TOWN OF WAINWRIGHT

MUNICIPAL DEVELOPMENT PLAN

2009

Bylaw No. 2009-01

Adopted June 2, 2009

TOWN OF WAINWRIGHT
BYLAW 2009-01

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TOWN OF WAINWRIGHT
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THE MUNICIPAL DEVELOPMENT PLAN

Pursuant to the provisions of the *Municipal Government Act*, R.S.A. 2000, as amended, the *Council* of the Town of Wainwright, in the Province of Alberta, duly assembled, enacts the following:

1.0 INTRODUCTION

1.1 Purpose of the Plan

The purpose of this Municipal Development Plan is to provide the community with a document that outlines Council's approach when dealing with land use and land development matters. All other planning documents, such as the Town of Wainwright Land Use Bylaw, serve to compliment and implement the policies and objectives stated in the Municipal Development Plan.

The Plan is the Town of Wainwright's primary land use and policy statement, which will be used to guide future growth and development. The Plan includes a growth strategy, goals and objectives for the future, and policy to achieve the objectives.

1.2 Municipal Government Act

The Town of Wainwright's Municipal Development Plan has been prepared in accordance with the provisions of the Municipal Government Act.

This Plan replaces the Town of Wainwright General Municipal Plan that was adopted in 1986 under the former provincial planning legislation.

1.3 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 Land Use Policies into their municipal development plans.

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

1.4 Plan Interpretation

Town Council's intent for this Plan is to provide a general policy direction for the future planning of the municipality. The Plan is not intended to be fixed and/or inflexible in its implementation.

The interpretation of the Plan's policy direction will be subject to the approval of Town Council.

2.0 GROWTH STRATEGY

2.1 Regional Setting and Surrounding Landuse

The Town of Wainwright is located in east central Alberta. The Municipal District of Wainwright No. 61 surrounds the town. Two primary highways serve the Town: Highway 41 runs north south on the east side of town and Highway 14 runs east west through the town. The Town of Wainwright is approximately 200 km southeast of the City of Edmonton.

The Town has a population of approximately 6000 and offers its citizens and visitors a full range of shopping and recreational activities. Along with excellent hotels, motels and restaurants, there is also a modern recreational center, which includes an indoor pool, twin NHL-size arenas, community theatre, halls, meeting rooms, walking track, climbing wall, fitness/dance studio and gym. Wainwright also has a curling rink, 18-hole golf course and several kilometers of paved walking trails.

2.2 Growth Management

Growth management is the process of directing or guiding development to achieve predetermined objectives. It involves the setting of objectives for growth and the preparation of policies and strategies to achieve the objectives. It also involves the evaluation or review of development proposals in the context of implementing the policies and strategies and the making of decisions on development proposals such that the objectives are achieved.

The Town offers many opportunities for new commercial and industrial development and wishes to encourage and facilitate appropriate growth that will benefit its residents and in a wider context, promote growth in association with surrounding municipalities on a regional basis. Innovative strategies promoting economic development will be encouraged.

In order to achieve a controlled, managed growth strategy to support sustained population and economic growth of the Town, Schedule A – Future Land Use Plan identifies a balanced land use development pattern to facilitate future residential, commercial, community and industrial growth in a compatible, orderly, efficient and cost effective manner.

2.3 Major Growth Issues

The major growth issues, which have been identified in preparing this Plan include:

- To promote the Town in a regional context as a good place to live, play, work and do business.
- To maintain and improve the quality of life for the residents of the Town.
- To ensure that the use and development of land contributes to the benefit of the Town.
- To expand the role of the Town and surrounding municipalities as a regional trade and service center.
- To increase the availability of affordable housing in the Town of Wainwright.
- To promote the continued vitalization of downtown.
- To improve the transportation system to provide better access to all areas of the Town and reduce congestion.

2.4 Growth Strategy

The Town of Wainwright offers a variety of opportunities for employment, shopping, recreation, housing, education, culture, health care, government, services and entertainment. The Town wants to continue to grow and to broaden the choices and opportunities it offers in the future. The physical growth strategy, as illustrated in Schedule A – Future Land Use Plan is based on the following principles:

1. The Town will encourage growth and accommodate it in a land use pattern that is efficient, effective and economic.
2. Land use patterns shall be established that will encourage compatibility between existing and future development. An overall framework shall be provided for in the future planning and development of the Town of Wainwright to improve the municipality as a place for living, working and leisure/tourist activities by creating an environment that encourages a sense of community pride.
3. The Town shall facilitate the preparation and implementation of economic development strategies to promote, market, and attract growth to Wainwright and surrounding municipalities.
4. Wherever possible and reasonable, priority will be given to the development of areas that are already serviced.
5. New growth areas will be developed in an orderly fashion, taking maximum advantage of existing servicing.

6. The Town may consider alternative forms of development within the future development areas providing that any such development would not jeopardize the future development of the area, the development can be adequately serviced, and the development can be fully integrated into the future plans for the area.
7. The Town will expect landscaping to form an integral part of all development proposals and will seek to retain, where practical, existing trees, hedges and other features that contribute to the quality of the local environment.
8. The Town shall ensure an orderly progression of development to minimize land use conflicts with and protect existing agricultural operations and land until it is required for urban development.

The following policy sections clarify and implement, in greater detail, the Plan goals and growth strategy outlined above.

3.0 RESIDENTIAL

The Province of Alberta Land Use Policies encourage municipalities to establish land use patterns which provide the opportunity for a variety of residential environments which feature innovative designs and densities, and which make efficient use of existing facilities, infrastructure and public transportation. Municipalities are also encouraged to accommodate barrier free residences for persons with disabilities as well as to eliminate restrictions that inhibit the use of manufactured housing. The overall themes of the Land Use Policies will be incorporated in the policies of this section.

The intent of the "Residential" designation is to ensure the predominant land use in these areas of the town is for housing accommodation. Multi-unit residential development will be encouraged in certain areas of the municipality. The intent of this Municipal Development Plan is to ensure that the character of existing residential areas is preserved, and to ensure that land is available for future residential growth.

The policy directions to be used for the development of residential areas in the Town are as follows:

1. Vacant land within the Town will be generally planned.
2. Residential development shall occur in a manner that allows for the orderly and economic provision of municipal services.
3. To direct new residential development to the existing built up areas and to areas designated for housing, while safeguarding the character and amenity of established neighborhoods.
4. To promote high quality design and amenity standards, together with the provision of a high standard of landscaping and retention of existing trees, hedges or other natural site features, where practical.
5. To safeguard enjoyment of residential amenity by ensuring that residential uses, where possible, are separated from incompatible land uses and, where not possible, be separated by a proper landscaped buffer.
6. To ensure availability, where required, for accommodation suited to meet the needs of small households, the disabled, and low-income groups.
7. To encourage higher density residential accommodation in close proximity to the downtown.
8. To permit the use of manufactured housing within the Town provided that any such development is of a standard of design that will be equal to the character and appearance of residential properties surrounding the subject site.

9. When the integration of new residential development within 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 in 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; and
    d. the availability of suitable on-site parking for the new development in accordance with the provisions of the Town of Wainwright Land Use Bylaw.

4.0 COMMERCIAL

The commercial areas of the Town play an important role in the economic base of the municipality. The Town wants to encourage the retention and continued prosperity of established business enterprises in the Town and to attract new business opportunities to ensure the expansion and diversification of Wainwright's economic base, together with the growth and prosperity of the surrounding communities and the Wainwright region.

Commercial Districts within the Town of Wainwright are identified as Primary, Secondary, or Highway. Primary commercial is downtown commercial providing businesses including retail, eating and drinking establishments, personal services, and commercial, financial, professional, and public offices. Council encourages the preservation of the downtown to enhance its function as a "service center".

Secondary Commercial is peripheral to the Primary Commercial District including 1 Avenue and the north end of Main Street and is intended to allow a greater variety of businesses than the Primary Commercial District to be more accommodating to the commercial needs of the community.

The Highway Commercial District is located adjacent to Highways 14 and 41 and provides businesses serving the traveling public and those requiring large sites. Such uses include eating and drinking establishments, service stations, gas bars, hotels/motels, auto dealers, and large retail operations.

The policy directions to be used for commercial development are as follows:

4.1 Primary Commercial District

1. Continue to promote the Primary Commercial District as a multi-purpose and mixed-use area that integrates residential, commercial and cultural activities and serves as a gathering place.
2. The Town will consider a variety of means to promote the development and revitalization of the Primary Commercial District which will include the encouragement of shopfront improvements, new building design and signage that will be as attractive as possible in appearance, design and style.
3. The Town shall actively promote the revitalization of the downtown by continuing with the development of downtown improvements including landscaping, street lighting, street furniture, sidewalk improvements and any other related design features.
4. The improvements to shopfronts, signage and building design shall be implemented through the development permit process and shall be provided for in the Town of Wainwright Land Use Bylaw.

5. The Town will encourage the further development and expansion of housing in the downtown fringe area for multi-family residential thereby increasing the number of residents living in the central area.
6. The Town will consider various incentives to encourage downtown revitalization through improvements to existing buildings and new development schemes that reflect the Town's intentions for appearance, design and style.
7. The appearance of unsightly premises and vacant lots in the Town shall be improved in conjunction with the Nuisance Bylaw together with the Town's intention to aggressively pursue the remediation of contaminated land to allow such sites to be brought back into beneficial use.

4.2 Secondary Commercial District

1. The Secondary Commercial District shall compliment the Primary Commercial District by providing more space for downtown-suitable uses.
2. The Secondary Commercial District also provides space for additional commercial, recreational and institutional uses so that as large of variety of businesses and public services as practical can be kept in a single central commercial area.

4.3 Highway Commercial District

1. The Town shall allow large land users such as auto dealers, farm equipment dealers, hotels/motels and large retailers to be located in the Highway Commercial District.
2. Council recognizes the importance of both highways to the town and it is its policy to protect the integrity of both, going as far as designating existing residential uses along the highway non-conforming.
3. All future land uses adjacent to the highways will be highway commercial, not offices or institutional.
4. Council realizes that valuable commercial land along the highway is lost to parks and open spaces but also values these uses highly and therefore has no policy to change existing park uses.

5.0 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 Town of Wainwright and the region generally. The Town wants to continue to develop its industrial land base, provide opportunities for operations of this kind and to support the establishment of new industries, where appropriate, in surrounding municipalities to serve the region.

The Town will encourage the facilitation of a variety of industrial uses within the community, in an orderly and economic fashion, while minimizing any associated environmental nuisances, particularly to residential land uses. Careful location evaluation criteria shall be developed for those industries that may generate environmental impacts.

The Town will encourage future industrial development to occur in designated areas in an organized fashion to take advantage of the existing servicing capabilities.

The following policies shall apply to industrial development:

1. The preferred location for new industrial development will be in the Tory Heights Industrial Park or south of the CNR tracks, unless alternative sites are agreed upon by Council.
2. The design of future industrial areas shall include a variety of lot sizes, reflecting different industrial needs.
3. The land south of the CNR tracks should be reserved for larger parcels to accommodate potential manufacturing plants and other large developments that may require rail spur access.
4. The appropriateness of an industrial use and its location will be carefully evaluated with full consideration to the environmental impact and nuisances it may generate in relation to the existing and future residential area. Any such uses shall comply with the relevant requirements of the Land Use Bylaw.
5. Landscaped buffers may be provided between industrial areas and other land uses.
6. Internal roads for new industrial areas together with new industrial development shall be designed in a manner that allows for easy access and turning space for large vehicles.
7. Industrial development shall be of a high quality of building design and appearance, and shall, where possible, incorporate landscaping and screening to external storage compounds.
8. In order to promote Wainwright in a regional setting, the Town will work with surrounding municipalities to attract new industry and economic growth that will be of overall benefit to the region.

6.0 INSTITUTIONAL

Institutional land uses can have a significant impact on the future growth patterns of a municipality. Within the Town of Wainwright are located several major institutions which offer services not only to the town but to the larger region, including schools, medical facilities, churches and various public buildings.

The future location of these institutions will affect the ability of the Town to achieve its goal of enhancing its regional service center function and in some cases influence the growth patterns and infrastructure costs associated with locations for expanded institutional facilities.

The following policies are to be used for the development of institutional land uses in the town:

1. Institutional uses shall be encouraged to locate in areas of the town that are compatible with the type of institutional use.
2. In the event that residential development continues expansion to the East, the Town will consider the location of schools in this area.
3. School site planning will be coordinated with school boards.
4. The Town, in accordance with the Municipal Government Act, will assemble land through the provision of school/municipal reserve. A minimum of 10% of the gross area of the land being subdivided, less any environmental reserve provided, shall be provided with no compensation for the purposes of municipal/school reserve and/or municipal reserve.
5. In areas where school sites are not required or identified in short and long range plans, the Town may require money in lieu of reserve to be used to help purchase land in the desired locations.
6. When considering proposals for new 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.

7.0 COMMUNITY AND RECREATION

The Town of Wainwright operates extensive community services and recreation programs. These programs have proven to be extremely valuable to the community and to the region. The community services and recreation programs involve considerable dialogue and coordination with a large volunteer base and many community groups.

The Town intends to further enhance the quality of life for its residents and to provide further incentives for people to visit the town through the provision of a variety of recreational facilities, parks and natural areas, together with the celebration of local and cultural events.

Due to the stable economy and solid employment base, the Town of Wainwright has developed into a recreational and cultural center for the Wainwright region. At present, the Town has a population of approximately 6000 but to a large extent, serves the recreational and cultural needs of over 14,000 people.

The following policies are to be used for the development of community and recreational land uses in the Town:

1. The provision of quality recreational facilities and services is an integral component of community pride and quality of life.
2. The Town needs to be involved in recreation and cultural programming as a means of ensuring opportunities remain affordable and accessible.
3. Council adopts and refers to the Wainwright Recreation Master Plan to provide more detailed guidance in the provision of recreational services.
4. In keeping with an emerging trend towards “community development”, there is a need to explore opportunities for partnerships and increased cooperation in the delivery of community services. All approaches to service provision are to be explored, including involvement with the public, private, and not-for-profit sectors.
5. The Town will continue to improve pedestrian and bicycle pathways and systems that connect the commercial, industrial and institutional districts with residential areas.
6. The Town, in accordance with the Municipal Government Act, will require upon a subdivision, the provision of municipal reserve. A minimum of 10% of the gross area of the land being subdivided, less any environmental reserve provided, shall be provided with no compensation for the purposes of municipal/school reserve and/or municipal reserve.
7. The Town will preserve existing green spaces whenever practical.

8.0 HERITAGE AND CULTURE

Wainwright's heritage resources and social history are valued by the citizens of Wainwright and help create the community's sense of place. Heritage appreciation efforts look to preservation and rehabilitation of significant heritage buildings and to the development of new buildings that draw upon and reflect the significant influence from the past.

The following policies are to be used for the development of heritage and culture uses in the town:

1. The Town encourages the Battle River Historical Society and other heritage groups to continue to identify locally and regionally significant buildings, people and events and determine opportunities for preservation and heritage interpretation.
2. The Town will encourage owners of significant historical buildings to restore the buildings to their original appearance.
3. The Town will encourage compatible development for heritage properties and sites.
4. The Town will monitor development permit applications to ensure that the projects complement the design, character and appearance of historic buildings.
5. Council adopts and refers to the Wainwright Heritage Management Plan to provide more detailed guidance for heritage resource management.

9.0 TRANSPORTATION

The growth of the Town along Highway 14 near Highway 41 to the east has provided the town with a number of transportation challenges.

The Town's primary objective is to provide for the safe and efficient movement of goods and people within and through Wainwright. The Town will, in association with Alberta Transportation and the Municipal District of Wainwright, plan and develop municipal infrastructure in a manner that most economically, effectively and efficiently meets the present and future growth needs of the Town in a regional context.

The issue of long range planning of the Highway 14 and 41 intersection is of primary importance, together with improved access to the downtown area. The following policies are to be used for the development of community and recreational land uses in the Town:

1. The Town shall seek to improve the physical access to the downtown in association with the revitalization strategy.
2. The Town shall seek to reduce congestion at intersections along Highway 14.
3. The Town will continue to provide for sufficient parking space in key and high demand areas.
4. The Town will provide for safe, economic and efficient pedestrian and bicycle pathway systems within the Town.
5. The Town shall ensure that the planning and design of the various elements of the transportation system compliment the implementation of this Municipal Development Plan.
6. The construction and maintenance of roads shall be coordinated as much as possible with other projects related to the provision of municipal services.
7. The Town may require buffers along transportation corridors as a method to reduce impact on adjacent land uses.
8. When considering major development proposals, the Town, when it considers it necessary, will request the developer to provide an assessment of the traffic impact and parking requirements of the proposal.
9. Parking shall be provided with all new developments in accordance with the Land Use Bylaw. Where on-site parking is not desirable, or cannot be provided, the Town may permit an equivalent of the required space to be located in an off-site location elsewhere in accordance with the Land Use Bylaw, or a parking levy shall be paid in lieu of providing spaces, as specified in the Land Use Bylaw.

10.0 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 compliments the planning of the municipality.

The following policies will be used to develop the Town's municipal services and utilities:

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 redeveloped in the town.
2. The Town may require the provision of easements for municipal services and utilities as part of a proposal to subdivide and/or develop land.
3. The Town shall utilize a variety of methods to finance off-site infrastructure including effective and up to date off-site levy charges.
4. The Town will facilitate the maintenance and extension of municipal and public utilities.
5. The Town will effectively monitor all utility systems.
6. In order to maximize the efficiency of existing systems, the Town shall encourage the development of infill sites.
7. The Town will facilitate the provision of a high standard of protective services.

11.0 ECONOMIC DEVELOPMENT

It is in the best interest of the Town of Wainwright to have an economy that is stable, viable and growing. Community planning can compliment the economic development of the town, as the physical growth of the town will play a significant role in its economic development in conjunction with surrounding municipalities on a regional basis. A coordinated approach to community planning and economic development will be beneficial to the Town and the region.

In terms of coordinating the economic development of the Town, the following policies are to be used:

1. Play an active role in the promotion of the Town.
2. Support internal business growth and entrepreneurship within the Town while continually encouraging business and industry to locate in the Town, or in surrounding municipalities, at appropriate locations that benefit the business operation and the region.
3. Take steps to ensure that there is an adequate supply of serviced land to meet residential, commercial, industrial, and institutional development needs.
4. Establish land use patterns that are in the greater long-term planning and economic public interest.
5. Enhance the tourism potential for the Town in a regional setting.
6. The Town will work with the Chamber of Commerce and surrounding municipalities to realize the positive opportunities resulting from an effective relationship between community planning and economic development initiatives.

12.0 ENVIRONMENT

The Town of Wainwright wants to ensure that the environmental impact of development is considered during the planning and development of the Town.

The following environmental policies are to be used for the development of all land uses in the town:

1. The Town may require a developer to submit, to the satisfaction of the Town, an evaluation of the environmental impacts of a proposed development or subdivision on the natural environment. A qualified environmental consultant must prepare the evaluation, when required.
2. Where an Environmental Impact or Site Assessment is required through provincial legislation, the Town may require further environmental evaluation of the proposed development. Where an E.I.A. has been prepared, the Town should assess, based on the focus and results of the E.I.A., whether or not the Town requires further environmental evaluation.
3. In the event that applications are received by surrounding municipalities for developments which carry a high risk of pollution to Town residents, by virtue of noise, odor or water pollution or any developments that may pose a health risk to residents, the Town will consult with the respective municipality and relevant government agencies to ensure that the health and safety of Town residents would not be affected.

13.0 INTERMUNICIPAL COOPERATION

The Town of Wainwright and the Municipal District (M.D.) of Wainwright adopted an Intermunicipal Development Plan in 1997. This agreement enables reciprocal referral of development applications on land included in the fringe area. The agreement addresses land uses, development and subdivision as well as the Wainwright Airport.

The following intermunicipal cooperation policies are to be used in the development of all lands within the fringe area:

1. The Town shall continue to work cooperatively with the M.D. of Wainwright and both senior levels of government to ensure that development on the lands surrounding the Town is well coordinated and that the Town's interests are adequately served.
2. The existing Intermunicipal Development Plan between the Town of Wainwright and the M.D. shall continue to guide land use and development decisions in the fringe area.
3. Ensure that an adequate supply of land is available in order to meet existing and projected demand.
4. Ensure that the Town of Wainwright maintains a 30 year supply of land for all land uses in order to fulfill municipal growth requirements and provide for the long range planning stability of the Town and M.D. of Wainwright.
5. Ensure orderly and cost efficient expansion.
6. The Town encourages the M.D. to carefully regulate development around the Town's landfill site, water treatment plant, and sewage lagoons, taking into account any expansion plans so to not negatively impact the operation of those facilities.
7. In planning for new urban areas, the Town will encourage the efficient use of land. The Town will allow a range of densities and scale of development in order to protect environmentally sensitive areas and to provide for a range of land uses.
8. The Town will continue to work with the M.D. on the protection and further development of the airport.

14.0 IMPLEMENTATION OF THE PLAN

14.1 Implementation

Responsibility for the implementation of this Municipal Development Plan lies with Town Council and Administration, developers, and the public in general. Decisions with respect to Land Use Bylaw amendments, subdivisions, and development permits must conform to the policies of this Plan.

Plan monitoring and review will occur on a regular basis in order to ensure that development is effectively guided by the Plan policies. Council shall strive to review and update the Municipal Development Plan every five years. Council may amend the Plan as it considers necessary from time to time.

14.2 Town of Wainwright Land Use Bylaw

For the most part, the policies contained in this Municipal Development Plan will be implemented through the application of the Town of Wainwright Land Use Bylaw. The Land Use Bylaw governs the permitted and discretionary uses of land and locations and size of buildings through the development permit process on a day-to-day basis, so conformity between it and the Municipal Development Plan must be achieved.

As such, the Land Use Bylaw shall be updated to become consistent with the Municipal Development Plan.

All amendments to the Land Use Bylaw shall be consistent with the Municipal Development Plan. If a proposed amendment is not consistent with this Plan, and Town Council wishes to approve the amendment, the Municipal Development Plan will be amended coincidentally with the Land Use Bylaw. This will ensure that both the Municipal Development Plan and Land Use Bylaw remain consistent.

15.0 ENACTMENT

15.1 Suspension of Existing Controls

Bylaw 86-01 and all amendments thereto are hereby repealed.

15.2 Date of Commencement

This bylaw comes into effect on the date of final reading.

15.3 Schedules

Schedule A – Town of Wainwright Future Land Use Plan

READ a First Time in Council this 19th day of May, A.D., 2009.

_____
Mayor

_____
Chief Administrative Officer

ADVERTISED the 1st and 8th days of May 2009 in the *Wainwright Edge.*
PUBLIC HEARING held the 19th day of May 2009.

READ a Second Time in Council this 2nd day of June A.D., 2009.

_____
Mayor

_____
Chief Administrative Officer

READ a Third Time in Council and Finally Passed this 2nd day of June A.D., 2009.

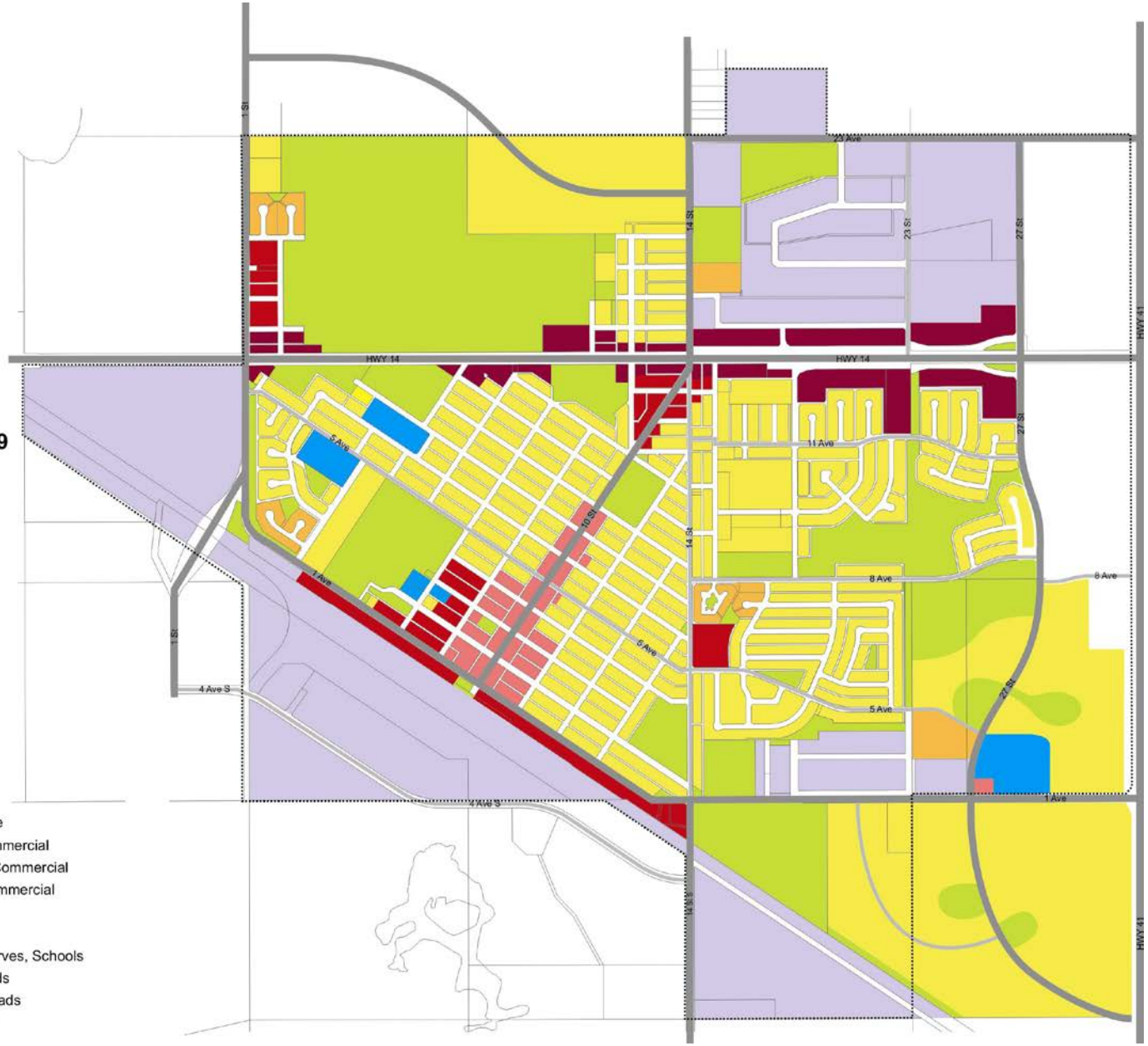
_____
Mayor

_____
Chief Administrative Officer

Town of Wainwright

Municipal Development Plan Bylaw 2009-01

Adopted June 2, 2009

Schedule A
Future Land Use Plan

Consolidated June 2, 2009