

CITY OF WETASKIWIN
MUNICIPAL DEVELOPMENT PLAN
Attachment “A” of Bylaw 1782-11



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PLAN OVERVIEW

This document, being the Municipal Development Plan (MDP), is the City of Wetaskiwin's primary land use policy statement that WILL be used to guide future growth and development. It supersedes the policies and recommendations of all previous General Municipal Plans and Municipal Development Plans of the CITY. The MDP includes goals, policies, maps and charts. This plan provides broad goals and policies related to development. The plan is intended to be used by the City of Wetaskiwin, the Subdivision and Development Appeal Board, committees of City Council, and administrative staff as a means of encouraging and guiding growth and development. It is also intended to be used by the public, the development industry and by other levels of government as a description of what the City of Wetaskiwin wishes to achieve.

The Municipal Government Act Chapter M-26 RSA 2000 Section 632(1) requires all municipalities with a population of 3,500 or more to adopt a Municipal Development Plan. The Municipal Development Plan must address:

- i. the future land use within the municipality,
- ii. the manner of and the 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 intermunicipal development plan with respect to those matters in those municipalities,
- iv. the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities,
- v. the provision of municipal services and facilities either generally or specifically,
- vi. the type and location of land uses adjacent to sour gas facilities through policies compatible with the subdivision and development regulations,
- vii. the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the

- identification of school requirements in consultation with affected school authorities, and
- viii. the protection of agricultural operations.

The MGA Section 632(2) (b) also states that a municipal development plan MAY address the following:

- i. proposals for the financing and programming of municipal INFRASTRUCTURE,
- ii. the coordination of municipal programs relating 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 matters relating to the physical, social or economic development of the municipality, and
- vii. statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies.

The Municipal Development Plan has goals and policies, which are consistent with existing plans currently approved in Wetaskiwin, which are:

- Wetaskiwin Tomorrow (Sustainability Plan)
- DESIGN GUIDELINES AND CONSTRUCTION STANDARDS
- Land Use Bylaw
- Intermunicipal Development Plan
- Economic Development Master Strategy

GUIDING PRINCIPLES

- The plan WILL establish land use patterns that contribute to the provision of a wide range of economic development opportunities, thereby enhancing local employment possibilities and promoting a healthy and stable economy.
- The plan WILL establish land use patterns that WILL ensure a high quality of life for all citizens of Wetaskiwin.
- The plan WILL incorporate fairness and WILL consider the impact on overall public interest while respecting the rights of individual citizens or property owners.
- The plan WILL promote the development of partnerships between businesses, community and government agencies.
- The plan WILL ensure that UNDEVELOPED LAND AREAS are designed to consider the long term needs of the CITY for physical, social, protective and recreational purposes.
- The plan WILL promote growth that takes advantage of previous public investments in the community such as roads, schools and INFRASTRUCTURE.
- The plan WILL ensure that development is accessible through multi-modal means.
- The plan WILL ensure that development is sustainable and environmentally responsible.

GOALS AND POLICIES

The goals of this Municipal Development Plan provide the foundation for the policy statements, which, in conjunction with the CITY'S Land Use Bylaw and other statutory plans, WILL serve to guide and direct future land use planning within Wetaskiwin. Elaboration of these goals through statements of policies is contained in subsequent sections of the plan.

COMMUNITY

Wetaskiwin is a growing community combining the amenities of a large centre with the relaxing atmosphere of a small town. Beautiful parks, historical sites, fine dining, shopping, cultural programs and activities – Wetaskiwin has it all.

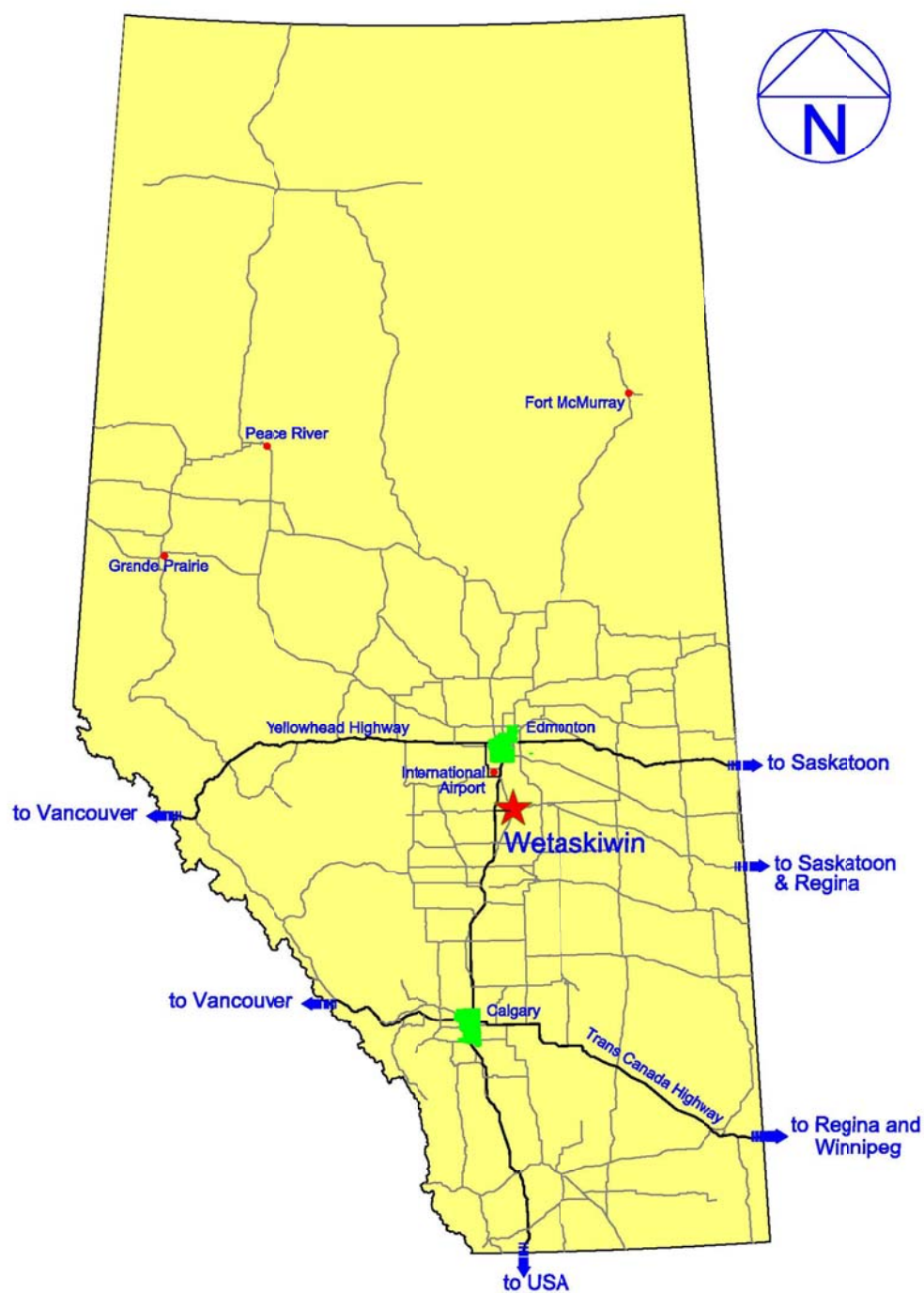
With a diversified, well trained labour force, affordable land prices, and no municipal business tax, the City of Wetaskiwin is predicted to be one of the fastest growing cities in Alberta in this new millennium.

The vision for Wetaskiwin as approved by City Council in June 2009 is:

“Wetaskiwin is a vibrant hub and coveted destination that provides opportunities for further economic growth, a high quality of life and advantages for future generations”

LOCATION

The City of Wetaskiwin is located at the junction of Highway 2A and Highway 13, 72 km south of Edmonton, 100 km north of Red Deer, and 232 km north of Calgary as shown on the following image.



Connecting highways include Highway 2A north to Leduc and south to Red Deer, and Highway 13 east to Camrose and west to Highway 2. Highway 2 is the main north-south route linking Calgary and Edmonton.

GROWTH PLANNING

Growth planning is the process of directing or guiding development to achieve predetermined goals. It involves the setting of goals for growth and the establishment of policies to achieve the goals.

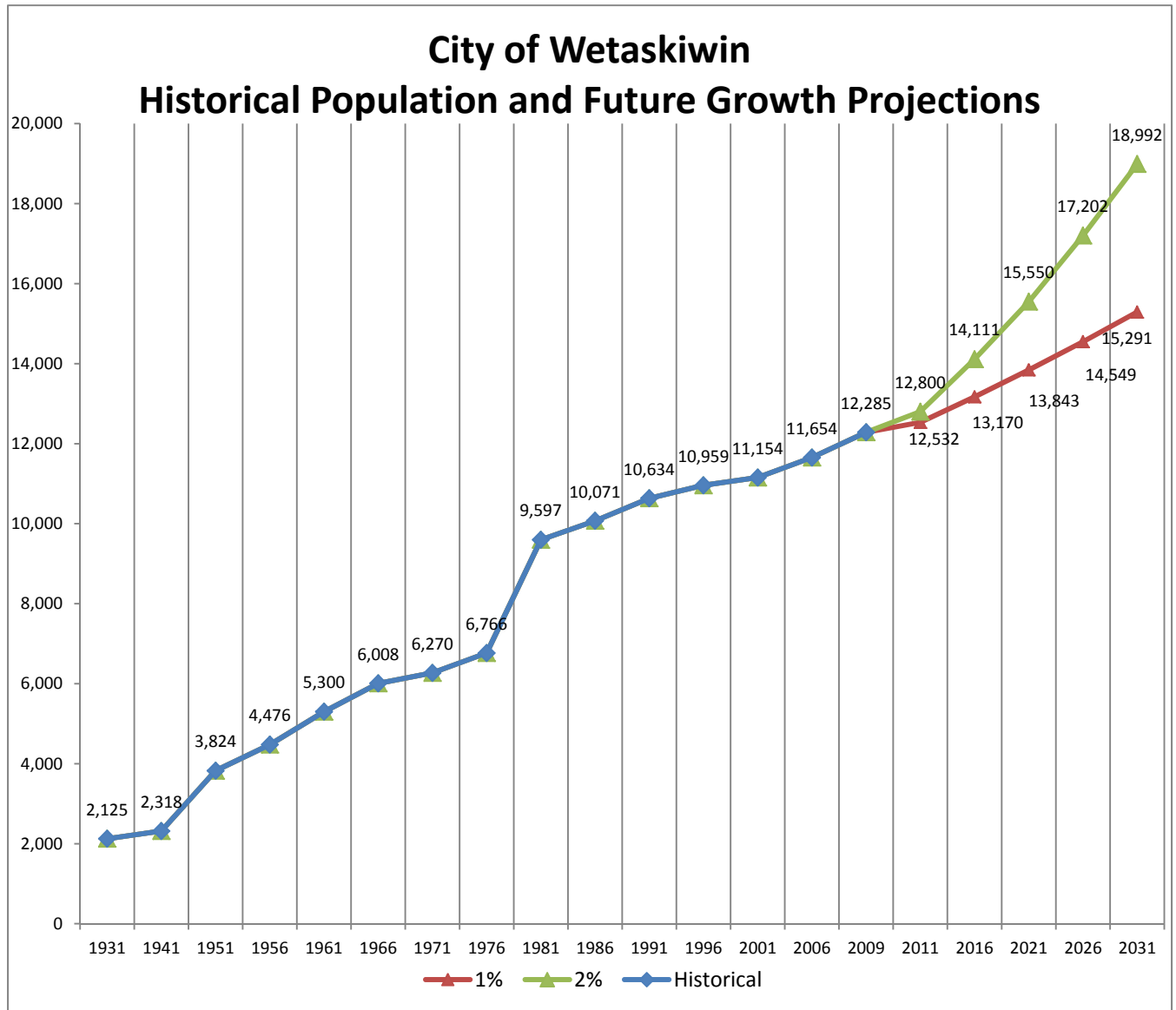
The CITY offers many opportunities for new commercial and industrial development and wishes to encourage growth that WILL benefit its residents. Innovative strategies promoting business development WILL be encouraged. Growth can bring net benefits or net costs to the CITY depending on the type of growth and when it happens. The best interests of the CITY are served by ensuring that this growth is properly managed and that more development is attracted, if desired.

Growth planning can be most effectively achieved through a growth strategy. This identifies the preferred type, location, amount and timing of development to be encouraged for Wetaskiwin. The growth strategy provides a "picture" of the preferred growth pattern for anyone who uses this Plan. This section WILL outline a growth strategy for Wetaskiwin. The growth strategy forms the basis for all other goals and policies in this Plan.

GROWTH PROJECTIONS

The CITY has population records dating back to the early 1900's. During that period there have been periods of both fast and moderate growth. In the 1970's the CITY grew at a rate of between four and five percent per year, which was driven by a province-wide oil boom and large scale immigration. The 1980's and 1990's saw a more moderate rate of about one percent annually.

At the present time it appears reasonable to assume that the CITY'S population WILL grow at an annual average rate of between one and two percent. The following chart indicates the historical patterns and projected growth range.



GROWTH STRATEGY

Wetaskiwin is a CITY that offers a variety of opportunities for employment, shopping, recreation, housing, education, culture, health care, government services and entertainment. The City of Wetaskiwin wishes to continue to grow and to broaden the choices and opportunities it offers in the future.

Increases in population are generally preceded by increases in employment opportunities; therefore, if the CITY desires population growth, the CITY must maintain an environment favourable for business growth. For the best cost benefit, the CITY must maximize the potential of the INFRASTRUCTURE and services already in place. Once the employment opportunities are in place, the increase in population SHOULD follow.

To take advantage of any residential growth opportunities created as a result of business growth, we must meet or exceed the quality of life in competing communities while having competitive tax rates. As Wetaskiwin has an ideal central location in the province, other population growth can be achieved by providing a community with a complete array of services. This, along with good quality of life, encourages retirement to the community and commuting to other centres for work.

GROWTH SECTORS

BUSINESS GROWTH AND ENHANCEMENT

The City of Wetaskiwin wishes to diversify its economic base by attracting a wide range of commercial and industrial developments. THE CITY WILL encourage specialized industries to locate in Wetaskiwin. This WILL improve the economic base and help attract other related industries to the CITY. In May 2009, the City of Wetaskiwin approved the Economic

Development Master Strategy for 2009 to 2018. This document provides the political direction for the CITY'S economic development program.

Highway Commercial development WILL continue to infill and expand with careful attention to overall appearance, building design and landscaping. Expansion of the HIGHWAY COMMERCIAL DISTRICT WILL be directed south and north along 56th Street and east and west along 40th Avenue. Highway 13 is the main east-west corridor in the CITY, and WILL also have commercial lands developed along it.

Wetaskiwin's Main Street is currently undergoing a revitalization which WILL be replacing INFRASTRUCTURE, improving traffic flows, creating a safer and friendlier pedestrian environment, and enhancing the historical character of the area. Main Street WILL continue to be developed as a mixed use area and continue to grow to take advantage of the existing infrastructure.

The City of Wetaskiwin is a member of the Joint Economic Development Initiative (JEDI), a partnership between the City of Wetaskiwin, COUNTY of Wetaskiwin and the Town of Millet, whose goal is to attract new industries to the region for the betterment of all partners and to retain and provide assistance to existing industries in the region. JEDI is intended to be a "one stop shop", providing developers with a single point of contact for existing and potential industrial development in the region.

Location of industries into specially designed industrial areas WILL continue to be important. Building design, green spaces, signage, landscaping, circulation, and overall appearance of these industrial areas WILL be required to meet high standards, particularly in areas of high visibility. This attention to image and appearance WILL help to attract even more industry.

For the best cost benefit, the CITY must maximize the potential of the INFRASTRUCTURE and services already in place.

GOALS

- To accommodate a variety of commercial and industrial development within the CITY to further diversify its economy.
- To have a sufficient supply of developed and undeveloped commercial and industrial properties to meet the market demand.
- To facilitate the development of well-planned business/industrial parks.
- To promote the continued development of all business districts and intensification of underutilized land and buildings.

POLICIES

- Commercial and industrial development WILL be directed in accordance with Map 1 - the Future Land Use Map and policies of this plan.
- To avoid major land use conflicts, rezoning of properties WILL be guided by Chart 1 - the Zoning Compatibility Chart.
- UNDEVELOPED LAND AREAS designated for commercial and industrial development as shown on Map 2 - the AREA STRUCTURE PLAN Map, WILL have an AREA STRUCTURE PLAN completed prior to subdivision.
- THE CITY WILL require redevelopment and new development projects to be of high quality with landscaping to enhance the physical attractiveness of the CITY.

- THE CITY WILL work with the Development community to facilitate the development of an adequate variety and supply of both commercial and industrial land available for economic development.
- THE CITY WILL work with the COUNTY on regional based economic development initiatives mutually beneficial to both parties.
- New commercial and industrial land WILL be developed in an ORDERLY, CONTIGUOUS manner.
- Development of under-utilized commercial and industrial properties WILL be encouraged. Infill and redevelopment of commercial and industrial properties WILL maximize the INFRASTRUCTURE available.
- THE CITY WILL involve Main Street business and building owners in the Main Street revitalization.
- The CITY supports the mixed use of the Main Street area, provided that main floor commercial frontage is not used for residential purposes.
- The CITY supports the concept of HOME BASED BUSINESSES provided that they do not affect the general character of the residential district in which they are located.
- THE CITY WILL encourage the “graduation” of home occupations, and HOME BASED BUSINESSES from residential areas to commercial districts.
- THE CITY WILL support commercial and industrial developments that encourage multi-modal access.

- THE CITY WILL ASSIST in the preparation of AREA REDEVELOPMENT PLANS for any business district upon receipt of a written request of the majority of property owners within the affected area.

RESIDENTIAL DEVELOPMENT

THE CITY WILL continue to provide a wide variety of housing alternatives that offer flexible lifestyles. The CITY consists of many residential areas that exhibit attractive older homes with mature vegetation. These features form an important role in giving the community its warmth and character. Attention WILL be given to their preservation and enhancement.

New residential land developments WILL be well planned to provide a sustainable, safe and clean living environment for future residents and to be economical for the CITY to maintain. New developments WILL also provide for a variation in housing styles, lot sizes and price ranges. Development WILL be encouraged first where INFRASTRUCTURE is in place, and where existing schools can serve the population.

GOALS

- To accommodate residential development in Wetaskiwin that uses land and INFRASTRUCTURE in an efficient manner.
- To maintain and further enhance the quality of existing and future residential neighbourhoods in Wetaskiwin.
- To provide a wide variety of housing types and options including a mixture of densities.
- To have housing that is accessible by multi-modal transportation methods.

POLICIES

- Residential Development WILL be directed in accordance with the Map 1 – the Future Land Use Map and the policies of this plan.
- Applications to rezone properties WILL be guided by Chart 1 - the Zoning Compatibility chart.
- THE CITY ENCOURAGES the infilling of vacant residential lots and the redevelopment and intensification of residential properties where permitted in the Land Use Bylaw.
- THE CITY ENCOURAGES a sufficient supply and choice of serviced lands for future residential development.
- Residential developments WILL be phased to ensure that pre-planned areas with spare servicing capacity are utilized first, followed by those areas where roads and services can be extended economically.
- New residential development WILL be CONTIGUOUS to create an efficient land use pattern and prevent the premature loss of agricultural land.
- UNDEVELOPED LAND AREAS designated for residential development, as shown on Map 2 - the AREA STRUCTURE PLAN Map, WILL have an AREA STRUCTURE PLAN completed prior to subdivision of land within the UNDEVELOPED LAND AREAS.
- THE CITY ENCOURAGES the private sector to provide housing that is innovative and affordable and that is targeted to special groups such as young families, disabled persons, mature adults and seniors and to a variety of income levels.

- THE CITY WILL monitor housing and vacant lot demand and estimate demand on an annual basis.
- THE CITY WILL encourage new residential subdivisions located within walking distance of schools.
- THE CITY WILL work within its powers and means to enforce acceptable appearance standards within residential districts and encourage land developers to put architectural controls in place.
- THE CITY WILL work to ensure that home occupations and HOME BASED BUSINESSES in residential areas do not diminish the residential character of an area.
- THE CITY WILL ASSIST in the preparation of an AREA REDEVELOPMENT PLAN for any residential district upon receipt of a written request of the majority of property owners within the affected area.

PARKS AND RECREATION DEVELOPMENT

The CITY recognizes the importance of a broad range of parks and recreational services to enhance the quality of life in Wetaskiwin.

The City of Wetaskiwin prides itself on being a recreation destination. Wetaskiwin boasts several indoor recreation facilities to serve the community. Two indoor ice surfaces offer all forms of ice skating pursuits, from public skating to junior hockey. Attached to the arenas is the Drill Hall, which is able to host a range of events from craft shows to roller derbies. Competitive and leisure aquatic facilities are also available.

The CITY has a wide variety of outdoor recreation opportunities available tailored to the seasons. During the winter months, the CITY provides five community outdoor ice surfaces, one featuring boards and lighting. There are soccer pitches from initiation size to full sized adult league, eight shale ball diamonds and a natural turf football field. Wetaskiwin also has a skate park, four full sized tennis courts and one outdoor one-on-one basketball court.

The park system provides an extensive system of active and passive open space for use by the citizens of Wetaskiwin. Future development WILL be required to ensure that this system is enhanced.

All CITY facilities WILL be user friendly, accessible and environmentally sustainable. THE CITY WILL work with volunteers, private agencies and developers to ensure that appropriate parks and recreational facilities are planned and constructed as required.

GOALS

- To enhance the quality of life of all Wetaskiwin's residents through the provision of a variety of recreational facilities, parks, and natural areas.
- To have recreational facilities and open space areas that are accessible and sensitive to the needs of all visitors.
- To facilitate the development of parks and recreational services that are responsive to the needs of the community.
- To ensure that new areas are served with adequate parks and leisure opportunities.

POLICIES

- THE CITY ENCOURAGES development of an integrated continuous trail system that makes use of on-road and off-road opportunities and that provides pedestrian and bicycle linkages to a variety of destination points throughout the CITY.
- At the time of subdivision, ten percent of the developable land, in addition to the portion dedicated as environmental reserve, WILL be set aside as municipal, school, or municipal and school reserve, unless otherwise approved by City Council.
- Municipal reserves WILL be taken in the form of land unless it can be demonstrated that cash or deferral of reserves is in the best long term interests of the community.
- Reserve sites SHALL be landscaped and equipped with recreational amenities including trails and playgrounds where appropriate, by the developer, to the satisfaction of the CITY. Plans illustrating parks design, location of equipment and specific landscaping WILL be submitted by the developer and approved by the CITY prior to the installation.
- Neighbourhood parks and open spaces in new AREA STRUCTURE PLAN areas WILL be incorporated into a city-wide trail system.
- Schools MAY be located adjacent to parks so that the same land can serve both school and recreational purposes.
- A variety of recreational opportunities in the CITY ranging from passive, non-facility pursuits to intensive, facility oriented activities WILL be encouraged.
- User groups WILL be consulted on new or upgraded recreational facilities to ensure that the proposals meet their needs.

DEVELOPMENT CONSIDERATIONS

DEVELOPMENT STANDARDS

DESIGN GUIDELINES AND CONSTRUCTION STANDARDS have been adopted for municipal INFRASTRUCTURE. These standards guide all municipal improvements within the City of Wetaskiwin performed by both the public and private sectors. These standards WILL be upgraded from time to time to ensure that they are current and that they meet the goals and objectives of this Plan.

GOALS

- To ensure municipal INFRASTRUCTURE is designed and constructed to minimize the long term life cycle costs to the CITY.
- To keep land development costs affordable by maximizing INFRASTRUCTURE.
- To have a sustainable and accessible community.
- To have developments which enhance the quality of life in Wetaskiwin.
- To have developments with a high standard of landscaping and development controls.
- To have developers pay for costs associated with their developments and contribute to off-site levies.

POLICIES

- All INFRASTRUCTURE and roadwork performed, that WILL be operated and maintained by the CITY, WILL be designed in accordance with the City of Wetaskiwin DESIGN GUIDELINES AND CONSTRUCTION STANDARDS.
- THE CITY WILL ensure that developers are aware of and comply with the City of Wetaskiwin DESIGN GUIDELINES AND CONSTRUCTION STANDARDS.
- THE CITY WILL ensure that the DESIGN GUIDELINES AND CONSTRUCTION STANDARDS are applied in a consistent manner.
- THE CITY ENCOURAGES developers to submit written suggestions for amendments to the DESIGN GUIDELINES AND CONSTRUCTION STANDARDS that improve overall efficiencies.

MUNICIPAL RESERVES

The CITY envisions an ample amount of land set aside for school, park and recreational use. The CITY also wishes to see the preservation of environmentally sensitive land. The Municipal Government Act states that a SUBDIVISION AUTHORITY MAY require the owner of a parcel of land that is subject to subdivision to provide land for municipal and/or school reserve. The maximum aggregate amount of land that MAY be required is ten percent in addition to environmental reserve. The CITY MAY permit the owner to pay ten percent of the appraised market value in place of providing land, or MAY choose to permit a combination of land and money.

GOALS

- To have sufficient land set aside for schools, parks and recreational use.

- To preserve environmentally sensitive lands.

POLICIES

- THE CITY WILL maintain agreements in place with both school boards regarding the provision of reserve lands.
- Except as permitted in the following, municipal reserves WILL be provided at time of subdivision as follows:
 - In residential subdivisions, in addition to environmental reserves, ten percent of the land WILL be provided for park and/or school space, unless otherwise approved by City Council.
 - In commercial or industrial subdivisions, in addition to environmental reserves, ten percent of the land or, if suitable to the CITY, cash in lieu WILL be provided for park and/or school space.
- The municipal reserves due at the time of subdivision MAY be deferred to the remainder of the parcel being subdivided, if approved by the SUBDIVISION AUTHORITY.

CONSTRAINTS ON DEVELOPMENT

In every municipality, development is subject to constraints arising from natural features or human activity. Where these are known, developers can plan around them. Problems arise when they are unknown.

Constraints on development exist due to a variety of factors including but not limited to:

- Proximity to airports

- Proximity to waste water treatment sites
- Proximity to landfill and waste sites
- Proximity to abandoned gas wells
- Flood risk areas
- Proximity to known environmentally contaminated areas

Development near an area affected by a constraint on development must meet all legislation and regulations and provide proof of suitability through environmental testing prior to development.

All development must be assessed to determine if prior development has contaminated a site. Contamination issues must be addressed prior to new use or redevelopment.

GOALS

- To ensure developers are aware of any existing constraints on development that MAY affect their development and understand what is required of them prior to development.
- To facilitate development while respecting constraints on development.

POLICIES

- THE CITY WILL maintain a record of constraints on development known to the CITY and WILL make these records available to developers.
- Known constraints on development are shown on Map 3 - the Constraints on Development Map.
- The CITY MAY consider taking flood-prone land as environmental reserve.

SERVICES

SCHOOL SITE STRATEGY

The CITY is served by both a public and a separate school system. The public board provides education in kindergarten through Grade 12 at various school sites throughout the CITY. The Catholic school board provides education in kindergarten through Grade 9 at one centralized school.

THE CITY WILL work with the school divisions to ensure that land is provided for future school needs.

GOALS

- To have processes in place that WILL ensure land is set aside for long term school needs (it is recognized that at current land development rates, a lead time of 10 or more years MAY be required from the time land is requested to the time the serviced land is available) for school use.
- To have transportation and pedestrian systems in place that provide easy access to schools.
- To have land use patterns around schools that enhance the school facility and maximize the number of students within walking distance.

POLICIES

- THE CITY WILL have agreements in place with both school boards regarding the provision of reserve lands.

- THE CITY WILL consult the school authorities on a regular basis to discuss their land requirements.
- AREA STRUCTURE PLANS for new residential areas WILL identify multi-modal access routes to schools.
- New school sites WILL have sufficient space for probable school expansions and convenient vehicle access to an arterial or collector roadway that WILL safely accommodate school buses.
- Schools MAY be located adjacent to parks so that the same land can serve both school and recreational purposes and avoid duplication.
- The policies of this plan regarding schools apply only to government funded public and separate schools.

UTILITIES

The utility system that supports the City of Wetaskiwin includes the water system, sanitary sewer system, storm water management system, and solid waste management. Other utilities such as gas, power, telephone, cable and internet are provided by private sector companies.

The CITY'S water and sanitary sewer treatment facilities are capable of meeting the present demand and any foreseeable increase in population without major upgrades to facilities. The current water source is Coal Lake, located thirteen kilometres east of the CITY and fed by Pipestone Creek and the catchment area. Water from Coal Lake is treated at a level III surface water plant located on the west shore of Coal Lake and is pumped thru a transmission main to the Garden Meadows reservoir. Some water is pumped into the distribution centre from the

Garden Meadows reservoir, while approximately half is pumped to the central station reservoir which provides the largest pumping capacity.

Sanitary sewage is treated in aerated lagoons located on the northeast side of the CITY.

Sanitary waste water is transported to the sewage lagoon through underground pipes and pumping stations. The treated effluent is discharged into a channel that drains into the Battle River.

The CITY'S storm sewers drain into a channel that runs into the Battle River east of the CITY. Drainage from west of the CITY, which previously ran through the CITY, has been redirected through By-the-Lake Park via a drainage channel to Pipestone Creek. There are three major channels that convey storm runoff away from the City of Wetaskiwin. All new development must handle storm water in a way that does not increase the flow into the CITY'S underground storm pipes. This MAY include trap areas, wet ponds and dry ponds, all designed for water retention. The CITY has one large wet pond on the central drainage ditch and has two more planned as development occurs.

The City of Wetaskiwin operates the Wetaskiwin Landfill, located 1.6 km west on Township Road 646 and 1 km north on Range Road 243, to manage solid waste generated within the CITY. The Landfill Facility is expected to allow the CITY adequate landfill capacity until the year 2027. THE CITY WILL be required to monitor the gas and water wells for 25 years after the closing of the landfill. The CITY also operates the Wetaskiwin Recycling Depot which encourages the principles of reduce, reuse and recycle. Use of the recycling depot WILL increase the life expectancy of the landfill.

GOALS

Water System

- To have safe, healthy, pleasant-tasting water meeting or exceeding the requirements of the CITY'S approval to operate as issued by Alberta Environment.

- To have adequate water capacity to allow growth.
- To emphasize water efficiency where possible, as the water source is limited.
- To have a water system that is environmentally responsible.
- To provide adequate water for daily use and required fire flow rates through a well maintained, efficient and reliable pumping and distribution system.

Sanitary Sewer

- To have the disposal of waste water meet all provincial and federal regulations.
- To have a sanitary sewer system that is environmentally sustainable while minimizing the impact on receiving streams and the environment.
- To have a well maintained, efficient collection system that minimizes blockages and backflow situations.

Storm Water Management

- To minimize the impact of municipal development on the environment through effective storm water management.
- To preserve natural wetlands and, where possible, encourage development of urban wetlands.
- To minimize property damage due to flooding in major storms.

Solid Waste Management

- To emphasize the principles of reduce, reuse and recycle.
- To have solid waste management that meets all provincial and federal regulations.
- To maximize the life expectancy of the landfill.

Natural Gas, Power, Telephone, Cable and Internet

- To work with private sector suppliers to ensure availability of services within the CITY.

POLICIES

- All developments WILL comply with CITY DESIGN GUIDELINES AND CONSTRUCTION STANDARDS.
- Land developers WILL contribute off site levies for water, sanitary sewer treatment facilities, and storm water management facilities in accordance with CITY bylaws.
- THE CITY WILL have a comprehensive long term strategy to ensure utilities WILL meet the current domestic, industrial and emergency needs and also provide for long term projected growth.
- Land developers WILL install OVERSIZED water, sanitary and storm mains where required by the CITY for future development.
- THE CITY WILL encourage the use of water efficient devices and fixtures.
- THE CITY WILL promote the principles of reduce, reuse and recycle.
- THE CITY WILL promote environmental responsibility.

TRANSPORTATION SYSTEM

The transportation system for the City of Wetaskiwin provides for the efficient movement of goods, services and people throughout the community. The transportation system is designed to take advantage of a variety of modes of transportation including vehicular, pedestrian, bicycle, air, and rail.

The existing road network within the CITY consists of highways and arterial, collector and local roadways. The present road system is designed with CITY expansion in mind to accommodate growth in a logical and efficient manner.

The City of Wetaskiwin is situated at the intersection of two primary Alberta Highways - Highway 2A, which runs north and south between Edmonton and Calgary, and Highway 13, which runs east and west through the province. Secondary Highway 613 serves the CITY to the southeast and Secondary Highway 814 provides an alternative access to Edmonton. Highway 2, the main north-south corridor through Alberta is located just sixteen kilometres to the west of the CITY and is easily accessible via Highway 13.

The CITY has a class 2B regional airport with a 1050 metre runway, with the potential to expand to the northwest to 1500 metres. The CITY is located forty kilometres away from the Edmonton International Airport.

The Canadian Pacific Railway main line between Edmonton and Calgary runs north and south through the CITY and intersects, within the CITY limits, with a line heading east to Winnipeg. While these lines bring many economic benefits to the CITY, they also bring challenges. One of these challenges is that the CITY'S roadway and pedestrian traffic is blocked on a regular basis for as much as 20 minutes at a time by trains that often span the length of the CITY.

The CITY'S trail system provides pedestrian and bicycle access through sidewalk use and paved and gravel trails. Where possible the trail system provides linkages to the entire community.

GOALS

- To have a safe, economical and efficient multi-modal transportation system that is accessible to all and WILL meet current and future needs.
- To continue to improve the appearance and safety of all roadways in the CITY.
- To alleviate negative impacts generated by vehicle traffic.
- To limit truck traffic to compatible areas and roads that have been designed for trucks.
- To provide for sufficient parking space throughout the community.
- To encourage the expansion of the present walking and bicycle trail system, providing, where possible, connected linkages to all parts of the community.
- To work with the railway company to minimize the negative impact of train traffic on urban life.
- To continue to maintain roadways and trails in good condition and in an efficient and sustainable fashion.
- To encourage alternatives to the personal automobile as a means of transportation.

POLICIES

- AREA STRUCTURE PLANS for new development areas WILL be required to display arterial roadways with detailed alignments and an adequate collector road system.
- Future road right-of-ways WILL be protected by controlling land use and development within a broadly defined corridor consisting of the future road right-of-ways plus required setbacks on each side.
- Where possible, future road right-of-ways WILL be acquired by dedication at the time the surrounding land is subdivided.
- THE CITY WILL have a comprehensive long term plan to guide changes to the transportation system.
- Truck routes and dangerous goods routes WILL be established by City Council based on sound traffic engineering principles.
- Parking WILL be provided for all new developments in accordance with the Land Use Bylaw.
- THE CITY WILL designate appropriate parking spaces for handicapped patrons. Private sector developments WILL be encouraged to do likewise.
- THE CITY WILL integrate pedestrian walkway and bicycle trail systems into street and utility corridors where possible. Independent walkway systems MAY be developed when economics, construction and maintenance warrant them.

FIRE PROTECTION

The CITY has a fire protection system with modern equipment, good water supply, and a well trained volunteer fire department. THE CITY WILL continue to maintain an adequate standard when considering new development proposals.

GOALS

- To develop fire protection INFRASTRUCTURE to ensure that appropriate hydrants, water flow, capacity and pressure are readily available to respond when fires occur.
- To ensure that public safety is a priority when reviewing proposed developments.

POLICIES

- THE CITY WILL maintain an efficient volunteer fire fighting force with well maintained and adequate equipment.
- New developments WILL be evaluated for public safety, access, water flow, capacity and pressure, fire hydrant distribution, and fire department response times.
- All developments must meet legislated and regulated standards regarding fire protection.
- THE CITY WILL periodically review the effectiveness of its fire protection INFRASTRUCTURE, identify deficiencies and consider methods to resolve those deficiencies.
- THE CITY WILL periodically review and monitor firefighting capabilities throughout Wetaskiwin.

INTERMUNICIPAL COOPERATION

The CITY and the COUNTY of Wetaskiwin have a good working relationship with respect to land use issues in the urban fringe, as well as many other shared services. The CITY hopes to continue and expand upon these good working relationships through open communication and mutual cooperation on planning matters of mutual interest. Matters regarding annexation are addressed in the CITY/COUNTY Intermunicipal Development Plan and require approval from both CITY and COUNTY Councils.

GOAL

- The CITY and the COUNTY of Wetaskiwin WILL continue to work cooperatively with respect to the planning of the fringe area around the City of Wetaskiwin.

POLICIES

- THE CITY WILL expand municipal planning efforts to address common planning issues, especially where valued natural features are of interest to both municipalities and, where possible, the effects of development transcend municipal boundaries.
- The CITY wishes to cooperate in the planning of future land uses in the vicinity of Wetaskiwin's municipal boundaries so that development does not inhibit or preclude appropriate long term uses or unduly interfere with the continuation of existing uses.
- The CITY wishes to protect the agricultural land within the intermunicipal development plan area until required for urban development.

- The CITY wishes to continue to work cooperatively with the COUNTY to update and maintain the Intermunicipal Development Plan as required.

LAND USE

FUTURE LAND USES

One of the guiding principles of the Municipal Development Plan is to create land use patterns that WILL ensure a high quality of life. The Future Land Uses map provides the general intent and future land use patterns to manage urban growth. Map 1 highlights the future land use patterns around the existing municipal boundary of the CITY and large tracts of currently undeveloped land within the CITY. Details of land uses for properties that are currently within the City of Wetaskiwin's boundaries are identified in the Land Use Bylaw.

ZONING COMPATIBILITY

Attached to this document is Chart 1 - the zoning compatibility chart. This chart outlines whether properties with different zoning classifications are compatible with one another. This chart must be referenced when reviewing AREA STRUCTURE PLANS and rezoning applications for properties currently located within the municipal boundary. This chart is only to serve as a guide to proposed land use zoning changes. The decision on any change remains with City Council.

IMPLEMENTATION

LAND USE BYLAW

The Land Use Bylaw is used to regulate development to achieve the goals and policies of this Plan. The Land Use Bylaw WILL be consistent with this plan and WILL be updated as required. If a proposed amendment to the Land Use Bylaw is not consistent with this Plan and City Council wishes to approve the amendment, this Plan must be amended simultaneously with the Land Use Bylaw. This WILL ensure that both the Plan and the Land Use Bylaw remain consistent.

AREA STRUCTURE AND AREA REDEVELOPMENT PLANS

The Municipal Government Act requires that AREA STRUCTURE PLANS and AREA REDEVELOPMENT PLANS be consistent with the Municipal Development Plan.

AREA STRUCTURE PLANS are required as a prerequisite to the commencement of new land development and SHALL be consistent with the Municipal Development Plan. THE CITY WILL ASSIST in the preparation of an AREA REDEVELOPMENT PLAN for any district upon receipt of a written request of the majority of property owners within an area. Any costs associated with the development of an AREA REDEVELOPMENT PLAN must be approved by Council. Areas designated for AREA STRUCTURE PLANS are denoted on Map 2 - the AREA STRUCTURE PLAN Map.

INTERMUNICIPAL DEVELOPMENT PLAN

This Municipal Development Plan has been prepared to conform with the CITY and COUNTY of Wetaskiwin Intermunicipal Development Plan (IDP) currently in effect. The IDP has been adopted by both CITY and COUNTY Councils and WILL help ensure that planning matters of mutual interest to the CITY and COUNTY are addressed. THE CITY WILL continue its participation in the Intermunicipal Development Plan and explore new areas of mutual interest.

DEVELOPMENT EVALUATION POLICIES

In arriving at decisions regarding planning and development, THE CITY WILL give priority to the following planning considerations:

- Compliance with the policies of this Plan, any AREA STRUCTURE PLAN and/or AREA REDEVELOPMENT PLAN and the Intermunicipal Development Plan.
- Whether the application WILL help to implement the spirit, intent and policies of this Plan and other statutory plans.
- Whether the application meets the requirements of the Land Use Bylaw.
- Whether the application meets the requirements of any of the CITY'S Master Plans.
- Whether the application constitutes good planning in terms of the impact it WILL have on the surrounding area.
- Whether the development is consistent with the CITY'S Strategic Plan.
- Whether the development is consistent with the CITY'S Wetaskiwin Tomorrow strategy.

PLAN MAINTENANCE AND REVIEW

To have this plan remain useful it must periodically go through a formal review and be updated to meet the changing economic and political environments. The CITY must be open to allowing opportunity for amendments to the plan. As changes to the plan are discussed the public WILL be given opportunity to provide their input.

BUDGETARY CONSIDERATIONS

Achievement of the goals of this Municipal Development Plan is subject to ongoing budgetary considerations of the CITY. The implementation of MDP policies WILL be reviewed in light of availability of funds.

INTERPRETATION

The goals and policies of this plan are intended to guide decisions regarding the Land Use By-law, AREA STRUCTURE PLANS, AREA REDEVELOPMENT PLANS and the sub-division process.

Compliance terms used in the policies SHALL be interpreted as follows:

SHALL means mandatory compliance

WILL means mandatory compliance

SHOULD means compliance in principle but is subject to the discretion of the Approving Authority where compliance is impracticable or undesirable because of valid planning principles or circumstances unique to a specific application

MAY means discretionary compliance or a choice by the Approving Authority in applying the policy

THE CITY WILL means mandatory compliance by the CITY

THE CITY ENCOURAGES means THE CITY WILL support it in principle, subject to resources being supplied by the CITY

THE CITY WILL ASSIST means the CITY WILL provide a portion of the resources to complete the objective. The exact resources that the CITY WILL supply WILL be at the full discretion of City Council

THE CITY IS WILLING means the CITY WILL negotiate with the subject party if the party is interested

DEFINITIONS

For the correct interpretation of this document the following definitions must be used:

AREA REDEVELOPMENT PLAN as outlined in Section 634 of the Municipal Government Act.

AREA STRUCTURE PLAN as outlined in Section 633(1) of the Municipal Government Act.

CITY SHALL mean the Municipal Corporation of the City of Wetaskiwin.

COUNTY SHALL mean the Municipal Corporation of the COUNTY of Wetaskiwin.

DANGEROUS GOODS USE means businesses that produce or consume large quantities of dangerous goods as governed by the Transportation of Dangerous Goods Act.

DESIGN GUIDELINES AND CONSTRUCTION STANDARDS are standards adopted by the CITY governing the design, preparation and submission of plans and specifications for construction of municipal improvements in the City of Wetaskiwin. These standards establish the minimum allowable levels to which municipal improvements MAY be built.

HIGHWAY COMMERCIAL DISTRICT is a district that encourages high quality business establishments along the primary high traffic corridor through the community. The types of businesses in this classification SHOULD provide services to the motoring public, visitors to the community, and to local and regional business clients.

INFRASTRUCTURE – Means CITY owned improvements and facilities that benefit urban life.

LIGHT INDUSTRIAL provides for high quality, LIGHT INDUSTRIAL developments that operate in such a manner that no nuisance factor is created or apparent outside an enclosed building. Limited outdoor activities (loading, service, storage, etc.) that are accessory to a principal use MAY occur providing the scale of such activities does not unduly conflict with the primary purpose of the zoning classification or dominate the use of the site.

HOME BASED BUSINESS means use of a residential building for the purpose of conducting business by a resident of that building. The business use must be secondary to the residential use of the building. There are three types of HOME BASED BUSINESSES, those being home office, minor and major home based business. Each type has separate regulations.

ORDERLY AND CONTIGUOUS SHALL mean in contact with or adjacent to urban use.

OVERSIZING means installing larger utility lines than necessary to service lands outside the proposed development area.

SUBDIVISION AUTHORITY means a designated position within the CITY structure appointed by bylaw pursuant to Part 17 of the Municipal Government Act.

UNDEVELOPED LAND AREA means an area of land within the CITY or in the urban fringe that has not been previously developed to urban standards.

City of Wetaskiwin
Generalized Future
Land Use
Map 1

Legend

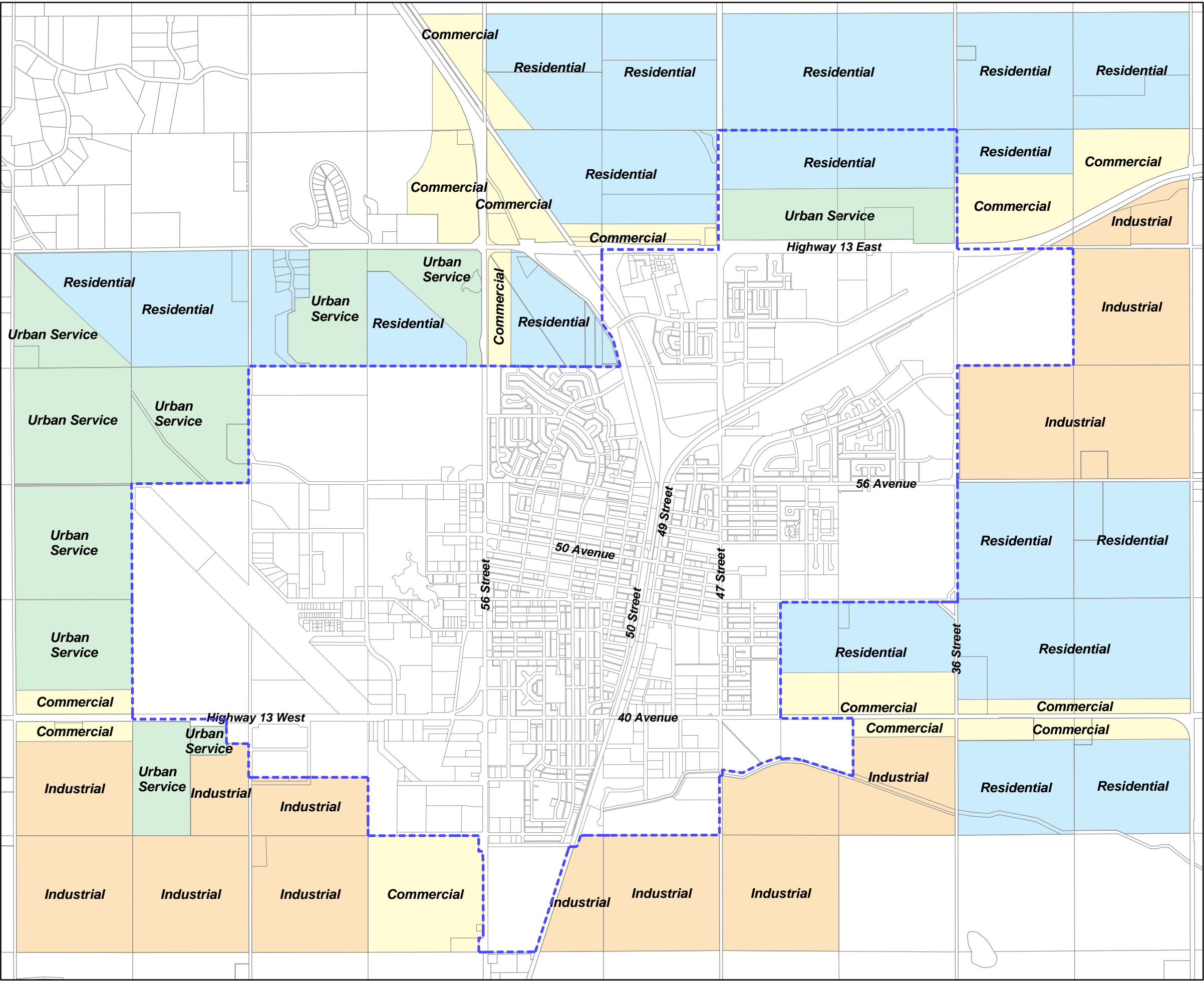
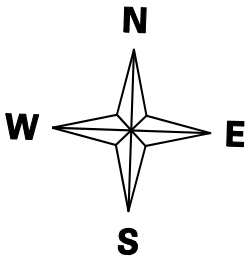
Municipal Boundary

Commercial

Industrial




Urban Service

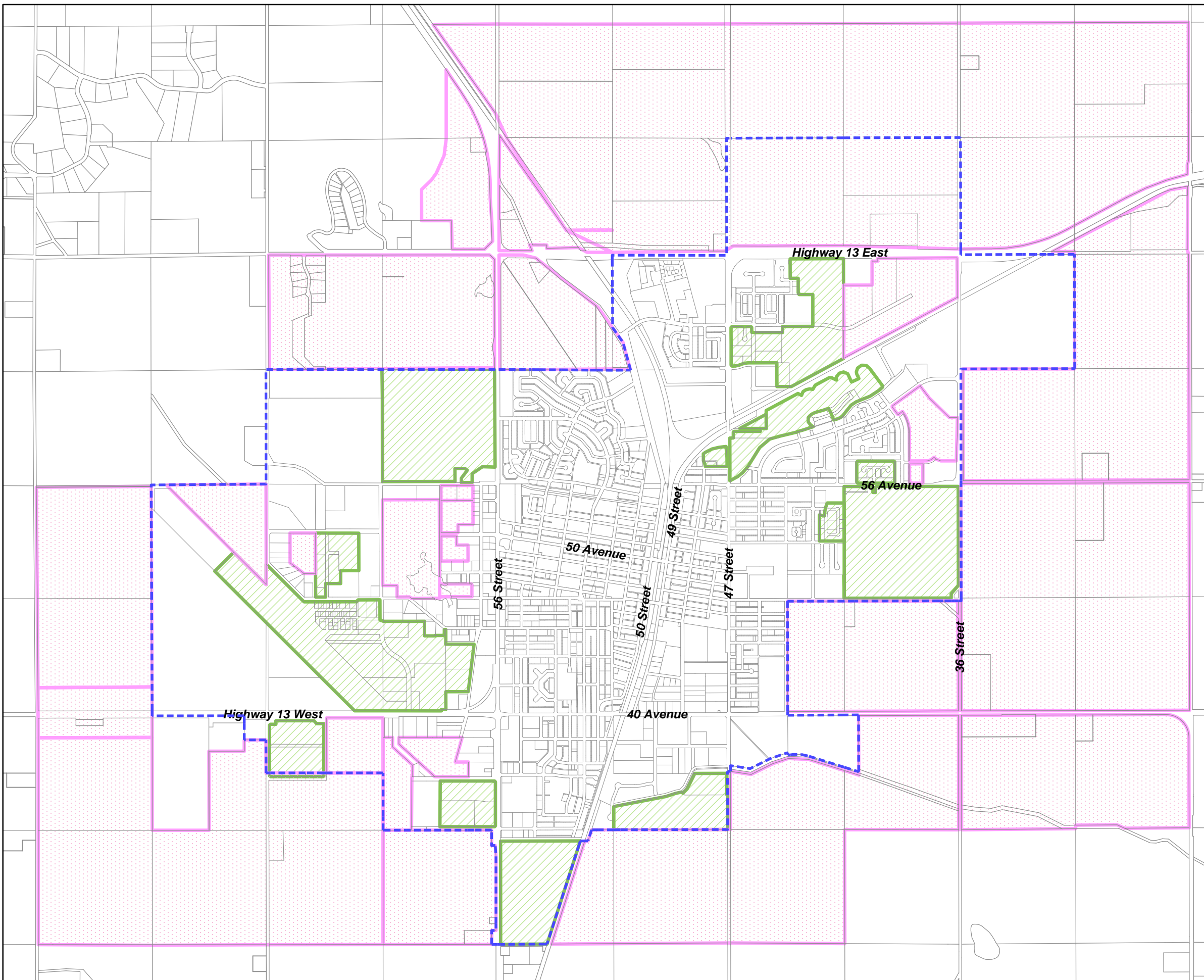
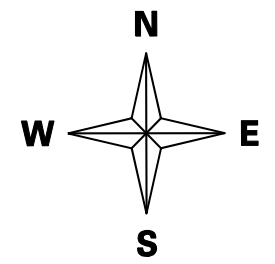
Residential



City of Wetaskiwin Area Structure Plans (ASP) Map 2




Legend

-  Current Municipal Boundary
-  ASP Required
-  ASP Approved



**City of Wetaskiwin
Constraints on Development
Land Use
Map 3**

Legend

-  Abandoned Gas Wells
-  Constraints on Development
-  Current Municipal Boundary

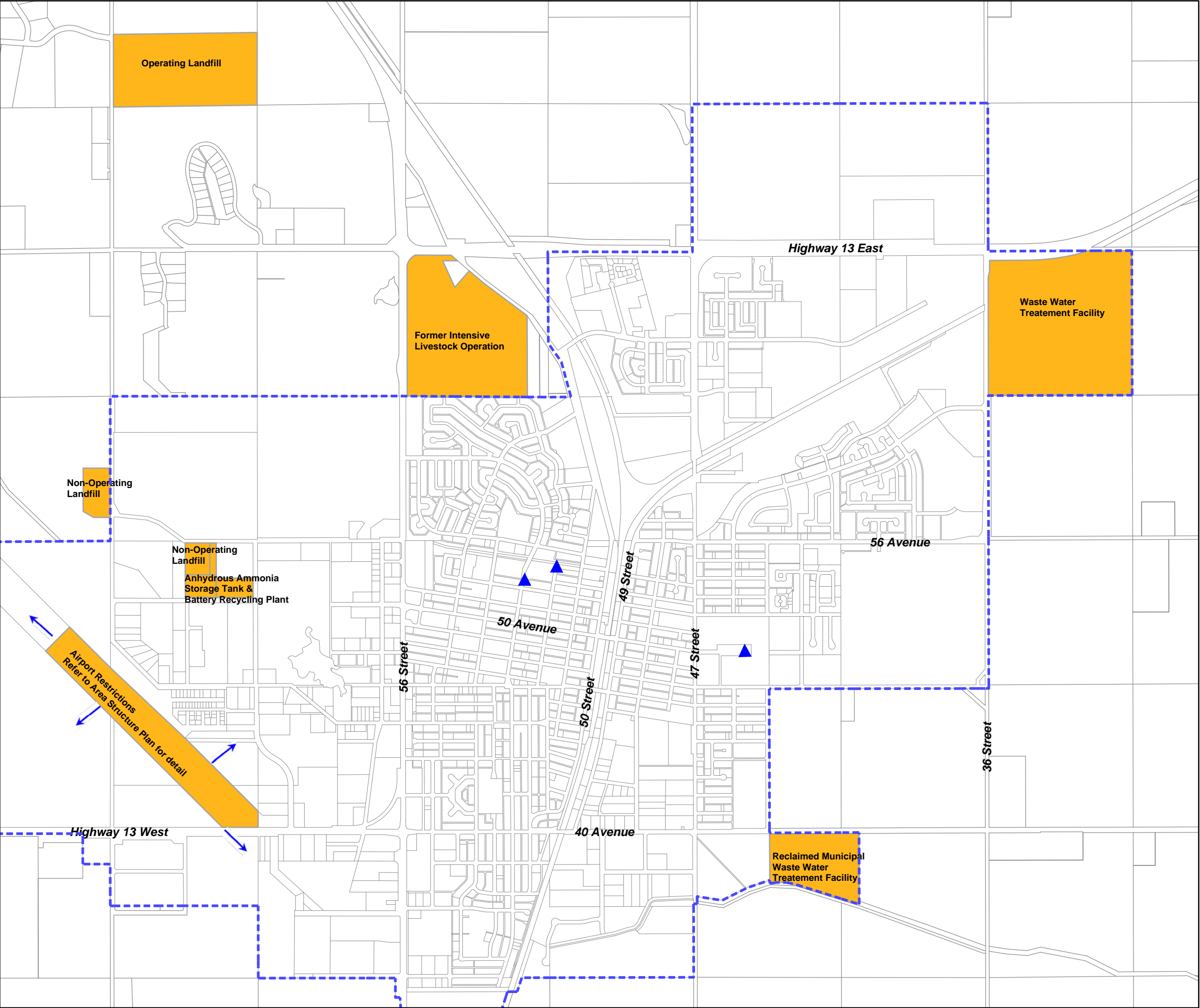
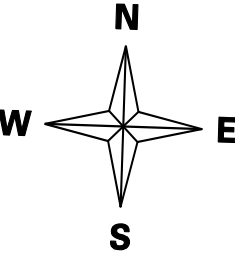


Chart 1 - Zoning Compatibility Chart

Existing Use	<i>Proposed new use</i>																	
	R1	R1A	R1N	RE	RMX	RMH	R2	R3	R4	R5	C1	C2	C3	C4	C5	M1	M2	M3
R1	C	C	C	C	C	B	C	B	B	B	X	X	B	B	X	X	X	X
R1A	C	C	C	B	B	B	B	B	B	B	X	X	B	B	X	X	X	X
R1N	C	C	C	B	B	B	B	B	B	B	X	X	B	B	X	X	X	X
RE	C	B	B	C	B	B	B	X	X	B	X	X	B	B	X	X	X	B
RMX	C	B	B	B	C	B	B	X	X	B	X	X	B	B	B	X	X	B
RMH	B	B	B	X	X	C	B	B	B	B	X	X	B	B	B	X	X	B
R2	C	B	B	B	B	B	C	B	B	B	B	X	B	B	X	X	X	X
R3	B	B	B	X	X	B	B	C	B	B	B	X	B	C	B	X	X	X
R4	B	B	B	X	X	B	B	B	C	B	B	X	B	C	B	X	X	X
R5	B	B	B	X	X	B	B	B	B	C	B	X	B	B	B	X	X	X
C1	X	X	X	X	X	B	B	B	B	B	C	B	C	C	C	X	X	X
C2	X	X	X	X	X	X	X	X	X	X	B	C	C	C	X	C	C	C
C3	B	B	B	B	B	B	B	B	B	B	C	B	C	C	C	B	B	B
C4	B	B	B	B	B	B	B	C	C	C	C	B	C	C	C	B	B	B
C5	B	B	B	B	B	B	B	B	B	B	C	B	C	C	C	B	B	B
M1	X	X	X	X	X	X	X	B	B	X	X	C	B	C	B	C	C	C
M2	X	X	X	X	X	X	X	X	X	X	X	B	B	B	X	C	C	C
M3	X	X	X	X	X	X	X	X	X	X	X	B	B	B	X	B	B	C