



Municipal Development Plan

Bylaw 08.13

Adopted September 16, 2013



TOWN OF SUNDRE
BYLAW NO. 08.13

**BEING A BYLAW OF THE TOWN OF SUNDRE TO ADOPT A MUNICIPAL
DEVELOPMENT PLAN FOR THE TOWN OF SUNDRE**


WHEREAS Section 632 of the *Municipal Government Act*, R.S.A., 2000, Chapter M-26 and amendments thereto authorizes Council to enact a bylaw adopting a Municipal Development Plan.

NOW THEREFORE, the Council of the Town of Sundre, in the Province of Alberta, in open meeting hereby enacts as follows:

1. THAT Bylaw No. 08.13, being a Municipal Development Plan for the Town of Sundre as attached hereto is hereby adopted.
2. THAT Bylaw No. 05.10 and all amendments thereto is hereby repealed.
3. THAT this bylaw shall be passed and become effective when it received third reading and is signed by the Mayor and Chief Administrative Officer.

READ A FIRST TIME IN OPEN COUNCIL THIS 19th DAY OF AUGUST, 2013


Mayor


Chief Administrative Officer

READ A SECOND TIME IN OPEN COUNCIL THE 16TH OF SEPTEMBER, 2013


Mayor


Chief Administrative Officer

READ A THIRD TIME IN OPEN COUNCIL THE 16TH DAY OF SEPTEMBER 2013, AND
FINALLY PASSED


Mayor


Chief Administrative Officer

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1.0 Introduction and Purpose

The Town of Sundre Municipal Development Plan (MDP) is a long-term strategic plan for managing growth of the Town for the next 20 years. The purpose of the MDP is to ensure future growth and development is sustainable, orderly and that it enhances the quality of life for the residents and future residents of Sundre. Importantly, the Plan reflects the collective vision, goals and objectives of local residents. Over a typical 20-year planning horizon the MDP proposes to maintain the quality of life that residents of the Town currently hold important, while providing for population and economic growth in the context of a sustainable environment in order to progress as a viable community.

The MDP shall address issues such as future land use and development in the Town, the provision of municipal services and facilities, the provision of municipal and/or school reserve, intermunicipal issues such as the future growth areas and the co-ordination of transportation systems and infrastructure. The Plan provides land owners and developers with a policy framework to assist their individual assessment of possible land use changes they may wish to pursue, guidelines and directions for the Town in the preparation of plans, applications for redesignations, subdivisions and developments. As a policy document, it is for the most part general in nature and long range in its outlook.

Sections 1.0 and 2.0 provide introductory information and the vision for the type of community that Sundre is committed to being in the future. **Section 3.0 and 4.0** of the MDP provide background information about the role of the plan, recent growth and development trends in Sundre and significant features influencing the future development of the community. **Section 5.0** details the public engagement process utilized for this plan's development. These parts are presented for information only and are not to be interpreted as policy statements

Sections 6.0 to 11.0 contain goals, objectives and policies. Each section contains specific statements that are intended as a policy to guide decision making on planning and development issues. Throughout the Plan, the goals and objectives are not to be interpreted as policy but as context to guide policy interpretation.



2.0 Vision Statement

The MDP strives to embody the goals and aspirations contained in the vision statement. Based on the vision statement, goals were developed to guide future planning and development. These goals appear at the beginning of each policy section and provide a framework for the objectives and policies.

The Town of Sundre endeavors to become:

Imagine Sundre in 2035: Sundre is a community where everyone cherishes and enjoys our beautiful natural environment. Our parks, natural areas, and amenities support a wealth of recreational and cultural activities that are enjoyed by all Sundre and district residents. The interconnected sidewalks, trails and pathway system create a walkable environment, while the ease of transport is enjoyed by the whole community. The enhanced quality of life that residents enjoy allow the community to live, work and play; where various housing options are available for all and everyone has access to a full range of health and educational services. An economically diverse town with ample commercial and industrial opportunities creates a

prosperous community where residents are gainfully employed; thousands of travelers are welcomed each year, visitors choose to move and residents call home.



3.0 Relationship to Other Town Plans and Interpretation

3.1 Relationship to Other Town Plans

The MDP is intended to direct future land use and development at a high level. More specific plans for the development of the community are undertaken as part of the Area Structure Plan (ASP), Area Redevelopment Plan (ARP) and outline plan process, which provide more detailed guidance for the development of specific properties. ASPs, ARPs and Outline Plans are to be consistent with the general policy guidance provided for in this MDP.

3.2 Map Interpretation

Unless otherwise specified within the MDP, the boundaries or locations of any symbols or areas shown on a map are approximate only and shall be interpreted as such. They are not intended to define exact locations except where they coincide within clearly recognizable physical features or fixed boundaries such as property lines, roads and utility rights-of-ways.

3.3 Policy Interpretation

Particularly within the policy sections of this MDP, three (3) key terms are used for consistency and clarity – Shall, Should and May

- Shall – where shall is used in a policy, the policy is considered mandatory. However, where actual quantities or numerical standards are contained within a mandatory policy, the quantities or standards may be deviated from provided that the deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible, and that the intent of the policy is still achieved.
- Should – where should is used in a policy, the intent of the policy is strongly encouraged and the onus is on the applicant to justify why the desired action/result is not proposed and/or will not be achieved.
- May – where may is used in a policy, the policy is discretionary and the policy in question can be enforced if the Town chooses so, however the general intent is compliance.

4.0 Community Context and Trends

4.1 Regional Setting

The Town of Sundre is located in west-central Alberta in the scenic foothills of Canada's majestic Rocky Mountains and on the banks of the Red Deer River. The Town is located 40 km west of the Town of Olds, approximately 100 km southwest of Red Deer and 130 km northwest of Calgary.

Two highways provide access to Sundre. Highway 27 bisects the Town and extends east to provide access to Highway 2, the major highway connecting Edmonton and Calgary and the heart of Alberta's dynamic economy. West of Sundre, Highway 27 turns into Secondary Highway 584. This road is a major gateway to numerous recreational opportunities in the West Country and Rocky Mountains.

Highway 22, also known as Cowboy Trail, is an important north-south provincial highway that provides access to Sundre. Highway 22 shares the

same route as Highway 27 through Town but the portion of the highway that extends south to Cochrane begins about 10 kilometers east of Town. Highway 22 extends northward at the western boundary of the Town and provides access to Caroline and Rocky Mountain House.

These highways are major corridors for agricultural, forestry, oil and gas interests and tourism.

4.2 Demographics

Sundre is a growing community with a strong economic base including significant employment and investment in agriculture, forestry, oil and gas, and tourism. The Town's strong economy combined with its attractive location near the Rocky Mountains has made Sundre a community that has consistently experienced population growth. Over the past 50 years, Sundre has grown from a small community of 337 people to a vibrant town of 2,695 in 2012. Since 2001, Sundre has seen an average annual growth rate of just under 2%. Table 1.0 documents population growth over the past 60 years.

Table 1.0 Population Growth 1952 - 2012

Year	Population
1952	337
1966	924
1976	975
1986	1,713
1996	2,028
2001	2,190
2006	2,518
2012	2,695

4.3 Development Influences

Map 1 identifies the study area for this planning process and illustrates the location of natural and man-made features that will influence the future growth pattern of the Town of Sundre. Sundre's unique location amidst a number of water courses presents natural constraints to development and Sundre's significant topography may make development more challenging.

A sizeable portion of the Town is also located within designated flood plains; flood plains and riparian areas need to be protected to provide appropriate places for the storage of water so as not to cause flooding elsewhere. However, the presence of the Red Deer River, smaller watercourses, and rolling topography of the area, also provide interesting sites for a range of different types of development and these features can be thoughtfully incorporated into plans for urban development.

As shown on **Map 1**, the flood way relates to the area where the floodwaters would be the deepest, where no development shall be allowed and will typically be designated as Environmental Reserve. The flood fringe area is the outer portion of the flood way, which may experience occasional flooding, however does allow for development as prescribed by the Land Use Bylaw.

The Highway 22/27 corridor that bisects the Town significantly impacts Sundre. This highway accommodates high traffic volumes, particularly during the peak tourist season and is heavily traveled by large trucks. The presence of the highway opens opportunities for growth as it draws many people through Town. The highway can also present a barrier to development, as it divides the downtown area and negatively impacts the downtown pedestrian environment. The Town has identified improvements to the highway corridor as a priority and these improvements must balance the need to move traffic with the Town's goal of creating a thriving downtown.

Within the current boundaries of the Town of Sundre, a number of undeveloped properties exist which provide opportunities for future growth and development. Lands in the north western part of the

community are ideally located to accommodate future residential development although significant topography in portions of this area will increase development costs. Lands in the northeastern part are impacted by the presence of the Town's wastewater treatment facility, restricting development potential. In the west part of Sundre, adjacent to Highway 22, land is available for future commercial development. Lands with potential for future industrial development are available in the southwest part of Town. While lands zoned for commercial and industrial development are available, the majority require servicing extensions to bring these lands on-line for development, increasing the development costs for these areas.

The Intermunicipal Development Plan (IDP) between the Town of Sundre and Mountain View County ensures orderly development, while protecting the area surrounding the Town for future expansion. The IDP identifies lands for short term annexation (which were annexed by the Town in 2010) enabling the Town with land for 20 years of growth. The IDP also identifies Fringe and Referral areas that are protected for the future growth of the Town. That being said, the Town may be constrained as residential, commercial and industrial development has been permitted adjacent to Town boundaries (**Map 2**).

4.4 Future Trends and Opportunities

Sundre's economic fundamentals, combined with its location, present many opportunities for the community. A diversified local economy will create opportunities for growth with the development of a range of residential, commercial, and industrial uses. The Town is also one of the gateway communities to the Rocky Mountains and endless recreation opportunities exist in the West Country.

An annual population growth of 2.0% during the planning period is considered a reasonable expectation of the Town of Sundre. Using this growth rate, the population of the Town is expected to surpass 3,000 by 2018 and 4,000 by 2032.

Table 2.0 Population Projections 2013 - 2035

Year	Population
2013	2,749
2015	2,860
2020	3,158
2025	3,486
2030	3,849
2035	4,250

The majority of dwellings in Sundre are single detached homes; combined with a large number of manufactured homes. And while the trend towards detached housing is expected to continue in the future, the Town will need to support diversified housing development to allow higher density housing which will accommodate renters, entry level home buyers and the aging population that will likely choose attached and condo units.

Sundre is a growing community and is approaching a size where a broader range of commercial services can be anticipated. Additional commercial development can also be anticipated given the location of the community at the gateway to a number of recreation destinations to the west of town resulting in significant tourism traffic.

Demand for future industrial development is also likely to be strong given the level of activity in the oil and gas industry in the Sundre area.

Sundre's future growth and development will likely be influenced by larger trends and changes. Some of these are:

- Increasing uncertainty and change resulting from fluctuations in the oil and gas sector
- Grants and funding available from senior levels of government and Provincial and Federal legislation;

- Increased awareness and need to integrate social, environmental and economic consideration into planning and development decision making; and
- The potential for Sundre's development to be impacted by the aging population with different needs and desires

5.0 Public Engagement Process

5.1 Opportunities to be involved in the MDP

The MDP was launched during a Town of Sundre Budget Open House where residents were asked to confirm the draft vision met how they Imagine Sundre in 2035. This vision was publicized in the newspaper, presented to the Seniors' Committee and the Chamber of Commerce, requesting confirmation and feedback.

The MDP was drafted based on public input, previous plans that had been completed; Municipal Sustainability Plan, Transportation Studies, Open Space and Trails Plan to name a few as well as input from other departments and agencies. The draft document was posted on our website, facebook and twitter page for residents and interested parties to review.

A number of meetings were held with developers that had expressed interest in Sundre to confirm the vision and direction of the document met their future development needs.

A YouTube video was posted online to provide residents another way of "viewing" the draft MDP.

5.2 Public Open House

An informal open house was held in the foyer of Canada Post; reporting details of the plan and handing out copies of the survey to gain more input.

A formal public open house was held for the Draft MDP on the evening of May 22, 2013 at the Town of Sundre Office. Information displays were set up to

guide residents through the highlights of the plan and a Plan Your Sundre booth was set up so residents could place developments on the map (i.e. where residential, commercial, industrial as well as specific developments such as the hospital should be located within the Town).



A booth was setup at the Welcome Back BBQ; a registration night for recreation to confirm the direction of the MDP meets the residents needs prior to the Public Hearing.

5.3 Survey

A survey was posted on our website and facebook page and provided to residents who attended the public open houses. The survey confirmed the residents agreed with the location of future residential, commercial and industrial development; confirmed the proposed housing mix; questioned the future of mobile homes in the Town; asked for input on the location of a future hospital; and confirmed if there was anything missing in the plan.

5.4 Public Hearing

As the Municipal Development Plan is a statutory document, a Public Hearing was held to invite comments on the plan. The Public Hearing was held on September 16, 2013.

6.0 Responsible Growth

6.1 Background

The management of growth and development is a key responsibility of the Town of Sundre. Responsible growth is the process of accommodating growth in the community and directing the scale, location and pattern of new development; a tool to ensure that development occurs in a manner that makes the community's vision statement a reality.

To date, the Town of Sundre has been able to meet the needs of their residents and visitors; however, with the growth of the Alberta economy, the Town of Sundre is urgently trying to keep up with the demand any growing town is facing.

The Town of Sundre made a commitment to sustainability through the Municipal Sustainability Plan adopted by Council in 2009. A commitment to sustainability hinges upon a responsible growth management strategy that addresses a healthy environment, a strong economy, a vibrant culture scene, and good governance. Key planning considerations include making optimum use of existing infrastructure through intensification, concentrating development to promote efficient servicing, promoting contiguous development, emphasizing an efficient transportation network and minimizing the impact on the natural environment.



6.2 Growth Management

Goals

- To use land and infrastructure efficiently while encouraging a mix of land uses and providing for social, recreation and appropriate economic activities in both new and established areas
- To manage growth and development in an environmentally, socially, fiscally responsible and sustainable manner that benefits existing and future residents of the community
- To ensure new development enhances the sense of community and is compatible with the heritage, character, and physical setting of Sundre.
- To preserve Sundre's small town character in balance with increasing growth pressures

Objectives

- Propose a more effective land use strategy that will help fill in gaps, create a more continuous urban fabric and high quality edge conditions along the corridor that recognize the character and quality of Sundre
- Support sustainable development through the monitoring of core plans where Sundre's small town feel and unique land use planning design reflects walkability, livability and an economically diverse Town

Policies

- 6.2.1 The Town shall undertake reviews of potential redevelopment and intensification opportunities from time-to-time in existing built-up areas of Sundre
- 6.2.2 The Town should endeavor to ensure that new development is contiguous to the existing built-up area. This requirement for contiguous development should be applied in a manner that maintains a competitive supply of developable land within the Town boundaries while protecting the surrounding farmland from the negative pressures associated with urban sprawl
- 6.2.3 The Town shall encourage the 'infilling' of existing areas to take advantage of existing municipal utilities and roads

- 6.2.4 Area structure plans shall be required for development areas of 30+ hectares (74 acres). The Town shall require an Outline Plan when the development of an area is over 10 hectares (24.7 acres)
- 6.2.5 When an ASP is required, it shall be prepared in accordance with the requirements of the Municipal Government Act and shall include but will not be limited to the following
- Suitability of the site for the intended use
 - Identification of proposed land uses
 - Density of development and the intensity of use
 - Potential impact on adjacent land uses
 - Location or relocation of utilities
 - Water and wastewater servicing
 - Fire protection
 - Location of proposed arterial and collector roads
 - Linkages to existing arterial and collector road networks
 - Internal road network and any potential improvements
 - Proposed phasing for subdivision and development
 - Removal or demolition of buildings
 - Prepared in accordance with the Transportation Plan, Infrastructure Study, Master Recreation Plan, Corridor Enhancement Project and any other Plan referenced by the Town
 - Any other matter deemed necessary by the Development Authority
- 6.2.6 When an Outline Plan is required, the plan shall be prepared as required by the Development Authority and may include, but is not limited to the following:
- Suitability of the site for the intended uses
 - Identification of proposed land uses
 - Location of utilities
 - Water and wastewater servicing
 - Fire protection
 - Location of proposed arterial and collector roads
- Linkages to existing arterial and collector road networks
 - Internal road network and any potential improvements
 - Proposed phasing for subdivision and development
 - Prepared in accordance with the Transportation Plan, Infrastructure Study, Master Recreation Plan, Corridor Enhancement Project and any other Plan referenced by the Town
 - Any other matter deemed necessary by the Development Authority
- 6.2.7 In considering a proposal for a change in land use designation, a subdivision or a development permit, the following matters shall be considered by the development authority where applicable:
- The type and scale of the proposed use
 - The suitability of the site for the proposed use
 - Consistency with provisions contained in applicable statutory plans and the Land Use Bylaw
 - Site design with respect to natural topography, treed areas, landscape features, wetlands, and steep slopes
 - Compatibility with surrounding existing and future land uses
 - Proposed access, intersection treatments, and impacts on the road system
 - Availability of municipal utility services
 - Provision of open space and public access
 - Adequacy of parcel sizes to support the intended use
 - Design and appearance of the proposed use
 - The need for development and the benefits the development would bring to the community
 - Any other matters deemed necessary by the Development Authority
- 6.2.8 The costs of servicing newly developing areas should be borne by the Developer in accordance with policies approved by Council and the Municipal Government Act
- 6.2.9 Highways 22, 27 and 760 are provincial highways under the jurisdiction of Alberta

- Transportation. Any proposed development shall obtain a Roadside Development Permit from Alberta Transportation and any Area Structure Plans or Outline Plans within 0.8 km of the centre line of the highway shall be forwarded to Alberta Transportation for comment
- 6.2.10 The Town, as directed by Council, shall determine its position in submissions to the Alberta Energy Regulator (AER) after reviewing new sour gas proposals and consulting with AER staff

6.3 Residential Development

Goals

- To facilitate a community that can accommodate a wide variety of lifestyles, ages, and incomes

Objectives

- Promote a mix of housing types and forms to meet a variety of lifestyles and market preferences
- Encourage re-investment and infill in older neighbourhoods
- Identify areas suitable for new residential development
- Ensure a high standard of residential development and neighbourhood design

Policies

- 6.3.1 The Town shall direct residential development to the areas identified in **Map 3**
- 6.3.2 The Town of Sundre shall encourage the development of innovative and alternative housing forms which broaden the range of housing choices as well as address the issues of affordability
- 6.3.3 The Town shall require a mix of housing types and forms in all new residential areas and avoid excessive concentration of single type housing. Duplex and multi family residential units shall make up at least 25% of the total housing units in a new residential area unless otherwise approved in an Area Structure Plan or Outline Plan

- 6.3.4 In recognizing the unique requirements for housing for seniors and moderate income residents, the Town shall:

- Monitor the demand for and supply of suitable housing
- Encourage senior governments, community agencies and the private sector to provide housing in response to these needs

- 6.3.5 The Town shall support the development of home occupations, home and day care facilities, and bed and breakfast establishments in residential neighbourhoods as a secondary use of a dwelling unit where the secondary commercial use is compatible with residential uses

- 6.3.6 The Town shall review its policies and regulations respecting secondary suites as part of a future Land Use Bylaw review

- 6.3.7 The Town shall require a high standard of subdivision design to promote efficient use of land, roads and utilities, compatibility between housing types and land uses, and aesthetically pleasing. Residential subdivision designs should:

- Provide for varied lot sizes and densities to accommodate different housing types, sizes, and designs
- Encourage sustainability considerations in the design including house orientation
- Provide sufficient off-street parking
- Encourage the retention and integration of natural and historically significant amenities and features
- Accommodate adequate parks, open space, and pathway systems
- Provide opportunities for lots with and without lanes
- Provide buffers and/or distance separation of land uses and features of lesser compatibility; and
- Provide high visual standards and interesting streetscapes

- 6.3.8 In locating sites for multi-family housing, the following criteria should be applied:

- Close proximity to a major collector or arterial road
- Adjacent or nearby open space and path system

- 6.3.9 • Compatibility with existing housing
Redevelopment districts should be created in older neighbourhoods in Town to facilitate the development of various housing forms as part of a future Land Use Bylaw review
- 6.3.10 • Manufactured homes, as defined by the Land Use Bylaw, may be permitted only:
 - As replacements for units within existing manufactured home communities as permitted by the Land Use Bylaw
 - As part of a comprehensively designed architecturally controlled manufactured home subdivision or park that is compatible with the overall design and character of surrounding residential uses
- 6.3.11 Notwithstanding the above policy, existing manufactured home neighbourhoods north of downtown should be redeveloped to support smaller single family development and/or higher density housing, however the replacement of mobile home units shall be permitted in this area
- 6.3.12 The Town of Sundre acknowledges that there may be demand for residential developments primarily intended as recreational or resort properties. Proposals for recreation/resort residential developments shall meet the following criteria:
 - The development is in a location where all necessary services and amenities can be readily provided
 - The development is integrated with the community by means of common trails and walkways, recreation facilities, and road and infrastructure systems
 - The development maximizes the retention of natural landforms, vegetation, and open space
 - The design of projects ensures the protection of environmentally sensitive areas including natural drainage channels, wildlife movement corridors, and habitat

- The development is in a residential areas; however it adjacent to a open space or river on at least one side of the development

6.4 Commercial Development

Goals

- To encourage the development of vibrant commercial developments that are architecturally controlled and service the needs of local residents, residents of the surrounding area and tourists
- To maintain highway commercial areas for providing goods and services to the traveling public
- To provide a balanced assessment and employment base by identifying new commercial areas

Objectives

- Attract new commercial uses to the Town of Sundre
- Identify appropriate locations for future commercial development at locations easily accessible to residents and motorists
- Minimize conflicts between commercial and non-commercial land uses
- Ensure the parking requirements allow for innovative commercial uses and structures



Policies

- 6.4.1 The Town shall direct commercial development to the areas identified in **Map 3**
- 6.4.2 All commercial development shall be required to:
 - Have a high quality of external finishing that compliments or

- improves the appearance of existing development in the vicinity
 - Have high quality landscaping and aesthetically pleasing site design
 - Have controlled vehicle access from highways and collector roads
 - Provide adequate on-site parking
 - Provide for safe on-site vehicular movement, safe and convenient pedestrian movement and, where possible, linkages to the open space system
 - Provide adequate buffering between the commercial development and surrounding existing and future residential areas in order to minimize incompatible uses, potential noise, traffic, light, and visual impact
- 6.4.3 Parking for a new development shall be by full provision on-site or in combination with payment-in-lieu for parking spaces that are deficient. When payment-in-lieu is accepted by the Town's Development Authority, the money shall be directed to a fund for establishing parking facilities
- 6.4.5 The Town shall seek to develop performance standards in the Land Use Bylaw to improve the quality of landscaping, building placement, building form, and architectural treatment of commercial developments including the identification of the required buffer between commercial and non-commercial uses
- 6.4.6 Commercial developments shall provide for safe and convenient onsite vehicular, bicycle and pedestrian movement
- 6.4.7 Where parking is located at the rear of buildings, rear entrances and pedestrian walk-through areas should be provided in order to facilitate pedestrian access to the streets
- 6.4.8 Significant portions of the Highway 22/27 corridor outside of the downtown area are the primary highway commercial areas within the Town. Opportunities for intensification of land use, mixed use development, and improvements that make the corridor more pedestrian friendly shall be

explored

- 6.4.9 The Town shall support the development of local neighbourhood convenience commercial sites in locations that are convenient to neighborhood patrons within residential areas
- 6.4.10 All businesses, including small business, should be encouraged and supported while ensuring that developments in proximity to one another are compatible

6.5 Industrial Development

Goals

- To encourage the retention and expansion of existing industrial development and the establishment of new industrial activities that architecturally controlled and are compatible with existing and future land uses
- To provide a balanced assessment and employment base by identifying new industrial areas

Objectives

- Encourage existing industries to maintain and expand their operations
- Attract new industrial development to appropriate locations within the community
- Avoid conflict between industrial uses and other land uses

Policies

- 6.5.1 The Town shall direct light and medium industrial development to the areas identified in **Map 3**
- 6.5.2 New industrial development proposals and the expansion of existing industrial developments shall be required to address the environmental impacts in regards to drainage, sewage effluent or airborne emissions, noise pollution, or other relevant environmental concerns
- 6.5.3 The Town's Land Use Bylaw shall contain development standards for industrial sites including building placement and design, landscaping and screening of storage and parking areas, signage and intensity of development, while recognizing the industrial nature of these areas

- 6.5.4 Through provisions in Area Structure Plans, Outline Plans, plans of subdivision and the Land Use Bylaw, the Town shall ensure that adequate separation distances of at least 50.0 metres and transition between industrial and non-industrial uses are maintained in locating any industry that may create land use conflicts with regard to noise, dust, vibration, smoke and odor or safety issues. This may include, but is not limited to, the provision of landscaping, screening, fences, and/or berms
- 6.5.5 When industries that involve the use and storage of hazardous materials are considered for possible land use approval, they should not be permitted in proximity to residential, recreational, and institutional land uses

6.6 Urban Design & Form

Goals

- To create an attractive, safe, functional, and stimulating built environment that compliments Sundre's beautiful natural setting and provides residents and visitors with a strong sense of place



Objectives

- The spectacular view at the east entry is a strong part of Sundre's visual identity – it is important to protect and enhance this view in future development plans
- All urban development shall be aesthetically pleasing and of high quality; special attention will be focused on the downtown areas, major transportation

corridors, and public buildings

- Developers and builders shall provide attractive, efficient developments, which are pedestrian friendly and contribute to the overall sense of community

Policies

- 6.6.1 The Town will promote a compact and efficient urban form by facilitating infill development in existing residential, commercial, and industrial areas, and increasing the overall density of the Town
- 6.6.2 Develop land use guidelines that reflect the three different areas along the corridor and their appropriate uses and intensity
- East Side – mixed use with commercial development, retaining the agricultural service industries
 - Central Area – mixed use including commercial, residential, and civic uses, allowing a mix of uses within commercial buildings, and contributing to a high quality pedestrian environment
 - West Side – highway commercial and industrial uses that make more efficient use of land
- 6.6.3 The Town encourages mixed use development in locations that may include retail and office uses, higher density housing, schools, institutional uses, and other community facilities to minimize the need for new transportation and infrastructure and encourage less reliance on the private automobile
- 6.6.4 Prepare architectural design guidelines for future development that consider servicing and access issues, and provide for a mix of uses and a diversity of development opportunities
- 6.6.5 There should be continued efforts by the community and Town to “green up” the Town, specifically the commercial and industrial areas
- 6.6.7 The Town shall encourage the incorporation of public art, architecture, and urban design techniques that reflect Sundre's physical setting and history which contribute to creating an enhanced sense of place for the community

- 6.6.8 The Town shall explore and where feasible, implement programs and policies intended to increase sustainable building practices in Sundre. As part of this effort, the Town shall be a civic leader by requiring sustainable building practices in the design and construction of new Town-owned facilities.

6.7 Downtown

Goals

- Downtown Sundre is the heart of the community. The Town will continue to encourage growth and development to create a vibrant mixed-use centre that is a focal point for the community and is an attractive place to shop, work, visit, live, play, and explore

Objectives

- Improve the quality and aesthetics of development along the corridor of Highway 27
- Improve the public realm and the pedestrian environment of sidewalks and civic spaces and address issues of connectivity, safety, and human comfort throughout the corridor
- Ensure the downtown accommodates residential developments

Policies

- 6.7.1 The Corridor Enhancement Project will be used in conjunction with the Municipal Development Plan, Area Structure Plans, and/or Outline plans to guide the look and feel of the corridor
- 6.7.2 To facilitate improvements and development within the downtown core, the Town may in consultation/partnership with property owners of the area, prepare architectural guidelines that support downtown revitalization and address:
- Building orientation, design, and appearance fostering an attractive and pedestrian friendly environment
 - Build on and highlight the Corridor Enhancement Plan which

suggests streetscape improvements such as signage, boulevard landscaping, tree planting, street furniture, and lighting

- 6.7.3 The Town shall promote opportunities for infill and intensification within the downtown area to facilitate a mixed use and compact urban form, utilizing existing infrastructure efficiently and increasing the range of services and amenities available to residents and visitors in the downtown area

- 6.7.4 New development and major redevelopments in the downtown should use pedestrian-oriented building and site design wherever possible

- 6.7.5 The Town shall adopt appropriate standards in the Land Use Bylaw to ensure that sufficient off-street parking is provided in the downtown

- 6.7.6 The Town shall encourage mixed use development in the downtown core that includes complimentary land uses such as community, cultural, recreational, entertainment, and public uses with residential uses above the main floor



7.0 Infrastructure Management

7.1 Background

The Town is committed to developing and maintaining sustainable and safe infrastructure that contributes to a high quality of life through innovative delivery models. A well-organized and maintained system of connections also provides the critical foundation for building and sustaining a complete, livable community. Effectively providing transportation and servicing to the residents and having the capacity to accommodate increased demands from visitors and future residents are critical.

To ensure the provision of an adequate supply of land to meet short term and long term development needs, the Town should:

- Undertake and periodically update utility and road studies to provide overall direction for infrastructure investments
- Coordinate the placement and sizing of services and roads to ensure the availability of readily serviceable land and support the logical expansion of development areas
- Keep landowners and developers informed of long range growth patterns and land consumption

7.2 Transportation

Goals

- To provide for the safe and efficient movement of people, goods, and vehicles within and through Sundre by coordinating the planning of land use and transportation systems

Objectives

- To coordinate transportation planning with Alberta Transportation and Mountain View County
- Ensure the coordination and construction of safe and efficient roads, including bicycling and pedestrian facilities
- Seek opportunities to reduce travel demands and promote alternatives to the

private automobile in the form of active transportation

- Integrate transportation and land use considerations in all transportation and development decision making

Policies

- 7.2.1 The Town shall work with the Province of Alberta and Mountain View County to ensure coordination in the planning and construction of connections with the Provincial and County road and trail systems
- 7.2.2 The Town acknowledges the Alberta Transportation 2009 Highway 27 – Functional Planning Study (Town of Olds and Town of Sundre) which outlines proposed improvements that may occur on Highway 27. As subdivision and development occurs it should comply with the access management proposals outlined in the functional plan
- 7.2.3 The Town acknowledges that there is an urgent need to improve the function of Highway 27 to serve the existing needs of the community and provincial highway traffic
 - The Town shall seek the cooperation of the Province of Alberta to secure appropriate investments in Highway 27 as a priority item including the existing bridge crossing over the Red Deer River
 - The Town shall work with the developers of property adjacent to Highway 27 to ensure that adequate highway rights-of-way are available to undertake future improvements
- 7.2.4 The improvement of traffic operations along Highway 27 and Highway 584 corridors shall necessitate the closing and consolidation of numerous existing access
- 7.2.5 Through the Town of Sundre downtown core, the close proximity of existing buildings and parking lots to Highway 27 restricts the type of improvements that can be implemented without major impacts to adjacent businesses. As such, the types of improvements through the downtown core generally include consolidating/closing existing accesses, upgrading access geometry, and improving parking configurations

- 7.2.6 The Town should seek the co-operation of the Province of Alberta, related government agencies and adjacent municipalities to study the optimum way of relocating truck and dangerous goods traffic from roadways in the urbanized area and jointly work towards identifying and protecting an appropriate alternate corridor to accommodate this traffic
- 7.2.7 Alberta Transportation has indicated that their department has no plans or interest in a possible second river crossing in or near Sundre. The department will upgrade the existing bridge on Highway 27 when traffic volumes or the need to replace dictate. Notwithstanding this, the Town will endeavor to identify the location of a second river crossing over the Red Deer River to allow for more comprehensive long-range planning
- 7.2.8 The Town shall continue to refer to Alberta Transportation applications for redesignation, subdivision, and development where proposals are located within 0.8 kilometres of the centre line of highways under the jurisdiction of Alberta Transportation and ensure roadside development permit are obtained from Alberta Transportation as required
- 7.2.9 The Town shall coordinate the planning and construction of transportation infrastructure and development, so as to maximize the utilization of available and planned transportation capacity
- 7.2.10 On proposed redesignations, subdivision, and development applications that may have potentially significant impacts on the transportation networks; developers shall provide comprehensive transportation studies to the satisfaction of the Town of Sundre
- 7.2.11 Plans shall promote active transportation through the incorporation of bicycle and pedestrian facilities throughout the town through the joint efforts of the municipality and private developers. The Town shall view bicycle and pedestrian facilities as integral parts of the transportation system serving both

recreation and transportation needs

- 7.2.12 The Town shall protect the appropriate rights-of-way to allow for the implementation of proposals contained in the Transportation Plan as amended from time to time through building setbacks, acquisition of rights-of-way, and careful subdivision design. This is to include existing rights-of-way and ensure new rights-of-way are registered to the satisfaction of the Town
- 7.2.13 The Town shall coordinate the provision of road and pathway connections between and through neighbourhoods in the planning process
- 7.2.14 Unless otherwise specified in the Town of Sundre Development Agreement, developers shall be responsible for construction and initial maintenance of transportation infrastructure and oversizing
- 7.2.15 The Town will endeavor to assist the developers in recovering the construction costs of oversizing of transportation services from developers and landowners that will benefit from the oversizing through the development agreement
- 7.2.16 The future major road system shall be in accordance with the future land use concepts contained in the Municipal Development Plan, Transportation Plan and Infrastructure Study. **Map 3** provides future proposed collector roads, however more precise alignment of new arterial and collector roads shall be determined through the preparation of Area Structure Plans, Outline Plans, and plans of subdivision



7.3 Servicing

Goals

- To provide environmentally responsible, safe, efficient and reliable utility systems to serve the Town and prepare for future

growth by upgrading and expanding utility systems in a proactive, environmentally and fiscally responsible manner

Objectives

- Ensure that utility infrastructure and capacity is available when required to accommodate growth in Sundre
- Ensure utilities are maintained and operated in an efficient manner that minimizes their impact on the environment
- Proactively plan for the maintenance, replacement and upgrading of water, wastewater and storm water systems and gas system
- Promote the use of sustainable practices to reduce utility consumption, demands on utility systems, and impacts on the environment

Policies

- 7.3.1 The Infrastructure Study provides the infrastructure plan within Town of Sundre and shall be used in conjunction with the Municipal Development Plan
- 7.3.2 Urban growth areas shall be serviced by municipal/regional water and wastewater services, unless Council determines that private services or a lesser degree of services is appropriate
- 7.3.3 The Town shall give priority to the efficient utilization of existing and planned capacity in utility and transportation infrastructure in determining appropriate short-term growth directions
- 7.3.4 The Town shall provide high quality services to residents and businesses in Sundre
- 7.3.5 The Town owns and operates its own gas system and is a member of the Federation of Natural Gas Co-Ops. Operational standards may vary as to the capacities and where mains are installed. The developer shall obtain approval through the Town Gas Department for new development and subdivisions to receive their natural gas supply
- 7.3.6 All gas servicing should be installed in the rear lane for all development. Where no rear lane exists a Utility-Right-of-Way shall

be registered on title within the rear of the property

- 7.3.7 The Town shall work with Mountain View County, the Province, and private property owners to extend water and wastewater services further on the east side of the Red Deer River
- 7.3.8 The Town shall encourage the installation of infrastructure and facilities related to broadband telecommunication services in all new development areas and major redevelopment areas
- 7.3.9 The Town may discourage unserviced development to minimize the environmental and health risks and longer term economic costs associated with such development
- 7.3.10 All new utility services and proposed upgrades to existing utility services shall comply with the Town of Sundre design standards
- 7.3.11 Developers shall be responsible for the construction and initial maintenance of municipal utilities including required extensions and oversizing, unless otherwise specified by the Town of Sundre
- 7.3.12 Oversizing shall comply with the following:
- Where deemed necessary by the Town, utility services shall be appropriately oversized to accommodate growth beyond the development area
 - The Town will endeavor to assist developers in recovering the construction costs of the oversizing of utility services from subsequent developers and landowners who will benefit from the oversizing through the development agreement
- 7.3.13 The Town may require the provision of easements and/or public utility lots to accommodate municipal services and utilities through the subdivision and development process
- 7.3.14 All utilities shall be installed in a manner that minimizes the impact of development on the natural terrain and surrounding environment
- 7.3.15 The Town shall investigate opportunities and technologies that provide cost effective improvements in the efficiency and/or environmental impacts of the provision of utility services

8.0 Community Vitality

8.1 Background

The vitality of the Town of Sundre is the heart of what makes Sundre a great place to visit and call home. Community vitality is the continued economic growth and development of our town, the parks, recreation and culture, and the promotion of a vibrant, active community.

8.2 Economic Development & Tourism

Goals

- To encourage economic activity that provides a balanced municipal tax base capable of supporting community facilities, infrastructure, and activities desired by Sundre residents while providing varied employment opportunities for residents of all ages

Objectives

- Create a positive business climate
- Promote the advantages to locating industrial and commercial development in the Town of Sundre
- Further promote Sundre as the gateway to the West Country and encourage development of the tourism industry

Policies

- 8.2.1 The Town should work with economic development agencies, the public, not-for-profit, and the private sector to pursue opportunities to diversify the local and regional economy
- 8.2.2 The Town will support the diversification of the economic base of Sundre and the region through the development and expansion of economic activities
- 8.2.3 The Town encourages economic development that achieves a non-residential to residential assessment ratio providing a balanced sharing of the tax burden
- 8.2.4 The Town shall encourage the development of home based businesses that are compatible with residential land uses

- 8.2.5 While a broad range of economic activity should be accommodated, activities which, in the opinion of the Town, would detract from the community's character, quality of life for its residents, or unduly impact the environment of the Town's infrastructure may not be supported

- 8.2.6 Encourage the development of tourism, recreation, and culture-related businesses, particularly those that encourage visitors to stay overnight in Sundre

8.3 Parks, Recreation & Culture

Goals

- To create an integrated, accessible, well-planned open space and parks system that maximizes the opportunities presented by Sundre's diverse natural features and supports a broad range of recreation and cultural opportunities catering to diverse age groups, income levels, and skill levels
- To foster the provision of a variety of community, recreation, and cultural services and facilities that are accessible and contribute towards a high quality of life for Sundre residents and the surrounding area



Objectives

- Develop a continuous system of pathways with linkages to the Red Deer River, parks, and natural areas as Sundre grows
- Plan for and provide capital investment in existing and new recreation and community facilities
- Promote a range of cultural, historical, leisure, and recreational

opportunities, varying in scale and nature to meet the needs to a variety of age groups, income, levels and skills

Policies

- 8.3.1 The Town shall work with the pipeline companies to develop linear trails on the pipeline rights-of-ways to provide further amenities to the residents
- 8.3.2 The Town shall work collaboratively with Mountain View County to investigate the extension and development of trails from Sundre into the County on the east, adjacent to Hwy 27 and west to Hwy 584 to Sundre Forest Products, a division of West Fraser
- 8.3.3 Pathways should link all future neighbourhoods with the river valley corridor and, where possible, the downtown area
- 8.3.4 Trails and pathways shall be designed into all developments in Sundre as deemed appropriate by the Town
- 8.3.5 Pathway systems should be looped to provide internal and external connectivity throughout the Town and neighbourhoods
- 8.3.6 As new subdivisions are developed, the regional pathway shall be expanded into these areas to create a continuous system of walking and cycling trails throughout the Town
- 8.3.7 Subdivision design shall emphasize the importance of walking and cycling paths for transportation as well as for recreational purposes
- 8.3.8 Preserve major green spaces, which remain largely undeveloped, but provide for parks and trails; major green areas include Snake Hill, the banks and adjacent lands along the Red Deer River, the Bearberry Creek, and the Prairie Creek
- 8.3.9 New residential neighbourhoods will contain large open spaces for parks, playgrounds, and possible school sites
- 8.3.10 The Master Recreation Plan guides the development of the recreational system in the Town of Sundre and will be used in conjunction with the Municipal Development Plan, Area

Structure Plans, and/or concept plans

- 8.3.11 The Town shall work with the School authorities in the planning and location of school sites and joint-use sites
- 8.3.12 The Town shall require that up to 10% of the gross developable land being subdivided be dedicated as reserve (municipal, school or municipal and school reserve) in accordance with the provisions of the Municipal Government Act
- 8.3.13 Dedication of municipal reserve shall be used to provide school sites, parks, recreation areas, and linear park corridors that accommodate trail routes. In addition to the provision of municipal reserve parcels for linear parks, it is also the preference of the Town that wherever possible, municipal reserves be provided in large parcels rather than numerous small parcels in order to better accommodate a variety of recreational uses
- 8.3.14 Municipal Reserve sites shall be located to allow for convenient access by the public and shall not consist of lands that contain excessive slopes, are susceptible to flooding, are legally encumbered, or are intended as areas for storm water
- 8.3.15 Municipal Reserve parcels shall be landscaped by the developer to the satisfaction of the development authority
- 8.3.16 In residential areas, the Town shall seek reserve dedication in the form of land. In non-residential areas, reserve dedications may be provided in the form of land, cash-in-lieu, or a combination of land and cash as determined by the Subdivision Authority
- 8.3.17 Some important elements, such as the intent to build an integrated trail and pathway system, as part of the Town's recreation and transportation infrastructure are not clearly shown on the map. These concepts are instead discussed in the text of the plan, are detailed in the Master Recreation Plan, and will become more evident in the planning documents as Area Structure Plans and Outline Plans are prepared
- 8.3.18 The Town shall work with the Rodeo and Race Association to discuss the optimal use of the

existing rodeo grounds. The property will be identified as a special study area and if relocation of the grounds is contemplated, the rodeo site may have potential for institutional or recreational development

8.4 Environmental Management

Goals

- To preserve natural areas and create attractive, clean, and ecologically responsible natural and built environments

Objectives

- Conserve and sensitively incorporate natural features as an integral part of the community's open space system
- Promote environmental sustainability principles in land use planning decisions and development practices
- Recognize the value and contribution natural areas and functions make towards the quality of the urban setting

Policies

- 8.4.1 The Town shall identify significant natural features to be preserved and integrated into the open space system for public use and/or environmental protection, where feasible during the subdivision and development process
- 8.4.2 Through the subdivision process, the Town shall require that lands considered unsuitable for development, environmentally sensitive areas, unstable, subject to flooding or consisting of a swamp, gully, ravine, steep slopes, riparian, wetland or natural drainage courses are placed under Environmental Reserve dedication in accordance with the provisions of the Municipal Government Act. Lands dedicated as Environmental Reserve shall remain in their natural state or be used as a public park, at the discretion of the Subdivision Authority
- 8.4.3 The Town may require flood risk mapping and/or confirmation of the grade elevation, at the expense of the

developer, prior to considering development proposals in proximity to flood plain area

- 8.4.4 The Town shall cooperate with all municipalities within the watershed of the Red Deer River to develop watershed management plans as appropriate

- 8.4.5 The Town may require the consideration of site-specific environmental factors and provision of environmental studies, particularly environmental impact assessments for certain developments in areas considered environmentally significant, particularly those identified in **Map 1** and shall prohibit development. Development may be allowed in these areas if the appropriate testing and mitigation measures have not been done to the satisfaction of the development authority

- 8.4.6 Riparian areas and wetlands help reduce flood and erosion, protect water quality, contribute to the natural beauty of the land, and provide food and shelter for wildlife. By limiting development that negatively impacts riparian area and wetlands, the Town will help conserve the health of these vital areas. The Town will work with the Province to manage these areas, while also helping to educate private landowners on the benefits of riparian areas and wetlands. In some cases, these areas may be used for passive recreation and parks



8.5 Community & Protective Services

Goals

- To build a safe, healthy, and inclusive community through the provision of a variety of protective and community services

Objectives

- Provide residents with a safe living environment through the effective provision of protective and emergency services

Policies

8.5.1 The Town shall work with public and private providers of health and social services to meet community needs

8.5.2 The Town shall work with the Government of Alberta, its agencies, and other municipalities to develop a new hospital within the Town of Sundre outside the flood plain area on the east side or in the northern portion of the Town as identified by the Public/Institutional Growth Area in

Map 3

8.5.3 The Town should ensure that its planning documents allow for development of facilities that house social services and programs, religious services, and health facilities within the community. Such facilities should be located in areas that are compatible with existing and future surrounding land uses

8.5.4 Facilities accommodating social, religious, and health services should be:

- Located in areas convenient to users generally in proximity to major activity areas, shopping facilities, or open space
- Designed to permit phased expansion
- Able to accommodate multiple uses
- Accessible to handicapped persons and seniors

8.5.5 The Town shall ensure provision of police, fire, ambulance, and disaster services agencies that are appropriate and meet the needs of the community. Where feasible, the Town shall encourage the co-location of police, fire, ambulance and disaster services in a location that provides the most efficient response time to reach existing and future growth areas in Sundre

8.5.6 The Town encourages the use of Crime Prevention Through Environmental Design (CPTED) in the design of new developments to avoid the creation of

areas hidden from view and isolated spaces, as well as provide clear sightlines, sufficient lighting, and promote natural surveillance throughout the Town

8.5.7 The Town shall apply universal and barrier-free design principles in the planning and design of communities, buildings, and transportation networks. The Town will ensure the application of universal and barrier-free design in all public development and will encourage these standards be met in future private development projects

8.5.8 The Town shall work with developers to incorporate FireSmart principles in new subdivision design. Ensuring that priority zones (10 to 30 metres surrounding homes) are protected



9.0 Community Synergy

9.1 Background

As the Town continues to grow, the importance of public participation and intermunicipal cooperation becomes more apparent. With growth comes challenges, however the inclusion of our residents in decision making and the continued working relationship with our County neighbours will focus our goals and allow us to see Sundre as we envision it in 2035.

9.2 Public Participation

Goals

- To provide an effective and accessible municipal government that responds to the needs of the community through collaboration, consultation, and communication

Objectives

- Raise awareness for public participation and to enhance opportunities for the public to participate in the municipal planning process
- Foster awareness of land use planning policies and participation opportunities in planning processes by members of the general public and the private sector

Policies

- 9.2.1 As part of the process of community growth and change, the Town shall facilitate public input on matters of general or specific planning interests wherever possible
- 9.2.2 The Town shall ensure that copies of the Municipal Development Plan and other statutory and non-statutory plans are readily available for interested members of the public
- 9.2.3 Citizens need to know the Town is listening and takes their concerns seriously. They also need timely responses to inquiries and complaints. Planning & Development will commit to

responsible action on citizen requests and consider establishing such things as turn-around times for staff responses or undertaking follow up surveys to gauge citizen satisfaction regarding municipal responsiveness

- 9.2.4 The Town shall commit to effective, comprehensive public engagement practices that will evolve over time
- 9.2.5 The Town shall help promote and encourage the concept of social responsibility in its residents by encouraging individuals to become informed, participate in municipal affairs, exercise their right to vote, and support civil society through volunteerism



9.3 Intermunicipal Cooperation

Goals

- To cooperate with municipalities and other government agencies to achieve mutual objectives that benefit residents and businesses in Sundre and help to secure the Town's long term growth
- To promote sound planning and development decision making in the intermunicipal fringe and referral area and to create and maintain an atmosphere of mutual respect, trust, and recognition of both the long term and short term aspirations and needs of the Town and County
- To build positive relationships within the community and region by working collaboratively, enhancing communication, and sharing information and resources

Objectives

- Continue to cultivate a cooperative and collaborative relationship with Mountain View County so that both municipalities continue to have the opportunity to develop a diversified tax base
- Work with Mountain View County to ensure orderly development practices, issue resolution, and appropriate management and control of future growth areas in areas adjacent to the Town/County boundary
- Work with the Government of Alberta, its agencies, and other municipalities in the provision of programs and services that benefit residents and businesses in the region
- Coordinate the provision of protective, emergency, social, and recreational resources to provide the most efficient programs and services to rural and urban residents

Policies

- 9.3.1 The Town shall adhere to the goals, policies, and procedures established in the Town of Sundre/Mountain View County Intermunicipal Development Plan and Memorandum of Agreement, as amended from time to time
- 9.3.2 The Town shall work with Mountain View County in the review and updating of the Town of Sundre/Mountain View County Intermunicipal Development Plan and Memorandum of Agreement
- 9.3.3 The Town shall work with Mountain View County to identify and protect future growth areas for both municipalities from inappropriate development, particularly protecting surrounding farmland from the negative pressures associated with urban sprawl
- 9.3.4 Within the Referral Area and IDP Fringe Area set out in **Map 2**, the Town will process and refer applications in accordance with the requirements of the IDP with Mountain View County that is in place at the time of the application



- 9.3.5 The Town shall work with Mountain View County in a manner that addresses future annexation needs of the Town that:
- Supports the fiscal, environmental, and social sustainability of both municipalities
 - Provides the Town with at least a 20-year supply of land for residential, industrial, and commercial uses within the Town boundaries
 - Consider the social, economic and environmental factors in determining its future growth corridors
- 9.3.6 The Town shall work at an elected official and administrative level with surrounding municipalities, communities, and agencies to ensure the coordinated delivery of protective and emergency services and awareness and cooperation in the delivery of social programs
- 9.3.7 The Town will endeavor to concentrate residential, commercial, and light industrial development within the boundaries of the Town of Sundre to maximize the fiscal, social, and environmental benefits of sustainable urban development
- 9.3.8 The Town shall encourage and work with Mountain View County to ensure that development on the fringe and on the gateway into Sundre is visually appealing and has a high quality of appearance
- 9.3.9 The Town shall work with Mountain View County to identify, prioritize, and implement opportunities for undertaking municipal services and projects in the most cost effective and efficient manner

10.0 Financial Stewardship

10.1 Background

As Council serves as financial stewards for the Town, they understand the importance of fiscal accountability and are committed to ensure the decisions of Council are in the best interest of the community. The Town of Sundre strives to seek innovative solutions to maximize available resources through responsible planning.

Responsible planning strives to ensure compatibility between adjacent land uses and efficient infrastructure servicing expenditures. Developer contributions to infrastructure costs are an essential part of the financing of Town services and the Town strives to keep the costs of development at a level that supports growth and activity.

10.2 Financing Urban Growth

Goals

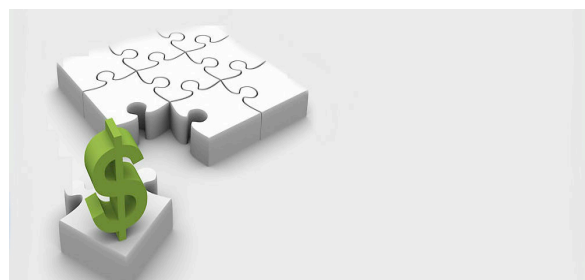
- To manage the rate, type, and direction of future growth and development in a responsible and sustainable manner that is within the financial capacity of the community

Objectives

- To manage urban development in a responsible, orderly, and cost efficient manner providing the necessary degree of land use control and adherence to good planning principles
- To encourage practices that contribute to attractive and pleasant urban spaces and minimize the capital, operational and maintenance costs of municipal services and infrastructure

Policies

- 10.2.1 The Town shall manage growth and development in such a manner that developers are responsible for an appropriate amount of the costs of servicing new lands
- 10.2.2 The Town supports the use of off-site levies to be paid at the time of development or subdivision, to address, but is not limited to, the provision of infrastructure and utility services
- 10.2.3 Any public expenditure for improvements or services proposed within this plan shall be subject to the Town's annual operating and capital budgeting process and shall be evaluated in relation to the overall needs of the community and town-wide priorities
- 10.2.4 The Town shall maintain, fund, and implement a comprehensive long-term plan for utility infrastructure and establish budget priorities based on the premise that investment in infrastructure maintenance is a necessary annual investment rather than a discretionary cost
- 10.2.5 Various policies in this Plan suggest spending by the Town of Sundre. It is not the intention of this Plan to commit Council to spending. Council may consider spending proposals suggested by this Plan along with all other Town spending on an annual basis during budget allocation. Pursuant to Section 637 of the Municipal Government Act, Council is not required to undertake any of the projects referred to in this Plan



11.0 Implementation of the Plan

11.1 Background

The Implementation of this plan will be completed over a 20-year period, and while the plan will be reviewed every five years and rewritten every ten years, the goals, objectives, and policies of this plan provide the framework to achieve the vision.

The foundation of this Plan will be three-to-five year business and action plans that will be created by each department and an annual report card that will be presented to Council to update and monitor the progress of the MDP.



Goals

- To promote the use of this MDP and the implementation of its policies

Objectives

- To implement the plan through other statutory and non-statutory planning documents
- To implement the plan through decisions of the Subdivision and Development authorities
- To provide for periodic reviews and monitoring of the plan and efforts in achieving its goals and to provide for plan amendments when deemed desirable and necessary

Policies

- 11.1.1 All statutory plans, ASPs and ARPs, the Land Use Bylaw, and all other non-statutory plans and policies adopted by Council shall be consistent with this Plan and with each other. The Town shall review existing statutory plans and the Land Use Bylaw to ensure consistency with the MDP and update those plans as required.
- 11.1.2 The goals and policies of the MDP shall be further refined and implemented through the development, adoption, and day-to-day application of statutory plans, non

statutory plans, and the Land Use Bylaw. With the preparation of these more detailed plans, it may be necessary, from time to time, to amend the Municipal Development Plan

- 11.1.3 All redesignation, subdivision, and development applications will be evaluated having regard for this plan

- 11.1.4 If an amendment to this plan is required, the provisions of the Municipal Government Act in regards to the amendment of a statutory plan must be followed. This would include the requirement for a public hearing prior to adoption of any proposed amendment

- 11.1.5 The Town Council or the general public may initiate an amendment to this Plan. Where the general public initiates an amendment, the Town shall require the submission of such background information that is considered necessary to support the amendment prior to the commencement of the bylaw amendment process. Amendment of the MDP shall follow the appropriate procedures as outlined in the Municipal Government Act

- 11.1.6 Subject to Council's approval, minor variations from the policies of the MDP shall not require an amendment to the MDP. More substantive changes shall require an amendment to the MDP and any other affected plan

- 11.1.7 The MDP is intended to be able to adapt to the priorities, goals, and aspirations of the community as the Town changes, and to meet changes in development commitments, budget constraints, and market conditions. Generally, in order to ensure that the MDP is current, the entire Plan should be reviewed approximately every five years and rewritten every ten years, to add additional policies, to strengthen policies, or to delete outdated or unworkable policies

- 11.1.8 To allow tracking of the impact and effectiveness of the MDP policies, a three- to-five year business and action plan shall be created by each Department and an annual report card shall be prepared and submitted to Town Council

- 11.1.19 Upon enactment of the Red Deer Regional Plan, the Town should review its MDP, statutory plans and the Land Use Bylaw to ensure there is no conflict or inconsistency

12.0 Definitions

Architectural Design Guidelines will be prepared by the Town following the approval of the Municipal Development Plan. Their primary purpose is to provide direction on building orientation, design and appearance

Arterial and Collector Roads provide the main transportation network through Town. Specifications for these roads can be found in the Town of Sundre Infrastructure Study

Corridor Enhancement Project along Highway 27 from the east to the west end of Town suggests streetscape improvements such as signage, boulevard landscaping, tree planting, street furniture and lighting as prepared by Genivar

Green Up means the inclusion of landscaping materials that improve the quality and appearance of the site

Hazardous material present a risk to health or the environment. They may be explosive, gaseous, flammable, toxic, radioactive, corrosive or combustible.

Infill is the use of land within a built-up area for further construction especially as part of a community redevelopment or growth management program

Infrastructure Study refers to the Town of Sundre Master Infrastructure Study prepared by BSEI

Light and medium industrial uses provide for manufacturing, processing, distribution, service and repair uses that may carry out a portion of their operation outdoors and are separate from heavy industrial uses that due to their appearance, noise, odor, risk of toxic emissions or fire and explosion hazards are incompatible with residential uses

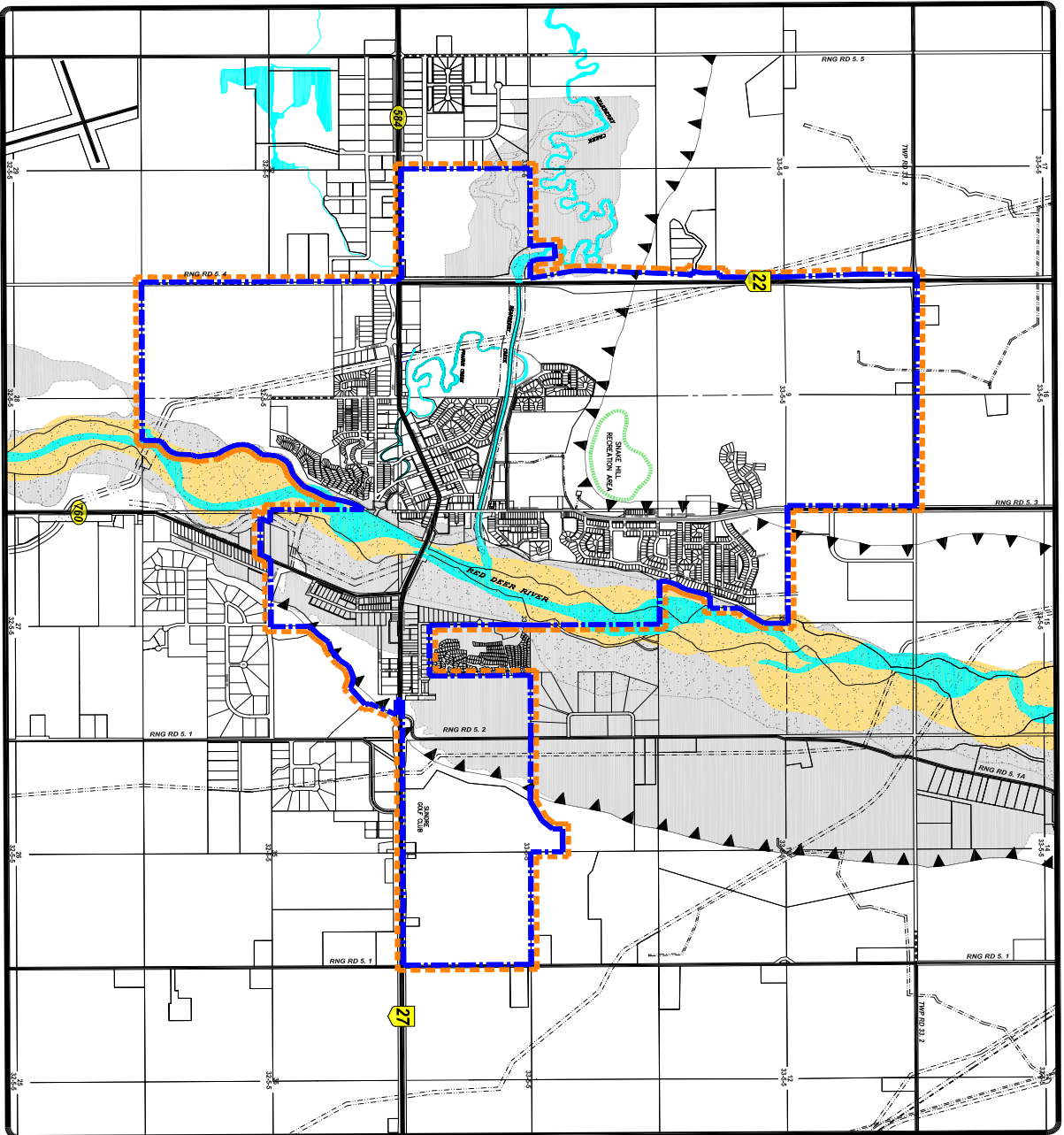
Master Recreation Plan addresses open space, trail and park development in the Town of Sundre as prepared by RC Strategies

Outline Plans guide the development at a neighbourhood level, ensuring the efficient and orderly development of land. They are required to be completed prior to the development of tract of land larger than 10 hectares (24.7 acres)

Primary Growth Areas as depicted in Map 3 provide the land use concept to achieve the vision for the Town of Sundre

Sustainable Building Practices include LEED principles as well as installing water saving plumbing fixtures; increasing energy performance through reduction in demand, harvesting site energy, and efficient building materials; improving the indoor environmental quality through efficient heating and ventilation and reducing light pollution and energy costs by installing outdoor lights that are designed to minimize escape of light in the sky or beyond the site to name a few

Transportation Plan refers to the Town of Sundre Transportation Master Plan - 2010 completed by Bunt & Associates and accepted by Council on June 13, 2011



TOWN OF SUNDRE MUNICIPAL DEVELOPMENT PLAN

STUDY AREA & SIGNIFICANT FEATURES

- EXISTING TOWN BOUNDARY
- STUDY AREA BOUNDARY
- SEASONAL CREEK
- ESCARPMENT
- TOP OF HILL
- HIGHWAY
- SECONDARY HIGHWAY
- ARTERIAL ROAD
- RURAL ROAD PAVED
- RURAL ROAD GRAVEL
- PIPELINE RIGHT-OF-WAY
- RIVER / POND
- RIVER CHANNEL
- FLOOD WAY (UNOFFICIAL)
- FLOOD FRINGE (UNOFFICIAL)

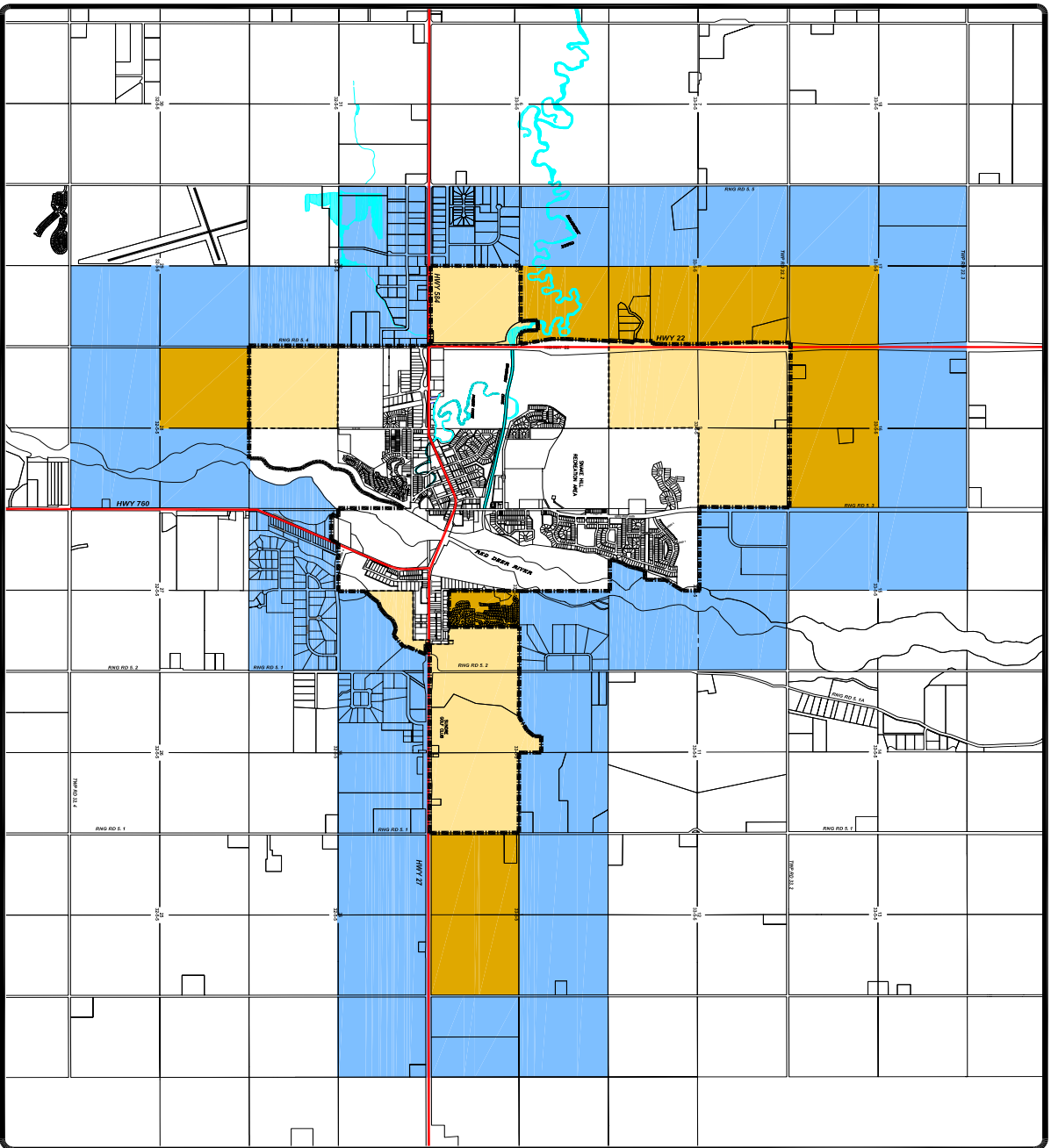
1. This map shows generalized indications of land use and is not intended for scaling or detailed design.
2. The land use patterns must be interpreted with the text of this plan. Detailed land use and boundaries will be identified through area structure plans.



MARCH 2013



MAP 1



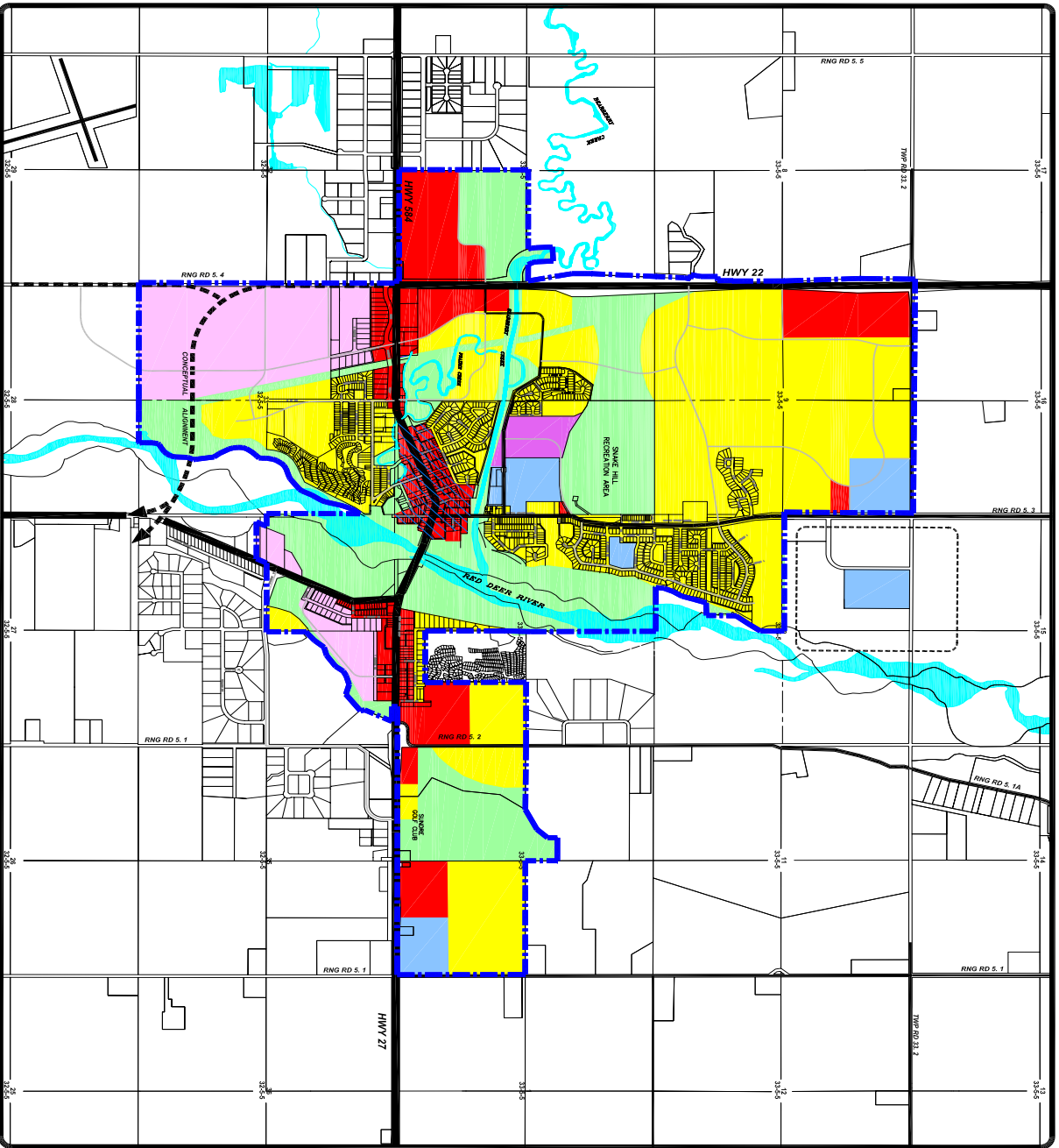
TOWN OF SUNDRE **INTERMUNICIPAL** **DEVELOPMENT PLAN**

- MUNICIPAL BOUNDARY
- HIGHWAY
- IDP FRINGE AREA
- REFERRAL AREA
- SHORT TERM ANNEXATION



APRIL 2013





TOWN OF SUNDRE

MUNICIPAL DEVELOPMENT PLAN

LAND USE CONCEPT

- TOWN BOUNDARY
- ARTERIAL ROADWAY
- PROPOSED HIGHWAY
- PROPOSED COLLECTOR

- PRIMARY GROWTH AREAS**
- COMMERCIAL / MIXED USE
 - DOWNTOWN COMMERCIAL
 - INDUSTRIAL
 - RESIDENTIAL
 - PUBLIC / INSTITUTIONAL
 - PARKS AND OPEN SPACE
 - SPECIAL STUDY AREA
 - NO DEVELOPMENT AREA (300 meter setback)

- This map shows generalized indications of land use and is not intended for scaling or detailed design.
- The plan is intended to be used as a reference with the text of this plan. Detailed use of the plan is intended to be identified through area structure plans.



AUGUST 2013



MAP 3