



Town of Wainwright MUNICIPAL DEVELOPMENT PLAN

Bylaw No. 2021-14



Town of Wainwright

Municipal Development Plan

Bylaw No. 2021-14



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SECTION ONE

Welcome

1

This section introduces the MDP to readers.

1.1 PURPOSE

A Municipal Development Plan (MDP) is a statutory document required by the Province of Alberta and adopted pursuant to the Municipal Government Act (MGA).

The MDP is a high-level policy document designed to guide the physical development of Wainwright over the next ± 20 years – to 2040 – and provide clear direction with regards to the community's social, environmental and economic well-being over time.

1.2 SCOPE

The MDP is a statutory plan (i.e. required by provincial statute), prepared and adopted by local bylaw, in accordance with Section 632 of the MGA. The MDP must address:

- The future land use within the municipality
- The manner of and the proposals for future development in the municipality
- The co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities
- The provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities
- The provision of municipal services and facilities either generally or specifically

- The type and location of land uses adjacent to sour gas facilities
- The provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards, and
- The protection of agricultural operations (if applicable).

Furthermore the MDP may address other matters as they relate to the future development of Wainwright, including:

- Proposals for the financing and programming of municipal infrastructure
- The co-ordination of municipal programs relating to the physical, social and economic development of the municipality
- Environmental matters within the municipality
- The financial resources of the municipality
- The economic development of the municipality
- Statements regarding the municipality’s development constraints, including the results of any development studies and impact analyses, and goals, objectives, targets, planning policies and corporate strategies, and
- Policies respecting the provision of conservation reserve.

1.3 INTERPRETATION

Policy Interpretation

Where “shall”, “will”, or “must” are used in a policy, the policy is considered mandatory in order to achieve a desired result.

Where “should” is used in a policy, it is anticipated that the policies will be applied in all situations, unless it can be clearly demonstrated that the policy is not reasonable, practical or feasible in a given situation.

Map Interpretation

The Town does not guarantee the accuracy of any maps within the MDP. All information on a map should be verified by consulting the text of the MDP, relevant statutory plans and the *Land Use Bylaw* (No. 2021-15). Unless otherwise specified, the boundaries or locations of any symbols or areas shown on a map herein are approximate only, not absolute, and shall be interpreted as such. No measurements or area calculations should be taken from MDP maps.

Appendix Interpretation

The appendices do not form part of the statutory portion of the MDP. The purpose of an appendix is to provide information to further clarify the intent of MDP policies.

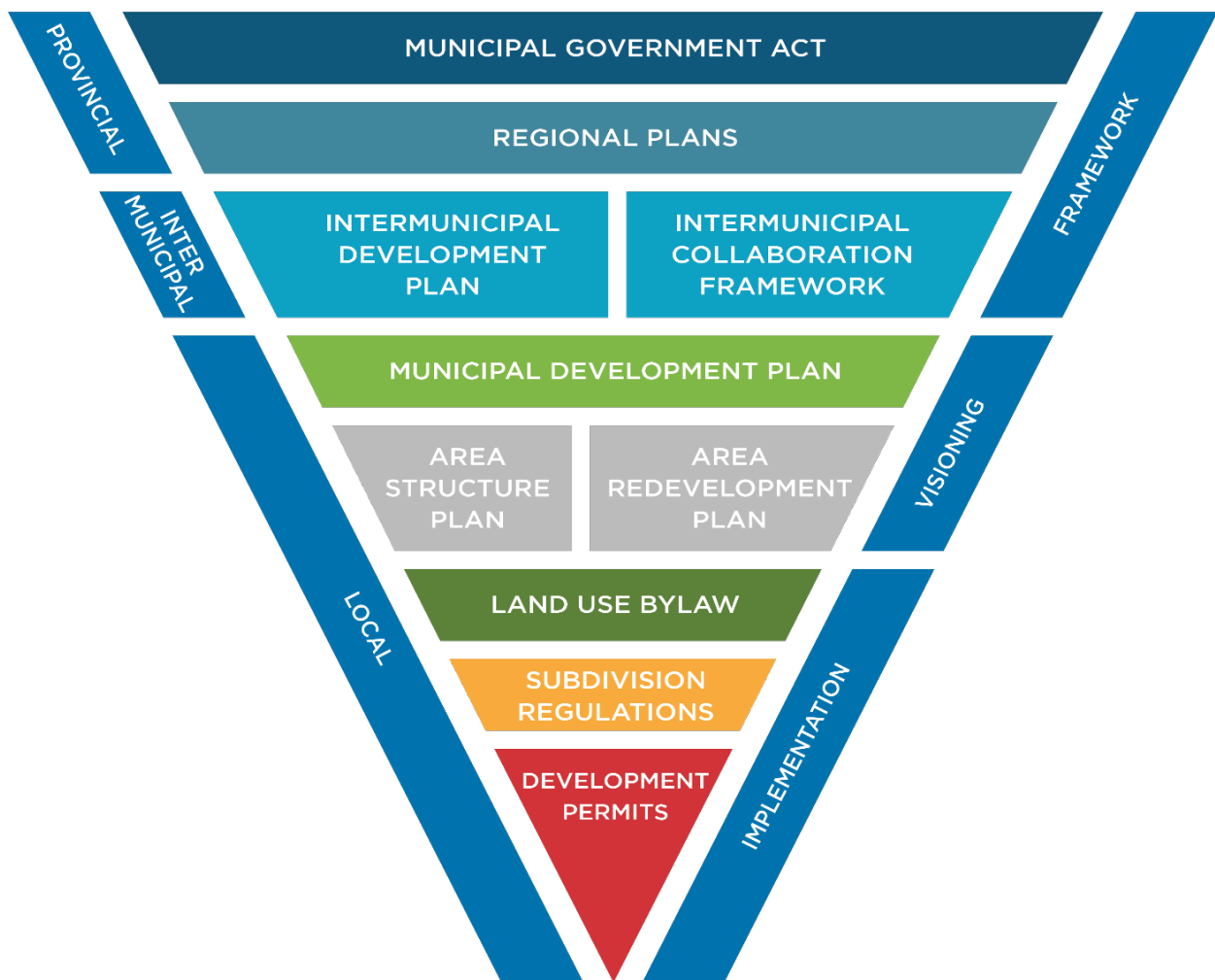
1.4 LIMITATIONS

The MDP is limited in the fact that both Federal and Provincial legislative decisions – including those of provincial ministries – supersede the policies contained within.

Provincial legislation, including the Alberta Land Stewardship Act, the Municipal Government Act, and the forthcoming Alberta Land Use Framework North Saskatchewan Regional Plan (NSRP), establish (or will establish) the planning context within which the MDP sits. In this planning hierarchy, plans, bylaws and approvals that are lower must be consistent with plans that are higher, as illustrated in Figure 1.

Pursuant to the MGA, the MDP does not commit Town Council to funding decisions.

Figure 1 – Provincial Planning Hierarchy





SECTION TWO

Wainwright in 2040

2

This section outlines the community conversation that helped shape the vision for Wainwright in 2040 and the policies within the MDP.

2.1 COMMUNITY CONVERSATION

The conversation with the community took place over 2021.

- **Steering Committee Conversations.** A Steering Committee comprised of members of council and administration was struck to help guide the development of the MDP. The Steering Committee directed the preparation of a new community vision and local planning goals, and made sure that MDP policies fit Wainwright’s local context.
- **Online Survey (May 25 to June 9, 2021).** An online survey was held in the spring to gain feedback on local issues, the key findings were:
 - Community is very important to residents as they appreciate the small-town character of their town and value opportunities for community gathering and activities
 - It is important to improve, diversify and maintain the existing amenities and services provided
 - Attracting, diversifying, and retaining employment and education/ professional development opportunities is important to maintain the affordability and quality of life for residents
 - Greenspaces, trails and parks are an important asset to the community
 - It is important to consider elements to retain younger populations such as education and employment opportunities and social and entertainment activities

- **Virtual Open House (September 1 to September 15).** A virtual open house (VOH) was held in the fall to provide residents with draft MDP policies, along with content from the concurrent Land Use Bylaw and Regional Growth Study (RGS) projects, for their review and feedback. There was a total of 147 unique visitors to the VOH and general support for the draft policies from survey respondents.
Furthermore, feedback on the growth options of the RGS were reviewed and utilized in the preparation of the future development map.
- **Formal Circulation and Public Hearing (December 7, 2021).** Subsequent to the virtual open house, amendments were made to the MDP and the plan was formally circulated in alignment with the MGA. A public hearing was held to present the Draft MDP to Council for formal consideration.

2.2 COMMUNITY VISION

The community vision was crafted at the first steering committee meeting, presented to the public in the online survey for feedback and further refined to what you read below. This vision underpins the guiding principles of the MDP and the subsequent local goals, which provide a framework for future growth in the community:

Wainwright is a family-focused, welcoming community that continues to grow as a regional hub and offers a broad range of opportunities for residents and visitors.

2.3 GUIDING PRINCIPLES

Wainwright is:

A Growing Community that plans for sustainable growth and development to support effective decision-making, the efficient use of land and well-maintained infrastructure.

A Prosperous Community that supports economic growth, diversification and development as a regional hub as a means to attract new business opportunities, create local jobs, and expand the municipal tax base.

A Socially Responsible Community that provides programs, services and facilities to support a safe and active community which contributes to a high quality of life for residents of all ages and backgrounds.

A Well-Governed Community that supports positive working relationships with residents and stakeholders and continues to provide public services in a manner that is financially sustainable, efficient, and transparent.

2.4 LOCAL GOALS

A Growing Community

1. Wainwright's neighbourhoods are inclusive
2. Wainwright respects the natural environment
3. Wainwright has an efficient multi-modal transportation network
4. Wainwright's infrastructure is provided in a logical and economic manner

A Prosperous Community

1. Wainwright is a good place to open and operate a business
2. Wainwright is a regional trade and service center
3. Wainwright has a vibrant commercial core
4. Wainwright has active industrial areas

A Socially Responsible Community

1. Wainwright's parks and open spaces contribute to a high quality of life
2. Wainwright provides a range of recreation opportunities
3. Wainwright's community services and amenities are accessible and inclusive
4. Wainwright's heritage underpins community identity, pride and sense of place

A Well-Governed Community

1. Wainwright is financially responsible
2. Wainwright supports positive working relationships with stakeholders
3. Wainwright has strong intergovernmental relationships
4. Wainwright works well with its neighbours

2.5 POLICY FRAMEWORK

The policy framework adopted for the Wainwright MDP is designed to re-enforce the community vision and guiding principles with each plan objective having individual policies designed to achieve that objective. The policy content within the plan is organized as follows:

Section:	Guiding Principle (<i>e.g. A Growing Community</i>)
Wainwright Today:	Local Context
Wainwright Is:	Guiding Principle Statement (<i>e.g. Wainwright is A Growing Community that plans for sustainable growth and development to support effective decision-making, the efficient use of land and well-maintained infrastructure</i>)
In 2040:	Local Goal (<i>e.g. Wainwright's neighbourhoods are inclusive</i>) a) Policy to achieve goal b) Policy to achieve goal c) Policy to achieve goal

2.6 PLAN IMPLEMENTATION

Achieving the community vision requires clear and consistent direction. The responsibility for implementation, monitoring and review of the MDP rests with Council, committees of Council, administration, and (through their active involvement) the residents of Wainwright.

All local planning documents prepared for, and adopted by, Wainwright must be consistent with the MDP. Implementation will require strategic investment in planning, community infrastructure, amenities and services through the Town's operating and capital budgets on an annual basis. It is important to note that achievement of the goals and objectives are subject to the budgetary considerations of Council on an annual basis.

The MDP is meant to be a living planning document that needs to be monitored to ensure its relevance and effectiveness.

2.7 IMPLEMENTATION POLICIES

- a) Review existing plans on a regular basis to ensure conformity with the MDP.
- b) Ensure new long-term master plans and Council Strategic Plans are prepared in conformance with the MDP.
- c) Require future municipal planning initiatives to demonstrate how they are consistent with the MDP.
- d) Require that Administration provide Council with a report on progress made towards the community vision every four years.
- e) Require a major review of the MDP every ten (10) years to ensure that the goals, policy directions, processes and actions reflect current growth forecasts, market trends, overall community values and local financial capacity.



SECTION THREE

A Growing Community

3

This section outlines policies to support the physical growth of Wainwright.

3.1 WAINWRIGHT TODAY

The Town offers many opportunities for new residential, commercial, and industrial development and aspires to encourage and facilitate appropriate growth that will benefit its residents and the region.

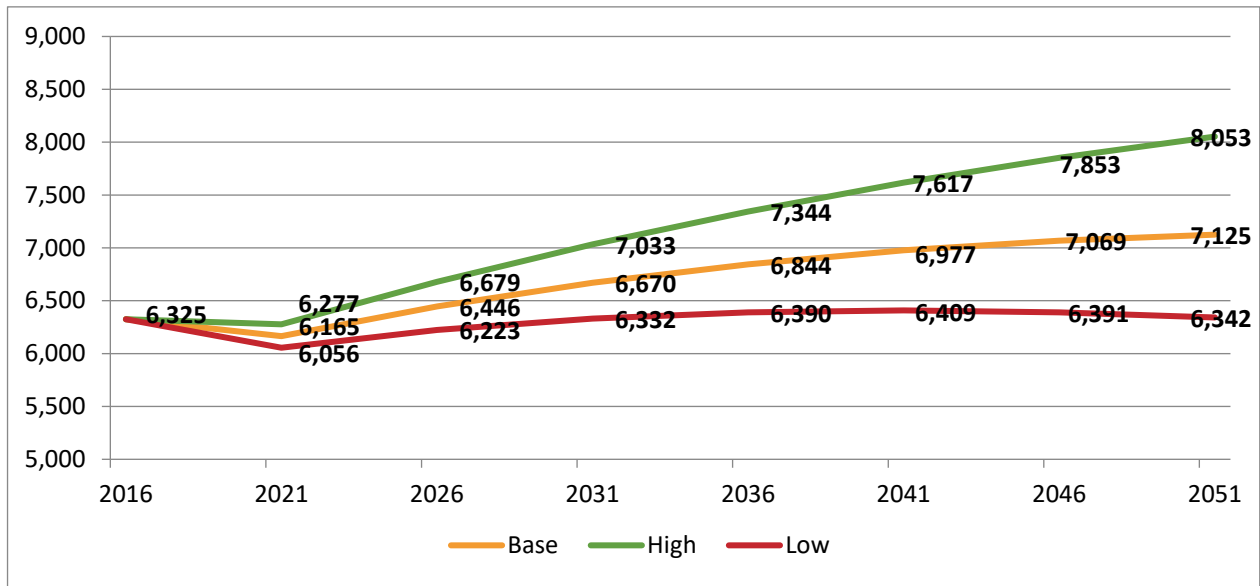
A complex population projection was calculated for the concurrent 2021 Town/MD of Wainwright Regional Growth Study. Anticipated population growth allows us to frame policies to make sure they reflect local needs. Growth in Wainwright, as illustrated in **Figure 2**, is anticipated to be:

- **High Growth:** 7,617 residents in 2041 or 20.42% population increase
- **Base Growth:** 6,977 residents in 2041 or 10.31% population increase
- **Low Growth:** 6,409 residents in 2041 or 1.32% population increase

For the purposes of this plan a **Base Growth** population increase has been used.

The Town wants to continue to grow and to broaden the choices and opportunities it offers to residents and visitors now and in the future.

Figure 2 – Population Projection



WAINWRIGHT IS

A **Growing Community** that plans for sustainable growth and development to support effective decision-making, the efficient use of land and well-maintained infrastructure.

In 2040:

3.2 WAINWRIGHT’S NEIGHBOURHOODS ARE INCLUSIVE

- a) Ensure new **residential development** is located in areas designated on the future development map (**Schedule A**).
- b) Promote the development of complete communities that include neighbourhood-scale commercial development, parks and amenities, pathway networks, and a range of housing forms and tenures.
- c) Require the preparation of Area Structure Plans for new communities in alignment with Section 633 of the MGA.
- d) Require, where appropriate, technical studies and assessments, including but not limited to Biophysical Assessments, Environmental Site Assessments or other studies, in support of any Area Structure/Redevelopment Plans, re-zoning, subdivision and/or development permit applications.
- e) Promote the development of a variety of housing forms and tenures, such as secondary suites, multi-family housing and higher-density seniors housing to meet the needs of residents across all income levels.
- f) 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.

3.3 WAINWRIGHT RESPECTS THE NATURAL ENVIRONMENT

- a) Require a minimum of 10% of Municipal Reserve (MR) or cash-in-lieu for all new development, in accordance with the MGA.
- b) Require that lands identified as being unsuitable for development be dedicated as Environmental Reserve (ER) at the time of subdivision.
- c) Maintain existing trees, hedges, or other natural site features in new development where practical.
- d) Discourage the premature development and fragmentation of agricultural land.

3.4 WAINWRIGHT HAS AN EFFICIENT MULTI-MODAL TRANSPORTATION NETWORK

- a) Develop a Transportation Master Plan that guides the extension of the local transportation network.
- b) Develop a Walking Trails Master Plan that guides the development of the Town's multi-use trail system, sidewalk and pathway network to improve connectivity.
- c) Support active transportation through the use of supporting infrastructure.
- d) Collaborate with Alberta Transportation, MD of Wainwright, and other stakeholders to maintain and enhance a safe and efficient highway network.
- e) Ensure that all constructed roadways comply with Wainwright's Municipal Development Standards (MDS).

3.5 WAINWRIGHT'S INFRASTRUCTURE IS PROVIDED IN A LOGICAL AND ECONOMIC MANNER

- a) Utilize the Utilities Master Plan in extending the infrastructure to new development in a contiguous, logical, and efficient manner.
- b) Maintain a minimum 20-year land supply for future residential, commercial, and industrial growth.
- c) Utilize the Town's Asset Management Policy to support decision-making and prioritization related to the maintenance, upgrading and replacement of Town assets.
- d) Ensure that all municipal infrastructure complies with Wainwright's MDS.
- e) Encourage, where practical, Low Impact Development (LID) best practices to complement traditional stormwater management approaches.



SECTION FOUR

A Prosperous Community

4

This section outlines policies designed to make Wainwright increasingly prosperous.

4.1 WAINWRIGHT TODAY

Wainwright is located in east-central Alberta, at the centre of the Wainwright Region which consists of the Town, the MD of Wainwright No.61 and the villages of Irma, Chauvin and Edgerton. This region is bisected by the Canadian National (CN) mainline, also known as the Wainwright Subdivision. The CN mainline forms part of CN's intercontinental rail line and is also used by Via Rail, which has a station in Town.

The region is home to Canadian Forces Base (CFB) Wainwright, which is adjacent to the southwest boundary of Town. As such the regional economy is supported by the military presence, while also driven by agriculture (both crop farming and ranching) and oil and gas activities.

As the largest municipality in the Region, the Town is a regional services center for retail, government, health, education and industrial support services for some 12,000 residents.

WAINWRIGHT IS

A Prosperous Community that supports economic growth, diversification and development as a regional hub as a means to attract new business opportunities, create local jobs, and expand the municipal tax base.

In 2040:

4.2 WAINWRIGHT IS A GOOD PLACE TO OPEN AND OPERATE A BUSINESS

- a) Ensure new **commercial development** is located in areas designated on the future development map (**Schedule A**).
- b) Collaborate with local non-profits and business associations on opportunities to diversify and enhance the Town's economic base.
- c) Promote Wainwright as a good place to open and operate a business.
- d) Support home-based businesses that respect the residential characteristics of their neighbourhood.
- e) Encourage commercial development with large outdoor components or parking requirements to locate outside of the downtown, in close proximity to the highway.

4.3 WAINWRIGHT IS A REGIONAL TRADE AND SERVICE CENTER

- a) Encourage business and industry to locate in Wainwright.
- b) Collaborate with surrounding municipalities to promote Wainwright in a regional setting and attract new industry and economic growth that will be of overall benefit to the region.
- c) Ensure that there is an adequate supply of appropriately serviced and sized land to meet commercial and industrial demand.

4.4 WAINWRIGHT HAS A VIBRANT COMMERCIAL CORE

- a) Continue to promote the Main (10th) Street commercial area as a multi-purpose and mixed-use corridor that integrates residential, commercial, and cultural activities.
- b) Promote the Main (10th) Street commercial area through a cohesive design language.
- c) Encourage higher-density residential development and seniors housing to locate in proximity to the downtown.

4.5 WAINWRIGHT HAS ACTIVE INDUSTRIAL AREAS

- a) Ensure new **industrial development** is located in areas designated on the future development map (**Schedule A**).
- b) Ensure proposed industrial uses, their location and any nuisance factors do not negatively impact residents.
- c) Provide landscaped buffers between industrial areas and other land uses.
- d) Design future industrial areas to include a variety of lot sizes, reflecting different industrial needs.
- e) Ensure that industrial development is of a high quality of building design and appearance, and shall, where possible, incorporate landscaping and screening to external storage compounds.
- f) Prioritize industrial infill in the Tory Heights Industrial Park, where possible.
- g) Reserve the land south of the rail road tracks for larger parcels to accommodate potential manufacturing plants and other large developments that may require rail spur access.



SECTION FIVE

A Socially Responsible Community

5

This section outlines policies designed to safeguard the efficient provision of community services in Wainwright.

5.1 WAINWRIGHT TODAY

A wide range of community services are provided in Wainwright to ensure the safety and enhance the quality of life of its residents. A state-of-the-art multiplex and communiplex provides indoor recreation and community spaces, making it a recreational and cultural centre for the region, complemented by an extensive portfolio of outdoor play fields, parks, playgrounds and walking trails.

Local police, emergency medical services and fire services provide for the safety and security of Wainwright. A local RCMP detachment is located immediately in town. Wainwright EMS provides Basic and Advanced Life Support coverage, complementary to the Wainwright Health Centre. The Wainwright Fire and Rescue Department provides local fire protection and rescue services.

WAINWRIGHT IS

A Socially Responsible Community that provides programs, services and facilities to support a safe and active community which contributes to a high quality of life for residents of all ages and backgrounds.

In 2040:

5.2 WAINWRIGHT'S PARKS AND OPEN SPACES CONTRIBUTE TO A HIGH QUALITY OF LIFE

- a) Preserve existing open spaces whenever practical.
- b) Provide opportunities for passive recreation in Wainwright's open space system.
- c) Develop parks that encourage community gathering.
- d) Encourage, wherever possible, the integration of school sites with adjoining neighbourhood parks.
- e) Ensure that lands dedicated as Environmental Reserve remain in their natural state and/or are used as a part of the public open space system, where appropriate.

5.3 WAINWRIGHT PROVIDES A RANGE OF RECREATION OPPORTUNITIES

- a) Utilize the Wainwright Recreation Master Plan for detailed guidance in the provision of recreational services.
- b) Maintain and enhance recreational and sports facilities and amenities that:
 - i. provide a range of recreational opportunities throughout Wainwright
 - ii. accommodate a range of programs and uses
 - iii. provide opportunities for competitive sports programming
 - iv. allow conversion for future needs
 - v. can be accessed by a variety of travel modes
 - vi. are physically and financially accessible to all residents
- c) Support festivals and other cultural activities and encourage their development in Wainwright.

5.4 WAINWRIGHT'S COMMUNITY SERVICES AND AMENITIES ARE ACCESSIBLE AND INCLUSIVE

- a) Ensure the provision of effective social, health, protective and emergency services so that Wainwright remains a safe place to live.
- b) Continue to undertake cultural programming as a means of ensuring opportunities remain affordable and accessible.
- c) Support the development of age-friendly community amenities.
- d) Encourage volunteerism in Wainwright.
- e) Encourage activities organized by residents such as block parties, to foster a sense of community in Wainwright.

5.5 WAINWRIGHT'S HERITAGE UNDERPINS COMMUNITY IDENTITY, PRIDE AND SENSE OF PLACE

- a) Encourage 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.
- b) Collaborate with private owners of significant historical buildings to conserve and maintain these historical resources.
- c) Utilize the Wainwright Heritage Management Plan as a roadmap for local heritage resource management.
- d) Continue to celebrate local history through thematic design of municipal facilities and amenities.



SECTION SIX

A Well-Governed Community

6

This section outlines policies designed to uphold a high-standard of local governance in Wainwright and amongst its Neighbours.

6.1 WAINWRIGHT TODAY

In Alberta, municipal councils are empowered by the MGA to address the existing and future needs of their community, manage local finances by setting levels of expenditure and taxation and are ultimately responsible for the management and delivery of services to residents.

Continuing to govern and provide services to the Town of Wainwright in a manner that is financially sustainable, efficient, and transparent is a key priority of Council and Administration. A large part of that is ensuring bylaws, such as this MDP, provide guidance on decision-making and effective budgeting practices.

Good governance is when Council makes balanced decisions on local development, finances, and service delivery that safeguards the community as a whole. To do so, local policies need to uphold a high standard of governance internally, inter-municipally and inter-governmentally.

WAINWRIGHT IS

A Well-Governed Community that supports positive working relationships with residents and stakeholders and continues to provide public services in a manner that is financially sustainable, efficient, and transparent.

In 2040:

6.2 WAINWRIGHT IS FINANCIALLY RESPONSIBLE

- a) Continue long term financial planning to ensure ongoing financial viability.
- b) Ensure investments in municipal infrastructure and facilities are made in accordance with the Town's Asset Management Policy.
- c) Explore a range of funding opportunities to provide a mix of services, programs and facilities to Town residents.
- d) Utilize a variety of methods to finance off-site infrastructure including off-site levies and development charges.
- e) Review municipal fees, approvals and licensing processes to streamline economic development.

6.3 WAINWRIGHT SUPPORTS POSITIVE WORKING RELATIONSHIPS WITH STAKEHOLDERS

- a) Collaborate with Family and Community Support Services Association of Alberta (FCSSAA) in their endeavours to provide preventative social services in Wainwright.
- b) Coordinate school site planning with local boards such as the Buffalo Trail Public School and East Central Catholic Schools.
- c) Strengthen partnerships with organizations that offer programs and services which support an improved quality of life for residents.
- d) Continue to build relationships with the Metis Nation of Alberta, First Nations communities and local Indigenous organizations in the spirit of truth and reconciliation.
- e) Explore opportunities for expanding local post-secondary education offerings.

6.4 WAINWRIGHT HAS STRONG INTERGOVERNMENTAL RELATIONSHIPS

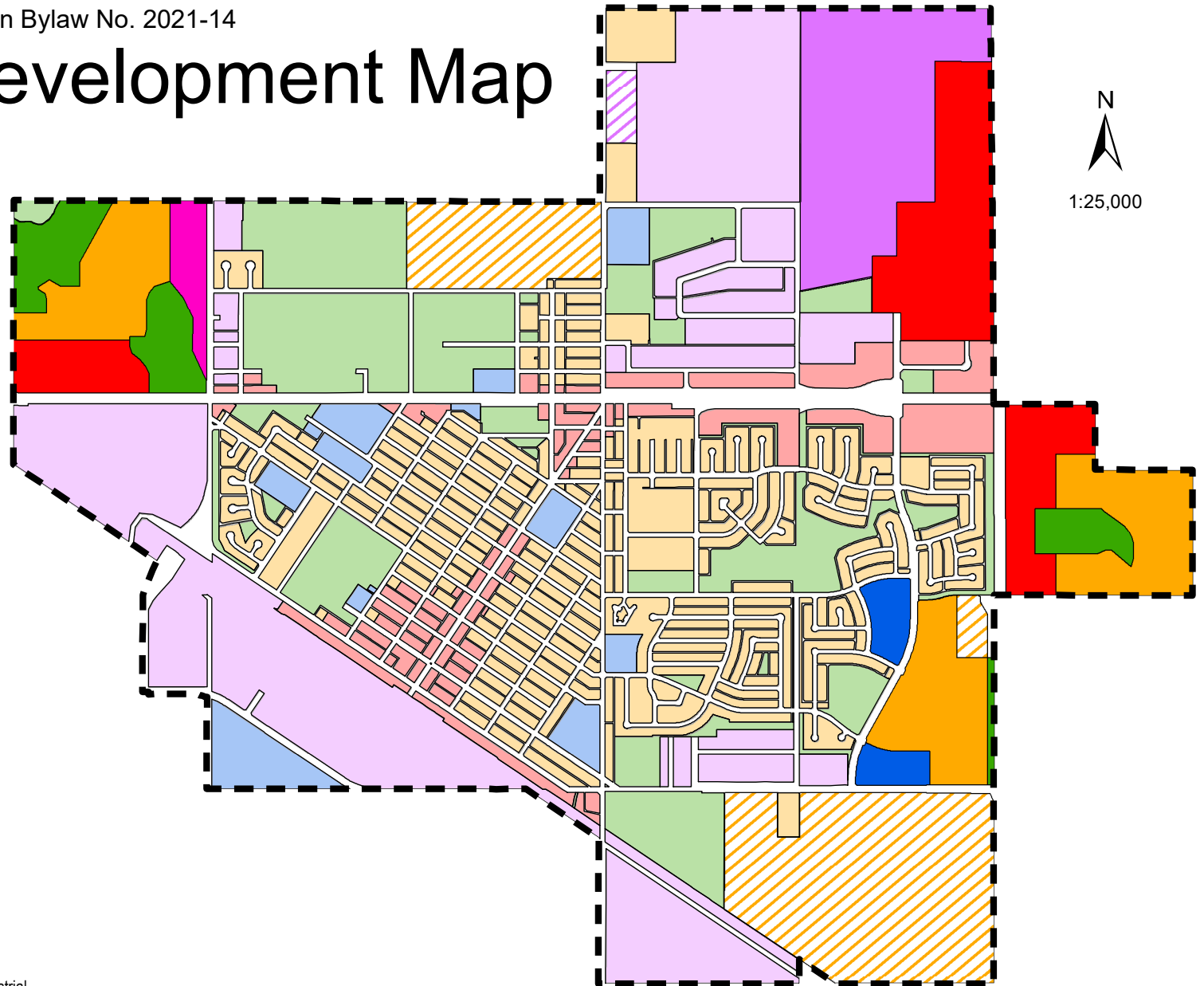
- a) Continue to develop and maintain strong relationships with the Federal and Provincial governments to ensure that a full range of public services are provided and maintained in Wainwright.
- b) Work with the Federal Government through Canadian Forces to integrate 3 CDSG Garrison Wainwright (CFB Wainwright) as part of the community.
- c) Work with AHS and local providers to improve local healthcare services in the community

6.5 WAINWRIGHT WORKS WELL WITH ITS NEIGHBOURS

- a) Apply an evidence-based growth analysis approach to inform future scheduled updates to the Town's IDP with the MD of Wainwright.
- b) Circulate statutory plans and development proposals to the MD in accordance with IDP policies and the MGA.
- c) Continue to collaborate with the MD of Wainwright on mutually beneficial planning and economic initiatives.
- d) Continue to work with the MD regional services such as the Fire Department, Economic Development, and Parks and Recreation and Disaster Services.
- e) Encourage the MD to continue carefully regulating development around Town assets within the MD such as the landfill site, water treatment plant, and sewage lagoons, taking into account any expansion plans so to not negatively impact the operation of those facilities.

Future Development Map

Prepared: 2021-12-22



Existing and Zoned Land Use*

- Residential
- Commercial
- Industrial
- Community Service
- Parks and Open Space

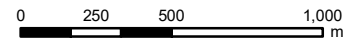
Planned Land Use*

- Residential
- Commercial
- Commercial/Light Industrial
- Industrial
- Community Service
- Parks and Open Space

Future Land Use*

- Residential
- Industrial

* Residential, Commercial, Commercial/Light Industrial and Industrial designations do not preclude development of Community Service or Parks and Open Space land uses within. An MDP amendment is therefore not required to enable subdivision and development of such land uses in these designations.



Schedule Future Development Map **A**