

BY -LAW NO. 650/03

TOWN OF ECKVILLE
PROVINCE OF ALBERTA

Being a Bylaw to adopt the Town of Eckville Municipal Development Plan.

WHEREAS it is deemed necessary and expedient to adopt a municipal development plan to guide future subdivision and development in the Town of Eckville, and

AND WHEREAS a municipal development plan has been prepared in accordance with the Municipal Government Act.

NOW THEREFORE, the Council of the Town of Eckville, in the Province of Alberta, duly assembled and under the powers conferred upon it by the Municipal Government Act, RSA 2000, Chapter M-26, and amendments there to, enacts as follows:

THAT Schedule A, that is attached to and forms part of this Bylaw, is hereby adopted as the Town of Eckville Municipal Development Plan.

Read a first time this 8th day of December, 2003.

Public Hearing Held January 12, 2004

Read a second time this 12 day of January, 2004.

Read a third and final time this 12 day of January, 2004.



Mayor



Administrator

**Town of Eckville
Municipal Development Plan
Bylaw 650 / 03**

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Town of Eckville
Municipal Development Plan
Bylaw 650 / 03

1.0 BACKGROUND AND PURPOSE

- 1.1 The *Municipal Government Act*, RSA, 2000 (as amended) requires all municipalities with a population of 3500 or more to prepare and adopt a municipal development plan (MDP). The *Act* states that an MDP must address such issues as future land use and development in the municipality, the provision of municipal services and facilities, and intermunicipal issues such as future growth areas and the co-ordination of transportation systems and infrastructure. Although it is not required by the *Act* to prepare and adopt an MDP, the Town of Eckville believes it is beneficial to do so.
- 1.2 The overall purpose of the Eckville Municipal Development Plan (MDP) is to guide future growth and development to ensure that it is sustainable, orderly, appropriate, complementary, efficient, and that it enhances the quality of life for the citizens of Eckville.
- 1.3 The MDP is primarily a policy document that can be utilized as a framework within which both public and private sector decision making can occur as it relates to the physical development of the Town. As a policy document it is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council can evaluate immediate situations or proposals in the context of a long-range plan for Eckville.
- 1.4 The development of the MDP followed a process whereby input was sought and gathered by a number of methods from members of Council, Town staff, government agencies and departments, and the general public.
- 1.5 The goals, objectives, and policies of the MDP apply only to land within the Town boundary. Any goals or policies related to lands outside Town boundaries are only statements of future intent or preference. Map 2 "Land Use Concept" includes lands that are in the jurisdiction of Lacombe County. These lands have been included in the land use concept because their continued use and development is likely to have an effect on and be affected by existing and future development within the Town.

- 1.6 The MDP's goals, objectives and policies for the future development of Eckville are guided by the following vision:

As we look to the future we see Eckville as a community offering a high quality of life served by good government with efficient services. Growth will be sustainable and complementary with its rural neighbours. In keeping with its community values Eckville will be safe, clean, attractive, friendly and family-oriented, protective of its assets while seeking to provide a broad range of social and economic opportunities for its citizens and surrounding area.

2.0 LAND USE CONCEPT

- 2.1 Map 2 "Land Use Concept" identifies the preferred long range growth and land use pattern as envisioned by the Town. This includes the type and location of different land uses, the general location of major roads, and possible growth areas. The land use concept may be further defined through area structure plans (ASPs) and outline plans for smaller portions of the Town. Further, the Land Use Bylaw will be utilized to implement the MDP's policies through the designation of land use districts and the application of development standards for each district.
- 2.2 The "Land Use Concept" illustrated in Map 2 should not be viewed or interpreted in isolation from the goals, objectives and policies expressed in the text of the MDP.

3.0 GENERAL URBAN DEVELOPMENT

3.1 Goal

To encourage, accommodate, plan for and manage environmentally, socially and fiscally sustainable urban development in Eckville, in a responsible manner that is beneficial to the Town of Eckville and surrounding area.

3.2 Objectives

- 3.2.1 To ensure urban development and expansion provides for the future land use requirements of Eckville, while recognizing the need to retain the agricultural use of better agricultural lands for as long as possible.
- 3.2.2 To manage urban development in a responsible, orderly and cost-efficient manner.
- 3.2.3 To provide the necessary degree of land use control and adhere to good planning principles.
- 3.2.4 To encourage development, operational and maintenance practices that contribute to the conservation and enhancement of the environment, create attractive and pleasant urban spaces, minimize the consumption of agricultural land and minimize the operational and maintenance cost of municipal services and infrastructure.
- 3.2.5 To practice municipal government that is in the best interest of the residents of Eckville, is accessible to the public and committed to providing for public input into the decision making process.

3.3 Policies

- 3.3.1 The Town will identify growth needs and directions for Eckville and plan for any necessary annexation in consultation with Lacombe County to ensure an adequate supply of serviceable land. In this regard the Goal, Objectives and Policies contained in Section 11 of this Plan provide further direction.
- 3.3.2 The Town anticipates that subdivision and development of land for urban development at the fringes of the Town will occur complementary with and contiguous to existing development.
- 3.3.3 Prior to considering any major subdivision of land or development projects, the Town may require the developer to prepare an outline plan or area structure plan (ASP), in accordance with the provisions of the *Municipal Government Act*, to the Town's satisfaction, as well as any additional studies, testing and approvals that may be required to determine the suitability of the subject lands for subdivision and/or development.

- 3.3.4 The Town may require that any proposed area structure plan, outline plan, subdivision application or development application be evaluated by suitably qualified professionals in terms of environmental, planning and engineering considerations to determine development limitations, including the identification of high water tables, historical uses, archaeological resources, soils that have developmental limitations, and any other aspects identified by the Town.
- 3.3.5 The Town will strive to provide the citizens of Eckville with opportunities for public input on planning and development matters beyond the requirements of the *Municipal Government Act* where and when the Town deems it appropriate.
- 3.3.6 The Town will require developers of new subdivisions or developments to pay for the construction of new road and utility infrastructure required as a direct result of such subdivision or development.
- 3.3.7 Subdivision or development proponents may be required to enter into an agreement with the Town prior to final subdivision or development approval.
- 3.3.8 The Town will ensure that municipal resources are utilized to the best potential through the careful rationalization and prioritization of expenditures.
- 3.3.9 The Town does not support the placement of any landfills, high pressure pipelines or sour gas facilities within 1.5 kilometres (0.93 miles) of the Town boundary. In addition, the Town does not support the placement of any pipelines, wells or injection wells that may impact or impede the growth and development of the Town.
- 3.3.10 The Town will protect agricultural operations within the Town boundaries as provided for in the Land Use Bylaw until the land is required for urban development. Existing agricultural operations may continue in a manner that does not negatively impact urban uses or jeopardize future urban development.

4.0 RESIDENTIAL DEVELOPMENT

4.1 Goal

To provide a balanced range of housing opportunities that can be integrated into existing and new development areas.

4.2 Objectives

4.2.1 To identify areas in the Town of Eckville suitable for new residential development.

4.2.2 To ensure a high standard of residential site and neighbourhood design.

4.2.3 To ensure a variety of housing types to meet community lifestyles and market requirements.

4.3 Policies

4.3.1 The areas into which future residential growth will be directed are indicated on Map 2 "Land Use Concept".

4.3.2 The Town will encourage new development in established residential areas to be integrated in a manner that is sensitive to the function, appearance and character of the existing area.

4.3.3 Prior to redesignation and subdivision for major new residential development in the identified areas, the Town may require the developer to prepare or pay for the preparation of an area structure plan (ASP) or outline plan acceptable to the Town.

4.3.4 The overall residential density of the Town should not exceed 15 dwelling units per gross developable hectare (6 dwelling units per gross developable acre) with a minimum of 70% single family detached dwelling units and a maximum/minimum of 30% of other dwelling units.

4.3.5 Stands of trees, watercourses, wetlands, and other natural features should be preserved where possible.

4.3.6 Linkages shall be provided to integrate and connect new subdivisions with a planned Town trail system through the use of municipal and environmental reserve, public utility lots and planned pathways.

4.3.7 Adequate parks and open space shall be provided in accordance with the Goals, Objectives and Policies contained in Section 9.

4.3.8 Higher density residential development should locate in areas where adequate amenities are available nearby and situated near the intersections of local and collector roads.

- 4.3.9 Residential areas shall be buffered from highways, railways, industrial and commercial areas.
- 4.3.10 The Town encourages the provision of a variety of housing forms in terms of lot size, dwelling type, affordability, and the needs of residents.
- 4.3.11 The Town supports the development of home occupations in residential districts in accordance with the standards of the Land Use Bylaw.
- 4.3.12 Uses that are generally compatible with residential areas, such as nursing homes, community centres, and churches, will be allowed to locate in residential areas provided their design is sympathetic to the character of the neighbourhood and they are located at or near a neighbourhood entry point and adequate buffering or separation is provided.

5.0 COMMERCIAL DEVELOPMENT

5.1 Goal

To support the strengthening and renewal of the core business district to serve the needs of Eckville and the surrounding area.

5.2 Objectives

- 5.2.1 To ensure the viability of the downtown business core through the provision of adequate utilities, sidewalks, parking and land for future development.
- 5.2.2 To provide for the development of other land uses in the downtown district, such as residential, social and cultural uses, in a manner that is compatible with commercial uses.
- 5.2.3 To encourage aesthetically pleasing commercial development.

5.3 Policies

- 5.3.1 The areas into which future commercial growth will be directed are indicated on Map 2 "Land Use Concept".
- 5.3.2 Additional space required for business development or expansion within the downtown core may come from infill development of vacant land, redeveloping existing commercial properties to higher densities or from the conversion of non-commercial uses to commercial uses.
- 5.2.3 Given the overall size of Eckville and the importance of the downtown, the Town does not support commercial uses in residential neighbourhoods that are located close to downtown. Council may support such uses in new neighbourhoods further away from downtown.
- 5.3.4 The external design and finish of all commercial development should be of high quality and should complement existing development in the vicinity.
- 5.3.5 Commercial development shall provide for safe vehicular movement as well as safe and convenient pedestrian movement.
- 5.3.6 New development or intensification of development in the downtown will be required to provide adequate off-street parking as per the standards of the Land Use Bylaw. The Town may also acquire and develop land in the downtown area for public off-street parking.
- 5.3.7 The Town supports the development of home occupations in accordance with the standards of the Land Use Bylaw.

- 5.3.8 Adequate buffering should be provided between commercial development and adjacent residential districts in order to minimize noise, light, and visual impacts.
- 5.3.9 In commercial areas, upon subdivision, it is the Town's preference that the dedication of Municipal Reserves be in the form of money in lieu of land, except in cases where commercial uses border non-commercial uses where it may be desirable to provide Municipal Reserve land to provide buffering, or for any other reason deemed applicable by Council.

6.0 INDUSTRIAL DEVELOPMENT

6.1 Goal

To encourage the expansion of existing and the establishment of new industry in a manner compatible with the values of the community.

6.2 Objectives

- 6.2.1 To encourage existing industries to maintain and expand their operations.
- 6.2.2 To attract new industrial development to provide more employment opportunities.
- 6.2.3 To minimize conflicts between industrial and non-industrial land uses.
- 6.2.4 To minimize potential negative impacts of industrial development and operation.

6.3 Policies

- 6.3.1 The areas into which future industrial growth will be directed are indicated on Map 2 "Land Use Concept".
- 6.3.2 When existing industrial uses situated adjacent to residential areas wish to intensify or expand, these industrial uses will be encouraged to relocate to sites away from residential areas to minimize potential negative impacts
- 6.3.3 The Town will require a high standard of site development, including the screening of storage yards, site landscaping and attractive building design. Industrial subdivision or development proposals shall address potential impacts on adjacent land uses.
- 6.3.4 Where industrial development occurs or exists adjacent to non-industrial land uses, the Town will require the provision of sufficient screening and/or buffering to minimize potential impacts on the non-industrial areas. This may include the provision of landscaping, fences, and/or berming.
- 6.3.5 In industrial areas, upon subdivision, it is the Town's preference that the provision of Municipal Reserves is in the form of money in lieu of land, except in cases where industrial development borders non-industrial uses in which case land may be dedicated to provide adequate buffering, or for any other reason deemed applicable by Council.
- 6.3.6 The Town may require an independent environmental impact assessment (EIA) to be completed before considering approval of an industrial use that may have a negative environmental or health impact.

7.0 TRANSPORTATION

7.1 Goal

To provide and maintain appropriate infrastructure for the safe, orderly and efficient movement of persons, vehicles and goods to, from, through and within Eckville.

7.2 Objectives

7.2.1 To identify and provide appropriate, safe and efficient transportation routes to all areas of Eckville.

7.2.2 To ensure that the provision of transportation infrastructure recognizes the need to minimize impacts on residents and pedestrians.

7.2.3 To coordinate transportation planning with Lacombe County and Alberta Transportation.

7.3 Policies

7.3.1 The Town will work with Alberta Transportation to protect Secondary Highway 766 from land uses and development that may be detrimental to the flow and safety of highway traffic.

7.3.2 The Town will endeavor to establish suitable dangerous goods routes.

7.3.3 The Town will endeavour to establish uniform standards governing:

- (a) the width of roads, both right-of-ways and carriageways,
- (b) the method of construction,
- (c) signage,
- (d) sidewalk design including the provision of access for wheelchairs and other non-motorized transport modes,
- (e) intersection treatment, and
- (f) classification of roads.

7.3.4 The Town requires that the type and alignment for major roads be established in area structure plans.

7.3.5 Noise attenuation devices and visual screens, other land uses, development regulations (e.g. lot depth), or landscaped buffer strips will be required to be installed by developers between new residential development and highways, railways and arterial roads.

7.3.6 Major roads are identified on Map 2 'Land Use Concept'. Direct access to major roads from individual parcels should be limited wherever possible to ensure the safe and efficient flow of traffic.

- 7.3.7 The Town will strive to work with Canadian National Railway to ensure the safety of train, vehicular, and pedestrian traffic within the Town.
- 7.3.8 Development of land adjacent to the CN railway tracks shall be undertaken in a manner that mitigates the impact of rail operations on adjacent residential properties. The Town may require a noise study or other type of study (e.g. visual impact study, vibration study, etc.) that is considered necessary in the opinion of the Development and/or Subdivision Authority to properly evaluate subdivision and development proposals in the vicinity of the railway tracks.

8.0 UTILITIES

8.1 Goal

To provide the residents of Eckville with access to safe, adequate, reliable, and cost effective utilities.

8.2 Objectives

- 8.2.1 To ensure drainage of public and private property by providing an adequate storm sewer and surface drainage system.
- 8.2.2 To ensure an adequate supply of water for domestic consumption and fire protection.
- 8.2.3 To provide an adequate sewage disposal system.
- 8.2.4 To provide residents of Eckville with adequate garbage collection service and achieve a long term waste disposal arrangement.
- 8.2.5 To facilitate the cost-effective provision of private utilities by private operators.

8.3 Policies

- 8.3.1 The Town will endeavor to maintain and upgrade its capacity to provide water and sewage treatment.
- 8.3.2 The Town will continue to participate with the Lacombe Regional Solid Waste Authority in the operation of a transfer system.
- 8.3.3 The Town will encourage the conservation of water by residential and non-residential users.
- 8.3.4 The Town will actively encourage the residents and businesses of Eckville to:
 - reduce the overall volume of solid waste generated
 - reuse materials rather than discarding them
 - recycle materials currently disposed of through the solid waste stream and will attempt to facilitate these actions through its collection system.
- 8.3.5 The Town will cooperate and work with the providers of private utilities so that they can continue to provide private utility services cost-effectively.
- 8.3.6 The Town may require the provision of easements and/or public utility lots to accommodate municipal services and utilities through the subdivision and development processes.
- 8.3.7 All new development shall be required to be serviced by all municipal utilities to a standard satisfactory to the Town.

8.3.8 The Town prefers that radio and telecommunication towers are not located in or near residential districts and that towers be as short as possible and that operators co-locate (share) facilities wherever possible.

9.0 CULTURE, ENVIRONMENT AND OPEN SPACE

9.1 Goal

To facilitate the development of an urban environment with healthy and attractive natural and social components, offering a variety of aesthetic, recreational, leisure and cultural opportunities.

9.2 Objectives

- 9.2.1 To ensure that urban development occurs in a manner sensitive to preserving and maintaining a healthy natural environment within open spaces and parks throughout the community.
- 9.2.2 To establish a range of passive and active cultural, leisure and recreational opportunities, varying in scale and nature to meet the needs of all age groups, income levels, and skills, in appropriate locations.
- 9.2.3 To ensure that facilities are used and shared optimally between multiple uses.
- 9.2.4 To identify, preserve and enhance historical resources and features of the community.

9.3 Policies

- 9.3.1 The Town will endeavour to identify significant natural features, hazardous lands, historical sites, and other lands and features worthy of conservation. Where feasible, these areas are to be preserved and integrated into the open space system for public use and/or environmental protection or public safety, where feasible.
- 9.3.2 Upon subdivision, the subdivision authority shall require the provision of up to 10 percent of the land to be subdivided as municipal reserve in accordance with the provisions of the *Municipal Government Act*. Municipal reserve parcels may be used to provide green spaces, buffers, school sites, parks and recreation facilities, and linear parks and pathways, as identified on Map 2 "Land Use Concept". Other municipal reserve parcels not shown on Map 2 may be identified in area structure plans, outline plans and/or as part of the subdivision approval process.
- 9.3.3 Municipal Reserve parcels shall be located so as to allow for convenient access by the public and shall not consist of lands that contain excessive slope or are susceptible to flooding.
- 9.3.4 The Town may, at its discretion, credit a portion of lands provided as public utility lots (PULs) towards overall reserve dedication if the Town determines that the subject PUL lands have recreational value.

- 9.3.5 Local playgrounds and play lots should be provided within residential developments as part of the Municipal Reserve dedication. They should be sited so as to provide a safe environment for children and should be centrally located within a neighbourhood. Play lots should be no further than approximately 200 metres from any residence in a neighbourhood.
- 9.3.6 Wherever possible, major and minor open spaces should be linked via linear parks and pathways.
- 9.3.7 The Town shall receive all dedicated land and cash in lieu of land from the subdivision of property and will consult with Wolf Creek School Division to determine future school site needs. Both authorities will strive to coordinate the provision of a school site with the provision of a major open space.
- 9.3.8 Municipal Reserve parcels shall be landscaped by the developer to the Town's satisfaction. The Town supports the preservation of natural areas and natural vegetation in open spaces.
- 9.3.9 Upon subdivision, the subdivision authority may require that undevelopable lands are dedicated as Environmental Reserve parcels or Environmental Reserve easements in accordance with the provisions of the *Municipal Government Act*.
- 9.3.10 Environmental Reserve parcels and Environmental Reserve easements shall remain undeveloped in their natural state. At its discretion the Town may develop Environmental Reserve parcels for uses that are consistent with the *Municipal Government Act*.
- 9.3.11 The Town will explore all approaches to the funding and provision of cultural and recreation services/facilities, including the involvement of the public, private and not-for-profit sectors and the formation of partnerships in this regard.
- 9.3.12 Business and industry will be encouraged to participate in partnerships to help provide cultural and other community facilities.

10.0 COMMUNITY, INSTITUTIONAL AND EDUCATIONAL SERVICES/FACILITIES

10.1 Goal

To ensure that the Town of Eckville residents are served by adequate community, institutional and educational services and facilities, appropriate to the needs of the community.

10.2 Objectives

- 10.2.1 To provide, promote, encourage, support and/or facilitate an adequate range of educational, health, social care, day care and religious opportunities to meet the needs of a variety of interest groups in appropriate and accessible locations.
- 10.2.2 To endeavour to provide public and private programs, services and support that promote the well being of Eckville residents of all ages and enhances, strengthens and stabilizes family and community life.
- 10.2.3 To protect the residents of Eckville from criminal activity and unlawful conduct and ensure that the community can adequately deal with emergency situations.

10.3 Policies

- 10.3.1 The Town will work with public and private providers of health, education, social and cultural services to meet community needs.
- 10.3.2 Business and industry will be encouraged to participate in partnerships to help provide community, institutional and educational services and facilities.
- 10.3.3 Community, institutional and educational uses will be encouraged to locate in areas that are compatible with the surrounding development and uses.
- 10.3.4 The Town supports the use of joint agreements with other authorities to make effective use of existing and future facilities in the Town and area.
- 10.3.5 Community and institutional facilities should be:
 - located convenient to users, in proximity to major roads;
 - designed to permit phased expansion;
 - able to accommodate multiple uses; and
 - accessible to handicapped persons and seniors.
- 10.3.6 The Town encourages the integration of compatible land uses such as child care services, religious institutions, youth oriented facilities, senior facilities and extended care facilities into appropriate locations in existing and new residential neighbourhoods.
- 10.3.7 The Town will promote volunteerism as a means of addressing community needs.

- 10.3.8 The Town will work with the Royal Canadian Mounted Police (RCMP) and other providers of protective and emergency services on an ongoing basis to evaluate the viability of establishing a greater presence in Eckville.
- 10.3.9 The Town will budget for protective and emergency services that are appropriate and meet the needs of the community.
- 10.3.10 The Town will strive to prepare an Emergency Preparedness Plan.
- 10.3.11 The Town will strive to ensure the provision of sufficient cemetery space either through the expansion of the existing cemetery and/or the creation of a new cemetery.
- 10.3.12 Lot 37, Block 4, Plan 902 0549 (between 52 and 53 Street) is currently owned by the David Thompson Health Region and is therefore identified for public / institutional uses. However, if this parcel is not developed for public / institutional uses the Town supports the development of this area for residential uses.

11.0 INTERMUNICIPAL COOPERATION

11.1 Goal

To ensure sound urban planning and development decisions in the intermunicipal fringe area, and to create and maintain an atmosphere of mutual respect and mutual recognition of both the long and short term aspirations and needs of the Town and County.

11.2 Objectives

- 11.2.1 To promote and develop a cooperative working relationship with both individuals and Lacombe County as rural neighbours to the Town of Eckville.
- 11.2.2 To establish and maintain a joint planning, development and operating framework with Lacombe County that addresses the effective coordination of land uses, future growth areas, transportation systems, municipal infrastructure and community services.
- 11.2.3 To ensure open and meaningful dialogue with Lacombe County to address issues of mutual interest.

11.3 Policies

- 11.3.1 The Town of Eckville will refer to Lacombe County for comment, prior to a decision, all proposed statutory plans and plan amendments, applications for land use bylaw amendment, redesignation and subdivision, dedication or disposition of environmental, municipal and/or school reserves, public utility lots or road allowances, discretionary non-residential development permit applications, general planning studies and other major development proposals located adjacent to the Town boundary.
- 11.3.2 The Town will discourage, wherever possible, development or uses that may have a negative impact on adjacent uses in Lacombe County.
- 11.3.3 The Town will take an active role in liaison with the County through its elected and administrative officers in order to consult with and inform each other of proposed development and related issues.
- 11.3.4 In order to ensure an adequate supply of developable land, the Town will endeavour to annex a sufficient amount of land well in advance of current supplies being exhausted. In this regard the Town will endeavour to develop a growth strategy to guide any future boundary expansion based upon, among other, the following principles:
 - Town growth should be directed in a manner designed to preserve, to the greatest extent practicable, high capability agricultural lands from urban development.
 - Town growth should be directed in a manner designed to best utilize and promote the efficiency of Town services and infrastructure; and
 - Town growth should be directed, to the greatest extent possible, in accordance with strategies mutually agreed upon between the Town and the County.

- 11.3.5 The Town encourages Lacombe County to consult with the Town prior to a decision in regards to proposed statutory plans, applications for redesignation and subdivision, and development proposals located within 1.6 kilometres (1 mile) of the Town boundary.
- 11.3.6 The Town does not support the development of new confined feeding operations or the expansion / intensification of existing confined feeding operations within 1.6 kilometres (1 mile) of the Town boundary.
- 11.3.7 Notwithstanding Policy 11.3.6, the Town may, at its discretion, support the development of new confined feeding operations or the expansion / intensification of existing confined feeding operations within 1.6 kilometres (1 mile) of the Town boundary if it can be demonstrated to the satisfaction of the Town that the proposed development would not negatively impact the Town with regard to, among others, the environment, potable water supply, air quality, and other Town infrastructure.
- 11.3.8 The Town of Eckville is committed to working cooperatively with Lacombe County to identify, prioritize and implement opportunities for undertaking municipal services and projects in the most cost-efficient and effective manner.
- 11.3.9 The Town will periodically monitor and assess the operation and effectiveness of its intermunicipal cooperation procedures in cooperation and consultation with the County.

12.0 INTERPRETATION, IMPLEMENTATION, AMENDMENT, AND REVIEW

12.1 Interpretation

- 12.1.1 The MDP provides the means whereby Council, the Municipal Planning Commission and Town staff can evaluate situations or proposals in the context of a long range plan for Eckville. It is primarily a policy document that is utilized as a framework within which both public and private sector decision making can occur. As a policy document the MDP is, for the most part, general in nature and long range in its outlook. Therefore the location and size of land uses shown on maps in this Plan are approximate and general and may be subject to interpretation by the Town.
- 12.1.2 Subject to Council's approval, minor variations from the policies of the MDP will not require an amendment to the MDP. More substantive deviations will require an amendment to the MDP and any other affected plan.
- 12.1.3 The MDP contains "shall", "will", "should", and "may" policies, which are interpreted as follows:
- "Shall" and "will" policies must be complied with,
 - "Should" policies means compliance in principle, but is subject to the discretion of the applicable authority on a case by case basis, and
 - "May" policies indicate that the applicable authority determines the level of compliance that is required.

12.2 Implementation

- 12.2.1 All statutory and non-statutory plans shall be consistent with the MDP.
- 12.2.2 The goals and policies of the MDP will be further refined and implemented through the development, adoption, and day to day application of statutory plans (area structure plans and area redevelopment plans), non-statutory plans (outline plans, design schemes, etc.), and the Land Use Bylaw. The Land Use Bylaw and statutory plans may require amendment to ensure conformity with this Plan, pursuant to the *Municipal Government Act*.
- 12.2.3 Various policies in this Plan suggest significant spending by the Town of Eckville. It is not the intention of this Plan to commit the Council to this spending. Council will consider spending proposals suggested by this Plan along with all other Town spending on an annual basis during budget allocations. Pursuant to s. 637 of the *Municipal Government Act*, Council is not required to undertake any of the projects referred to in this Plan.
- 12.2.4 The Town should introduce, where necessary, specific programs to implement the policies of this Plan.

12.3 Amendment

- 12.3.1 The Town Council or the general public may initiate an amendment to this Plan. Where an amendment is initiated by the general public the Town will require the submission of such background information as is considered necessary to support the amendment prior to commencement of the bylaw amendment process.
- 12.3.2 Amendment of the MDP will follow the appropriate procedures as outlined in the *Municipal Government Act*.

12.4 Review

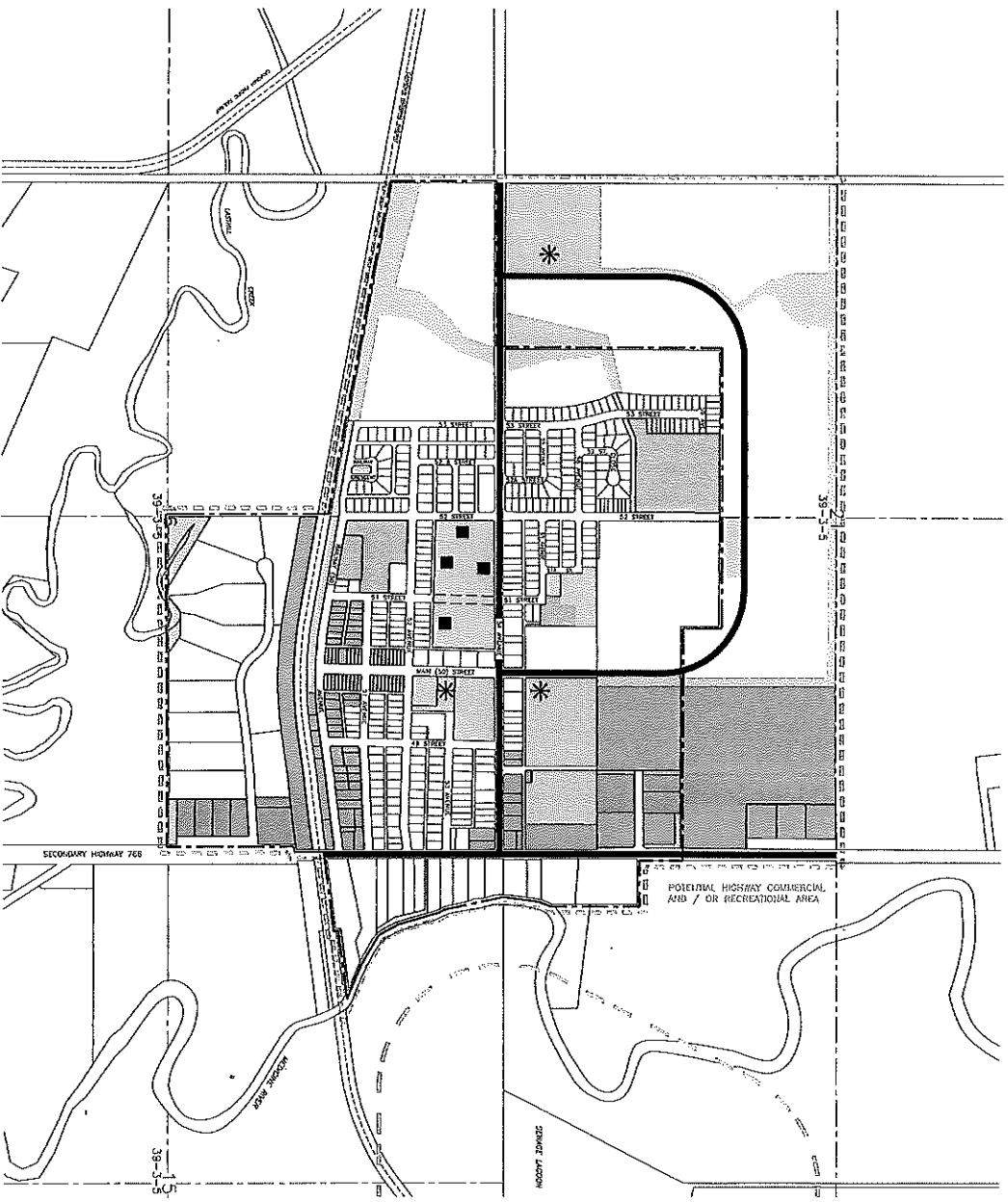
- 12.4.1 The MDP is intended to be a flexible document that can be adapted to reflect the priorities, goals and aspirations of the community as the Town changes, and to meet changes in development commitments, budget constraints, and market conditions. Generally, in order to ensure that the MDP is current, the entire plan should be reviewed approximately every three years, preferable shortly after the municipal election.

TOWN OF ECKVILLE

Bylaw 650/03

MUNICIPAL DEVELOPMENT PLAN

MAP 2 - LAND USE CONCEPT



- MUNICIPAL BOUNDARY
- STUDY BOUNDARY
- MAJOR ROAD
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PARK/PLAY SPACE
- PUBLIC/INSTITUTIONAL
- SERVICE YARD/SERVICE (300 m)
- RECREATIONAL FACILITY
- SCHOOL SITE



1:10,000

JANUARY 2004