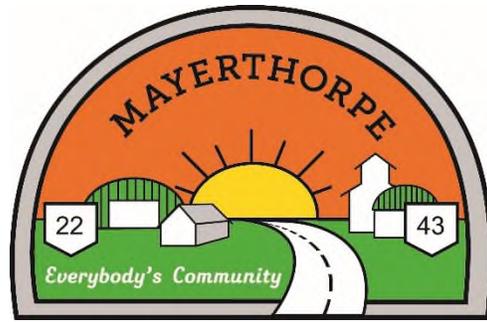


MUNICIPAL DEVELOPMENT PLAN



BYLAW NO. 1067
May 8, 2017

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COMMON DEFINITIONS

1.1) TERMINOLOGY

The following definitions are commonly used within this document.

Arterial Road – means a road that generally has no private accesses onto it other than those that are necessary to service vehicular traffic.

Area Re-Development Plan – means a statutory plan pursuant to the MGA that allows for urban renewal of a neighbourhood.

Bare Land Condominium – means a condominium as defined under the *Condominium Property Act*, as amended. Generally, units of land are privately owned while parks, open spaces, roads and other property that are jointly owned by the members of the condominium.

Character – means the unique attributes of the natural and built environment which establish a sense of place. It includes elements such as street width, street names and amenities, development intensity, land use type, the natural environment, neighbourhood design, community spaces and architecture.

Collector Road – means a road that connects to an Arterial Road and is accessed primarily by local roads.

Common Property – means property that is jointly owned by the members of a condominium.

Condominium Property Act – means the *Condominium Property Act*, R.S.A., 2000, as amended.

Conservation Easement – means a private, legal agreement whereby a landowner voluntarily restricts certain rights or opportunities related to their land use in favour of a qualified organization (i.e., a land trust, government agency, municipality or other recognized conservation organization) in order to support identified conservation goals. The agreement is registered on title, and binds all future landowners.

Developer – means the person, organization or other legal entity responsible for the development of a parcel of land.

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Development – means those buildings, uses or other activities as defined in Section 616 of the MGA, as amended.

Environmental Impact Statement (EIS) – means a study that assesses the potential impact of a development proposal which is prepared by qualified professional(s) such as an environmental engineer, ecologist, wildlife biologist or hydrologist. An EIS provides a technical assessment of a development proposal explaining if and to what extent the proposed development might impact the biological and physical characteristics and functions of an area. An EIS identifies potential adverse impacts of a proposal and recommends ways to avoid, minimize or mitigate these impacts and, if possible, enhance the natural area.

Environmentally Sensitive Lands (ESL) – means land containing sensitive or significant environmental attributes that are established with the intent to protect natural features and functions, including, but not limited to wildlife and waterbodies.

Highway – means Highway No. 22 and No. 43 which are within or adjacent to the corporate boundary of the Town of Mayerthorpe.

Housing Density - means the number of housing units within a defined area.

In-Fill – means the development of vacant or mostly vacant land within built up and fully serviced areas of existing neighbourhoods.

Land Stewardship Act – means the *Province of Alberta Land Stewardship Act, S.A. 2009*, as amended.

Land Use Framework – means a land use plan for the Upper Athabasca Watershed as provided by the Land Use Secretariat for the Ministry of Alberta Environment and Parks.

Minister’s Land Use Policies – means policies adopted by the Minister of Municipal Affairs pursuant to the MGA.

Mixed Use – means allowing more than one type of use in a building or set of buildings and may include one or more of the following uses: residential, commercial or institutional.

Municipal Government Act - means the *Municipal Government Act, R.S.A. 2000*, as amended. May be referred to as the “MGA”.

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Provincial Road Authority – means Alberta Transportation.

Redevelopment – means replacement, remodelling, or adaptive reuse of existing structures or lands to accommodate new development.

School Authority – means the Northern Gateway Regional Division No. 10.

Subdivision – means the consolidation, separation, or creation of parcels/lots pursuant to Part 17 of the *MGA*.

Technical Amendment – means an amendment that does not materially affect a bylaw in principle or substance as provided for in Section 693(6) of the *MGA*.



INTRODUCTION

2.1) PREAMBLE

The *Municipal Government Act, R.S.A. 2000* (the MGA), as amended, requires municipalities to adopt a Municipal Development Plan (the MDP) for the purpose of providing guidance to land use decision making within the Town of Mayerthorpe. The MDP addresses social, environmental and governance aspects of the Town of Mayerthorpe through the lens of land use planning and development.

The MDP establishes the overall policy directions for the Town and all other municipal planning documents that are applicable within the corporate boundaries of the Town.

The MDP builds upon an extensive consultation program with Town Council, Administration, the public along with other stakeholders; and other community initiatives such as the Town's:

- Municipal Sustainability Plan,
- Highway 43/22 Corridor Traffic Impact Assessment,
- Future Highway 43/22 Interchange Plan,
- Municipal Lagoon Expansion Plan,
- Infrastructure Assessment,
- Parks, Recreation and Culture Strategic Master Plan,
- Economic Growth Plan,
- Inter-municipal Transit Feasibility Study,
- Landfill Risk Assessment Study,
- Diversification Plan,
- Tourism Plan

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- Master Drainage Plan, and
- Economic Development Plan.

These key elements support the community vision statement, guiding principals and community land use strategy that forms the Plan.

2.2) VISION

Town of Mayerthorpe is proud to be a positive, sustainable, progressive and inclusive community, and a safe, affordable place to work, live, learn and play. The MDP has been prepared in accordance with this vision and is intended to assist in continuing to realize this vision through the coming years.

2.3) STRATEGIC PLAN

Population: To encourage population growth at a manageable rate that will not put undue stress on the ability of the Town to provide municipal services to residents and businesses;

Sustainability: To provide an environment where best practices for future Development and municipal services can be provided in a responsible, effective and environmentally sustainable manner;

Regional Leadership: To continue to be an important regional voice by working together with municipal neighbours, the Province of Alberta and community stakeholders for a better future;

The Natural Environment: To ensure the continuing protection of the Little Paddle River and valley as a natural area generally limited to passive recreational use;

Economy: To expand and diversify the Town's economic base which has its roots in agricultural, transportation and regional services;

Services: to continue to provide efficient and effective municipal services to the Town, its residents and businesses, and the surrounding area;

Parks and Recreation: To continue to enhance the range and quality of park and recreational opportunities within the Town;

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Transportation: To work towards a safe and efficient transportation system centered on safe access to and from the Town onto Highway No. 43 and Highway No. 22;

Downtown Core: To continue to develop the downtown of Mayerthorpe as the focal point of the community, and to provide a strategy for expansion of the downtown core as part of the future growth of Mayerthorpe; and

Industry: To ensure that land remains available to accommodate rail related industry; and to develop industrial business parks within the Town.

2.4) ENABLING LEGISLATION

The MDP has been adopted pursuant to Section 632 of the MGA and in accordance with the Minister of Municipal Affairs: Land Use Policy, as amended.

All statutory plans within the Town shall be consistent with the MDP and the Land Use Bylaw shall conform to the provisions and policy directions of this MDP.

2.5) INTERPRETATION

Terms:

- ✓ The word "should", which precedes the policies contained in the MDP means that the statement is an expression of desire by Council. It refers to what they would like to achieve but does not necessarily mean that the Town will be responsible for the action.
- ✓ The word "shall" means that the action is mandatory.
- ✓ The word "may" means that the action is discretionary. These actions will be based upon sound planning goals and principles.

Minor Amendments:

Land Use boundaries described within this MDP are to be considered approximate. Minor adjustments to the land use classes, future

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roadways, quantities and figures shall not require an amendment to the MDP.

2.6) MDP REVIEW

Though the themes and policy directions described in the MDP are intended for the long term, the MDP will be reviewed and updated as required to ensure it remains an effective and relevant document. A general review every five to seven years is recommended so that any new issues or opportunities can be addressed.

2.7) OUR COMMUNITY

Town of Mayerthorpe is located 121 km northwest of the Edmonton. Nearby communities include Whitecourt 45 km to the west, Barrhead 65 km to the northeast, Sangudo 20 km to the east and Onoway 72 km to the east.

Established around 1919 under the name "Little Paddle", the original Subdivision which included a post office was renamed to Mayerthorpe. The community continued to grow and was incorporated as a Village in 1927 with a population of 159. Town status was achieved in 1961 with a population of 720.



Mayerthorpe was an important railway support community during the age of the steam locomotive. This role as well as the Development of a growing agricultural community provided a lot of growth opportunities. Today, the Town has a population of 1320 persons (2016 census).

Over the years Town has integrated itself with the region through the provision of medical and education services, agricultural support and servicing, recreation opportunities and many other offerings that are important for a healthy community.

In recent years the Town of Mayerthorpe has successfully laid the groundwork for continued growth through the extension of services

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south of Highway No. 43 and continuing efforts to revitalize the Mills Acre neighborhood. Additional work has been done to ensure that the vacant land within the community can be developed for land uses that are important for growth and the enhancement of existing recreation facilities.

The policies within the MDP provides a framework that will allow for the Town of Mayerthorpe to build upon its rich history and accomplishments as it nears its 100th birthday as a community.

2.8) CHALLENGES & OPPORTUNITIES

The Town and the surrounding area is faced with a number of challenges for future growth. Most importantly, these include youth retention, population and economic growth. To meet these challenges, the Town has in the past years developed policy frameworks and economic Development strategies that have helped to foster opportunities for the future.

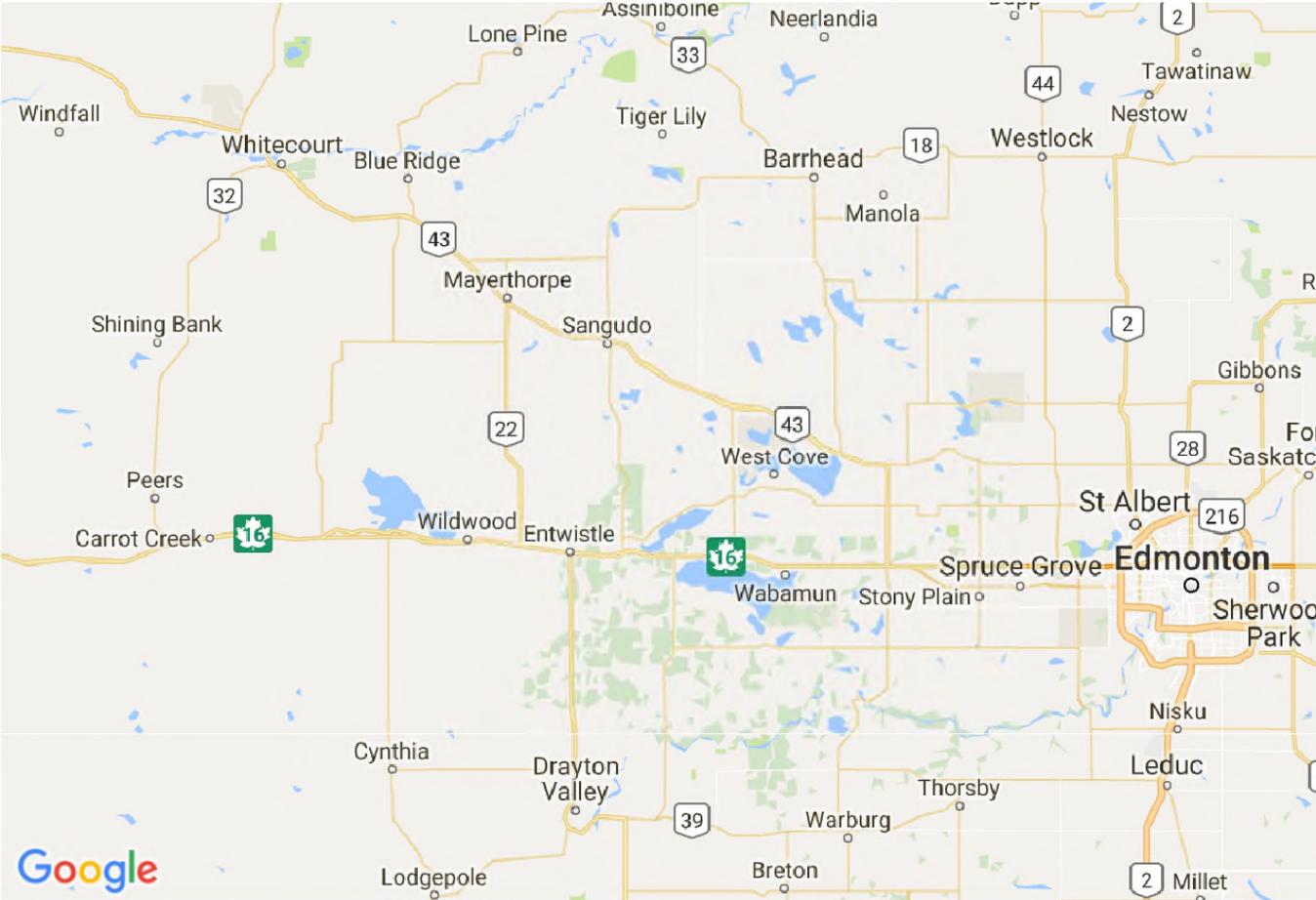
As this MDP is prepared the Town continues to work with the private sector to develop the Gasoline Alley North Business Park and the Mills Acres residential Development. Efforts have also been made to create residential In-Fill opportunities.

The themes and policies in this MDP will further efforts to foster future sustainable growth within the community.



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LOCATION MAP No. 1



VISION AND OPPORTUNITY!

3.1) CENTRAL THEMES

The following land use themes and policies provide a framework which will help realize the vision expressed by the Town of Mayerthorpe as a sustainable community.

3.2) ECONOMIC GROWTH STRATEGY

The Town adopted an Economic Growth Plan in 2014. Objectives with a land use theme include:

- ✓ Maintain a competitive environment with municipal neighbours to attract new businesses and Development to the community. This will include a cooperative team approach to new Development, competitive Development levies and a balance between mitigating ratepayer risk vs. Development opportunity;
- ✓ Provide infrastructure and support to grow the Cowboy Trail Tourism Corridor, Alaska Highway, Cana-Mex Trade Corridor and local tourism market. Maintaining ease of access to tourism sites will be an important policy direction of this MDP;
- ✓ The Town will continue to expand on the use of social media for municipal planning objectives;
- ✓ The Town will include policy directions within the MDP to encourage economic growth in currently untapped market sectors, as well as, additional service outlets for services that are currently being provided;
- ✓ As part of a municipal desire for regional cooperation, the Town will continue to endeavour to work cooperatively with Lac Ste. Anne County, Woodlands County and other urban communities on matters of mutual interest; and
- ✓ The Town will continue to develop and implement policy to ensure that seniors are both welcome and encouraged to continue to

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provide a valued contribution to the growth and health of the community.

3.3) RECREATION DEVELOPMENT STRATEGY

Town of Mayerthorpe currently has a wide variety of recreational opportunities both within and in proximity to the Town. These include:

-  Aquatic Centre
-  Golf Course
-  Exhibition Centre with Walking Track
-  Paddle River Dam recreation area
-  Library
-  Agricultural Society Facilities
-  Curling Rink
-  Urban Parks, Playgrounds & Trail System
-  Diamond Centre

The Town has identified community recreational needs and priorities through the 2016 Parks, Recreation and Culture Strategic Master Plan. The Master Plan includes a number of land use related recommendations that are important themes of this MDP:

- ✓ The Town will further develop its park and open space system with linkages to natural areas and open spaces; to be accomplished primarily through community projects and application of reserve lands through the planning process and agreements with provincial authorities for the use of Crown Lands.
- ✓ As part of future planning and community building initiatives, the Town will develop its linear park network in a manner that links the downtown core to residential neighbourhoods and community facilities. This initiative will be assisted through the planning process and where applicable, the use of Area Re-Development plans.

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- ✓ The Town will work with the Province of Alberta to ensure the integrity of the natural crown lands within the Town while allowing, where suitable and sustainable, the Development of recreation opportunities within the Little Paddle River valley.



3.4) SUSTAINABILITY OBJECTIVES

Town of Mayerthorpe undertook a Municipal Sustainability Plan in August 2010. The Plan includes a number of land use themes that are important to the future growth and prosperity of the Town.

As defined in the Plan, sustainable Development is Development that meets the needs of the present without compromising the ability of future generations to meet their needs.

Vision: "We are committed to creating a sustainable, viable community, embracing new ideas with a strong belief in Mayerthorpe's future growth."

Within the context of land use, this includes, but is not limited to:

- ✓ Embracing and encouraging modern community design standards for both the Development of new neighbourhoods and for the renewal of existing areas;
- ✓ Ensuring that new Development and community projects are both affordable and attractive to residents;
- ✓ Providing a wider range of housing options for permanent, temporary and affordable housing markets; and
- ✓ Ensuring that neighbourhoods are people friendly and provide better options for pedestrians and cyclists.

3.5) GENERAL DEVELOPMENT STRATEGY

The following themes or guiding principles will form the general day to day Development strategy for the Town of Mayerthorpe.

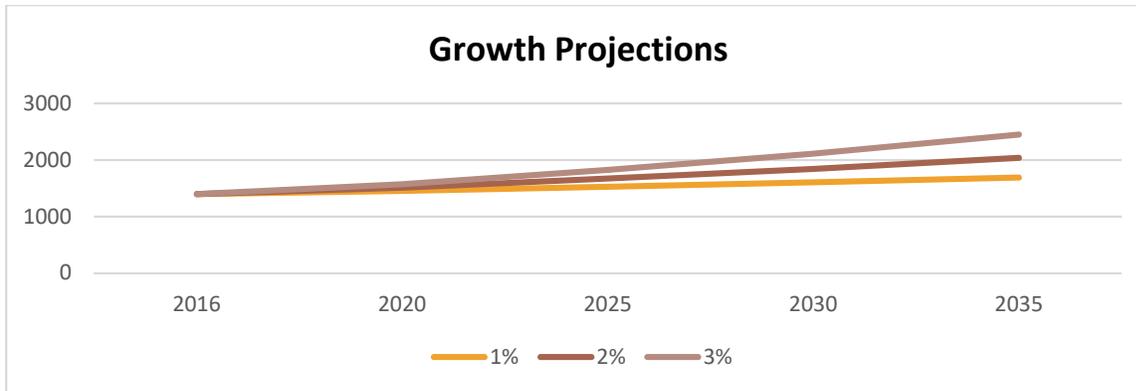
- 1) The Town will work cooperatively with the business community and Developers while at all times protecting the rights and liability of its residents. As part of the MDP and through non statutory policy documents, the Town will continue to find ways to encourage further growth while maintaining a high standard of risk management for residents.
- 2) The Town should consider the use of area Re-Development Plans as part of a downtown revitalization or commercial growth area.
- 3) The Town shall continue to work with Lac Ste. Anne County to ensure that adjoining lands identified for urban expansion are developed to a standard that seamlessly meshes with the Town's infrastructure and future land use plan.
- 4) That land subject to area structure plans be developed in accordance with those plans, and that those plans are consistent with the policy directions of the MDP.
- 5) That the undeveloped land in the northeast portion of the Town be developed in accordance with an area structure plan or outline plan to be prepared for those lands.

3.6) POPULATION GROWTH GOAL

The Town will continue to provide an environment for future growth that will encourage growth for all demographics. The Town is an inclusive community that welcomes people from all ages.

The chart below provides growth projections at a rate of 1%, 2% and 3% per annum. Note that growth projections are based upon an analysis in a moment of time and can change dramatically due to unforeseen occurrences.

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In recent years, the Town has experienced a slight decline in population. The Town has also become home to an older demographic with only about 25% of the community being younger than 25 years of age.

To this end, the Town has and continues to develop recreational and cultural infrastructure that is family friendly in order to retain its youth. Similarly, the policies set in the MDP combined with on-going efforts to diversify the economy show signs of progress in providing an environment for new families to relocate to Mayerthorpe.

3.7) TRANSPORTATION STRATEGY

The Town is faced with a number of transportation challenges that are of critical importance to the community. These include:

Highway No. 43 and No. 22 Interchange: The intersection of Highway No. 22 and No. 43 is a busy one and has often been highlighted as a concern by residents, especially at peak hour traffic periods (morning and evening commute times). As of the date of the MDP, no firm date has been provided for the construction of the interchange, however, as the area grows and traffic increases onto this intersection the matter will become one of critical importance. The MDP has been prepared in a manner that will prepare through long range planning for an eventual interchange for this intersection.

Highway No. 43 Access: In addition to the Highway No. 43 and No. 22 intersection, two accesses have been identified for removal over the long term:

- Intersection of Township Road 574 (50th Ave). This intersection services traffic from areas west of Mayerthorpe as well as overflow from the Highway No. 43 and No. 22 intersection during peak hours.

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- Intersection of Range Road No. 83 and Highway No. 43. This intersection currently features light traffic volumes, but they could increase with time should the vacant lands on the east portion of the Town be developed.

It is the Town's goal to ensure that these intersections remain open until the future interchange is constructed.

It is also a goal of the Town to ensure that Development within the Town continue over the long term and that highway intersection issues not be a barrier to future growth.

The Town supports signalization as an interim measure to accommodate further growth of the Town and region.

✚ The Highway No. 43 Future Interchange Plan has been prepared on the understanding that upgrades for the Highway No. 43 and No. 22 intersection such as signalling or an interchange, not curtailing future growth to preserve the status quo, is the best solution to pursue for the Town of Mayerthorpe and surrounding area.



3.8) MUNICIPAL SERVICES STRATEGY

Town of Mayerthorpe provides a variety of municipal services as part of the core mandate of the municipality that impact land use. This includes surface water drainage, potable water sourcing and distribution, sanitary sewer collection and distribution and local road Development and maintenance. General themes for a municipal services strategy include:

- ✓ To ensure that there is sufficient potable water supply and distribution to service the existing town and support future growth.
- ✓ To ensure that the municipal sanitary system including the Mayerthorpe lagoon facility has sufficient capacity to service the

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existing community and accommodate future growth. This includes securing land to accommodate lagoon expansion when required.

- ✓ To ensure that the Town has a well maintained road network.
- ✓ To ensure that long term operation, maintenance and growth continues to be managed in a financially sustainable manner.

POLICY DIRECTIONS

4.1) INTRODUCTION

The following policies describe the Land Use Framework that the Town of Mayerthorpe will pursue in accordance with the Town's Vision. These policies are intended to support those Themes, provide guidance to future land use within the Town and provide the guiding principles for the Town of Mayerthorpe Land Use Bylaw.

4.2) PHYSICAL DEVELOPMENT CONSTRAINTS

Town of Mayerthorpe has a number of Development constraints which impact Development within the Town. These include: the potential for slope failure along the south bank of the Little Paddle River, non-operating landfills located in the northwestern portion of the Town and the land required for an interchange at the Highway No. 43 and No. 22 intersection.

Slope stability of the Little Paddle River Valley:

These policies apply to all lands within 30 metres of the top of valley of the Little Paddle River¹.

- (a) A geo-technical evaluation of the site, prepared by a professional engineer in the Province of Alberta shall be provided as part of any Development or Subdivision application for any work that may impact slope stability. The geotechnical report shall describe the current stability of the parcel and provide recommendations on how to maintain stability of the land should the proposed Development and/or Subdivision be approved.
- (b) No underground sprinkler systems shall be installed unless supported by a geotechnical evaluation described in (a) above.

¹ Where there is dispute over where the top of valley is located, the Town may consult with a surveyor and/or other professional for advice.

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- (c) No storm water run-off shall be directed towards the river valley unless it can be shown to the Town's satisfaction that the run off will not increase the risk of creating an unstable slope on the subject or adjoining parcel(s).

Landfill Site:

The following policies apply to all Development within the setback distances of the landfill identified below. The non-operating landfills have residential setbacks of 300 metres pursuant to Section (13) of the Subdivision and Development Regulation. Section 15 of the Alberta Public Health Act Nuisance Regulation requires a setback of 450 metres to a water well from the working area of an non-operating landfill.



- (d) No residential Development shall take place within 300 metres of the disposal area of the landfill without the Town first requesting a consent to variance on the setback from Alberta Environment.
- (e) Should Alberta Environment deny consent to a setback variance, the Town shall refuse a Development permit application for residential purposes. The Town may consider not objecting or supporting the proposed Development at the Subdivision and Development Appeal Board following a

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refusal of the proposed development permit application after conducting an assessment of risk to the Town.

- (f) The Town shall not support the drilling of private water wells within the 450 metre setback distance to the landfill site as defined by Alberta Public Health Act within the Town's corporate limits.

Lagoon Site:

A non-operating lagoon is located within Lac Ste. Anne County on the east bank of the Little Paddle River within NW28-57-8-5. None of the provincial setback criteria apply to lands within the current corporate boundaries of the Town of Mayerthorpe.

Interchange Lands:

The Town supports the construction of an interchange at the intersection of Highway No. 43 and No. 22. Further to this objective, the Town:

- (g) Supports the use of signalization at the intersection as an interim or long term measure in order to promote vehicular safety and allow for continued long term growth.
- (h) Shall work cooperatively with Provincial Road Authority to ensure that sufficient land is reserved where applicable through the Subdivision and Development process to secure land for the future interchange.

4.3) ENVIRONMENTAL STEWARDSHIP

Town of Mayerthorpe strives to be a good steward of the natural environment within its jurisdiction. The Town also works cooperatively with the Province of Alberta to ensure that future Development of Crown Lands within the Town is in accordance with best practices. The following policy directions support this theme.

- (a) Environmentally Sensitive Lands within the Town are generally, but not exclusively identified as all lands within the Little Paddle River valley to a distance of 30 metres beyond the upper valley walls; a minimum of 10 metres from all natural creeks or watercourses and 10 metres from natural wetlands.

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- (b) The Town will generally not support the transfer of Crown Land within the Town's corporate boundary to private interests. It is the view of the Town that Crown Land should remain within the public domain unless it can be demonstrated that the land transfer to a private landowner is in the public interest.
- 
- (c) Where possible and feasible to do so, the Town shall ensure that all wetlands, creeks and other Environmentally Sensitive Lands are protected through the Subdivision and Development process.
- (d) The Town may support vegetation management on Crown lands and municipal public lands in order to mitigate wildfire risk or the control of noxious weeds.
- (e) The following sustainability initiatives should be encouraged and implemented through the Town:
- i) Green building standards,
 - ii) Water reduction measures,
 - iii) Energy efficiency,
 - iv) Solid waste reduction and management,
 - v) Greater recycling of waste materials, and
 - vi) Vegetation and weed management.
- (f) Development applications within or in proximity to an Environmentally Sensitive Land may be required to include a management plan to address:
- i) Erosion control and vegetation protection,

- ii) Noxious weed management,
- iii) Environmental mitigation measures as required during construction,
- iv) Reclamation and re-vegetation plans, and
- v) Waste management.

4.4) NEIGHBOURHOOD DESIGN CRITERIA

To maintain and improve the overall attractiveness, safety elements, weather resilience and conformity to neighbourhood Character the Town of Mayerthorpe shall include the following design criteria within the community:

- (a) Provision of a safe environment for pedestrian's and other non-vehicular traffic such as bicycles in non-industrial areas,
- (b) General landscaping criteria for new and re-developed properties, including, but not limited to:
 - i) A time requirement for the completion of landscaping and vegetation planting on a property as part of the Development process,
 - ii) A requirement for positive drainage within any property towards an identified storm water catchment or drainage system, and
 - iii) The requirement for property owners to maintain grassed areas on public property immediately adjoining their property.
- (c) Integration with existing and proposed pathway systems as defined by the Town's Parks, Recreation and Culture Strategic Master Plan and highlighted on Schedule "A".
- (d) Sidewalks within low density residential neighbourhoods may be developed on a single side of the roadway provided the sidewalk connects to the adjoining sidewalk network.
- (e) Higher density Developments shall have sidewalk access.

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(f) Industrial roads may be serviced with a sidewalk on a single side of the road right of way.

(g) Installation of energy efficient lighting and where viable, solar powered lighting.



(h) Development of park areas to a minimum standard of a grassed area free of noxious weeds.

(i) The provision of building pocket maps as part of the Subdivision process for multi-lot residential Subdivisions.

(j) All new residential neighbourhoods shall have safe pedestrian access to tot lots and parks within a reasonable distance.

(k) All non-industrial Subdivisions shall be serviced with underground utilities.

(l) Laneless Subdivisions may be considered where they don't conflict with traffic and pedestrian movements of adjoining laned Subdivisions.

(m) Trees and landscaping features that have a positive impact on the future Development of a parcel should be maintained.

(n) Roadways within new Developments shall be designed to avoid double fronted lots other than on corner lots or where the fronting roadway is classed as an Arterial Road.

(o) Multi floor residential buildings exceeding 10 metres above grade may require a larger side yard setback from adjoining roadways or lower density residential buildings.

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- (p) All properties are to be landscaped in a manner that restricts access to and from roadways other than at approved access or egress points.
- (q) Wet ponds are preferred over dry ponds for stormwater containment purposes. In non-industrial areas wet ponds shall be developed as a feature and recreational amenity. Where possible, wet ponds should be integrated into parks and pathway systems.
- (r) Wet ponds shall be designated as an Environmental Reserve Lot and dry ponds shall be designated as a Public Utility Lot.
- (s) Within a Bare-Land Condominium, common property may be used for the purpose of providing open space that would be designated as Municipal Reserve in a traditional Subdivision.

4.5) GENERAL RESIDENTIAL DEVELOPMENT

Town of Mayerthorpe encourages a diverse residential community offering a range of housing types. The following objectives and policy directions describe the future residential growth goals for single detached, secondary suite housing, multi-family, public and private housing, and temporary housing choices within the Town of Mayerthorpe.

Single Detached Housing: Single detached housing is and shall continue to be the dominant housing type within the Town of Mayerthorpe. General policy directions for this single detached (unit) housing includes:

- a) Where spot -districting is considered by Council, the impact of the district change on the Character of the overall neighbourhood shall be given careful consideration. Re-districting for the purpose of In-Fill housing shall consider the In-Fill policy directions contained in the MDP and the



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regulations provided in the Town of Mayerthorpe Land Use Bylaw.

- b) Single detached neighbourhoods shall have a minimum housing unit density of 13 units per hectare.
- c) Small scale business operations which do not conflict with the Character of the neighbourhood may be allowed within single detached neighbourhoods.
- d) Secondary suites may be allowed within single detached neighbourhoods provided they can be fully serviced on-site and not alter the Character of the neighbourhood.

Residential Parks: Residential Parks are a housing type that has had a long history within the Town of Mayerthorpe. Historically known as *mobile home parks* or *manufactured home courts*, Residential Parks are intended for a similar use, but can be expanded to allow for a wider variety of residential buildings. General policy directions for Residential Parks include:

- a) The residential housing type within a residential park shall be consistent throughout with the exception of a manager residence.
- b) Each park unit/stall shall have an area that allows for a minimum of 35% of the unit to be open or green space.
- c) The overall park shall have a minimum area of 2.0 hectares and include 10% of its land area as open space. Where the park is intended for family use, playgrounds shall be installed as part of the initial Development.
- d) The land allocation under (b) above may be reduced with a corresponding increase in (c) above should the park be designed as a senior's oriented Development.
- e) Residential Parks shall be developed in a manner that does not conflict with adjoining neighbourhoods.



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- f) Conversion of a Residential Park to a condominium may be considered provided it can be serviced to municipal standards.
- g) Limited commercial use may be permitted within a Residential Park provided it can be properly serviced and does not interfere with the character of the overall park.
- h) Secondary suites may be allowed in Residential Parks where the housing type is able to accommodate the use and parking is maintained off of the fronting roadway.
- i) Where a Residential Park includes a housing type that is no longer available as a replacement (eg. a mobile home), another suitable housing type may be used provided it conforms to the general Character of the neighbourhood.

Medium Density Housing: Medium density housing includes dwellings that range from three to six residential units per building not including secondary suites. General policy directions for medium density housing include:

- a) Laneway access shall be required for all medium density housing Development except where design constraints prevent the Development of lanes and alternative access can be provided.



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- b) Medium density housing shall be adjacent or in proximity to Collector Road or Arterial Roadways.
- c) Medium density housing is encouraged along the border of the downtown core.
- d) Parks, open space areas and/or tot lots should be adjoining or in proximity to medium density housing sites.

High Density Housing: High Density housing generally includes buildings that include greater than six housing units in a multi-storey building, excepting secondary suites. General policy directions for this land use include:

- a) High density housing shall be either adjacent or in proximity to a Collector Road or Arterial Roadway.



- b) Laneways are required for all high density dwellings except where design constraints prevent the Development of lanes and alternative access can be provided.
- c) Multi floor high density housing buildings shall include 10% of the lot area for outdoor amenity use. This amount may be

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reduced where a corresponding indoor amenity use is provided on the parcel.

In-Fill Housing: In-Fill Housing generally results in an older home being replaced on a property with a new or newer home with additional housing units and/or properties being created. Most common is an older home being replaced with a duplex dwelling and the parcel being divided along the common wall for each unit. Each unit is usually separately serviced.

The following policy directions are intended to provide guidance to Developers and to the Land Use Bylaw for In-Fill Housing that in a landowner driven manner that respects the Character of the overall community.

- a) In-Fill Housing may occur in the designated area below and on Schedule "A".



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- b) In neighbourhoods that are predominantly single detached dwellings:
 - i) In-Fill Development as a permitted use shall not increase the overall housing density beyond a density where the predominant housing remains single residence dwellings.
 - ii) In-Fill Development as a discretionary use may increase the overall housing unit density described in (b)(i) above by an amount which will ensure that the majority of housing in the block remains single residential dwellings.
 - iii) After the limit in (b)(ii) has been reached the Town may require the Developer to conduct a community consultation program to identify landowner concerns; followed by a program to address those concerns prior to additional discretionary use In-Fill Housing being considered.
 - iv) Council shall establish the In-Fill limits within this policy framework to assist the Development and Subdivision Authority with the establishment of benchmarks for permitted and discretionary In-Fill housing densities.
- c) Town Council may place a moratorium on further In-Fill housing within a designated area prior to considering further In-Fill should the existing Development process fail to adequately satisfy landowner concerns regarding impacts on the Character of the neighbourhood.
- d) Should (b)(ii) be reached or a moratorium be placed on In-Fill Development, the Town of Mayerthorpe should consider the preparation of an Area Re-Development Plan to address neighbourhood, infrastructure and servicing concerns.
- e) Any In-Fill Development that is considered must be serviced to a municipal standard.

Secondary Suites: Secondary Suites usually consist of basement suites in single detached housing. They may also include suites in detached buildings such as garages or some Multi-Unit Dwellings. The following policy directions describe the Town's approach to Secondary Suites as an important land use within the community.

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- a) Secondary Suites are generally limited to a single suite per dwelling, however, the Town may select a higher density in identified residential neighbourhoods within the Land Use Bylaw.
- b) Secondary Suites shall include sufficient off-street parking to accommodate the use.
- c) Secondary Suites may be considered where the sole access to the suite is from a laneway in identified neighbourhoods.
- d) Secondary Suites may be allowed in any residential land use district where the suite can be developed in a manner that conforms to the Safety Codes Act and applicable municipal bylaws.



Subdivision Of Multi-Unit Dwellings: Multi-Unit Dwellings may be subdivided to provide for a separate certificate of title to each dwelling. The following policy directions describe the approach that will be taken by the Town of Mayerthorpe in these applications:

- a) Each unit shall be separately serviced unless they are within the context of a condominium Development in which case a shared service can be maintained,
- b) The entire parcel shall be in full compliance with the Safety Codes Act, and
- c) Where the building conforms to the land use bylaw parcel area and yard setback criteria prior to Subdivision, the Subdivision authority is encouraged to consider variances, where required, to accommodate a property line for the purpose of separating each dwelling.

4.6) AFFORDABLE AND INCLUSIONARY HOUSING

Affordable and Inclusionary Housing is an initiative by the Province of Alberta to be implemented through the *MGA* and its associated

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regulations. The provincial policy includes, but is not necessarily limited to financial incentives/offsets and density bonus mechanisms. The following policy provides an overview of the Town of Mayerthorpe's approach to this issue:

- a) The Town supports affordable housing initiatives which are effective and financially sustainable while consistent with the land use policies of the MDP.
- b) The Town may adopt a policy separate to the MDP which will provide guidance to Council and Administration for the creation of an affordable housing program on a general or site specific basis.
- c) Impacts on housing costs for homes not included as part of an inclusionary or affordable housing program shall be considered as part of any policy for this purpose.

4.7) COMMUNITY AND RECREATION

Town of Mayerthorpe is proud of its achievements to expand and maintain community and recreation infrastructure within the community for the use of residents, visitors and the surrounding area. The following policy directions emphasise the Town's commitment going forward to continue to enhance the quality of life through community and recreation resources.

- a) The Town shall continue to implement the recommendations of the Parks, Recreation and Culture Strategic Master Plan and ensure that the Plan continues to be a current and relevant document.
- b) The Town shall use planning and Development mechanisms to contribute towards the realization of the Open Space Trail Master Plan through the Subdivision and Development process.
- c) The Town shall include trail design criteria as part of a future Servicing Standards Policy.
- d) The Town shall ensure that sufficient land is designated through the Subdivision and Development process to create open space and park space that can service the community.

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- e) A tot lot (small playground) shall have a minimum parcel area of 350 m².
- f) A full playground shall have a minimum parcel area of 900 m².
- g) The Town should create one or more smaller parks within the downtown core should land become available.
- h) Recreational developments that are designed to serve the greater community rather than a single neighbourhood should be located on an Arterial Road or Collector Road.
- i) The Town should strive to ensure that a pedestrian option will be developed as part of any new interchange design.



4.8) COMMERCIAL AND MIXED USE DEVELOPMENT

Mayerthorpe's commercial area is characterized by a contiguous downtown core, highway commercial land use north of Highway No. 43 and highway commercial opportunities within the Gasoline Alley North Business Park. The following policy directions describe the approach the Town wishes to take to ensure sustainability and growth for this critical land use.

Downtown: Future downtown Development shall be guided by the following policy directions:

- a) The Town shall ensure through its land use districting and other land use policies that the downtown core of Mayerthorpe continues to be the focal point for the community.

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- b) Re-Development of parcels within the downtown core shall be pedestrian friendly and further the objectives of the *Open Space Trail Master Plan*.
- c) The Town shall work with downtown businesses to undertake façade improvements and roadway/walkway improvements that will make main street a more attractive and inviting area.
- d) The Town shall work with commercial businesses to implement the Town's *Vitilization Grant Program Policy*.
- e) On-site parking requirements may be relaxed for downtown parcels should sufficient parking be available within 200 metres of the parcel and where the proposed business does not normally feature bulk orders that benefit from vehicles being on the property.
- f) Front yard parking on interior lots is discouraged where parking opportunities exist in the rear of the property.
- g) Multi-storey buildings are encouraged within the downtown core.

Highway No. 43 and No. 22 Corridor: The Highway No. 43 and No. 22 corridor is critical to the commercial health of the Town of Mayerthorpe. The following policy directions are intended to encourage continued growth within this area as well as create an environment that improves the aesthetic impression of the community to the traveling public:

- a) Commercial businesses within this area are encouraged to be of a type that can take advantage of the highway visibility that is provided by the highway corridor.
- b) Non-commercial businesses within this area should be limited to those that can benefit from close highway access such as a fire hall or other emergency service.
- c) Highway fronting lots, even if they adjoin the rear of the lot, shall be maintained in an aesthetically pleasing manner and feature landscaping that is attractive to the travelling public.



Mixed Use Commercial: Town of Mayerthorpe encourages Mixed Use commercial/residential and institutional/commercial within the community where the primary use is not hindered by the secondary use on the property.

- a) Mixed-Use area bordering the downtown core is established and described below. Policy (b) and (c) below are applicable within this area.
- b) On lands within a commercial district the principal use on a parcel shall be commercial. A secondary residential use such as an apartment or residence shall be in the rear of the main floor, second floor or basement of the building.
- c) Lands districted to a residential land use district may have a mixed residential commercial use provided it is compatible with the overall Character of the neighbourhood and conforms to neighbourhood commercial policy.

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- d) A commercial use secondary to an institutional use (e.g. Small shop as part of a Place of Worship) or other public use (e.g., eatery as part of a School or Hospital) may be allowed provided it is not detrimental to the operation of the principal use and the Character of the receiving neighbourhood.



4.9) DOWNTOWN EXPANSION

The downtown core of the Town of Mayerthorpe has been and will continue to be the focal point of business and culture within the community. The following policy directions will help ensure this quality of the downtown is maintained while allowing for a slow growth of the downtown core.

As shown above, a Mixed Use area has been established for mixed residential and commercial use adjoining to the downtown core. As an

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alternative to a Mixed Use Development, consideration may be given to converting a parcel to a commercial land use district. The following policy directions are intended to help guide downtown expansion.

- a) An Area Re-Development Plan for the 52nd Street corridor eastwards to 50th Street should be prepared prior to conversion of residential lands adjoining 52nd Street to a commercial use.
- b) Conversion of residential properties within the Mixed Use area to a commercial use, the result being the property being added to the downtown core, should be supported when the proposed commercial development is adjoining a parcel with a commercial district designation and can be properly serviced.
- c) Conversion of residential properties to a commercial land use district where the property is not adjoining 52nd Street or an adjoining property within a commercial district may be considered subject to servicing standards and consideration of impacts on the surrounding commercial area.

4.10) INDUSTRIAL GROWTH

Town of Mayerthorpe has long held an active light industrial component to its economy. The Town enjoys access to two major highway transportation routes and a major railway system. The following policy directions describe the Town's vision for future industrial growth within the Town:

- a) The Town will maintain an industrial land use designation for developable lands that are adjoining the Canadian National Railway Line for railway related industrial use;
- b) The Town will encourage the Development of a live/work neighbourhood that can be developed within industrial areas north of Highway No. 43 where the residential component of the live/work use won't adversely impact other industrial uses;
- c) Desired industrial Development within the Town of Mayerthorpe includes those land uses that require smaller urban style lots and a full range of municipal services; and

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- d) Industrial Development within the Town of Mayerthorpe shall have an urban style footprint that benefits from fully serviced lots.



4.11) TRANSPORTATION

Transportation systems within the Town of Mayerthorpe consists of five main components; the Highway No. 43 and Highway No. 22 corridor, internal road systems which connect to adjoining Lac Ste. Anne County roadways, railway Development, pedestrian and aviation services. The following policy directions provide the basis for municipal management of this important infrastructure.

To complement the policy directions in this section future road hierarchy and important traffic features are described on Schedule "A".

Aviation: Aviation services in the Mayerthorpe area consists of the Mayerthorpe Airport that is located within Lac Ste. Anne County and the heliport facility located on the Mayerthorpe Healthcare Centre property.

- a) Town of Mayerthorpe shall work cooperatively with the aviation authority responsible for helicopter services at the Mayerthorpe

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Hospital to ensure that no Development occurs that can impair helicopter traffic at that facility.

- b) Helicopter traffic to and from the Mayerthorpe Health Care Centre is regarded by the Town of Mayerthorpe as an essential service and is exempt from municipal noise bylaws.
- c) Town of Mayerthorpe shall support Development within the Town that can benefit from the services provided by the Mayerthorpe Airport.

Highways: Highway planning in Mayerthorpe is a cooperative effort between Provincial Road Authority and the Town of Mayerthorpe. Future plans for the community include an interchange and removal of one or more existing Highway No. 43 intersections. The following policy directions describe the intent of Council towards ongoing highway Development.

- a) The Town shall work to ensure that the intersections of Highway No. 43 and 50th Avenue and Highway No. 43 and Range Road No. 83 (50th Avenue West) remain open until such time as the intersection of Highway No. 22 and Highway No. 43 is improved to an interchange or light controlled intersection.
- b) As part of the Subdivision process the Town shall work cooperatively with Provincial Road Authority to secure land required for future interchange improvements.
- c) Re-Development of land adjacent to 52nd Avenue shall utilize rear alley or avenue access points.

Local Roads: Town of Mayerthorpe has established a hierarchy of roads for existing and future Development within the community. The following policy directions describe the Town's intent for roadway planning within the community.

- a) Private residential accesses to roadways designated as Arterial Roads and Collector Roads shall be minimized through direction of access to adjoining alleys or other roadways where available.
- b) Arterial Roads are to be developed on a minimum 30 metre road right of way width;

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- c) Collector Roads shall have a minimum right of way width of 20 metres;
- d) Local roadways shall have a minimum right of way width of 18.2 metres in width;
- e) Laneways shall have a minimum right of way width of 6.0 metres; and
- f) On-street parking shall not be permitted on industrial Collector Roads.
- g) Residential cul-de-sacs should be no longer than 100 metres.
- h) Truck route designation in non industrial areas shall use Arterial Roads and Collector Roads as much as possible to reach the desired location.

Pedestrian Development: For the purpose of this section, Pedestrian Development also includes other forms of transportation that are typically non-motorized such as bicycles, boards, scooters, etc.

- a) The Town shall work with Provincial Road Authority to ensure that future intersection improvements on Highway No. 43 includes pedestrian access across the highway;



- b) Parks and tot lots shall have sidewalk access;
- c) Sidewalks and trails shall be developed to further the goals of the Town of Mayerthorpe *Parks, Recreation and Culture Strategic Master Plan*.

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Railway Development: Railway Development continues to be an important part of the history and culture of the Town of Mayerthorpe. The following policy directions are intended to improve railway safety through urban corridors.

- a) The Town shall work cooperatively with Canadian National Railway to ensure that railway crossings are maintained to a high standard to facilitate pedestrian and vehicular traffic.
- b) New Development shall be designed to utilize existing accesses to the railway line.
- c) Where available, the Town may secure adjacent land for the Development of a future berm, fence and/or noise buffer to enhance pedestrian safety, security of the railway right of way and quality of life within the Town.
- d) The Town may recommend, but not require, the preparation of an engineering study to assess acoustics and vibration as part of the Subdivision and Development process.

4.12) UTILITIES

Town of Mayerthorpe is generally fully serviced with piped water and sewer systems, and franchise utilities. Though rare, on-site water and/or sewer systems exist within the corporate boundary of the community. The following policy directions describe the intent of Town to manage utility infrastructure.

- a) All Development shall connect to the municipal water supply except where approved in accordance with (b) below.
- b) On-site water supply and sewer containment and/or disposal may be considered where full town services are prohibitively costly to provide.
- c) Where on-site servicing is approved, the Town shall require that an agreement be registered against the certificate of title for the property to require connection to Town services when 3.12(b) no longer applies.
- d) An on-site water well may be considered for non-potable water use by the Town provided it complies with the Water Act and

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waste water that is directed to the Town's sewer system is in accordance with municipal standards and compensation.

- e) The Town shall strive to maintain a water supply and sewerage capacity that has sufficient capacity to accommodate anticipated growth.
- f) Extension of piped water and/or sewer systems into Lac Ste. Anne County shall consider costs and benefits of the service as well as address liability issues over the transport of potable water and sanitary sewerage over municipal boundaries.
- g) The Town shall continue to work with Lac Ste. Anne County to ensure that Development in the vicinity of the Mayerthorpe lagoon site does not inhibit opportunities for lagoon expansion.
- h) Low pressure water and/or sewer services may be considered within the Town corporate limits where:
 - i. Sufficient on-site supply is provided to support fire mitigation measures;
 - ii. The range of land uses within the Development area is restricted to those which are low volume users and/or generators of potable water and sewerage;

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- iii. The low pressure system does not impair the ability of the Town to provide full services to adjoining properties; and
- iv. The land to be serviced is solely industrial/commercial and does not include any residential land use.
- i) Major water and/or sewerage lines shall be contained within a PUL of sufficient width to accommodate routine maintenance operations where road allowance routes are not available.
- j) Utility systems (water and sewer) within residential parks shall be privately owned and operated.
- k) The Town may accept operational responsibility of utility systems (water and sewer) within Bare Land Condominiums provided they are constructed to municipal standards.



4.13) ALTERNATIVE ENERGY OPTIONS

Town of Mayerthorpe encourages the use and Development of alternative energy systems within the following guidelines:

- 1) Alternative energy systems such as geo-exchange, wind power, solar power/heating, and biomass shall comply with all Federal and Provincial Government licensing and regulations.
- 2) The Town shall ensure that impacts from wind, solar



and geo-exchange Developments are not detrimental to the Character of the neighbourhood or adversely impact the range of land uses that can be developed on adjoining properties.

- 3) Bio-mass Developments may be located within the Town provided the operation does not adversely impact on adjoining land uses through visual impacts, noise or smell.
- 4) Flight paths for emergency medical services to the Mayerthorpe Healthcare Centre shall take priority over the Development of wind power infrastructure should a conflict between the two exist.

4.14) RESERVES AND EASEMENT LANDS

Reserve lands are dedications as a result of provisions of Part 17 of the MGA. The following policy directions expand on the legislation and provide guidance to Developers with respect to the dedication of reserves and easements.

Environmental Reserve: Environmental Reserve may be dedicated on applicable lands as part of the Subdivision process. Generally, Environmental Reserve shall be dedicated in the form of land when there is a recreational opportunity or public access to the property is essential.

Environmental Reserve may be dedicated in the form of an easement when it is advantageous to retain private ownership of the property.

Environmental Conservation Easement: An Environmental Conservation Easement may be considered where conditions exist that make an Environmental Reserve undesirable or impractical.

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Municipal Reserve: Municipal Reserve may be taken in the form of land or as money in lieu, primarily for the purpose of providing park land, tot lots and trails within the Town.

Municipal Reserve for tot lots shall comply with the minimum area requirements in the MDP.

Municipal Reserve for parks shall have a minimum area of 0.4 ha.

Municipal Reserve for tot lots shall have a minimum area of 500 m².



Municipal Reserve may be used as a buffer area between residential and other uses where the reserve can be also be used for a recreational purpose.

Municipal Reserve shall not be used solely for the purpose of accommodating a berm, sound barrier, swale or other infrastructure.

Money in lieu of reserve shall be considered where the amount of reserve in the form of land is insufficient to be applied for one of the above applications.

Community Services Reserve: The Town may require land for Community Service Reserve where the land has been identified for a suitable use provided sufficient reserve land for recreational use is available to service the neighbourhood.

Conservation Reserve: The Town may acquire land for Conservation Reserve where the public interest is served and the land provides for wildlife corridors or protects environmentally significant features.

School Reserves: School Reserve land for schools or joint municipal and School Reserve may be allocated where the School Authority has communicated to the Town that land within a parcel is required for a new school site.

4.15) COMMUNITY SERVICES

Town of Mayerthorpe provides many programs and services to enhance the quality of life for residents and enhance the attractiveness of the

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community as a place to work. The following policy directions describe the Town's community service vision:

- 1) To build upon the public sector and not for profit affordable housing programs for senior citizens.
- 2) To encourage the private sector to undertake a role in supportive living services as a means to complement existing publicly funded programs and facilities.
- 3) To continue to support local health care and police services.
- 4) To implement, as resources allow, the Town's Economic Development Plan and recreation master plan.
- 5) The Town will facilitate public and private service providers to provide as needed additional childcare and special needs facilities and programs.
- 6) The Town will continue to support volunteer organizations that provide services to Town residents and often depend on municipal facilities for their programs and services.
- 7) The Town will continue to support and develop youth recreational and cultural programs.
- 8) The Town may encourage the use of vacant land for community gardens, plazas or other gathering areas.
- 9) The Town supports the Development and continuation of joint use programs with school authorities and the sharing of school lands and facilities.



4.16) SOUR GAS FACILITIES

Pursuant to the provisions contained in Part 17 of the MGA, the Town supports the requirements to consult with the Alberta Energy Regulator and Alberta Utilities Board regarding Development that is in proximity to sour gas facilities.

Historically, the Town has not had any petroleum exploration facilities of any kind within its corporate limits.

4.17) ENVIRONMENTAL IMPACT ASSESSMENTS

Through these policy directions it is the intent of the Town of Mayerthorpe to clarify what is meant by the term “Environmental Impact Assessment (EIS)” and the manner in which the Town will conduct or cause Developers to conduct these assessments as required.

From a municipal perspective, an Environmental Impact Assessment may include one or more of the following:

- A Phase I ESA as defined by Alberta Environment;
- A Phase II or III ESA as defined by Alberta Environment;
- A historical title search and petroleum records search to identify abandoned petroleum facilities or well sites;
- A bio-physical assessment; and/or
- An acoustic analysis or vibration analysis in the case of a railway right of way.

The Development Authority or Subdivision Authority may require one or more of the above assessments in accordance with applicable provisions of the Land Use Bylaw. Additionally, the Town may require one or more of the above assessments to be conducted as part of land acquisition.

4.18) FINANCIAL CONSIDERATIONS

Financial sustainability is an important consideration in any project that is undertaken within the Town of Mayerthorpe. As a public interest

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stand alone project or in cooperation with private interests the Town shall be guided by the following policy directions:

- 1) The Town may establish policies to partner on matters such as cost sharing of infrastructure improvements such as roads, water and sewer infrastructure;
- 2) The Town shall consider operating and maintenance costs on any new infrastructure that it is intended to assume as part of the Development process. In this regard, the Town may require the Developer to install infrastructure of a type with a higher capital cost should that result in lower overall costs over the lifetime of the work; and
- 3) The Town should conduct an inventory and assessment of capital assets, and establish reserves to manage, maintain and replace particular assets in a sustainable manner.



4.19) PUBLIC ENGAGEMENT

Public Engagement is an important part of the planning framework that is described in the MDP. The Town of Mayerthorpe recognizes that serving the public interest involves balancing the opportunities of stakeholders with those of the Developer. The following policy directions describe the intent of the Town to achieve this balance:

- 1) Through the Land Use Bylaw the Town shall:
 - a) Establish a list of land uses that are exempt from the requirement for a development permit.
 - b) Establish within each Land Use Bylaw District a list of land uses or buildings that will be subject to no referral or public input due to the fact that the nature of the proposed Development is common and of little risk of being controversial in the neighbourhood.

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- c) Establish a list of land uses or buildings that will be subject to referral and public notification, with the level of public notification being appropriate to the proposed use.
 - d) Provide guidance to how stakeholders may participate in matters related to matters related to Part 17 of the MGA.
 - e) Provide standards for electronic communication and the use of social media in land use matters.
- 2) The Town shall establish a policy to address interactions with the public on matters related to provisions of the MGA not normally addressed through the Land Use Bylaw.
 - 3) Within the above framework, the Town may consider a separate bylaw or policy that addresses public participation.

4.20) REGIONAL COOPERATION

Town of Mayerthorpe shares a boundary with Lac Ste. Anne County, but also works cooperatively with other municipalities, agencies and organizations that provide valued services or share interests with the Town and its' residents. The following policy directions describe the approach that the Town will continue to pursue as a constructive regional partner.

- 1) The Town shall strive to prepare and maintain an Inter-municipal Development Plan with Lac Ste. Anne County,
- 2) The Town shall enter into a Growth Management Board Agreement in cooperation with regional partner municipalities.
- 3) The Town shall meet with its regional partners as required to discuss matters of mutual interest.

To be described in further detail as part of an Inter-Municipal Development Plan, the Town shall strive to maintain a close working relationship with Lac Ste. Anne County on day to day planning matters. This will be accomplished through:

- 1) Referral of Subdivision and Development permit applications or other land use initiatives that access Lac Ste. Anne County

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infrastructure or are adjacent to Lac Ste. Anne County for their review and comment;

- 2) Referring of any land use proposal that may impact Lac Ste. Anne County through noise, dust or smell;
- 3) Refer an application that requires a truck route or haul agreement for a route that extends onto roads within the jurisdiction of Lac Ste. Anne County; and
- 4) Cooperative efforts to protect expansion opportunities for the Mayerthorpe municipal lagoon.

4.21) PLANNING PROJECT REQUIREMENTS

Town of Mayerthorpe shall establish policy which describes the requirements for the preparation and/or amendment of a Statutory Plan, non-Statutory Plan or Bylaw. The policy shall be guided by the following principles:

- 1) The Town should require the preparation of an area structure plan where the parcel is to be developed in multiple phases or where needed infrastructure for the parcel may impact on other properties;
- 2) The Town may consider a non-statutory plan where the land is to be developed in a single phase and infrastructure required to service the property will not impact existing or future services on adjoining properties; and
- 3) Proponents for a Development project are encouraged to pre-consult with the Town prior to engaging in a project planning process.

4.22) ANNEXATION

Additional lands may be required in the future to accommodate future growth within the Town. Though the Town has sufficient undeveloped land in the near term, the land is concentrated in a few parcels and creates challenges with respect to ideal location, separation of land uses and servicing costs.

The Town shall work with Lac Ste. Anne County to identify issues and solutions towards future expansion of the Town in accordance with the

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provisions of the MGA, the future Inter-municipal Development Plan, and the direction provided by the Municipal Government Board.

4.23) FUTURE GROWTH PATTERNS

The following is intended to be provide a planning mechanism to promote efficient growth management within built up areas of the Town of Mayerthorpe and provide for general land use patterns on parcels that are currently undeveloped. Overall future land use is described graphically on Schedule "A".

Downtown Area: These lands are to be developed in accordance with the downtown policy directions provided in Section 3.8 of the MDP.

In-Fill Area: These lands are to be developed in accordance with the In-Fill policy directions provided in Section 3.5 of the MDP.

Pathways: Pathways shown on the Future Land Use Map are to be developed in accordance with the policy directions provided in Section 3.11 of the MDP.

Environmentally Sensitive Lands: Environmentally Sensitive Lands consist primarily of the Little Paddle River valley, non-operating landfills and a non-operating sewage lagoon located in proximity to the Town within the river valley. Applicable policy directions are provided in Section 3.3 of the MDP.

Residential: These areas describe lands that are primarily intended for residential use. These areas may also include other land uses as described in Section 3.5 of the MDP as well as parks, tot lots, places of worship and certain Mixed Use Developments.

Community Recreation and Open Space: Areas shown as Open Space identifies lands that are appropriate and functional for parks, open space, trails, gathering places and certain Mixed Use Developments.

Commercial: This area identified lands that are designated for primary Commercial use as well as other land uses provided within the policy directions of Section 4.8 of the MDP.

Industrial: Industrial areas identified on Schedule "A" are intended for commercial enterprises in accordance with Section 4.10 of the MDP.

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SCHEDULE "A": FUTURE LAND USE

