/condos, manufactured homes and mixed use developments should be provided, but attractively designed and strategically located adjacent to services and amenities. Private development interests will continue to be encouraged to consider the possibilities of creating quality living environments in Vegreville. They should also respect the evolving consumer demand for both increased quality of product at one extreme and affordability at the other extreme. Both can be incorporated into the future residential areas.

Goals

- The location of future residential development shall occur in general accordance with **Map 3: Future Land Uses**.
- To continue to provide a variety of building sites and housing types for residential purposes to accommodate future demands of a variety of income groups and lifestyles.
- To encourage the development of existing serviceable lands prior to undertaking new residential subdivisions.
- To encourage the private sector to develop new residential subdivisions within the Town.
- The Town shall recognize the integrity of mature neighbourhoods and encourage infill development that complements existing development.
- To promote a high standard of design, safety and amenity in all residential areas.
- To encourage the retention and restoration of heritage homes.





Policies

- 5.1 Existing and future residential uses are and will be located within the residential land use areas mapped in **Map 3: Future Land Uses**.
- 5.2 New residential development will be planned such that existing municipal infrastructure is utilized to the most efficient extent possible.
- 5.3 The Town supports the infilling of vacant lots in serviceable areas and the restoration of existing homes as an alternative to the development of new residential areas.
- 5.4 The Town will support infill housing on vacant or underutilized sites provided:
- The proposed infill development is compatible with adjacent properties;
 - Infrastructure capacity is not compromised; and
 - The development is in keeping with the height, mass, scale and appearance of the surrounding dwellings.



Unacceptable height, mass and scale relationship



Acceptable height, mass and scale relationship

Policies.....continued

- 5.5 The Town supports the development of mixed density neighborhoods. Mixed density neighbourhoods will include multiple unit dwellings and higher density developments located in areas accessible to an arterial or collector road; where traffic generated by the development, will not affect the use of roads in the area; accessible to schools and community facilities; and where the appearance and amenity of an existing residential neighbourhood will not be adversely affected.
- 5.6 The Town supports the development of manufactured home communities within areas identified on **Map3: Future Land Use**. Future new manufactured home communities will be developed on a pre-planned basis on individual titled parcels.
- 5.7 The Town supports the development of estate style homes within areas identified on **Map 3: Future Land Use**. Future estates style homes will consist of homes located on parcels of 0.5 to 2.0 acres in size.
- 5.8 New residential subdivisions within mixed density and manufactured home neighbourhoods shall include paved streets, curbs, gutters, and sidewalks on both sides of the street, and provide underground services with rear lanes. Within estate residential subdivisions, no sidewalks will be required; however, developers will be encouraged to develop trail systems.

R Residential

Section 5.0

Policies.....continued

- 5.9 In situations where it is not possible to separate residential development from incompatible uses, a landscaped buffer, berm, or some other vegetative or hard screening will be required.
- 5.10 The Town shall continue to encourage the private sector to develop land in Vegreville.
- 5.11 The Town supports the provision of linear green spaces which may be developed as trails to act as linkages between residential areas, schools, open spaces, and community facilities.
- 5.12 For large residential developments, where an Area Structure Plan, or Area Redevelopment Plan are required, a Technical Report with the information requirements requested under Policy 3.3 and 3.4 shall be prepared.
- 5.13 The Town shall regularly monitor changing housing needs and the Town's progress in addressing housing demand.
- 5.14 The Town should promote community awareness of the importance of heritage home conservation and encourage retention and restoration of such homes where feasible.





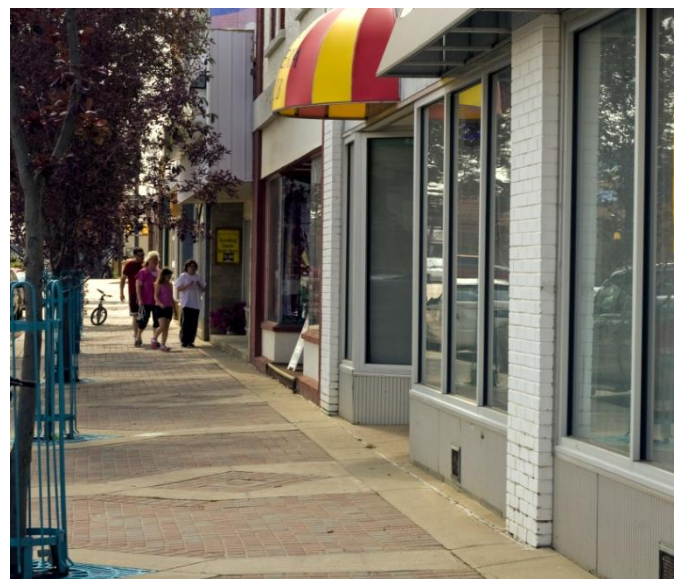
Commercial

Section 6.0

Commercial uses in Vegreville were historically located in the downtown core, which has been the focal point and civic centre or heart of the community. Over the years, commercial development continued to spread along Highway 16A and took on various forms including retail, service and highway commercial activity. Much of the office and community services are located in the downtown core, providing a civic presence. Today, commercial development in Vegreville has evolved to also include large format retail stores and associated outlets that are auto oriented and have direct access to major roadways. With continued population growth of the surrounding communities, Vegreville is emerging as a regional service centre. Even though the pressures to develop more commercial lands will prevail as the demand for more commercial goods and services rises with population growth, Vegreville can not lose sight of retaining its core. Various means and associations with other groups such as the Economic Development Board and Chamber of Commerce will help ensure that business area revitalization forms a sustainable part of the community. This policy direction will be complemented by design guidelines that will treat the form and character of new buildings and sites along the highway and on any major roadways in Vegreville. The aesthetic value of commercial development is important to the Town's residents, its visitors and the business community.

Goals

- To promote a full range of commercial goods and services for the residents of Vegreville and visiting tourists.
- To create and maintain a compact town centre or 'heart' for Vegreville.
- To designate commercial areas for compatible uses and avoidance of conflict with any non-commercial uses.
- To encourage aesthetically pleasing commercial development.
- To recognize and promote the benefits of growth and prosperity of the business community in the economic sustainability of Vegreville.
- To improve the infrastructure that will help attract and maintain sustainable economic development in Vegreville, including services to residential development for home occupations, the downtown core, commercial areas and/or business parks.





Commercial

Section 6.0

Policies

6.1 The Town will encourage commercial land uses to be located in the following designated areas:

- The Downtown Core
- Highway Commercial Area
- Service Commercial Area (includes Business Park)
- Future Neighbourhood Commercial Area (by District)

Map 3: Future Land Use identifies existing and future commercial and mixed use (commercial / residential areas).

6.2 In keeping with the theme of promoting a vibrant and compact Town Centre, the Town will encourage infill and redevelopment of the Central Business District (CBD), hosting a mixture of retail and service commercial, institutional/office, residential and related amenities.

6.3 The Town supports the Vegreville Economic Development Board and the formation of an organized merchants group or creation of a full Business Revitalization Zone (BRZ) to promote and create awareness about the downtown's services and retail goods.

6.4 The Town recognizes strategically located vacant land that could be zoned and serviced for commercial development. The Town will work with individual land owners and support ongoing availability of land for commercial development.

Policies.....continued

6.5 Proposals for new hotels, motels and inns will be supported within the CBD and in the Highway Commercial designations. Expansions to any existing tourism accommodation in the form of additional rooms/units, restaurants, meeting and conference facilities and associated amenities should be supported with certain conditions.

6.6 The Town will investigate the development potential of a "business or industrial park" to encourage the location and clustering of service commercial and light industrial district uses that are not compatible with downtown commercial uses or that may be unsightly along the highway and entryways into Vegreville.

6.7 The Town may use the existing Vegreville Main Street Programme Guidelines or prepare new Commercial Area Design Guidelines to control the form and character of new commercial development in the Central Business District (CBD), along the Highway and in the Service Commercial/Business Park areas.

6.8 All large format retail store development proposals shall be subject to design guidelines, traffic impact study and a social and economic impact evaluation.

6.9 The Town will support arterial and highway commercial development along Highways 16A and 857 within the Town boundaries as illustrated on **Map 3: Future Land Uses**.

6.10 The Town will work closely with Alberta Transportation to ensure safe and efficient access and egress for commercial developments along Highways 16, 16A and 857.



Commercial

Section 6.0

Policies.....continued

6.11 Careful planning and design of future interchanges, overpasses and service roads at Highway 16A and the Highway 857/Highway 16 intersection will be sought to accommodate highway and tourist commercial services.

6.12 The Town encourages mixed use commercial and residential development within the CBD, Neighbourhood Commercial designations and specifically within zoned convenience commercial areas. Buildings can accommodate a mixture of retail, service or office space at the ground level, with residential uses located above.

6.13 Home occupations will be permitted in all residential areas. Specific development standards or requirements will be governed by the Land Use Bylaw, Design Guidelines and pertinent provincial codes and regulations. Home based businesses must be compatible with the scale and character of the residential neighbourhoods within which they are being proposed.

6.14 The Land Use Bylaw and any future Design Guidelines prepared should be reviewed and prepared to address: the quality and placement of commercial signs, home occupation, mixed use districts, big box/large format retail stores, parking allocation for commercial developments and the retention of open space and natural areas within and around commercial developments. Other implementing bylaws may also need to be reviewed and amended to treat new forms of commercial development.



I

ndustrial

Section 7.0

Vegreville's industrial development and associated businesses have helped the community grow a prosperous local economy. In order to maintain a diverse and sustainable economy, Vegreville will continue to encourage a broad range of industrial uses. The Town will ensure that properly designated lands are made available within the municipal boundary so that the community can benefit from employment opportunities and continue to build its non-residential tax base. The Town is also aware of the negative impacts that may be associated with industrial activity. In this regard, all potential conflicts between industrial and non-industrial land uses will be minimized by creating appropriate locations where existing industry can relocate or where new industrial activity can be directed. As part of this initiative, the Town will endeavor to encourage heavier industry that may require outdoor storage, processing or manufacturing, to relocate away from the Highway that goes through town. New industrial development will be subject to design control and environmental impact assessments to help respect the environmental and social integrity of the community.

Vegreville also contains the Alberta Innovates Technology Futures campus with a significant employment base and vacant lands that can accommodate related development. Although currently zoned for industrial use, these lands are set aside for clean industry and research facilities that will complement the objectives of the Alberta Innovates Technology Futures to further its cause in building a sustainable economy for the Province of Alberta.

Goals

- To encourage and accommodate a broad range of industrial uses in keeping with the need to maintain a diverse and sustainable local economy.
- To minimize potential conflicts between industrial and non-industrial land uses.
- To respect the environmental and social integrity of the community by supporting industrial site location that does not detract from community health, natural ecosystems and the overall quality lifestyle of the residents.
- To improve the infrastructure that will help attract and maintain sustainable economic development and employment in Vegreville.
- To designate land for industrial development within the corporate boundaries of the Town.





Industrial

Section 7.0

Policies

- 7.1 The Town will encourage industrial land uses to be located in the following designated areas:

- General Industrial;
- Industrial Park; and
- Light Industrial/Service Commercial.

Map 3: Future Land Uses identifies these future districts and designations.

- 7.2 *General Industrial Designation* refers to areas that will accommodate a mixture of industrial activity including heavy industry that may be associated with more capital intensive operations, emissions of wastes and involve processing of materials. The intent is to ensure that general industrial areas are well buffered by distance and located strategically away from non-compatible uses such as residential. Any outdoor activity that involves extensive storage, unsightly premises or outdoor assembly may be associated with a heavy industrial area. Retail activity is usually not associated with general industry and would only be permitted subject to zoning.

- 7.3 *Potential Industrial Park Designation* refers to areas that will be planned with full urban services and include street appeal to accommodate compatible industrial operations/industries. The development of such an area will be pre-planned to address municipal services, utilities, design guidelines, road standards and landscaping to permit a comprehensive appeal to user and tenants. Limited outdoor storage may be permissible but would be properly screened from adjacent development/tenants and roadways. Some related warehousing, distribution and retail may be permitted, subject to zoning.

- 7.4 *Light Industrial/Service Commercial Designation* refers to less intensive industrial activity than heavy industrial. Light industry is often more consumer-oriented than business-oriented (i.e. products are produced for end users rather than as intermediates for use by other industries). Light industry typically causes relatively little pollution, particularly compared to heavy industry. Some of the uses, often referred to as “service commercial” are primarily of a non-retail character, and may involve outdoor storage or activity areas. Retail and office uses are allowed to the extent that they are compatible with service commercial uses. Examples of uses include small scale light assembly operations, motor vehicle repair and body shops, equipment rental, small-scale warehousing, and distribution, and “workshop” type commercial land uses (e.g., welding and cabinet/carpentry shops).

- 7.5 The Town will support the initiatives of the Vegreville Economic Development Board to promote the availability of land in Vegreville for industrial site selection to prospective users.

- 7.6 Many industrial businesses have various externalities associated with their operations; all industrial land uses must be sited to avoid conflict with non-compatible uses. Any lands subject to flooding or hazard such as slumping or other geotechnical concerns should be avoided for industrial development unless proper studies are conducted and results confirm site suitability for both industry and the environmental integrity of the land base.



Policies.....continued

- 7.7 Heavy industrial uses that involve processing, manufacturing, create any emissions, or health concerns, shall be subject to a full environmental impact assessment conducted by qualified professionals and meeting the technical requirements and Terms of Reference established by the municipality and/or the Province of Alberta.
- 7.8 The Town will investigate the development of an industrial park or specifically allocated land to accommodate various industrial uses that are compatible and require similar municipal services and utilities to operate.
- 7.9 The Town will promote the relocation of existing unsightly industrial uses away from Highway 16A that goes through the centre of town. Industrial uses that require extensive outdoor storage/laydown yards, wrecking yards or processing and manufacturing shall be directed to locations or industrial parks that are not directly visible from major entryways into the community, and where design guidelines and screening of any unsightly premises can address potential inherent operating issues.
- 7.10 All industrial land use areas shall be subject to development/design guidelines that will address architectural form and character of buildings and structures, landscaping, parking, signs and outdoor storage areas.
- 7.11 The disposal of any industrial wastes, recycling and/or containment of hazardous wastes shall be conducted within strict management standards, and/or in sanctioned regional recycling and waste management facilities.
- 7.12 The Town will endeavor to ensure that adequate infrastructure is made available to help in attracting and supporting key industries such as a biodiesel plant, and other agri-business or emerging ventures that can benefit from Vegreville's strategic location.
- 7.13 The Town will work with the County of Minburn to address planning and development issues and opportunities related to the Airport lands, and rail and truck routes that may benefit industrial development in and around Vegreville. These issues and opportunities may include available land, industrial site location requirements, access, complementary siting with other businesses and provision of services.
- 7.14 The Land Use Bylaw and any future Design Guidelines prepared should be reviewed and prepared to address: the assurance that industrial development can occur in Vegreville in a sustainable manner. It is these bylaws and guidelines that provide the balance between maintaining a sound economy, jobs and solid tax base AND protection of the natural environment for future generations, all combined to offer the residents a quality lifestyle.



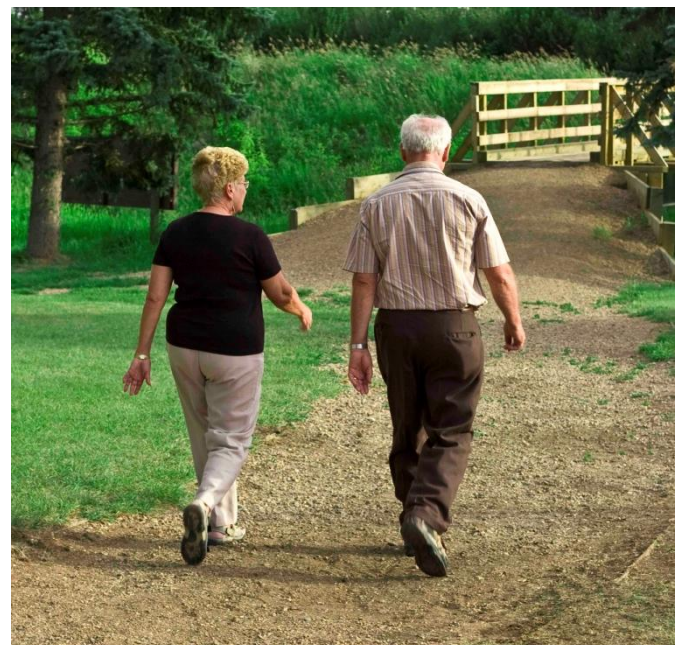
Recreation, Culture, Parks & Open Spaces

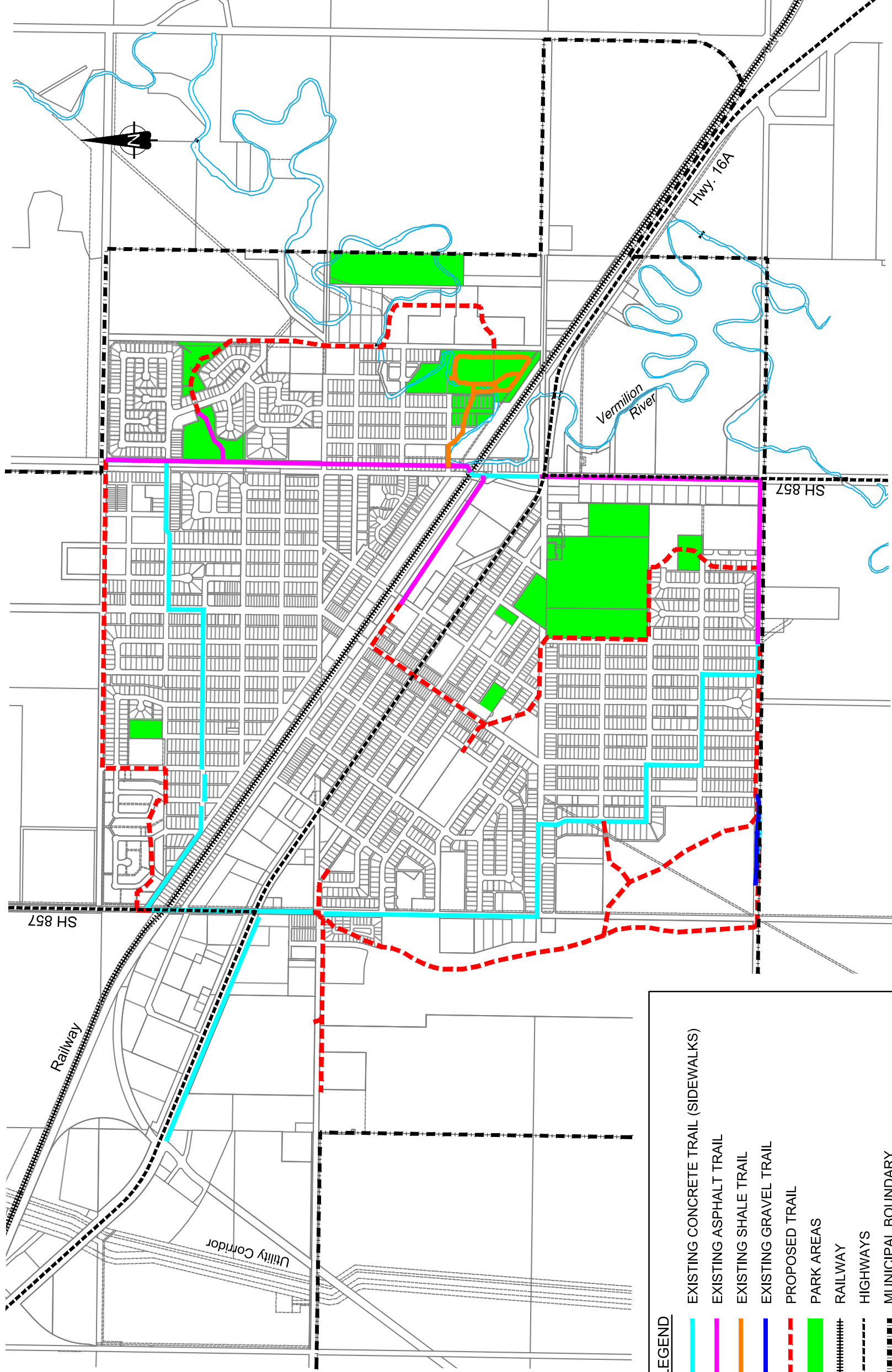
Section 8.0

Attractive parks, open space and recreation facilities contribute to the quality of life in Vegreville. The Town recognizes that enhancement and continued additions to these facilities will continue to make Vegreville attractive to residents and visitors alike, but also foster a healthy, active and involved community. Consultation with stakeholders has continued to support the need to integrate parks and open spaces by protecting existing natural areas and locating them within easy access to residential neighbourhoods, especially for pedestrians and cyclists. Vegreville prides itself in its uninterrupted trail system that links parks and recreational facilities with residential areas. The Town has committed to continue to expand this trail network along with the open space system. The vision for Vegreville is to complete an interconnected system that can be used by all age groups and during all seasons of the year. By continuing to maintain this commitment and vision, Vegreville will continue to entice visitors, new business and investment, and residents seeking a comprehensively planned community.

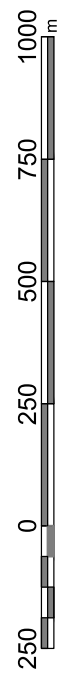
Goals

- Whenever possible, the Town shall protect and preserve existing natural areas.
- To provide open spaces that are functional and effective in satisfying the recreation , culture and social needs of residents and visitors to Vegreville.
- To ensure that the design and location of recreation facilities, parks, trails and open spaces are to a high standard and fitting of their surroundings.
- Foster a healthy, active and involved community environment, which sustains community well-being through leisure and recreation services and facilities.
- Continue to develop a recreational and fitness trail system (**See Map 5: Parks, Recreation and Trails**) that provides a network of paved and unpaved trails throughout the Town, which meets the needs of current and future residents and visitors;





TOWN OF VEGREVILLE
MUNICIPAL DEVELOPMENT PLAN
PARKS, RECREATION
AND TRAILS

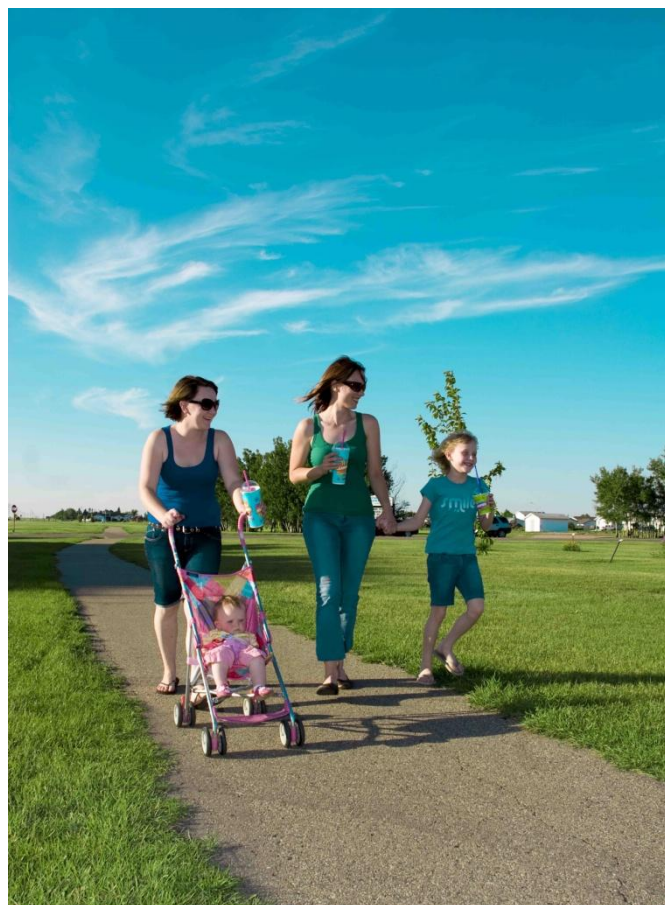


SCALE 1 : 20 000



Policies

- 8.1 Encourage the use of theatres, spaces and venues for public participation, education and enjoyment of culture through the planning and design of buildings, open spaces and public areas, including the street environment.
- 8.2 The Town will ensure that land supplied for parks and open space will be located so that easy access from residential land uses is achieved. Maximizing pedestrian access and connectivity should be achieved.
- 8.3 The Town will seek to provide a safe environment for pedestrians and cyclists in Vegreville.
- 8.4 Connections of sidewalks to trails will be sought for an uninterrupted and integrated pedestrian network.
- 8.5 Consideration will be given to a tree planting program using native plant species to maximize landscape survival rates and minimize maintenance in all public areas of the community.
- 8.6 Integration of natural stormwater management systems into parks and open spaces will be investigated in the planning and design of public open spaces.
- 8.7 The Town will support organizations and groups that wish to utilize public spaces for community events.





ransportation

Section 9.0

Vegreville's transportation system serves an important function in the evolution of the town's development pattern, urban infrastructure, and local economy. Starting with the major highways such as 16, 16A and 857, these roadways connect Vegreville to other important centres such as Edmonton to the west, and Lloydminster to the east. They also provide direct and convenient access into industrial areas and businesses along the highway commercial stretch of Vegreville. The commercial enterprises benefit from exposure to the travelling public along Highway 16A, but more importantly, these roadways provide efficient movement of goods, services and people through and to Vegreville.

In keeping with the Town's vision for creating quality residential neighbourhoods, all future local roads will be paved and serviced with curbs and gutters, and incorporated into the sidewalk or trail system where appropriate. Similarly, new arterial roads are proposed on the northern and southern extremities of the town, allowing for access to and future servicing of urban land.

The Vegreville transportation system also includes the CN Railway that largely parallels Highway 16A through town. There are two important railway crossings close to the downtown core, otherwise the other links between the south part and north part of the community are at the east end and west end, 43 Street and Highway 857, respectively. Lastly, the Vegreville Regional Airport is located just outside of the town boundary. For a small town, this is an excellent additional transportation link for inbound and outbound passengers and goods. It is a registered airport with a 1,219 meter runway and a modern terminal complete with Visual Flight Rules. Should this facility be annexed into Vegreville, industrial/commercial lands in the vicinity of the airport may be serviced with municipal utilities and further warrant enhancement of the airport and related infrastructure.

Goals

- Provide for the safe and efficient movement of goods and people within and through Vegreville.
- To provide adequate transportation infrastructure and services in a timely manner to create connectivity and promote pleasant, safe pedestrian travel and other forms of alternative transportation methods as a primary means of movement and an important quality of life attribute.
- To identify short and long-term transportation needs of both the Town and the surrounding region and strive to ensure that these needs are adequately met in a manner that is compatible with existing and future development.
- To implement new approaches to transportation planning, such as better coordinating land use and transportation; creating variety, resiliency and connectivity within road networks; and ensuring connectivity between pedestrian, bike, transit and road facilities.

See Map 6: Road Hierarchy Plan





ransportation

Section 9.0

Policies

- 9.1 The Town will endeavour to protect Highways 16, 16A, and 857 by coordinating with Alberta Transportation to requiring new development to be planned in a manner that promotes the flow and safety of traffic.
- 9.2 The Town's transportation engineer shall utilize the City of Edmonton's traffic engineering standards and specifications, as a minimum, for the future development of roads. These shall include the width of future roads, required right-of-way, methods of construction, placement of signage, and sidewalks, lighting, landscaping requirements and intersection treatments.
- 9.3 All roads servicing new residential and commercial development shall be paved with curbs and gutters. Dependant on location and connectivity to the existing network of sidewalks and trails the Town may request sidewalks and trails be incorporated into the design of new developments or redevelopments.
- 9.4 The Town shall ensure that:
 - Any subdivision of land affected by flowlines or pipelines or affected by easements or rights of way shall, where required as a result of the subdivision design, be responsible for moving pipelines and protected facilities into utility corridors and obtaining relaxations to any easements or rights of way prior to the subdivision being registered; and
 - Pipeline easements or rights of way in a proposed subdivision shall only be accepted as Municipal Reserve if it can be shown that the easements or rights of way will form part of a trail system which is integral to a residential subdivision.

Policies.....continued

- 9.5 The Town may require that as a condition of subdivision or development permit approval, that a offsite levy or redevelopment levy be charged, or development agreement be entered into with developers to provide for the construction or upgrading of such amenities as roads, light standards, sidewalks, and curb and gutter systems.
- 9.6 In granting a development permit, the Town may require that the developer in the form of an offsite or redevelopment levy, pay for all or part of the cost of any public roadway or pedestrian/bicycle trail system, in excess of the minimum requirements set within the Land Use Bylaw. Where such additional improvements are required, the Town will negotiate a cost sharing agreement associated with the extra improvements.
- 9.7 The Town may require a traffic impact assessment, prepared by a qualified professional, in support of major re-designations, subdivision, and development permit applications. In addition, Area Structure Plan and Area Redevelopment Plan Technical Reports should address the following transportation factors:
 - The staging of the development in respect of the road network;
 - Land uses in the vicinity of Highway 16A, Highway 16 and arterial roadways;
 - Truck routes and dangerous goods routes;
 - Energy conservation measures;
 - The provision for safe roadway access;
 - Safe and convenient roadway crossings for pedestrians and bicycles; and
 - Noise attenuation requirements.



ransportation

Section 9.0

Policies.....continued

9.8 The Town shall minimize the adverse impacts of heavy vehicle traffic movements by:

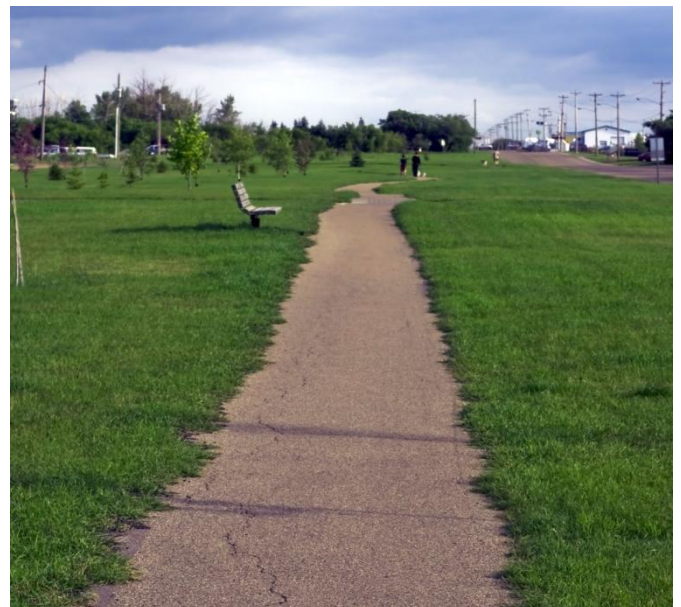
- Designating specified truck and hazardous goods routes;
- Discouragement of heavy vehicle movements on collector and local roads through residential areas
- Restrict land uses that may generate high traffic volumes of heavy vehicles to industrial and highway commercial areas.

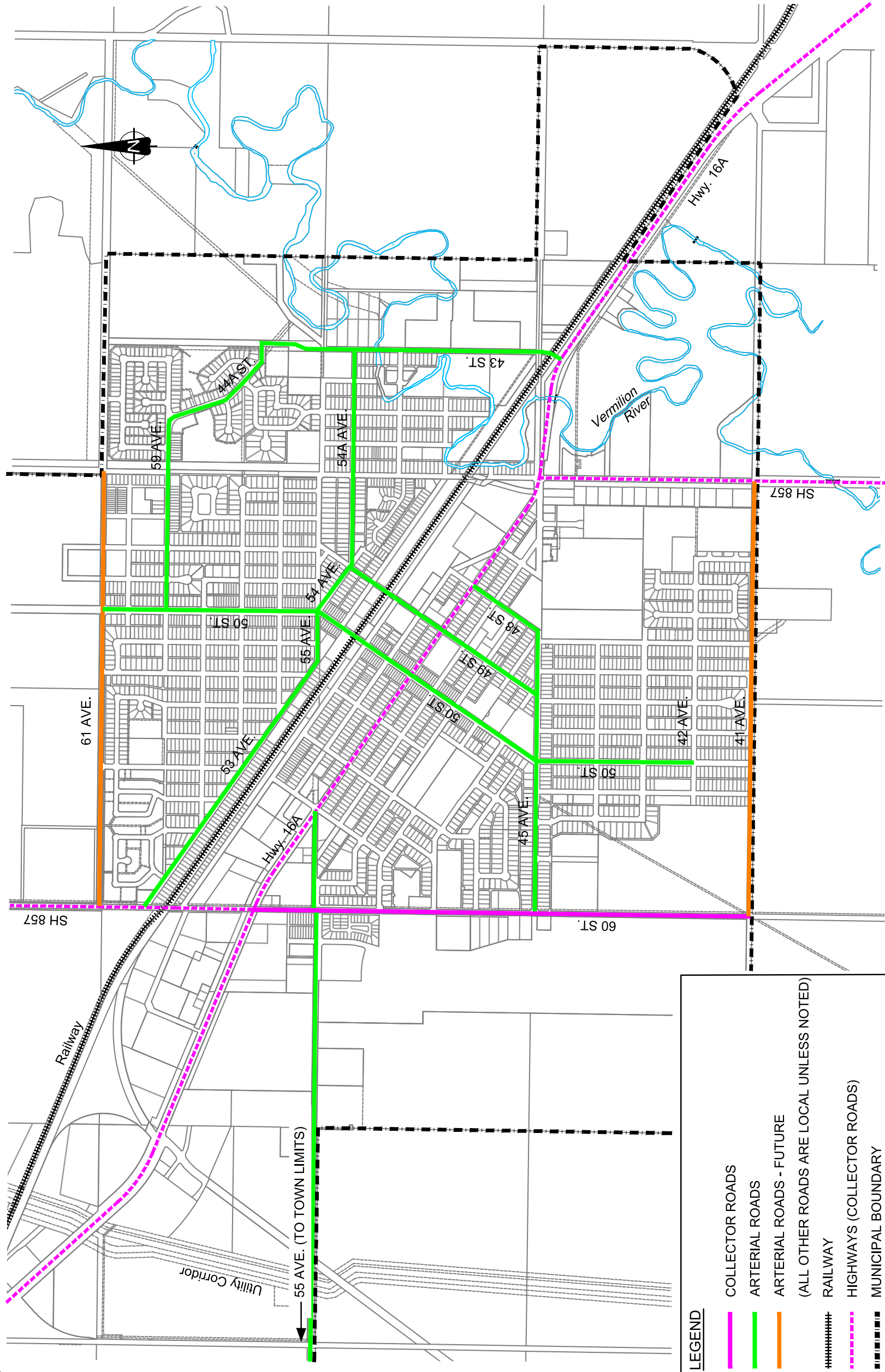
9.9 The Town shall work collaboratively with Alberta Transportation during the planning, design and construction phases of the Highway 857 realignment and interchange improvements at the Highway 16/16A intersection.

9.10 The Town will work with Alberta Transportation to install traffic calming methods, and median landscaping to beautify and increase safety on Highway 16A.

9.11 The Town shall encourage alternative forms of transportation including cycling and pedestrian movements as well as mixed use developments, so residents can live, work and shop without depending on private vehicles.

9.12 The Town shall support initiatives and programs to provide mobility transit services to elderly residents and people with disabilities.







DCL SIEMENS
DCL SIEMENS ENGINEERING LTD.

ENGINEERING PLANNING URBAN DESIGN



TOWN OF VEGREVILLE
MUNICIPAL DEVELOPMENT PLAN
ROAD HIERARCHY PLAN

MDP MAP

6

MARCH, 2011

SCALE 1 : 20 000

250 0 250 500 750 1000 m



ilities and Infrastructure

Section 10.0

Goals

- To plan for and develop municipal utilities in a manner that most economically, safely, effectively and efficiently meets the current needs and future needs of the Town.
- Provide access to high quality infrastructure services for all community residents through a prioritized and financially viable infrastructure delivery plan.
- To ensure that the developers are responsible for any costs arising from the provision or necessary upgrading of utility lines and associated facilities to service a development area. This includes, but is not limited to, the installation of major water, sanitary and storm sewer trunks.
- To ensure that public utility operators are informed of future urban development in order to coordinate the extension of public utilities.

Policies

- 10.1 New development within the Town boundaries shall be required to be serviced by all municipal utilities to a standard satisfactory to the Town at the expense of the developer (unless otherwise permitted by Town Council), subject to entering into a development agreement.
- 10.2 Developments outside of the Town boundaries requiring municipal utilities from the Town shall not be serviced until such time as the lands comprising the development are annexed into the Town.
- 10.3 The Town shall avoid the use of infrastructure, in particular, as the primary catalyst or deterrent for development (servicing shall not solely dictate development potential).



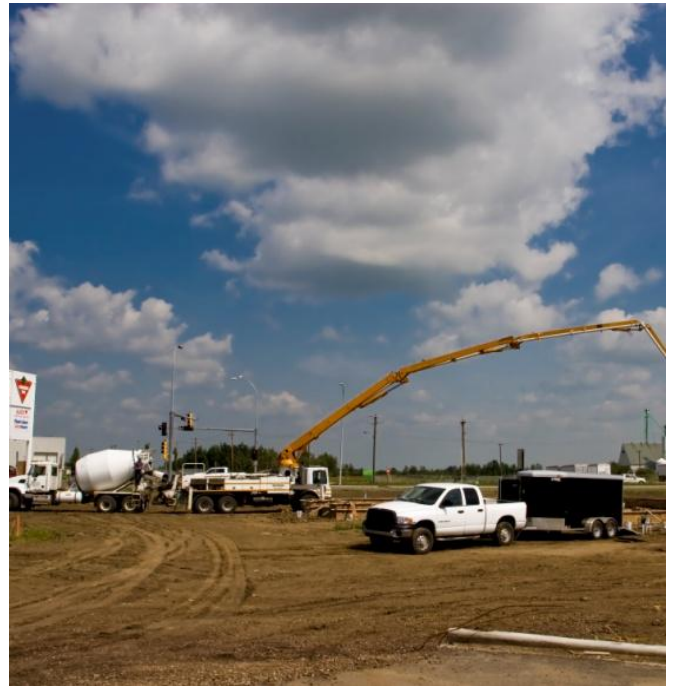


Utilities and Infrastructure

Section 10.0

Policies.....continued

- 10.4 Prior to subdivision approval, the developer shall be required to provide detailed engineering plans to describe how the water, sanitary, and storm water servicing will be fulfilled in combination with the information requirements set out in Policy 3.3 and 3.4 should the development require an Area Structure Plan or Area Redevelopment Plan.
- 10.5 Utility rights-of-way and public utility lots shall be provided at the time of subdivision.
- 10.6 The use of road right-of-way for storm water conveyance must be designed to accommodate a 1:100 year storm and not adversely affect traffic. Should the road right-of-way not be able to accommodate the 1:100 storm, on-site storm water ponds will be required. Storm water storage or retention is not allowed within road right-of-ways.
- 10.7 In order to maximize the efficiency of existing infrastructure, infill development will be encouraged before the extension of services to new areas.
- 10.8 The Town shall continue to support recycling initiatives and will investigate improved recycling program options to further enhance solid waste reductions.
- 10.9 In managing the Town's water supply, a long term and sustainable approach to municipal supply shall be taken. Water supply will be prioritized to developments that align with the **Future Land Use Map (Map 3)** and the Town's infrastructure delivery program.





Community Wellbeing

Section 11.0

Goals

- Promote, enhance and maintain the physical, mental and social well-being as determined through socioeconomic and environmental factors.
- Enhance the social infrastructure of Vegreville through improvements to the social support networks, education, employment/working conditions, social environments, physical environments, personal health practices and coping skills, healthy child development, health services, and culture.
- It is the goal of the community of Vegreville to sustain its unique cultural identity by honoring and supporting the history, celebrating the community diversity, and promoting a dynamic cultural community.
- The Town will preserve cultural and heritage resources as a way to recognize the history and cultural identity of the Town.

Policies

- 11.1 Develop and maintain a communications strategy to enhance the delivery of information between the Town, community and user groups.
- 11.2 Work with the community to determine current and future health service needs in the community, particularly with respect to senior citizen services.
- 11.3 Support the provision of sound primary healthcare services for the whole community and promoting a positive and healthy lifestyle.
- 11.4 Provide a favorable living environment by implementing “barrier-free” designs in public places.
- 11.5 Provide a welcoming and supportive environment to all residents and visitors respecting diversities of cultures, demographics, values and beliefs .
- 11.6 Maintain public safety by supporting police, fire protection, rescue and emergency and medical services.
- 11.7 The Town will support activities that will provide opportunities for citizens to contribute positively to the community through volunteering, the provision of leadership development and support, and the empowerment of community members to identify needs, set priorities and pursue a common vision.



I

nter Municipal Planning

Section 12.0

Goals

- To undertake cooperative and mutually beneficial planning with the County of Minburn, other municipalities in the region and Provincial and Federal agencies.
- The Town in conjunction with the County of Minburn shall prepare and maintain an Intermunicipal Development Plan.
- The Town will ensure that the County of Minburn is advised and consulted with regard to urban expansion and annexation.
- To coordinate land use policies for the boundary areas which are mutually beneficial to both the Town and the County of Minburn.

Policies

- 12.1 The Town will endeavour to work with the County of Minburn and other municipalities in the region to address issues of mutual concern and to ensure that development in either municipality complements the existing and future land uses of the other municipality.
- 12.2 The Town will discourage, whenever possible, development or uses that may have a negative impact on adjacent uses in the County of Minburn.
- 12.3 To accommodate long term growth, the Town ultimately intends to expand through annexation to the following areas :
- To the south to Highway 16 to accommodate mixed density residential neighbourhoods and mixed business subdivisions;
 - To the east to accommodate industrial uses;
 - To the east and north to accommodate institutional uses.
- 12.4 Vegreville will consult with the County of Minburn on matters of future annexation.





Inter Municipal Planning

Section 12.0

Policies.....continued

12.5 Where future subdivision and development has impacts that cross municipal boundaries, the Town of Vegreville shall use, and encourage the County of Minburn to use, Area Structure Plans, Area Redevelopment Plans, subdivision and development review processes that:

- provide opportunity for involvement by all affected municipalities;
- provide opportunity for involvement by the public;
- address such potential development impacts and matters as, but not limited to:
 - the type, amount, location, density and phasing of future land uses;
 - the cumulative effects of development across space and over time;
 - compatible land use and future growth patterns in border areas;
 - economical long term development patterns;
 - transportation issues and impacts;
 - coordination of other major infrastructure and servicing;
 - environmental impacts;
 - plan implementation, including staging requirements;
 - protection of natural areas;
 - coordination and connection of park and open space systems;
 - fiscal implications; and
 - historical and archaeological implications.

12.6 Where joint servicing is contemplated between the Town and surrounding County, the Town shall work with the County and utility providers to ensure:

- That in the absence of a formal intermunicipal planning agreement, development of a formal understanding and appropriate mechanisms to ensure coordination of future land use and growth patterns with municipal infrastructure and servicing will be undertaken.





Administrative Matters

Interpretation

- The Town shall take responsibility for a sustainable, positive community future by ensuring the ongoing health of the natural environment, both within and surrounding the built environment.
- The MDP is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council and Town staff can evaluate immediate situations or proposals in the context of a long range plan for Vegreville. In this regard, the boundary between the land uses shown on **Map 3: Future Land Uses**.
- Future Land Uses presents a visual representation of the preferred options for future land uses. More specific land use designations, exact locations and precise distances and areas will be determined upon further more detailed planning and through the designation of the Land Use Bylaw Districts.
- Subject to Council's approval, minor variations from the policies of the MDP will not require an amendment to the MDP. More substantive changes will require an amendment to the MDP and any other affected plan. Amendments that are required should be done so through a transparent public consultation process.

- The MDP contains "shall", "should", and "may" policies which are interpreted as follows:
 - "Shall" means mandatory compliance.
 - "Should" means compliance in principle, but is subject to the discretion of the Approving Authority where compliance is impracticable or undesirable because of valid planning principles or circumstance unique to a specific application.
 - "May" means that policies indicate that the Approving Authority determines the level of discretionary compliance that is applied.
 - "Town" means the Town of Vegreville
 - "County" means the County of Minburn
- To get a complete understanding of this Municipal Development Plan, it is recommended that the reader review the entire document and not read specific sections or policies in isolation of the balance of the document.
- The Town may undertake the several further studies and preparation of design guidelines to supplement the MDP. Not undertaking those additional studies does not affect the intended outcomes of the goals and policies within the Municipal Development Plan or the Land Use Bylaw.





Administrative Matters

Section 13.0

Implementation

In support of the policy direction provided in this Municipal Development Plan (MDP), this section commits to an understanding of the need for the Town to implement various initiatives to help achieve their vision and goals. Some of these initiatives will be on-going throughout the life of the Plan, while others may be seen as critical steps to undertake soon after adoption and that will in turn allow other important objectives to be achieved.

Ongoing Initiatives

- **Area Structure Plans/Area Plans**

Area Structure Plans, Area Plans or Outline Plans will be a requirement of any new major development in Vegreville. The Town may prepare or approve specific terms of reference for each plan before allowing any private development to proceed.

- **Sustainability Plan Update**

As with the MDP, the Town will continue to monitor the need for updating the Integrated Community Sustainability Plan with any new sustainability directives from the Province of Alberta or the Town. Updates will keep the philosophy of the residents with regard to sustainability as current as possible to meet the needs of future generations.

- **Consultation with Key Community Groups**

The public engagement process for the MDP update and the creation of the Sustainability Plan called for ongoing communication of Town Council with community groups. The Town will endeavor to provide annual opportunities to become aware of municipal initiatives and for community stakeholder groups and interested citizens to have input on important social, economic and environmental issues and opinions. These opportunities will come in the form of public meetings, special meetings on key topics, surveys and through the use of the Town's website.

- **Inter-municipal collaboration**

Integral to the implementation of the policies in this MDP and especially those policies that relate to the fringe area or any common interest to both Town and County will require close collaboration with the County of Minburn. Implementation will include scheduled meeting dates, issue resolution and planning initiatives such as the Intermunicipal Development Plan to help identify common ground and joint approaches between the two agencies.

- **Support of Societies and Cultural Organizations**

The Town will identify all key societies and cultural organizations and maintain open communication with them. The Town will also endeavor to understand the goals and objectives of these agencies in keeping with the vision of building a strong sustainable community for Vegreville.

- **Study, planning and design around water/natural features**

The Town will inventory all critical natural and water features in and around the community and study them to ensure that their integrity is protected in advance of any pending development that may threaten their environmental sensitivity or other intrinsic values towards liveability.

- **Studies**

The Town may call for or conduct studies of various nature to assist them in making astute land management or development decisions from time to time.



Administrative Matters

Section 13.0

Other Short Term Initiatives

- **Annexing Municipal Lands**

The Town owns municipal lands currently located outside of the municipal boundary. These lands have potential for various uses and can offer considerable value to achieving many objectives of the MDP once annexed into the town. As part of the IDP, the Town will identify these lands and initiate annexation procedures in a timely manner.

- **Revitalization Plan for Main Street and Highway (Downtown Core)**

The Town in collaboration with the Economic Development Board and the Chamber of Commerce will undertake a downtown revitalization plan to address the continued beautification of streetscapes along Main Street, the Highway, and associated streets that form the heart of Vegreville.

- **Inter-municipal Development Plan (IDP)**

In keeping with the goal inter-municipal collaboration, the Town will initiate the IDP and work closely with the County of Minburn in its formulation, implementation and future use as a means to resolve fringe area issues and pursue matters of common interest.

- **Merchants Group/BRZ**

In keeping with the goal of strengthening the downtown as a commercial and civic hub of the community, the Town will work with property owners and merchants to help form an appropriate organization such as Merchants Group, Business Revitalization Zone (BRZ) or other self help and marketing agency for a specified area. Consideration will be given to initiating a formal farmers market, and hosting events and festivities in the downtown core.

- **Business Park Plan / Study**

The Town has realized the need and opportunity to create an industrial area that will support a focused effort to locate certain industrial and business uses. The Town will initiate planning and or studies, on its own or in collaboration with private land owners in support of creating a fully serviced business park.

- **Update Land Use Bylaw**

The Town will use the MDP and other municipal policy to update the Land Use Bylaw and attendant regulations to help implement new development.

- **Design and Development Guidelines**

The Town will create new and update existing guidelines that will treat the form and character of new development in industrial, commercial and multiple-family residential areas. These guidelines may address matters such as building design, landscaping, commercial signs, parking areas, lighting, etc.





Glossary

- **“area structure plan”** means a statutory plan, adopted by bylaw, which provides a policy framework for subsequent re-designation, subdivision and development of a specified area of land in the municipality pursuant to Section 633 of the Municipal Government Act.
- **“clean industry”** is defined as the business of manufacturing products that does not produce noxious emissions or have a negative impact on the surrounding environment.
- **“environmental impact assessment”** means a comprehensive site analysis to determine: the potential impact of the proposed development on site; the potential environmental impact of the proposed development upon adjacent properties or land uses; and the potential environmental impact of the proposed development upon the future land use potential of the property.
- **“geotechnical investigation”** is an assessment or estimation of the earth’s subsurface and the quality and/or quantity of environmental mitigation measures that would be necessary for development to occur.
- **“environmental reserve”** is land dedicated (given) to a municipality during the subdivision process because it is considered undevelopable for environmental reasons in accordance with Section 664 of the Municipal Government Act. This may include areas such as wetlands, ravines, drainage courses, steep slopes, etc.
- **“environmental reserve easement”** is a caveat registered with Land Titles in favor of the municipality for lands that would be normally taken as environmental reserve in accordance to Section 664 of the Municipal Government Act.
- **“infill”** means development occurring on a vacant site after completion of the initial development of the area.
- **“manufactured home”** means a residential unit that may be constructed with a heavy transport chassis that allows for permanent or temporary attachment of a hitch and wheel assembly to enable the relocation of the dwelling. A manufacture home may be a single structure or two parts which are put together to comprise a complete dwelling. Manufactured homes shall feature the following criteria: minimum roof pitch of 5cm (2 inches) of vertical rise for every 30.5cm (12 inches); and a minimum floor area length to width ratio of 3:1.
- **“mixed business”** means a use involving clean light industrial or commercial activities.
- **“non-statutory plan”** is a study or document containing policies approved by Council, but not adopted by bylaw.
- **“open space”** means all land and water areas, either public owned or offering public access, that are not covered by structures.
- **“statutory plan”** means a plan adopted by municipal bylaw under the authority of the Municipal Government Act. Examples are: an inter-municipal development plan, a municipal development plan, an area structure plan and an area redevelopment plan.
- **“traffic impact assessment”** is a study undertaken to determine if traffic volumes or vehicle turnover from a proposed development may create a negative impact on traffic circulation, car parking availability, sight lines and safety on existing developments.