

VILLAGE OF ALIX



MUNICIPAL DEVELOPMENT PLAN





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INTRODUCTION AND PURPOSE

1.0 INTRODUCTION AND PURPOSE

The *Municipal Government Act*, RSA, 2000 (as amended) requires all municipalities with a population of 3,500 or more to prepare and adopt a Municipal Development Plan. The *Act* also allows for any municipality with a population less than 3,500 to adopt a Municipal Development Plan. The *Act* states that a Municipal Development Plan must address such issues as future land use and development in the municipality, the provision of municipal services and facilities, and intermunicipal issues such as future growth areas and the co-ordination of transportation systems and infrastructure.

The Alix Municipal Development Plan is intended to guide community growth and development for the next 25-years. The purpose of the Municipal Development Plan is to translate a community's vision statement for the long-term sustainability of the Village into a meaningful set of goals, objectives, and policies intended to benefit the entire community.

The Municipal Development Plan is a policy document intended to direct future land use and development. It is a general document that focuses on the community's long-term outlook and helps Council evaluate immediate proposals in the context of the community's desired long-term future. More detailed plans for site-specific developments are undertaken as part of the Area Structure Plan, Area Redevelopment Plan, or Outline Plan processes, which must be designed in accordance with the general policy guidance of the Municipal Development Plan.

The Municipal Development Plan does not change the land use designation of a specific property. The Land Use Bylaw is a regulatory mechanism for controlling land uses based on today's conditions. The Municipal Development Plan represents the community's vision for the future while the Land Use Bylaw helps govern the path towards achieving that vision.

The Municipal Development Plan is intended to be a dynamic document that evolves with the community. Revisions to the plan are implemented when warranted and a formal review of the document will occur at regular intervals. Amendments to the Municipal Development Plan must be approved by Council. For every proposed amendment a public hearing must be conducted prior to Council giving consideration to the amendment. Any development proposal requiring a Land Use Bylaw change that is inconsistent with the Municipal Development Plan will require an amendment to the Municipal Development Plan prior to or concurrent with approval of the Land Use Bylaw change.



COMMUNITY CONTEXT AND TRENDS

2.0 COMMUNITY CONTEXT AND TRENDS

Regional Setting

The Village of Alix is located on Highway 12 mid-way between the Towns of Lacombe and Stettler in the County of Lacombe #14. It is situated 68km (42 miles) east of Red Deer and 190 km (118 miles) south of Edmonton.

The Village is located in a historically strong agricultural and oil producing region. The strong agricultural industry is highlighted by the Rahr Malting Plant, which opened in 1993 and is one of the most advanced malting facilities in the world. It is conveniently situated adjacent the southeast corner of Alix at the intersection of both the Canadian Pacific and Canadian National Railway lines.

Alix is located in gently undulating terrain and surrounded by productive farmland and tree stands. Alix Lake, a significant feature within the Village, is located south of Highway 12, with Parby Creek flowing to the north from the lake. Provincial Recreational Areas including Buffalo Lake and the growing summer villages of Rochon Sands and Whitesands, are located approximately 15 km's (9 miles) east of Alix.

Population Growth

The Village of Alix has experienced both population increases and decreases since 1951 when it totaled 461 people. Table 1 illustrates that declines during the periods of 1966-1971 and 1986-1996 were offset by gains at all other times including 26 additional people between 2001-2006, which represents an average annual growth rate of 0.62%.

Table 1 - Population Growth – Village, Region and Province

Population	Alix	Lacombe County	Alberta
2006	851	10,451	3,290,350
2001	825	10,572	2,974,807
1996	765	9,761	2,696,826
1991	782	9,278	2,545,553
1986	793	8,857	2,375,278
1981	837	8,783	2,237,724
1976	669	8,399	1,838,037
1971	565	8,104	1,627,874
1966	636	8,367	1,463,203
1961	631	8,725	1,331,994
1956	517	8,351	1,123,116
1951	461	8,612	939,501

Source: Statistics Canada

Average annual percentage changes in population are found in Table 2 illustrating the changes in 5-year intervals over the last 20-years.

Table 2 - Population: Average Annual Percentage Change

	1986- 2006	1991- 2006	1996- 2006	2001- 2006
ALIX	0.37%	0.59%	1.13%	0.63%

Source: Alix Master Plan



COMMUNITY CONTEXT AND TRENDS

Development Trends

An Outline Plan was prepared in 2008 for 19 hectares of land on the northwest side of Alix Lake south of 49th Ave. The proposal calls for 125 detached units on low density (R1) lots and 85 units on slightly narrower R1A lots. The planned density is approximately 11.13 dwelling units per hectare (du/ha). This is slightly higher than the density of the existing housing stock, which was estimated in the Alix Master Plan at 8.9 du/ha. Approximately 2.19 hectares of the new development will consist of open space and a storm water management facility. Using Alix's current average of 2.46 persons per dwelling, the result could be an additional 516 people. The subdivision can be accessed via either 54 St or 49 Ave.

Demographic Overview

Table 3 provides a breakdown of the population by age group. While the overall population in 2006 has increased slightly since 1981, there have been some noteworthy changes within the past five years. Since 2001, the number of people between the ages of 0 and 19 has declined significantly. Correspondingly, there has been a decline in the number of people aged 35-44, which suggests that families with young children are leaving Alix. However, there has been an increase of 28.57% since 2001 in the number of people aged 20-24 and 22.22% of people aged 25-34. This group is either looking to settle down to raise a family or maybe has already begun to raise a family. This possibility is supported by the fact that although the number of children has decreased significantly, the number of households containing a couple with children has actually increased slightly since 2001.

At the other end of the spectrum, there has been a significant increase since 2001 in the number of people aged 45-64, which represents the baby boom generation. Therefore, the number of empty-nest households, couples whose children have left home, appears to be increasing. The recent decline 22.2% of people aged 65-69 should also be examined. Age group trends may impact the demand for educational, social, medical and recreational facilities and services.

Table 3 - Age Group Comparison over Time

Age Group	1981	1991	2001	2006	Percent Change		
					1981-2006	1991-2006	2001-2006
0 - 4	80	70	30	60	-25.0%	-14.2%	100.0%
5 - 9	70	65	65	50	-28.6%	-23.1%	-23.1%
10 - 14	70	70	85	50	-28.6%	-28.6%	-41.2%
15 - 19	60	50	70	65	8.33%	30.0%	-7.1%
20 - 24	55	35	35	45	-18.2%	28.6%	28.6%
25 - 34	135	125	90	110	-18.5%	-12.0%	22.2%
35 - 44	70	110	155	115	64.3%	4.6%	-25.8%
45 - 54	70	60	110	145	107.1%	141.6%	31.8%
55 - 64	95	90	70	95	0.0%	5.5%	35.7%
65 - 69	50	35	45	35	-30.0%	0.0%	-22.2%
70+	80	85	80	80	0.0%	-5.9%	0.0%
Total	835	780	825	851	1.9%	9.1%	3.1%

Source: Statistics Canada

VISION STATEMENT



3.0 VISION STATEMENT

Vision

Identifying a collective vision is an important component of community planning. Alix has defined a community vision based on its heritage, environment, the values of its citizenry, and its aspirations for future generations. The proper stewardship of community assets, while managing the pressures of growth, is a balancing act that will require foresight, long-range planning, and a great amount of community involvement. Periodically Alix will need to review its vision to ensure it continues to focus in the right direction. Alix's vision statement reads as follows:

- *"The Village of Alix is a diverse community with a friendly, family-oriented, small-town atmosphere committed to preserving and enhancing its historic and environmental character, the quality of its neighbourhoods, the diversity of employment opportunities, and a diversity of arts, cultural, and recreational pursuits.*

The Village of Alix promotes public participation in civic, social, and cultural endeavors by reaching out to its residents and businesses involving them in important decisions and working cooperatively to determine the best overall course of action. Through support of its residents and businesses the Village in return benefits from the community's service, leadership and generosity."

Guiding Principles

Developing a set of principles that support the community vision is another important part of the framework of the Alix Municipal Development Plan. Inevitably, Alix will have to make decisions on community issues that are either not addressed in the Municipal Development Plan or that are inconsistent with the specific recommendations found in the plan. In such cases, the guiding principles can be a valuable reference in determining if a specific proposal is consistent with the direction stated in the Municipal Development Plan. The guiding principles are as follows:

1. **Preserving the small-town atmosphere should be a priority for the Village:** Control and manage future growth in a fashion that complements and preserves the local small-town character.
2. **Public involvement is key to a successful future:** Involvement of individual citizens, businesses, and organizations in both private and public endeavors will strengthen the community and foster a stronger sense of community ownership.
3. **Downtown Alix should be the centre and focus of social, commercial, and community life:** The downtown should maintain a balance of goods and services, residences, and activities that attract people to the area. It should remain a daytime and evening destination for commerce, entertainment, social interaction and government.
4. **Alix shall actively participate in regional initiatives:** The Village will work together with surrounding jurisdictions to further shared local and regional interests while maintaining the autonomy to advance local interests on behalf of its residents.

VISION STATEMENT

5. **Historic preservation is vitally important to preserving the character of the community:** The Village is committed to protect its historic resources as a means of fostering community pride and encouraging the preservation of its local assets.
6. **Fostering an attractive business environment compatible with the community's character is imperative for the Village's long-term success:** An environment that attracts and retains commercial and industrial investment opportunities that are compatible with the community is vital to the Village's future prosperity and quality of life.
7. **Publicly accessible natural areas are an essential part of a great community:** Open space and environmentally sensitive areas should be integrated with new development and in re-development areas to preserve natural systems, wildlife habitats, and allow the Village to capitalize on its natural assets.
8. **The Village should continue to emphasize Alix Lake as an important element of the community's environment:** Alix Lake is the most significant physical and visual element of the Village. Alix should emphasize the lake's importance as a unifying element of the community, as well as its role as a gathering area. Lands adjacent to the lake should accommodate public access and viewing areas.
9. **Alix should be proactive in planning for its future:** Alix will be a better place if change is managed and well planned. The community should shape its future rather than simply letting it happen.
10. **Alix should maintain a strong public infrastructure:** Alix's streets, utilities, parks, and public buildings are essential core components of the community. These public investments enhance the community's image, reduce long-term costs, and make Alix a more desirable place to live and work.
11. **Alix should maintain a housing supply that offers a full range of choices:** Alix should offer affordable housing choices that serve a broad range of incomes, lifestyles, and age groups while maintaining the small-town character. The community's housing stock should allow people to remain life-long Alix residents by providing opportunities to move into alternative forms of housing as their needs change over time.
12. **Alix should provide indoor and outdoor recreational opportunities to meet community needs:** Alix should strive to maintain a balanced system of neighbourhood and community parks and open space areas that are interconnected by a local trail system.
13. **Alix should strive to maintain and enhance the provision of protective services for all residents:** The Village will continue to build cooperative relationships with all service providers and agencies to ensure that all existing and future residents are provided an adequate level of service.

ENVIRONMENTAL MANAGEMENT**4.0 GROWTH MANAGEMENT AND URBAN FORM****Goal**

Develop a managed and environmentally sound growth strategy that makes the most efficient use of public services and infrastructure while preserving the character of the Village.

Objectives

- a) Manage growth within the Village's fiscal capabilities.
- b) Encourage orderly, economical, and contiguous development that is capable of utilizing existing or planned infrastructure capacity.
- c) Ensure an adequate supply of land and infrastructure capacities are available to accommodate future growth.
- d) Work with Lacombe County to identify and protect mutually agreeable growth areas.

Policies

- 4.1 The Village shall evaluate projects with respect to magnitude, scale, and diversity of land uses so that no one project or combination of projects overtakes the character of the existing community.
- 4.2 The Village shall endeavour to annex lands within the identified Long-Term Growth Area as illustrated in Appendix A: Future Development Concept map in a timely fashion as necessitated by the Village's growth rates.
- 4.3 Until such time as a joint Intermunicipal Development Plan with Lacombe County has been adopted the Village shall consult with Lacombe County on proposed rural subdivisions and development applications within the Long-Term Growth Area to allow for appropriate rural development opportunities that do not impede the Village's logical expansion.
- 4.4 The Village shall work with Lacombe County to prepare and maintain an Intermunicipal Development Plan that identifies and protects the Village's long-term growth area.
- 4.5 The Village shall emphasize the efficient utilization of existing and planned utility and transportation infrastructure capacity in determining appropriate short-term growth directions.
- 4.6 The Village shall encourage new development to locate contiguous to the existing developed area.
- 4.7 The Village shall generally support development opportunities where infill or redevelopment of existing serviced land is proposed.

ENVIRONMENTAL MANAGEMENT



- 4.8 The Village shall ensure an orderly progression of development to minimize land use conflicts and protect existing agricultural operations and land until such time as it is required for urban development.
- 4.9 The costs associated with servicing newly developed areas shall be allocated to the Developer in accordance with policies approved by Council.
- 4.10 The Village shall consult with the Alberta Energy and Resources Conservation Board regarding the potential for new development in the vicinity of existing Oil and Gas facilities and shall refer to the Board, applications for subdivision and development of land, in accordance with the Subdivision and Development Regulations as approved under the *Municipal Government Act*.
- 4.11 The Village shall encourage new Oil and Gas facilities and pipelines to be located beyond the identified long-term growth area. Where it is not possible to avoid these areas, the Village shall encourage the use of alignments and locations that are conducive to future urban development.
- 4.12 Subdivision and development of land adjacent to the railway tracks shall be undertaken in a manner that mitigates the impact of rail operations on adjacent uses. The Village may require a noise study or other type of study (e.g. visual impact study, vibration study) that may, in the opinion of the Approving Authority, be considered necessary to properly evaluate subdivision and development proposals along the railway tracks.
- 4.13 Subdivision and development of lands adjacent the wastewater treatment facility shall only be permitted in accordance with the Subdivision and Development Regulations.



ENVIRONMENTAL MANAGEMENT

5.0 ENVIRONMENTAL MANAGEMENT

Goal

Become a responsible steward of the Village's natural resources through the creation and maintenance of attractive, clean, and ecologically responsible natural and built environments.

Objectives

- a) Protect and enhance the quality of the natural environment.
- b) Review the impacts of development on natural areas, considering land use compatibility, buffering, linkages, recreational uses, etc.
- c) Recognize the value and contribution that natural areas and functions make towards the quality of life in an urban setting.
- d) Conserve and incorporate environmentally significant features into the open space, utility, and transportation systems.

Policies

- 5.1 As part of the subdivision and development process the Village shall require, wherever possible, that natural areas be integrated into the design of new developments.
- 5.2 The Village may require an Environmental Impact Assessment (EIA) for any proposed development that would adversely impact a natural environmental feature deemed significant by Council. An EIA must include, but is not limited to:
 - a) A description of the proposed development, including its purpose, alternatives, and staging requirements;
 - b) A description of the biophysical environment that would be affected;
 - c) A prediction of the effects (both positive and negative) that the proposed undertaking may have on the biophysical environment;
 - d) An indication of the limitation of the study, criteria used in predicting effects, and interests consulted;
 - e) Recommended measures to mitigate any negative effects identified; and
 - f) Presentation of the results in a framework that can assist decision-makers in determining the final course of action.
- 5.3 As part of the subdivision and development process the Village shall encourage the use of xeriscape concepts (drought resistant, low water requirements) into landscape programs.
- 5.4 As part of the subdivision and development process the Village may require a geotechnical report and supporting engineering plans, prepared by a qualified engineer and to the Village's satisfaction, outlining the development capability of lands within or adjacent to natural environmental features.

ENVIRONMENTAL MANAGEMENT

- 5.5 Through the subdivision process, the Town shall require that lands considered unsuitable for development are dedicated as environmental reserve in accordance with the provisions of the *Municipal Government Act*.
- 5.6 When lands adjacent to water bodies or water courses are subdivided, a strip of land shall be dedicated as environmental reserve to provide a buffer and provide public access. The width of the required dedication shall be established by the Approving Authority.
- 5.7 Lands dedicated as environmental reserve shall remain in their natural state and/or be used as part of the public trail system where necessary to ensure a continuous, integrated trail system.
- 5.8 The Village shall incorporate existing natural features as part of the overall infrastructure systems. This may include using existing wetlands as storm water management facilities wherever possible and planting shrubs and trees to improve air quality along major roads and within industrial areas.
- 5.9 The Village shall encourage developers and builders to follow the voluntary LEED™ green building rating system administered by the Canadian Green Building Council or follow sustainable building practices compatible with LEED™ standards. Sustainable building practices include:
- a) Minimizing storm water volumes through the installation of roof top gardens or on-site cisterns;
 - b) Installing water saving plumbing fixtures;
 - c) Using water efficient landscaping;
 - d) Increasing energy performance through reduction in demand, harvesting site energy and efficient building design;
 - e) Reducing waste by extending the life of existing buildings and using local and recycled building materials;
 - f) Improving indoor environmental quality through efficient heating and ventilation; and
 - g) Reducing light pollution and energy costs by installing outdoor lights that are designed to minimize escape of light to the sky or beyond the site.
- 5.10 The Village shall encourage new development to incorporate existing trees and vegetation into their design and to recognize the importance of street trees.
- 5.11 As part of the subdivision and development process the Village shall require, through the Area Structure Plan or Outline Plan process, the location of all environmentally sensitive areas be identified, including but not limited to:
- a) Lands that are susceptible to erosion, subsidence or slumping;
 - b) Areas prone to flooding;
 - c) Watercourses including ponds, lakes, rivers, streams, and natural drainage courses;
 - d) Significant geological features, grasslands, bluffs or areas of excessive slope (>25%); and
 - e) Wildlife, aquatic, and riparian habitat or habitat known to be occupied by rare or endangered species.



HERITAGE PRESERVATION

6.0 HERITAGE PRESERVATION

Goal

Encourage the preservation of historically significant sites and buildings as an expression of community identity and pride.

Objectives

- a) Preserve the Village's heritage resources including buildings of historic and architectural significance and any known archaeological sites.
- b) Recognize the importance of the Village's heritage in creating a unique sense of place and fostering community identity.
- c) Ensure compatible development and adaptive reuse of heritage properties and that development adjacent heritage property is compatible with the historic character of the area.

Policies

- 6.1 The Village should encourage the preservation and restoration of heritage properties in a manner that maintains the historical and architectural integrity of the property.
- 6.2 The Village should ensure that development on sites adjacent to heritage properties is carried out in a manner that is compatible in terms of height, mass, setbacks, and overall architectural treatment.
- 6.3 The Village shall, wherever possible, encourage the preservation and restoration of heritage properties in their original location. Where this is not possible the Village shall encourage the relocation and restoration in an appropriate alternative site.
- 6.4 The Village shall promote awareness about the importance and value to the community of heritage preservation and shall also promote heritage preservation awareness programs such as historic walking tours.



RESIDENTIAL DEVELOPMENT

7.0 RESIDENTIAL DEVELOPMENT

Goal

Encourage the development of well-planned, attractive neighbourhoods that facilitate a balanced range of housing opportunities supporting the needs and preferences of all household types and income levels while preserving the small-town character of the community.

Objectives

- a) Promote the establishment of neighbourhoods that are designed based on the principles of social, environmental and economic sustainability.
- b) Facilitate the development of compatible infill housing in established neighbourhoods, subject to infrastructure capacity.
- c) Ensure a broad range and choice of housing types and locations is available capable of meeting the needs of residents of various age groups, family types, lifestyles, and income levels.
- d) Encourage innovation, flexibility, and quality in the provision of housing.
- e) Encourage suitable housing opportunities and convenient community services for residents having special housing requirements.

Policies

- 7.1 Proposals for new development may be required to prepare an Area Structure Plan or Outline Plan as determined by Council.
- 7.2 When considering proposals for new residential development the Village shall consider the following criteria:
 - a) Accessibility to adequate transportation routes;
 - b) Accessibility to parks, recreation, and open space;
 - c) Accessibility to community services;
 - d) Sufficiently removed from incompatible land uses to ensure the health and safety of the residents;
 - e) Capable of being serviced with municipal utilities;
 - f) Sufficiently preserved special site features, such as mature tree vegetation, topography, view sheds, etc.;
 - g) Sufficiently provided for safe, convenient, and separated pedestrian and vehicular routes; and
 - h) Sufficiently provided opportunities for interaction with natural surroundings including the provision of trail linkages.
- 7.3 The Village shall endeavour to achieve an optimal residential density of 12.50 dwelling units per gross developable hectare as a means to preserve the small-town character. Higher densities may be encouraged where there is sufficient capacity in the municipal utility infrastructure.

RESIDENTIAL DEVELOPMENT



- 7.4 The Village shall require a mix of housing types and forms in all residential neighbourhoods to avoid excessive concentration of any single type of housing. The actual mix shall be determined through the process to prepare an Area Structure Plan.
- 7.5 The Village shall encourage innovative housing types and forms including dwelling units in combination with compatible non-residential uses, live-work units and secondary suites in appropriate location as determined by Council.
- 7.6 The Village may consider the development of higher density residential uses (4 or more units) in accordance with the following guidelines:
- The development is adjacent to or in close proximity to collector and/or arterial roads;
 - The development is located in proximity to natural amenities, parks and recreation areas, shopping, and community facilities;
 - The proposed development provides sufficient amenity space to meet the needs of its residents;
 - The use is located at the periphery of low density residential neighbourhoods;
 - The use is compatible with surrounding land uses;
 - If located in an existing neighbourhood, the site is suitable for the proposed form of infill development;
 - The development is in a location where all necessary services and amenities can readily be provided.
- 7.7 The Village shall encourage the provision of affordable and special needs housing in the community. Specifically:
- The Village shall encourage the Government of Alberta and the Government of Canada to fulfill their mandates with respect to the provision of affordable housing;
 - For this purpose, affordable housing shall be defined as appropriately designed dwelling units that are accessible to households below the Village's defined median income according to Stats Canada.
- 7.8 The design of new neighbourhoods shall be encouraged to include compatible non-residential uses, such as local commercial services and public uses that serve the needs of area residents, to help create neighbourhood identity and bring basic services closer to residents.



ECONOMIC DEVELOPMENT

8.0 ECONOMIC DEVELOPMENT

Goal

Encourage a strong, diversified, and self-sustaining economy focusing on the retention and expansion of existing businesses, creating a wide range of employment opportunities, enhancing local ownership opportunities, and expanding and balancing the local tax base.

Objectives

- a) Achieve a healthier residential to non-residential tax assessment ratio in order to reduce the residential tax burden.
- b) Support businesses creating local, well-paying jobs.
- c) Avoid or minimize potential land use conflicts between residential and non-residential (specifically commercial and industrial) development.
- d) Maintain an adequate supply of commercial and industrial lands.
- e) Promote and enhance the Village's assets to increase the attractiveness of Alix as a tourism destination.

Policies

- 8.1 The Village shall strongly support and encourage employment generating development, particularly that which will not negatively impact the environment.
- 8.2 The Village shall be an active partner in promoting regional economic development initiatives in Central Alberta and particularly in Lacombe County.
- 8.3 The Village shall ensure that an adequate supply of commercial and industrial lands are available through annexation, designation in the Municipal Development Plan, Land Use Bylaw, and more detailed area-specific plans.
- 8.4 The Village should pursue opportunities to diversify the local and regional economic base by promoting and attracting value-added industries.
- 8.5 The Village shall encourage the recruitment, retention, and expansion of businesses that provide local jobs to Village residents and/or provide needed local services.
- 8.6 The Village shall continue to promote Alix as a tourist destination through promotions and the development and enhancement of tourism attractions and services.

COMMERCIAL DEVELOPMENT



9.0 COMMERCIAL DEVELOPMENT

Goal

Provide convenient and available retail, service, and office opportunities to residents of the Alix market area.

Objectives

- a) Promote commercial development that generates opportunities for local employment.
- b) Improve the quality and aesthetics of development along major transportation corridors.
- c) Identify locations and policies for long-term commercial development.

Policies

- 9.1 Commercial development shall be located in areas designated as such on the Future Development Concept map in Appendix A.
- 9.2 Commercial uses within the designated commercial areas should meet the following criteria:
 - a) Accessible to adequate transportation routes;
 - b) Capable of being serviced with municipal utilities;
 - c) Capable of being sufficiently buffered from adjacent non-compatible land uses;
 - d) Accessible to community services, recreation, and open space areas; and
 - e) Sufficiently addresses special site features, such as but not limited to mature vegetation, topography, and view sheds.
- 9.3 The Village shall encourage commercial development in planned clusters along arterial transportation corridors to help mitigate the adverse impacts of strip development specifically limiting access points along arterial roads, promoting shared parking, providing adequate screening, signage, and landscaping.
- 9.4 The Village may support the establishment of neighbourhood commercial centres that serve the local neighbourhood needs including, but not limited to personal services, convenience/food outlets, and small-scale offices, provided the proposed development will not detract from Downtown businesses.

INDUSTRIAL DEVELOPMENT**10.0 INDUSTRIAL DEVELOPMENT****Goal**

Retain, attract, and recruit industries that use high-quality environmental practices, bring new capital into the local economy, and provide competitive-wage employment opportunities.

Objectives

- a) Maintain an adequate inventory of industrial sites of varying lot sizes to meet the needs of industry.
- b) Encourage existing industries to maintain and expand their operations.
- c) Avoid conflict between industrial and other land uses.
- d) Encourage a high standard of development to enhance and protect the urban and natural environments.

Policies

- 10.1 Industrial development shall be located in areas designated as such on the Future Development Concept map in Appendix A.
- 10.2 Industrial uses within the designated industrial areas should meet the following criteria:
 - a) Accessible to major transportation routes;
 - b) Capable of being serviced with municipal utilities;
 - c) Capable of being sufficiently buffered from adjacent non-compatible land uses to ensure the health and safety of adjacent occupiers; and
 - d) Accessible to community and protective services.
- 10.3 Industrial developments shall be appropriately landscaped and screened from residential uses, public uses, and public thoroughfares.
- 10.4 When evaluating a proposal for a heavy industrial development the following site-specific criteria shall be applied:
 - a) Minimize the impact of industrial development on adjacent land uses through the use of buffers, screening, site design, and arrangement of buildings, parking, and site circulation;
 - b) Provide a large site area to accommodate future land use needs while providing spatial separation from neighbouring uses and enhancing and protecting the natural and urban environments;
 - c) Activities should be non-polluting;
 - d) Accessible to municipal water system;
 - e) Meets all environmental management standards of the relevant provincial and federal agencies;
 - f) Accessible to the major components of the Village's road network so that traffic is not directed through urban residential areas; and
 - g) Should not involve special waste storage, processing, or handling facilities.

DOWNTOWN DEVELOPMENT**11.0 DOWNTOWN DEVELOPMENT****Goal**

Encourage the continued growth and intensification of downtown Alix as a focal point of the community and a vibrant mixed-use centre.

Objectives

- a) Reinforce the downtown as a business, administrative, and cultural centre.
- b) Ensure the downtown is an attractive, functional, and accessible place.
- c) Encourage housing in and near the downtown.

Policies

- 11.1 Downtown development shall be located in areas designated as such on the Future Development Concept map in Appendix A.
- 11.2 The Village shall encourage the redevelopment and expansion of Downtown Alix with the intent of enhancing the area as a mixed-use, pedestrian-friendly centre for services, commerce, and entertainment facilities.
- 11.3 The Village shall promote opportunities for infill and intensification within the downtown area in order to facilitate a mixed-use and compact urban form that efficiently utilizes available infrastructure and increases the range of services and amenities available to residents and visitors.
- 11.4 The Village shall support innovative residential development proposals, where practical, within the downtown area incorporating live-work units, second-floor residential and other uses that may be appropriate.
- 11.5 New development and major redevelopments in the downtown area shall be encouraged to use pedestrian oriented building and site design (building entrance close to or directly accessible to the public sidewalk) rather than vehicle oriented designs (parking lot separating building from public sidewalk) wherever possible.
- 11.6 The Village shall ensure through the Land Use Bylaw that provision is made for sufficient on-street and off-street parking in the downtown area.

PARKS, RECREATION, AND CULTURE



12.0 PARKS, RECREATION, AND CULTURE

Goal

Create an integrated, accessible, and well-planned parks and open space system that supports a broad range of recreational and cultural opportunities, enhances the quality of life of all residents, and preserves the natural environment.

Objectives

- a) Provide and support the provision of a range of recreation and cultural facilities that reflects the variety of recreational and cultural pursuits and interests of the Village residents and visitors.
- b) Distribute public park space equitably throughout the community to meet the entire community's needs.
- c) Provide residents with safe, accessible, and convenient pedestrian access to parks and open spaces.
- d) Monitor the provision of parks, open space, and recreation facilities to ensure they are responsive to demographic and leisure trends.
- e) Maintain and develop parks and open spaces in an environmentally sensitive and sustainable manner.
- f) Integrate passive recreational uses into locally significant natural areas as a form of conservation.
- g) Develop and maintain an aesthetically appealing environment that enhances the community's image.
- h) Explore inter-municipal options and public/private partnerships for the delivery of recreational services and for the development of recreational facilities.

Policies

- 12.1 Parks and trails shall be designed and constructed concurrently with new development.
- 12.2 Three categories of parks, recreation and open spaces shall be recognized in this plan and utilized for all future development proposals and redevelopment opportunities:
 - a) Neighbourhood Parks;
 - b) Community Parks; and
 - c) Linear Parks.



PARKS, RECREATION, AND CULTURE

- 12.3 Neighbourhood parks should include open space developed to serve the recreational needs of neighbourhoods. Neighbourhood parks should be developed under the following criteria:
- a) Located within walking and/or cycling distance (up to 500-metres) of neighbourhood residents;
 - b) Under most conditions neighbourhood parks should be between 0.2 ha (0.5 ac) and 0.8 ha (2 ac) in size;
 - c) At least 50% of the site should be flat and usable, and provide space for both active and passive uses;
 - d) Where possible, streets should abut the park on at least one side;
 - e) The site should be reasonably central to the neighbourhood it is intended to serve;
 - f) Wherever possible the park should have direct access to a sidewalk or trail. Access routes should minimize physical barriers, and crossing of major roadways;
 - g) The site should be clearly visible from adjoining streets;
 - h) Access to the site should be via a local residential street. If located on a busy street the park design should incorporate buffers and/or barriers necessary to reduce the potential hazards from passing vehicles; and
 - i) Appropriate facilities include, but are not limited too:
 - i. Children's playground;
 - ii. Unstructured open play areas;
 - iii. Active recreation areas limited to outdoor basketball courts;
 - iv. Picnic areas;
 - v. Small shelter building;
 - vi. Natural open space;
 - vii. Internal trails; and
 - viii. Site amenities (public art, picnic tables, benches, trash receptacles, etc.).
- 12.4 Community parks are intended to serve community-wide needs for informal, passive, and active recreational use. Community parks may also include unique environmental areas that are attractive to the entire community and may draw visitors from outside the community. Community parks should be developed under the following criteria:
- a) Located within walking and/or cycling distance (up to 1,000-metres) of neighbourhood residents;
 - b) Under most conditions neighbourhood parks should be between 2.0 ha (5 ac) and 8.0 ha (20 ac) in size;
 - c) At least 50% of the site should be available for active recreation use. Adequate buffers should separate active use areas from adjacent residential areas;
 - d) Access to the site should be via a collector or arterial street;
 - e) To separate adjacent homes from the park public streets or trails should border the park property;
 - f) The site should be clearly visible from adjoining streets;
 - g) Appropriate facilities include, but are not limited too:
 - i. Designated sports fields – softball, baseball, soccer, football, etc.
 - ii. Tennis courts;



PARKS, RECREATION, AND CULTURE

- iii. Outdoor basketball courts
 - iv. Sand or grass volleyball courts;
 - v. Open multi-use grassed area;
 - vi. Restrooms;
 - vii. Children's playground (both for tots and youth);
 - viii. Picnic areas;
 - ix. Picnic shelters (buildings of varying sizes;
 - x. Natural open space
 - xi. Internal trails; and
 - xii. Site amenities (public art, picnic tables, benches, trash receptacles, etc.).
- 12.5 Typically open spaces are relatively large in size and independent of each other. Open space varies considerably in terms of character, terrain, vegetative cover, and other features. The following criteria should be considered when identifying open spaces:
- a) Open space should be managed to protect and preserve environmentally sensitive lands;
 - b) Open space areas should be primarily used for passive and trail related activities. Maintenance levels should reflect the character of the open space;
 - c) Passive recreation uses should be encouraged that are compatible with the character of the area. Where feasible, public access and use of open space areas should be permitted, but sensitive areas should be protected from degradation;
 - d) Improvements should be kept to a minimum, with the natural environment emphasized. Improvements may include:
 - i. Pathways;
 - ii. Seating;
 - iii. Informational/directional signs;
 - iv. Viewing areas.
 - e) The location and construction of trails and other features should avoid stream banks, significant plant populations, and other sensitive features.
 - f) Erosion control should be a priority in the design of facilities in open space areas.
- 12.6 The Village shall ensure that all art, cultural, athletic, and other recreation opportunities are designed to be multi-purpose, safe, and accessible to residents of all ages, abilities, and interests.
- 12.7 Conceptual development plans for future parks should be prepared in conjunction with local residents, potential user groups, local naturalists, and local government staff and officials to ensure the diverse needs of the community are met.
- 12.8 As new areas are planned and developed the Village shall ensure the design of the parks and open spaces provide linkages between major open spaces, and connection between neighbourhoods through the use of linear corridors.

PARKS, RECREATION, AND CULTURE

- 12.9 The Village shall require that at a minimum 10 percent of the gross developable land being subdivided be dedicated as reserve lands in accordance with the provision of the Municipal Government Act.
- 12.10 In residential areas the Village shall generally seek reserve dedication in the form of land. In non-residential areas reserve dedication may be provided in the form of land, cash-in-lieu, or a combination of land and cash as determined by the Approving Authority.
- 12.11 The Village shall not accept land dedicated as Municipal Reserve for proposed pedestrian or bicycle trail networks.
- 12.12 The Village shall explore opportunities in consultation with Alberta Transportation to provide safe access across Highway 12 linking the north and south sides of the community.
- 12.13 The Village shall promote the continuation and expansion of local events to improve citizen involvement in the community.



COMMUNITY AND PROTECTIVE SERVICES

13.0 COMMUNITY AND PROTECTIVE SERVICES

Goal

Cooperate with service providers and adjacent municipalities to ensure that residents are well-served by accessible and affordable community and protective services.

Objectives

- a) Facilitate the planning and delivery of social programs that support and enhance individuals, families, neighbourhoods, and the community.
- b) Provide residents with a safe living environment through the effective provision of protective and emergency services.

Policies

- 13.1 The Village shall continue to provide protective and emergency services either directly or in cooperation with service providers.
- 13.2 The Village shall continue to work cooperatively with the Wolf Creek School Division in monitoring local demographics and planning for future school sites as needed.
- 13.3 The need for community and institutional facilities shall be addressed through the Area Structure Plan or Outline Plan process and should be located, wherever possible, on corner sites along collector or arterial roads.

TRANSPORTATION**14.0 TRANSPORTATION****Goal**

Provide and maintain a transportation system that supports the safe, orderly, and efficient movement of persons and goods and considers the needs of all users and modes of transportation.

Objectives

- a) To develop and maintain a suitable transportation network that reflects the various functions of the transportation network, ensuring the provision of a variety of transportation options while maintaining sufficient flexibility to respond to changing needs.
- b) Coordinate the planning and construction of transportation facilities within the Village with the Provincial and County authorities responsible for connecting routes outside of and through the Village.
- c) Encourage reduced reliance on the private automobile through development of a compact community with complete neighbourhoods providing local services.

Policies

- 14.1 The Village shall coordinate transportation and land use plans with the objective of reducing the demand for travel particularly by private automobile.
- 14.2 The Village shall coordinate the planning and construction of transportation infrastructure and development, so as to maximize the utilization of available and planned transportation capacity.
- 14.3 The Village shall coordinate the provision of road, sidewalk, and pathway connections between and through communities in the local area planning process.
- 14.4 Linear trail corridors linking neighbourhoods, parks, or preserving or protecting important natural features in the Village shall be encouraged as part of all new development. Three major categories of linear trail corridors are as follows:
 - a) Greenways, which include multi-use linear corridors and trails;
 - b) Bikeways, which typically follow existing road and public right-of-ways; and
 - c) Multi-Use Paths, which are intended to accommodate multiple users and are typically constructed adjacent road right-of-ways.
- 14.5 The Village shall endeavour to mitigate undesirable community, social, environmental and noise impacts in the planning, construction and operation of transportation facilities.
- 14.6 The Village shall endeavour to provide bicycle and pedestrian facilities throughout the town through the joint efforts of the municipality and private developers. The Village shall view bicycle and pedestrian facilities as integral parts of the transportation system serving both recreation and transportation needs.

TRANSPORTATION

- 14.7 The Village shall protect the appropriate rights-of-way to allow for the implementation of proposals contained in the Village of Alix Growth and Infrastructure Master Plan as amended from time to time.
- 14.8 The Village shall require a Transportation Impact Assessment (TIA) to be prepared in conjunction with the Area Structure Plan or Outline Plan process for applications of significant development that shall address, at a minimum, the following issues:
- a) A multi-modal approach to the provision of transportation infrastructure to achieve a reasonable balance between motorized and non-motorized modes of travel;
 - b) The impacts of development traffic on the capacity of adjacent, and nearby transportation corridors;
 - c) Identification of the need for modifications to the transportation infrastructure to support and/or accommodate new development;
 - d) Consideration of the potential for Travel Demand Management measures in new developments; and
 - e) Account for both the influence of anticipated future development in the surrounding area, as well as any planned infrastructure modifications.
- 14.9 The Village shall work cooperatively with Alberta Transportation to establish, maintain, and enhance cross-town connections traversing Highway 12.

UTILITIES**15.0 UTILITIES****Goal**

Plan and develop municipal infrastructure in an economical, effective, and efficient manner that meets the present and future growth needs.

Objectives

- a) Ensure that municipal utilities and services are provided in an efficient, economic, coordinated, and timely manner.
- b) Ensure that utility infrastructure and capacity is available when required to accommodate growth in the Village.

Policies

- 15.1 The Village shall ensure that new development is consistent with the efficient, economic, and coordinated provision of municipal infrastructure.
- 15.2 The Village shall endeavour to expand the municipal infrastructure system in accordance with the Village of Alix Growth and Infrastructure Master Plan as amended from time to time.
- 15.3 The Village shall manage municipal utilities in a manner that emphasizes energy conservation, environmental sustainability, and fiscal responsibility.
- 15.4 The Village shall investigate opportunities and technologies that provide cost effective improvements in the efficiency and/or environmental impacts of the provision of utility services.
- 15.5 The Village shall encourage water conservation efforts in all new development and redevelopment proposals and promote conservation to all residents.
- 15.6 The Village shall continue to pursue innovative ways of treating and disposing of effluent including, but not limited to biological nutrient removal, spray irrigation, rapid infiltration, and wetlands development.
- 15.7 The Village shall continue to use the existing natural drainage pattern as the primary storm drainage system. Natural watercourses shall be protected from encroaching development and enhanced as necessary.
- 15.8 The cost of expanding municipal infrastructure shall be financed to the greatest level possible through senior levels of government funding, and developer obligations under development agreements.
- 15.9 The Village shall maintain, fund and implement a comprehensive long-term plan for utility infrastructure and establish budget priorities based on the premise that investment in infrastructure maintenance is a necessary annual investment.

UTILITIES



15.10 The Village shall promote the principles of reducing, reusing and recycling materials and efficient use of energy by Village departments, businesses and residents.

15.11 The Village shall require the installation of infrastructure and facilities related to broadband telecommunication services in all new developing areas and major redevelopment areas.



INTERMUNICIPAL PLANNING AND COOPERATION

16.0 INTERMUNICIPAL PLANNING AND COOPERATION

Goal

Enhance cooperative relationships with adjacent municipalities and other government agencies as a means to recognize both the short-term and long-term needs of the Village and to achieve mutual objectives benefiting both the Village and County.

Objectives

- a) Work cooperatively with Lacombe County to ensure orderly development practices, issue resolution, and appropriate management and control of future growth areas through the joint adoption of a mutually negotiated Intermunicipal Development Plan.
- b) Seek cooperative relationships with neighbouring municipal authorities, provincial authorities, public and private interests in providing services to local ratepayers in the most cost-effective and efficient manner possible.

Policies

- 16.1 The Village shall refer to Lacombe County for comment, prior to a decision, all proposed statutory plans and plan amendments, outline plans and amendments, Land Use Bylaw amendments, subdivision applications and major development permit applications involving lands located adjacent the Village boundary.
- 16.2 The Village shall encourage Lacombe County to consult with the Village prior to a decision in regards to proposed statutory plans and amendments, outline plans and amendments, Land Use Bylaw amendments, subdivision applications, and major development permit applications involving lands located within 1.6 kilometres (1 mile) of the Village boundary. The Village may agree to a different referral area in one or more directions with the County through mutual agreement or an adopted Intermunicipal Development Plan.
- 16.3 The Village shall work with Lacombe County to prepare an Intermunicipal Development Plan addressing the following:
 - a) Policies that guide land use and economic development to the benefit of the Village and County;
 - b) Direction for the coordination of roads and utilities;
 - c) Process to accommodate timely and strategic annexations to facilitate Village growth; and
 - d) Process for ongoing consultation and discussion of planning issues and issues of mutual concern.
- 16.4 Until such time as an Intermunicipal Development Plan has been prepared and in those instances where, notwithstanding good efforts on both sides to the contrary, disputes on specific issues arise, the Village shall endeavour to resolve such disputes firstly through further dialogue and secondly through a meeting between the parties. Failing that, the Village shall seek to resolve the issue through mediation or other alternative dispute resolution measures. As a last resort, the Village shall seek resolution through proceedings before the Municipal Government Board or the Courts as circumstances may dictate.



INTERMUNICIPAL PLANNING AND COOPERATION

- 16.5 The Village shall promote the annexation of lands from Lacombe County in a manner that:
- a) Supports the fiscal, environmental and social sustainability of both municipalities; and
 - b) Provides the Village with at least a 20-year supply of land for residential, industrial and commercial uses within the Village boundaries at all times.
- 16.6 The Village shall work at an elected official and administrative level with surrounding municipalities, communities and agencies to ensure the coordinated delivery of protective and emergency services and awareness and cooperation in the delivery of social programs.

**IMPLEMENTATION****17.0 IMPLEMENTATION****Goal**

Implement the goals, objectives, and policies as stated in the Municipal Development Plan as a means to effectively achieve the long-term vision as described by the residents of Alix.

Objectives

- a) Implement the Municipal Development Plan through other statutory and non-statutory plans and ensure consistency between these plans and the Municipal Development Plan.
- b) Foster awareness of land use planning policies and participation in planning processes by stakeholders and the general public.
- c) Monitor and update the Municipal Development Plan as an effective management tool through an orderly amendment procedure.

Policies

- 17.1 The MDP contains "shall", "should" and "may" policies which are interpreted as follows:
 - a) Shall policies must be complied with;
 - b) Should policies mean compliance in principle but subject to the discretion of the applicable authority on a case by case basis; and
 - c) May policies indicate that the applicable authority determines the level of compliance that is required.
- 17.2 The Village shall amend the existing Land Use Bylaw to ensure consistency between the Municipal Development Plan and the Land Use Bylaw in accordance with the requirements of the Municipal Government Act.
- 17.3 All proposed amendments to a municipal statutory plan and new statutory plans, subdivision applications, amendments to the Land Use Bylaw, and development permit applications shall include a statement addressing compliance with the Municipal Development Plan.
- 17.4 Area Structure Plans and Outline Plans or amendments which propose to significantly change the extent or nature of areas shall be prepared addressing, at minimum, the following items where applicable:
 - a) Site conditions and topography;
 - b) Neighbourhood population;
 - c) Lot sizes and the anticipated housing types and density;
 - d) Market evaluation for the demand for various housing types;
 - e) Parks and open space;
 - f) School sites;
 - g) Linear parks and pedestrian walkway systems;
 - h) Identification and protection of locally significant natural areas;
 - i) Archaeologically or historically sensitive areas;
 - j) Community facilities;

IMPLEMENTATION

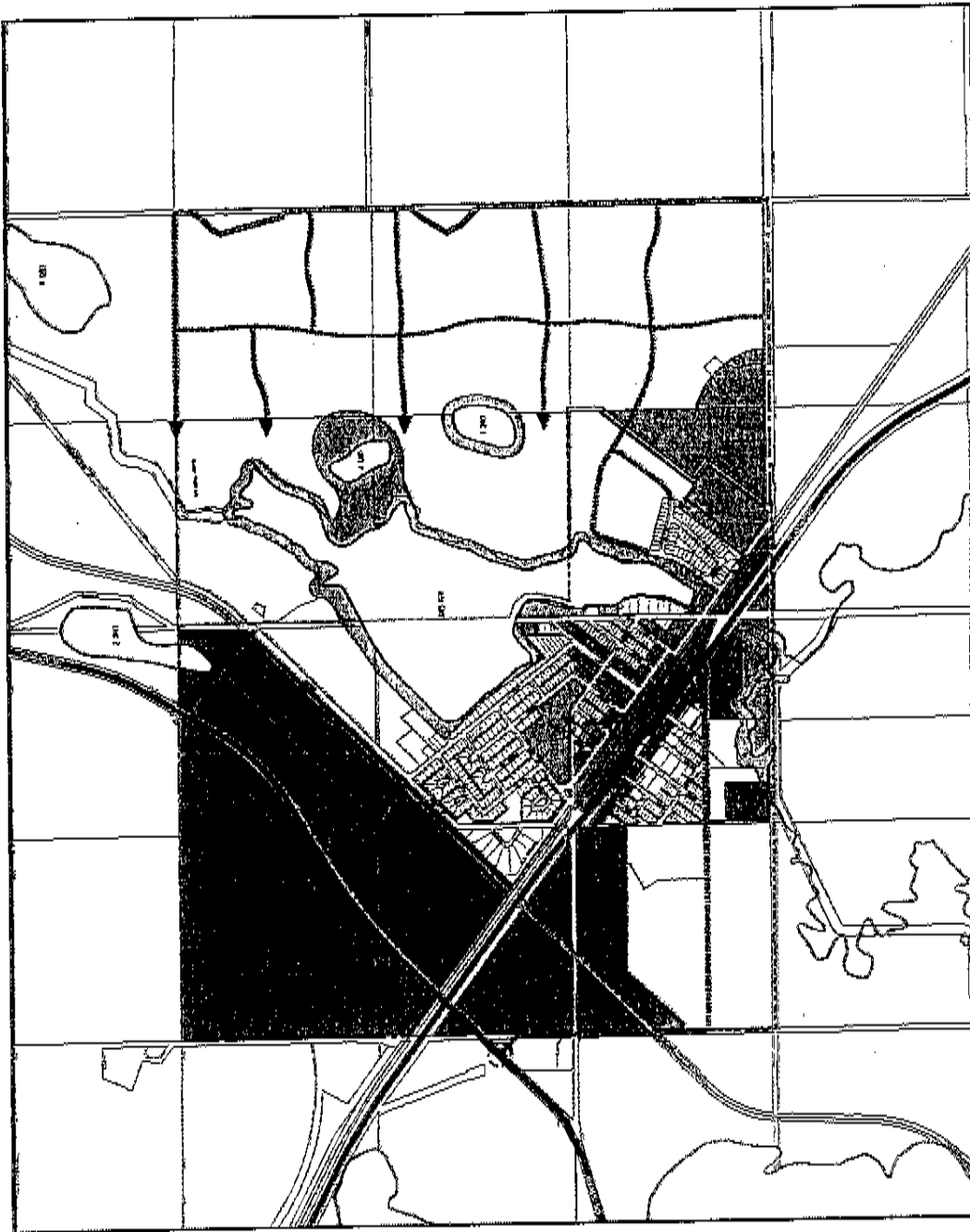
- k) Transportation;
- l) Servicing and infrastructure networks;
- m) Impact on existing transportation and infrastructure capacities;
- n) Evaluation of the need for noise attenuation along major transportation and railway corridors;
- o) Fiscal impact review;
- p) A detailed statement addressing the plan's compliance with the Municipal Development Plan;
- q) Any other topic deemed appropriate by the Approving Authority.

17.5 The Village or a landowner may initiate an amendment to this Plan. The Village shall require the submission of such background information as is considered necessary to support the amendment prior to the start of the bylaw amendment process. Amendment of the Municipal Development Plan shall follow the appropriate procedures as outlined in the Municipal Government Act.

17.6 The Village shall conduct a formal review of this Plan within five years of its adoption to ensure the validity and effectiveness of the vision, goals, objectives, and policies.



APPENDIX A: FUTURE DEVELOPMENT CONCEPT



VILLAGE OF ALIX

FUTURE DEVELOPMENT CONCEPT

- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- RECREATIONAL
- OPEN SPACE
- EXISTING SERVICE AREAS
- MUNICIPAL EQUIPMENT
- RIGHT OF WAY
- OPEN SPACE
- LOW-1500 GRADE OBSTACLE
- HIGH-CENTRAL TREATMENT PLANT
- PROPOSED COLLECTION MAIN

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PREPARED BY: PLANNING SERVICES