

YEAR
2031

THE TOWN OF MILLET MUNICIPAL DEVELOPMENT PLAN

A change that's worth planning for.....



Adoption date:
3/11/2015

Prepared by: West Central Planning Agency



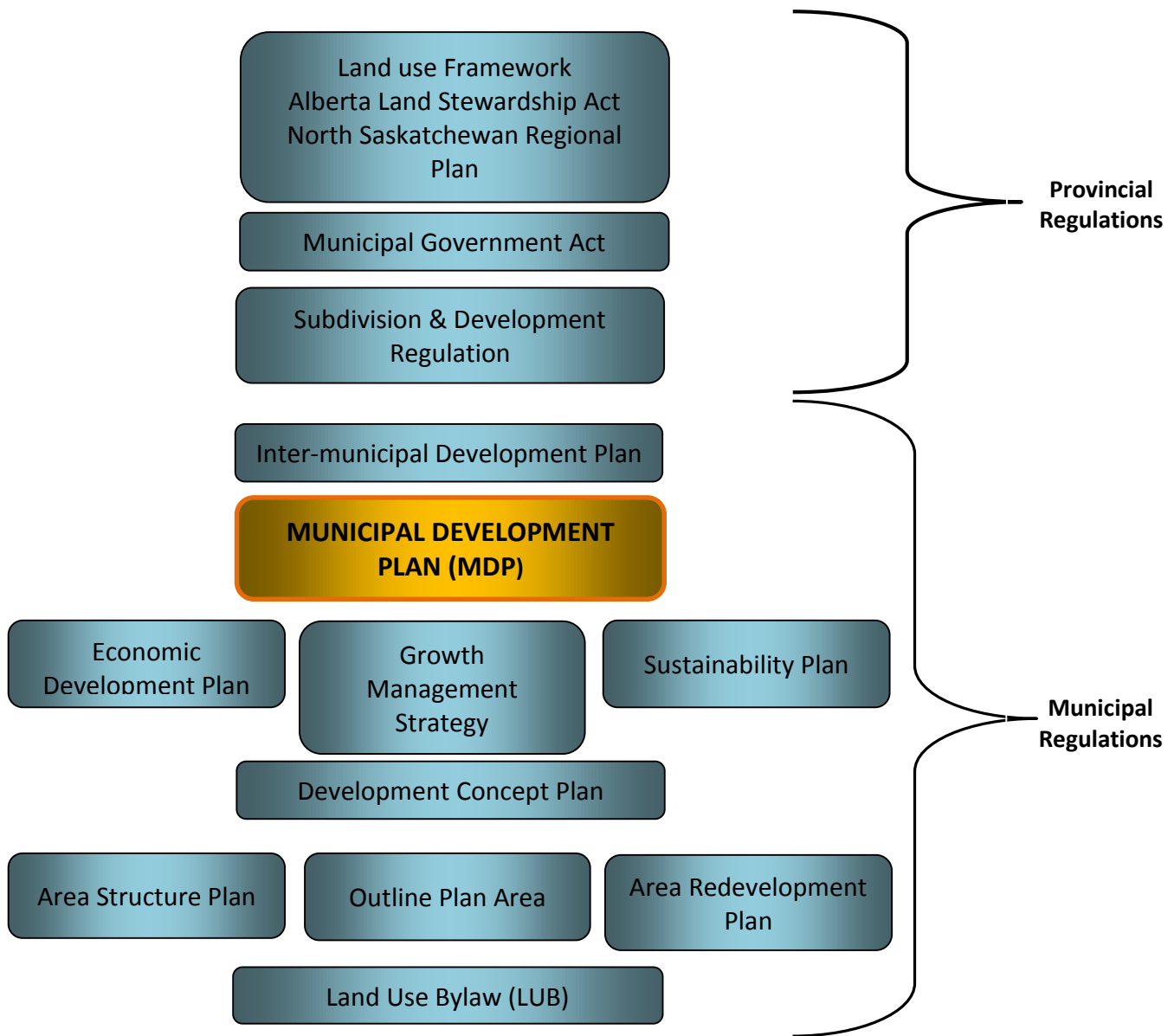
Table of Contents

1.0	INTRODUCTION.....	3
1.1	The Planning Hierarchy.....	3
1.2	Purpose.....	4
1.3	Planning Process.....	5
1.4	Four Pillars of Sustainability.....	6
1.5	Vision Statement.....	7
1.6	Guiding Principles.....	8
1.7	Goals and Policies.....	9
2.0	PLANNING CONTEXT.....	9
2.1	Planning Area.....	9
2.2	Opportunities & Constraints.....	11
2.3	Growth Projections.....	13
3.0	DEVELOPMENT.....	15
3.1	Residential Development.....	15
3.2	Commercial Development & Business.....	18
3.3	Industrial Development.....	21
3.4	Parks, Public & Recreational Development.....	23
4.0	SERVICES.....	25
4.1	Utilities & Infrastructure.....	25
4.2	Transportation Network.....	27
5.0	IMPLEMENTATION.....	29
5.1	Growth Management Strategy.....	29
5.2	Land-use Bylaw.....	29
5.3	Area Structure Plan & Area Redevelopment Plan (ASP or ARP).....	29
5.4	Inter-municipal Development Plan.....	29
5.5	Urban Design Guidelines.....	30
5.6	Budget considerations.....	31
5.7	Implementation Task Force.....	31
5.8	Review of Municipal Development Plan.....	31
7.0	MAPS.....	33

1.0 INTRODUCTION

1.1 The Planning Hierarchy

Alberta Planning is administered under the Municipal Government Act (MGA). This includes both land use and subdivision policies. In addition, all statutory and non-statutory documents pertaining to land use planning and development falls under two main categories, Provincial and Municipal. The following is a hierarchy of planning regulations in Alberta.



1.2 Purpose

The Town of Millet Municipal Development Plan (MDP) is a policy statement that supersedes the Town's 1991 General Municipal Plan. The document is built around a Vision Statement, followed by a set of guiding principles, goals and policies that will be used as a framework for future growth and development. Council, administrative staff, developers, and ratepayers are expected to use this plan as a tool to guide future growth in a manner that is reflective of the Town's long-term Vision. It is the intent that by establishing Millet's MDP, the Town's interest will be protected and well represented in future, provincial and municipal planning initiatives.

The MDP has been prepared in accordance with Section 632 of the Municipal Government Act, RSA 2000 (MGA). The MGA states that a municipality with a population of 3,500 or more must, by bylaw adopt a MDP. For those municipalities with a population of less than 3,500, a MDP may be prepared under the provision of the Municipal Government Act.

The MGA specifies the required content of a MDP as follows:

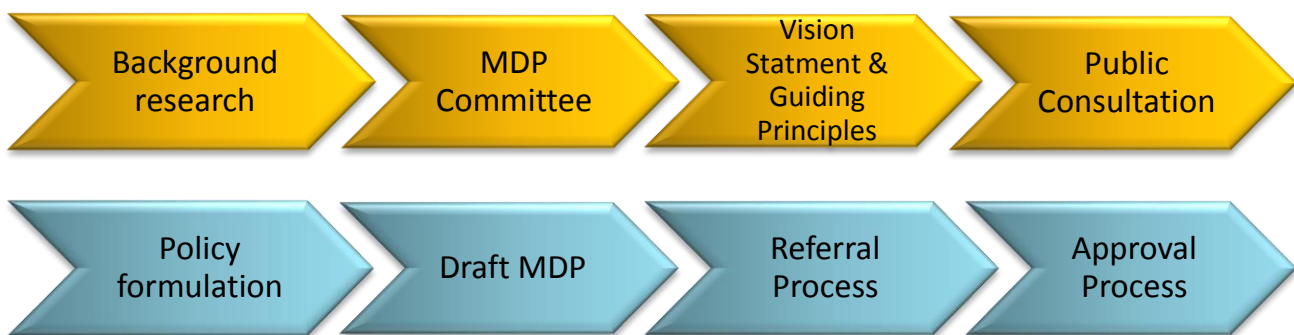
- a) Must address
 - I. The future land use within the municipality,
 - II. the manner of and the proposals for future development in the municipality,
 - III. the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is not Inter-municipal development plan with respect to those matters in those municipalities
 - IV. the provision of the required transportation system either generally or specifically within the municipality and in relation to adjacent municipalities, and
 - V. the provision of municipal services and facilities either generally or specifically,

- b) May address
 - I. proposal for the financing and programming of municipal infrastructure,
 - II. The co-ordination 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, and
 - VI. Any other matter relating to the physical, social or economic development of the municipality,

- c) May contain 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,
- d) must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities
- e) must contains policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocations of those reserves and the identification of school requirements in consultation with affected school boards, and
- f) must contain policies respecting the protection of agricultural operations.

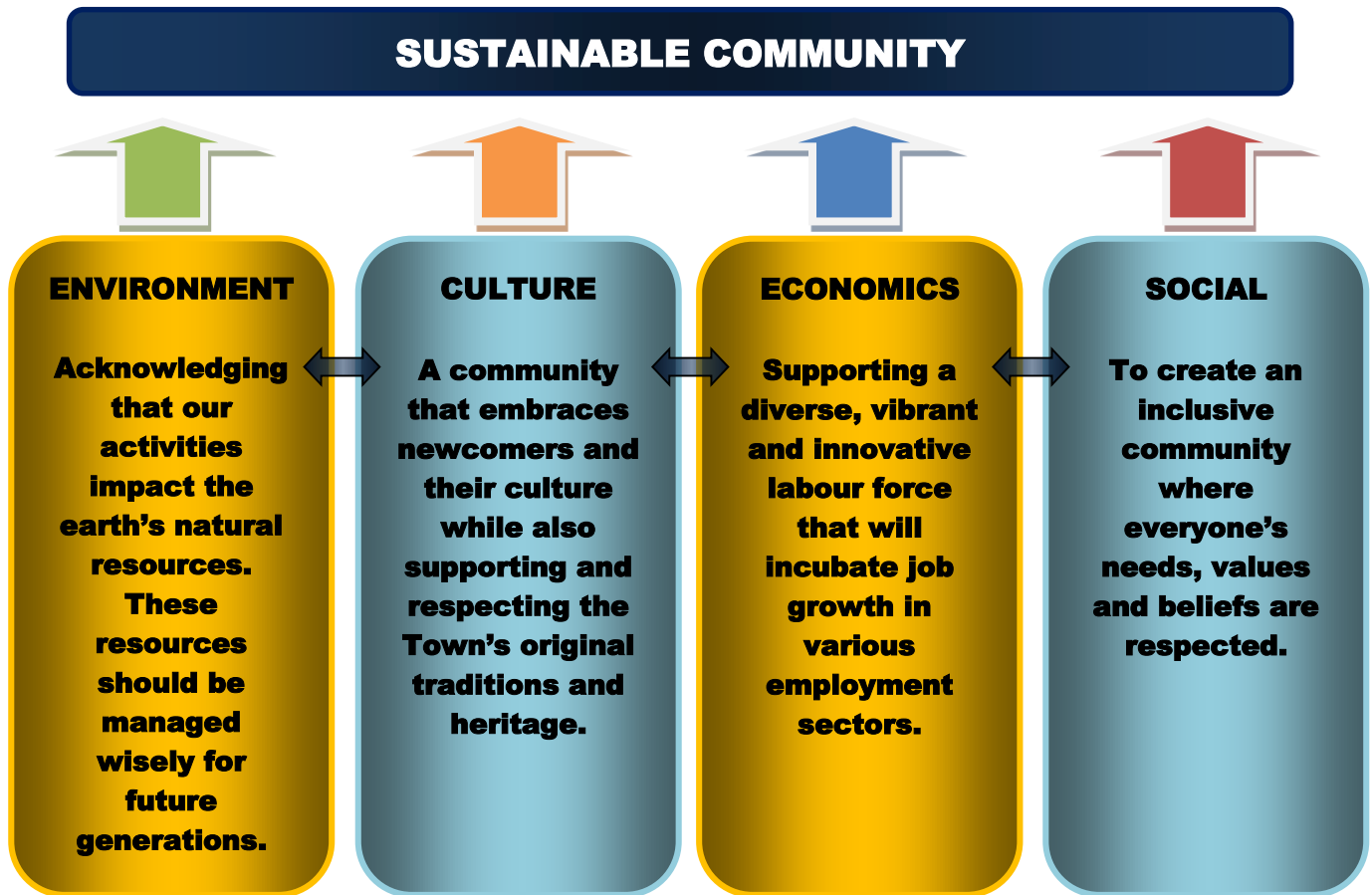
1.3 Planning Process

The need to replace the Town’s General Municipal Plan was conceived in November of 2013 when it was recommended by representatives from West Central Planning Agency to the Town’s administrative team. The suggestion evolved into a project proposal that was presented to Council on November 27th 2013. Town Council passed a resolution on February 12th, 2014 approving the project and appointing two members from Council to help form the MDP committee. The remaining members were selected from the public at large. The planning process commenced with background research followed by a series of MDP committee meeting, that were held to help guide the planner in forming the MDP’s vision statement, guiding principles and policies. To ensure public participation, two open houses and a public hearing was also held to obtain public input. After multiple drafts revisions and a referral process, the Plan was approved by Town Council on March 11th, 2015 via bylaw 2014/10.



1.4 Four Pillars of Sustainability

The pillars of sustainability are the core building blocks that helped develop the MDP's Vision Statement, Guiding Principle, objectives, goals and policies. The concept is a best practice approach that is used in recognizing the fundamental elements needed to create a liveable and balanced community.



1.5 Vision Statement

On March 20th, 2014 the MDP committee held a brainstorming session with the intent of creating topics that would build on the Town's previously approved *Strategic Plan* vision statement. The exercises led to several recurring themes that were identified and discussed; they are as follows.

- ❖ **Family:** Recognizing the importance of family and unity is a critical component that makes up the fabric of Millet.
- ❖ **Greenspace & Recreation:** Parks, trails and open space are features that essentially contribute to the quality of life resident often desire and have come accustomed to in Millet.
- ❖ **Light Industries:** Industries that fit into the physical characteristic that make Millet what it is today and what it will become is encouraged.
- ❖ **Beautification:** Incorporating design guidelines to ensure development is built to a standard that is acceptable to the community.

Based on these themes the following vision statement was created.

VISION

Millet's future shall build on its small town, family-oriented character through managed sustainable growth that will result in a complete beautified community that provide a range of housing options, town amenities and recreational facilities. Served by two provincial highways, Millet will capitalize on its highway exposure through the nourishment of business that will create a robust employment sector and be an extension of the Town's urban fabric.

1.6 Guiding Principles

1. The principle of encouraging growth while maintaining a small town environment and sense of belonging.
2. The principle of creating communities where the needs of all are met and people from all walks of life and backgrounds feel accepted.
3. The principle of creating communities where a variety of attractive housing options are available to choose from.
4. The principle of reinvesting in the Town's commercial district & 50th Ave through strategic initiatives and programs.
5. The principle of being a community that builds on environmental stewardship through the actions of resource management, conservation and preservation.
6. The principle of enhancing and protecting our water and green space for recreational, leisure and environmental purposes.
7. The principle of developing regional partnerships with neighbouring communities, for growth and job creation.
8. The principle of attracting and retaining a strong labour force that will be the catalyst to a diversified and robust employment sector which will include light industrial, light manufacturing and other business that have the ability to easily integrate the town's urban fabric.
9. The principle of ensuring all necessary infrastructures are established prior to any development occurring.

1.7 Goals and Policies

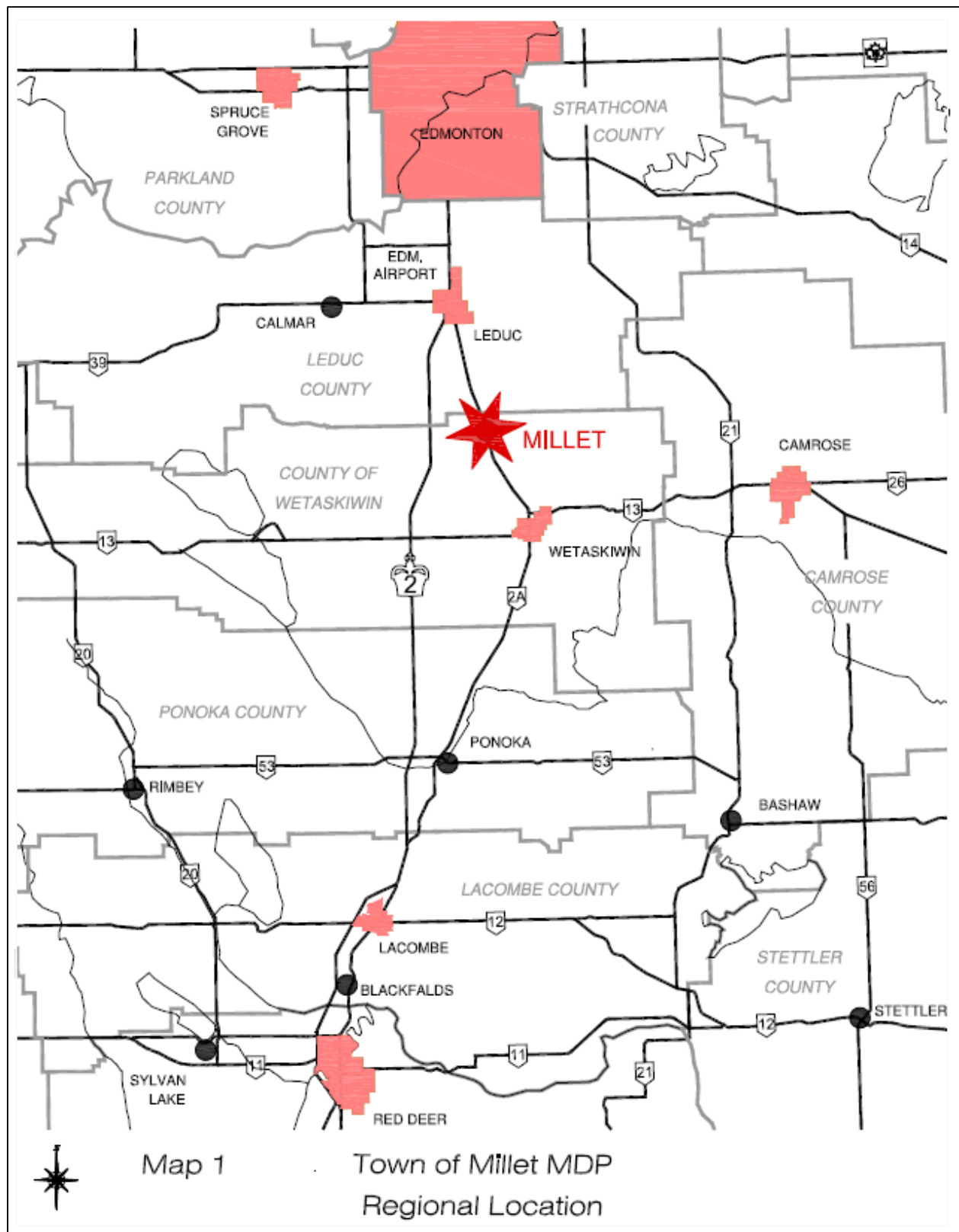
The goals and policies pertaining to the MDP are found within the development and service section of this Plan. They have been created from the guiding principles which form the foundation of the Municipal Development Plan. Each section of the MDP has a set of goals and policies that will be discussed in further detail throughout the plan.

2.0 PLANNING CONTEXT

2.1 Planning Area

Millet is a vibrant, family-oriented community with opportunities for growth and prosperity. It is located 40 km southeast of Edmonton and 13 km north of Wetaskiwin. It is geographically located within the Calgary to Edmonton corridor; a vast urban area consisting of cities, towns and villages. Although politically located outside the Edmonton Capital Region, it is strongly influenced by the region's economic performance and is within the Edmonton commuter shed. Millet is relatively small compared to its neighbouring municipalities, however, it is easily accessible due to its established road network. Land use in the community is mainly comprised of commercial, industrial and residential development. Millet's focal point is located along Highway 2A and the rail corridor, where commercial and industrial development exist. Residential development is situated primarily off highway 616. The planning area for the MDP is identified as land within the municipal boundary of Millet and will address concerns and opportunities unique to the Town.





2.2 Opportunities & Constraints

Location

Location plays an integral role in a community's ability to adapt to change while maintaining growth and sustainability. Millet happens to be located on the periphery of Edmonton's Capital Region and between the Province's two largest urban centres. This makes Millet a leading candidate for growth and investment. The Calgary to Edmonton corridor is one of the fastest and most populated urban areas within all of Western Canada. In 2011 it accounted for 74.2 percent of the Province population; that number is expected to grow to 77 percent in 2050. Through strong land-use policies, the Town of Millet has an opportunity in the coming decades to absorb the growth expected in the Calgary to Edmonton corridor. However, it will be imperative to ensure that politicians, developers and ratepayer adhere to the land-use policies that make up this Plan to ensure Millet grows in a manner that reflects the values and characteristics that make it what it is presently.

Transportation corridor

Millet is fortunate to be intersected by two provincial highways that meet at the Town's centre. Their presence allows for Millet to capitalize on the movement of people, goods, products, and services. Highway 2A, the more significant of the two is a north to south regional corridor that runs along the CP railway. It's used primarily as a route for neighbouring communities and is consider as an alternative to Highway 2 which has become increasingly busy. As with Highway 2, traffic volume on Highway 2A is expected to increase in the coming years. Increase usage will warrant the widening of Highway 2A. It will be important for the Town to work closely with Alberta Transportation to ensure Millet's interests are protected if and when widening commences. Nonetheless the prospect of a widened highway has it benefits as its will increase throughway traffic in Millet resulting in increased exposure for local business. Creating land use polices that is reflective of such an event will be imperative as it will help protect, improve and expand Millet's commercial district.

Highway 616 is the second regional throughway that bisects the Town. This east-west corridor currently serves as the backbone to existing residential development and will continue to function that way as the Town expands east and west. The Town and the province must work concurrently to ensure the structural integrity of the road system is maintained to provincial standards as traffic demands increase in the future.

Millet is served by the CP Railway corridor that runs through the centre of Town. This is identified as both an opportunity and constraint. The line is viewed as a physical barrier for land development east of the corridor; however its ability to move freight and possibly passengers, presents opportunities the Town may want to explore in the future. As with many communities in Alberta, Millet grew and evolved around railway. Today, the rail line is used as the main freight line between Edmonton and Calgary. Long-term possibilities of commuter and/or inter-city passenger service may also inevitably increase rail traffic along the corridor. If this is to occur, grade separation at level crossing may be warranted as a method to maintain efficiency on the corridor and provide safe and sufficient access to lands east of the tracks. Land east of the rail corridor also has the potential to be the ideal places for job creation, specifically in the manufacturing and industrial sector. Preserving land for this purpose is an opportunity that must be protected as it will be one of many variables that will help create jobs for Millet in the future.



Pipestone Creek

Pipestone creek is a natural tributary that flows through the centre of Town. The banks that line the creek are classified under floodway and flood fringe. Under provincial regulation urban development in these area are prohibited or limited. This has allowed Millet to build approximately 65-acres of paths, trails, and parks along the creeks edge. Protecting and enhancing these leisure areas will be essential to improving the quality of life for current and future residents.

Lagoon

The Town's wastewater lagoon system occupies a portion of land south of Pipestone Creek. Developing here would be challenging as existing provincial regulations require a 300 meter setback from any development that result in intense human activity including, residency, food establishments

and institutions. The MDP does not foresee extensive development in this area and will encourage settlement in more suitable locations. Future lagoon expansion would also prohibit intense human settlement along the southern portions of the Municipality.

Vacant & Abandon Lots

There is an opportunity to repurpose vacant and abandon lots once used for commercial, residential and industrial use. These areas can either be reinvested in to sever their original purpose or converted to public space. However it will be important to identify any lots that may be contaminated, as these parcels will need to go through environmental remediation prior to redevelopment. This initiative would keep in line with the principles drawn from the MDP’s Vision Statement.

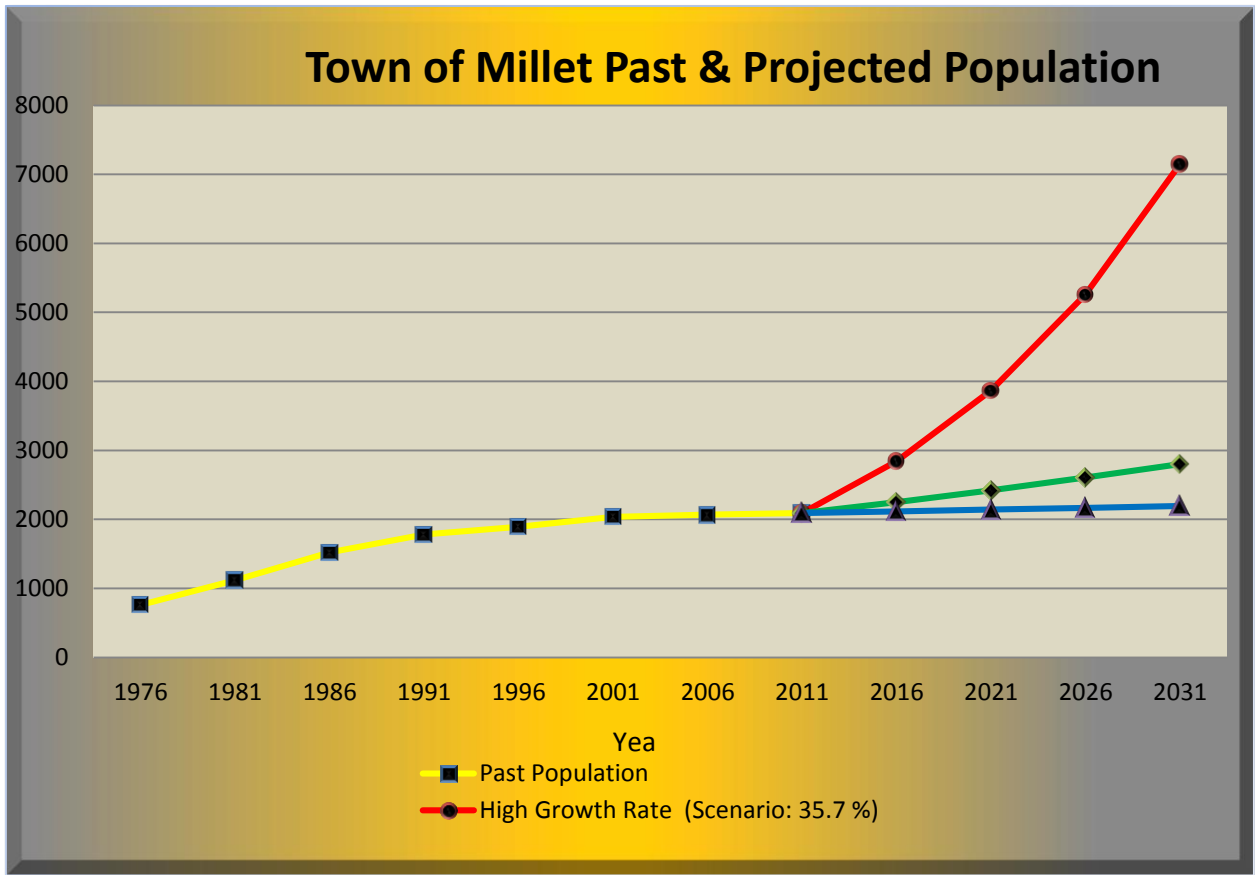
2.3 Growth Projections

Millet’s historical growth pattern is attributed to several factors including economic cycles, shift in demographics, and changes in political environments. In the past, the Town exhibited periods of both rapid and conservative growth. From 1976 to 1991 Millet experienced a high growth period. This was followed by twenty years of moderate to conservative growth that resulted in marginal changes to the Town’s population. In assessing Millet’s pervious growth rate, three growth projections were derived, conservative, moderate and high. Based on recent growth trends the MDP foresees a growth rate

Year	5 yr high growth rate (Scenario: 35.7%)	5 yr moderate growth rate (Scenario 7.6%)	5 yr conservative growth rate (Scenario 1.2%)
2016	2845	2250	2117
2021	3869	2421	2142
2026	5261	2605	2167
2031	7154	2802	2193

between moderate and conservative, however that is not to say the Town will not exhibit a higher growth rate, it is however less likely to occur within the selected planning horizon.

Chart: 1



3.0 DEVELOPMENT

3.1 Residential Development



Housing is an essential component to community building, and it is often the largest land-use in any given municipality. Millet is no exception, as residential use makes up a majority of the Town's urban development and will continue to do so in the foreseeable future. Therefore it is imperative to establish goals and policies that pertain to Millet's housing stock as it will have an effect on the way people live in the years to come.

GOALS

- Create housing opportunities that will allow for a broad demographic that encompass various social and cultural classes to reside together cohesively
- Establish residential communities that are unique in their own characteristics while maintaining a level of continuity throughout the Town's existing urban fabric
- Encouraging residential communities that are cognisant of the environment and mindful of land consumption.

POLICIES

- | | | |
|---------------|-----------------------------------|---|
| 3.1.1 | General | The Town of Millet's Conceptual Landuse Map (Map 3) indicates where future housing will be accommodated; the Town will use this map as a reference for future housing development. |
| 3.1.2 | General | Millet will ensure any land planned for residential use will be sufficient to accommodate long term growth projection for 2031 and beyond. These lands shall have the ability to add 101 to 710 new residents to the current population of approximately 2,092 (based on a conservative 1.2% to a moderate 7.6% growth rate per year, Millet's population is projected to reach anywhere between 2,193 to 2802 by 2031) |
| 3.1.3 | General | Millet may consider creating urban design guidelines that will incorporate environmental best practices and direct how various forms of housing types will be built and designed. |
| 3.1.4 | General | The Town will require that developers complete a full Area Structure Plan and/or conceptual plan for any multi-lot, large scale residential development. |
| 3.1.5 | General | The Town will encourage secondary suites i.e. basement and garden suites where it is appropriate as a way to provide alternative form of living. |
| 3.1.6 | General | Owners are to properly maintain their residential, commercial and industrial properties. The Town may place further regulations to ensure such policy is implemented. |
| 3.1.7 | Established Neighbourhoods | The Town will ensure stable neighbourhoods are not subject to major redevelopment by providing stronger land-use regulations in these designated areas. |
| 3.1.8 | Established Neighbourhoods | Established neighbourhoods are encouraged to maintain the existing characteristic and appeal of their community |
| 3.1.9 | Redevelopment Areas | Millet may explore financial initiatives to initiate improvements in area designated for redevelopment. |
| 3.1.10 | Redevelopment Areas | Residential and mixed use infill projects that conform to the urban characteristic of older neighbourhoods shall be encouraged where there is adequate municipal infrastructure to support the development. |

- | | | |
|---------------|-------------------------------|--|
| 3.1.11 | New
Neighbourhoods | The Town is committed to working with developers to ensuring future residential expansion focus on a diverse range of housing stock i.e. townhouse, apartments, and single detached homes. |
| 3.1.12 | New
Neighbourhoods | New residential communities are to be designed with provisions for local amenities and mixed commercial development |
| 3.1.13 | New
Neighbourhoods | New residential communities shall be designed with focal points to encourage community gathering and social cohesion. |

3.2 Commercial Development & Business



Located along what will become “old highway 2A” once twinning is completed, Millet’s small but vibrant commercial corridor consist mainly of locally owned business that thrive off local and regional traffic. Also viewed as a community focal point, the district offers an array of opportunities that will be explored from a social and economic perspective. In keeping in line with Millet’s Vision, the commercial core will be a place where commerce, culture and heritage accumulate into one to create a unique environment that will be the pride of the community. As the Town continues to expand, newer commercial development will be added to residential neighbourhoods to ensure each community is complete and self-sustaining.

GOALS

- Establish a strong locally driven commercial basis that is resilient to economic cycles.
- To have a commercial basis that generates business and enhances the quality of life for Millet’s residents by actively responding to the essential services a community may foresee needing.
- Take an inclusive approach to ensuring businesses and services are easily accessible to all.

POLICIES

- | | | |
|---------------|----------------------------------|--|
| 3.2.1 | General | The Town of Millet Conceptual Landuse Map (Map 3) indicates where future commercial use will be accommodated; the Town will use this map as a reference to preserve designated commercial areas. |
| 3.2.2 | General | The Town will revise its land-use regulations to ensure commercial signage do not create visual clutter and light pollution. |
| 3.2.3 | General | The Town will encourage home-based business in residential communities so long as the operation is not intrusive on the surrounding neighbourhood. Amendment to the land-use bylaw will be required. |
| 3.2.4 | General | The Town will introduce restrictive measures to mitigate the conversion of commercial lots into residential lots. |
| 3.2.5 | General | The Town will work with Alberta Transportation to ensure safe and efficient access is available to existing and future commercial development along provincial highways. |
| 3.2.6 | General | The Town will work with its municipal partners in finding solutions to attracting commercial development to the Town and region; tax incentives, and creative financing are options that may be explored in further detail. |
| 3.2.7 | Downtown & Highway 2A | It will be policy that the Town ensures the downtown and old highway 2A corridor remain the primary retail, entertainment and social centre with room for expansion. |
| 3.2.8 | Downtown & Highway 2A | Redevelopment in the commercial centre shall be to walking scale to encourage vibrancy and pedestrian activity. |
| 3.2.9 | Downtown & Highway 2A | The Town may consider allowing business owners to broaden their hours of operation to appeal to a broader demographic and improve service availability. |
| 3.2.10 | Downtown & Highway 2A | In conjunction with polices 3.1.8 & 3.1.9 the Town will encourage the organization of a BIA that will consist of business and land owners; with guidance from the Town the organization will finance, and carry out physical improvements to the downtown and highway 2A area. |
| 3.2.11 | Downtown & Highway 2A | Design guidelines may be established by the Town to ensure the historical integrity of the downtown is maintained when new development occurs. |

3.2.12	Downtown Heritage	The Town may undertake an inventory of buildings that may be identified as heritage and rezone them to ensure they are protected if redevelopment is to occur.
3.2.13	Highway 616	Highway commercial expansion will be designated along Highway 616 when demands warrants it in the future.
3.2.14	Highway 616	Commercial development along Highway 616 will allow for larger block development. Amendment to the Land use Bylaw will be required.

3.3 Industrial Development



Millet's economic opportunities are endless and can be achieved through job creation, and a strong labour force. Establishing industries that will contribute to the Town's wellbeing is critical in establishing sustainable growth. Lands east of the CP railway have already been identified as ideal for industrial development. In working with neighbouring municipalities, the MDP sees an opportunity to secure future land east of the railway for industrial use while also ensuring the sensitivity of existing residential development is recognized.

GOALS

- Establish an industrial area that will foster job growth in a non-intrusive manner
- Secure potential employers that will build on Millet's vision
- Be a leader in providing regulatory guidelines with respect to industrial operation

POLICIES

- 3.3.1 General** The Town of Millet’s Conceptual Landuse Map (Map 3) indicates where future industrial use will be accommodated; the Town will use this map as a reference to preserve designated industrial areas.
- 3.3.2 General** The Town has identified oil and gas related sectors, along with light manufacturing as the primary drivers to industrial development and will set regulations to mitigate any adverse effect these operation may have on adjacent properties.
- 3.3.3 General** The Town will work with its neighbouring municipality to create a comprehensive industrial park plan for lands east of the CP Railway.
- 3.3.4 General** The Town will work with Alberta Transportation and CP Railway to ensure efficient access is available for land east of highway 2A and the CP railway. This may require capital improvements to rail crossings and highway access in the foreseeable future.
- 3.3.5 General** Council may act on reviewing the Land use Bylaw to ensure it contains regulations that reflect existing realities regarding industrial land use. This may include but not be limited to landscaping, building design, appropriate set-backs between industrial uses and non-industrial uses and environmental stewardship practices.
- 3.3.6 General** All industrial development is to be fully serviced with the infrastructure needed to support the types of operations planned for the area.
- 3.3.7 New Industries** In collaboration with regional organizations, the Town may consider undertaking a marketing exercise in attempt to attract innovative, self-sufficient, green industries in the long-term.

3.4 Parks, Public & Recreational Development



Parks, trails, institutions and recreational facilities play an integral role in the quality of life offered in Millet. Having an abundance of these facilities and features will help promote a healthy community that recognizes the importance of physical activities and healthy living. This is important as these qualities also contribute in attracting new residents, which will be essential in sustaining a strong growth rate.

GOALS

- Preserve and provide adequate space for future schools, parks, and public facilities
- To create physical and social linkage by way of the trail system
- Create leisurely environment that reflects the needs of the community

POLICIES

- | | | |
|-------|-----------|---|
| 3.4.1 | General | The Town of Millet Conceptual Landuse map indicates where park, recreational and institutional use will be accommodated; the Town will use this map as a reference to preserve designated park areas. |
| 3.4.2 | General | The Town will continue to work with developers to ensure municipal and school reserve are incorporated in new subdivision developments. |
| 3.4.3 | Design | Millet may develop a long-term Parks & Recreational Plan that will include among other objectives, the expansion of trails and parks along Pipestone Creek and safety improvement to existing trails. |
| 3.4.4 | Parks/Rec | Millet may explore innovative financing solution to fund parks and recreational initiatives. (i.e. adopt a tree, bench, and sidewalk). |
| 3.4.5 | Parks/Rec | Hours of operation for recreation facilities may be extended to better accommodate the needs of Millet residents. |

4.0 SERVICES

4.1 Utilities & Infrastructure



Millet service systems will require proper maintenance and upgrades to support the growth envisioned for the community. The Town's water source is currently supplied by deep water wells, however, future plans will have it switched over to a regional pipeline line that will connect Millet to neighbouring municipalities to the North. This initiative will provide the Town with a secure source of water but it will be imperative to ensure the initiative will be able to support the Town's future demands from a residential, commercial and industrial perspective. Ownership of the pipeline will be through the Pipeline Commission. The town will likely be in partnership with the Commission thus regulating the amount of water supplied to Millet.

The sewage and waste management facilities will also need to be properly maintained. Although population projection do not foresee the need for major repairs it will be important to keep such facilities in a state of good repair and provision for future expansion.

GOALS

- To maintain and develop an infrastructure network that can support the development that is envisioned for the Town
- To ensure utility companies are capable of supplying services to existing, new and expanding communities

- To provide safe clean water for residential, commercial, industrial and recreational use.
- To demonstrate environmental stewardship in the treatment of sewage and solid waste

POLICIES

4.1.1	General	The Town will ensure all service and utility lines are placed in locations designated for urban expansion.
4.1.2	General	The Town may consider creating a utility and infrastructure master plan for existing and planned communities. The master plan will review utility and infrastructure requirement from a comprehensive perspective.
4.1.3	General	All future development will be required to connect to the Town’s sewer and sanitary systems.
4.1.4	Utilities	The Town will work with utility companies to ensure lines installed fit the surrounding streetscape.
4.1.5	Water Source	The Town is to provide safe, clean and consumable water to all Millet residents by ensuring all groundwater supply systems are properly maintained.
4.1.6	Water Source	Millet is to work with provincial and municipal partners to ensure the transition from ground well to a regional waterline is done in a coordinated, efficient and safe manner.
4.1.7	Sewage/Waste Management	The Town’s sanitary sewage lagoon will be properly maintained to accommodate existing and projected population growth.
4.1.8	Sewage/Waste Management	Land surrounding the Town’s sewage lagoon will be preserved in its natural state and reserved for future expansion when warranted.
4.1.9	Sewage/Waste Management	In order to remain fiscally responsible, the Town will encourage a gravity sewer system in areas where new development is to occur.
4.1.10	Solid/Waste Management	The Town may explore options in reducing the amount of waste it sends to landfill sites. Incineration, recycling initiatives, and green waste management method should be explored in further detail on a local and regional scale.
4.1.11	Storm water	It’s recommended that a storm-water master plan be conducted to guide the development of the town. The plan shall also be constructed to mitigate flooding and erosion issues.

4.2 Transportation Network



Creating a transportation network that will live up to its purpose of efficiently moving people, goods, and services is important in the future operation of Millet. Equally important will be to have a network that recognizes and encourage other forms of transportation including walking and bicycling. The Town's road network will not only be a place of movement, but the veins of the community; bringing life to the neighbourhood it reaches.

GOALS

- Develop a network that supports various modes of transportation and is efficient in the movement of people, goods, and services
- To make our streets a part of the public realm with safe and inviting characteristics

POLICIES

- | | | |
|--------|-------------------------------------|--|
| 4.2.1 | General | The Town's future Transportation Network will be planned as shown in Map 4. |
| 4.2.2 | General | Under provincial regulations the Town will refer all future access proposal onto Highway 616 and the twining of Highway 2A to Alberta Transportations for detailed comments. |
| 4.2.3 | General | The Town will identify and protect future road-right-ways as identified in Map 4. Road-right-of-way dedication will be initiated at the Areas Structure Plan or Subdivision phase of the planning process. |
| 4.2.4 | General | Traffic calming measure may be imposed in areas where the Town feels the safety and livability of the community is being compromised. This measure may require a joint effort with Alberta Transportation. |
| 4.2.5 | General | The Town may undertake a design guideline for street layout to ensure road-right-of-ways are vibrant, welcoming and a part of the Town's existing design fabric. |
| 4.2.6 | General | All street layouts within the Town of Millet shall have provisions for sidewalks on both sides of the road-right-of-way and possible bicycle usage. |
| 4.2.7 | Downtown | The Town will work closely with Alberta Transportation to ensure adequate access to downtown is available when widening initiatives along highway 2A commence. |
| 4.2.8 | Downtown | The Town may explore traffic measure to ensure trucks and other heavy industrial vehicle that may originate from industrial lands east of the CP railway use highway 2A and highway 616. |
| 4.2.9 | Downtown | The Town may revise its land use bylaw to ensure parking regulations meet the Town existing and future demands. |
| 4.2.10 | Alternative Modes of Transportation | The Town may explore options of extending its trail and path while also integrating it with collector and local streets. |
| 4.2.11 | Alternative modes of transportation | The Town will be an advocate for improved regional transportation linkages with surrounding communities; i.e regional bus system and possible commuter rail in the distant future. |

5.0 IMPLEMENTATION

5.1 Growth Management Strategy

While the Municipal Development Plan provides the Town with a broad planning framework, a growth strategy plan would further define the Town's needs beyond the scope of the MDP. It would address in-service requirements, the rate of land consumption, environmental objectives and other social economic matters. The document could be an extension of the MDP and serve as an implementation tool for enforcing policies drawn from the Plan.

5.2 Land-use Bylaw

The Land Use Bylaw operates under the capacity of the municipal development plan and must conform to the policies within the MDP. It is recommended that the Land Use Bylaw is reviewed upon approval of the Municipal Development Plan to ensure it reflects the policy changes derived from the MDP.

5.3 Area Structure Plan & Area Redevelopment Plan (ASP or ARP).

Large scale developments will be required to complete an Area Structure Plan or Area Redevelopment Plan. Upon their completion, these plans will be evaluated based on their planning merit, level of sustainability and overall conformity to Millet's MDP. Larger developments tend to be invasive in nature thus having a profound impact on the surrounding environment. Requiring developers to complete a comprehensive ASP or ARP is an essential tool that will ensure the interests of the Town are protected.

5.4 Inter-municipal Development Plan

The Town of Millet recognizes the need to have coordinated growth with neighbouring municipalities. As communities become increasingly connected to each other, goals and objectives tend to become a shared reality. Inter-municipal Development Plans which look at land-use and other social-economic matters from a joint perspective can address commonly shared matters that would normally be out of the scope of a regular MDP. This tool is an integral part of Millet's MDP, as the Town understands that building vibrant, sustainable communities go beyond municipal borders and requires cooperation from other entities including neighbouring municipalities.

5.5 Urban Design Guidelines

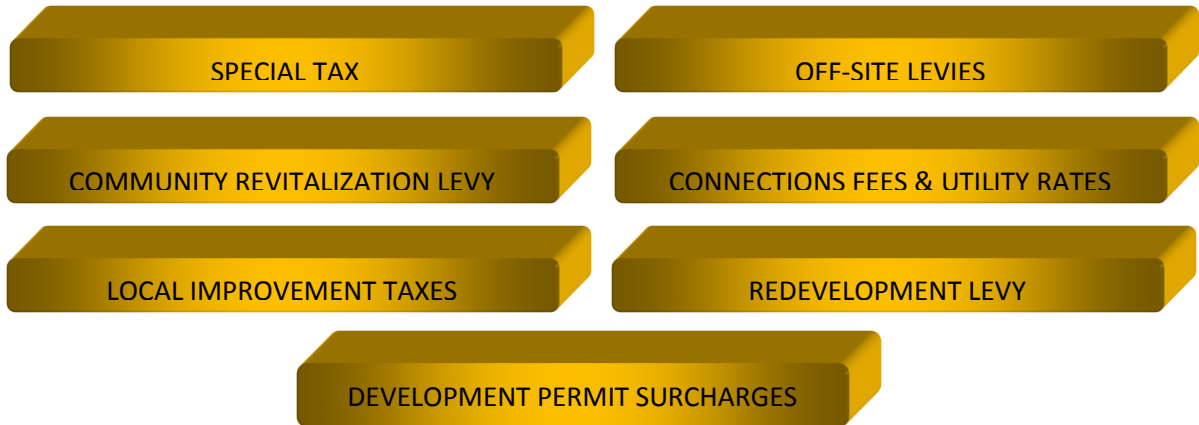
Urban Design Guidelines will become an essential tool that will be used as part of the implementation strategy for the MDP. It is in the Town's interest to establish an Urban Design Guideline that will reflect on the range of development that will occur in the community. This tool would help mitigate unsightly uses and provide a design framework for developers to follow. The Design Guidelines will be divided into residential, commercial and industrial uses. Each category will then be further defined by the

building type and subject to regulatory guidelines that will instruct developers on design requirements based on the type of development proposed.

Example: Urban Design Guidelines	
Residential	
(Single – Detached Homes)	
Streetscape	-house frontage should face the primary street -paved sidewalks on at least one side of road-right-of-way -berm buffer with indigenous plants
Parking	-rear yard parking -enclosed garage -separate or protruding garage design discourage
Walkways	-walk are to be paved -walk ways are to light up
Setbacks	-appropriate setback based on land-use district. -maximum front setback for narrow and deep lots
Exterior Facade	-encourage building material that adds to the existing character of the neighbourhood.

5.6 Budget considerations

Financing the goals and policies pertaining to the MDP will be largely based on the Town's annual budget. Perusing Provincial and Federal grants will be among the several options that the Town will consider. Council will also reserve the right to use various funding options to implement initiatives conceived from the Municipal Development Plan. The following is a list of funding tools that may be used by the Town. Each tool has its benefits and limitations; it is encouraged that the Town's council determine which tool is appropriate for the specified program or initiatives.



5.7 Implementation Task Force

It is in the Town's best interest to organize a task force committee made up of local volunteers. The duties of the committee would be to assist Town council in prioritizing projects and initiatives related to the MDP. The committee would be a non-statutory body that would be under the direct control of the Town Council. Having a separate committee dedicated to the implementation of the MDP will ensure the policies pertaining to the Plan remain relevant and enforced. They may also work with the downtown BIA Group. (Please see policy 3.2.10)

5.8 Review of Municipal Development Plan

The Municipal Development Plan (MDP) is a functional document that uses the community's current state to help better plan, understand and predict future conditions. Therefore, it is imperative to ensure the Town's MDP is reviewed on a five year basis to allow for policy evaluation. As with all municipalities, economic, social and political variables are non-static factors that have a profound impact on a community's evolution; an MDP that is able to adapt to these

changes through policy reform will ensure the plan remains a document that is relevant to the Town's needs and objectives. The review process will essentially measure the success of the MDP's policies based on planning merit, implementation strategies, relevancy and other criteria's that will later be defined. This standard practice is common amongst municipalities throughout Canada and is strongly encouraged as an implementation tool for the Town of Millet.

7.0 MAPS