

## TOWN OF BEAVERLODGE

### BYLAW NO. 1009

BEING A BYLAW OF THE TOWN OF BEAVERLODGE IN THE PROVINCE OF ALBERTA TO ADOPT A MUNICIPAL DEVELOPMENT PLAN.


**WHEREAS** the Municipal Council of the Town of Beaverlodge, in the Town of Beaverlodge, in the Province of Alberta, in accordance with the Municipal Government Act, Statutes of Alberta, 2000, Chapter M-26; and


**WHEREAS** the Municipal Council deems it desirable to establish a Municipal Development Plan;

**NOW THEREFORE** the Municipal Council of the Town of Beaverlodge in open meeting duly assembled enacts as follows:


- 1) That the Municipal Development Plan attached hereto is hereby adopted as the Municipal Development Plan for the Town of Beaverlodge.
- 2) This Bylaw shall come into effect upon the date of final reading.


READ A FIRST TIME THIS 25th DAY OF October 2021.

  
\_\_\_\_\_  
MAYOR

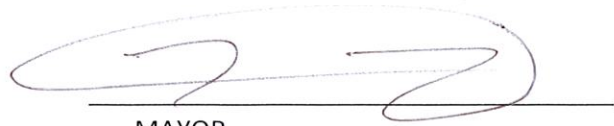
  
\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

READ A SECOND TIME THIS 22nd DAY OF November 2021.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

READ A THIRD TIME THIS 22nd DAY OF November 2021.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

**TOWN OF BEAVERLODGE**

**MUNICIPAL DEVELOPMENT PLAN**

**Approved November 22, 2021**

**Bylaw # 1009**

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# **1. INTRODUCTION**

## **1.1 Area Overview**

The Town of Beaverlodge is a thriving community of just under 3,000 people located approximately 43 km west of the City of Grande Prairie. Beaverlodge presents an exceptionally attractive living environment with the advances of a modern urban community combined with those of a vast natural playground.

Beaverlodge has a service area population consisting of the central and west end of the County of Grande Prairie. As a result, Beaverlodge has all of the modern amenities available to its citizens, including wide streets, modern schools, churches, a variety of senior citizen housing complexes, a health complex, hotels and motels, campground, a large park with several ball diamonds and many recreation facilities including an arena, curling rink, indoor swimming pool and meeting space/community centre.

The people of Beaverlodge comprise an industrious, well-trained labor force with experience in a broad scope of operations, and a strong community spirit.

## **1.2 Location**

The Town of Beaverlodge is located in the Peace River district of Alberta. The Town is on Highway 43, and is approximately 500 km northwest of Edmonton.

## **1.3 Economic Base**

Beaverlodge is the chief trading community for one of the most productive mixed farming areas in Alberta. Forestry development, oil & gas and tourism also play an important role in a growing and diversified economy.



## **2.0 LEGAL**

### **2.1 Municipal Government Act**

This Municipal Development Plan has been prepared and adopted in accordance with the provisions of the Municipal Government Act.

### **2.2 Province of Alberta Land Use Policies**

In 1996, the Provincial Government adopted Land Use Policies for the purpose of providing overall direction to land use planning at the local level. Municipalities are expected to incorporate the appropriate Land Use Policies into their municipal development plans.

This Municipal Development Plan has incorporated the Province of Alberta's Land Use Policies, in accordance with the requirements of the Municipal Government Act.

### **2.3 Principle of Orderly and Economic Development**

The future growth of the Town of Beaverlodge will be based on the principle of the orderly and economic development of the municipality.

This principle may relate to such things as: the expansion of the municipality; the provision of municipal infrastructure; land use patterns; or the subdivision of land. The focus will be on the effective use of the Town's resources in relation to the growth of the municipality.

### 3.0 GOALS

The following goals have been established for the implementation of this Municipal Development Plan:

#### 1. Growth

- To encourage growth and accommodate it in a land use pattern which is efficient, effective, and economic.
- To provide an overall framework for the future planning and development of the Town of Beaverlodge in a manner that will benefit the municipality.
- To coordinate land use planning with the development of transportation and infrastructure systems.

#### 2. Quality of Life

- To improve the municipality as a place for living, working, and leisure activities by creating an environment that encourages a sense of community pride.

#### 3. Economic Development

- To continue to diversify the Town of Beaverlodge's economy by encouraging commercial, industrial, and institutional operations to locate within the Town.
- To strengthen and improve the Town of Beaverlodge's central business district as a key residential, commercial and business area.

#### 4. Inter-Municipal Cooperation

- To work with the County of Grande Prairie and other regional municipalities on a basis of inter-municipal cooperation for the Beaverlodge area, including land use planning and the cost-effective delivery of municipal services, such as water, recreation, library, airport, fire protection, and FCSS.
- To work with neighboring municipalities, for the delivery of regional services such as tourism, economic development, solid waste management, mutual aid and recreation.



5. Housing

- To encourage residential development to occur in a manner that will provide for a variety of housing accommodations.

6. Land Use Patterns

- To provide policy directions that will guide the location of new development within the Town of Beaverlodge.
- To provide convenient access to places of work, residence, shopping, education, and recreation.
- To establish land use patterns that will encourage compatibility between existing and future development.

7. Financial Management

- To ensure that the future growth and development of the Town of Beaverlodge is undertaken in a manner that effectively uses the municipality's financial resources.
- To develop a cost-effective maintenance and rehabilitation program for all existing infrastructure in the Town.

8. Transportation

- To develop an overall transportation strategy which recognizes the importance of roads to the future growth of the Town.
- To ensure effective integration of future land use in the Highway #43 Corridor with the safe and efficient movement of traffic through the corridor.

## **4.0 OVERALL GROWTH STRATEGY**

It is in the best interests of the Town of Beaverlodge to have an economy that is stable, viable, and growing. Community planning can complement the economic development of a municipality, as the physical growth of a municipality plays a significant role in its economic development. A coordinated approach to community planning and economic development will be beneficial to the Town.

In terms of coordinating the physical and economic development of the municipality, the Town will:

1. Work towards improving the quality of life for existing and future residents of the Town.
2. Work cooperatively with residents and businesses, community groups and other governments.
3. Provide an environment in which the Town and business can operate and grow.
4. Play an active role in the promotion of the municipality.
5. Continually encourage business, industry and government to locate in the Town, at locations that benefit the operation of the municipality.
6. Take steps to ensure that there is an adequate supply of serviced land to meet residential, commercial, industrial, and institutional development needs.
7. Continue to evaluate development standards to ensure that the standards are conducive to attracting development.

## **5.0 LAND USE POLICIES**

### **5.1 General Policies**

Where applicable, the following policies will apply to all development that occurs in the Town of Beaverlodge:

- 5.1.1 Development shall have the appropriate municipal services and utilities.
- 5.1.2 The Town may enter into agreements with developers for the provision of on-site and off-site municipal services and utilities.
- 5.1.3 The Town shall take the compatibility of existing and future land uses into consideration when reviewing zoning, subdivision, and/or development proposals.
- 5.1.4 Adequate open space, recreation land, and land for school purposes shall be provided as part of subdivision and/or development proposals.
- 5.1.5 Satisfactory arrangements shall be made for parking and loading facilities for all new development, particularly in highway commercial areas.
- 5.1.6 Land that can be easily provided with municipal services and utilities within the Town shall be used for urban development.
- 5.1.7 In all cases, the appearance of development and its effect on the visual amenity of the municipality will be an important factor for the Town to consider when deciding on planning and development proposals.
- 5.1.8 The development of a community wide trail system that will link all areas of the Town, particularly residential areas, is an important objective of the Town at the time of subdivision.

### **5.2 Residential**

The intent of the "Residential" designation is to ensure the predominant land use in these areas of the Town is for housing accommodation. Housing can take many forms. The purpose of the Municipal Development Plan will be to address the many aspects of residential development in the Town; to formulate policy which will provide direction for the development of new single-family areas, the provision for manufactured homes, policy



for the location of multi-unit residential and guidelines for the redevelopment of older established areas. One of the objectives of the Municipal Development Plan is to ensure the character of residential areas is preserved, especially in relation to existing, lower density residential neighborhoods.

The policy directions to be used for the development of residential areas in the Town as identified on Map #2, the Future Land Use Map are:

- 5.2.1 Future residential development shall occur in a manner that allows for the orderly and economic provision of municipal services.
- 5.2.2 Residential uses, where possible, should be separated from incompatible land uses and, where not possible, be separated by a proper landscaped buffer.
- 5.2.3 High density residential development, such as apartments, townhouses and row dwellings, shall locate in accordance with the following:
  - a) Preference will be given to sites which have direct access to an arterial road or a major residential road;
  - b) Where the visual amenity of an existing residential neighborhood is not adversely affected by the scale of the building;
  - c) Provides a transition from the downtown area to other residential areas or is located in the downtown area;
  - d) Is identified in an area structure plan or an existing site which is currently zoned for same;
  - e) The development of the multi-family unit will not adversely impact on the character of the neighborhood.
- 5.2.4 When the expansion of new residential development with established residential neighborhoods is proposed, the Town shall consider the following:
  - a) The visual impact of the new development on the established residential neighborhood;
  - b) The zoning of the area in order to ensure housing types are compatible in appearance and density;
  - c) The buffering and landscaping of new development in a manner suitable to the character and appearance of the established residential neighborhood.
- 5.2.5 The Town will encourage the development of a variety of housing styles and types. However, the Town will also ensure that there is compatibility between housing types being located in the same area.

- 5.2.6 Areas identified as Residential on the Future Land Use Map should develop as predominately single-family areas. Multi-family residential units will be considered in accordance with the criteria identified in Policy 5.2.3 above.
- 5.2.7 The development of manufactured homes in the areas identified as Residential will be directed to manufactured home parks or manufactured home subdivisions. The Town will discourage the development of mixed housing areas.
- 5.2.8 Infill housing in older areas will be encouraged. To this end, double wide manufactured homes or modular homes will be allowed to locate in residential areas that are undergoing redevelopment and where the intent is to replace an older model home with a new one. The Town may place restrictions on the development of such housing by way of regulating the age of said buildings to ensure modern building codes and restrictions are met.
- 5.2.9 Higher density residential development including seniors housing will be encouraged in the downtown area. Areas currently used as seniors housing complexes will be allowed to expand to meet future demands.
- 5.2.10 Neighborhood convenience-type commercial uses and other compatible uses, such as churches and home-based businesses, may be allowed to develop in a residential area.
- 5.2.11 The redevelopment of older housing areas will be encouraged.
- 5.2.12 At the present time, there are some areas of un-serviced residential housing in the Town. The Town will not allow for the development of new residential areas unless the development can be serviced with Town water and sewer services. However, existing un-serviced residential development may be upgraded and renovated, but the density of development may not be increased unless municipal services are provided.
- 5.2.13 The Town will encourage the upgrading and redevelopment of existing manufactured home parks in the Town.



- 5.2.14 The Town will ensure the adequacy of a safe and healthy housing supply and the preservation of residential neighborhoods. To this end, the Town will ensure that minimum standards are being met through the enforcement of municipal bylaws and other legislative mechanisms.
- 5.2.15 Home based businesses will be allowed in residential areas provided that the business is a subordinate use to the principle use of the dwelling as a residence.
- 5.2.16 The Town will create a Direct Control Residential district to provide an opportunity for new and innovative housing styles that do not exist within existing zoning regulation for either newly developing areas or for the redevelopment of existing developed areas.

### **5.3 Commercial**

The commercial areas of the Town play an important role in the economic base of the municipality. The Town wants to ensure that locations are available for a wide range of commercial activities that are compatible with urban development.

Much of the commercial development, which has occurred in the Town, has located along Highway #43 and in the downtown area. The trend for commercial development to continue to seek these locations will likely continue to occur, and the Town recognizes the importance of the corridor to the future growth of the municipality. The locations have many advantages to businesses and include increased traffic volumes and visibility and larger lots, which provide greater opportunities for site design and parking. Moreover, a new bypass around the Town will provide an opportunity for further expansion of the highway commercial sector as well as redevelopment opportunities for existing older sites.

The policy directions to be used for the development of commercial areas in the Town will be a Downtown Development and Highway Commercial both identified as Commercial on the Future Land Use Map are:

#### **Downtown Development District**

- 5.3.1 The Town shall allow for commercial, residential, institutional and business uses that will result in the development of a vibrant, multi-functional downtown area.



- 5.3.2 Development in the downtown area will be made as attractive as possible in appearance, design, and style.
- 5.3.3 Mixed-use development (residential and commercial) and high density residential development including seniors housing will be encouraged in the downtown area when approved by Town Council.
- 5.3.4 The downtown area may be zoned as direct control to enable each development to be evaluated individually. In evaluating development proposals, the Town should consider some or all of the following criteria:
- a) The suitability of the site to accommodate the proposed land use,
  - b) The impact on traffic movement and safety,
  - c) The availability and adequacy of municipal services,
  - d) The impact on and compatibility with surrounding land uses and buildings,
  - e) The availability of ample parking for the proposed use either on site or nearby,
  - f) The ability to accommodate truck traffic for loading and unloading purposes,
  - g) The location and impact of signage,
  - h) The design, structure and building materials to be used.

#### Highway No. 43 Corridor (Highway Commercial)

- 5.3.5 Commercial land uses that serve the travelling public and/or require direct access to a highway may be allowed to develop in areas designated for commercial purposes.
- 5.3.6 When considering zoning, subdivision and development proposals on property fronting onto Highway #43, the Town will consider the impact of the proposal on the overall highway system in the Beaverlodge area.
- 5.3.7 Landscaped buffers or fencing shall be provided between highway commercial development and residential, community, and/or institutional land uses.
- 5.3.8 Access points shall be located in a manner that protects the integrity of the highway system and ensure the safe movement of traffic.
- 5.3.9 Service roads may be required for highway commercial development.

5.3.10 All Highway Commercial areas may be zoned as direct control. The Town Council will issue all development permits for uses within this direct control district. In evaluating any application for a development permit for a use with the direct control district, Council will consider any or all of the following criteria:

- a) The suitability of the site to accommodate the proposed land use,
- b) The suitability of existing accesses or the need for new accesses to the site from Highway #43,
- c) The impact on traffic movement and safety,
- d) The availability of municipal services,
- e) The impact on and compatibility with surrounding land uses,
- f) The availability of ample parking for the proposed use,
- g) The ability to accommodate truck traffic,
- h) The location and impact of signage.

5.3.11 Highway commercial and light industrial land uses requiring larger parcels of land shall be directed to locate in areas designated for highway commercial purposes.

5.3.12 A non-residential Direct Control district will be provided in the Land Use Bylaw. The purpose of the district will be to provide an alternative to traditional zoning districts to accommodate commercial development that is unique or innovative and brings benefit to the Town.

## **5.4 Industrial**

Industrial development has had a positive impact on the Town's assessment base and is an important part of the economic activity that occurs in the Beaverlodge area. The Town wants to continue to develop its industrial land base and provide opportunities for operations of this kind.

The policy directions to be used for the development of industrial areas in the Town as identified as Industrial on the Future Land Use Map are:

5.4.1 Industrial areas shall be located in the south, northwest and west areas of the Town. The areas are identified on the Future Land Use Map.

5.4.2 The Town will ensure an adequate provision of industrial land within the Town boundaries. An adequate supply includes the quality of the

available land, the quantity of land that may be available, serviceability, and reasonably priced.

- 5.4.3 Landscaped buffers shall be provided between industrial areas and other land uses, when required by the Town.
- 5.4.4 Internal roads for industrial parks and industrial areas shall be designed in a manner that allows for easy access and turning space for larger vehicles.
- 5.4.5 All storage areas in industrial areas should be appropriately screened or fenced.
- 5.4.6 Any industry, which may be hazardous or obnoxious, shall be directed away from other land uses that would result in a conflict being created.
- 5.4.7 Although it is desirable to provide municipal services to all industrial land, the Town may allow for the development of industrial properties with private sewage disposal systems and water systems. Industrial areas where this provision may be allowed must be beyond reasonable and economic means of providing municipal services.
- 5.4.8 A non-residential Direct Control district will be provided in the Land Use Bylaw. The purpose of the district will be to provide an alternative to traditional zoning districts to accommodate commercial development that is unique or innovative and brings benefit to the Town.

## **5.5 Institutional**

There are a number of institutional facilities located in the Town including a hospital, schools, churches and various public buildings.

The policy directions to be used for the development of institutional land uses in the Town are:



- 5.5.1 Institutional uses shall be encouraged to locate in areas of the Town that are compatible with the type of institutional use.
- 5.5.2 When evaluating proposals for residential development, the Town will consider the impact of the proposed development on the capacity of institutional facilities, such as schools and the need for land to be provided for such purposes.
- 5.5.3 The Town supports the development of a new hospital facility for the Town of Beaverlodge.
- 5.5.4 New institutional uses will be allowed in all districts in the Town. However, prior to any approvals, the Town will ensure that the institutional use is compatible with the surrounding land uses, is serviceable with Town services and will not create any adverse impacts with transportation networks.

## **5.6 Community**

The Town has a number of developed community uses including parks, playgrounds, and a multi-purpose recreational facility. These types of land uses may be developed in expansion areas with the Town.

The policy directions to be used for the development of community land uses in the Town are:

- 5.6.1 All parks and playgrounds shall be landscaped.
- 5.6.2 Playgrounds (tot lots) should be developed in close proximity to residential areas in order to allow convenient and safe access to them for children.
- 5.6.3 When evaluating proposals for residential development, the Town shall determine the need for community areas and the location of them within the area.
- 5.6.4 The Town will continue to evaluate the recreational needs of the residents of the Town and to respond to the needs as required.

- 5.6.5 The Town may also require any developer along any other watercourse in the Town, to dedicate the watercourse as Environmental Reserve at the time of subdivision.
- 5.6.6 All land taken as Environmental Reserve will be incorporated into the open space and trail system for the Town.

## **5.7 Transportation**

The Town's transportation system plays a key role in the development of the municipality and in the implementation of this Municipal Development Plan. The Town wants to ensure the safe and effective movement of people, goods, and services throughout the Town.

The policy directions to be used to develop the Town's transportation system are:

- 5.7.1 The Town shall ensure that the planning and design of the various elements of the transportation system complement the implementation of the Municipal Development Plan.
- 5.7.2 The following types of roads will be designated by the Town as part of this Municipal Development Plan as shown on the Transportation Map #1,
  - a) Highways
  - b) Collector Roads
  - c) Local Roads
- 5.7.3 The construction and maintenance of roads coordinated with other projects related to the provision of municipal services.
- 5.7.4 The Town shall ensure that collector roads serve new residential areas.
- 5.7.5 The Town may require buffers along transportation corridors as a method to reduce the impact on adjacent land uses.
- 5.7.6 The Town shall protect land that may be required for future road rights-of-way through the planning and development processes used by the municipality.

- 5.7.7 Collector roads shall collect traffic from local roads and move the traffic to arterial roads. The right-of-way for a collector road shall be a minimum of 22.5 metres.
- 5.7.8 Local roads shall provide access to the majority of areas in the Town. Through traffic shall be discouraged through the planning and design of these roads. The right-of-way for a local road shall be 20 metres.
- 5.7.9 Lanes may be developed in certain areas of the Town and shall have a right-of-way of at least 6 metres.
- 5.7.10 The Town will work closely with the Provincial government in the development, maintenance and upgrading of Highways in the Town when considering projects aimed at the enhancement of the Town's transportation system.
- 5.7.11 The Town may require roads within residential areas to have sidewalks along at least one side of the roads.
- 5.7.12 The Town plans to implement the development of a pedestrian-bicycle walkway system that will connect community facilities and residential areas of the municipality.
- 5.7.13 The Town may identify which roads are to be used as truck routes.

## **5.8 Municipal Services and Utilities**

The provision of municipal services and utilities is a key factor in the planning and development of the Town. The Town wants to ensure that municipal services and utilities are developed in a manner that complements the planning of the municipality.

The policy directions that will be used to develop the Town's municipal services and utilities are:

- 5.8.1 Land required for municipal services and utilities shall be identified as part of the planning process for urban expansion areas or areas to be re-developed in the Town.



- 5.8.2 The Town may require the provision of easements or public utility lots for municipal services and utilities as part of a proposal to subdivide and/or develop land.
- 5.8.3 The Town will work closely with utility companies on the planning for the installation of municipal services and utilities.
- 5.8.4 The Town will attempt wherever possible to create a looped system for all utility services.
- 5.8.5 The Town will work towards the development of a second river crossing for all water and gas lines as a long-term goal.

## **5.9 Future Development Areas**

The Town has a reasonable supply of land for future urban expansion within its current municipal boundaries. This land supply provides the Town with flexibility in terms of future land use patterns, while ensuring that proper planning can take place in these areas of the Town. However, the Town may consider the annexation of additional areas in order to enhance economic opportunities as indicated on Map #3, Growth Directions.

Future development areas refer to both un-serviced and undeveloped land within the Town boundary and to land beyond the Town boundary that is identified as a future growth direction. Most of the land, which is undeveloped, is used for agricultural purposes. It is expected that the land will remain in agricultural production until there is a proposal for a more intense use. The policy directions that will be used for the development of Future Development Areas within the Town are:

- 5.9.1 Future Development Areas shall require the adoption of an area structure plan by Town Council prior to their subdivision and/or development that includes:
  - a) Proposed land uses;
  - b) The general pattern of subdivision;
  - c) Location of roads, municipal services and utilities;
  - d) Phasing of development
  - e) Proposed lot sizes; and
  - f) Any other matters deemed necessary by Town Council.

- 5.9.2 In all Future Development Areas, the allocation of municipal and/or school reserve shall be addressed by the adopted area structure plan. In general, a developer can be expected to provide 10% of an area to be subdivided as municipal reserve for parks and play grounds. In Industrial or commercial areas, cash in lieu instead of land may be provided at the discretion of Council. Lastly, the requirement for land for any new or expanding school site will be negotiated with the relevant school jurisdiction.
- 5.9.3 Agricultural operations within the Town boundaries will be limited to the following activities: the cultivation of land, the production of agricultural field crops, the production of fruits, vegetables, sod, trees, shrubs, and other specialty horticultural crops, the operation of agricultural machinery and equipment to support the above operations. Agricultural operations may be allowed in Future Development Areas, but intensive agricultural uses, such as intensive livestock operations, shall not be allowed.

## **6.0 IMPLEMENTATION OF THE PLAN**

### **6.1 Intermunicipal Cooperation**

- 6.1.1 The Town of Beaverlodge will continue to work with its municipal neighbor, the County of Grande Prairie, on the future planning of the Beaverlodge area. This will include the coordination of road and infrastructure projects involving the two municipalities. The Councils recognize the benefits of working together in terms of the development of the Beaverlodge area.

The Councils for the Town and County have an existing comprehensive agreement. This agreement should be amended to include planning matters. This will establish a system of communication and consultation on planning matters between the municipalities to address: referrals of zoning, subdivision and development permits, dispute resolution and a process to use when the annexation of land is considered. An "Intermunicipal Negotiation Committee" is established and should be used as a way to administer Intermunicipal planning issues.

Through working with the County, the Town will be able to implement various aspects of this Municipal Development Plan.

## **6.2 Town of Beaverlodge Land Use Bylaw**

- 6.2.1 For the most part, the policies contained in this Municipal Development Plan will be implemented through the application of the Town of Beaverlodge Land Use Bylaw.
- 6.2.2 The Town will also implement the Municipal Development Plan through other mechanisms, such as: recreation master plans; the annual municipal budgeting processes; and land use studies.

## **6.3 Subdivision of Land**

- 6.3.1 The policy of the Town will be that no application for subdivision will be recommended to the Subdivision Authority for approval unless the proposed subdivision conforms to the spirit and intent of the policies contained in the Municipal Development Plan.
- 6.3.2 The Town will consider the effect that the proposed subdivision of land will have on the economy of the Town, as well as the ability to provide municipal services and utilities to the subject property.

## **6.4 Area Structure Plans**

- 6.4.1 The Town will require the preparation of and adoption by Town Council of an area structure plan prior to:
  - a. The subdivision and/or development of a Future Development Area, as outlined in this Municipal Development Plan;
  - b. Large parcels of land being allowed to be subdivided and/or developed; or
  - c. Any other situations where Town Council is of the opinion that detailed land use planning is required.

This type of detailed land use planning will implement the goal of orderly and economic development for the municipality, while ensuring that land use, municipal services, utilities and roads are properly integrated.



## **6.5 Responsibilities of Developers**

- 6.5.1 When land is to be subdivided and/or developed, the Town will require developers to enter into an agreement with the municipality for the provision of municipal services, utilities, and roads.
- 6.5.2 The Town will be required to work with land developers in the Town. The Town will at the same time strive to create an environment that is conducive to supporting land development while at the same time recognizing effective community planning.
- 6.5.3 The Town will ensure that its development standards are appropriate for the municipality, and through development agreements, work with developers to ensure positive results for all stakeholders.

## **6.6 Municipal and Environmental Reserve**

The following policies will outline how the Town will address the allocation of municipal and/or school reserves:

- 6.6.1 As a condition of subdivision approval, the Town shall require that ten percent (10 %) of the lands to be developed be dedicated to municipal and/or school reserve.
- 6.6.2 The Town may take municipal and/or school reserve in one or a combination of the following methods:
  - a) Land, similar in quality to the land being proposed to be subdivided;
  - b) Money in lieu;
  - c) Deferral to the balance of the subject property; or
  - d) A combination of the above methods.
- 6.6.3 Money collected in-lieu of municipal reserve shall be used for the provision of recreation and/or school facilities.
- 6.6.4 Where there is an approved area structure plan, the allocation of municipal and/or school reserve will be based on the provisions of the area structure plan.
- 6.6.5 In residential areas, the Town may allocate municipal and/or school reserve for the purpose of developing parks, playgrounds, walkways, recreation facilities, schools, and similar uses.

- 6.6.6 In commercial or industrial areas, the Town may allocate municipal reserve for the purpose of providing a buffer between incompatible land uses or the provision of walkways as part of a comprehensive system.
- 6.6.7 The Town will coordinate the location of new schools and the allocation of school reserves in the municipality with the local school divisions.
- 6.6.8 Land that is deemed to be undevelopable shall be left in its natural state, and allocated as environmental reserve in accordance with the provisions of the Municipal Government Act. These lands shall not be allocated as municipal and/or school reserve.

## **6.7 Plan Monitoring and Review**

- 6.7.1 The Town will continually monitor the administration and implementation of this Municipal Development Plan to ensure that the Plan remains an effective policy document. The following actions will be undertaken as was to monitor the implementation of the Plan:
  - a. An annual review of land use and development trends,
  - b. The identification of planning issues affecting the future growth of the Town,
  - c. Evaluating the effect of any changes to the provincial planning legislation, and
  - d. Ongoing contact with interest groups.
- 6.7.2 The Town shall undertake a major review of this Municipal Development Plan once every five years or earlier if deemed necessary to do so by Town Council.

## **6.8 Annexation**

- 6.8.1 The Town will strive to ensure that it maintains a 50- year land supply to support future growth of the Town within its boundary. To this end, the Town will need to annex land that is currently in the County of Grande Prairie. The Town will work cooperatively with the County to identify and support annexation efforts by the Town.

6.8.2 In general, the future growth directions for the Town for residential purposes is to the east and north and for future commercial and industrial areas to the south and west of the Town. The land to and around the future bypass is a logical growth direction for industrial and commercial development. Land to the north and east of the current boundary are logical directions for residential growth.

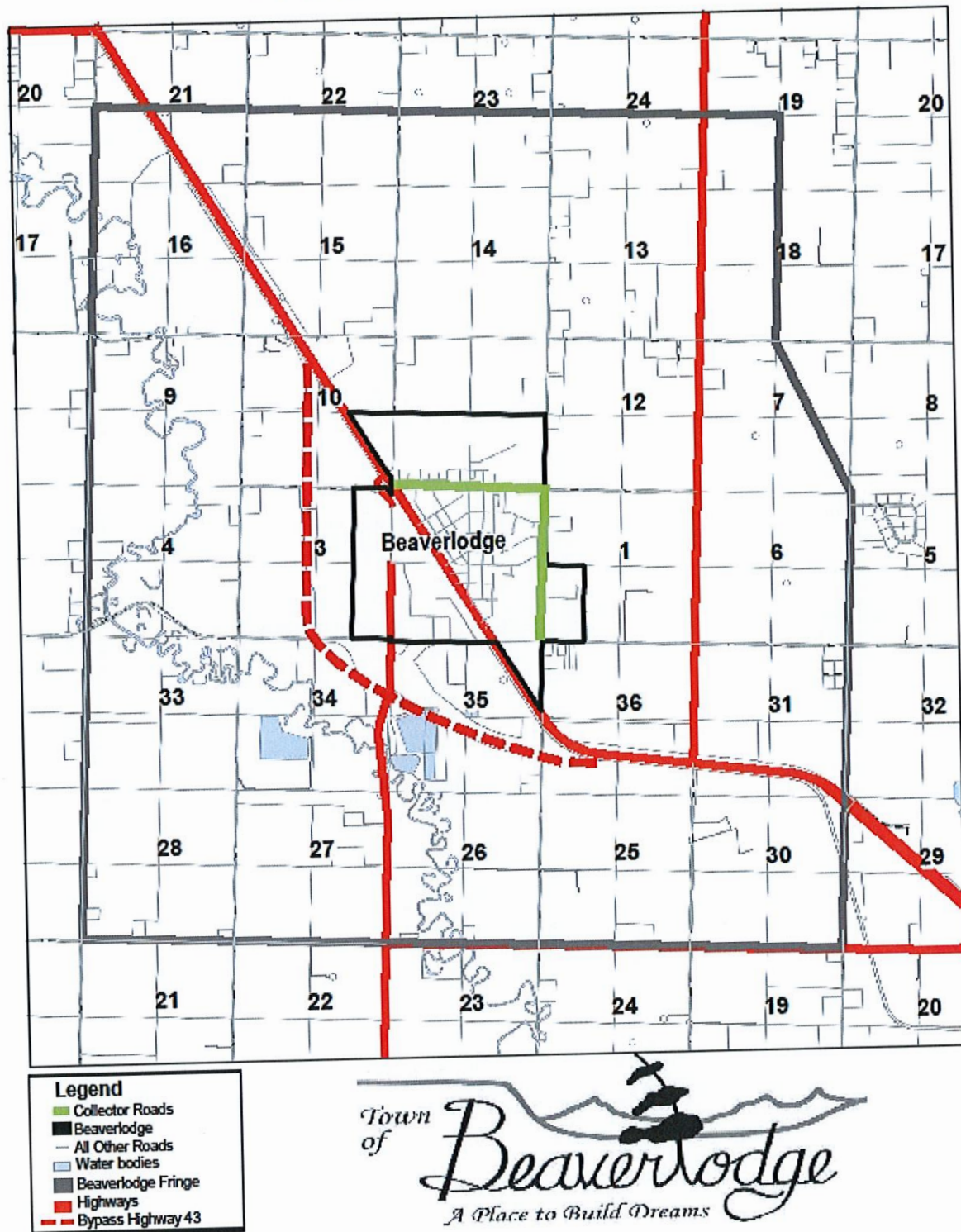
6.8.3 The Town will support the current rural use of the land until the land is needed for urban development.

6.8.4 In assessing the need for future annexation, the Town should examine any or all of the following criteria:

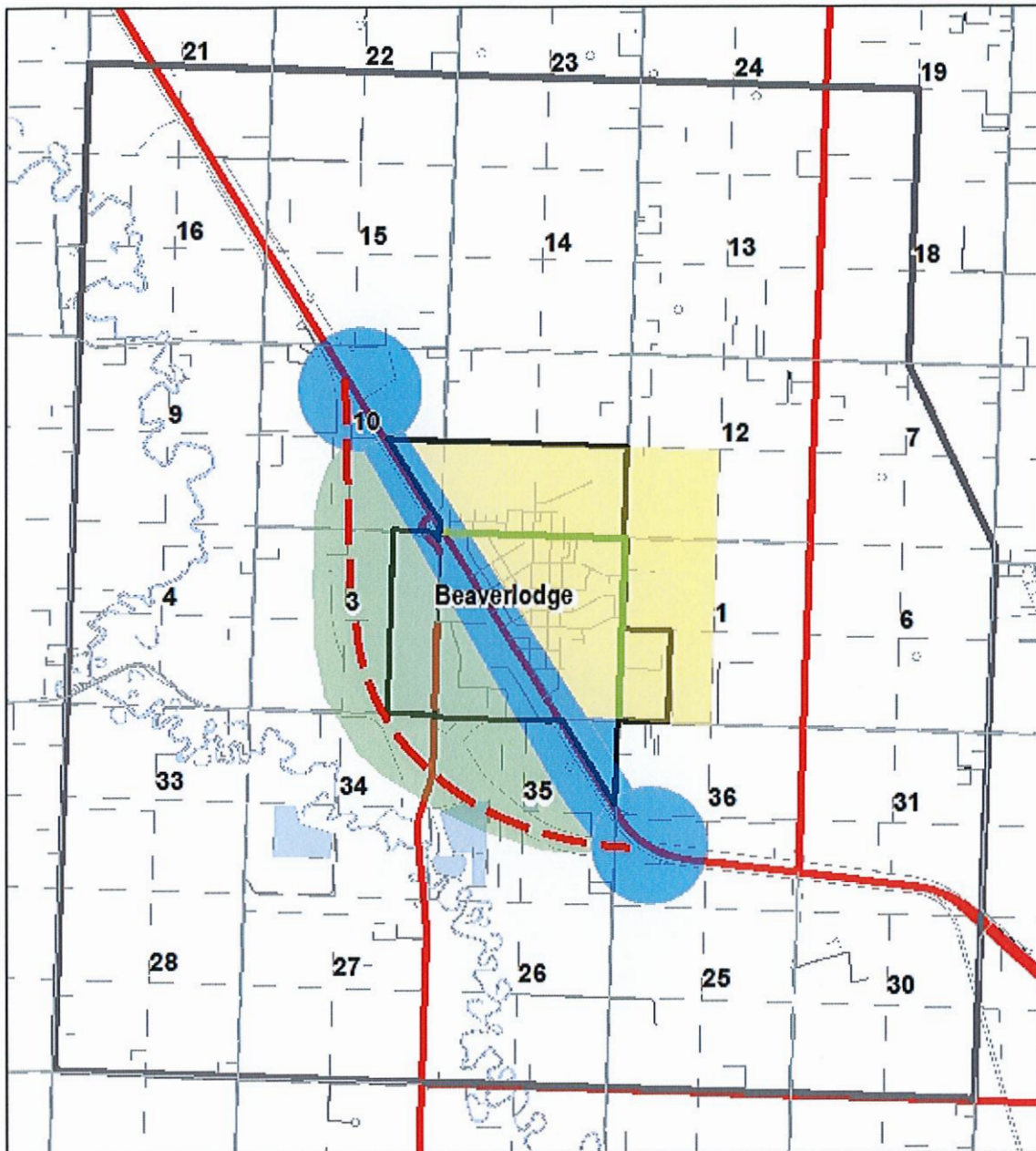
- the need for additional lands,
- an analysis of the financial impacts of annexing additional land,
- the requirement for municipal infrastructure,
- any constraints to development the annexation land might present,
- the impact to existing transportation systems,
- any other matters considered necessary by the Town.



# TRANSPORTATION



# FUTURE LAND USE



## Legend

- Collector Roads
- Beaverlodge
- All Other Roads
- Watercourse
- Beaverlodge Rings
- Highways
- Dryden Highway 43

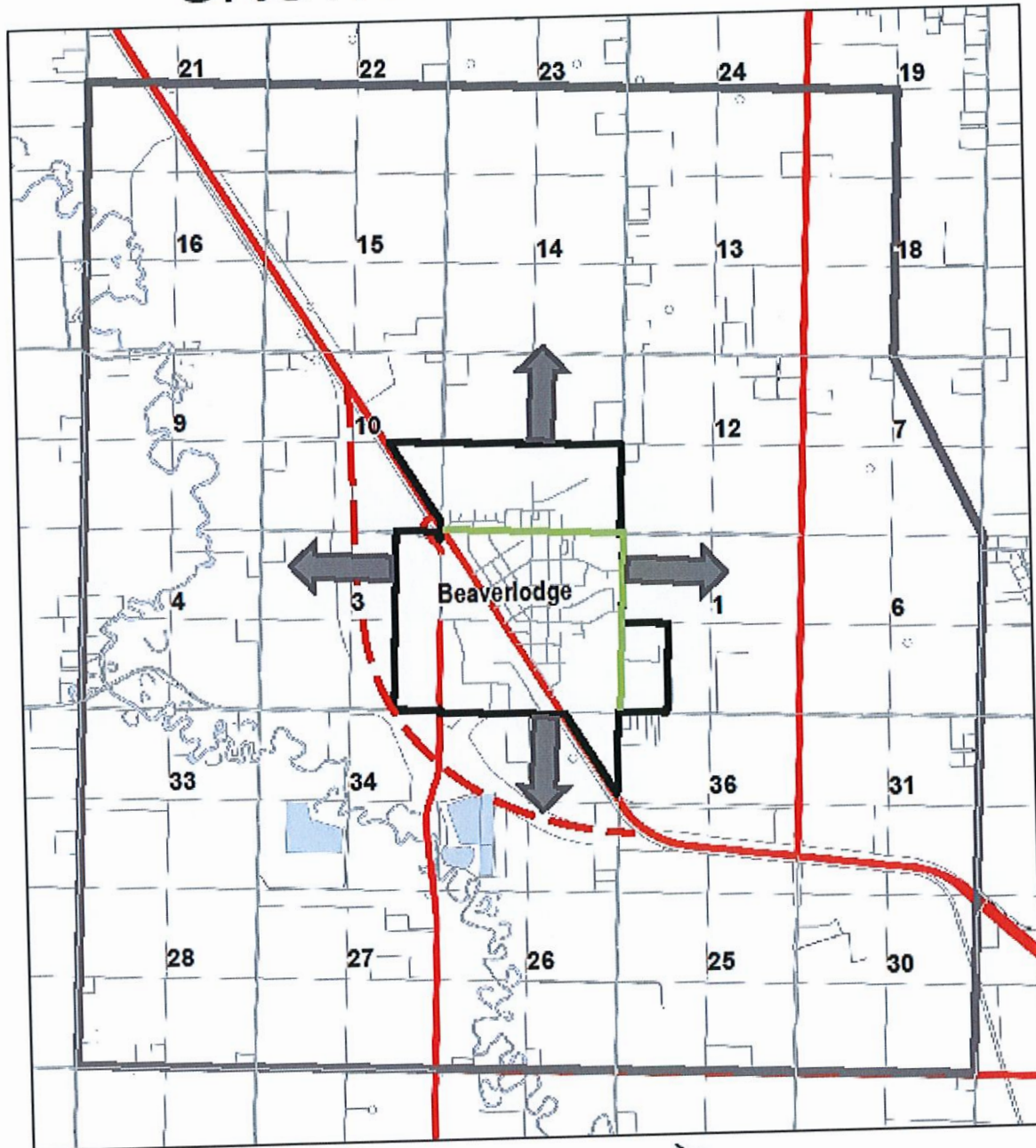
## Future Land Use

- Commercial
- Industrial
- Residential





# GROWTH DIRECTIONS



- Legend**
- Collector Roads
  - Beaverlodge
  - All Other Roads
  - Water bodies
  - Beaverlodge Fringe
  - Highways
  - Highway 43

