

**BY-LAW NO. 012-12  
OF THE  
TOWN OF SMOKY LAKE  
IN THE PROVINCE OF ALBERTA**

**A BY-LAW OF THE TOWN OF SMOKY LAKE IN THE PROVINCE  
OF ALBERTA TO ADOPT THE TOWN OF SMOKY LAKE  
MUNICIPAL DEVELOPMENT PLAN**

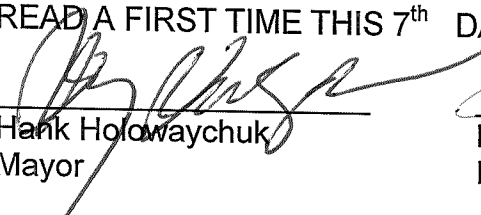
**WHEREAS**, pursuant to the Municipal Government Act, Revised Statutes of Alberta, Chapter M-26, a municipality in the Province of Alberta may adopt and amend a Municipal Development Plan; and

**WHEREAS**, the Council of the Town of Smoky Lake deems it desirable to adopt a Municipal Development Plan;

**NOW THEREFORE**, the Council of the Town of Smoky Lake, duly assembled, enacts as follows:

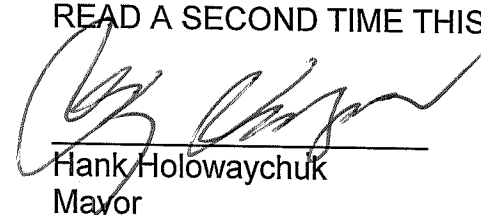
1. That the Town of Smoky Lake Municipal Development Plan – 2012, being Schedule "A" attached hereto, is adopted.
2. That Bylaw No. 585-86 and any amendments thereof, are hereby rescinded.


READ A FIRST TIME THIS 7<sup>th</sup> DAY OF NOVEMBER, 2012

  
\_\_\_\_\_  
Hank Holowaychuk  
Mayor

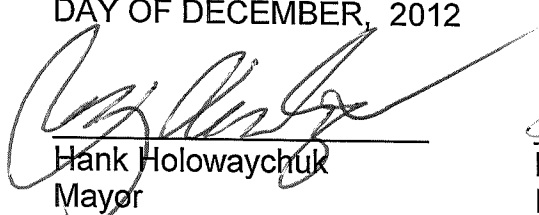
  
\_\_\_\_\_  
Loretta Thompson  
Interim CAO

READ A SECOND TIME THIS 4<sup>th</sup> DAY OF DECEMBER, 2012

  
\_\_\_\_\_  
Hank Holowaychuk  
Mayor

  
\_\_\_\_\_  
Loretta Thompson  
Interim CAO

READ A THIRD TIME AND PASSED IN COUNCIL THIS 21<sup>ST</sup>  
DAY OF DECEMBER, 2012

  
\_\_\_\_\_  
Hank Holowaychuk  
Mayor

  
\_\_\_\_\_  
Loretta Thompson  
Interim CAO

**MUNICIPAL PLANNING SERVICES REPORT ON:**

Proposed Town of Smoky Lake Municipal Development Plan

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**TO: Town of Smoky Lake Council**

**RE: Proposed Municipal Development Plan**

<b>Report submitted on:</b>	December 4, 2012
<b>Submitted by:</b>	James Haney, Planner Municipal Planning Services (2009) Ltd.
<b>Municipal Planning Services file no.:</b>	11-PR-078

## Introduction

Municipal Planning Services (2009) Ltd. (MPS) was contracted by the Town of Smoky Lake to assist the Town in preparing a Municipal Development Plan to replace the General Municipal Plan prepared and adopted in 1986. Since beginning the process in the Spring of 2011, MPS has worked closely with Town staff, Council and residents to ensure the document reflects the vision and goals of the community.

This report outlines the steps taken to ensure compliance with the Municipal Government Act (the Act) for the preparation of a Municipal Development Plan, and a general overview of the proposed Plan contents.

## Agency Referral

As per the requirements of Section 636(1) of the Act, the following agencies were notified in writing on July 12, 2011 of the preparation of the proposed MDP, and provided an opportunity to make suggestions and representations as part of the process:

Alberta Agriculture and Rural Development	Setback Referral, ERCB
Alberta Environment	Smoky Lake Agricultural Society
Alberta Health Services – Smoky Lake	Smoky Lake Chamber of Commerce
Alberta Sustainable Resource Development	Smoky Lake County
Alberta Transportation – Athabasca	Smoky Lake Cultural and Heritage Society
ATCO Electric – Smoky Lake	Smoky Lake Family and Community Support Services
Ducks Unlimited	Smoky Lake Food Bank
<i>Aspen View</i> Elk Island Regional School District	Smoky Lake Gas Co-op
Evergreen Regional Waste Commission	Smoky Lake Health Care Ladies Auxiliary Association
Historic Resources Management Branch, Alberta Culture and Community Spirit	Smoky Lake Lions Club
Kinsmen Club	Smoky Lake RCMP Detachment
Northeast Muni-Corr Ltd.	Smoky Lake Region Joint Economic Development Initiative
Royal Canadian Legion #227	Telus Communications
Rural Crime Watch Association	

All comments received from the above noted agencies were considered in the preparation of the proposed MDP.

## Public Consultation

As per the requirements of Section 636(1) of the Act, the public was notified of the Plan preparation process, and provided several opportunities to make suggestions and representations. Two separate Public Open Houses were held to provide opportunities for public participation, on October 4, 2011 and May 15, 2012 respectively. Residents were also invited to contact MPS directly with comments.

All comments, suggestions and information provided by Town residents were considered in the preparation of the proposed MDP.

## Plan Contents

The proposed MDP has been prepared to satisfy the requirements of Section 632(2) of the Act. The proposed Plan addresses: future land use in the Town; the manner of and the proposals for future development; the co-ordination of land use, future growth patterns and other infrastructure with Smoky Lake County; the provision of the required transportation systems generally within the Town and in relation to adjacent municipalities; the provision of municipal services and facilities generally, and other matters relating to the physical, social and economic development of the Town of Smoky Lake.

The proposed Plan is organized in the following sections:

### *Section 1 – Introduction*

This section establishes the purpose of the Plan, certain philosophical and planning principles which guide the document, and fourteen broad goals used to develop the objectives and policies of the Plan.

### *Section 2 – Community Profile*

This section provides a “snapshot” view of the Town of Smoky Lake, briefly describing the community. The Community Profile describes regional context, community characteristics (such as population trends, age, education, income and housing statistics), environmental characteristics, and municipal services, to establish a general sense of the Town in this moment in time. The purpose of this section is to provide some context for the objectives and policies to follow.

### *Section 3 – General Objectives and Policies*

The policies established in this section are intended to provide broad guidance for future development, both private and public, and regardless of the location within the Town. The objectives and policies concern the following areas for development:

DEVELOPMENT PATTERN	RESERVES AND EASEMENTS
HERITAGE MANAGEMENT	RECREATION
COMMUNITY FACILITIES AND SERVICES	TOURISM
ENVIRONMENTAL MANAGEMENT	TRANSPORTATION AND PUBLIC UTILITIES

### *Section 4 – Future Development Concept*

This section establishes the future development concept for the Smoky Lake, based on an analysis of the major challenges and trends facing the Town. The intention is to guide and support development in an orderly and economical manner, and to encourage the development of a balanced community.

This section also establishes the future land use classification system for the Town of Smoky Lake, defining the following specific land use areas:

RESIDENTIAL	RECREATION/OPEN SPACE
COMMERCIAL	INSTITUTIONAL
INDUSTRIAL	IRON HORSE MIXED USE

### *Section 5 – Specific Land Use Areas*

Section 5 establishes objectives and policies that relate directly to those land use areas established in Section 4. These policies apply only to development within the specific land use area.

### *Section 6 – Overlay Areas*

The Overlay Areas section establishes special policies over-and-above the general and specific policies of sections 3 and 4. These policies apply specifically to areas identified as important commercial areas, the Downtown Area and the Highway Commercial (Gateway District) Area.

### *Section 7 – Plan Administration*

This section establishes the authority of the proposed Plan under the Act. It further establishes that the policies of the Plan must be consistent with other municipal statutory plans and regulatory documents. This section also addresses intermunicipal, regional and provincial cooperation and collaboration.

### *Section 8 – Appendices*

The Appendices include supporting documents relevant to the objectives and/or policies of the proposed Plan.

PUBLIC HEARING  
DECEMBER 4, 2012 – 7:00 PM  
TOWN OF SMOKY LAKE COUNCIL CHAMBERS  
MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 012/12

SIGN IN SHEET FOR THOSE WISHING TO MAKE A PRESENTATION

# Town of Smoky Lake **Municipal Development Plan**

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Bylaw No. \_\_\_\_\_

# Town of Smoky Lake Municipal Development Plan

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# 1 INTRODUCTION

## 1.1 PURPOSE OF THE PLAN

The Town of Smoky Lake Municipal Development Plan is intended to provide long range guidance for the future development of the Town of Smoky Lake. The Municipal Government Act gives all Alberta municipalities the power to adopt a Municipal Development Plan. These plans are intended to outline a broad set of goals, objectives, and policies about the long-term development desired by the community. The main focus of a Municipal Development Plan is to assist the Town and its approving agencies in achieving and maintaining orderly and efficient land use and development.

A Municipal Development Plan takes into account the 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 Plan address the needs and objectives of all affected parties. The Plan provides a broad land use, infrastructure, and transportation framework for the future development of the Town. It includes a series of policies which address the preferred characteristics of future development and the development process within the corporate boundaries of the Town.

The Town of Smoky Lake recognizes that other provincial and federal statutes will affect the Town's future development. Moving forward, the Municipal Development Plan may not be the only statutory plan to impact land use. This is because the Municipal Government Act allows a municipality to adopt Area Structure Plans and Area Redevelopment Plans to provide direction on specific areas or neighbourhoods within a municipality. A municipality may also adopt Intermunicipal Development Plans with adjacent municipalities where future development within one may have an impact on the other. Currently, the Town of Smoky Lake has not adopted any of these other planning documents. Future development within the Town may require the adoption of one or more of these other statutory planning documents. In such a case, the Municipal Government Act requires that all statutory plans be consistent with one another.

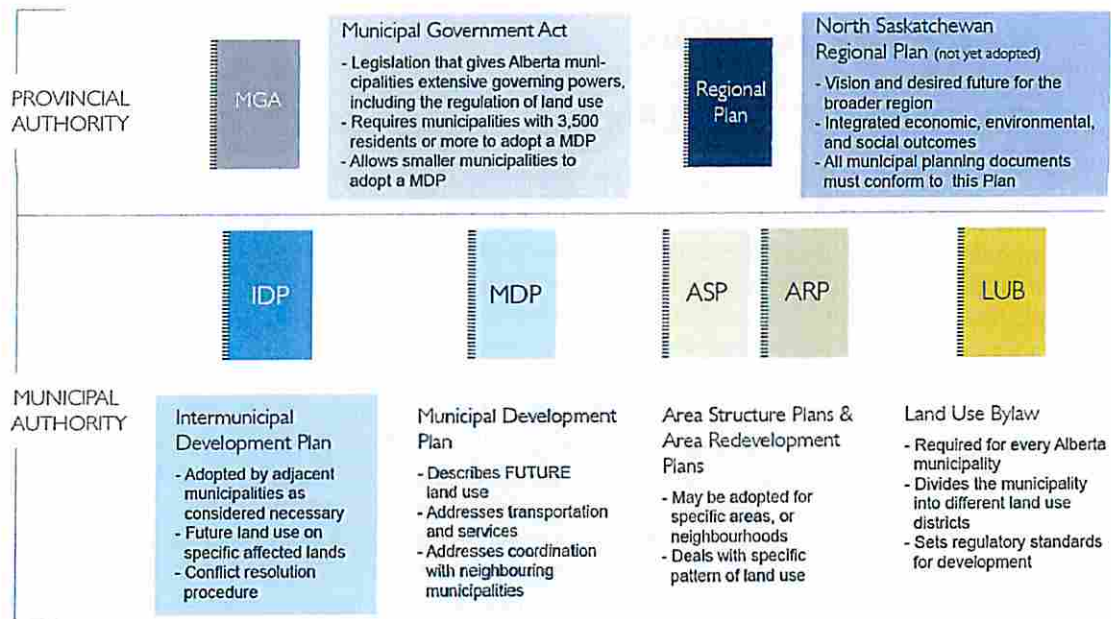
In addition, changes to the Land Use Bylaw (LUB), which regulates development on specific sites, and subdivision approvals, must also be consistent with the Municipal Development Plan.

Development that does not conform to the MDP will not be approved. If a proposed development does not comply with the MDP but is felt to be desirable, amendment to the Plan may be considered by Council.

For the purposes of land use planning and development, this Plan will serve as the senior municipal land use planning document, and will be implemented, among other ways, through the Town of Smoky Lake Land Use Bylaw.

Decision making on all subdivision and development permit applications will conform to the spirit and intent of the goals, objectives, and policies of this Plan.

The boundaries of the land use classes described in this Plan's Future Land Use Concept Map are approximate only and might not follow legal surveyed boundaries. Minor adjustments or variances that may be required to land use classes, the location of future roads, quantities or figures shall not require an amendment to this Plan. In addition, Municipal Development Plans should be reviewed periodically to take into account changing circumstances and municipal preferences.



## 1.2 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 also ensuring that all of the systems at work within the community are respected and supported.

### 1.2.1 PHILOSOPHICAL PRINCIPLES

The Town of Smoky Lake'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.
- 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.

### 1.2.2 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 the 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 are carried out in a fair, open, consistent, and equitable manner.

### 1.2.3 A NEW WAY FORWARD

Traditionally, developments in Alberta have been characterized by the following features: high consumption of land; low housing density; car dependent land use patterns that are poorly suited for walking and/or cycling; neighbourhood designs that emphasize privacy rather than community; less efficient use of infrastructure and higher costs for new infrastructure; single-family detached houses for a limited range of incomes and demographics; and/or fragmented working and natural lands.

This type of development may not be compatible with best planning practices because it can result in developments that consume forests, wetlands, and agricultural lands necessary to ecosystem health and the long-term prosperity of the Town. Developments with these features also have the added disadvantage, which impacts all Town residents, of increasing infrastructure construction and maintenance costs, and discouraging community capacity through patterns of disassociated and disconnected community design.

The Town of Smoky Lake recognizes that future development within the Town should not follow this traditional pattern in order to reduce some of the negative social, economic and environmental impacts that this traditional pattern of development can create.

The Town's land management philosophy requires that the Municipal Development Plan reflect the goals and objectives contained within the **Town of Smoky Lake Sustainability Plan** as well as the **Smoky Lake Regional Heritage Management Plan**. Policies within these documents must be consistent with each other in order to provide the Town with *balanced and sustainable* guidance for making decisions about future land use, community development and infrastructure investments.

The Municipal Development Plan includes policies which embrace new, innovative and diverse developments within the community that will support the existing community, help to grow residential, commercial and light industrial opportunities within Town while simultaneously celebrating and enhancing significant elements of the community's past.

The Town recognizes that community development is multi-faceted, encompassing not just economic imperatives, but also environmental, social and cultural components. Each of these components is integral to the success of the others: just as environmental stewardship can lead to innovative economic opportunities, economic growth can lead to social and cultural development. Acknowledging and valuing a comprehensive approach to community development can improve people's quality of life and the overall desirability of the community as a place to live, work and enjoy recreation opportunities.

#### 1.2.4 SMART GROWTH

To facilitate sound planning and development within the Town, the Municipal Development Plan encompasses principles of Smart Growth. 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 themes 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.
- Nurturing the redevelopment of existing urban areas through the provision of prescriptive land use policies.
- 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.
- 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. Development will respect natural landscape features and thus have higher aesthetic, environmental, and financial value.
- Encouraging economic development through economic renewal by supporting new and existing economic assets within the community and traditional regional economic drivers.

### 1.3 PLAN GOALS

The Municipal Government Act provides considerable municipal discretion concerning the contents of Municipal Development Plans. Beyond the specific requirements of the 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**:

- 1.3.1 Facilitate sustainable growth and development in the Town by balancing economic growth, environmental protection and the preservation of recognized historic resources.
- 1.3.2 Encourage economic development and renewal by supporting new and existing economic assets within the community including traditional and regional economic drivers.
- 1.3.3 Encourage growth of the Town's economic development capacity by providing opportunities for commercial and industrial development.
- 1.3.4 Encourage the development of a variety of transportation choices including safe infrastructure for walking and cycling, in addition to driving in urban areas.
- 1.3.5 Maintain high quality and cost effective infrastructure within the Town.
- 1.3.6 Encourage the use of green buildings and other systems that can save both money and the environment in the long run.
- 1.3.7 Develop land in a cost effective and orderly manner.

- 1.3.8 Maintain a physical separation between incompatible land uses.
- 1.3.9 Support Smart Growth principles for new development such as compact, efficient, serviced subdivisions adjacent to existing serviced and developed areas.
- 1.3.10 Facilitate the provision of diverse housing opportunities. In order to ensure that people in different family types, life stages and income levels will be able to afford a home in the Town.
- 1.3.11 Enhance existing regional and community partnerships and seek new collaborative opportunities.
- 1.3.12 Identify and promote significant recreational, cultural and heritage resources within the Town.
- 1.3.13 Encourage revitalization efforts within the downtown commercial and highway commercial areas.
- 1.3.14 Facilitate the development of tourism and recreation services in relation to the Iron Horse Trail.

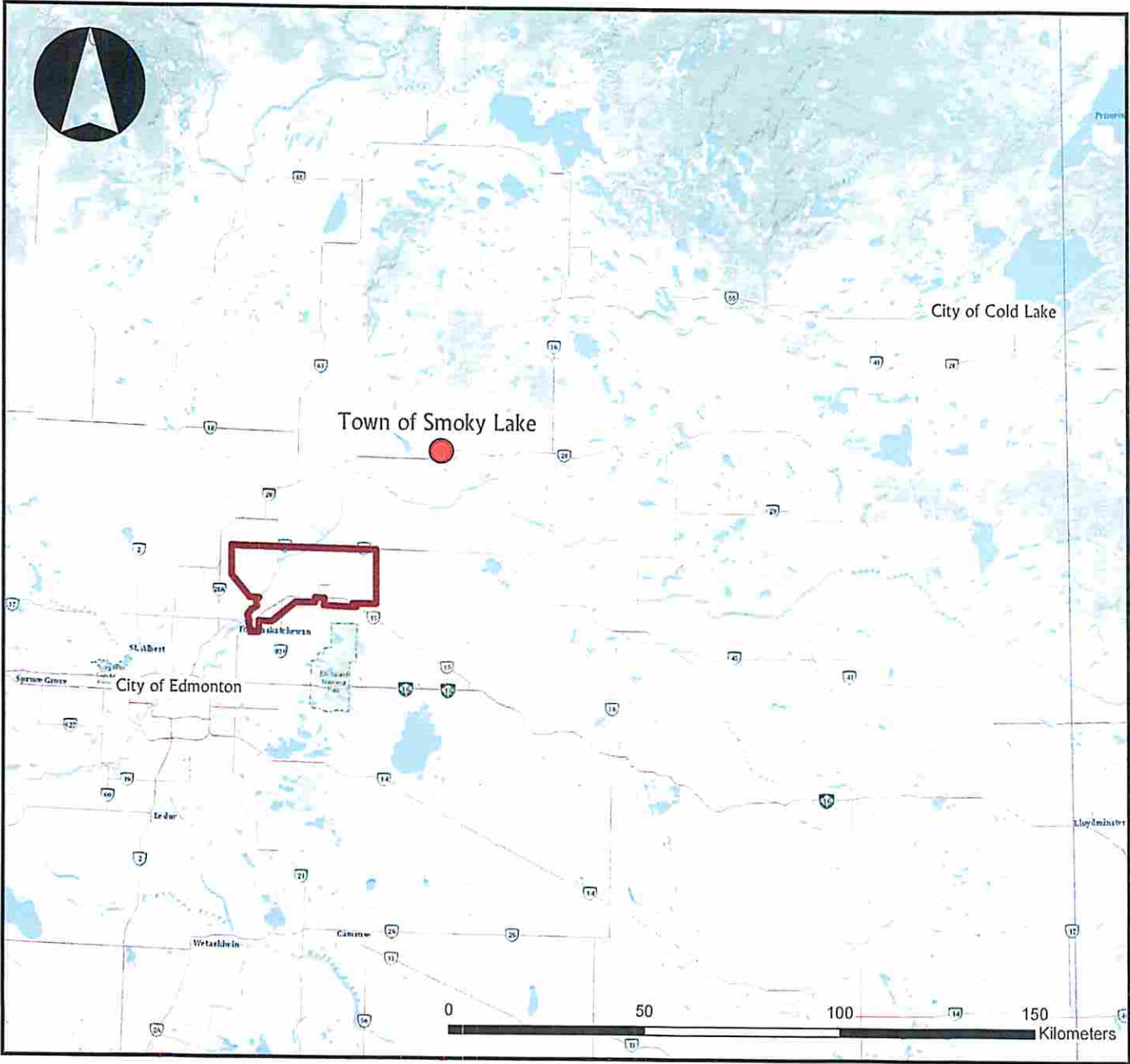
## 2 COMMUNITY PROFILE

### 2.1 REGIONAL CONTEXT

The Town of Smoky Lake is located approximately 115 km north-east of the City of Edmonton and approximately 175 km west of Cold Lake (**Map 1 – page 7**). Historically, the Town has served as an agricultural service centre for the surrounding area. It continues to provide important social, educational, health, and business services to neighbouring rural and agricultural communities.

With the removal of the rail line through Smoky Lake and the demolition of the UGG grain elevator, an important element of the Town's agricultural services ended. The transformation of the rail line into the Iron Horse Trail, a multi-use trail system managed and maintained by a not-for-profit organization representing the ten municipalities through which the trail passes, provides the Town of Smoky Lake the opportunity to act as a tourist service centre for trail users.

Major resource extraction and industrial development in Alberta has had a significant impact on the Town of Smoky Lake. While the Town does not currently include major resource extraction or industrial developments, many Town residents work in natural resource extraction industries, or for industries outside of the Town. Although indirect, regional resource extraction and industrial developments are important factors in the Town's social and economic viability.



# Town of Smoky Lake Municipal Development Plan Figure 1 - Location

## Legend

- Town of Smoky Lake
- Alberta's Industrial Heartland

Digital Geographic Information obtained from:  
Government of Canada National Topological Survey  
Geobase and Geogratis & Alltalis  
Geographic coordinate system and projection:  
UTM, NAD 83 Datum: Zone 12 N

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## 2.2 COMMUNITY CHARACTERISTICS

### 2.2.1 POPULATION TRENDS

Understanding the Town of Smoky Lake's population and how it is changing over time is *important* to establish effective growth and development strategies. Smoky Lake has not seen significant population growth in the past three decades. The Town's population has remained relatively stable at approximately 1,000 residents. Between 1996 and 2011, the population fell from 1,087 to 1,022.

Population projections prepared by the Government of Alberta suggest the region around the Town of Smoky Lake will not see significant population increases over the next forty years.<sup>1</sup> It further suggests that most of the population increase will be the result of migration from other parts of Canada and the world.

Assuming provincial population projections are accurate, the Town of Smoky Lake is likely to see slight but steady population growth over the next few decades.

### 2.2.2 AGE

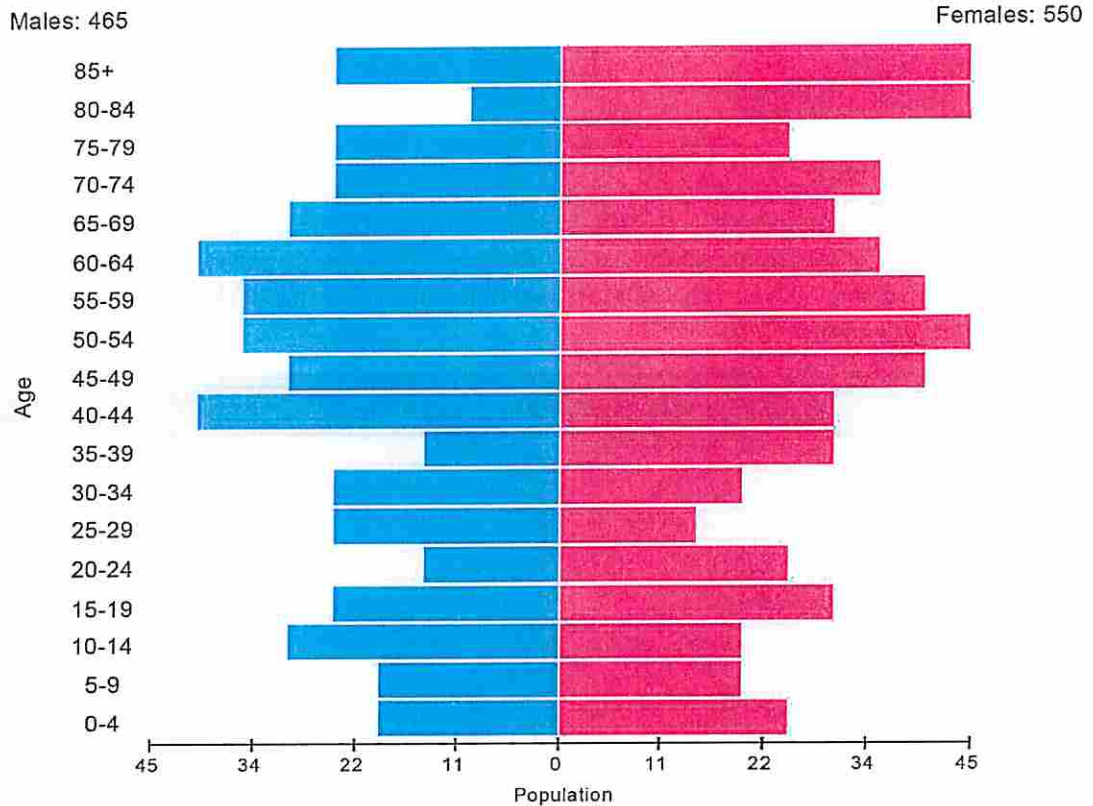
Based on figures from the 2006 Census, the median age of Town residents is 50.9, which is significantly older than the median age of the population for Alberta as a whole, at 36.7. Not surprisingly, the Town contains a lower proportion of young people when compared to the province as a whole, as 12.9% of the population is under the age of 15, as opposed to 18.7% for all of Alberta.

Many population pyramids from small urban areas exhibit a smaller percentage of residents between the ages of 20 and 39, because individuals in this demographic often relocate to larger urban areas for education and employment opportunities. The Town of Smoky Lake's population pyramid generally conforms to this rule of thumb, though to a lesser extent for males. This phenomenon indicates that there are likely more employment opportunities in the region for males and thus young men do not need to migrate elsewhere for employment opportunities.

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<sup>1</sup> Alberta Finance and Enterprise (2011) *Alberta Population Projections, 2011-2050 By Census Division*. [http://www.finance.alberta.ca/aboutalberta/population\\_reports/2011-2050-alberta-population-projections.pdf](http://www.finance.alberta.ca/aboutalberta/population_reports/2011-2050-alberta-population-projections.pdf)

## Population Pyramid for the Town of Smoky Lake



Source: Statistics Canada 2006 Census

Total Population: 1,010

### 2.2.3 EDUCATION

Within the Town of Smoky Lake, elementary and secondary education is offered at H.A. Kostash School, administered by the Aspen View Public Schools, Regional Division #19. At present, no post-secondary education services are provided within the Town of Smoky Lake.

The following chart details the level of educational attainment in the Town, providing insight into the type of workforce present in the region.

Highest Level of Education for Population Aged 15+		
	N	%
No certificate; diploma or degree	280	34.8%
High school certificate or equivalent	230	28.6%
Apprenticeship or trades certificate or diploma	110	13.7%
College, CEGEP, or other non-university certificate or diploma	120	14.9%
University certificate or diploma below the bachelor level	10	1.2%
University certificate; diploma or degree	55	6.8%
<b>Total number of residents aged 15+</b>	<b>805</b>	<b>100%</b>

Source: Statistics Canada 2006 Census

Over a third (36.6%) of the Town's residents over the age of fifteen have some form of post-secondary education. The majority of this group supplemented their education with an apprenticeship, trades certificate or college diploma.

#### 2.2.4 INCOME

The median income for all private households in the Town of Smoky Lake is \$39 561, which is lower than the Alberta median of \$63 988. The majority of resident income in the Town of Smoky Lake (75.0%) is derived from employment, as opposed to government transfers such as pension plans, employment insurance, social assistance and worker's compensation. Statistics Canada classifies 11.2% of all persons in private households in the Town as low income before tax, and 4.8% as low income after tax.

Income for All Private Households (Total = 445)	
< \$15 000	24.68%
\$15 000 – \$24 999	33.33%
\$25 000 – \$34 999	8.64%
\$35 000 – \$44 999	11.11%
\$45 000 – \$59 999	8.64%
> \$60 000	11.11%

Source: Statistics Canada 2006 Census

#### 2.2.5 HOUSING

As of 2006, the Town of Smoky Lake contained a total of 445 dwellings, 79.8% of which are owner occupied. The vast majority of the housing inventory is made up of low density single detached houses, and the average household size is 2.1 persons, compared to the Alberta average of 2.6. Statistics Canada estimates that 9.0% of total occupied dwellings require major repair. Of the Town's total occupied dwellings, 91.0% were constructed prior to 1986.

Housing Inventory	
Single-detached houses	81%
Apartments	9.0%
Other*	8%

Source: Statistics Canada 2006 Census

\* According to Statistics Canada "Other" includes other single attached houses and movable dwellings such as mobile homes and other movable dwellings such as houseboats and railroad cars.

### 2.3 ENVIRONMENTAL CHARACTERISTICS

The Town of Smoky Lake is located in a shallow valley draining into White Earth Creek, located approximately one kilometre north of the Town boundaries (**Map 2 – Environment, page 12**). A tributary creek runs through the northern portion of the community, providing wildlife habitat and low-impact recreational opportunities. Small stands of mixed boreal forest are located along the creek.

The majority of undeveloped lands within the Town boundaries are used for agriculture, with some low-lying wet areas and small mixed tree stands.

## 2.4 MUNICIPAL SERVICES

The Town of Smoky Lake provides full infrastructure services to the majority of the community including storm and sanitary sewer, potable water and garbage collection. Currently the Town has a 'drop-off bin' for recycling cardboard, newsprint and other paper products. Additionally, Town residents can recycle materials at the County transfer stations, but will be charged for this service. The Town purchased a cardboard baler in 2011 and will be doing a grand opening of the recycling depot in Spring 2012. **(Map3 – Infrastructure, page 13).**

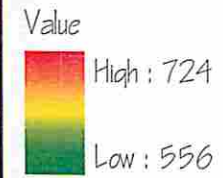
For more specific information on Town infrastructure, refer to the Town of Smoky Lake Master Services Plan prepared in 2011 by Focus Corp.

# Town of Smoky Lake Municipal Development Plan Figure 2 - Environment

## Legend

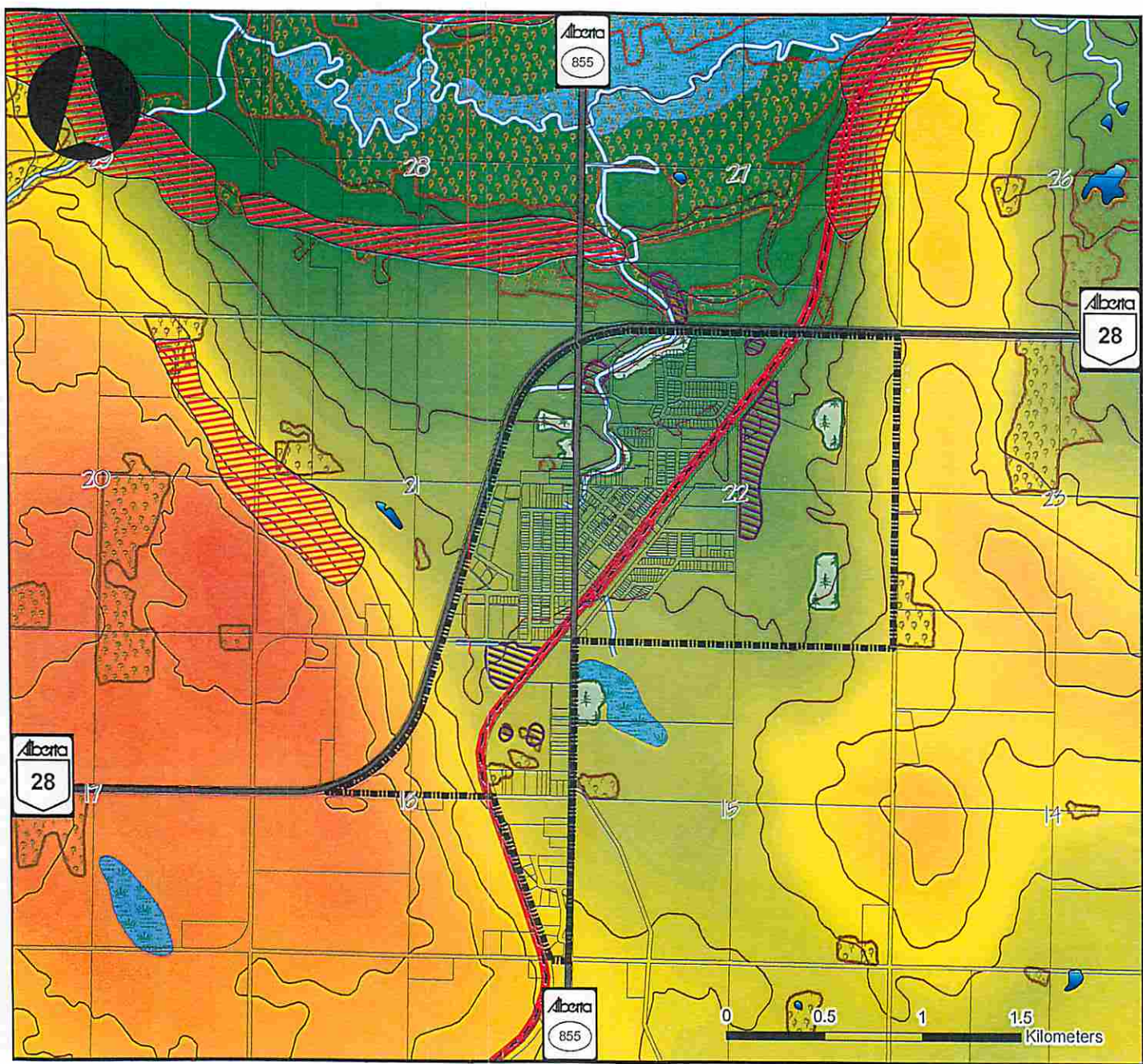
-  Town Boundary
-  Highway
-  Significant Slopes (>5%)
-  Contours
-  Stream
-  Iron Horse Trail
-  Water Body
-  Low Areas
-  Old Growth Forest
-  Forested Area
-  Wetland

Elevation (Metres Above Sea Level)



Digital Geographic Information obtained from:  
Government of Canada National Topological Survey  
Geobase and Geogatis & Altalis  
Geographic coordinate system and projection:  
UTM, NAD 83 Datum: Zone 12 N

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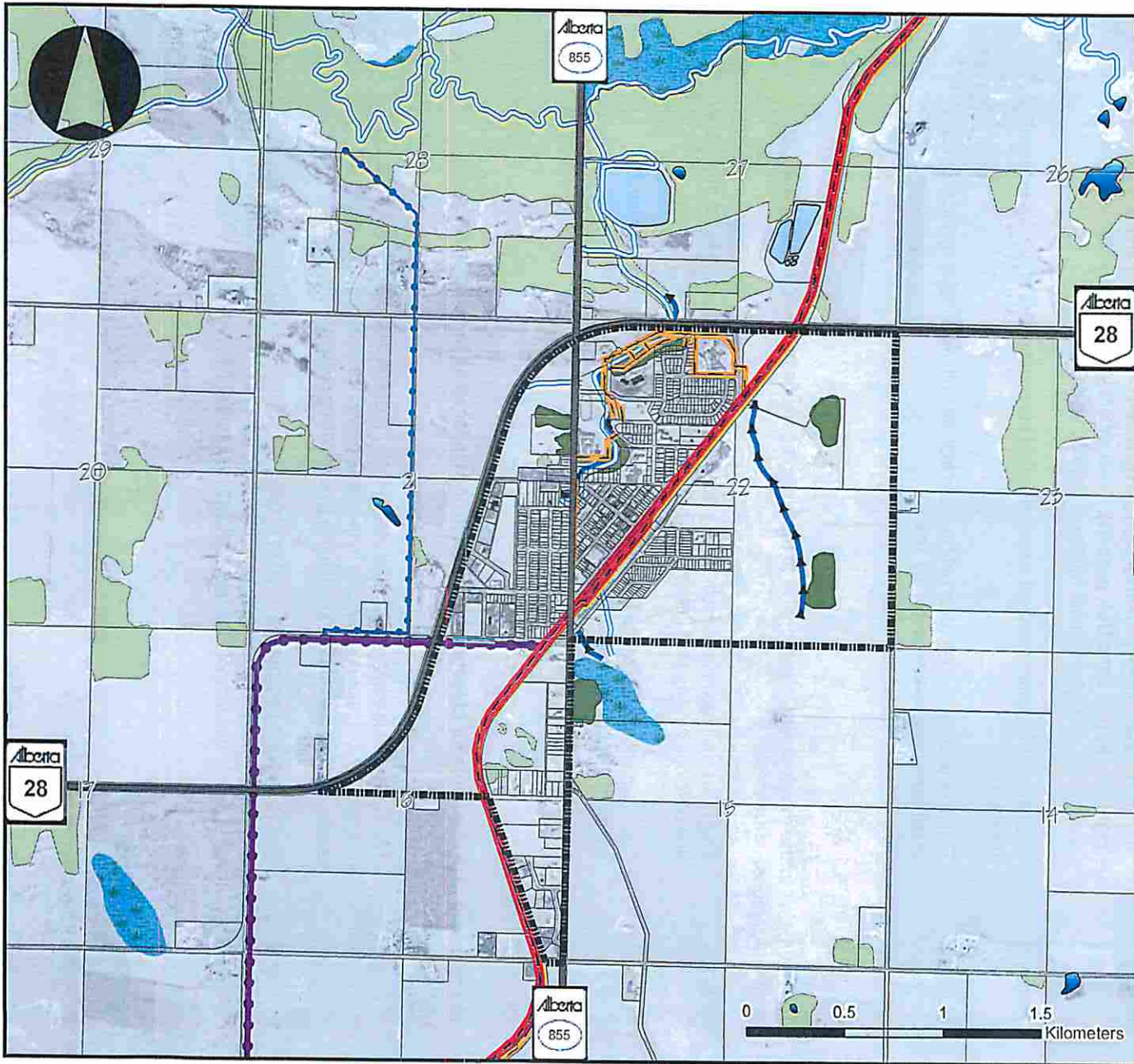
# Town of Smoky Lake Municipal Development Plan Figure 3 - Infrastructure

## Legend

-  Town Boundary
-  Highway
-  Storm Water Drainage
-  Stream
-  Iron Horse Trail
-  Community Trail
-  Regional Water Line
-  Town Water Line
-  Lagoon
-  Water Body
-  Old Growth Forest
-  Forested Area
-  Wetland

Digital Geographic Information obtained from:  
Government of Canada National Topological Survey  
Geobase and Geogratis & Altalis  
Geographic coordinate system and projection:  
UTM, NAD 83 Datum: Zone 12 N

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## 3.2 GENERAL OBJECTIVES AND POLICIES

### 3.1 DEVELOPMENT PATTERN

Development within the Town of Smoky Lake 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.

#### OBJECTIVE 3.1.1

**To ensure that sufficient land is available to meet future development needs.**

- Policy 1        The future development pattern for the Town is shown on the Future Land Use Map (Figure 5 – Future Land Use, page 51). Development shall generally conform to this map and the policies within this Municipal Development Plan.
- Policy 2        The future development concept map shall reflect the community's future development needs.
- Policy 3        Future development shall occur only in areas that are both reasonable and economically feasible for development within the Town.

#### OBJECTIVE 3.1.2

**To ensure that future development is responsive to the changing needs of the community and both local and regional influences.**

- Policy 1        The Town shall promote phased development as necessary to respond to the population and development needs of the community.
- Policy 2        The Town should encourage flexible development and design concepts to provide adaptability for the changing needs of the community.

#### OBJECTIVE 3.1.3

**To implement high standards for neighbourhood design and landscaping to enhance residents' quality of life.**

- Policy 1        The Town should explore innovative zoning tools in consultation with the development industry including but not limited to form-based, performance-based, and use-based zones, and/or a hybrid of more than one type of zoning system.
- Policy 2        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.

- Policy 3      New developments within residential areas shall be of a character that is compatible with and/or improves the existing physical character of the area.
- Policy 4      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 the surrounding development, and improves the appearance and use of the existing neighbourhood.

### 3.3 HERITAGE MANAGEMENT

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

#### OBJECTIVE 3.2.1

**To preserve and promote significant historic resources located within the community.**

- Policy 1      Based upon Alberta Culture guidelines, Town Council should encourage private and public efforts to preserve and support historic and cultural resources deemed worthy of preservation by the municipality.
- Policy 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.
- Policy 3      The Town shall encourage the use of historic resources to promote tourism, where appropriate.
- Policy 4      The Town should work to identify and protect significant cultural resources for future generations.
- Policy 5      The Town shall encourage local and regional organizations to preserve and promote local historic and cultural resources.
- Policy 6      The Town will develop a program for the municipal designation of significant heritage sites and structures.





### 3.4 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 neighbourhood 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.

#### OBJECTIVE 3.3.1 RECREATION AREAS AND FACILITIES

To provide all residents reasonable access to a variety of recreation opportunities within the Town.

- Policy 1            The Town shall support the development of active transportation pathways linking parts of the Town to provide both connection and recreation opportunities.
- Policy 2            The Town shall endeavour to ensure adequate provision of attractive, accessible, well-maintained recreation areas and facilities for the community.
- Policy 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.
- Policy 4            Notwithstanding **Policy 3** above, from time to time, the amount of land which 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.

- Policy 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.
- Policy 6 The Town shall endeavour to create an interconnected system of parks and community green spaces throughout the Town.
- Policy 7 The Town shall endeavour to support the activities of community clubs, sports clubs, cultural and heritage societies, churches, schools, individuals, etc., through funding, policy development and facility development.
- Policy 8 The Town shall endeavour to prepare a Recreation Master Plan in collaboration with regional partners.

### OBJECTIVE 3.3.2 CULTURAL FACILITIES

**To encourage the development of a diverse range of cultural opportunities in high quality facilities.**

- Policy 1 The Town encourages the upgrading of existing facilities and improvements to library, museum services, archives and other cultural facilities and will endeavour to ensure that these facilities remain a high development priority.
- Policy 2 The Town will endeavour to ensure that major cultural facilities are provided as required within the Town.
- Policy 3 The Town will continue to collaborate with municipal and provincial partners to ensure the provision of cultural facilities.

### OBJECTIVE 3.3.3 PROTECTIVE AND EMERGENCY SERVICES

**To work with the appropriate provincial agencies, regional partners, and the community to ensure an effective level of protective and emergency services within the Town**

- Policy 1 The Town will continue to regularly assess the level of municipal protective/emergency servicing. Attention will be focused primarily on staff, equipment and space requirements to ensure adequate fire protection.
- Policy 2 The Town will encourage the Royal Canadian Mounted Police to work with various community groups (through Rural Crime Watch, Citizens on Patrol, DARE Program, and Party Program) in an effort to develop an awareness of crime reduction and prevention in Smoky Lake and a preventive attitude among Town residents.
- Policy 3 The Town will endeavor to ensure that an Advanced Life Support (ALS) ambulance service is provided in the community.
- Policy 4 The Town will work with mutual aid partners to provide regional fire protection services.

#### OBJECTIVE 3.3.4 HEALTH AND SOCIAL SERVICES

**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.**

- Policy 1            The Town will endeavour to ensure the expansion of social services to residents as the need arises.
- Policy 2            The Town will endeavour to ensure the expansion of health services as required to meet residents' needs.
- Policy 3            The Town's Subdivision Authority will refer new development and subdivision applications to the health authority for comments prior to approval that may be of interest to the Health Authority.

### 3.4 ENVIRONMENTAL MANAGEMENT

The Town of Smoky Lake includes a range of valuable and unique 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 Smoky Lake has adopted a strong approach for environmental management.

#### OBJECTIVE 3.4.1

**To identify and preserve significant ecological sites through the Town.**

- Policy 1            The Town will endeavor to develop an inventory of significant and unique ecological sites and resources within the Town.
- Policy 2            The Town will endeavor to establish environmental quality targets to direct future development within the Town and to provide specific points of reference for facilitating management decision making.
- Policy 3            The Development Authority and/or Subdivision Authority may require that developers submit a Cumulative Effects Assessment with proposed subdivision and development applications.
- Policy 4            The Town may require an environmental assessment, which may include a Cumulative Effects 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.
- Policy 5            The Town will endeavor to identify cumulative impact issues and set targets to mitigate and restore identified issues. Once the targets are set, approval for new projects will be approved with reference to these limits.

- Policy 6            The Town will work with provincial and not-for-profit partners to identify and monitor indicators to determine if development and Town operations are within the established targets. Monitoring is critical for evaluating the suitability of developments in different areas over time and will help to ensure the accuracy of demographic and development predictions and to refine land use and development policies and regulations.
- Policy 7            The Town will encourage the retention of significant tree stands on Town land and on privately owned land.

**OBJECTIVE 3.4.2**

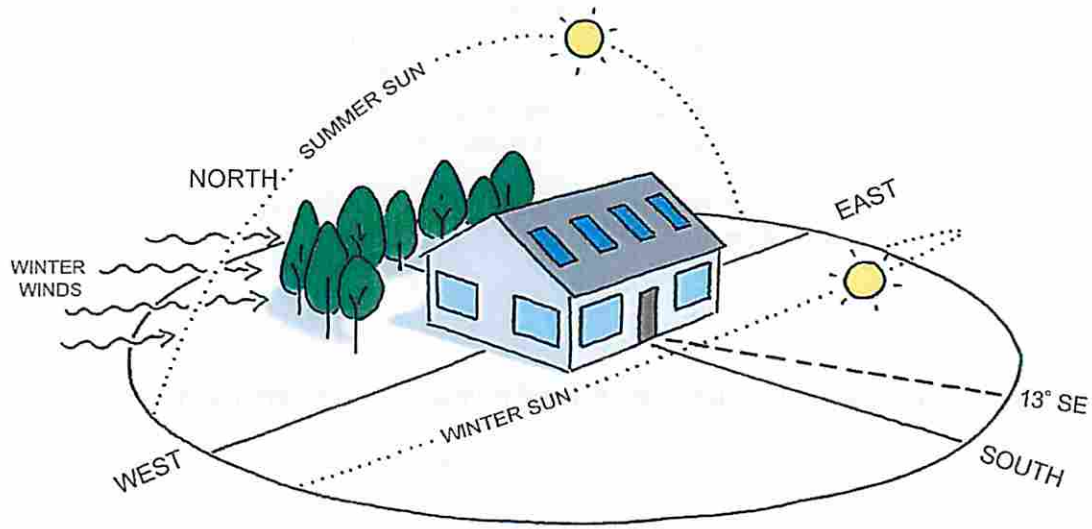
**To encourage development only on lands which do not have critical development constraints.**

- Policy 1            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.
- Policy 2            Development shall be prohibited on slopes in excess of 15% or on slopes which are subject to slippage or mass movement.
- Policy 3            Development is prohibited in or adjacent to important wildlife habitat areas.
- Policy 4            Development is prohibited on soils which have extremely fast percolation rates and/or which might result in the possibility of groundwater contamination.
- Policy 5            No permanent structures will 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.
- Policy 6            The Town shall encourage flood plain and flood prone areas to be kept in their natural state or be used for extensive agricultural use, where applicable.
- Policy 7            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.
- Policy 8            On municipal lands within flood areas, new development should be limited to recreational uses.

**OBJECTIVE 3.4.3**

**To encourage energy efficient design and the development and utilization of alternative energy.**

- Policy 1            The Town encourages houses to be oriented to maximize passive solar energy, natural shade and windbreaks, and to orient rooms such as kitchens and bedrooms based on light and heat requirements. The use of energy-efficient appliances and materials is also encouraged.



**Solar orientation and use of wind breaks for passive energy conservation. A 13° South-East orientation is ideal to maximize solar energy benefits.**

Policy 2 The Town encourages the use of small alternative energy systems as a green alternative to traditional forms of electrical generation.

#### OBJECTIVE 3.4.4

**To encourage best practices is waste reduction and water management.**

Policy 1 The Town shall encourage recycling and other waste reduction programs which divert materials from the regional landfill and local dry waste pit .

Policy 2 The Town shall continue to implement innovative technologies and best practices to supply the water needs of residents and industries.

Policy 3 The Town shall continue to implement innovative technologies and best practices to treat waste water prior to returning it to the hydrologic cycle.

### 3.5 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 (3) 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 land owner 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:

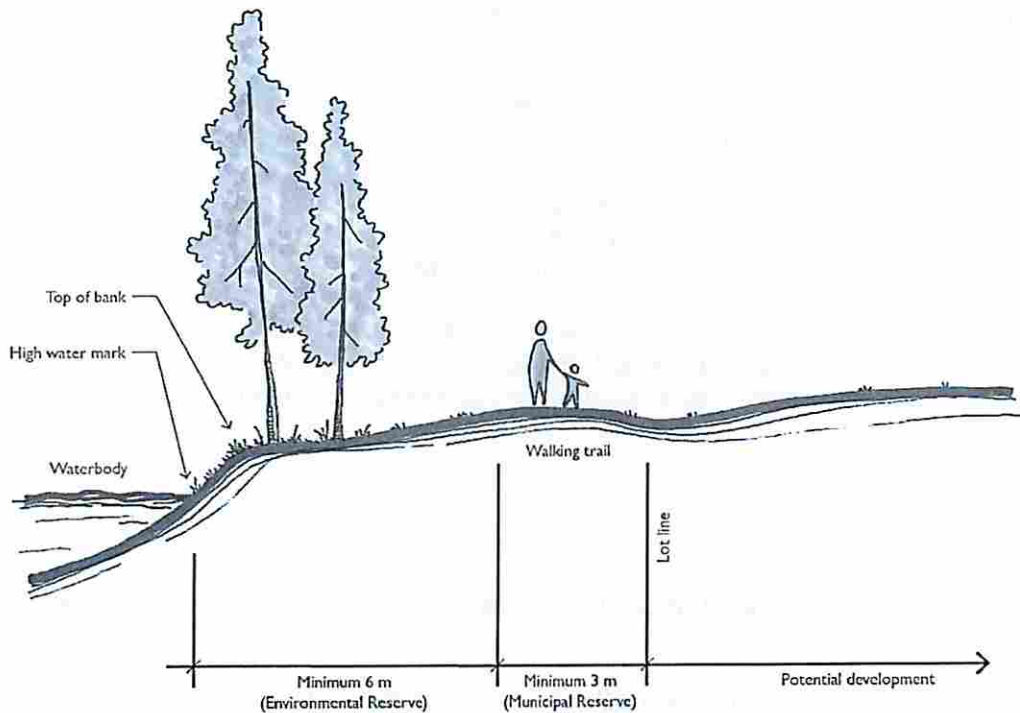
- a) development does not occur on hazard lands;
- b) significant environmental areas are protected; and
- c) the public has access to significant cultural landscapes.

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.

#### OBJECTIVE 3.5.1

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

- Policy 1            The Town may require subdivision and development applications near water bodies and watercourses to prepare an engineering and/or geotechnical study to determine an adequate setback based on soil conditions and slope stability.
  
- Policy 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.
  
- Policy 3            An environmental reserve of not less than 6 m (19.7 ft) in width from the high water mark of water bodies and/or the top of 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 6 m (19.7 ft) 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. The image below illustrates the recommended water buffer adjacent to a large waterway.



### Recommended Environmental Setbacks

- Policy 4 Additional reserve and/or setback 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 ER width developed by Sustainable Resource Development (**See Appendix A**).
- Policy 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.
- Policy 6 Municipal Reserves may be required as an open space buffer of sufficient size and composition to act as a noise and visual barrier between incompatible land uses.
- Policy 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.
- Policy 8 The Town may consider proposals to designate future Conservation Areas.
- Policy 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
- Policy 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.

## 3.6 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.

### OBJECTIVE 3.6.1

**To encourage collaboration with community groups, not-for-profit organizations, and regional partners to provide a range of recreation opportunities.**

- Policy 1            The Town shall continue to work collaboratively with Muni-Corr and other organizations to support the management of the Iron Horse Trail.
- Policy 2            The Town shall endeavour to work collaboratively with Smoky Lake County and other regional partners to provide appropriate regional recreation services and facilities.
- Policy 3            The Town shall endeavour to support community groups in providing recreation opportunities within the Town.

### OBJECTIVE 3.6.2

**To encourage trail development while also protecting adjacent land owners from potential negative impacts through the careful regulation of recreation use of the rights-of-way.**

- Policy 1            Multi-lot residential developments will be required to provide multi-model trail networks to the satisfaction of the Subdivision Authority at time of subdivision.
- Policy 2            The Town shall continue to support multi-use trail development to provide connections through the Town.

### OBJECTIVE 3.6.3

**To maximize the use of existing recreation facilities and parks and to plan the Town's future recreation and tourism needs.**

- Policy 1            The Town will strive to establish and implement a Recreation and Trails Master Plan.



- Policy 2        Upon completion of the Recreation and Trails Master Plan, if required, the Municipal Development Plan will be amended to incorporate relevant objectives and policies.
- Policy 3        Service clubs and citizens groups should be encouraged to assist with park development.
- Policy 4        The Town shall continue to work collaboratively with existing service clubs, not-for-profit organizations, and regional partners to improve and support existing recreation and tourism facilities within the Town.

### 3.7 TOURISM

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

#### OBJECTIVE 3.7.1

##### **To support and promote cultural tourism initiatives within the Town**

- Policy 1        The Town shall encourage the utilization and/or development of cultural, historic, and recreational resources to promote tourism, where appropriate.
- Policy 2        The Town shall encourage and, where possible, promote development of tourist facilities.
- Policy 3        The Town RV Park, located within the Town's municipal boundary, should continue to be considered an important tourist facility and, as such, should be maintained and upgraded.
- Policy 4        Pumpkin Park, located on West Railway Drive, should continue to be considered an important tourist facility and, as such, should be maintained and upgraded.

#### OBJECTIVE 3.7.2

##### **To cooperate with regional partners to encourage local and regional tourism**

- Policy 1        The Town shall cooperate with area tourism groups, municipal neighbours, and tourism zones in promoting local tourism linkages with neighbouring communities.
- Policy 2        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.

### 3.8 TRANSPORTATION AND PUBLIC UTILITIES

The development of transportation and utility systems can have a significant impact on land use within the Town of Smoky Lake. 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.

#### OBJECTIVE 3.8.1

**To encourage the safe, orderly, and efficient development of transportation and utility corridors including a hierarchy of streets and efficient parking.**

- Policy 1            A hierarchical street system should consist 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.
- Policy 2            A proposed hierarchical street system for Smoky Lake is shown on the Transportation Network Map (**Figure 4, page 29**). The Town will endeavour to implement this system through its development control and subdivision processes.
- Policy 3            Council shall encourage linear transportation and utility facilities to locate so that they:
- (a)            follow road allowances wherever feasible;
  - (c)            use corridors to integrate a number of utilities; and
  - (b)            minimize disruption of recreation, wildlife, and historic resources.
- Policy 4            The Town will endeavour to ensure the future development of a network of arterial and collector roadways in the configuration indicated in the Town's Master Services Plan in as much as:
- (a)            the transportation system complements future land use proposals;
  - (b)            the hierarchy of roadways comprising the network shown on the Future Land Use Plan will achieve efficient traffic movement in and through the Town;
  - (c)            the system will minimize unwarranted heavy volumes of traffic in sensitive areas; and
  - (d)            the elements of the transportation system themselves are mutually complementary.
- Policy 5            The Town will endeavour to protect from encroachment by other uses sufficient land for future arterial road rights-of-way.
- Policy 6            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.

- Policy 7            The Town will endeavour to enhance the appearance of roadways. Developers will be required to provide landscaping, including trees, along the medians and boulevards of roadways.
- Policy 8            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.
- Policy 9            Employers and employees shall be encouraged to use alternative parking areas to allow customers better access to the Town's retail and service outlets.
- Policy 10           To improve the visual image of the entrances to the Town, Town Council will encourage owners planning property improvements to consider using building materials, textures, colour, landscaping, and signs that would favourably complement and/or enhance the entrances to the Town. Town Council will 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.

**OBJECTIVE 3.8.2**

**To minimize conflicts between transportation, communications, or utility facilities and other land uses.**

- Policy 1            Council shall encourage high voltage power lines and high pressure pipelines to locate away from residential areas.
- Policy 2            Where proposed transportation and utility lines and facilities may adversely affect adjacent lands or land uses, the Town shall recommend or require as a condition of development of the line or facility such buffering as deemed appropriate to minimize any negative impacts.
- Policy 3            The Town may require future subdivision proposals adjacent to transportation and utility lines and facilities to provide such buffering as deemed appropriate.
- Policy 4            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.
- Policy 5            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.

### OBJECTIVE 3.8.3

**To encourage regional cooperation in the provision, operation, and maintenance of infrastructure services.**

- Policy 1      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 and sewage lagoons.
- Policy 2      Town Council supports the continued use of the Regional Landfill System concept and principles.
- Policy 3      The Town will endeavour to enhance the Town-owned and operated recycling facility to diversity and expand the number and type of materials accepted.

### OBJECTIVE 3.8.4

**To ensure that all subdivision and development conforms to municipal and provincial infrastructure and servicing standards.**

- Policy 1      Subdivision shall not be allowed where access to graded and graveled or paved roads in good condition does not exist, or where construction of a roadway and access to current Town standards to the site is not undertaken by the landowner/developer.

### OBJECTIVE 3.8.5

**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.**

- Policy 1      Service roads adjacent to Provincial Highways in the Town shall be considered as local roads and developed to appropriate standards.
- Policy 2      The Town shall require that land use 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.
- Policy 3      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 the Town of Smoky Lake engineering standards and which meets or exceeds all appropriate Provincial and Federal standards.
- Policy 4      The capacity of the water and sewer system shall be increased when warranted by increased population and/or use.
- Policy 5      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 endeavour 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.

- Policy 6 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.
- Policy 7 The Town will continue to endeavor to provide a reliable water supply and distribution system, an environmentally acceptable sanitary sewage collection and treatment system, and an efficient storm water collection and management system. The provision of these systems will be funded either by senior levels of government or by new development.
- Policy 8 The Town shall seek to acquire provincial funds for major improvements to water and sewage facilities.
- Policy 9 Wherever possible, all new service connections (power, telephone, etc.) should be underground, except in Industrial areas. In industrial areas, location of services will be at the discretion of the Development Authority.
- Policy 10 The Town will endeavour to maintain flexibility in the extension of municipal services into newly developed areas and will ensure that developers provide excess capacity to allow extensions into future development areas.
- Policy 11 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.
- Policy 12 The Town will 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.
- Policy 13 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.
- Policy 14 Off-site levies may be determined at the time of new development and, if required, shall be assessed on all new developments.

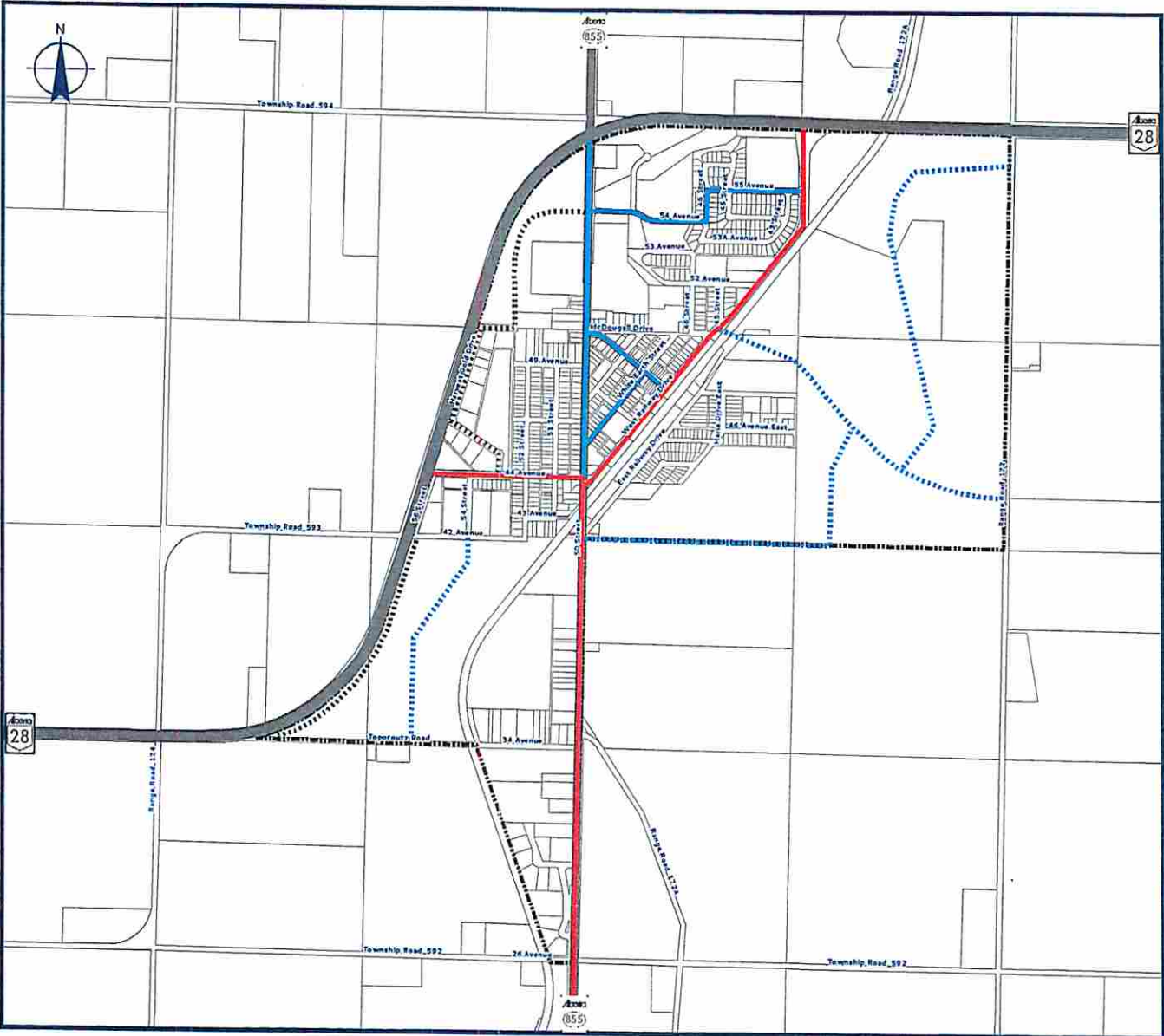
#### OBJECTIVE 3.8.6

**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.**

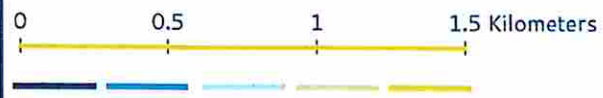
- Policy 1 The Town should endeavour to link existing trails, sidewalks, and recreation and community facilities. The Transportation Network Map (**Figure 4, page 29**) identifies desirable connections for future development, and linking to the existing system.

# Town of Smoky Lake

## Municipal Development Plan Transportation Network Map



- Town Boundary
- Highway
- Existing Arterial
- Proposed Arterial
- Existing Collector
- Proposed Collector
- Proposed Service Road



## 4 FUTURE DEVELOPMENT CONCEPT

### 4.1 FUTURE DEVELOPMENT CONCEPT

A development strategy has been developed for the Town of Smoky Lake 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 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 Iron Horse Trail and the Downtown core.

The goals, objectives and policies of the Plan support the orderly and economical 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 neighbourhood.

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.

### 4.2 FUTURE DEVELOPMENT CONCEPT MAP

The development strategy for the Town of Smoky Lake is illustrated on the Future Land Use map **Map 5 – Future Land Use, page 51**). 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 development concept map is to be used in concert 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 Development Concept 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 Smoky Lake County on an ongoing basis to address planning matters of inter-municipal concern.

## 4.3 LAND USE CLASSIFICATIONS

The Land Use Classifications shown on the Future Development Concept Map are defined as follows:

**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 neighbourhood.

**Commercial** refers to that area containing commercial uses and compatible office, residential, institutional and recreational uses. The Commercial area 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 on a limited and site specific basis.

Compatible highway commercial uses that would benefit from exposure along highway areas and that are visually attractive in appearance could also be considered within this area. Compatible recreational, park and institutional uses that cannot be reasonably accommodated elsewhere in the community may also be considered.

**Industrial** refers to existing and future industrial development that does not:

- (a) consume a large volume of water or produce high quantities of effluent or waste;
- (b) discharge toxic or noxious by-products into the air or groundwater system; or
- (c) 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.

**Iron Horse Mixed Use** refers to the area around that portion of the Iron Horse Trail located in Town, adjacent to the Downtown. This area has been identified as a special area within the community where mixed use, commercial and residential developments with special design standards will be encouraged.



## 5 SPECIFIC LAND USE AREAS

The following land use and development objectives and policies shall apply to all lands shown on the Future Development Concept Map within the Town of Smoky Lake and shall be used by the Town of Smoky Lake to guide decision-making regarding land use and development within the Town.

### 5.1 RESIDENTIAL USE AREA

The Town of Smoky Lake has experienced some single family residential development and a limited amount of multi-family residential development over the last ten (10) years. This trend affects the social, economic and environmental community of the Town.

There are three types of residential uses that characterize the Town. Single family residential developments are generally referred to as low density development. Medium density developments include duplex and some row housing. High density developments include apartment style condominium developments.

Most areas within the Town that have been developed for residential purposes are connected to municipal services although there are still some areas within the Town which are unserved or partially served.

This Plan strives to achieve a balance between providing opportunities for residential development while still supporting and preserving the livelihood and quality of life of the existing and future community, the physical environment and areas of historic and cultural significance within the County.

#### OBJECTIVE 5.1.1 HOUSING MIX

**To ensure that sufficient land and residential developments are available to meet future housing needs.**

- Policy 1            Town Council shall encourage private developers to participate in residential development.
- Policy 2            In cooperation with developers and other government agencies, the Town will endeavour 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.
- Policy 3            All new or revised residential area structure plan areas will have a residential housing mix normally reflecting a ratio of 80% low and medium density residential development and 20% high density residential development. A larger percentage of 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;
  - (c) that the development will provide a high percentage of social and/or affordable housing; and
  - (d) that the development will provide a higher percentage of public amenity areas including, but not limited to, park areas, trails, recreation amenities and/or public art.
- Policy 4 The Town will endeavour to provide the housing mix indicated above in each neighbourhood indicated in this Plan and within new neighbourhoods as they develop.
- Policy 5 The Town may encourage the development of innovative housing including new building forms, design and construction techniques.
- Policy 6 Rehabilitation of older, structurally sound housing units will be encouraged wherever feasible.
- Policy 7 Where the Town deems necessary, new residential developments will be required to provide buffering from potential negative impacts of adjacent land uses.

#### OBJECTIVE 5.1.2 NEIGHBOURHOOD PLANNING

**To ensure that residential development is orderly, planned, efficient, and encourages community and neighbourhood pride.**

- Policy 1 The Town will adopt the neighbourhood 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.
- Policy 2 The Town will require the preparation and approval of an Area Structure Plan or Outline Plan/Development Concept prior to the approval of a new residential neighbourhood. 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.
- Policy 3 Outline Plans/Development Concepts will only be permitted, at the discretion of the Subdivision Authority, for parcels of land smaller than 20 ha (50 ac) and/or developments that will generate a total residential population of less than 280 people within the Plan area.
- Policy 4 All Outline Plans/Development Concepts must be approved by resolution of Council prior to Subdivision Approval.
- Policy 5 The Town's overall density of residential development within a designated neighbourhood unit should be approximately 30 persons per net residential hectare. As average household size continues to decline, however, a somewhat higher overall

density standard may be considered in specific circumstances.

- Policy 6 Ground oriented medium density residential development will be permitted in each neighbourhood. Medium density residential sites should be spread throughout each neighbourhood rather than being concentrated in any one (1) area.
- Policy 7 Ground-oriented medium density residential development will not normally exceed a density of 50 units per net residential hectare.
- Policy 8 High density residential developments will not normally exceed a density of 100 units per net residential hectare.
- Policy 9 High density residential buildings will not exceed four (4) storeys in height.
- Policy 10 Notwithstanding **Policies 8 and 9** above, the Town may allow high density residential buildings which exceed four storeys in height or contain more than 100 dwelling units 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;
  - (c) that the development will provide a high percentage of social and/or affordable housing;
  - (d) that the development will provide a higher percentage of public amenity areas, including but not limited to, park areas, trails, recreation amenities and/or public art; and
  - (e) that any additional Emergency Services requirements necessary to the safety and security of the development and residents are provided by the developer.
- Policy 11 High-density housing family sites should locate adjacent to arterial or collector streets.

### OBJECTIVE 5.1.3 SUBDIVISION AND SITE PLANNING

**To ensure that future development provides a mix of housing types to meet a variety of life cycle demands and market preferences.**

- Policy 1 Different housing types should be appropriately related to neighbourhood and Town facilities and services and to schools. Senior citizens' housing and apartment buildings, for example, should be close to commercial facilities.
- Policy 2 Only compatible housing types should be sited adjacent to one another. Walkup apartment buildings, for example, are compatible with ground-oriented multiple family dwellings, but incompatible with single detached dwellings.
- Policy 3 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 neighbourhood security and provide visual privacy.

- Policy 4 Dwellings should have an adequate outdoor amenity area and should be designed so as to minimize energy loss.
- Policy 5 The Town may use architectural control of major developments so as to create an aesthetically pleasing residential environment.
- Policy 6 The noise levels for those areas so designated should be established prior to subdivision by the use of prediction techniques acceptable to Alberta Transportation. The developer shall be required to prove, to the satisfaction of the Town, that the noise level in outdoor residential areas is the lowest level technically attainable. In no case shall predicted noise levels in new development areas exceed 65 dBa Ldn in outdoor areas and 35 dBa Ldn within the dwelling unit.
- Policy 7 Wherever possible, street frontages should be minimized. Excessive frontage adds to development costs and increases maintenance costs.
- Policy 8 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.
- Policy 9 When single-family residential sites are constructed, such design features as loops, cul-de-sacs, and buffers to create quiet, low traffic areas should be incorporated.
- Policy 10 Duplexes, four-plexes, and walk-up apartments should be encouraged to locate in all residential districts within Town where the required development regulations can be satisfied and the development of higher density housing will not have an adverse impact on the existing neighbourhood.
- Policy 11 Multi-family units may be permitted in the downtown area on the second-storey of commercial buildings or adjacent arterial or collector streets.

#### OBJECTIVE 5.1.4 AFFORDABLE HOUSING

##### To ensure the development of affordable housing.

- Policy 1 The Town shall work with developers, home builders, government and non-government agencies to increase the proportion of affordable housing units.

#### OBJECTIVE 5.1.5 DEVELOPMENT PHASING

##### 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.

- Policy 1 The Town shall require the phasing and staging of future development in order to ensure contiguous development and the orderly extension of roadways and municipal services.
- Policy 2 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.

- Policy 3 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.
- Policy 4 The residential phasing policies are designed to discourage "leap frog" development and mitigate potential costs associated with future residential development in locations which are separated from previously developed areas.
- Policy 5 The Future Land Use Map (**Figure 5 – page 51**) illustrates the Town's preferred plan for the phasing of new residential developments based on current development locations, infrastructure capacity within the Town and best planning practices. Two phases are shown on the Future Land Use Map. The preferred order for new residential development is as follows:
- (a) infill development on previously subdivided parcels within the existing development area of the Town;
  - (b) those areas with access to existing municipal services; and
  - (c) those areas without access to existing municipal services.
- Policy 6 Notwithstanding **Policy 1** above the Residential Phasing 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 the 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.

#### OBJECTIVE 5.1.6 RESIDENTIAL INFRASTRUCTURE

**To minimize municipal costs associated with residential development.**

- Policy 1 All residential development shall be serviced efficiently and be consistent with the Town's Master Services Plan.

## 5.2 COMMERCIAL USE AREA

The intent of the Plan is to accommodate a range of commercial facilities, primarily located within the downtown area, adjacent to highways, and within established commercial areas. Commercial developments provide a service to local residents, the highway 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.

### OBJECTIVE 5.2.1

**To ensure that there is an adequate supply of competitively priced commercial land to realize Smoky Lake's commercial development potential.**

- Policy 1            Town Council shall encourage developers to participate in commercial development.
- Policy 2            Town Council will continue to encourage the development of the Town of Smoky Lake as an important regional commercial/human service centre for the agricultural industry and for natural resources industry located in the Smoky Lake region.

### OBJECTIVE 5.2.2

**To separate and distinguish between various commercial uses.**

- Policy 1            Town Council shall encourage four types of commercial development, and shall distinguish them with different Districts in the 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)            Neighbourhood Commercial – small retail outlets intended to provide goods and services to local residents.
- Policy 2            All future primary, general and highway commercial development should occur on lands designated Commercial on the Future Development Plan. All future neighbourhood commercial development may occur where specifically indicated in the Town's Land use Bylaw within the areas designated Residential on the Future Development Plan.
- Policy 3            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.
- Policy 4            All Future highway commercial development will be serviced efficiently and be consistent with the Town's Master Services Plan.

- Policy 5 Sites which are highly visible and determined to be of critical importance to the future development of downtown and the gateway area have been identified on **Figure 4 – page 51**. When development occurs on these sites, 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.

#### OBJECTIVE 5.2.3

**To recognize emerging trends in retailing and commercial land use, including the creation of mixed use intensification nodes for future development areas.**

- Policy 1 Mixed-use developments that provide for commercial and residential uses within the same building will be encouraged.
- Policy 2 The Town shall endeavour to identify important development sites and opportunities that have mixed-use development potential and that would benefit the community.
- Policy 3 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.

### 5.3 INDUSTRIAL USE AREA

For the purpose of this Municipal Development Plan the term "industry" refers to manufacturing or warehousing and storage; and includes both light and heavy industry. Industries that may have high levels of noxious emissions or noise are referred to as heavy industry. Light industry is not noxious and is generally compatible with other uses. Existing industrial uses within the Town can be classified as light industrial.

The Town recognizes that industrial developments can be of benefit to the Town by providing employment, tax dollars and services to Town residents. If planned effectively, the negative impacts an industry may have on the surrounding area can be mitigated or minimized.

This Plan encourages the diversification of the Town's economic base by identifying land and policies to support the development of a diverse range of industrial developments within the Town.

#### OBJECTIVE 5.3.1

**To ensure that there is an adequate supply of competitively priced industrial land in appropriate locations to realize the Town's industrial development potential.**

- Policy 1 It is the policy of this Plan that the areas designated Industrial on the Future Land Use Concept shall be developed as industrial uses, and that industrial development shall be directed to those lands.
- Policy 2 The Town will encourage concentrated industrial growth by directing future industrial development to the industrial area in order to minimize conflicts with neighbouring land uses, to facilitate the economical provision of municipal services, and to promote an

efficient industrial land use pattern.

- Policy 3 Only light industrial uses will be allowed within the Town boundary.
- Policy 4 Town Council shall encourage private developers who own land within the Industrial Land Use Designation to develop their land for industrial use.
- Policy 5 The Town may encourage the gradual relocation of industrial uses which are not in industrial areas to the industrial area.
- Policy 6 The sizing and servicing of industrial sites should reflect the requirements of a wide range of light industrial uses such as construction, trucking, manufacturing and wholesaling activities, etc.
- Policy 7 Existing and future industrial activities in the industrial area will be protected by preventing encroachment of non-industrial uses.
- Policy 8 Future industrial development will demonstrate adequate fire flow capacities prior to development approval and after completion of construction to the satisfaction of the Town's Fire Department.
- Policy 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.

#### OBJECTIVE 5.3.2

**To ensure that the site design and visual appearance of industrial developments is compatible with surrounding land uses.**

- Policy 1 The visual appearance of industrial buildings, the location of roadways, landscaping and buffering will be considered in order to ensure compatibility with surrounding 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.
- Policy 2 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, colour and signs that would favourably enhance the industrial environment at the time of development and will be encouraged to properly maintain, add and improve such features and materials to enhance the industrial environment.

#### OBJECTIVE 5.3.3

**To encourage local and regional industrial development.**

- Policy 1 The Town will seek the assistance of other levels of government in promoting local



industrial development opportunities.

- Policy 2 The Town will cooperate with local business groups in promoting the municipality as a good place to live and establish business.
- Policy 3 The Town will encourage the Community Economic Development officer to actively seek out industries which could locate in the Town.
- Policy 4 Existing local industrial firms with growth potential will be encouraged to expand their production facilities in appropriate locations.
- Policy 5 Town Council will encourage the development of a regional industrial base in order to sustain those activities associated with the development of the adjacent resources of the area.

## 5.4 INSTITUTIONAL USE AREA

There are currently a number of Institutional Use areas within the Town of Smoky Lake which reflect the large number of excellent social services and facilities currently located within the Town. These areas include the Town and County municipal offices, H.A. Kostash School, as well as community and health service facilities.

### OBJECTIVE 5.4.1

**To provide adequate public and quasi-public facilities to meet the Town's needs.**

- Policy 1 It is the policy of this Plan that the areas designated Institutional on the Future Land Use Plan shall be developed in parks, recreation facilities, institutional uses (such as schools, health care facilities, arenas, etc.), and that such development shall be directed to those lands designated Institutional.
- Policy 2 Public and quasi-public building uses in this policy shall be:
- (a) educational facilities (eg., schools, Athabasca University)
  - (b) community facilities (eg., Town office, community centre, pool, fire hall, etc.)
  - (c) government facilities (eg., provincial buildings)
  - (d) institutional facilities (eg., churches)
  - (e) medical facilities (eg., hospital)
- Policy 3 All major institutional development should occur on lands designated Institutional on the Future Development Plan. However, small institutional uses may occur in other lands, at the discretion of the Town's Development Authority.
- Policy 4 All public and quasi-public facilities shall be properly maintained.

#### OBJECTIVE 5.4.2

**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.**

Policy 1            The Town shall encourage other government agencies and not-for-profit agencies to locate in those areas designated as institutional use on the Future Land Use Concept Map.

### 5.5 RECREATION AND OPEN SPACE USE AREA

Town of Smoky Lake 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 a variety of policies to encourage recreation within the community.

#### OBJECTIVE 5.5.1

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

Policy 1            The only developments which will be allowed within this area are low intensity park, recreation, or community uses.

Policy 2            Significant environmental features will be preserved in their natural state.

### 5.6 IRON HORSE TRAIL AREA

The lands adjacent to the Iron Horse Trail and in proximity to the Downtown Area provide a unique opportunity for the Town. There are opportunities to develop specific commercial uses related to the trail users, and offer a valuable tourism service. The Iron Horse Trail Area is intended to provide more detailed guidance for the development of tourism, recreation, and commercial services to encourage trail users to stop in the Town while travelling thru or alternatively to use Smoky Lake as a starting point for their use of the trail.

#### OBJECTIVE 5.6.1

**To provide opportunities for unique tourism and trail related commercial development adjacent to the Iron Horse Trail.**

Policy 1            Small-scale or seasonal commercial developments shall be encouraged.

Policy 2 The Town should study the feasibility of developing a boardwalk commercial development adjacent to the Iron Horse Trail.

**OBJECTIVE 5.6.2**

**To ensure a high standard of architectural design and landscaping adjacent to the Iron Horse Trail**

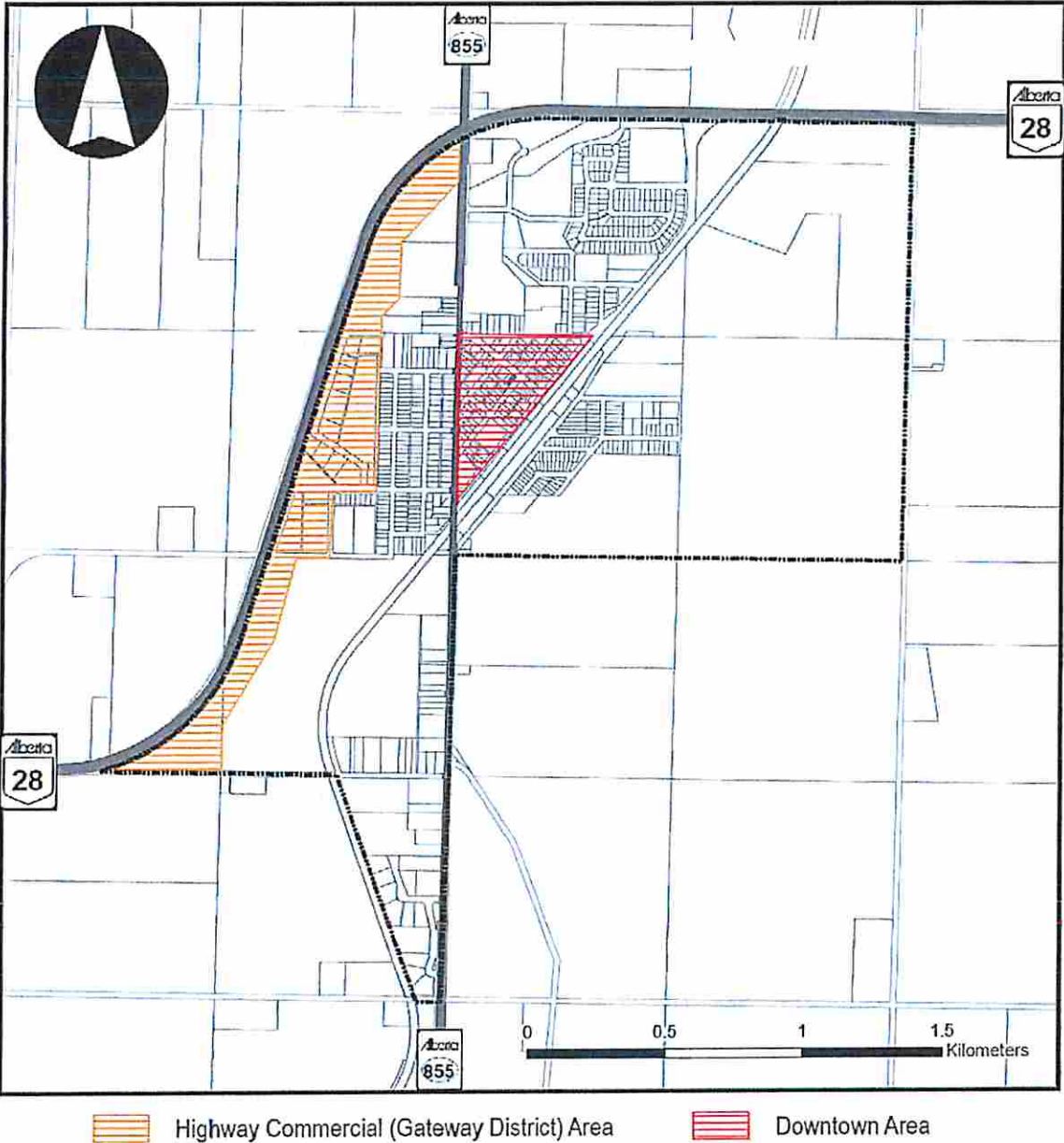
Policy 1 New developments and major renovations on lands within this Area shall be developed to high architectural standards.



Potential commercial developments adjacent to Iron Horse Trail.

# 6 OVERLAY AREAS

The Overlays in this Section apply to special areas in the Town which require special objectives and policies in addition to those of the underlying Land Use Areas. Development in these areas may require that additional information be submitted by the applicant in order to ensure the suitability of potential development sites. Overlay Areas are shown on the figure below.



## 6.1 STATUTORY PLAN AREAS

The purpose of the Statutory Plan Overlay is to identify areas within the Town where there are existing statutory plans such as area structure plans or area re-development plans. Developments in these areas are required to conform to all applicable policies within the relevant statutory plan as well as the objectives and policies in the Town's Municipal Development Plan.

Currently there are no Statutory Plan Overlay areas within the Town.

## 6.2 DOWNTOWN AREA

Downtown is the core of any community. It is the place that sets the tone, creates the identity and personality of a community. The "downtown" is one of the most important business districts in any community. It provides opportunities for spontaneous interaction, for shopping, for dining and for celebration. Balancing highway commercial growth with the growth and development of the Downtown area will help generate increased community pride, increased entrepreneurial interest in the community and could even serve to increase tourism potential within the Town.



### OBJECTIVE 6.2.1

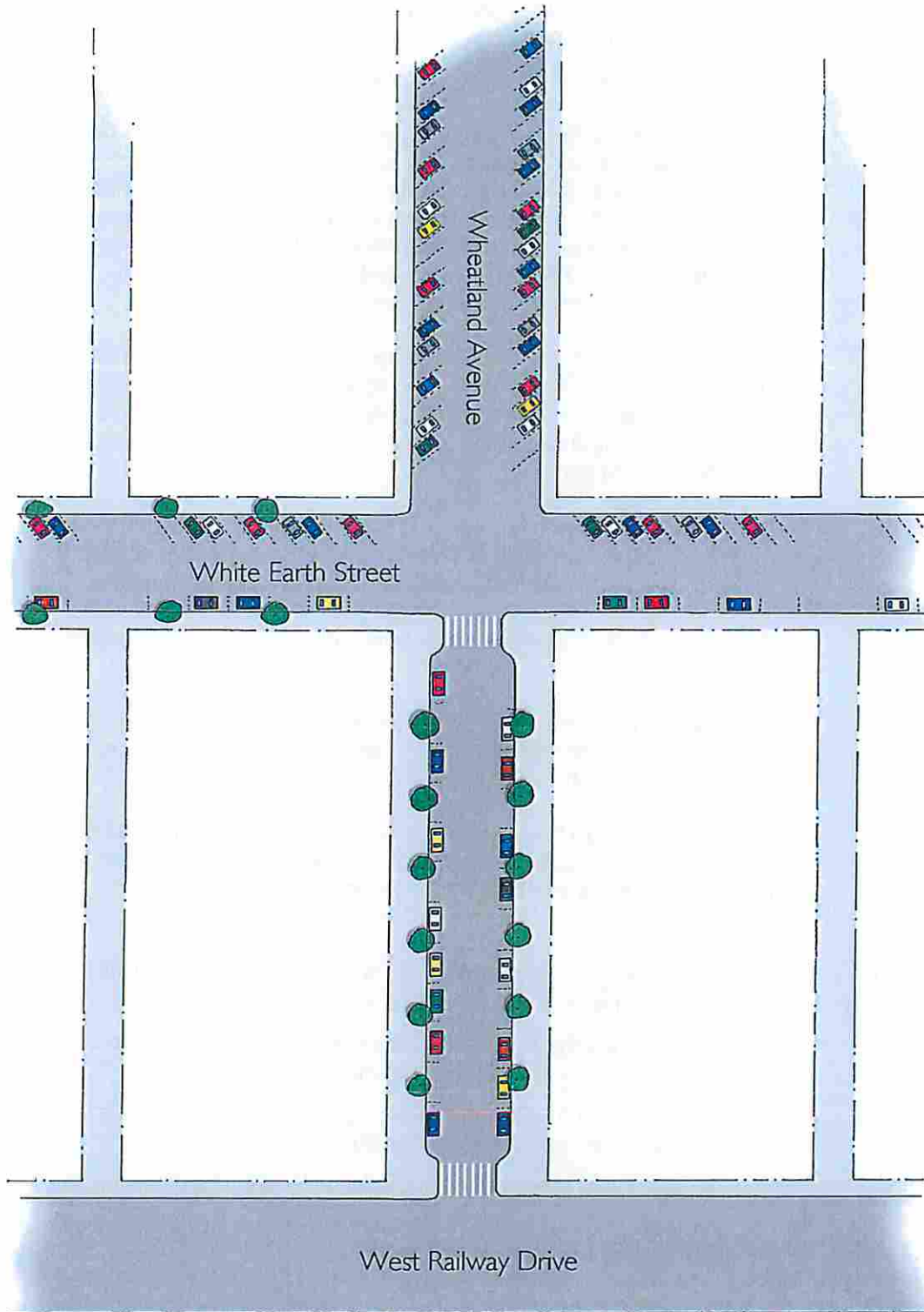
**To ensure that the Downtown is attractive, vibrant, and provides for an appropriate mix of uses and modes of transportation.**

- Policy 1      Lands within the Downtown Area Overlay on the Future Land Use Concept shall be developed in local commercial uses, mixed use developments, and high density residential developments.
- Policy 2      Primary Commercial development, mixed use development, and high density residential development shall be encouraged to locate on those lands designated Downtown.
- Policy 3      Development and expansion of the downtown core, when demands warrant, would normally proceed as follows:
- (a)      First, development of vacant lots and/or redevelopment of commercial properties and buildings located in the downtown.
  - (b)      Second, development of vacant lots and/or redevelopment of commercial and

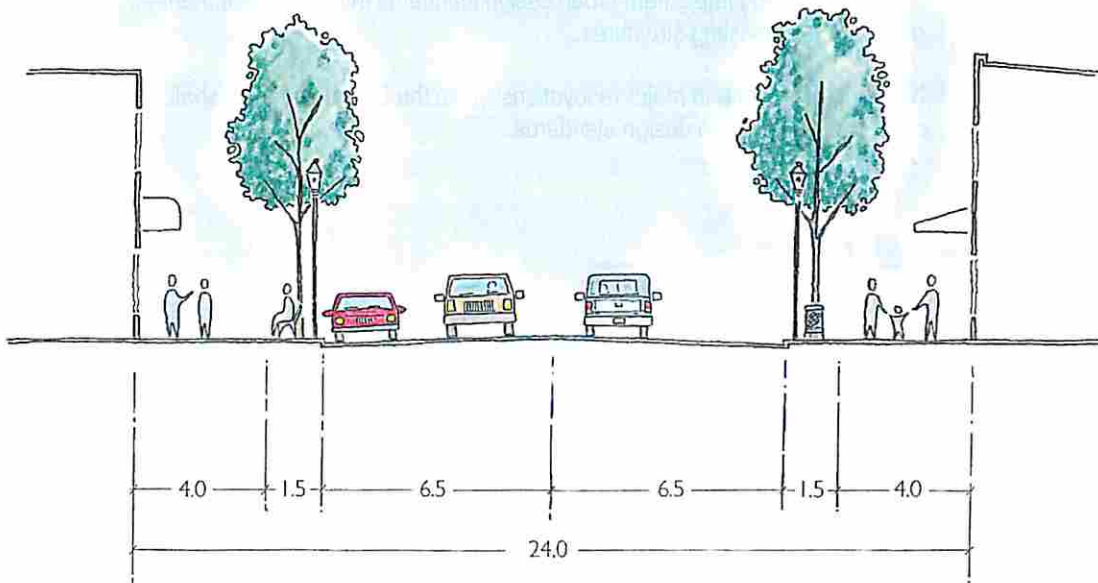
non-conforming uses located in existing commercial districts adjacent to the downtown.

(c) Third, redevelopment of residential land located near the downtown.

- Policy 4 In order to ensure that the Downtown area remains and is enhanced as a viable “downtown hub” area, any development of residential uses in the Downtown, which shall generally be defined as that area bounded by 50<sup>th</sup> Street to the west, by McDougall Drive to the north, and West Railway Drive to the south-east, other than residential uses which are strictly accessory to commercial uses or located in apartment buildings where the main floor of the building is entirely occupied by commercial uses, will be considered as discretionary uses and considered on a case by case basis.
- Policy 5 New office development uses will be encouraged to locate within the Downtown Overlay Area. The rehabilitation of potentially healthy commercial buildings will be encouraged. Rehabilitative measures may involve structural repairs, cleaning, painting, or installing decorative features such as awnings, canopies, or shutters and installing street furniture such as benches and planters.
- Policy 6 The rehabilitation or replacement of existing dwellings in the Downtown area which are not accessory to commercial uses or within buildings which are entirely devoted to commercial uses on the main floor may be considered on a discretionary basis.
- Policy 7 The conversion of existing dwellings in the Downtown area to commercial uses will be encouraged.
- Policy 8 Residential uses which are strictly accessory to commercial uses may be allowed within the Downtown area. These developments will be encouraged to be predominantly and clearly commercial in nature with the residential use as a secondary use.
- Policy 9 The Town will endeavour to ensure that the maximum amount of land in the Downtown area which is currently vacant or being used for residential purposes is developed for commercial uses, mixed uses or high density residential uses within the time frame of this Plan.
- Policy 10 The Town will strongly encourage the development of an attractive pedestrian environment within the Downtown area. This may involve:
- (a) using building setbacks to create pedestrian rest areas and attractive landscaped niches at convenient locations;
  - (b) removing obstructions to pedestrian flow, providing sufficient sidewalk widths, and clearly marking pedestrian crosswalks;
  - (c) the development of pedway corridors between streets in the downtown core,
  - (d) encouraging businesses to provide rear or side entrances to offer access to employee and customer parking areas.
- Policy 11 The Town will endeavour to ensure an attractive street appearance in the Downtown area by providing street furniture and landscaped areas which will give life and character to the street scene. Laneways should also be made attractive, designed for security reasons and improved, where necessary, for vehicular and pedestrian traffic.



Realignment of parking and sidewalk widening along Wheatland Avenue



**Cross section of proposed street widening along portions of Wheatland Avenue (distances in metres)**

- Policy 12      Yards at the rear of business premises should be neat and properly maintained to present an attractive appearance to adjacent land uses. Dilapidated accessory buildings should be removed. Debris and weeds shall not be allowed.
  
- Policy 13      The Town shall investigate mechanisms and implementation measures required for the creation of an incentive program to encourage existing development in the Downtown to revitalize.
  
- Policy 14      The Town will endeavour to ensure that adequate loading/unloading spaces are provided at the rear of business premises to discourage curb loading/unloading of goods.
  
- Policy 15      Off-street parking areas should be properly drained, paved or graveled, safe for night use, landscaped and screened from non-commercial uses by means of a fence, earth berm, or shrubbery.
  
- Policy 16      Appropriate access for emergency vehicles should be provided to all buildings.

**OBJECTIVE 6.2.2**

**To define urban design expectations for the Downtown Area and provide direction for understanding urban design standards.**

- Policy 1      The Town shall establish clear urban design standards for the Downtown Commercial area.
  
- Policy 2      The Town shall work with downtown business owners, agencies, the Smoky Lake &



District Chamber of Commerce, developers, and other interested parties, to clearly communicate and implement urban design standards in new development and renovations of existing structures.

- Policy 3 New development and major renovations within the Downtown Area shall conform to approved Town urban design standards.

### OBJECTIVE 6.2.3

#### To promote the downtown.

- Policy 1 The Town shall work collaboratively with downtown businesses, agencies, and the Smoky Lake & District Chamber of Commerce to actively promote the downtown locally and regionally.
- Policy 2 The Town shall encourage new businesses to locate within the Downtown Area, where appropriate.
- Policy 3 The Town shall endeavour to support the retention and expansion of existing businesses within the Downtown Area.
- Policy 4 The Town shall endeavour to install signage at the intersection of Highway 855 and West Railway Drive to indicate the entrance to the Downtown Commercial District.

## 6.3 HIGHWAY COMMERCIAL (GATEWAY DISTRICT) AREA

The lands and development along Highway 28 provide an important “first impression” of the Town of Smoky Lake for visitors and travelers. The commercial development offers important services related to highway travel and serves as a gateway area. The effective use of these lands can benefit the rest of the Town and its businesses by promoting a positive image to Highway travelers.

### OBJECTIVE 6.3.1

#### To provide opportunities for Highway Commercial development adjacent to Highway 28.

- Policy 1 The Future Land Use Map shall provide areas for commercial development on lands adjacent to Highway 28.

### OBJECTIVE 6.3.2

#### To define urban design expectations for the Highway Commercial Area and provide direction for understanding urban design standards.

- Policy 1 The Town shall establish clear urban design standards for the Highway Commercial Area.

Policy 2 The Town shall work with downtown business owners, agencies, the Smoky Lake & District Chamber of Commerce, developers, and other interested parties, to clearly communicate and implement urban design standards in new development and renovations of existing structures.

Policy 3 New development and major renovations within the Highway Commercial Area shall conform to approved Town urban design standards.



Examples of highway commercial uses developed with architectural controls.

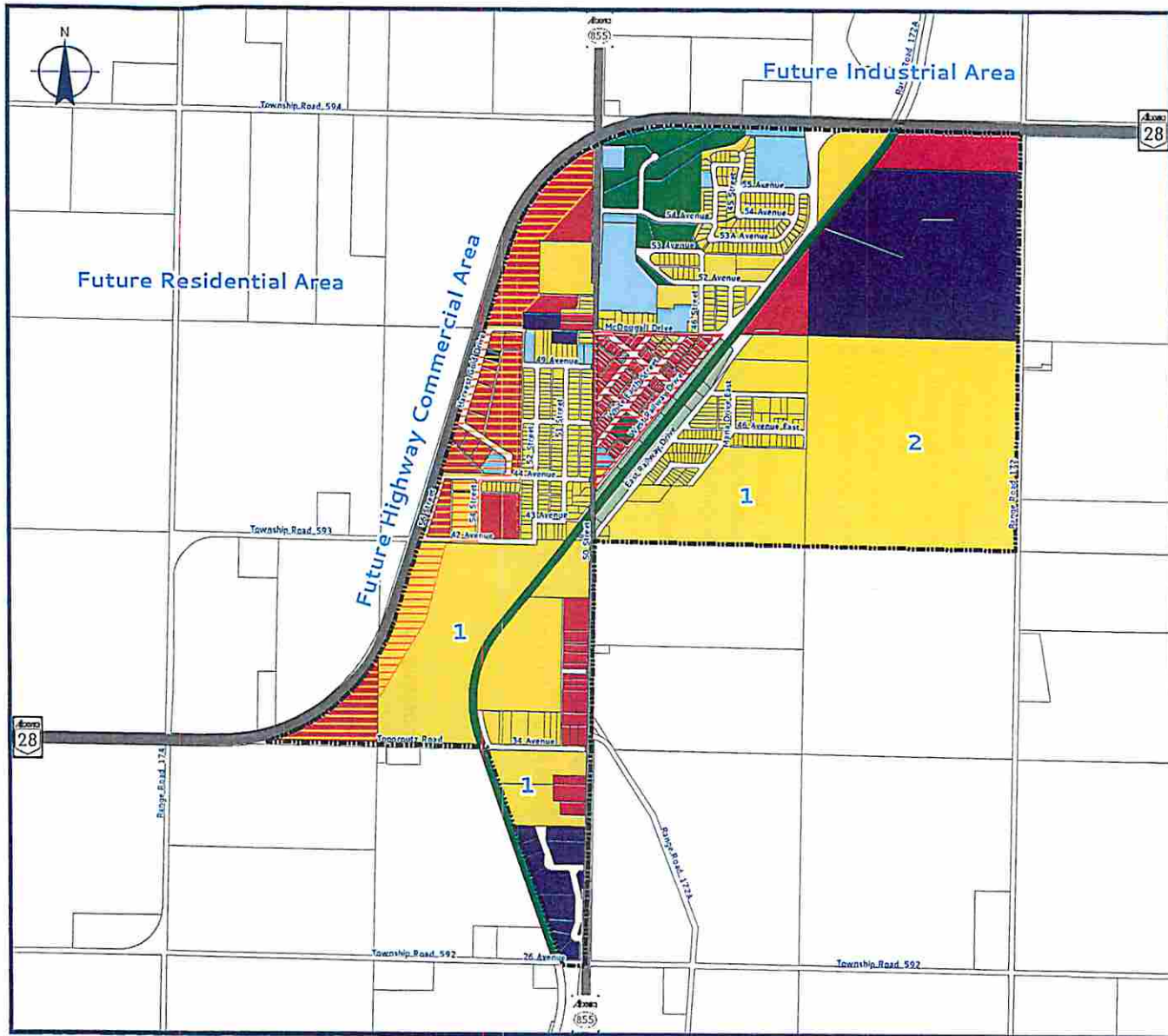
### OBJECTIVE 6.3.3

To encourage a welcoming and positive image for the Town of Smoky Lake on lands adjacent to Highway 28.

- Policy 1        Developments and signage adjacent to Highway 28 shall be of high architectural and design standards to encourage a high quality "first impression" of the Town and encourage the travelling public to turn off the highway and spend some time in the community.
- Policy 2        The Town shall endeavour to identify and acquire sufficient land at key sites near the western and eastern boundaries of the Town along Highway 28 to install gateway signage and landscaping.
- Policy 3        The Town shall encourage businesses along Highway 28 to maintain the appearance of their properties to encourage a positive image of the Town and its services.
- Policy 2        The Town, in consultation with AB Transportation, shall encourage the development of treed or landscaped buffers along the eastern boundary of Highway 28 to improve the aesthetic quality of the Highway Commercial area, to the satisfaction of the Development Authority.











Example of landscaped buffers along highway commercial areas.

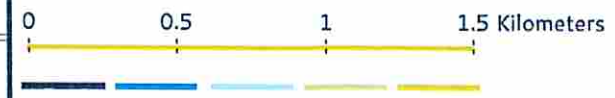


# Town of Smoky Lake

## Municipal Development Plan Future Land Use Map

-  Downtown Overlay
-  Gateway Overlay
-  Residential
-  Institutional
-  Iron Horse Mixed Use
-  Commercial
-  Recreational
-  Industrial

Numbers indicate the order of development phases



# 7 PLAN ADMINISTRATION

## 7.1 AUTHORITY OF THE PLAN

Pursuant to the Municipal Government Act, R.S.A., 2000, this Plan shall be adopted by the Town of Smoky Lake, as the Town of Smoky Lake Municipal Development Plan. Subdivision, development and re-development of lands within the Town of Smoky Lake by the Municipality and general public shall be in accordance with the provisions of this Plan. Council shall encourage the Provincial and Federal governments to have regard for the provisions of this Plan in the development and re-development of crown lands, and in the formulation and implementation of Provincial and Federal policies and programs, within the Town of Smoky Lake.

### OBJECTIVE 7.1.1

**To ensure that all municipal statutory and regulatory planning documents are consistent and up-to-date and to conduct reviews and consider amendments to the Plan as required.**

- Policy 1            When this Plan or any part thereof takes effect, the Land Use Bylaw of the Town of Smoky Lake shall be amended, if necessary, to conform to this Plan.
- Policy 2            The Municipal Government Act outlines the procedure for an amendment to the Municipal Development Plan. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the plan goals and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the Plan's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.
- Policy 3            Planning is a continuous process and it is important that the Municipal Development Plan be monitored, reviewed and updated in order to ensure that the planning needs of the Town are being met. A review may be appropriate when:
- (a)        changes in economic, social or technical developments occur,
  - (b)        a new Council is elected, or
  - (c)        an amendment to the plan is made.
- A major review should be undertaken at least once every five years.

### OBJECTIVE 7.1.2

**To engage in cooperative and collaborative communication with municipal, regional, and provincial partners.**

- Policy 1            The planning process must include and involve neighbouring municipalities. To that end, the Town of Smoky Lake will actively consult with any adjacent or nearby municipality during the consideration of amendments to this Plan, amendments to the Land Use Bylaw, proposed subdivisions, or significant discretionary development permits when the proposal is in close proximity to the adjacent municipality or when, in the opinion of the Town of Smoky Lake, the proposal may impact the adjacent municipality, in order to

obtain the adjacent municipality's views on the proposal. The approving authority will give careful consideration to any matters raised during this consultation; however, the Town of Smoky Lake will not be bound by the recommendations of the adjacent municipality.

## 8 APPENDICES

### 8.1 SUSTAINABLE RESOURCE DEVELOPMENT GUIDELINES

Source: Alberta Sustainable Resource Development. (2007). *Sustainable Resource Development Standard Recommendations to Municipal Subdivision Referrals*.