



TOWN OF ROCKY MOUNTAIN HOUSE



Municipal Development Plan

Table of Contents

1.0 Introduction and Purpose	1
2.0 Community Context and Trends	2
3.0 Vision Statement.....	7
4.0 Development Concept	7
5.0 Growth Management	9
6.0 Urban Form and Design	11
7.0 Economic Development and Tourism.....	13
8.0 Heritage Preservation	14
9.0 Environmental and Ecological Management.....	16
10.0 Housing and Neighbourhood Design	18
11.0 Commercial Development	20
12.0 Downtown.....	22
13.0 Industrial Development	24
14.0 Parks, Recreation and Culture	25
15.0 Community and Protective Services	27
16.0 Transportation	29
17.0 Utilities	31
18.0 Intermunicipal Planning and Regional Cooperation.....	33
19.0 Implementation	34

Maps

1. Map 1 Significant Features Map
2. Map 2 Future Land Use Concept

Town of Rocky Mountain House Municipal Development Plan

1.0 Introduction and Purpose

The *Municipal Government Act*, RSA, 2000 (as amended) requires all municipalities with a population of 3500 or more to prepare and adopt a Municipal Development Plan (MDP). The *Act* states that an MDP must address such issues as future land use and development in the municipality, the provision of municipal services and facilities, and school or municipal or school and municipal reserves, and the co-ordination of transportation systems and infrastructure.

The overall purpose of the Town of Rocky Mountain House Municipal Development Plan (MDP) is to guide future growth and development to ensure that it is sustainable, orderly, appropriate, complementary, efficient, and that it enhances the quality of life for the citizens of Rocky Mountain House. The MDP is primarily a policy document that can be utilized as a framework for the physical development of the community within which both public and private sector decision making can occur. As a policy document it is, for the most part, general in nature and long range in its outlook. The MDP helps Council evaluate immediate situations or proposals in the context of a long range plan.

Sections 1.0 and 2.0 of the MDP provide introductory and background information about the role of the plan, recent growth and development trends in Rocky Mountain House and significant features influencing the future development of the community. These parts are presented for information only and are not to be interpreted as policy statements.

Section 3.0 of the MDP provides a vision of the type of community that Rocky Mountain House aspires to be in the future. Section 4.0 provides an overview of the major elements in the Future Land Use Concept and general direction of urban growth.

Section 5.0 and subsequent sections contain goals, objectives and policies. Each section contains specific statements that are intended as policy to guide decision making on planning and development issues. Throughout the plan, the goals and objectives are not to function as policies themselves, but are intended to provide the context to guide the interpretation of the policies.

Relationship to Other Town Plans

The MDP is intended to direct future land use and development at a high level. More specific plans for the development of the community are undertaken as part of the area structure plan and area redevelopment plan process, which provide more detailed guidance for the development of specific properties. ASPs and ARPs are to be consistent with the general policy guidance provided in this MDP.

2.0 Community Context and Trends

Regional Context

Rocky Mountain House is located in Central Alberta west of the QE2 highway corridor (about 80 kilometres west of the City of Red Deer). It is bisected by Highway 11 running north - south and Highway 11 A and Highway 598 running east – west. Highway 752 runs through the town in the south west section.

The town is bordered by the North Saskatchewan River to the west and has a population of about 7,231 people. Its major industries are oil and gas, tourism, agriculture and forestry. Between 2001 and 2006, the town grew at a rate of 2.06 percent.

Rocky Mountain House has access to rail for transporting goods. Access by air is available at the airport which is shared between the Town of Rocky Mountain House and the County of Clearwater.

Population

Rocky Mountain House is a community that has experienced several fluctuations in population growth over the years. However, over the last twenty five years, population growth has settled to a steadier rate between 1.05% and 2.06%.

In 1951, the town accommodated a population of 1,147 people. Since, then the population has grown steadily as shown in the following table:

Year	Population
1951	1,147
1956	1,285
1961	2,360
1966	2,446
1971	2,968
1976	3,432
1981	4,698
1986	5,182
1991	5,461
1996	5,809
2001	6,208
2006	6,972

The town's population in 1996, shortly after the Municipal Development Plan was last updated in 1994, was 5,809. Since this time, population has increased, several new residential plans have been approved and density has increased. Residential development has occurred in the north

east, east and south west of the town and one in the north. An industrial outline plan has been approved since 1994 to the east of the town and various Master Plans and studies have been approved such as the Open Space Plan (1999), the Recreation Needs Assessment (2010), the Utility Master Plan Update (2002), and Trappers Creek Drainage Basin Stormwater Management Plan (2002). Following from the Utility Master Plan Update, utility upgrades have taken place; this includes the water treatment plant, which is now sufficient to meet peak daily demands of a population of 11,250.

The Town's Transportation Study (2002) has also been updated since 1994. The Plan identifies future plans for arterial and collector upgrades to accommodate a population of 14,000.

In addition to this, a Land Supply and Growth Study was conducted in 2009, which sets a baseline for monitoring land supply and growth. This study concludes that there is enough residential land for about the next 10-20 years. However, more industrial lands are a priority for future land needs within the immediate short term to maintain an adequate supply. According to the Land Supply and Growth Study, a 25 year adequate supply of industrial land will begin to diminish in the year 2013 (Total 27 year current supply).

Finally, in 2010 – the Community Sustainability Plan was adopted which underpins many of the policies in the MDP. The Community Sustainability Plan provides a long-term strategic guide on how the community can guide its growth in a way that protects resources for future generations while meeting the needs of today's generation. It is an umbrella plan that is intended to be linked to other plans within the community, including the Municipal Development Plan.

Another important initiative is the Provincial Land Use Framework. One of the objectives of updating this Plan is to have it comply with the Alberta Land Stewardship Act (ALSA) regional plan. If there is any conflict with this Plan and an ALSA regional plan, the regional plan prevails.

In general, the Municipal Development Plan has been brought into alignment with all of these new plans, documents and direction that have taken place over the last several years; the plan must be reviewed in the context of recent demographic changes and trends for land supply and demand.

Projected Population

Planning for the type and location of development requires an idea of future population growth. Based on a projected annual population growth rate of 1.53% over the next 30 years, with household sizes decreasing (meaning the population of the household), by the year 2037, an additional projected 1718 dwellings would be required.

Demand for Land

The priority in terms of demand for land in the immediate future is industrial land. Commercial development is the next priority in terms of need. It should be noted though that infill

development may help meet this demand in the short – term. Residential land demand is not critical at this moment.

This means that within the boundaries of the town, efforts need to focus on preparing industrial lands firstly, and then commercial lands, secondly, to be able to accommodate future demand. In all, this 2009 Land Supply & Growth study found that in August 2008:

- The town’s population according to a 2007 census was 7,231;
- Predictions of future annual growth for the town, by other agencies ranged from 1.06% to 3%;
- Growth in the town experienced dramatic fluctuations over the past 35 years;
- Of the approximately 2,719 dwelling units, 45% had been constructed within the past 25 years;
- There is approximately 265 ha of land available and designated for residential development within the town;
- There is approximately 60 ha of land available and designated for commercial development, however up to 21 ha of the land may not be developable due to organic soil constraints within the town;
- There is approximately 36 ha of land available and designated for industrial development within the town; and
- Infill development parcels could potentially increase the town’s commercial and industrial land supply by 7-9 years.

The final point indicates that within the municipal boundaries, efforts should focus on developing infill industrial and commercial parcels to meet short-term demand. Based on a number of assumptions and calculations made in this study it is expected that:

- Annual average growth over the next 30 years will be 1.53%, which represents the annual average growth over the past 25 years. At that rate, the town would have a population of 11,403 people by 2037;
- By 2037:
 - 130 ha of land will have been consumed for residential purposes leaving a supply of 163 ha;
 - 31.7 ha of land will have been consumed for commercial purposes leaving a supply of 28.3 ha; and
 - 35 ha of land will have been consumed for industrial purposes leaving a supply of only 1.3 ha.

Again, it appears that Rocky Mountain House has a sufficient supply of residential land. Therefore, the immediate focus should be on planning for industrial and commercial development of land.

Development Influences

Map 1 identifies the plan area and it illustrates the location of natural and man-made features that influence future growth pattern of Rocky Mountain House. Some of these features

represent constraints to urban development while others can be seen as opportunities that could be used by the Town to help create an attractive and interesting urban environment.

The presence of Highway 11 which bisects the town north – south and the rail line are all constraints to residential development as they move a large volume of vehicular and rail traffic with the attendant noise that comes from these forms of transportation. These same pieces of transportation infrastructure, however, also should be viewed by the Town as opportunities as they provide the access that is critical for thriving commercial and industrial uses. Careful planning is required to ensure that the appropriate land uses are targeted for lands adjacent to these key transportation links.

In the north and east parts of the town, the presence of the sewage lagoon and solid waste transfer station are constraints to residential development in this part of the community. The Province of Alberta mandates setback distances from wastewater facilities and waste transfer sites and this Plan must account for this setback by identifying appropriate land uses for property in this part of the community.

Pipeline right-of-ways are located throughout the plan area. This infrastructure represents a constraint to development because the corridors are undevelopable and add cost to development because of the need to cross these corridors with municipal services. In the future, however, these corridors can be viewed as an opportunity for the Town as they can easily accommodate trails for pedestrian and bicycle use.

The North Saskatchewan River, Clear Water River, and Trapper’s Creek all exist as constraints as well as opportunities to development. There are several low, wet, boggy areas that will affect development, particularly in the south west area south of the CPR line and north east of Highway 11. More detailed planning for the area south of the CPR line (area contained within the South West Area Structure Plan) will need to study ways to transform these potential natural constraints into opportunities that can benefit future adjacent development.

As in all communities, the availability of water and sewer servicing is an important determinant of the pattern of future growth. The terrain in the Rocky Mountain House area includes high ground and ridges with low areas, which can require in some cases lift stations which makes development more costly, but can also make development easier when seeking appropriate grade for sewer lines.

Finally, the Town and the County of Clearwater have recently completed an intermunicipal development plan, whereby future land uses are outlined in the Long Term Boundary areas surrounding the Town.

Residential Development Trends

Within the current town boundaries, residential land accounts for approximately 49% of the total land mass. The total land available for residential development is approximately 247 hectares, of which 137 hectares is intended to be developed at higher densities than what has

historically taken place. The remaining areas are planned for lower density acreage type development.

Some redevelopment of existing land in the town core has taken place. However, the area within the municipality has already reached its current subdivision potential. Any future development would have to come from redevelopment and intensification.

The largest amount of residential land is within the south west area of the town. The Southwest ASP first addressed this area with a projected density of 12.8 units per hectare (uph). The other development in this area is the Creekside Outline Plan, where density is proposed at 13.4 uph.

The east side of town also includes future residential land contained within the East Area Structure Plan, of which some lots are identified for either acreages or estate lots. Densities within this area range from less than 1 uph up to 10 uph. In the north end of the town is the area covered by the Riverview Outline Plan, which projects densities at 12.5 uph. However, as previously mentioned, residential is not a priority land need; it is projected that the remainder of the undeveloped portion of the Southwest ASP could accommodate the town's residential needs beyond 2037.

In general, higher densities are expected in the town than what has historically been the case in Rocky Mountain House. Increasingly, the trend is toward single detached dwellings and duplex dwellings. Multi-unit construction has been sporadic. As well, the rate of construction has been steadily increasing over the last several years, and as a result, the average age of the housing stock is newer.

What is more, household sizes have been declining over the last 25 years. In 1981, there was an average of 2.96 people per dwelling unit. By 2006, this number had dropped to 2.63. Combined with the continued increase in single-family homes and duplexes, this means that the number of units and land required will increase over the coming years.

Future Trends and Opportunities

Rocky Mountain House is a regional centre for economic development. Rocky Mountain House is positioned well to capture a population that enjoys small-town living and access to natural amenities.

With adoption of the Community Sustainability Plan in 2010, it is expected there will be more of a focus on sustainability during the review of development proposals, bylaws, policies and decision-making.

The MDP identifies areas for future expansion that can accommodate future demand for industrial and commercial land should they be deemed necessary via the Intermunicipal Development Plan.

3.0 Vision Statement

This vision encapsulates what the Town will look like in 2035 and is based upon the vision contained within the Community Sustainability Plan. Through the vision; the Town seeks to achieve a balance between the cultural, economic, environmental, social, and governance aspects of current and long-term decisions. As such, the Vision for the MDP is the following:

The Rocky Mountain House community has become an attractive, well planned, progressive, and sustainable community that encourages protection of the environment, promotes quality of lifestyle, and provides for a diversity of business, along with a full range of services. The community is a place where community members participate in decision making and choices reflect our local culture.

4.0 Development Concept

Goal

To plan and manage growth and development in an environmentally, socially and fiscally sustainable manner that benefit the community's existing and future residents and businesses.

Discussion

The Future Land Use Concept and Major Roadways Map (Map 2) identifies the preferred long range growth and land use pattern as envisioned by the Town. This includes the type and location of different land uses, the general location of major roads, and possible growth areas. The land use concept may be further defined through the preparation and adoption of statutory and non-statutory plans for smaller geographic areas of the Town.

Key concepts shown in the Land Use Concept Map include:

- Sufficient land is assigned for residential use to accommodate long term growth up to 2037 with the ability to accommodate approximately 11,403 residents (based on an annual average 1.53% growth rate);
- Future school sites meet the needs of the projected number of student across all grade levels;
- Major open spaces within new residential areas in combination with school sites, preservation of wetlands and natural features;
- Commercial land in locations accessible to future residential areas and visible along the major thoroughfares (Highway 11, Highway 11A, Secondary Highway 598 and Secondary

Road 752) to meet the needs of an expanding population, create employment areas and contribute towards a balanced assessment base;

- Provides opportunity for the redevelopment of the Downtown;
- Balancing of future highway commercial concentrations on the west and east sides of the Highway while maintaining the Downtown as the central hub of the Town's main commercial areas;
- Industrial areas for long-term expansion located to avoid or minimize conflict with non-industrial uses on the east side of Highway 11, and to provide some employment opportunities relatively close to residential areas;
- Major road network comprised of highways, arterial roads and collector roads to manage the future increased volume of vehicle traffic;
- Identification of the Downtown area that could benefit from preparation of an area structure plan to manage development pressures and changes in these areas; and
- Build-out of new residential areas in the south west of the Town south of the CPR tracks to balance long-term residential areas around the central commercial area and to provide increased residential opportunities close to the Downtown.

In reading the Land Use Concept Map, it is important to remember that it is conceptual. Some important elements such as the intent to build an integrated trail and pathway system as part of the Town's recreation and transportation infrastructure are not clearly shown on the map. These concepts are instead discussed in the text of the plan and will become more evident as more detailed area structure plans and local plans are prepared.

The Land Use Concept Map is not to be viewed or interpreted in isolation from the goals, objectives and policies expressed throughout the text of the Municipal Development Plan. Any identified future land uses, goals, objectives or policies related to lands outside the Town's current boundaries are statements of future intent or preference and are not binding on the owners of these properties.

The Land Use Bylaw shall be utilized to implement the MDP policies through the designation of land use districts and the application of development standards for each district. In this regard, the boundaries between the land uses shown on Map 2 are not to be rigidly interpreted and the specific boundaries shall be determined through the designation of the Land Use Bylaw districts.

Policies

4.1 Future Land Use Concept Map

The general allocation of areas for major land uses shall be based on the Future Land use Concept (Map 2). The boundaries between each land use category shall not be rigidly interpreted. Where a more detailed plan in the form of an area structure plan, area redevelopment or outline plan is available, the boundaries of specific

land uses in these adopted plans shall prevail.

5.0 Growth Management

Goal

To use land and infrastructure effectively and efficiently while encouraging a greater mix of land use and socio-economic activities in both new and established area.

To identify the land and infrastructure capacity that is required to meet future growth needs.

To provide consistent, up-to-date, quality regulations and standards based on accepted land use planning and engineering principles which invite and enhance the responsible development of land within the Town.

Objectives

- (a) Ensure an appropriate supply of land and infrastructure is available to accommodate future growth.
- (b) Encourage growth in locations that can utilize existing or planned infrastructure capacity and reduce overall travel demands.
- (c) Work with Clearwater County to identify and protect future growth areas for both municipalities.
- (d) To provide an encouraging climate for new development while maintaining the necessary degree of land use control and adherence to good planning principles.

Policies

- 5.1 Land Use Concept** The areas into which future residential and non-residential growth would be directed are indicated on the Land Use Concept Map.
- Overall, the Town shall seek to reduce travel demands by assessing the potential for locating appropriate employment opportunities in or adjacent to residential areas through more detailed plans. As well, The Town may undertake reviews of potential redevelopment and intensification opportunities in established areas.
- 5.2 Land Supply** The Town shall monitor the growth of the town and update its Land Supply and Growth Study every five years with a view to maintaining a 20-25 year supply of commercial, industrial and residential land.

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| 5.3 | Relationship with Clearwater County | The Town shall work with Clearwater County to maintain an up-to-date Intermunicipal Development Plan that identifies and protects the Town's and County's long-term growth areas as identified in the Land Use Concept Map. |
| 5.4 | Compatibility of Uses | The Town should ensure that new development is contiguous to the existing built-up area, while ensuring that incompatible land uses are separated by distance or buffers. Relocation is encouraged where appropriate. The requirement for contiguous development shall be applied in a manner that maintains a competitive supply of developable land within the Town boundaries. |
| 5.5 | Protection of Agricultural Lands | The Town shall ensure an orderly progression of development to minimize land use conflicts with and protect existing agricultural operations and land until it may be required for urban development. |
| 5.6 | Allocation of Costs of Growth | The costs of servicing newly developing areas shall be borne by the Developer in accordance with policies that shall be developed and approved by Council. As part of this, the Town shall require developers to enter into formal agreements, as appropriate to the situation, regarding servicing developments. |
| 5.7 | Municipal Investment in Infrastructure and Services | Any public expenditure for improvements or services proposed within this plan shall be subject to the Town's annual operating and capital budgeting process and shall be evaluated in relation to the overall needs of the community and town-wide priorities. |
| 5.8 | Existing Sour Gas Facilities | The Town shall consult with the Alberta Utilities and Energy Board regarding the potential for new development in the vicinity of existing Sour Gas Facilities and shall refer to the Board, applications for subdivision and development of land, in accordance with the Subdivision and Development Regulations as approved under the <i>Municipal Government Act</i> . The Town through its Development Authority and its Subdivision Authority shall not approve land uses and development that do not conform to the Province's setbacks unless the Province gives written approval to a lesser setback distance. |
| 5.9 | New Sour Gas Facilities | The Town shall monitor proposals for new Sour Gas and related facilities within or adjacent to the Town's existing and future growth areas and determine on a case by case basis its position regarding such facilities. |
| 5.10 | New Oil and Gas Facilities | The Town shall encourage oil and gas facilities and pipelines to be located beyond the identified future growth areas. Where it is not possible to avoid these areas, the Town shall encourage the use of alignments and locations that are conducive to future urban development. |

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| 5.11 Setback from Landfill, Wastewater and Related Facilities | Subdivision and development within the area identified as development setback from the waste transfer site and wastewater treatment facilities shall only be permitted in accordance with the subdivision and Development Regulation. The Town may request a waiver of this setback from Alberta Environment. |
| 5.12 Development Adjacent to CPR Right-of-Way | Subdivision and development of land adjacent to the CPR railway tracks shall be undertaken in a manner that mitigates the impact of rail operations on adjacent uses. The Town may require a noise study or other type of study (e.g. visual impact study, vibration study) that may, in the opinion of the Approving Authority, be considered necessary to properly evaluate subdivision and development proposals along the railway tracks. |
| 5.13 Basement Construction | The Town may require that up to 70% of the lots in any one phase of residential development have basement construction completed prior to the approval of the subsequent phase. |
| 5.14 Regional Health Authority | The Town shall encourage the development of available options for long term health care services and shall liaise with the Regional Health Authority concerning efforts to secure the services necessary for the community. |
| 5.15 School Authority | The Town recognizes that the quality of the area's education services and location and size of the future school facilities is very important to the community and shall maintain a close liaison between the educational authorities, the public and business and community interests. |
| 5.16 Community Cooperation | The Town should foster a co-operative approach between the municipality, business recreational, cultural, environmental, Clearwater County and other groups and to address community development and employment in the area. |
| 5.17 Town Facilities | The Town shall continually assess, maintain and expand municipal facilities to meet growth needs. |

6.0 Urban Form and Design

Goal

To create an attractive, orderly, safe, efficient, functional and stimulating physical environment where residents and visitors experience a strong sense of place and community pride.

Objectives

- (a) Promote high quality architecture and design in commercial, industrial, institutional and residential development.
- (b) Support and encourage innovative neighbourhood and building designs.
- (c) Ensure public spaces are designed with community safety as a priority.

Policies

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| 6.1 Infill Development | The Town should promote a compact and efficient urban form by facilitating infill development in existing residential, commercial and industrial areas, and gradually increasing the overall density of the Town. The Town should support infill development provided consideration is given to: <ul style="list-style-type: none">• compatibility in height, scale and design of adjacent buildings in the area;• continuity with nearby streetscape and lot patterns;• compatibility with surrounding land uses;• appropriate landscaping, provision of parking/loading, and preservation of existing vegetation;• integration and preservation of buildings considered to have historical and/or architectural significance; and• capacity of municipal utilities and infrastructure unless otherwise directed in an area redevelopment plan. |
| 6.2 Promoting Downtown as a Central Focal Point | The Town should support the ongoing redevelopment and revitalization of the Downtown and encourage high quality urban design that emphasizes and reinforces the importance of the downtown. |
| 6.3 Promote Urban Design that Encourages Walkability | The Town shall promote urban design that encourages walkability by providing functional and attractive pedestrian linkages between adjacent neighbourhoods and the existing trails system, designing for universal accessibility, encouraging the development of active residential and commercial streetscapes and ensuring pedestrian crossings are clearly marked. |
| 6.4 Innovative Neighbourhood | The Town shall encourage innovative neighbourhood designs that respond to economic, demographic and market conditions; that are |

Designs

in Rocky Mountain House's interest and align with the goals, objectives and policies in this Plan. Through area structure plans and land use bylaws, the following shall be encouraged:

- the development of neighbourhood nodes, which includes a mix of commercial and public uses necessary to serve the daily needs of its residents, in locations within close, easy non-motorized travel distances of residential areas without eroding the viability of downtown; and
- "complete streets" which take into account many modes of travel and activity within a road right-of-way.

6.5 Crime Prevention

The Town encourages the consideration of Crime Prevention in the design of new developments to avoid the creation of areas hidden from view and isolated spaces, as well as to provide clear sightlines, sufficient lighting and promote natural surveillance throughout the Town.

6.6 Fire Smart

Fire Smart principles should be incorporated into statutory plans, non-statutory plans and the designs of subdivisions and developments where appropriate.

7.0 Economic Development and Tourism

Goal

To foster local business retention and to attract diverse, long term economic growth, including tourism, through a partnered approach to marketing Rocky Mountain House and area.

Objectives

- (a) Develop and maintain regional partnerships for economic development and evaluate regional market opportunities for innovation and diversification in Rocky Mountain House's economy.
- (b) Promote a positive and competitive business climate.
- (c) Ensure through the timely processing of statutory and non-statutory plans that there is an adequate supply of commercial and industrial land.
- (d) Advocate investment into education and training programs to promote a skilled labour force.

- (e) Promote Rocky Mountain House's assets to increase the attractiveness of Rocky Mountain House as a tourism destination.

Policies

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| 7.1 | Regional Cooperation in Promoting Economic Development and Tourism | The Town shall continue to be an active partner in promoting regional economic development opportunities in Central Alberta. |
| 7.2 | Adequate Land Supply and Infrastructure | The Town shall ensure that within the municipal boundaries there is an adequate supply of serviced industrial, commercial and residential land by annexing additional lands in accordance with the proposals of the Intermunicipal Development Plan and designating lands for these purposes in the MDP and through more detailed area structure plans. |
| 7.3 | Economic Diversification | The Town should identify opportunities to promote a positive business climate and to diversify the local and regional economic base by promoting and attracting value-added industries. |
| 7.4 | Maintaining a Skilled Labour Force | The Town should encourage the efforts of businesses, employers, community agencies, and educational institutions and senior levels of government to maintain a local skilled labour force to meet the current and expanding needs of the community. |
| 7.5 | Marketing and Image-Building | The Town should continue to work co-operatively with public, not-for-profit and private sector organizations in promoting business and tourism development for Rocky Mountain House. This includes supporting initiatives to improve the commercial, shopping and service sector environment. |
| 7.6 | Community Economic Development | The Town should pursue community economic development, through collaboration, which emphasizes community self-reliance and fosters growth from within the community, through nurturing small business, supporting skills training, and entrepreneurship. Where possible, the Town should encourage facilities that can accommodate incubator businesses. |

8.0 Heritage Preservation

Goal

To preserve and interpret heritage resources as an expression of community identity and pride

and to encourage the preservation of significant sites and buildings.

Objectives

- (a) Conserve and retain resources such as buildings of historic or architectural significance.
- (b) Recognize the importance of Rocky Mountain House's heritage in creating a unique sense of place and strategic advantage.
- (c) Ensure compatible development with heritage properties.

Policies

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| 8.1 | List of Historically Significant Properties | The Town should develop a register of historically, architecturally and culturally significant properties and, where appropriate, shall consider the protection of properties with municipal or provincial historic designation. |
| 8.2 | Partnerships for Heritage Preservation | The Town shall cooperate with other orders of government, private agencies and individuals in the preservation of historic sites. |
| 8.3 | Community Awareness | The Town should promote community awareness about the importance and value to the community of heritage preservation and may also promote heritage preservation awareness programs such as historic walking tours, events and activities. |
| 8.4 | Compatible Development | Through provision in the Land Use Bylaw, the Town should require development and signage proposals that complement the design, character, or appearance of historic buildings. |
| 8.5 | Facilitate Adaptive Reuse | Wherever possible, the Town should facilitate the adaptive reuse of historic buildings in order to preserve the identity and history of Rocky Mountain House's environment, and demonstrate a commitment to sustainable building techniques. To meet provincial and municipal building codes, the Town shall also consider building code equivalencies where necessary and appropriate. |
| 8.6 | Use of Heritage Buildings for Civic Purposes | The Town should consider the adaptive reuse of historical buildings for civic functions and facilities and make them a priority in order to demonstrate civic leadership. |
| 8.7 | Heritage Management Plan | The Town should consider the development of a Heritage Management Plan to ensure Rocky Mountain House's heritage resources and sites are protected well into the future. |

9.0 Environmental and Ecological Management

Goal

To preserve significant natural areas and create and maintain attractive, clean and ecologically responsible natural and built environments.

Objectives

- (a) Promote environmental sustainability principles in land use planning decisions and development practices.
- (b) Recognize the value and contribution natural areas and functions make towards quality of life in an urban setting.
- (c) Conserve and sensitively incorporate natural features as an integral part of the open space system and utility system.
- (d) Support programs and initiatives that increase awareness and public involvement in environmental management and conservation.

Policies

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| 9.1 Regional Approach to Conservation | The Town shall work with Clearwater County and other interested parties in creating and implementing a regional approach to the conservation of key natural area and functions. |
| 9.2 Conservation Tools | <p>Planning and efforts to conserve natural features in and around Rocky Mountain House must be initiated well in advance of urban expansion or development of the surrounding lands.</p> <p>As part of this, the Town may investigate the possible use of such tools as land purchase, land swaps, leasing and conservation agreements or easements as a means of conserving natural features both within and in the areas surrounding Rocky Mountain House.</p> |
| 9.3 Green Infrastructure | The Town should incorporate existing natural features as part of the overall infrastructure systems. This may include using existing wetlands as storm water management facilities wherever possible and planting shrubs and trees to improve air quality along major roads and within industrial areas. In addition, the Town shall also |

promote landscaping practices to enhance aesthetic beauty as well as promote water conservation such as retaining ponds and natural vegetation within residential neighbourhoods.

9.4 Stewardship Program The Town should investigate the establishment of a stewardship program to, among other things, provide education, promote awareness and encourage residents to plant native vegetation, naturalize their property and assist in monitoring the health of the Town's natural areas.

9.5 Green Buildings The Town shall encourage developers and builders to incorporate energy efficiency into new construction and additions to buildings and shall encourage familiarity with and the use of best practices regarding the daily operations of buildings in terms of energy efficiency and environmental impacts. This includes:

- use of alternate energy sources; and
- energy efficient housing materials and standards.

As part of the effort, the Town shall be a civic leader by considering sustainable building practices in the design and construction of new Town – owned facilities.

9.6 Environmental Reserve Dedication of Lands Unsuitable for Development Through the subdivision process, the Town shall require that lands considered unsuitable for development are dedicated as environmental reserve in accordance with the provisions of the Municipal Government Act.

The Town may accept the use of an environmental reserve easement in place of environmental reserve where there is no public access required or likely to be desired in the future.

Upon the subdivision or development of land where reserve dedication or an environment reserve easement cannot be secured, the Town may require an agreement on environmental conservation measures as a condition of approval.

9.7 Environmental Reserve Dedication of Lands Adjacent to Water Bodies and Water Courses When lands adjacent to water bodies or water courses are subdivided, a strip of land shall be dedicated as environmental reserve to provide a buffer and provide public access. The width of the required dedication shall be established by the Subdivision Authority.

9.8 Use of Environmental Reserve Lands dedicated as environmental reserve shall remain in their natural state and/or be used as part of the public trail systems where necessary to ensure a continuous, integrated trail system.

9.9 Development Proposals and Sustainability

The Town, in consultation with the appropriate regulatory agencies, shall consider the following principles of sustainability in each development proposal:

- environmentally sound use of air, water and land;
- resource conservation in the development and post-development phases; and
- protection of locally significant wildlife habitat.

10.0 Housing and Neighbourhood Design

Goal

To create inclusive neighbourhoods containing a range of housing opportunities and related compatible uses supporting the needs and preferences of a variety of household types and income levels.

Objectives

- (f) Promote the establishment of attractive and pleasant neighbourhoods that are designed based on the principles of social, environmental and economic sustainability and that do not impact adversely on the existing community.
- (g) Provide for a mix of housing types and forms to meet a variety of lifestyles, special needs, life cycle demands, affordability and market preferences.
- (h) Encourage re-investment and infill in older neighbourhoods.

Policies

10.1 Location of Major Residential Areas

The Town shall direct future residential development to the areas conceptually shown for residential uses on the Land Use Concept Map. In general, the Town will guide residential development to areas where:

- existing land use patterns and road and trail systems can be extended in an orderly, economical and environmentally sensitive manner;
- spare servicing capacity exists;
- servicing costs are minimized; and
- major streets shall border rather than traverse neighbourhoods.

10.2 Neighbourhood Trees

Where possible, retention of significant mature trees and landscaping

should be undertaken on sites to be developed.

- 10.3 Revitalization Areas** Where interest is demonstrated by a majority of property owners within an area, Council shall direct the preparation of a plan to facilitate revitalization of the area.
- 10.4 Residential Density for New Neighbourhoods** The residential density for new neighbourhoods shall be at least 12.5 dwelling units per gross developable hectare unless otherwise approved in an Area Structure Plan or Area Redevelopment Plan. Higher densities shall be encouraged where there is sufficient capacity in the major municipal utility infrastructure.
- 10.5 Housing Mix** The Town should encourage a mix of housing types and forms in residential neighbourhoods including dwelling units in combination with compatible non-residential uses, live-work units (units with home occupations) and secondary residences. Duplex and multi-family residential units should make up at least 30% of the total housing units in a residential neighbourhood unless otherwise approved in an area structure plan. Duplexes shall be dispersed within the R2 – General Residential and the R – 3 Multiple Family Residential Districts and shall be placed on lots of sufficient size. The Town shall strive for provision for a variety of housing types properly located relative to each other with a transition of densities.
- 10.6 Higher Density Residential Development** The Town may consider the development of higher density residential uses (3 or more units) in accordance with the following guidelines:
- the development is adjacent to or in close proximity to collector and/or arterial roads;
 - the use is compatible with surrounding land uses;
 - if located in an existing neighbourhood, the site is suitable for the proposed form of infill development; and
 - the development is in a location where all necessary services and amenities can readily be provided
- 10.7 Manufactured Home Parks** Manufactured home parks shall be located in areas as provided for in Area Structure or Outline Plans.
- 10.8 Affordable and Special Needs Housing** The Town of Rocky Mountain House encourages the provision of affordable and special needs housing in the community. Specifically:
- the Town shall encourage the Government of Alberta and the Government of Canada to fulfill their mandates with respect to the provision of affordable housing;
 - the Town may partner with private, public and non-profit organizations in the creation of affordable housing and special needs housing;
 - for this purpose, affordable housing shall be defined as appropriately designed dwelling units that are accessible to

households below the Province's Core Need Income Threshold for Rocky Mountain House.

- the Town shall ensure planning and design considers needs for seniors and people with disabilities.

10.9 Design of Residential Structures	Design guidelines to improve the quality and appearance of residential structures shall be considered and included in Area Structure Plans where deemed appropriate.
10.10 Inclusion of Non-Residential Land Uses	The design of new neighbourhoods may be encouraged to include compatible non-residential uses, such as local commercial services and public uses that serve the needs of area residents, to help create neighbourhood identity and bring basic services closer to residents.
10.11 Home Occupations and Bed and Breakfast Establishments	The Town shall support the development of home occupations and bed and breakfast establishments in residential neighbourhoods where compatible with residential uses. Home occupations shall be controlled so that residential areas do not take on a commercial appearance or function.
10.12 Infill and Re-investment in Older Neighbourhoods	Residential and mixed use infill projects that make a positive contribution to the image and quality of older neighbourhoods shall be encouraged where there is adequate capacity in the major municipal infrastructure. The provision of residential infilling and higher density residential development shall be encouraged so as to compliment future low density single family residential development in other areas.
10.13 Secondary Residences	The Town shall periodically review its regulations respecting secondary residences.
10.14 Land Banking	The Town may continue to have involvement in the residential land market through public land banking.

11.0 Commercial Development

Goal

To facilitate future commercial development in appropriate areas, improve the attractiveness of existing commercial areas and support a vibrant commercial sector that services both local residents and the regional market

Objectives

- (a) Identify locations and policies for long term commercial development.
- (b) Enhance the quality and aesthetics of development along major commercial corridors.
- (c) Recognize emerging trends in retailing and commercial land use where appropriate.
- (d) Promote commercial development that generates opportunities for local employment.

Policies

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| 11.1 Location of Commercial Development | The Town shall direct future commercial development to the areas conceptually shown for commercial uses on the Land Use Concept Map. |
| 11.2 Highway 11 Commercial Corridor | <p>The Highway 11 commercial corridor shall be the primary highway commercial area within the Town. Opportunities for intensification of land use, mixed use development and improvements to make the corridor more pedestrian friendly may be explored. When planning for development in the highway corridor, the Town shall take into consideration parking space for larger trucks.</p> <p>In general, Highway Commercial development proposals along Highway 11 shall maintain a high standard of development. Design criteria for the approval of such uses shall include:</p> <ul style="list-style-type: none"> • paved roads and parking areas; • landscaping adjacent to roads and residential areas; • screened storage areas, and • loading areas to be located to the side or rear of buildings. |
| 11.3 Quality of Commercial Development | <p>The Town should try to ensure, through the Land Use Bylaw, that landscaping, signage building placement, building form and architectural treatment of commercial development provides a high quality visual appearance and ensures development relates to other buildings to achieve a planned unified streetscape and pedestrian friendly environment. Efforts to ensure compatibility of scale, design and building materials with existing and any proposed surrounding land uses shall be required.</p> <p>Proposals for new free-standing signs shall be discouraged in favour of fascia/wall signs. Commercial developments shall provide for safe and convenient onsite vehicular, bicycle and pedestrian movement. Efforts shall be undertaken to minimize negative impacts of traffic and parking patterns. Where necessary, adequate buffering between commercial and nearby existing or future residential areas shall be</p> |

provided to minimize noise, traffic, light and visual impacts. Developers shall be required to provide landscaping in accordance with the Development Agreement as a condition of development permit approval.

The Town shall require adequate on – site parking, off - street loading and unloading areas in all future commercial developments.

- 11.4 Location of Local Commercial Sites** The Town shall support the development of local neighbourhood convenience commercial sites that serve local, convenience needs in select locations, identified within area structure plans, and outline plans for new residential areas on major arterial and collector streets and shall prohibit such uses from locating adjacent to school sites. The Town shall endeavour to locate local commercial sites within walking distance of the residents of the neighbourhood. Care shall be taken to choose sites which minimize land use conflicts with nearby residential properties but at the same time, provide convenient access to neighbourhood patrons.
- 11.5 Revitalization of Older Commercial Properties** The Town shall encourage the revitalization and adaptive reuse of existing underutilized or vacant commercial properties. Subdivision of larger commercial parcels to facilitate smaller businesses shall be encouraged where appropriate.
- 11.6 Relocation of Uses** Existing downtown activities which are more industrial in nature or which require large areas of land for storage shall be encouraged to relocate to more appropriate areas wherever possible.
- 11.7 Highway Commercial Development** Adequate buffering shall be required between highway commercial and adjoining residential areas to reduce possible conflicts of noise and traffic.

12.0 Downtown

Goal

Encourage the continued growth and intensification of Downtown Rocky Mountain House as a vibrant mixed use centre that is a focal point for the community and is an attractive place to shop, work, live and play.

Objectives

- (a) Reinforce the downtown core as a business, administrative and cultural centre.
- (b) Promote and encourage higher-density residential development in or near the downtown.
- (c) Maintain an active downtown by promoting diversity, intensity and linked development.
- (d) Work with landowners to create a visitor and shopping – friendly environment.
- (e) Review the Central Commercial District within the Land Use Bylaw

Policies

12.1	Role of Downtown	The Town shall support the on-going development of the downtown area as the centre of the town and as the primary area for the highest level of administrative, retail, office, institutional, and cultural and entertainment facilities. Mixed use should be encouraged.
12.2	The Downtown	The Town would consider changes to the Central Commercial District that would encourage streetscape improvements. Any related action plan should explore implementation, incentives and partnerships.
12.3	Infill and Intensification Opportunities	The Town shall promote opportunities for infill and intensification within the downtown area in order to facilitate a mixed use and compact urban form, utilize existing infrastructure efficiently and to increase the range of services and amenities available to residents and visitors in the downtown area. The Town shall endeavour to locate commercial development primarily in the downtown to prevent scattered commercial development and to retain a vibrant core.
12.4	Relocation of Uses	Existing downtown activities which are more industrial in nature or which require large areas of land for storage shall be encouraged to relocate to more appropriate areas wherever possible.
12.5	Downtown Housing Strategy	The Town shall support development of higher density housing in or near the downtown area including the conversion of commercial and industrial uses to residential uses where appropriate. Buildings with commercial uses on the ground floor and residential uses on the upper floors shall be encouraged.
12.6	Downtown Public Spaces	The Town shall maintain and consider the creation of more public gathering space in the downtown area using parks, street boulevards and possible squares/plazas.

12.7 Pedestrian Oriented Design Standards

New development and major redevelopments in the downtown area shall be encouraged to use pedestrian oriented building and site design (building entrance close to or directly accessible to the public sidewalk) rather than vehicle oriented designs (parking lot separating building from public sidewalk) wherever possible. The Town shall explore the possibility of larger sidewalks with easier accessibility along Main Street and the creation of mid street crossings for seniors, strollers, and those with disabilities, etc.

12.8 Downtown Parking Standards

The Town shall ensure that provision is made for sufficient parking for the downtown area. A shared public parking facility in the downtown core may be promoted as the need arises.

13.0 Industrial Development

Goal

To ensure that there is sufficient serviced industrial land available to attract and accommodate a wide array of industrial development in the future.

Objectives

- (a) Maintain an adequate supply of serviced industrial lots.
- (b) Encourage existing industries to maintain and expand their operations.
- (c) Attract a broad range of new industrial development to the town.
- (d) Avoid conflict between industrial uses and other land uses.

Policies

13.1 Location of Industrial Land Uses

The Town shall direct future industrial development to the areas conceptually shown for industrial uses on the Land Use Concept Map. Heavy industrial activity shall be directed away from the existing commercial and residential areas to identified portions of the designated industrial areas.

13.2 Maintaining an Adequate Supply of Industrial Land

The Town shall actively encourage and facilitate through statutory plans and non-statutory plans the location of industrial expansion and development and shall ensure an adequate inventory of serviced

industrial sites of various lot sizes and type (light and general) that meet the needs of business and industry. The Town shall revisit its industrial land supply every five years within Town boundaries.

13.3 Industrial Development Standards

The Town shall encourage high standards of site development, including the screening of storage yards, site landscaping and the attractive design of buildings. New industrial development adjoining an existing or planned residential area should be buffered with an earth berm, a landscaped green area, fencing, or by other acceptable means.

13.4 Dangerous Goods

All uses involving dangerous goods shall be treated as discretionary uses in the Land Use By-law and be reviewed by the Municipal Planning Commission before a development permit is considered.

As well, the Town shall ensure that industrial areas are planned so as to have direct access to dangerous goods routes such as truck routes, highways, and railways to the greatest extent possible.

13.5 Appropriate Industrial Uses

Extreme precaution shall be taken by the Town before permitting a new industry which would present pollution or other environmental problems (such as excessive noise, dust, smoke or involve hazardous chemicals).

13.6 Regional Approach to Industrial Development

The Town shall consider working with Clearwater County in promoting shared regional industrial development.

13.7 Industrial Land Banking

The Town will consider industrial land banking as a viable option depending upon the opportunity, demand and the quantity of land available for this purpose.

14.0 Parks, Recreation and Culture

Goal

To create an integrated, high-quality, and cost-effective open space and parks system that encourages active living and supports a broad range of recreation and cultural opportunities that cater to diverse age groups, income levels and skill levels.

Objectives

- (a) Provide open spaces and park areas that are functional, combine with and protect natural areas, and are effective in satisfying the needs of residents and visitors to Rocky Mountain House.
- (b) Develop a continuous system of pathways with linkages to parks and natural areas as Rocky Mountain House grows.
- (c) Encourage sharing and multiple-use of parks and open space areas among a variety of user groups and activities and to maintain a joint use agreement for facilities with the School Boards.
- (d) To provide a variety of recreational opportunities in the Town ranging from passive, non-facility pursuits to intensive, facility-oriented activities.
- (e) To ensure that environmentally sensitive natural areas are dedicated as environmental reserve in accordance with the provisions of the Municipal Government Act.
- (f) To ensure where possible that the design and development of community sites and facilities are accessible to everyone.
- (g) To maximize year round use of recreational developments and facilities.

Policies

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| 14.1 Trail and Pathways | Trails and pathways shall be designed and constructed in accordance with the direction provided through the Parks and Open Space Plan (2009), as amended from time to time. As new areas are planned and developed, the Town shall ensure the design of the parks and open space system provides linkages between major open spaces, and connections between neighbourhoods and linear corridors. |
| 14.2 Types of Parks | <p>The Town recognizes the benefits of providing a combination of active and passive parks in the community with a range of amenities for residents.</p> <p>Building upon this, the Town shall work with information from the Community Needs Assessment and from ongoing consultation with the community to plan for future facilities and locations, including multi-use space with outdoor and indoor facilities capable of flexible use. This includes maintaining and upgrading existing recreation assets.</p> |
| 14.3 School Sites and Joint Use Sites | The Town shall work with School Boards in the planning and location of school sites and joint use sites via a joint use agreement. Joint use of these sites between the Town, School Boards and community organization shall be encouraged and pursued wherever practical. |

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| 14.4 | Community Support | The Town encourages the various community recreational, arts and cultural groups in their activities and pursuits and shall continue to play an active role in community services. |
| 14.5 | Gathering Spaces | In conjunction with the policies for the Downtown, with streetscapes and other public realm areas, parks and open space shall be designed to create opportunities for area residents to gather and interact wherever possible. |
| 14.6 | Amount of Reserve Dedication | The Town shall require that at least 10 percent of the gross developable land being subdivided, less the land required to be dedicated as environmental reserve or environmental reserve easement, be dedicated as Reserve (municipal reserve, school reserve or municipal and school reserve) in accordance with the provisions of the Municipal Government Act. |
| 14.7 | Form of Reserve Dedication | In residential areas, the Town shall generally seek reserve dedication in the form of land. In non-residential area, reserve dedication may be provided in the form of land, cash-in-lieu or a combination of land and cash as determined by the Subdivision Authority. |
| 14.8 | Use of Reserve | Reserve lands, or cash-in-lieu, may be used for school sites, parks or recreational facilities in accordance with the provisions of the <i>Municipal Government Act</i> . |
| 14.9 | Allocation of Reserve | The Town shall work with the School Boards to develop a Reserve Agreement between the Town and the School Boards. Except for environmental reserves, reserve lands shall be allocated between Town and School Board's purposes in conformance with the Reserve Agreement. |
| 14.10 | Reserve Dedication Priorities | In recognition that the Town has a limited amount of Reserve dedication and there are several competing demands on Reserve land, the order of priority for which parcels of land may receive credit as part of the ten percent dedication shall be determined in accordance with the Reserve Agreement between the Town and the School Boards and the current Community Needs Assessment (2009). |

15.0 Community and Protective Services

Goal

To build a safe, healthy and inclusive community through the provision of a variety of protective and community services.

Objectives

- (a) Ensure opportunities are available for all residents to enjoy a high quality of life and participate in the community.
- (b) Support the ability to develop an adequate range of social gathering spaces and social service facilities to meet the needs of the community in appropriate and accessible locations.
- (c) Facilitate the planning and delivery of social programs that support and enhance individuals, families, neighbourhoods and the community.
- (d) Provide residents with a safe living environment through the effective provision of protective and emergency services.

Policies

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| 15.1 | Emergency Services | The Town shall continue to provide emergency services in cooperation with service providers. |
| 15.2 | Mutual Aid Agreements | The Town should continue to provide mutual aid in the event of a disaster or emergency in accordance with the Town's Disaster Services Mutual Aid Agreement. |
| 15.3 | Protective Services | The Town shall continue to provide protective services either directly and/or in cooperation with service providers. |
| 15.4 | Community Safety Infrastructure Funding | The Town shall ensure the necessary funding to maintain the community safety infrastructure and resources (e.g. fire and police) and to expand as demand necessitates. |
| 15.5 | Rocky Mountain House Health Centre | Uses and development near and adjacent the Rocky Mountain House Health Centre shall be managed to avoid the creation of any conflicts with the facility or place any limitations on future operations and expansion of the existing facility. |
| 15.6 | Location of Social Service Facilities | The Town shall ensure that its land use plans accommodate the development of facilities that house social services and programs within the community in locations that are compatible with existing and future surrounding land uses. Facilities accommodating social services should be: |

- located in areas convenient for users to access using major roads and the pedestrian system;
- dispersed throughout the broader community rather than clustered in a single area;
- able to accommodate multiple uses and physically accessible to seniors and persons with disabilities.

- 15.7 Inclusive Community – Social Interaction** The Town shall promote and favour building forms, site layouts and neighbourhood designs that facilitate a high degree of social interaction possibilities among residents. This includes such concepts as pedestrian friendly streetscapes and establishing formal and informal gathering spaces.
- 15.8 Inclusive Community – Programs and Initiatives** The Town shall continue to work with community agencies in the provision of social and support services to Rocky Mountain House residents (e.g. Family & Community Support Services). This includes coordinating and facilitating the provision of preventative social services to meet the community’s needs with specific consideration given to youth, the elderly, persons with disabilities, immigrants and single parent families.
- 15.9 Emergency Service Response** The Town shall maintain their current addressing systems with GPS mapping to facilitate emergency service delivery.

16.0 Transportation

Goal

To provide for the safe and efficient movement of people and goods, including pedestrian and vehicular modes of travel, within and through Rocky Mountain House by coordinating the planning of land use and transportation systems.

Objectives

- Ensure the coordination and construction of safe and efficient roads, bicycling, transit and pedestrian facilities.
- Seek opportunities to reduce travel demands and promote alternatives to the private automobile.

- (c) Coordinate the planning and construction of transportation facilities within the town, with the Provincial and County Authorities responsible for connecting routes outside of the Town.
- (d) Research the development and enhancement of regional transportation networks.

Policies

16.1 Coordination of Land Use and Transportation The Town shall coordinate transportation and land use patterns with the objective of minimizing travel distances and managing transportation demand, including encouraging the use of alternatives that do not rely on single occupant passenger vehicles and promoting pedestrian friendly neighbourhoods and trail networks. This involves coordinating the provision of road and pathway connections between and through neighbourhoods in the Area Structure Plans and local area planning.

16.2 Overall Transportation Plan The Town shall prepare and maintain transportation plans for Rocky Mountain House incorporating policies, standards and proposals related to the movement of private and commercial vehicles, parking, bicycling and walking. Consideration may be given to transit (including special needs). As well, the Town acknowledges there is a need to improve the function of Highway 11 to serve the existing needs of the community.

The plans for the Town’s road system shall address the following matters in relation to present and future development:

- road designation
- levels of service
- traffic flow efficiency
- roadway access control
- links to rural roads
- route designations
- traffic calming
- traffic control devices
- environmental impacts
- user needs

The Land Use Concept Map establishes an arterial and collector road system. The alignment and improvement of these roads shall be determined in detail upon the preparation of area structure and outline plans, subdivision and development proposals and other improvement plans.

As part of this, the Town shall protect the appropriate rights-of-way to allow for the implementation of proposals contained in the

Transportation Plan as amended from time to time.

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| 16.3 Utilization of Available Infrastructure Capacity | The Town shall coordinate the planning and construction of transportation infrastructure and development, so as to maximize the utilization of available and planned transportation capacity. |
| 16.4 Transportation Needs in Industrial and Commercial Areas | The Town shall ensure the provision of appropriate transportation infrastructure in commercial and industrial areas, to accommodate both the movement of truck traffic and the travel needs of employees and customers. |
| 16.5 Mitigation of Undesirable Impacts | The Town shall endeavour to mitigate undesirable community, social, environmental and noise impacts in the planning, construction and operation of transportation facilities. |
| 16.6 Bicycle and Pedestrian Facilities | The Town intends to provide bicycle and pedestrian facilities throughout the town through the joint efforts of the municipality and private developers. The Town shall view bicycle and pedestrian facilities as integral parts of the transportation system serving both recreation and transportation needs. |
| 16.7 Coordination with Provincial and County Transportation Facilities | <p>The Town shall work with the Province of Alberta and Clearwater County to ensure coordination in the planning and construction of connections with the Provincial and County road and trail systems.</p> <p>The Town also acknowledges that all highways are truck and dangerous goods routes.</p> |
| 16.8 The Regional Airport | The Town shall work with the County of Clearwater to ensure that the effective and economic operations of the airport, at its present location, are protected and that the land uses around the airport are protected regarding noise and safety hazards. |

17.0 Utilities

Goal

To provide quality, equitable, environmentally responsible, safe, efficient and reliable utility systems to serve the needs of the Town.

Objectives

- (a) Ensure utility infrastructure and capacity is available when required to accommodate growth in Rocky Mountain House.
- (b) Ensure utilities are maintained and operated in an efficient manner that minimizes their impact on the environment and protects the health and safety of consumers.

Policies

- 17.1 Utility Infrastructure Funding** The Town shall maintain, fund and implement a comprehensive long-term plan for utility infrastructure and establish budget priorities based on the premise that investment in infrastructure maintenance is a necessary investment rather than a discretionary cost. Decisions regarding utility infrastructure shall consider the multi-year capital infrastructure plan.
- 17.2 Recycling and Energy Efficiency** The Town shall promote the principles of reducing, reusing and recycling materials and efficient energy use.
- 17.3 Broadband Telecommunications** The Town shall encourage the installation of infrastructure and facilities related to broadband telecommunication services in all new developing areas and major redevelopment areas.
- 17.4 Regional Utility Systems** The Town may consider investigating regional water and wastewater service systems to support and respond to the needs of the Region without being detrimental to the Town.
- 17.5 Stormwater Management** The Town shall make provisions for storm water management throughout all development areas. Best management practices, including the integration of existing water bodies and natural areas into storm water management ponds, shall be pursued. The release of storm water run-off from any development area to downstream areas shall be designed and managed in accordance with Alberta Environment requirements.
- 17.6 Utility Standards** The Town shall provide high quality utility services to residents and businesses in Rocky Mountain House. As well, the Town shall respect federal and provincial standards. The Town shall establish standards and specifications for the construction and maintenance of infrastructure for both Town rights-of-way, and service connections interacting with Town rights-of-way. The standards and specifications shall be developed based on:
 - accepted engineering practice;
 - compliance with provincial, federal or other jurisdiction’s requirements;
 - compatibility with current materials and methods; and
 - adaptability to future requirements in materials and methods.
- 17.7 Water Conservation** The Town shall encourage water conservation by managing demand

where possible.

18.0 Intermunicipal Planning and Regional Cooperation

Goal

To cooperate with municipalities and other government agencies to achieve mutual objectives that benefit residents and businesses in Rocky Mountain House and help to secure the Town's long-term growth.

Objectives

- (a) Work with Clearwater County to ensure orderly development practices, issue resolution and appropriate management and control of future growth areas in the areas adjacent to the Town/County boundary.
- (b) Work with the Government of Alberta, its agencies and other municipalities, in the provision of programs and services that benefit residents and businesses in the region.
- (c) Maintain Rocky Mountain House's position as an urban service centre.

Policies

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| 18.1 | Communication and Referrals to Clearwater County | The Town shall follow the policies for communication and referral processes between municipalities contained within the Intermunicipal Development Plan |
| 18.2 | Intermunicipal Dispute Resolution | In the case of an intermunicipal dispute, the Town shall follow the process set out within the Intermunicipal Development Plan. |
| 18.3 | Annexation | The Town shall promote the annexation of lands from Clearwater County in a manner that: <ul style="list-style-type: none">• Supports the environmental and social sustainability of both municipalities;• Is justifiable based on projected growth rates; and• Provides the Town with a 20-25 year supply of land for residential, industrial and commercial uses within the Town boundaries at all times. |
| 18.4 | Watershed Protection | The Town shall acknowledge its role within the watershed of the North Saskatchewan Watershed Alliance. |

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| 18.5 Alberta Land Stewardship Act (ALSA) | The Town shall cooperate with the Province in implementing the Alberta Land Stewardship Act (ALSA) regional plan. |
| 18.6 Regional Protective, Emergency and Social Services | The Town shall work at an elected official and administrative level with surrounding municipalities, communities and agencies to ensure the coordinated delivery of protective and emergency services and awareness and cooperation in the delivery of social programs. |

19.0 Implementation

Goal

To promote the implementation and use of the Municipal Development Plan.

Objectives

- (a) Implement the MDP through other statutory and non-statutory plans and ensure consistency between these plans and the MDP.
- (b) Provide guidance on interpreting and applying the MDP policies and directions.
- (c) Foster awareness of land use planning policies and participation in planning processes by stakeholders and the general public.
- (d) Provide for periodic review and amendment of the MDP and monitoring of effort to achieve the MDP goals.

Policies

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| 19.1 Interpretation of Key Words | <p>The MDP contains “shall,” “should” and “may” policies which are interpreted as follows:</p> <ul style="list-style-type: none"> • “Shall” policies must be complied with, • “Should” policies mean compliance in principle but subject to the discretion of the applicable authority on a case by case basis, and • “May” policies indicate that the applicable authority determines the level of compliance that is required. |
| 19.2 Plan Amendments | The Town or a landowner may initiate an amendment to this Plan. The Town shall require the submission of such background |

information as is considered necessary to support the amendment prior to the start of the bylaw amendment process. Amendment of the MDP shall follow the appropriate procedures as outlined in the *Municipal Government Act*.

19.3 Relation to Other Statutory Plans

All statutory plans adopted by the Town shall be consistent with the Municipal Development Plan.

19.4 Preparation of More Detailed Land Use Plans

The policies of the MDP shall be further refined and implemented through the preparation, adoption and day-to-day application of area structure plans, area redevelopment plans and the Land Use Bylaw. The Town shall continue to ensure that stakeholders (e.g. School Authorities) and the general public are consulted and have input into all detailed plans as these plans are being prepared.

Where the area considered for the preparation of an area structure plan consists primarily of privately owned land, the developer will be responsible for the cost of under taking the preparation of the said plan, being to a standard acceptable to the Town.

19.5 Preparation of Area Redevelopment Plans

The Town may identify areas that could benefit from the preparation and adoption of an area redevelopment plan/area structure plan. In preparing such plans, the following considerations should be taken into account:

- Area residents should be as active in the planning process as possible;
- Access should be provided to key resource personnel and professional expertise related to land use planning;
- Sufficient time and information should be provided to allow a full understanding of the implications of the proposed plan; and
- Recognize and plan for the role the area plays or could play within the greater community.

19.6 Public Participation

As part of the process of managing physical growth and changes in the community, the Town shall facilitate public input on matters of general or specific planning interest wherever possible. The Town shall also continue to advise residents of existing planning policies and the outcome of key planning decisions.

19.7 Plan Amendment

In order to ensure that the MDP is current, the plan should be reviewed every five years.

19.8 Plan Monitoring

To allow ongoing tracking of the impact and effectiveness of the MDP policies, a report should be prepared and submitted to Town Council.

