

# Village of Beiseker



## Municipal Development Plan

### Bylaw No. 02-2013



**VILLAGE OF BEISEKER**  
**BYLAW NO. 02-2013\_**

BEING A BYLAW OF THE VILLAGE OF BEISEKER IN THE PROVINCE OF ALBERTA TO ADOPT A  
MUNICIPAL DEVELOPMENT PLAN

**WHEREAS:** pursuant to the provisions of Section 632(1) of the Municipal Government Act, as amended, the Council of the Village of Beiseker may, by Bylaw passed in accordance with Section 692 of the Municipal Government Act, adopt a plan to be known as:

“THE VILLAGE OF BEISEKER MUNICIPAL DEVELOPMENT PLAN”

**AND WHEREAS:** a Public Hearing was held on February 25, 2013, as required by Section 230 of the Municipal Government Act.

**NOW THEREFORE:** THE COUNCIL OF THE VILLAGE OF BEISEKER IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as “The Village of Beiseker Municipal Development Plan”.
2. Council adopts as the Municipal Development Plan for those lands contained within its civic boundaries, “The Village of Beiseker Municipal Development Plan.”
3. Bylaw # 94-6 being the “Village of Beiseker Municipal Development Plan” currently in effect is hereby repealed including all amendments thereto and replaced by Bylaw #02-2013.
4. This Bylaw takes effect on the date of the third and final reading.

READ A FIRST TIME this \_\_\_<sup>st</sup> day of \_\_\_\_\_, 2012.

READ A SECOND TIME this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2013.

READ A THIRD TIME AND FINALLY PASSED this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

## Contents

Village of Beiseker – Municipal Development Plan .....	4
Purpose of the Plan.....	4
Statutory Requirements of the Plan .....	4
Plan Implementation and Amendment .....	5
Plan Goals.....	6
Plan Objectives.....	6
A. Growth.....	7
B. Policies .....	7
1. General Development.....	7
2. Residential Development.....	8
3. Commercial Development .....	9
4. Industrial Development .....	9
5. Community and Educational Facilities.....	10
6. Transportation .....	11
7. Utilities .....	12
C. Implementation .....	13

## **Village of Beiseker – Municipal Development Plan**

The Village of Beiseker has experienced growth in both land area and population since approval of its 1994 General Municipal Plan. In light of this growth and accompanying development, Council has determined that a new Municipal Development Plan is necessary to manage the growth and development of Beiseker. The plan provides a long term development strategy emphasizing growth management. The Village Council, through the policies of the Municipal Development Plan encourages orderly and economic growth while maintaining the attractive living and social environment of Beiseker.

### **Purpose of the Plan**

The purpose of the Municipal Development Plan is to establish a statutory statement of goals and objectives for growth and development in the Village of Beiseker, and to outline strategies for achieving them. It is intended to provide the framework within which the orderly, economical and beneficial development and use of land can take place. The plan provides an opportunity for developing a comprehensive and transparent decision-making framework for Council, the public, developers and others making future oriented decisions.

### **Statutory Requirements of the Plan**

A Municipal Development Plan is a statutory document. It must be adopted by bylaw of Council with a public hearing between the first and second readings. Generally, a Municipal Development Plan outlines the policies and direction for future land use and development throughout the entire municipality. Section 632(2) of the Municipal Government Act (R.S.A., 2000, Ch M-26.1) provides that a municipality having a population of less than 3500, may, by bylaw, adopt a Municipal Development Plan (MDP).

A Municipal Development Plan:

- (a) must address
  - i. future land uses within the municipality;
  - ii. the manner of and proposals for future development in the municipality;
  - iii. the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no IDP;
  - iv. the provision of the required transportation systems either generally or specifically within the municipality and in relation to the adjacent municipalities.;
  - v. the provision of municipal services and facilities, either generally or specifically;

- vi. policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities;
- vii. policies respecting the provision of municipal and school reserves; and
- viii. policies respecting the protection of agricultural operations.

(b) may contain

- i. proposal for the financing and programming of municipal infrastructure;
- ii. the coordination of municipal programs related to the physical, social, and economic development of the municipality;
- iii. environmental matters within the municipality;
- iv. the financial resources of the municipality;
- v. the economic development of the municipality;
- vi. any other matter relating to the physical, social or economic development of the municipality;
- vii. statements regarding the municipality's development constraints;
- viii. goals, objectives, targets, planning policies, and corporate strategies; and
- ix. sites where confined feeding operations are not allowed and why.

### **Plan Implementation and Amendment**

The Municipal Development Plan shall become a statutory document of the Village of Beiseker on the day it is adopted by Council. This plan shall not relieve any person from compliance with the Land Use Bylaw nor any other document established pursuant to the Municipal Government Act. It is intended to provide the framework that will guide and inform more detailed plans and policy such as Area Structure Plans (ASP), Conceptual Schemes and Area Redevelopment Plans (ARP's). In particular, the Village of Beiseker Land Use Bylaw will be an important tool for implementing the policies of this Plan.

Although the MDP makes the best possible determination for future land use and development opportunities and trends it is important to realize that the plan is not a rigid statement but allows for a certain degree of flexibility to allow the Village Council to react to unforeseen circumstances. If a policy area becomes invalid over time the Council may amend this MDP as it considers necessary. Pursuant to Section 230 of the Municipal Government Act, the Council shall hold a public hearing prior to giving the proposed amending bylaw second reading.

## **Plan Goals**

The Plan Goals are:

- a) To facilitate future growth of the Village through the establishment of an efficient land use pattern, minimizing capital, maintenance, and social costs;
- b) To maintain a physically attractive living and working environment capable of attracting new residential, commercial and industrial development, and
- c) To manage growth, promoting a balance of land uses and diversification of the assessment base.

## **Plan Objectives**

The Plan Objectives are:

- a) To provide a Future Development Plan to guide the location and phasing of development; and
- b) To provide a policy framework within which development may proceed.

The plan provides guidelines for Council and the Administration in dealing with the growth of Beiseker. The Plan provides residents and others with information on community direction and sets forth the type and location of development considered acceptable to the Village of Beiseker.

## **A. Growth**

### 1. Development Capability

Subdivision and development of land within the Village of Beiseker is dependent on the capability of the Village's municipal services to accommodate growth. The municipal water distribution system is licensed by Alberta Environmental Protection to serve a population of 1500 persons. Upgrades were completed in 1992 in order to accommodate the needs of additional development within the Village. The existing municipal sewage lagoon, constructed in 1974, is located southeast of the Village boundary adjacent to Highway No.9, and according to Village engineers will serve a population of 1500 persons.

### 2. Land Requirements

With the annexation of additional lands to the Village in 1983, Beiseker has an adequate supply of land to accommodate development both over the short and long term. These lands will allow for residential, commercial and industrial development opportunities as shown on the Future Growth Map. Recreational facilities will be upgraded as necessary, and major new facilities will be concentrated in the vicinity of the existing school and arena. Annexation to the north of the town was rejected by the province in the past and the village may consider to accommodate longer term future growth options to the south and west within the current village boundaries as shown on the Future Land Use Map.

## **B. Policies**

### **1. General Development**

- a) Development should proceed within the confines of servicing capabilities. Sufficient servicing capacity should be reserved to allow all types of development to proceed, in order to maintain a balance of land uses.
- b) Area Structure Plans and/ or Conceptual Schemes shall be required in new development areas in accordance with the MGA to ensure that new growth is consistent with existing developed areas and provides for future growth needs such as transportation system expansion, parks, school sites and any other requirements deemed necessary by the Village.
- c) Development of land within the Village should follow the provisions of development agreements entered into between the Village and developers, in order to ensure that:
  - i. The proposed development meets the standards and provisions of the Land Use Bylaw,
  - ii. Topographic and drainage conditions are suitable to permit the proper siting of buildings,

- iii. Where subsoil, surface water, or groundwater conditions warrant special consideration, the design standards required to overcome the particular development constraint should be verified by a professional engineer and made a condition of approval of subdivision and/ or development,
  - iv. Suitable arrangements have been made for water supply, sewage disposal, storm water management, and all other necessary public services to the appropriate standards and requirements,
  - v. The proposed use(s) of a site and the existing use(s) of adjacent land are compatible.
- d) Development on land that is marshy or unstable should be discouraged.
  - e) Development within the Village should maintain high standards of site development and building design. Storage yards and refuse areas in commercial and industrial sites should be maintained in a neat and tidy manner and effectively screened and/ or buffered from non-compatible areas.
  - f) Council should discourage development applications that do not conform with the principles established in the Municipal Development Plan.
  - g) Energy conservation should be encouraged through subdivision design utilizing road, lot and block patterns maximizing south, southwest and southeast exposures; utilizing land use control measures in the Land Use Bylaw, tree planting for shelter from winter winds and summer sun, and building design specifications.

## **2. Residential Development**

Residential developments that will accommodate a variety of housing types within the Community shall be preferred. Development of new residential areas shall take place in accordance with the Future Land Use Map in an orderly and economically efficient manner with phasing of new residential growth related to servicing capability.

- a) Existing residential areas should be developed to their fullest extent in order to maximize the use of existing utility systems.
- b) Residential development within the downtown core should be limited to owner occupied dwelling accommodation accessory to a commercial use or multi-unit dwellings that are located and sited appropriately.
- c) Higher density development should be encouraged in proximity to the downtown core.
- d) Residential expansion should occur in the area south of Ninth Street and to the west of Beacon Heights subdivision.
- e) South of Ninth Street may include Manufactured Home subdivisions or parks as determined by conceptual schemes or area structure plans.

- f) A variety of housing types should be accommodated within new residential areas, to accommodate various lifestyles, age groups, income groups and family sizes.
- g) A maximum density of 13 dwelling units per gross developable hectare (6-7 dwelling units per gross developable acre) should not be exceeded. Density factors will not apply to, or be transferable from, land which Council considers unsuitable for development.
- h) The design of each new neighbourhood should ensure continuity of walkways, open space areas, and roadways.
- i) Laned subdivisions are preferred over laneless subdivisions to accommodate utility construction and maintenance and secondary access to properties.

### **3. Commercial Development**

Council's objective is to expand Beiseker's commercial base to continue to serve its residents and the surrounding trade area. In order to maintain and strengthen the commercial sector of Beiseker, it is necessary to provide areas which will accommodate a full range of commercial developments. New commercial development should take place in those areas outlined on the Future Land Use Map, in a sequence which recognizes servicing capabilities and trade area requirements.

- a) Council should continue to encourage development in the downtown core through infill and selective redevelopment that is determined to provide a benefit to the Village and surrounding area.
- b) The existing downtown core should be expanded north and south along the west side of First Avenue; north to North Road (Highway 72) and south to the northern boundary of Seventh Street.
- c) Local services commercial uses shall be targeted for the downtown core with the support of Council in terms of streetscape upgrades and building improvement/removal requirements.
- d) Highway Commercial and General Commercial uses should be directed to areas so designated in the Future Growth Map and the Land Use Bylaw.

### **4. Industrial Development**

It is Council's intent that industrial areas be available to accommodate a broad range of industrial development, and to promote the balanced growth of Beiseker through diversification of the assessment base. Development of new areas should proceed as required, with phasing being directed according to servicing capabilities, within those areas outlined on the Future Land Use Map.

place in those areas outlined on the Future Land Use Map, in a sequence which recognizes servicing capabilities and trade area requirements.

- a) Existing industrial subdivisions should be developed to their fullest extent in order to maximize the use of existing utility systems.
- b) Industrial expansion should be directed to those areas designated for industrial use as part of this plan, Area Structure Plans and the Land Use Bylaw.
- c) Industries such as open storage which require limited services and large parcels of land should be directed to lands that are difficult or uneconomical to service, adjacent to the southern boundary of the Village. However, limited service uses should be considered as temporary until such time as full services are extended to this area when it is anticipated that further subdivision and more intensive development will occur.
- d) The village should encourage those industries that:
  - I. Broaden and diversify the economic base;
  - II. Are compatible with the Village land use patterns and do not cause extensive land use compatibility issues; and
  - III. Have a high degree of employment stability.
- e) Industries which have a potential for high water usage or for potential contamination of the groundwater should have their water use or sewage treatment requirements evaluated by the Village Engineer prior to development permits being issued.
- f) Where rail spurs can be provided, industrial subdivisions should establish rights-of-way for such facilities.

## **5. Community and Educational Facilities**

Council intends to provide community facilities to accommodate both the active and passive recreation needs of Village residents. The location of these facilities within the Village should ensure safe and easy access as well as efficient use of reserve lands and community buildings.

- a) Development of major new recreational facilities should be directed toward lands available within Friendship Park.
- b) New residential areas shall provide land for parks and open space through the dedication of Municipal Reserve lands to serve local and community needs. MR requirements should be determined as part of an Area Structure plan/ Conceptual Scheme process. Site improvements, including landscaping and provision of recreation equipment, should be included as part of subdivision and development agreements.

- c) In commercial and industrial subdivision, cash-in-lieu of reserve land dedication will be considered on a site specific basis where reserve land needs are not anticipated as part of area structure plans or conceptual schemes.
- d) Provision of additional school sites to serve Beiseker and the surrounding area will require that substantial reserve lands be set aside in new growth areas. Development of joint use school and park sites should be encouraged to promote efficient use of reserve land but should not preclude provision of local neighbourhood parks within an appropriate design distance from all residential properties.
- e) A pedestrian walkway/ bicycle path system should link existing and future recreation areas, providing safe and convenient pedestrian and bicycle movement.
- f) Buffer strips along the drainage ditch, rail lines, and major thoroughfares should be incorporated into the open space system, providing for a separation of land uses and noise attenuation.
- g) Consideration should be given to identification of archaeological resources and possible preservation of local historic sites where applicable.

## **6. Transportation**

It is Council's intent that the Village of Beiseker be provided with a safe and efficient circulation system, minimizing conflicts and controlling through traffic.

- a) New subdivision areas should incorporate an internal circulation system linked to other subdivision areas and the downtown core.
- b) New highway commercial sites will require a service road system or extensions to existing service roads that connect to the Highway network as per Alberta Transportation requirements and standards. Direct access onto Highways 72 or 9 from individual properties shall not be permitted.
- c) A hierarchy of roads should be established within each industrial area with roadway standards appropriate for industrial traffic, providing efficient circulation within these areas.
- d) Traffic safety within the Village should be maximized by:
  - i. Avoiding vehicular and pedestrian traffic conflicts,
  - ii. Providing adequate off-street parking, loading and unloading areas,
  - iii. Minimizing conflicts with through traffic, and
  - iv. Minimizing the impact of existing non-right angle intersections.
- e) Paving of streets within the Village is a long term goal which should be implemented through a staged capital expenditure program, utilizing local funds and grant programs.

- f) On lands bordering Highway 72 and 9, third party commercial advertising signs and structures should be discouraged.

## **7. Utilities**

It is the intention of Council to continue its program of phased expansion of water and sewer systems to accommodate anticipated development and population growth.

- a) Replacement and upgrading of the existing sewage collection mains is an ongoing capital expenditure project of the Village which should be carried out in conjunction with the street paving program.
- b) Utility system capacities should be periodically reviewed by the Village Engineer to ensure adequate capability to accommodate development and maintain required fire flows.
- c) Subdivision and development proposals should be reviewed with consideration for anticipated utility capacities.
- d) Servicing of new development areas and related utility upgrading costs shall be the responsibility of the developer.
- e) Sewage treatment capacity should be increased commensurate with development and may be included in an offsite levy for new or expanding development.
- f) Water infrastructure improvements should be monitored as needed including the existing regional water system, reservoir capacity and water mains throughout the Village with replacement/ upgrading to be completed as needed and in conjunction with street paving programs and funded by grants and development charges wherever possible.
- g) Development of the low lying area identified for further study in the Future Growth Map should be preceded by an investigation of its potential for development.
- h) Subdivision and development adjacent to existing hydrocarbon pipelines shall consider appropriate setbacks and right of way designations. Subdivision and development may be allowed on pipeline rights-of-way if the pipelines are abandoned and must be subject to negotiations with appropriate authorities, which includes the operators of the pipeline.
- i) The location and design of new hydrocarbon pipelines should consider impacts on the growth and development of the Village and future growth plans (ASP or Conceptual Schemes) shall be established prior to approval of additional pipeline right-of-ways.
- j) In accordance with Section 648 of the MGA, Council may pass off-site levy bylaws to require the payment of off-site levy fees on land being developed or subdivided within the community to ensure that development impacts resulting

from new subdivision and development are paid for by the new development rather than general tax revenues. Off-site levy fees may be used only to pay for all or part of the capital cost of development aspects outside of the development area such as:

- a) New or expanded facilities for the storage, transmission, treatment or supplying of water;
- b) New or expanded facilities for the treatment, movement or disposal of sanitary sewage;
- c) New or expanded storm drainage facilities;
- d) New or expanded roads required for or impacted by a subdivision or development;
- e) Land required for or in connection with any of the above.

### **C. Implementation**

The effectiveness of the Municipal Development Plan as a working document is dependent upon three processes; the implementation process, in which the recommendations of the Plan are incorporated into documents regulating land use; the financing process, where the recommendations of the Plan are supported by local, provincial, and federal funds; and the monitoring and review process whereby the objectives and policies of the Plan are updated to reflect the current policies of Council.

Implementation of the Plan will require amendments to the Land Use Bylaw. Such amendments should reflect the land uses described in the Plan, in order that potential land use conflicts can be minimized and both a concentration of like uses and an overall balance of land uses can be maintained.

The Plan should be reviewed on a periodic basis to ensure that its objectives and policies reflect the current desires of Council regarding the growth of Beiseker.

Minor amendments to the Plan may be required as a result of the monitoring and review process. In reviewing proposed amendments Council should first ensure that the proposed changes are not in conflict with the overall goals and objectives of the MDP.

The Municipal Development Plan provides Beiseker with a basis for growth management. The Future Land Use map identifies growth areas within Beiseker for Residential, Commercial and Industrial land uses. Vacant land areas within the Village shall require further study through the preparation of Area Structure Plans, Conceptual Schemes and Area Redevelopment Plans prior to subdivision or development.

**Appendix 'A' Future Land Use Map**