

# TOWN OF BRUDERHEIM

## Municipal Development Plan

Bylaw No. 10-2026



## TABLE OF CONTENTS

<b>1 INTRODUCTION</b>	<b>3</b>
<b>2 COMMUNITY PROFILE</b>	<b>10</b>
<b>3 FUTURE LAND USE</b>	<b>15</b>
<b>4 SPECIFIC LAND USE</b>	<b>19</b>
<b>5 GENERAL POLICIES</b>	<b>32</b>
<b>6 INTERMUNICIPAL PLANNING</b>	<b>49</b>
<b>7 REVIEW AND IMPLEMENTATION</b>	<b>50</b>
<b>8 DEFINITIONS</b>	<b>52</b>

### LIST OF MAPS

MAP 1: REGIONAL LOCATION .....	11
MAP 2: FUTURE LAND USE.....	18
MAP 3: RECREATION AND OPEN SPACE.....	30
MAP 4: DEVELOPMENT CONSIDERATIONS.....	36

### LIST OF FIGURES

FIGURE 1: HIERARCHY OF PLANNING DOCUMENTS .....	4
FIGURE 2: ENVIRONMENTAL SETBACKS FROM WATER BODIES AND ENVIRONMENTAL RESERVE AREAS. ....	43

# 1 INTRODUCTION

## 1.1 PURPOSE OF THE PLAN

The Town of Bruderheim Municipal Development Plan (MDP) is intended to provide long range guidance for the future development of the Town of Bruderheim. The Municipal Government Act (MGA) gives all Alberta municipalities the authority to adopt a Municipal Development Plan. The Plan is intended to outline broad sets of goals, objectives, and policies concerning the community's vision for land use and development. The main focus of the Municipal Development Plan is to assist the Town and approval agencies in achieving and maintaining orderly and efficient land use and development.

A Municipal Development Plan takes into account past and present human and physical environments. It considers where the community has been, where it is currently and where it wants to go. This enables the Town to effectively plan how to reach its desired destination. Baseline environmental data, stakeholder comments, and the socio-perceptual concerns of the community were considered in order to ensure the vision enshrined in the Municipal Development Plan address the needs and objectives of all affected parties.

The Municipal Development Plan provides a broad land use, infrastructure, and transportation framework for future development in the Town. The Municipal Development Plan also includes a series of policies that address:

- The preferred characteristics of future development including the overall development pattern;
- The development process within the corporate boundaries of the Town; and
- Integration and collaboration between local land use and development initiatives.

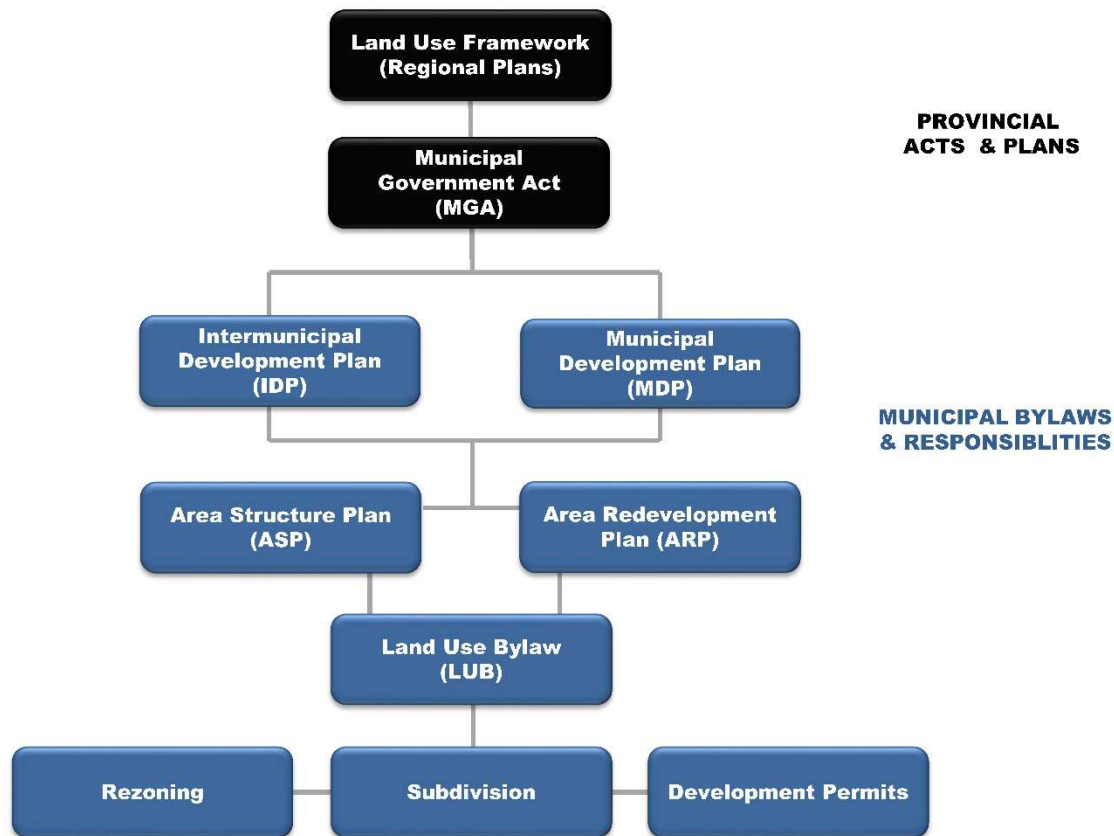
The Municipal Government Act requires that all statutory plans, including the Municipal Development Plan, must be consistent with one another, see **Figure 1: Hierarchy of Planning Documents**. The Municipal Development Plan serves as the Town of Bruderheim's highest-level planning document, providing long-term guidance for land use and development. All other statutory and non-statutory plans, as well as development regulations, must align with the direction established by the Municipal Development Plan.

The Municipal Development Plan must align with higher-level legislation and regional plans, including:

- Municipal Government Act: Establishes the authority and requirements for municipal planning and development.
- Alberta Land Stewardship Act: Provides a framework for regional planning and sustainable land use.

- North Saskatchewan Regional Plan (NSRP): Once finalized, the Town will review the Municipal Development Plan to ensure consistency with the NSRP.

**FIGURE 1: HIERARCHY OF PLANNING DOCUMENTS**



In addition to the Municipal Development Plan, the Town of Bruderheim may adopt other statutory plans to provide detailed planning direction at the neighbourhood or site level, including:

- Area Structure Plans (ASPs): Outline the framework for development in a specific area, including land uses, infrastructure, and servicing.
- Area Redevelopment Plans (ARPs): Provide guidance for the revitalization or redevelopment of existing areas.
- Intermunicipal Development Plans (IDPs): Coordinate development between Bruderheim and adjacent municipalities to manage cross-boundary impacts and opportunities.

All statutory plans must be consistent with one another, as required under the Municipal Government Act. If a conflict arises, the Municipal Development Plan will take precedence unless otherwise directed by provincial legislation.

The Municipal Development Plan will serve as the Town of Bruderheim’s principal land use planning document and will be implemented, among other means, through the Town of Bruderheim Land Use Bylaw, which regulates development on specific sites and subdivision approvals. Decisions on subdivision and development applications must align with the goals, objectives, and policies of the Municipal Development Plan. Development that does not conform to the Municipal Development Plan will not be approved unless an amendment is considered and adopted by Council.

## **1.2 MUNICIPAL DEVELOPMENT PLAN REVIEW PROCESS**

In 2025, the Town of Bruderheim engaged the community in a planning process to conduct a comprehensive review of the Municipal Development Plan and Land Use Bylaw (LUB). The project aimed to ensure that the Municipal Development Plan reflects recent changes in provincial legislation, that the Town’s land uses adapt to evolving market conditions, and that the LUB effectively implements the goals, policies, and vision of the Municipal Development Plan to serve the community.

## **1.3 INTERPRETATION**

All map symbols, locations, and boundaries contained within the Municipal Development Plan shall be interpreted as approximate unless otherwise specified within the Plan, or coincide with clearly recognizable physical features or fixed (i.e. legal) boundaries.

Policies are written using “shall”, “should” or “may” statements, and can be interpreted as follows:

- A policy statement(s) containing “may” denotes discretionary adherence or choice which is determined at the Town’s discretion.
- A policy statement(s) containing “should” is an advisory statement and indicates the preferred principle, policy and/or implementation strategy. If the “should” statement is not followed because it is impractical, premature, unnecessary, or impossible; the intent of the policy may be met through other agreed-upon means.
- A policy statement(s) containing “shall” or “will” denotes mandatory compliance or adherence to direction. Where a policy proves impractical, premature, unnecessary, or impossible, an amendment to the plan may be required.

Where a policy involves two or more conditions, provisions, or events connected by the word “and”, this means that all the connected items shall apply in combination.

Where a policy involves two or more conditions, provisions, or events connected by the word “or”, this means that connected items may apply individually.

## 1.4 GUIDING PRINCIPLES

Sound planning and development initiatives are necessary in order to achieve a balance between supporting opportunities for sustainable growth and development within the Town while ensuring that all of the systems at work within the community and identified within the Town's Sustainability Plan are supported, efficiently managed and well utilized.

### 1.4.1 Philosophical Principles

The Town of Bruderheim's philosophy for managing growth and its land base is reflected by this Municipal Development Plan. The philosophy comprises three principles:

**Principle #1:** Land uses, and development activities must respect and maintain the integrity of the Town's land base, which varies throughout the Town.

**Principle #2:** Growth must be managed and directed in a compatible, equitable manner that recognizes the diverse needs and aspirations of all Town residents as well as the Town's existing and planned infrastructure investments.

**Principle #3:** Smart growth principles will be applied in maintaining the integrity of the land base and to promote sustainable development such that the needs of the present generation are met without compromising the ability of future generations to meet their own needs.

### 1.4.2 Planning Principles

The Municipal Development Plan policies also recognize three fundamental planning principles that are embodied in the Municipal Government Act and the Provincial Land Use Policies.

**Principle #1:** In carrying out their planning responsibilities, municipalities are encouraged never to lose sight of the rights of individual citizens and landowners. Municipalities must assess the impact of any planning decision on individuals having regard to the purpose statement of the planning legislation.

**Principle # 2:** Municipalities should establish land use patterns which make efficient use of land, infrastructure, public services and public facilities and which contribute to development of healthy, safe, and viable communities by encouraging appropriate mixes of all land use types and a wide range of economic opportunities.

**Principle #3:** Planning activities should be carried out in a fair, open, consistent, and equitable manner.

### 1.4.3 The Way Forward

The Town of Bruderheim is committed to guiding future development in a way that supports sustainability, strengthens community connections, and preserves the area's unique character. The Municipal Development Plan will establish policies that balance economic, environmental, social, and cultural goals—ensuring that growth enhances both quality of life and long-term prosperity. By integrating modern

planning principles, the Town of Bruderheim aims to foster a more connected, efficient, and resilient community.

The Town's land management philosophy requires that the Municipal Development Plan consider new directions to shape Bruderheim's future while honouring the community's unique features and heritage. Achieving this balance means implementing policies that facilitate sustainable growth and development, ensuring that Bruderheim remains a welcoming and vibrant place for all.

Community development is multi-faceted, encompassing economic, environmental, social, and cultural components. Each of these elements is interconnected: environmental stewardship can drive innovation and new economic opportunities, while economic growth can support social and cultural development. Together, these efforts enhance quality of life and set the way forward for the Town of Bruderheim as a desirable place to live, work, and recreate.

#### **1.4.4 Smart Growth**

To support effective planning and development, the Municipal Development Plan is guided by Smart Growth principles. These principles emphasize the value of enhancing quality of life for residents and preserving significant natural areas in order to ensure that new growth and development in the Town will be socially, fiscally and environmentally responsible well into the future. The Smart Growth principles that are evident in this Plan include:

- Fostering an identity which is unique, vibrant, diverse and inclusive.
- Nurturing engaged citizens. Community members and volunteers will participate in community life and decision-making.
- Providing a variety of transportation choices to ensure that urban areas are attractive and have safe infrastructure for walking and cycling, in addition to driving.
- Supporting diverse housing options to ensure people of different family types, life stages, and income levels can find an affordable home in the Town. Maximizing the use of existing infrastructure.
- Encouraging growth in existing urban areas and using investments in infrastructure, such as roads and schools, efficiently.
- Preserving open spaces, natural beauty and environmentally sensitive areas.
- Encouraging the use of green buildings and other systems that provide long-term savings for the environment and residents over time..

## 1.5 PLAN GOALS

The Council of the Town of Bruderheim hopes to foster an environment in which the Town of Bruderheim is a viable and successful community. Council recognizes that there are numerous factors affecting the quality of life in a town and that many of these features are influenced by the economic, environmental, cultural and social climate both within the Town and outside the Town.

The Municipal Government Act provides considerable municipal discretion concerning the contents of the Municipal Development Plans. Beyond the specific requirements of the Municipal Government Act, the Town's Municipal Development Plan shall be used to develop, insofar as is possible, objectives and policies that will achieve the following goal statements.

- 1.5.1 Expand and diversify the Town's economic base while providing a high-quality living environment for residents.
- 1.5.2 Facilitate sustainable growth and development in the Town by balancing economic growth, environmental protection, and the preservation of recognized historic resources.
- 1.5.3 Encourage economic development and renewal by supporting new and existing economic assets within the community including traditional and regional economic drivers.
- 1.5.4 Encourage growth of the Town's economic development capacity by providing opportunities for commercial and industrial development.
- 1.5.5 Preserve agricultural lands for agricultural use until such time as they are required for urban development, and to ensure that their conversion occurs only as a logical, contiguous, and efficiently serviced extension of the existing community.
- 1.5.6 Encourage the development of a variety of transportation choices within the community and the larger region.
- 1.5.7 Maintain and efficiently utilize high quality and cost-effective infrastructure within the Town.
- 1.5.8 Implement the Town's Environmental Strategic Plan by encouraging the use of green buildings, waste management practices and innovative water management infrastructure.
- 1.5.9 Develop land in cost effective and orderly manner.
- 1.5.10 Maintain a physical separation between incompatible land uses.
- 1.5.11 Encourage compact, efficiently designed, serviced subdivisions adjacent to existing serviced and developed areas.
- 1.5.12 Facilitate the provision of diverse housing opportunities within the community.

- 1.5.13 Enhance existing regional and community partnerships and seek new collaborative opportunities.
- 1.5.14 Identify and promote significant recreational, cultural, and heritage resources within the Town.
- 1.5.15 Encourage revitalization efforts within the downtown commercial and highway commercial areas.



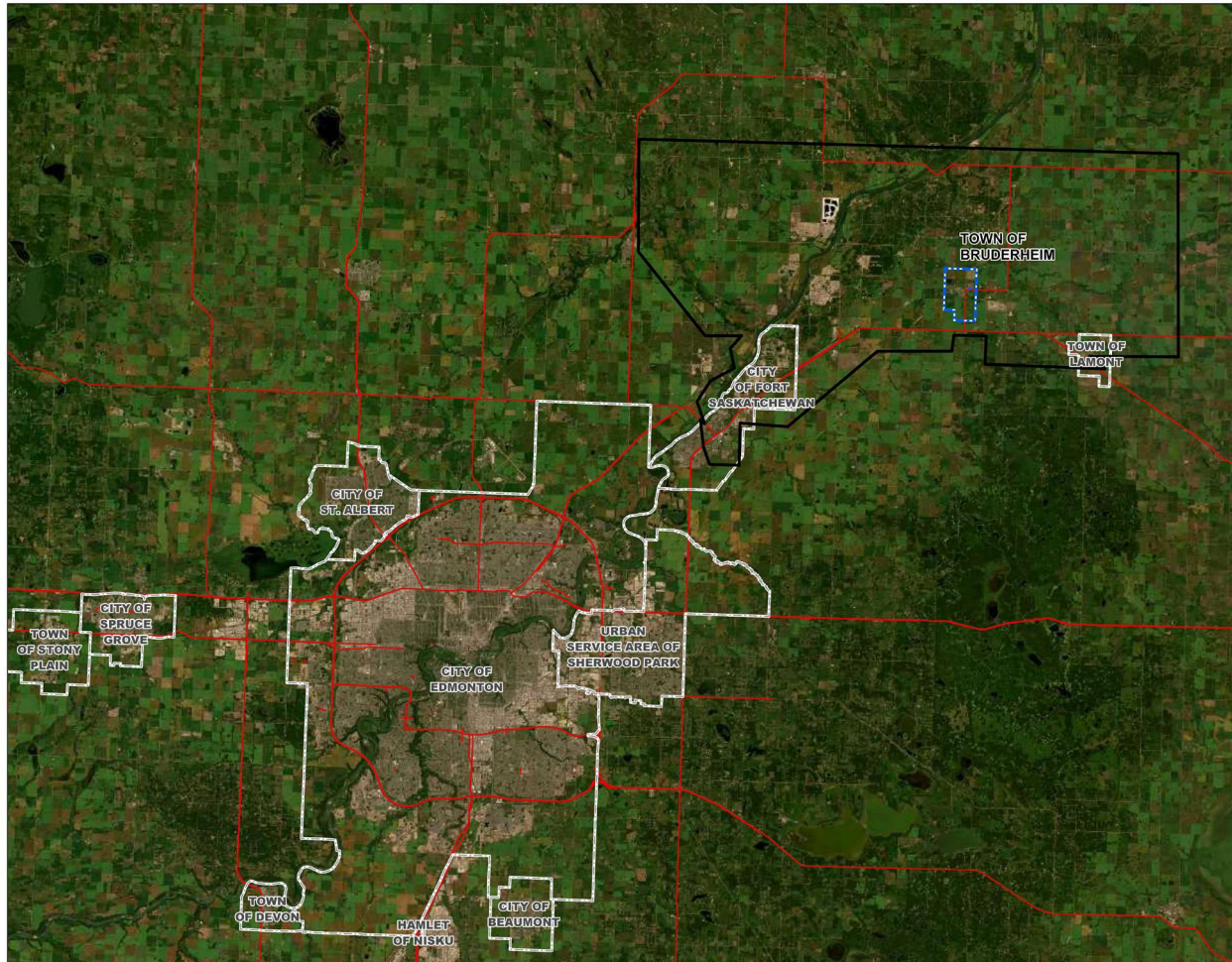
## 2 COMMUNITY PROFILE

### 2.1 REGIONAL CONTEXT

The Town of Bruderheim is located approximately 50 km northeast of the City of Edmonton, north of the junction of Highway 15 and Highway 45 (See **Map 1: Regional Location**). Historically, the Town has served as a social and community service center for the surrounding area. Today the Town, which is predominantly a bedroom community, provides high quality social services and some commercial services to compliment new and existing family-oriented housing and recreational amenities.



## MAP 1: REGIONAL LOCATION



### LEGEND

- Primary Road
- Town of Bruderheim
- Alberta's Industrial Heartland
- Municipal Boundary



Digital Geographic Information:  
Canada National Topological  
Survey Geobase and Geographics & Altalis

0 10,000 20,000  
metres

Datum / System: NAD83 UTM12N | Code: CG12013

## 2.2 COMMUNITY CHARACTERISTICS

In 1974, Bruderheim was a village with a population of approximately 350 residents, primarily supported by an agricultural economy. Over time, the expansion of oil and gas activities and the Town's location within Alberta's Industrial Heartland have contributed to its population growth. According to the 2021 Federal Census, Bruderheim's population increased to 1,329 residents, up from 1,323 in 2016. The Town covers a land area of 143.2 km<sup>2</sup>, and the median age of its residents is 37.6 years.

Bruderheim's local economy offers employment opportunities in agriculture, oil and gas, government services, service commercial, and light manufacturing industries. Many residents have the opportunity to work and live within the Town and surrounding areas, fostering economic stability and growth. As a local service center, Bruderheim provides a range of commercial, educational, social, and recreational services meeting the daily needs of residents.

The most significant influence on Bruderheim's economy is Alberta's Industrial Heartland, which is Canada's largest hydrocarbon processing region which spans across approximately 582 square kilometres. Being geographically linked to Alberta's Industrial Heartland provides long-term job security for local and area residents while also supporting local businesses by sustaining a strong customer base. As Bruderheim continues to grow, strategic planning will be essential to accommodate its evolving population and economic landscape.

## **2.3 ENVIRONMENTAL CHARACTERISTICS**

The Town of Bruderheim is located within the North Saskatchewan Boreal Region of Alberta. The area within and immediately surrounding the Town is generally flat, although the lands surrounding the Town gently slope from the south (approximately 640 meters above sea level) to the north (approximately 620 meters above sea level), towards the North Saskatchewan River.

Environmentally Significant Areas (ESA's) represent important, useful and often sensitive features of the landscape. According to Alberta Sustainable Resource Development, there is one ESA within the Town. This ESA is located within the northern portion of the Town, and continues north toward the North Saskatchewan River, within Strathcona County. This ESA has been identified by the province because it's soil and drainage characteristics. Soils within the Town and the immediate surrounding area are generally of a high agricultural capability.

Within the Town are two minor water courses that connect to the North Saskatchewan River. These water courses provide important habitat and sustenance for local flora and fauna.

The Town has identified the preservation and enhancement of environmental resources as a local priority. In order to further this priority, the Town prepared an environmental strategic plan which includes goals and objectives relating to environmental management within the community.

The Town has also identified the continued care and management of tree populations within the community as a priority. To further this priority the Town approved an urban forest management plan which provides policy and regulatory guidance in the areas of tree planting, maintenance and removal.

The Town of Bruderheim Municipal Development Plan is consistent with both the Bruderheim Environmental Strategic Plan and the Urban Forest Management Plan. Policies within the Municipal Development Plan will assist in the implementation of the environmental managements goals and initiatives identified in the Town's approved planning documents.

## 2.4 MUNICIPAL SERVICES

Adequate municipal infrastructure and services defines opportunities for all types of growth within the community. In 2015 Associated Engineering (in conjunction with the Town) prepared a Master Services Plan for the Town of Bruderheim's water, sanitary, storm drainage and transportation systems. The information below summarizes the findings from this analysis and subsequent updates to these infrastructure systems:

### Water System

- Pressures within the existing distribution system meet those recommended in the design criteria.
- The distribution system meets the recommended fire flow demands with the expansion of the water reservoir.
- The distribution system does have 100% redundancy in the distribution pumping, in order to allow for pump maintenance and repair.
- The total pump capacity meets the peak day plus fire flow demands.
- The existing reservoir has available storage for the existing system.
- The Town has adequate hydrant coverage.

### Sanitary System

- Existing manhole inverts are not currently available for most of the sanitary sewer system within the central portion of the Town. Existing pipe slopes are therefore not known for much of the system.
- The existing sewage pumps in the Sewage Lift Station have ample capacity to deliver the Peak Wet Weather Flows based on one pump operating.
- The existing wet well capacity is unknown but is estimated to be adequate for the existing system.
- The lift station will require an expansion to service the entire future catchment area.
- The existing force main is estimated to be adequately sized for the current pumps.
- The existing forcemain has collapsed in the recent past and has been partially re-routed and abandoned. The Town has concerns over its current condition and longevity.
- Some existing sanitary sewers may surcharge during Peak Wet Weather Flow conditions.
- The sanitary system analysis will require verification following the sewer invert collection.

- The existing sewage lagoon has ample capacity to meet the treatment requirements to beyond the 25 year study period. The lagoon will require expansion to service the ultimate study area.

### **Storm Drainage**

- The Town of Bruderheim is servicing through a combination of surface drainage and underground pipes.
- The Town's drainage is divided into five major drainage basins: Spring Creek, Central Unnamed Creek, East Unnamed Creek, West Boundary Creek and North Boundary Creek Basins.
- The storm sewer system performs well during the 1:5 year storm.
- Minor portions of the pipes are surcharged in the 1:5 year storm event (and larger storms).
- The majority of the major system, including the dry pond, drainage culverts, major bridges/culverts
- Upgrades are required to provide benefits in terms of an increased level of service and reduction of ponding/flooding issues within the subdivisions.

### **Transportation**

- There are no current deficiencies in the Town's transportation system/road network.
- The current transportation system adequately accommodates existing traffic volumes and patterns in the Town.

## 3 FUTURE LAND USE

### 3.1 FUTURE LAND USE

A development strategy has been developed for the Town of Bruderheim based on the review of the previous planning exercises in the Town and on an analysis of the major challenges and trends facing the Town.

The strategy entails:

- Striving for moderate, steady population growth;
- Ensuring agricultural lands are retained in agricultural use until required to support logical, contiguous, and efficiently serviced urban growth.
- Ensuring orderly, beneficial development occurs in the Town;
- Ensuring adequate land is available to meet future development needs;
- Ensuring development is staged according to growth requirements;
- Ensuring each stage of development provides for a variety of development opportunities, necessary services and amenities; and
- Emphasizing community strengths and assets such as the small-town character, and significant opportunities such as the Downtown core.

The goals, objectives and policies of the Plan support the orderly and efficient development of land within the Town and encourage the development of a balanced community in terms of land use. The Plan attempts to provide for a range of housing opportunities, to address quality of life issues, and to promote the concepts of community and neighborhood.

Plan policies have been made flexible in order to allow for the anticipated, as well as varying, growth rates. To address the development of the community as a whole, the plan covers all land within the Town's existing corporate boundaries.

### 3.2 FUTURE LAND USE MAP

The development strategy for the Town of Bruderheim is illustrated on **Map 2: Future Land Use**. This map contains a conceptual future land use pattern and transportation network for the community and is meant to convey the general intent of the Town concerning the future direction of growth. The map is intended to be interpreted as a broad expression of land use policy and not as a precise description of proposed land uses related to specific parcels of land. The Future Land Use map is to be used in concept with the goals, objectives and policies of the Plan.

The development concept reinforces the general pattern of development currently found within the Town while ultimately developing a more compact community and more balanced land uses.

Also indicated on the Future Land Use map is the Town's preference for the direction of long-term urban expansion and the land uses that those expansion areas would accommodate.

In stating the preferred direction of long-term urban expansion, the Town recognizes that a Municipal Development Plan has no force and effect beyond the boundaries of the Town, and that the proposals are not binding upon any authority or person relying upon, applying, or interpreting the provisions of this Plan. It is intended through other policies in this Plan that the Town will work with adjacent municipalities and the region on an ongoing basis to address planning matters of inter-municipal and regional concern.

### 3.3 LAND USE COMPONENTS

The Land Use Components shown on the **Map 2: Future Land Use** include:

#### RESIDENTIAL

Refers to that area of the Town currently used for predominantly residential purposes. Residential also refers to that area to be developed for predominantly low-density housing, and some medium and high-density housing in selected locations at a scale and density compatible with the neighborhood.

#### COMMERCIAL

Refers to that area containing mainly commercial uses and compatible office, residential, institutional and recreational uses. The Commercial area which includes that area surrounding the downtown core containing vacant lots, older single-family residences and non-conforming uses, which may be suitable to accommodate downtown expansion including mixed use commercial/residential development on a limited and site-specific basis.

#### INDUSTRIAL

Refers to existing and future industrial development that does not:

- Consume a large volume of water or produce high quantities of effluent or waste;
- Discharge toxic or noxious by-products into the air or groundwater system; or
- Adversely impact adjacent properties through extreme noise, traffic or emissions.

#### RECREATION/OPEN SPACE

Refers to that area intended for low intensity park, recreation or community development and/or to be preserved in its natural state.

## INSTITUTIONAL

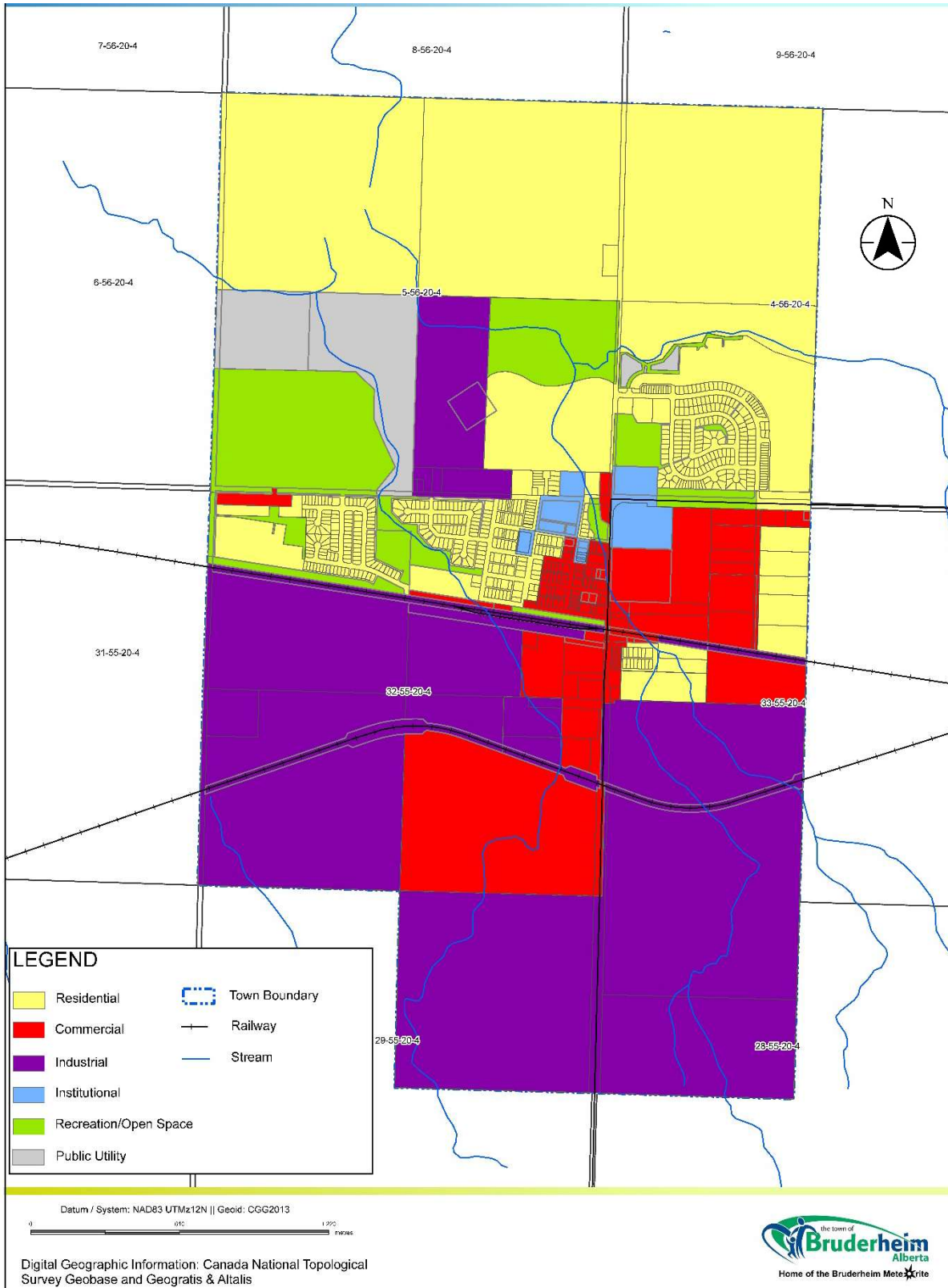
Refers to existing and future community facilities such as municipal buildings, schools, community and/or health services.

## PUBLIC UTILITY

Refers to existing and future public utilities such as water treatment facilities, waste transfer stations and sewage lagoons.



## MAP 2: FUTURE LAND USE



## 4 SPECIFIC LAND USE

The following land use and development objectives and policies shall apply to all lands shown on **Map 2: Future Land Use** within the Town of Bruderheim and shall be used by the Town of Bruderheim to guide decision-making regarding land use and development within the Town.

### 4.1 RESIDENTIAL USE AREA

This Plan strives to achieve a balance between reducing the residential development footprint of new development within the community while providing opportunities for residential development that support and preserve the livelihood and quality of life of the existing community, the physical environment and areas of historic and cultural significance within the region. There are three types of residential uses that characterize the Town:

- Single family residential developments (generally referred to as low density developments)
- Medium density developments (including duplex and row housing developments) and
- High density developments (including walk up apartment style condominium developments)

#### OBJECTIVES

- a) To ensure that sufficient land and residential developments are available to meet future housing needs.
- b) To ensure that residential development is orderly, planned, efficient, and encourages community and neighborhood pride.
- c) To ensure that future development provides a mix of housing types to meet a variety of life cycle demands and market preferences.
- d) To ensure the development of affordable housing.
- e) To ensure that new development occurs in an efficient manner that does not put a strain on the Town's current or future infrastructure capacity and serves to improve community connectivity.
- f) To minimize municipal costs associated with residential development.

## **POLICIES**

### **Housing Mix**

- 4.1.1 In cooperation with developers and other government agencies, the Town will endeavor to ensure the provision of:
  - a. A range of dwelling and lot sizes;
  - b. A variety of housing types;
  - c. An adequate supply of rental units;
  - d. Social housing to meet special housing needs in the community; and
  - e. Affordable non-market housing to meet the needs of the community.
- 4.1.2 Higher density residential development may be allowed by the Town if the developer can demonstrate the following:
  - a. That the development can be serviced in a manner that is consistent with the Town's Master Services plan;
  - b. That the overall development pattern is complementary to adjacent land uses and infrastructure; and
  - c. That the development should be encouraged to provide a higher percentage of public amenity areas, including not limited to, park areas, trails, recreation amenities and/or public art.
- 4.1.3 The Town will endeavor to provide the housing mix indicated above in an existing and new neighborhood as they develop.
- 4.1.4 The Town will encourage the development of innovative housing including new building forms, designs and construction techniques.
- 4.1.5 Rehabilitation of older, structurally sound housing units will be encouraged where feasible.
- 4.1.6 Where the Town deems necessary, new residential developments will be required to provide buffering from potential negative impacts of adjacent land uses.

### **Neighbourhood Planning**

- 4.1.7 The Town will adopt the neighborhood as the basic planning unit for future residential development and redevelopment. Consideration of the design and development of complete neighbourhoods will be part of the evaluation criteria for all new multi-lot residential developments.

- 4.1.8 The Town will require the preparation and approval of an Area Structure Plan or Outline Plan/Development Concept prior to the approval of new residential neighbourhoods. The preparation and costs associated with the preparation of a new plan or amendment to an existing plan will be the responsibility of the developer. If the Town incurs costs while reviewing a proposed plan or plan amendment, then costs associated with the review will also be the responsibility of the developer.
- 4.1.9 Outline plans/developments concepts will only be permitted, at the discretion of the Subdivision Authority, for parcels of land smaller than 20 ha (50 ac) where the proposed development will not alter, interrupt or interfere with the distribution, expansion and/or integrated development of regional infrastructure, and recreation, transportation and utility corridors.
- 4.1.10 All outline plans/developments concepts shall be approved by resolution of Council prior to Subdivision approval.
- 4.1.11 Ground oriented medium density residential development will be permitted in each neighborhood.
- 4.1.12 Ground-oriented medium density residential development will not normally exceed a density of 50 units per net residential hectare.
- 4.1.13 High density residential buildings will not exceed four storeys in height.

#### **Subdivision and Site Planning**

- 4.1.14 Different housing types should be appropriately related to neighborhood and Town facilities and services and to schools. For example, senior citizens housing and apartment buildings, should normally be situated close to healthcare and/or commercial facilities.
- 4.1.15 Compatible housing types should normally be sited adjacent to one another. Walk-up apartment buildings, for example, are compatible with ground-oriented multiple family dwellings, but incompatible with single detached dwellings.
- 4.1.16 Subdivision and site planning techniques using building forms, landscaping features, etc. should be used to reduce adverse effects of noise sources such as railways and major roadways on residential areas to foster a sense of neighborhood security; and provide visual privacy.
- 4.1.17 Dwellings should have an adequate outdoor amenity area.
- 4.1.18 The Town may require the implementation of architectural controls for major developments to create an aesthetically pleasing residential environment.
- 4.1.19 Wherever possible, street frontages should be minimized to reduce development and maintenance costs.

- 4.1.20 Since they have different configurations than “stick-built” single-family homes (in that they are normally much longer and narrower than a conventional house), manufactured homes should be restricted to specific subdivisions designed for manufactured homes or to manufactured home parks.
- 4.1.21 When residential subdivisions and sites are developed, design features such as loops, cul-de-sacs, traffic calming measures and buffers should be incorporated into the design to create quiet, low traffic areas.
- 4.1.22 Multi-family units may be permitted in the downtown area on the second storey of commercial buildings or adjacent arterial or collector streets.

### **Affordable Housing**

- 4.1.23 The Town shall work with developers, home builders, as well as government and non-government agencies to increase the proportion of affordable housing units.

### **Development Phasing**

- 4.1.24 The Town shall require the phasing and staging of future residential development to ensure contiguous development and the orderly extension of roadways and municipal services.
- 4.1.25 A stage of subdivision should provide a supply of lots that could reasonably be expected to be fully developed within a two-year time frame. The size of each stage should be large enough to offer a variety of housing types and to meet anticipated residential demands. All amenities such as parks, landscaping or recreational facilities should be phased along with the construction of the dwelling units.
- 4.1.26 The Town should not allow successive stages of subdivision until the majority of lots in previous stages have been issued development permits or unless the developer can clearly demonstrate that the lots in a successive stage would not remain undeveloped for an extended period of time.
- 4.1.27 The residential phasing policies are designed to discourage “leapfrog” development and mitigate potential costs associated with future residential development in locations which are separated from previously developed areas.
- 4.1.28 Notwithstanding Section 4.1.25, above residential policies are not intended to preclude the possibility of any future residential development in areas which are not developed until approved development areas are completely developed. Development proposals adjacent to existing approved plans may be considered where:
  - a. Servicing connections are existing and available on the site or at a property line adjacent to the site;
  - b. Adequate capacity exists to service proposed development in a manner that is consistent with the Town’s Master Services Plan to the satisfaction of the Town’s engineer; and

- c. Where it is demonstrated that the overall development pattern is complementary with adjacent land uses and infrastructure

### **Residential Infrastructure**

- 4.1.29 All residential development shall be services efficiently and be consistent with the Town's servicing requirements.



## 4.2 COMMERCIAL USE AREA

The intent of the Plan is to accommodate a range of commercial facilities, primarily located within the downtown area, adjacent to the highways, and within established commercial areas. Commercial developments provide a service to, local residents, the traveling public, tourists to the region and the surrounding agricultural community. The Town will not support commercial developments that adversely affect the standard of safety or convenience, or the functional integrity of any highway or road.

### OBJECTIVES

- a) To ensure that there is an adequate supply of competitively priced commercial land to realize Bruderheim's commercial development potential.
- b) To separate and distinguish between various commercial uses.
- c) To recognize emerging trends in retailing and commercial land use, including the creation of mixed-use intensification nodes for future development areas.

### POLICIES

#### Supply of Commercial Land

- 4.2.1 Town Council shall encourage developers to participate in commercial development.
- 4.2.2 Town Council will continue to encourage the development of the Town of Bruderheim as an important local commercial and service center for area residents, visitors and industry.

#### Distinguish Between Commercial Uses

- 4.2.3 Four (4) types of commercial development shall be encouraged within Town, these uses shall be defined and regulated in the Town's Land Use Bylaw:
  - a. Primary Commercial - intensive retail and service establishments.
  - b. General Commercial - large land users (e.g. goods and services that are more dependent on vehicular access than pedestrian traffic or that require large amounts of land for storage or display purposes),
  - c. Highway Commercial - goods and services provided for the travelling public, and
  - d. Neighborhood Commercial - small retail outlets intended to provide goods and services to local residents.
- 4.2.4 All future primary, general and highway commercial developments should occur on lands designated Commercial on **Map 2: Future Land Use**.

- 4.2.5 Future neighborhood commercial development may occur where specifically indicated in the Town's Land Use Bylaw within the areas designated Residential on the **Map 2: Future Land Use**.
- 4.2.6 The development of highway commercial areas will take careful cognizance of the need to buffer the potential negative impacts of such development from adjacent uses.
- 4.2.7 All commercial development will be serviced efficiently and be consistent with the Town's servicing requirements.
- 4.2.8 On sites which are highly visible and determined to be of critical importance to the future development of downtown and the gateway areas within the community, the Development Authority may require additional information and requirements in relation to architectural design, landscaping, and/or any other condition deemed necessary to ensure high standards of design both on the site and in relation to the streetscape.

#### **Emerging Trends in Retailing and Commercial Land Use**

- 4.2.9 Mixed-use developments that provide for commercial and residential uses within the same building will be encouraged.
- 4.2.10 The Town shall endeavor to identify the important development sites and opportunities that have mixed-use development potential and that would benefit the community.
- 4.2.11 The Town shall review its commercial use area policies regularly to ensure they remain effective considering commercial and retailing trends and the community's needs.

## 4.3 INDUSTRIAL USE AREA

The Town has identified providing and adequate supply of land for a range of medium and light industrial developments as a priority. Industrial lands will be available within the Town to meet the diverse needs of prospective industries. The Town will support industrial development as a means of providing a greater choice of employment opportunities within the community. The Town will also encourage a more diverse and expanded industrial tax base to supplement the commercial and residential tax base.

### OBJECTIVES

- a) To ensure that there is an adequate supply of competitively priced industrial land in appropriate locations to realize the Town's industrial development potential.
- b) To ensure that the site design and visual appearance of industrial developments are compatible with surrounding land uses.
- c) To encourage local and regional industrial development.

### POLICIES

#### Supply of Industrial Land

- 4.3.1 It is the policy of this Plan that the areas designated industrial on **Map 2: Future Land Use** shall be developed as industrial uses, and that industrial development shall be directed to those lands.
- 4.3.2 The Town will encourage concentrated industrial growth by directing future industrial development to the industrial area in order to minimize conflicts with neighboring land uses, to facilitate the economical provision of municipal services, and to promote an efficient industrial land use pattern.
- 4.3.3 Light and medium industrial uses will be allowed within the Town boundary.
- 4.3.4 Town Council shall encourage private developers who own land within the Industrial Land Use Designation to develop their land for industrial use.
- 4.3.5 The Town may encourage the gradual relocation of industrial uses which are not in industrial areas to the industrial area.
- 4.3.6 The sizing and servicing of industrial sites should reflect the requirements of a range of industrial uses.
- 4.3.7 Existing and future industrial activities in the industrial area will be protected by preventing encroachment of non-industrial uses.

- 4.3.8 Future industrial development will demonstrate adequate fire flow capacities prior to development approval and after completion of construction to the satisfaction of the Lamont County Regional Fire Department.
- 4.3.9 Future industrial development within the Industrial Area will be connected to a paved road network in a manner that meets with the satisfaction of the Town's Public Works Department and should have direct and quick access to truck routes and highways.

#### **Industrial Site Design and Visual Appearance**

- 4.3.10 The visual appearance of industrial buildings, the location of roadways, landscaping and buffering will be considered in order to ensure compatibility with surround uses. The Town will include building and landscaping standards in its land use bylaw as a means of encouraging the development of more attractive industrial structures and improving compatibility with surrounding uses.
- 4.3.11 Attractive appearance and a high standard of maintenance shall be required at all industrial sites. To this end and to improve the image of the industrial areas, landowners and businesses will be required to provide reasonable landscaping (in the form of vegetation, fencing, and other landscaping features) and building materials, textures, color and signs that would favorably enhance the industrial environment at the time of development and will be encourage to properly maintain, add and improve such features and materials to enhance the industrial environment.
- 4.3.12 The Town will seek the assistance of other levels of government in promoting industrial development opportunities.
- 4.3.13 The Town will cooperate with local business groups in promoting the municipality as a good place to live and establish business.
- 4.3.14 The Town supports regional industrial development in order to promote and encourage the location of businesses, providing support to industry to locate in the community.
- 4.3.15 Existing local industrial firms with growth potential will be encouraged to expand their production facilities in appropriate locations.
- 4.3.16 The Town will continue to encourage the development of a strong regional industrial base in order to sustain those activities associated with the development of resources within the region and new service industries to locate within the Town.

## 4.4 INSTITUTIONAL USE AREA

There are currently a number of Institutional Use areas within the Town of Bruderheim which reflect the large number of excellence social services and facilities currently located within Town. These areas include the Town and Municipal Office, Schools, as well as Community Facilities.

### OBJECTIVES

- a) To provide adequate public and quasi-public facilities to meet the Town's needs.
- b) To work cooperatively with provincial agencies and not-for-profit organizations to ensure future institutional facilities are compatible with adjacent uses and suitably located for community accessibility.

### POLICIES

#### Supply of Institutional Land

- 4.4.1 It is the policy of this Plan that the areas designated Institutional on **Map 2: Future Land Use** shall be developed in parks, recreation facilities, institutional uses (such as Schools, Health and Wellness facilities, Arenas, etc.), and that such development shall be directed to those lands designated institutional.
- 4.4.2 Public and quasi-public building uses in this policy shall be:
  - a. Educational facilities (e.g. schools)
  - b. Community Facilities (e.g. Town Office, Community Centre, Seniors Centre, Fire Hall, Library, etc.)
  - c. Government Facilities (e.g. Provincial buildings)
  - d. Institutional Facilities (e.g. churches)
  - e. Health and Wellness Facilities (e.g. Hospitals)
- 4.4.3 All major institutional development should occur on lands designated Institutional on **Map 2: Future Land Use**. However, small scale institutional uses may occur in other lands, at the discretion of the Town's Development Authority.
- 4.4.4 All public and quasi-public facilities shall be properly maintained.

#### Working Cooperatively with Provincial Agencies and Not-for-Profit Organizations

- 4.4.5 The Town shall encourage other government agencies and not-for-profit agencies to locate in those areas designated as institutional use on **Map 2: Future Land Use**.

## 4.5 RECREATION AND OPEN SPACE

The Town of Bruderheim values its recreation and open space amenities. The Town recognizes that the existing recreational facilities, trails, and open spaces are important to community enjoyment and well-being.

The Town also recognizes that a successful and sustainable future is dependent on the vitality of all of the interconnected systems (built and natural environment, economic, social and cultural) the Town has adopted a strong approach, for environmental management and has also adopted policies to encourage recreation within the community.

Recreation opportunities, open spaces and natural areas within the community are also identified in more detail on **Map 3: Recreation and Open Space**.

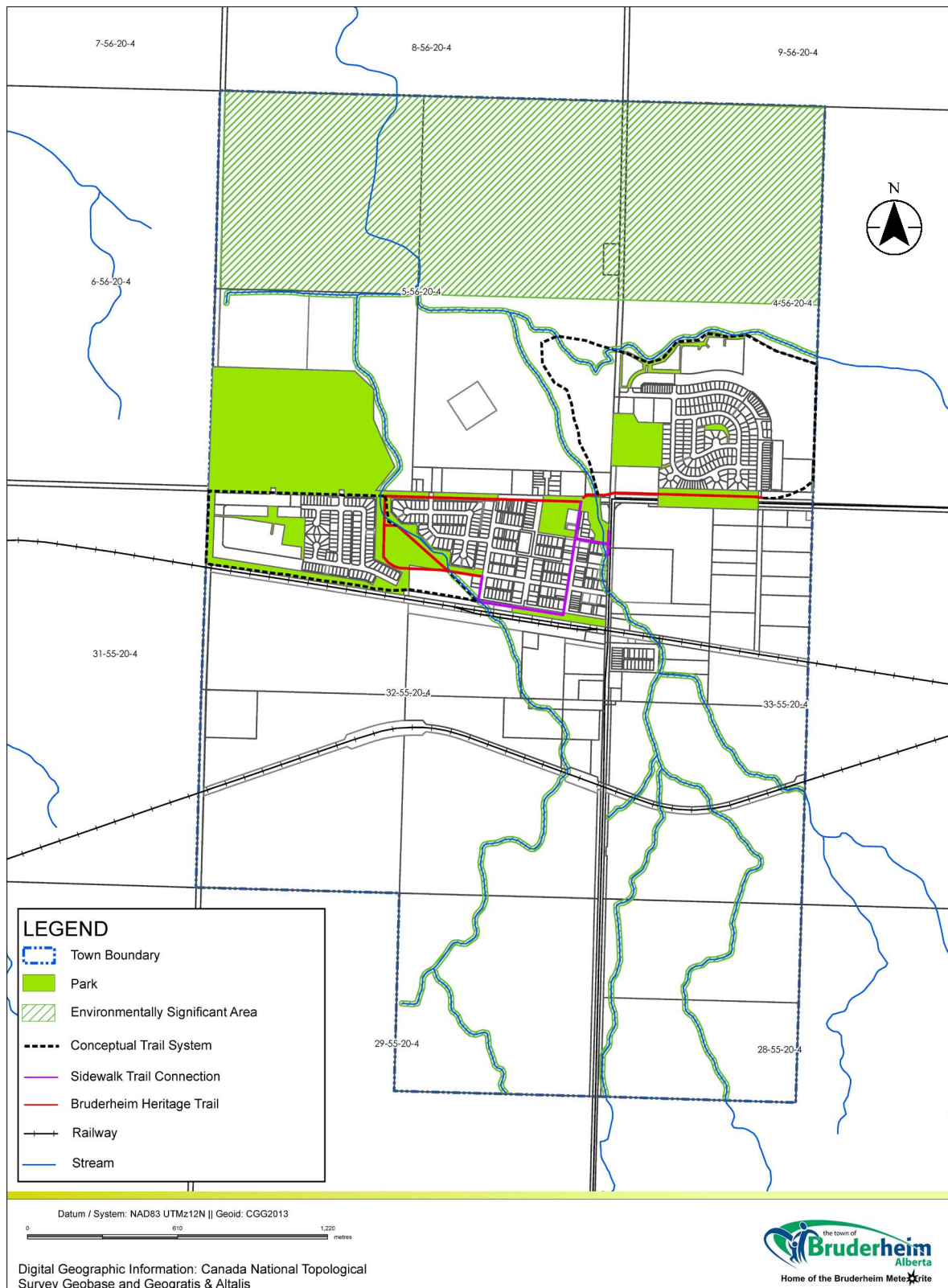
### OBJECTIVES

- a) **To encourage low intensity park, recreation, or community development in appropriate locations to provide access for all residents while preserving significant environmental features.**

### POLICIES

- 4.5.1 The only developments which will be allowed within this area are low intensity parks, recreation, or community uses.
- 4.5.2 Significant environmental features will be preserved in their natural state.
- 4.5.3 Wherever possible in the design and development of future subdivision, tree stands, watercourses, wetlands, ravines, and other natural features that are appropriate for use as public recreational areas should be integrated into the regional trail system.
- 4.5.4 The Town shall continue to work collaboratively with the province and not-for-profit organizations to improve and enhance the streams and water bodies within the community through better maintenance and the naturalization of landscaping.

### MAP 3: RECREATION AND OPEN SPACE



## 4.6 PUBLIC UTILITY USE AREA

Within the Town of Bruderheim, public utility areas refer to major existing and future public utilities such as water treatment facilities, waste transfer station and sewage lagoons. Land Use policies and objectives that apply to this area will help to ensure that the location and the scale of public utilities within the Town are appropriate in relation to existing and proposed developments.

### OBJECTIVES

- a) To ensure that Town utility services are adequately maintained and upgraded.

### POLICIES

- 4.6.1 The capacity of the water and sewer systems shall be increased when warranted by increased population and/or use.
- 4.6.2 Where possible, all new service connections (power, telephone, etc.) should be underground, except industrial areas. In industrial areas the location of services will be at the discretion of the Development Authority.
- 4.6.3 Street maintenance should be actively pursued.
- 4.6.4 The Town shall seek to acquire provincial funds for major improvements to water and sewage facilities.

# 5 GENERAL POLICIES

These general policies are to be followed for all applicants development on a Town-wide basis.

## 5.1 DEVELOPMENT PATTERN

Development within the Town of Bruderheim must take on an economical and viable development pattern in order to ensure that uses are compatible with the surrounding area and that servicing costs are affordable for the community.

### OBJECTIVES

- a) To ensure that sufficient land is available to meet future development needs.
- b) To ensure that future development is responsive to the changing needs of the community and both local and regional influences.
- c) To implement high standards for neighborhood design and landscaping to enhance residents' quality of life.

### POLICIES

- 5.1.1 **Map 2: Future Land Use** shall reflect the community's future development pattern.
- 5.1.2 The future development pattern for the Town is shown on **Map 2: Future Land Use**. Development shall generally conform to this map and the policies within this Municipal Development Plan.
- 5.1.3 The Town shall encourage industry to locate wells and pipelines within corridors adjacent to parcel boundaries in order to minimize the impact of these developments on the Town's land base.
- 5.1.4 The Town shall discourage the development of new well sites within the municipal boundary.
- 5.1.5 The Town shall promote phased development as necessary to respond to population and development needs of the community.
- 5.1.6 The Town should encourage flexible development and design concepts to provide adaptability for the changing needs of the community.
- 5.1.7 The Town shall require new multi-phase developments to include a diversity of housing types and styles in order to provide opportunities for social housing, affordable housing and seniors housing options within the community.

- 5.1.8 The Town shall collaborate with regional partners to explore opportunities for developing pilot projects for affordable housing within the community where appropriate.
- 5.1.9 The Town should encourage a variety of development designs and layouts, particularly those which use green technology, reduce the building footprint, increase the amount of open space, and promote the use of alternative forms of transportation.
- 5.1.10 New developments within residential areas shall be of a character that is compatible with and/or improves the existing physical character of the area.
- 5.1.11 Within both commercial and residential areas, new developments for both commercial and residential uses may be considered where the design, form, and massing are compatible with to the surrounding development, and improves the appearance and use of the existing neighborhood.

## **5.2 AGRICULTURAL LAND PRESERVATION**

The intent of the Plan is to preserve agricultural lands within the Town of Bruderheim for agricultural use until such time as they are required for urban development. The Town shall discourage the premature conversion of agricultural land and ensure that any transition to urban use occurs as a logical, contiguous, and efficiently serviced extension of existing development.

### **OBJECTIVES**

- a) **To retain agricultural lands in agricultural use until they are required for urban development.**
- b) **To ensure agricultural land is only converted to urban use as a logical, contiguous, and efficiently serviced extension of existing development.**

### **POLICIES**

#### **Preservation of Agricultural Land**

- 5.2.1 The Town shall support the continued use of agricultural lands for agricultural purposes until there is a demonstrated need for urban development.
- 5.2.2 The redesignation, rezoning, or subdivision of agricultural land for urban purposes shall only be supported where the proposed development is consistent with the intent of this Plan and represents a logical extension of existing urban development.

#### **Logical Extension of Urban Development**

- 5.2.3 Urban development on former agricultural lands shall proceed sequentially outward from existing developed and serviced areas.

- 5.2.4 The Town shall not support the conversion of agricultural lands to urban use where such conversion would result in isolated, fragmented, or leap frog development patterns.

#### **Servicing Considerations**

- 5.2.5 The timing of agricultural land conversion shall reflect the Town's ability to efficiently extend municipal infrastructure and services.
- 5.2.6 The conversion of agricultural land to urban use shall only be supported where municipal services can be extended in an orderly and cost effective manner, to the satisfaction of the Town.
- 5.2.7 The cost of extending municipal infrastructure and services required to support development on agricultural lands shall be borne by the developer.

### **5.3 HERITAGE MANAGEMENT**

The Town of Bruderheim places high value on the Town's heritage and cultural resources. Future development will be respectful of important heritage and cultural resources by preserving and protecting, where appropriate, significant heritage buildings and spaces.

There is one identified Heritage Resources area within the community which represents the Walker School site. This site is shown on **Map 4: Development Considerations**.

#### **OBJECTIVES**

- a) **To preserve and promote significant historic resources located within the community**

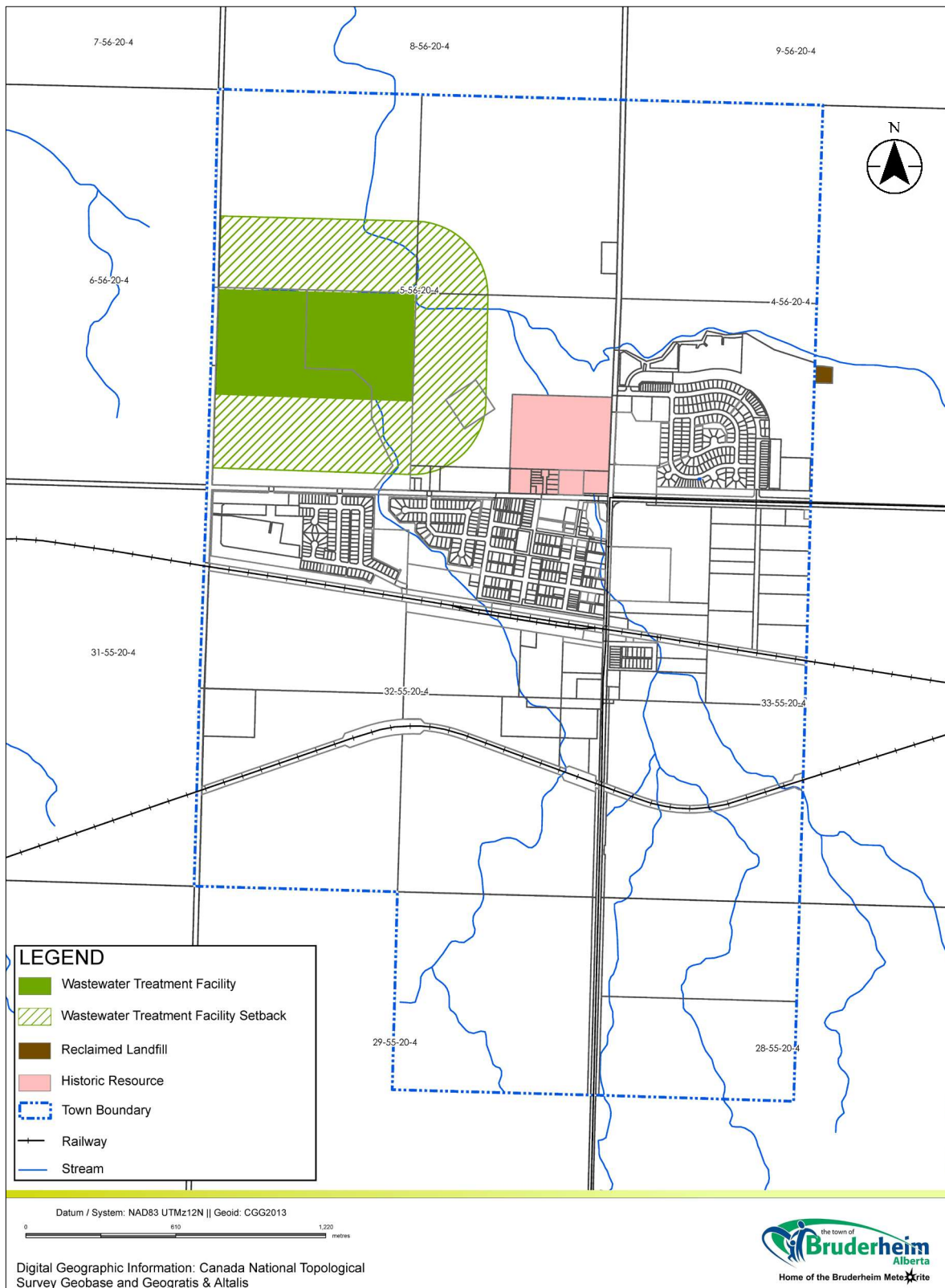
#### **POLICIES**

- 5.3.1 Based upon Provincial guidelines, Town Council will encourage private and public efforts to preserve and support historic and cultural resources deemed worthy of preservation by the municipality.
- 5.3.2 The Town shall require Heritage Resource Impact Assessments to be included with proposed subdivision and development applications in locations where the proposal may impact significant heritage resources.
- 5.3.3 The Town shall encourage the use of historic resources to promote tourism, where appropriate.
- 5.3.4 The Town should work to identify and protect significant cultural resources for future generations.
- 5.3.5 The Town shall encourage local and regional organizations to preserve and promote local historic and cultural resources.

- 5.3.6 The Town will endeavor to develop a program for the municipal designation of significant heritage sites and structures.



## MAP 4: DEVELOPMENT CONSIDERATIONS



## 5.4 COMMUNITY FACILITIES AND SERVICES

A community's public facilities and services showcase the community's commitment to wellness and excellence by providing a framework in which the community functions. Services such as neighborhood facilities, recreation facilities and services, community programs, protective and emergency services and health and social services play a vital role in increasing the quality of life for all community members.

### OBJECTIVES

- a) **To provide all residents reasonable access to a variety of recreation opportunities within the Town.**
- b) **To encourage the development of a diverse range of cultural opportunities in high quality facilities.**
- c) **To work with the appropriate provincial agencies, regional partners, and the community to ensure a high level of protective and emergency services within the Town.**
- d) **To encourage collaboration with provincial agencies, not-for profit groups, and organizations to ensure affordable, efficient and diverse social and healthcare services within the Town which are appropriate to the scale and demographics of the community and surrounding region.**

### POLICIES

- 5.4.1 The Town shall support the development of active transportation pathways, including the Heritage Trail, linking parts of the Town to provide both connectivity between neighbourhoods and recreation opportunities.
- 5.4.2 The Town shall endeavor to provide attractive, accessible, well-maintained recreation areas and facilities for the community.
- 5.4.3 Through the subdivision process, and in accordance with the Municipal Government Act, the Town shall require that subdivision applications provide 10% of their land as Municipal Reserve for park and school purposes as a condition of subdivision approval. The land shall be shared with the School Division in accordance with the School Division's approved needs and in accordance with any agreement the Town may have with the School Division. The land acquired by the Town through this process will be used for recreational facilities and uses.
- 5.4.4 Notwithstanding Policy 5.4.3 above from time to time, the amount of land that would be provided by a subdivision may be too small or may be unsuitable to be of use for the Town's recreational purposes. In such instances, at the discretion of the Subdivision Authority and in accordance with the Municipal Government Act, money in place of Reserves may be required. That money shall be used for recreation capital works and shared with the School Division in accordance with any agreement the Town may have with the School Division.

- 5.4.5 The Town shall ensure that the development of recreation areas and facilities is based upon standards which are within the financial capabilities of the community to achieve.
- 5.4.6 The Town shall endeavor to support the activities of community clubs, sports clubs, cultural and heritage societies, churches, schools, individuals, etc. through funding, policy development and facility development.
- 5.4.7 The Town shall encourage the upgrading of existing facilities and improvements to library, museum services, archives and other cultural facilities and will endeavor to ensure that these facilities remain a high development priority.
- 5.4.8 The Town shall endeavor to ensure that major cultural facilities are provided as required within the Town.
- 5.4.9 The Town shall continue to collaborate with municipal and provincial partners to ensure the provision of cultural facilities.
- 5.4.10 The Town shall continue to assess the level of municipal protective/emergency servicing. Attention will be focused primarily on staff, equipment, and space requirements to ensure adequate fire protection.
- 5.4.11 The Town shall encourage the Royal Canadian Mounted Police to work with various community groups in an effort to sponsor an awareness of crime in Bruderheim and a preventative attitude among Town residents.
- 5.4.12 The Town shall work with the Province to ensure that an appropriate level of ambulance service is provided in the community.
- 5.4.13 The Town shall work with the Province to ensure that appropriate levels of social services are provided to the community.
- 5.4.14 The Town shall work with the Province to ensure that appropriate levels of healthcare services are provided to the community.

## **5.5 ENVIRONMENTAL MANAGEMENT**

The Town of Bruderheim includes a range of valuable environmental features which support not only the Town's ecosystem but also the economic, social, cultural, and recreational systems throughout the community. Recognizing that a successful and sustainable future is dependent on the vitality of all of the interconnected systems (built and natural environment, economic, social and cultural) the Town of Bruderheim has adopted a strong approach for environmental management.

Open spaces, wetlands, and other environmentally significant areas are identified on **Map 3: Recreation and Open Space**.

## OBJECTIVES

- a) To identify and preserve significant ecological sites throughout the Town.
- b) To encourage development only on lands without critical development constraints.
- c) To encourage energy efficient design and the development and utilization of alternative energy.
- d) To encourage best practices in waste reduction and waste management.
- e) To reduce air emissions and improve air quality.
- f) To be effective stewards of the Town's water and energy resources.
- g) Encourage environmentally responsible development of the Town's land base.
- h) Reduce per capita waste generation and disposal within the community.

## POLICIES

- 5.5.1 The Town should endeavour to develop an inventory of significant and unique ecological sites and resources within the Town.
- 5.5.2 The Town may require an environmental assessment related to a proposed development which may have an impact on an identified natural or environmentally sensitive feature, to be provided by the developer.
- 5.5.3 The Town will encourage the retention of significant tree stands on Town land and on privately owned land.
- 5.5.4 Development shall not be allowed in areas characterized by wetlands, swamps, muskeg, or saturated soils. Development shall also be prohibited in valleys, ravines or seasonal draws.
- 5.5.5 Development shall be prohibited on slopes in excess of 15% or on slopes which are subject to slippage or mass movement.
- 5.5.6 Development shall be prohibited in or adjacent to important wildlife habitat areas.
- 5.5.7 Development shall be prohibited on soils which have extremely fast percolation rates and/or which might result in the possibility of groundwater contamination.
- 5.5.8 No permanent structures shall be allowed within the 1:100-year flood plain of any river, stream or lake shore, unless proper flood proofing techniques are applied. A certificate from a qualified, registered professional engineer or architect will be required by the Town to confirm that the development has been properly flood proofed.

- 5.5.9 The Town shall encourage flood plain, and flood prone areas to be kept in their natural state, where applicable.
- 5.5.10 Where development is allowed within a flood prone or flood plain area, the developer shall take measures as required by the Development and/or Subdivision Authority.
- 5.5.11 On municipal lands within extremely high-water table areas, new development should be limited to recreational uses.
- 5.5.12 The Town encourages houses to be oriented to maximize passive solar energy, natural shade and windbreaks.
- 5.5.13 The Town encourages the use of small alternative energy systems as a green alternative to traditional forms of electrical generation.
- 5.5.14 The Town shall encourage recycling and other waste reduction programs.
- 5.5.15 The Town shall endeavor to implement innovative technologies and best practices to supply the water needs of residents and industries.
- 5.5.16 The Town should encourage new development to provide multi-modal transportation options to reduce car dependency within the community and reduce vehicular air emissions.
- 5.5.17 The Town shall discourage the unnecessary removal or clearing of vegetation as a result of new subdivision development.
- 5.5.18 The Town shall continue to support the wetland enhancement projects.
- 5.5.19 New development within the community should protect and enhance green spaces within Town where appropriate.
- 5.5.20 Development shall be required to conform to landscaping guidelines set out in the Bruderheim Urban Forest Management Plan. Development shall be required to maintain tree resources based on the guidelines set out in the Bruderheim Urban Forest Management Plan.
- 5.5.21 Buffering measures should include trees, shrubs, and other forms of vegetation to enhance the appearance, air quality, and surface water management within the community.
- 5.5.22 New development shall be encouraged to contribute to the Town's recycling program provided recycling bins as required by the Development Authority.
- 5.5.23 The Town will endeavor to enhance the Town-owned and operated recycling facility to diversify and expand the number and type of materials accepted.

## 5.6 RESERVES AND EASEMENTS

In certain instances, as outlined in the Municipal Government Act, the subdivision process can involve the dedication of Reserve lands to the Town. Currently the Municipal Government Act identifies three types of reserves which may be taken during subdivision by a municipality. They are: Municipal Reserves, Environmental Reserves and Environmental Reserve Easements.

Conservation Easements cannot be taken by a municipality at time of subdivision but can be utilized by a private landowner or a Municipality to protect significant environmental areas.

Municipal Reserves can be used by a municipality as public parks, public recreation areas, for school authority purposes or as buffers between parcels of land which are used for different purposes. Depending on the circumstances, money may be taken by the Town in lieu of Municipal Reserve dedication.

Environmental reserves, environmental reserve easements and conservation easements are three tools' municipalities can use to ensure that:

- Development does not occur on hazard lands;
- Significant environmental areas are protected; and
- Public access to significant cultural landscapes.

Environmentally sensitive ecological features require special attention when being considered for development. Such areas include lands subject to a flooding hazard, ravines, steep slopes, and areas subject to erosion. Council intends to have regard for these sensitive areas when making development decisions.

### OBJECTIVES

- a) **To conserve and protect significant cultural landscapes and environmentally sensitive ecological features for future generations.**

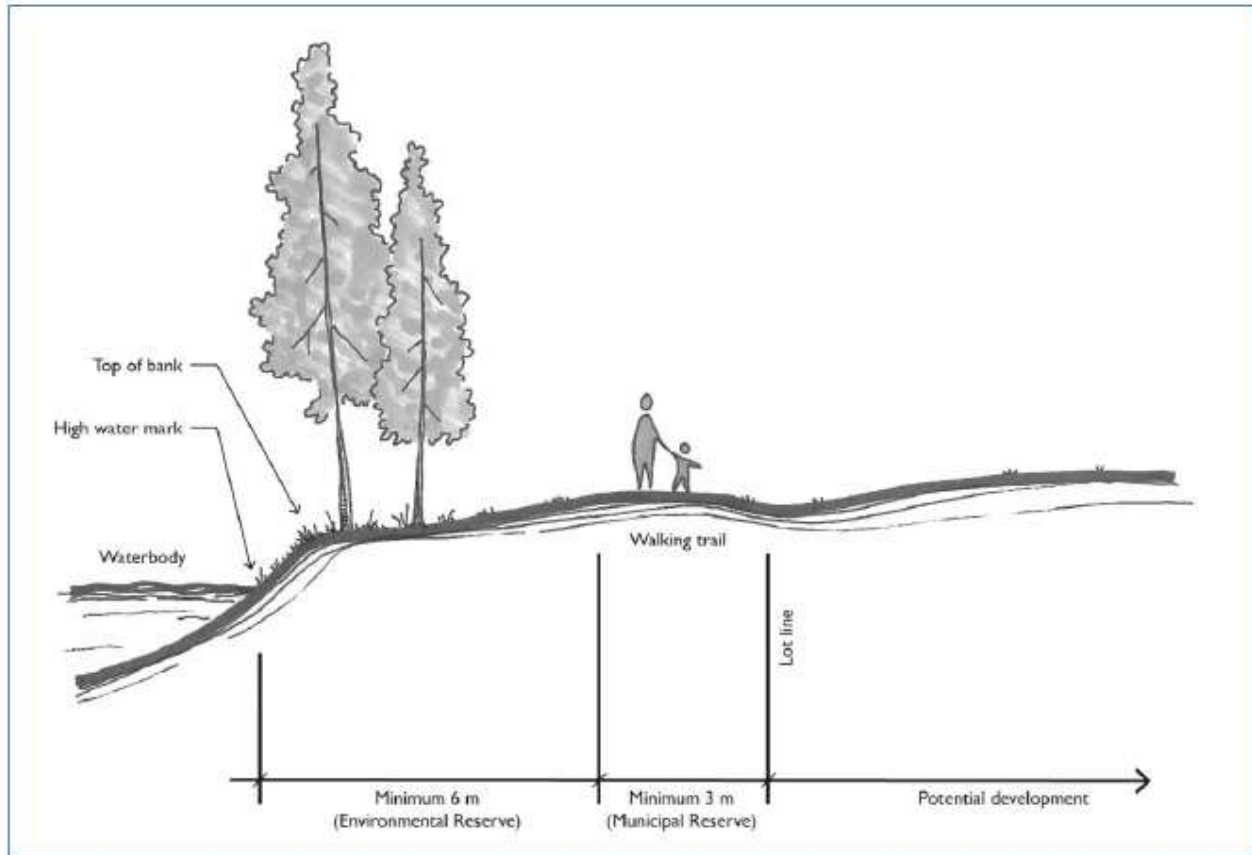
### POLICIES

- 5.6.1 The Town may require subdivision and development applications near water bodies and watercourses to prepare engineering and/or geotechnical study to determine an adequate setback based on soil conditions and slope stability.
- 5.6.2 Development on sandy or unstable soil may only be allowed if measures to control erosion are implemented. Development on flood susceptible areas or on unstable or steep slopes shall not be allowed.
- 5.6.3 An environmental reserve of not less than 6.0 m (19.7 ft) in width from the high-water mark of water bodies and/or the top of the bank of creeks and wetlands shall be required as a condition

of subdivision approval. As a condition of development approval where there is no subdivision, a comparable setback of not less than 6.0 m (19.7ft) shall be required from the high-water mark of any water body and/or the top of bank of the water body to the wall of the nearest building. Figure 1 illustrates the recommended water buffer adjacent to a large waterway.

- 5.6.4 Additional reserve and/or setbacks may be required by the Town based on the recommendations of any engineering and/or geotechnical study requested by the Town. In these cases, the amount of reserves required will be determined using the guidelines for environmental reserve width developed by Sustainable Resource Development.
- 5.6.5 Where Environmental Reserve Lands are not necessary to provide public access to the feature, the Town shall, at the time of subdivision, consider the option of an Environmental Reserve Easement as provided for in the Municipal Government Act.
- 5.6.6 Municipal Reserves may be required as an open space buffer of sufficient size and composition to act as a noise and visual barrier shall be required between incompatible land uses.
- 5.6.7 Prior to disposing of any Municipal Reserve, Council shall review the applicability and effect of such disposition on surrounding land uses and the area's recreational potential.
- 5.6.8 The Town may consider proposals to designate future conservation areas.
- 5.6.9 At the discretion of the Subdivision Approving Authority, the use of Conservation Easements may be considered as an alternative to traditional environmental reserve during the subdivision process. The use and control of these features and areas shall be clearly stated in the easement agreement. Conservation easements are provided for under the current Environmental Protection and Enhancement Act.
- 5.6.10 A conservation easement may be considered to preserve significant natural features and areas that do not qualify as environmental reserve under the Municipal Government Act. The use and control of these features and areas shall be clearly stated in the easement agreement.

**FIGURE 2: ENVIRONMENTAL SETBACKS FROM WATER BODIES AND ENVIRONMENTAL RESERVE AREAS.**



## 5.7 RECREATION

As the demand for recreational land for both public and private use continues to increase, so does the need for planned recreational facilities and areas. The intent of this Plan is to recognize and encourage local recreational uses based on the capabilities of an area to sustain intensive or extensive development. Recreation development shall be located in areas and under circumstances where it does not adversely affect the community, or the natural environment.

Recreation also forms an important component of the tourism potential of the region, and is to be encouraged as much as possible within the term of this Plan, provided, of course, that the tourist activities or facilities do not threaten the potential itself, the economy and community, or the natural environment.

Parks, open space and trail networks are identified on **Map 3: Recreation and Open Space**.

## OBJECTIVES

- b) To encourage collaboration with community groups, not for profit organizations, and regional partners to provide a range of recreation opportunities.
- c) To encourage trail development while also protecting adjacent landowners from potential negative impacts through the careful regulation of recreation use of the rights-of-way.
- d) To maximize the use of existing recreation facilities and parks and to plan the Town's future recreation and tourism needs.

## POLICIES

- 5.7.1 The Town shall continue to work collaboratively with community organizations to support the management of local trail networks.
- 5.7.2 The Town shall endeavor to work collaboratively with Lamont County, Strathcona County and other regional partners to provide appropriate regional recreation services and facilities.
- 5.7.3 The Town shall endeavor to support community groups in providing recreation opportunities within the Town.
- 5.7.4 The Town shall encourage trail development while also protecting adjacent landowners from potential negative impacts through the careful regulation of recreation use of the rights-of-way.
- 5.7.5 Multi-lot residential developments shall be required to provide multi-model trail networks to the satisfaction of the Subdivision Authority at time of subdivision.
- 5.7.6 The Town shall continue to support multi-use trail development to provide connections to and from the Town to other municipalities, settlement areas, and/or local recreational amenities.
- 5.7.7 The Town shall endeavor to identify and create an interconnected system of parks and community green spaces through the Town.
- 5.7.8 Service clubs and citizens groups should be encouraged to assist with park development.
- 5.7.9 The Town shall continue to work collaboratively with existing clubs, not-for-profit organizations, and regional partners to improve and support existing recreation and tourism facilities within the Town.

## 5.8 TOURISM

The Town of Bruderheim supports tourism initiatives and wishes to promote local hospitality operations, museums, churches, cultural centers, and special events.

## OBJECTIVES

- a) To support and promote cultural tourism initiative within the Town.
- b) To cooperate with regional partners to encourage local and regional tourism.

## POLICIES

- 5.8.1 The Town shall encourage the utilization and/or development of cultural, historic, and recreational resources to promote tourism, where appropriate.
- 5.8.2 The Town shall encourage and, where possible, promote development of tourist facilities.
- 5.8.3 The Town supports initiatives that celebrate local heritage and promote tourism within the community.
- 5.8.4 The Town shall cooperate with area tourism groups, municipal neighbours, and tourism zones in promoting local tourism linkages with neighboring communities.
- 5.8.5 The Town shall encourage private sector developers to facilitate tourism development and may assist in accessing government funding programs to develop new, or upgrade existing, tourism attractions.

## 5.9 TRANSPORTATION AND PUBLIC UTILITIES

The development of transportation and utility systems can have a significant impact on land use within the Town of Bruderheim. Although the Town does not have the authority to regulate Provincial Highways, Pipelines, Transmission lines and similar installations that are under Provincial control in many instances Council is given an opportunity to comment on the proposed locations of these facilities. It is Council's intention to encourage the appropriate authorities to have regard for the policies of this Plan.

## OBJECTIVES

- a) To encourage the safe, orderly, and efficient development of transportation and utility corridors including a hierarchy of streets and efficient parking.
- b) To minimize conflicts between transportation, communications or utility facilities and other land uses.
- c) To encourage regional cooperation in the provision, operation and maintenance of infrastructure services.
- d) To ensure that all subdivision and development conforms to municipal and provincial infrastructure and servicing standards.

- e) **To ensure that all subdivision and development conforms to municipal and provincial in To ensure that municipal services and utilities are provided in an economical and efficient manner and are reflective of need, environmental constraints, land use considerations, and existing infrastructure. frastructure and servicing standards.**
- f) **To provide a cohesive network of trails and sidewalks that serve as a practical alternative to vehicle use for moving people of all abilities around the Town.**

## **POLICIES**

- 5.9.1 The Town shall establish a hierarchical street system consisting of:
  - a. Arterials that have routes for quick and efficient movement of traffic;
  - b. Collector routes that serve to connect residential areas to arterial streets; and
  - c. Local streets that serve to provide direct access to individual lots and that have no through traffic.
- 5.9.2 Council shall encourage linear transportation and utility facilities to be located so that they:
  - d. Follow road allowances wherever feasible;
  - e. Use corridors to integrate a number of utilities; and
  - f. Minimize disruption of recreation, wildlife and historic resources.
- 5.9.3 The Town will endeavor to protect sufficient land for future arterial road rights-of-way from encroachment by other uses.
- 5.9.4 Direct access to arterial roads from adjacent properties will be limited in order to emphasize the most important function of these roadways, which is to accommodate high volume traffic flows.
- 5.9.5 The Town will endeavor to enhance the appearance of roadways. Developers will be required to provide landscaping, including trees, along the medians and boulevards of roadways.
- 5.9.6 The Town will require the development of multi-ways or coordinated walkway and bikeway systems in new residential areas, linking them to recreation areas and facilities where appropriate. The rights-of-way for these multi-ways shall be provided at the time of subdivision.
- 5.9.7 Employers and employees located along Queen Street businesses shall be encouraged to use alternative parking areas to allow customers better access to the Town's retail and service outlets.
- 5.9.8 To improve the visual image of the entrances to the Town, Town Council shall encourage owners planning property improvements to consider using building materials, textures, color,

landscaping, and signs that would favorably complement and/or enhance the entrances to the Town. Town Council shall also use its best efforts to undertake such works on its properties and encourage the Provincial Government to do the same on its properties, especially the primary highways.

- 5.9.9 The Town shall work with regional partners to explore public transportation opportunities to further regional transportation linkages.
- 5.9.10 Council shall encourage high voltage power lines and high-pressure pipelines to be located away from residential areas.
- 5.9.11 Where proposed transportation and utility lines and facilities may adversely affect adjacent lands or land uses, the Town may encourage or require the developer of the line or facility to provide such buffering as deemed necessary to minimize any negative impacts.
- 5.9.12 The Town may require future subdivision proposals adjacent to transportation and utility lines and facilities to provide such buffering as deemed appropriate.
- 5.9.13 The Town shall encourage wireless communication facilities to consider good planning and design so as to have the least impact on the natural environment, and the least visual impact on nearby residents. The Town shall also encourage the developers of wireless communication facilities to provide an opportunity for public consultation.
- 5.9.14 Where appropriate, new facilities should be built to standards to accommodate multiple devices. Individual facilities are strongly discouraged. Should co-locations not prove feasible, clustering of wireless communication facilities is preferred.
- 5.9.15 The Town shall endeavor to cooperate wherever possible with other municipalities and/or the Provincial Government with planning, development, and operation of sanitary waste disposal facilities, sewage lagoons, and regional land fill systems.
- 5.9.16 Subdivision shall not be allowed where access to graded and graveled or paved roads in good condition do not exist, or where construction of a roadway and access to current Town standards to the site is not undertaken by the landowner/developer.
- 5.9.17 Service roads adjacent to Provincial Highways in the Town shall be considered as local roads and developed to appropriate standards.
- 5.9.18 The Town shall require that land uses adjacent to Provincial Highways and their associated accesses conform with the Access Management Guidelines as outlined by Alberta Transportation. As well, where possible, the Town's system of major local roads shall be afforded a similar level of protection from encroachment and proliferation of direct access.
- 5.9.19 All municipal infrastructure systems, such as new roads, sewage collection and water distribution systems created as a result of private development, which may include dedication to the Town or Subdivision, shall only be assumed by the municipality if the system has been

constructed or upgraded to a standard which is acceptable to the Town and which meets or exceeds all appropriate Provincial and Federal standards.

- 5.9.20 The Town shall implement a program of maintenance and improvement for local roads designed to enhance traffic flow. Through the subdivision and development processes, the Town shall endeavor to make the most efficient use of existing roadway facilities. Developments with the potential for substantial road impact (high traffic volumes or heavy trucks) will be directed to those roads that are designed and constructed to accommodate such development.
- 5.9.21 Direct access from private property onto Provincial Highways shall be discouraged and limited wherever possible, especially where access onto local roads is available. Application for subdivision will be specifically designed to minimize accesses onto Provincial Highways and local arterial roads through the use of service roads or redesigning the subdivision boundaries to redirect accesses onto local roads.
- 5.9.22 The Town shall continue to provide a reliable water supply and distribution system, an environmentally acceptable sanitary sewage collection and treatment system, and an efficient stormwater collection and management system. The provision of these systems will be funded either by senior levels of government or by new development.
- 5.9.23 The Town shall endeavor to maintain flexibility in the extending of municipal services into newly developed areas and will ensure that developers provide excess capacity to allow extensions into future development areas.
- 5.9.24 The Town may require the preparation of a servicing scheme and a detailed geo-technical study prior to area structure plan or large area subdivision approval.
- 5.9.25 The Town shall continue to collect basic data for future engineering review in order to supplement the findings of historical Town servicing studies and improve the accuracy of future projections.
- 5.9.26 Developers shall be expected to provide or pay for the installation of utilities and development of roads in new subdivisions. The requirement shall be implemented through a development agreement with the Town.
- 5.9.27 Off-site levies may be determined at the time of new development and, if required, shall be assessed on all new developments.
- 5.9.28 The Town should endeavor to link existing trails, sidewalks, and recreation and community facilities.

## 6 INTERMUNICIPAL PLANNING

The Town of Bruderheim intends to ensure continued cooperation and coordinated planning with Lamont County and Strathcona County. This commitment is reflected in the Town of Bruderheim and Lamont County Intermunicipal Development Plan (IDP) and the Town of Bruderheim and Strathcona County Intermunicipal Development Plan. The Municipal Development Plan policy direction that follows reflects this commitment to coordinate equitable, orderly, and mutually beneficial development and practices that ensure the long-term success of the region.

### OBJECTIVES

- a) **Collaborate with Lamont County, Strathcona County, provincial and federal agencies for mutually beneficial regional planning.**
- b) **Work with Lamont County and Strathcona County to ensure communication, referral of applications, issue resolution, and coordination of economic growth and urban expansion.**
- c) **Maintain and update Intermunicipal Development Plans, as required.**

### POLICIES

- 6.1.1 The Town shall work with Lamont County and Strathcona County to maintain relevant Intermunicipal Development Plans and implement the goals, objectives, and policies contained within, as prescribed by the Municipal Government Act.
- 6.1.2 The Town shall have regard for the Intermunicipal Development Plan policies and policies of the Province of Alberta when preparing Area Structure Plan, Municipal Development Plan and Land Use Bylaw amendments, or development proposals.
- 6.1.3 The Town shall work with Lamont County, Strathcona County and service providers to ensure coordinated development and provision of infrastructure and services within an Intermunicipal Development Plan area.
- 6.1.4 The Town shall coordinate with Lamont County and Strathcona County on annexation matters.

# 7 REVIEW AND IMPLEMENTATION

While the Municipal Development Plan is the Town's principal guide for future growth and development, further detailed planning is required to implement its direction. The Municipal Development Plan will require periodic review and possible amendment to ensure that it remains in line with the current planning, economic, social, and environmental context.

In accordance with the Municipal Government Act, the adoption of a Municipal Development Plan does not require the municipality to undertake any of the projects referred to in it. As such, while the policies within the Municipal Development Plan may direct expenditures and resource dedication, future implementation will be dependent upon the Town's resource capacity and allocation decisions.

## OBJECTIVES

- a) **Implement the Municipal Development Plan through the Town's statutory plans, non-statutory plans, and other means available to the Town.**
- b) **Ensure consistency between the Municipal Development Plan and other Town plans.**
- c) **Undertake periodic review and amendment of the Municipal Development Plan to ensure that it remains current and aligned with the town's vision.**

## POLICIES

### General

- 7.1.1 All statutory plans adopted by the Town shall be consistent with the Municipal Development Plan.
- 7.1.2 The direction within the Municipal Development Plan shall be implemented through Area Structure Plans, Area Redevelopment Plans, the Land Use Bylaw, and other town plans, decisions, and practices.
- 7.1.3 The Town shall strive to review the Municipal Development Plan every seven to ten years and undertake any necessary updates required to remain current.

### Area Structure Plans/Area Redevelopment Plans

- 7.1.4 In addition to the requirements set out in the Municipal Government Act, the Town may require Area Structure Plans and Area Redevelopment Plans to include any of the following that are relevant:
  - a. Detailed layout of future land uses
  - b. Detailed layout of internal roadways based on municipal design and construction standards

- c. Detailed provisions for stormwater management, potable water, and wastewater
- d. Traffic impact assessments
- e. Environmental assessments
- f. Geotechnical characteristics
- g. Biophysical characteristics (e.g. existing vegetation, water features, ecological connections)
- h. Historical resource inventory
- i. Any other information that is deemed necessary

#### **Land Use Bylaw Amendment**

- 7.1.5 The Land Use Bylaw shall be amended to implement the policies contained within the Municipal Development Plan. This may include, but is not limited to:
- a. The creation of new districts
  - b. Changes to existing districts
  - c. Creation of new uses classes
  - d. Changes to existing use classes
  - e. Creation of development regulations
  - f. Changes to existing development regulations

## 8 DEFINITIONS

**ALBERTA'S INDUSTRIAL HEARTLAND:** Located to the east and west of Bruderheim's municipal boundaries. The area consists of 852 square kilometers and is the site of one of Canada's largest processing centers for petroleum, petrochemical and chemical industries.

**AREA REDEVELOPMENT PLAN (ARP):** means, in accordance with Section 634 of the Municipal Government Act, a statutory plan providing a framework for future decisions regarding development or redevelopment or an already built up or disturbed area.

**AREA STRUCTURE PLAN (ASP):** means a statutory plan providing a framework for future subdivision and development in an area. In accordance with Section 633 of the Municipal Government Act, an ASP describes the sequence of development, proposed land uses, proposed population density and general location of transportation routes and public utilities in an area.

**CONSERVATION EASEMENT:** means an agreement registered against title whereby a landowner grants a municipality (or other government, government agency, or non-profit society with conservation objectives approved by the municipality) provisions for the protection, conservation, and enhancement of the environment.

**CONSERVATION RESERVE:** means land registered with Land Titles during the subdivision process for conservation reasons and dedicated with compensation to a municipality, in accordance with the provisions of the Municipal Government Act.

**COUNCIL:** means the Council of the Town of Bruderheim.

**DEVELOPMENT AUTHORITY:** means the Development Authority established by the Land Use Bylaw pursuant to the Municipal Government Act.

**ENVIRONMENTAL RESERVE:** means land dedicated to a municipality during the subdivision process, where it is determined to be undevelopable due to environmental conditions, in accordance with Section 664 of the Municipal Government Act. This may include swamps, gullies, wetlands, ravines, flood-prone areas, or land adjacent to a watercourse or waterbody.

**ENVIRONMENTAL RESERVE EASEMENT:** refers to a caveat registered with Land Titles in favour of the municipality for lands that would be normally taken as environmental reserve in accordance with the Municipal Government Act.

**GREEN INFRASTRUCTURE:** means the ecological processes, both natural engineered, that provide economic and environmental benefits in urban and rural areas. These include but are not exclusive to:

- a. Creeks, streams, and wetlands that retain and carry stormwater, improve water quality and provide habitat;

- b. Parks and greenways that link habitat and provide recreational opportunities;
- c. Engineered wetlands and stormwater management facilities that retain stormwater and improve infiltration; and
- d. Bio-swales which are above ground conduits for runoff and area used as an alternative to subsurface infrastructure.

**INTERMUNICIPAL DEVELOPMENT PLAN:** means a statutory plan jointly prepared by neighbouring municipalities to establish strategic policies and identify issues of mutual interest that overlap municipal boundaries.

**LAND USE BYLAW:** means a technical document, approved by bylaw, that regulates the use and development of land and buildings within a municipality. It divides a municipality into land use districts and prescribes the land use and development regulations for each district in accordance with Section 640 of the Municipal Government Act.

**LIGHT INDUSTRIAL DEVELOPMENT:** means a form of industrial development that includes services or businesses that generally serve commercial and industrial sectors. Nuisance factors are minimized by ensuring that any nuisance (i.e. Noise, Dust, Odor, etc.) generated within buildings on the site do not extend beyond the site. This type of development may also include a limited amount of outdoor storage of products, supplies, vehicles or equipment. Storage areas are screened from roadways and adjacent properties in order to reduce negative impacts.

**MEDIUM INDUSTRIAL DEVELOPMENT:** means a form of development that includes a broad range of services or businesses that may include outdoor storage or involve outdoor activities. Nuisance factors are minimized by ensuring that any nuisance (i.e. Noise, Dust, Odor, etc.) generated on the site do not usually extend beyond the site and are kept to a minimum as much as possible. Due to these potential nuisance factors this form of development is generally not located adjacent to residential areas without appropriate berming or screening.

**MUNICIPAL DEVELOPMENT PLAN:** means this Municipal Development Plan, adopted in accordance with the Municipal Government Act.

**MUNICIPAL GOVERNMENT ACT:** means the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended from time to time.

**MUNICIPAL RESERVE:** means land that is acquired during the subdivision process for schools, parks and other municipal purposes pursuant to the Municipal Government Act.

**NATURAL AREA:** means an area dominated by native vegetation including grasslands, tree stands, wetlands, or riparian areas.

**NEIGHBOURHOOD:** means a residential area with local convenience-type services, facilities, and amenities and where appropriate, schools or parks.

**QUEEN STREET:** also referred to as Main Street, refers to the street that acts as the focal point for the community as well as the location for the current Central Business District or downtown. Queen Street is to be primarily the site of pedestrian friendly, commercial uses.

**REGIONAL TRAIL SYSTEM:** means a system of pedestrian oriented linkages that extends throughout the Town of Bruderheim to provide non-vehicular transportation options.

**STATUTORY PLAN:** means an Intermunicipal Development Plan, a Municipal Development, an Area Structure Plan or an Area Redevelopment Plan adopted by a municipality in accordance with Division 4 of the Municipal Government Act.

**SUBDIVISION AUTHORITY:** means the body designated by the town pursuant to the Municipal Government Act as amended from time to time, having the authority to approve subdivisions.

**TOWN:** means the Town of Bruderheim, a municipal corporation in the Province of Alberta, or the area within the corporate limits of the Town of Bruderheim, as the context requires.

**USE:** means the purpose or activity for which a site, a parcel of land, or a lot and any buildings located on it are designed, arranged, developed, or intended, or for which it is occupied or maintained.

**All other terms appearing in this Plan have same meaning as those defined in the Town of Bruderheim Land Use Bylaw, in the Interpretation Act, and the Municipal Government Act.**

