

**SCHEDULE "A" – BYLAW NO. 579-20**





# MUNICIPAL DEVELOPMENT PLAN

## Village of Marwayne

### BYLAW 579-20



Last Revised: 2020-06-22

## BYLAW NO. 579-20

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

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**WHEREAS**, pursuant to the *Municipal Government Act R.S.A. 2000* as amended, a municipality in the Province of Alberta may adopt a Municipal Development Plan;

**AND WHEREAS**, the Council for the Village of Marwayne deems it desirable and in the best interest of the Village of Marwayne to adopt a Municipal Development Plan;

**NOW THEREFORE**, the Council of the Village of Marwayne, duly assembled, enacts as follows:

1. Bylaw No. 579-20 be cited as “The Village of Marwayne Municipal Development Plan”.
2. The Village of Marwayne Municipal Development Plan, attached hereto as Schedule “A” and forming part of this bylaw, is hereby adopted.

**SHOULD** any provision of this Bylaw be determined to be invalid, then such provisions shall be severed and the remaining bylaw shall be maintained.

This Bylaw shall come into force and effect upon receiving third and final reading and having been signed by the Mayor and Chief Administrative Officer.

READ A FIRST TIME IN COUNCIL THIS 23<sup>RD</sup> DAY OF MARCH, 2020.

READ A SECOND TIME IN COUNCIL THIS 22<sup>ND</sup> DAY OF June, 2020.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 22<sup>ND</sup> DAY OF June, 2020.

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Cheryle Eikeland, Mayor

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Shannon Harrower, CAO

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# 1 INTRODUCTION

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## 1.1 What is a Municipal Development Plan?

A Municipal Development Plan (herein referred to as “MDP” or “the Plan”) is a municipality’s plan for the future. It sets out a clear vision for how a municipality grows and develops over an extended period of time and beyond. A municipal development plan provides a comprehensive long-term land use policy framework within which growth and development may take place. It also guides Council’s decisions on key issues like conservation of the natural environment, investment in infrastructure and services, and characteristics of future development.

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## 1.2 What are the requirements of an MDP?

This MDP has been prepared under the legislative authority prescribed in Section 632 of the Municipal Government Act (herein referred to as “MGA” or “the Act”). The MGA states that every municipality is required to adopt an MDP, which other municipal statutory plans and related bylaws must be consistent with.

There are several compulsory topics that an MDP is required to address. In summary, a Municipal Development Plan **must**:

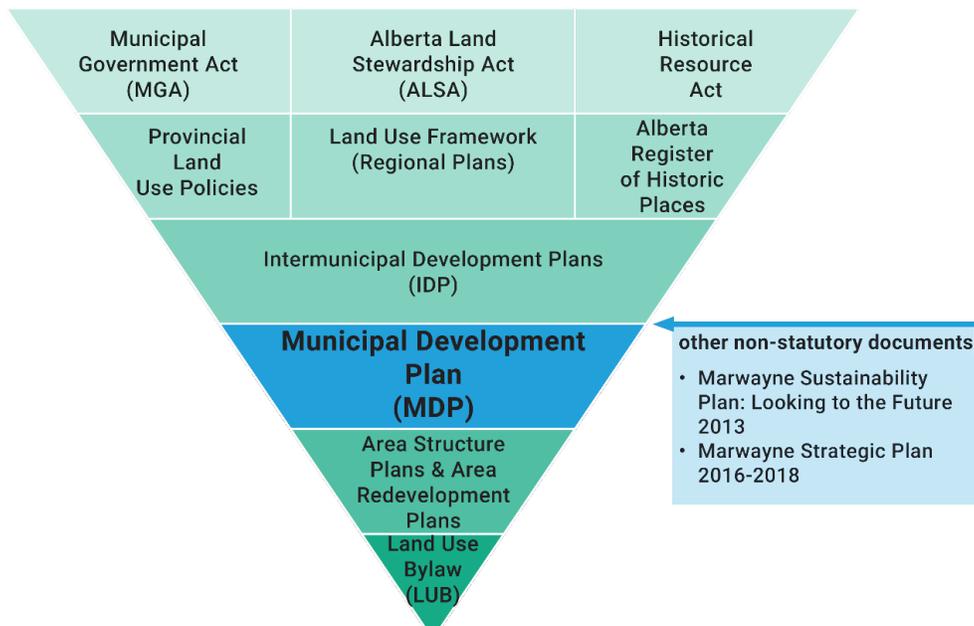
- address the future land use within the municipality;
- address the manner of and the proposals for future development in the municipality;
- address the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities;
- address the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities;
- address the provision of municipal services and facilities either generally or specifically;
- 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;
- contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards; and
- contain policies respecting the protection of agricultural operations.

There are also some topics that a Municipal Development Plan **may** address and/or contain, including:

- proposals for the financing and programming of municipal infrastructure;
- the co-ordination of municipal programs relating to the physical, social and economic development of the municipality;
- environmental matters within the municipality;
- the financial resources of the municipality;
- the economic development of the municipality;
- any other matter relating to the physical, social or economic development of the municipality;
- statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, goals, objectives, targets, planning policies and corporate strategies; and
- policies respecting the provision of conservation reserve in accordance with section 664.2(1)(a) to (d) of the MGA.

The MGA also identifies the hierarchy and relationship of other statutory plans, with the intent of each plan being consistent with the plan above it, and in the event of inconsistency, which provisions in what plan are to prevail. In summary, an MDP is intended to bridge higher level regional and inter-jurisdictional plans with those specific to a municipality. The broad provisions of a municipal development plan are often implemented through area structure plans, area redevelopment plans and the land use bylaw.

▼ Figure 1: Planning Hierarchy



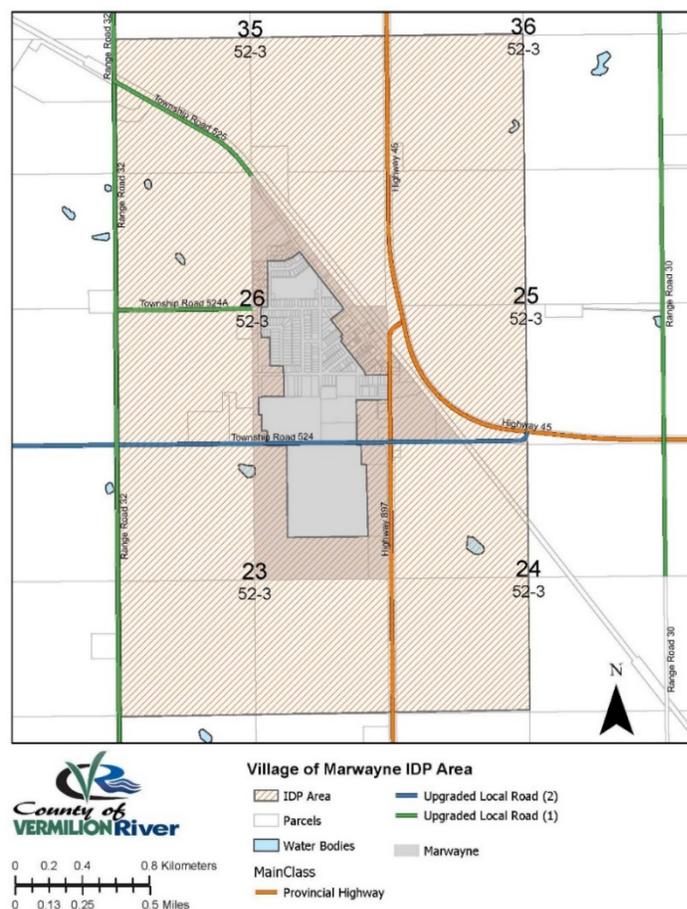
### 1.3 How the Municipal Development Plan was Prepared

As an MDP is required to be consistent with Intermunicipal Development Plans (herein referred to as “IDP”), this document considered the IDP prepared between the County of Vermilion River and the Village of Marwayne as it was being developed. This IDP is a regional planning document aligning both municipalities’ land use goals and policies with the Regional Land Use Policies and Alberta Land Stewardship Act Regional Plans. In regards to the regional land use framework, the North Saskatchewan Regional Plan was in the process of being developed and not formally adopted as this MDP was being prepared.

The development of the MDP also builds on and reflects the Community Vision, Core Values, Strategies and Goals of the Village of Marwayne Council, and the Village’s Strategic Plan established in the Marwayne Sustainability Plan: Looking to the Future (Version 2.0 - July 2013). The Marwayne Sustainability Plan is the Village’s “umbrella document” providing guidance for the implementation of Council’s the long-term vision and goals.

The preparation of this plan also considered the Southeast Industrial Area Structure Plan (2008) and the Village’s newly updated Land Use Bylaw (2019).

▼ Figure 1: Village of Marwayne IDP area.



Source: County of Vermilion River – Village of Marwayne Intermunicipal Development Plan draft

The MDP also builds on the information obtained from Council meetings held throughout the process of preparing this plan, including:

**MDP information and Engagement Session with Council (December 2<sup>nd</sup>, 2019)**

An Information and Engagement Session was held at the outset of preparing this MDP. During this session, Council provided direction on and affirmation of the Community Vision and Objectives that would form the basis of the MDP.

**Feedback Session with Council (February 3<sup>rd</sup>, 2020)**

More content regarding the new MDP's structure, land use concept, objectives and policies were provided for Council' consideration in this session. Councillors were given the opportunity to build on the work from the previous Engagement Session and provided additional comments prior to proceeding to a formal public engagement process.

**External Referral (February 13<sup>th</sup>, 2020)**

On February 13<sup>th</sup>, 2020, the Village of Marwayne circulated a copy of the draft MDP to the following agencies and municipalities:

- The County of Vermilion River;
- The Village of Dewberry;
- The Village of Kitscoty;
- The Village of Paradise Valley;
- The Town of Vermilion;
- Buffalo Trail Public Schools Regional Division No. 28;
- Alberta Environment and Parks;
- Alberta Health Services; and
- Alberta Transportation.

These agencies and municipalities were given a 30-day window to review the draft MDP and provide comments. They were also invited to attend the Public Open House to discuss the MDP with Village administration and the project team. At the time of formal adoption, no comments or feedback had been received.

**Public Open House (March 2020)**

A Public Open House was held on March 9<sup>th</sup>, 2020 in the Husky Room at the Village of Marwayne Community Hall to share information on the Village's existing situation and emerging trends, and review the MDP's land use concept, Goals, Objectives and Policies. The Public Open House was advertised through the *Meridian Source* in the February 27<sup>th</sup> and March 5<sup>th</sup>, 2020 editions; through online platforms such as Facebook and the Village's municipal website; on the local bulletin board; and the front page of the March 2020 of Marwayne's community newsletter.

The community was given the opportunity to discuss the project with the project team and the Village's Administration. Community members were also invited to complete the Comment Form to provide

feedback on the MDP. A total of nine (9) people attended the Public Open House and one (1) submission was received relating to the size of the MDP maps viewable on a mobile device.

## 1.4 Plan Interpretation and Organization

The structure of this MDP is intended to allow for easy interpretation of its policies. Each section begins with a goal that addresses a specific topic relating to the requirements of the MGA (as outlined in Section 1.2). Within each section are subsections that have specific objectives and subsequent policies that would help achieve the overarching goal. This structure works best when the document is interpreted in a holistic manner where each of the policies are viewed in the context of one another rather than separately. Generally, the objectives, and ultimately the goals and vision of the MDP are more likely to be achieved by addressing the complete set of policy direction.

The MDP contains the operative terms '**shall**', '**should**', and '**may**'. The interpretation of these shall be as follows:

### Shall

indicates that actions are mandatory.

### Should

indicates direction to strive to achieve the outlined action but is not mandatory.

### May

is discretionary, meaning the policy in question can be implemented if the municipalities choose to do so. This is typically dependent on context and individual circumstances.

This MDP is organized into three major parts:

**Sections 1 and 2:** Provides an overview for the purpose of this MDP, its legal basis, existing situation and emerging trends.

**Sections 3 to 10:** Includes the Community Vision, Topics, Objective and Polices for the Village of Marwayne to direct and implement the future physical, social and economic development.

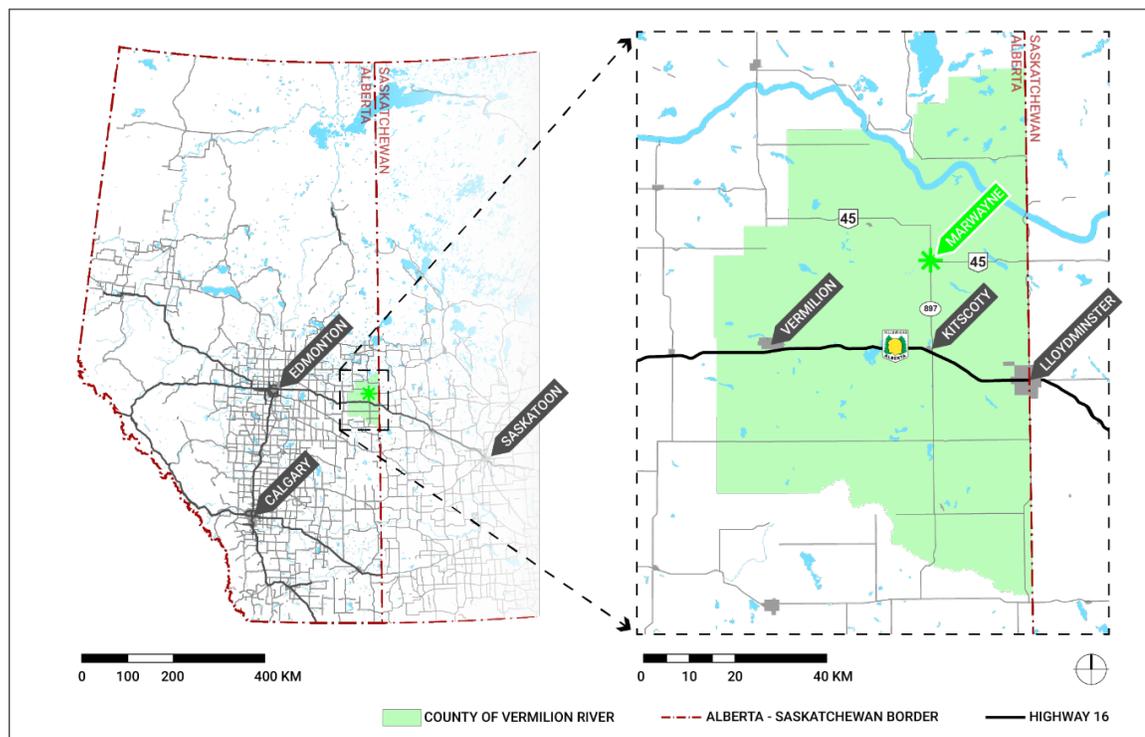
**Section 11:** Contains a glossary of key terms used in this MDP.

## 2 CONTEXT AND EMERGING TRENDS

### 2.1 Regional Context

The Village of Marwayne is located in the County of Vermilion River, approximately 44 kms northwest of Lloydminster, and 240 kms east of Edmonton (Figure 3: Regional Context Map). The community is situated along the south side of a former Canadian Pacific Railway line and approximately 18 kms north of the Yellowhead Trans-Canada Highway (Highway 16) which connects to Lloydminster and Edmonton, and beyond. Alberta Highway 45 connects Marwayne with the Saskatchewan border to the east, and Alberta Highway 897 connects Marwayne with the City of Cold Lake and the Cold Lake Oil Sands Deposit to the north and the Village of Kitscoty and Highway 16 to the south.

▼ Figure 2: Regional Context Map



Map created by V3 Companies of Canada Ltd using data from the following sources: Government of Alberta and Government of Canada

Throughout most of the 20th century, agriculture was the economic base for many of the residents of the Village of Marwayne and this industry remains the economic backbone for the surrounding area. The past several decades has witnessed significant economic diversification into the manufacturing and oil and gas sectors. Oil and gas exploration and pipeline development occur in the vicinity of the Village of Marwayne.

Situated on the direct corridor to Cold Lake (Highway 897), Marwayne is located just below the southern tip of the Cold Lake Oilsands area. During Alberta's boom years up until 2014, oil and gas drilling activity was very strong around Marwayne. Marwayne's major businesses are involved in providing services to the region's primary industries, such as agriculture, oil and gas and related products.

The surrounding region is also referred to as “The Lakeland Region” due to its numerous lakes and rivers. Lea Park is a ten-minute drive north and Whitney Lakes Provincial Park is a half-hour drive north. The lakes and rivers provide the community with an opportunity to take on a larger role as a seasonal service provider for tourists in the region.

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## 2.2 Historical Development

Settlement in Western Canada occurred through a number of related processes. First, between 1871 and 1921 the Canadian government signed a series of treaty agreements with First Nations that gave the government rights to the land and opened up the West to agricultural settlement.<sup>1</sup> The second important factor was the completion of the Canadian Pacific Railway in 1885, which opened the Western passage for newcomers as well as facilitated grain exports. Further, technical innovations in dry land farming and agricultural machinery – in conjunction with a rise in wheat prices in the late 1890s – greatly increased the profitability of farming as a livelihood. Finally, the closing of the American frontier allowed Canada to attract thousands of new immigrants from the United States and abroad with greater ease.<sup>2</sup>

The origin of the Village of Marwayne can be traced back to the original settlement of the Marfleet family. Between 1896 and 1905 the government of Canada launched a campaign aimed at farmers from the United States, Britain and Central and Eastern Europe that advertised free or cheap land in the Canadian West. The Marfleet family emigrated from a village called Wainfleet in England. In 1906, at the request of the Government of Canada, the family opened a post office on their farm named Marwayne, using a combination of their home village and family names.

In 1926 the Canadian Pacific Railway constructed a line from Lloydminster to Edmonton. A village site was established after the construction of the railway, approximately a quarter mile from the original Marfleet farm. The Village took the name Marwayne, and the population grew to between two and three hundred residents within months.

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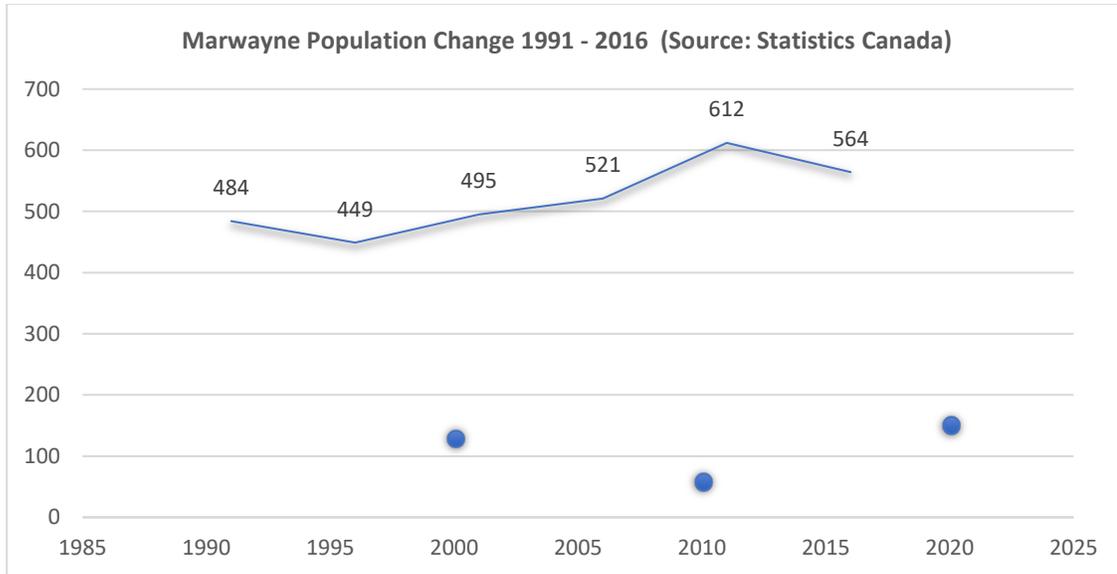
## 2.3 Historical and Projected Population

Marwayne’s population has fluctuated from 1991 to 2016. From 1996 to 2011, the population experienced a continuing increase from 449 to 612 according to Statistics Canada (refer to the diagram below). Overall, Marwayne has experienced positive population growth at an average annual rate of 0.83% between 1991 and 2016.

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<sup>1</sup> The major treaties affecting Alberta are Treaties 6, 7 and 8 – signed in 1876, 1877 and 1899 respectively. Alberta: How the West was Young. (2008). Treaties – Overview. Retrieved January 23, 2008, from [http://www.abheritage.ca/alberta/fn\\_metis/treaties.html](http://www.abheritage.ca/alberta/fn_metis/treaties.html).

<sup>2</sup> The Applied History Research Group. (1997). The Peopling of Canada: 1891- 1921. Retrieved January 23, 2008, from [http://www.ucalgary.ca/applied\\_history/canada1891/ch4.html](http://www.ucalgary.ca/applied_history/canada1891/ch4.html).



The population growth experienced between 1996 and 2011 did not continue into 2016. The greatest decline occurred in the 0 to 19 age group, which decreased from 205 to 160 people. The other decline occurred in the 40 to 64 age group, which decreased from 190 to 170 people, as shown in the tables below.

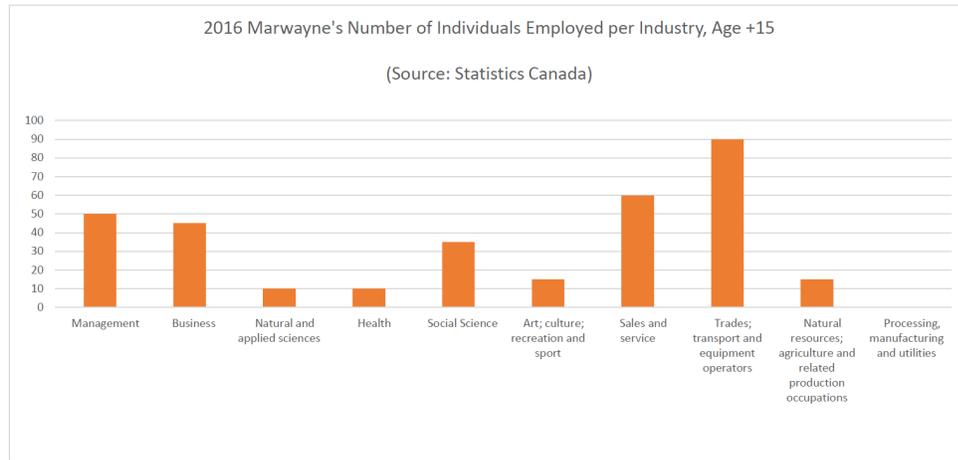
2011 Population by Age		
Age	Total	% of Village population
0-19	205	33%
20-39	160	26%
40-64	190	31%
65+	60	10%
<b>2011 total:</b>	<b>615</b>	

2016 Population by Age		
Age	Total	% of Village population
0-19	160	28%
20-39	160	28%
40-64	170	30%
65+	75	13%
<b>2016 total:</b>	<b>565</b>	

Rural residents between the ages of 20 and 39 often relocate to urban areas for education and employment opportunities. In contradiction to this trend, Marwayne's population at this age group stayed stable from 2011 to 2016, maintaining the same number of 160 people living and working in their home community.

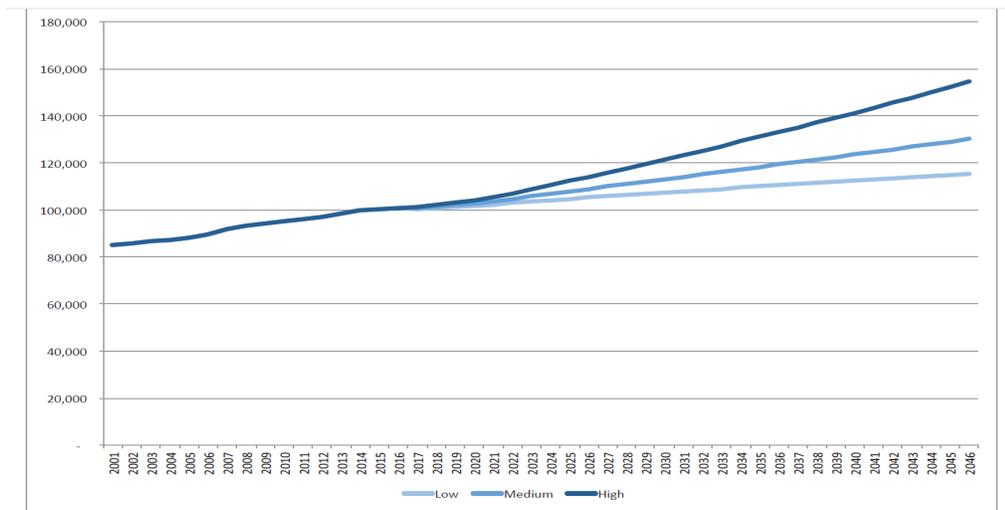
Municipalities in Alberta are allowed to conduct their own censuses. According to the Village of Marwayne's municipal census, the Village's population peaked in the year 2013 with a population of 667, reflecting Alberta's oil and gas boom between 2010 and 2014. Since the method of conducting a municipal census in Alberta differs from Statistics Canada, the 2013 population data is not included in the analysis above.

Significant numbers of the Village’s residents are involved in retail, trades, and sales and services sectors while many others are employed in management, business and social science. Particularly males are employed in agriculture, oil and gas and related production occupations.



The Village of Marwayne is located within Alberta’s Census Division No.10. Based on population projections prepared by the Alberta Treasury Board and Finance, Census Division No. 10 is projected to continue to experience population growth at an average annual growth rate of between 0.5% and 1.4%.<sup>3</sup> Growth in the region largely ties to oil sands development within the Cold Lake Oil Sands Area and Lloydminster.

Alberta Census Division No. 10 Population Projections



Source: Village of Dewberry, Village of Marwayne, Village of Kitscoty Population and Employment Growth Working Paper, Applications Management, September 29, 2016

Over the long term, it is expected that Marwayne will experience growth relative to the region. Until 2046, the Village’s total population could reach between 808 to 1,314. This represents an annual average growth rate ranging between -0.5% to 2%.

<sup>3</sup> Alberta Population Projections by Census Division, 2016-2041, Alberta Treasury Board and Finance Low, Medium and High Scenarios.

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## 2.4 Economic Development Profile of Marwayne Region

Marwayne's economic development is largely tied with the growth of the region. The regional Gross Domestic Product (GDP) is anticipated to increase due to modest rates of industry-specific labour productivity growth. Some of these industries include: crop and animal production; agriculture and support services; utilities and construction; postal services, broadcasting and other information services; and financial enterprises, education, health care services and hospitals, to name a few. There is also a variety of general services in Marwayne allowing people to trade goods and services locally.

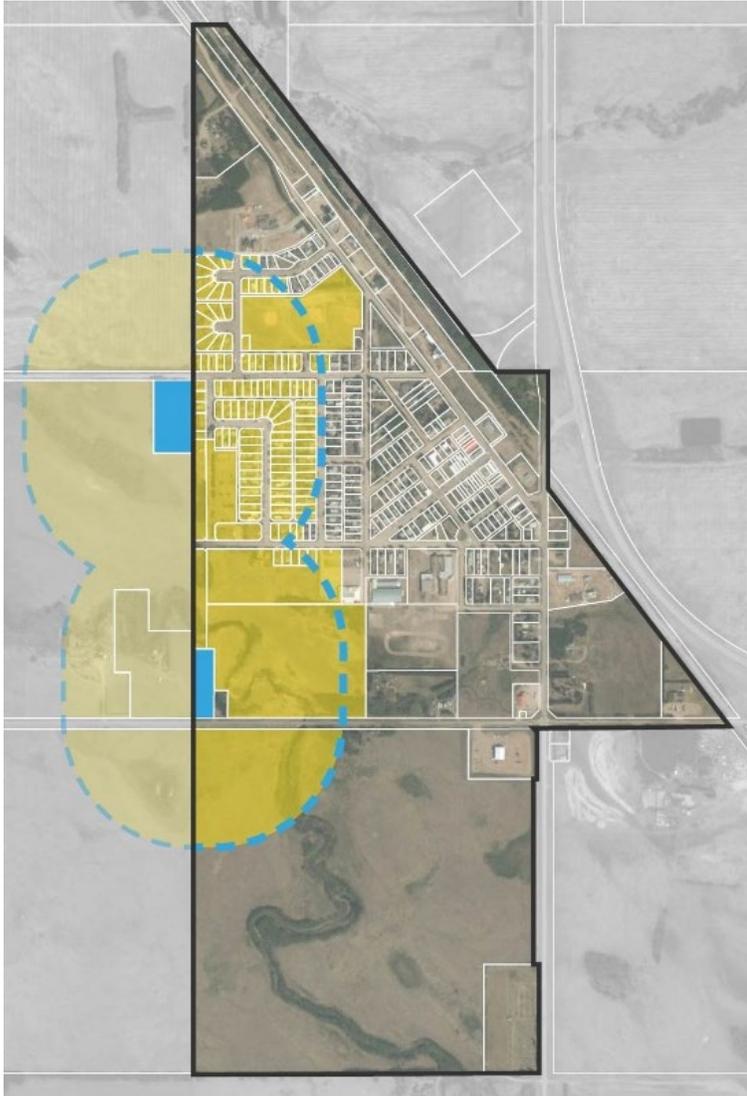
Over the years, Marwayne has been upgrading municipal infrastructure and transforming into a community offering an excellent quality of life. Municipal infrastructure has been upgraded in the downtown area with an award-winning streetscape with new sidewalks, lighting, boulevards and signage. A series of community amenities and recreational facilities are constructed and upgraded in recent years. Community events, such as the Harvest Day and Winter Festival, are hosted every year attracting people from the region and broader area. Opportunities of how the existing assets, such as attainable housing market, infrastructure and community amenities, can be utilized to leverage the Village's growth needs to be explored in the future.

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## 2.5 Land Use Constraints

The major land use constraint identified is caused by two non-operating landfill sites on the west boundary of the Village (refer to Figure 4). One site is within the Village boundary and the other borders the Village boundary. According to Alberta's MGA – Subdivision and Development Regulation, a 300 m setback distance to a non-operating landfill facility is required for school, hospital, food establishment and/or residential developments. Subdivision and development within the 300 m buffer cannot be approved unless a variance from Alberta Environment and Parks (AEP) is received. To assist with future subdivision and development in the impacted areas, the Village has established a process to pursue a variance from AEP on behalf of the landowner or prospective developer.

▼ Figure 3: Properties within the non-operating landfill setback



Source: Village of Marwayne Land Use Bylaw – Figure 7: Non-Operating Landfill Setback Areas

## 2.6 Future Growth Challenges and Opportunities

Marwayne's long term growth relies on retaining and attracting more businesses into the Village. To take full advantage of its location and attract investors to the area, the Village must ensure to be investment ready. The readiness must be achieved through continually responsive planning and strategic actions. Some of the most important features of forward planning include land use, transportation, municipal services, community infrastructure, and most important, their budget and cost implication to the Village's resiliency and growth. By contemplating in advance what needs to be done, by who and how, the Village can demonstrate readiness to local and regional investors.



## 3 VISION AND GOALS

### 3.1 Vision, Topics and Goals

Guided by the community vision established in the Sustainability Plan 2013, this MDP provides objectives and policies for future land use and development in Marwayne.

#### COMMUNITY VISION

*“Ensuring quality of life in a safe, viable and thriving community”*

Marwayne’s community vision is interpreted under seven topics identified in accordance with the requirements of the MGA. Each topic, along with its associated goal, form the foundation of the Village’s objectives and policies.

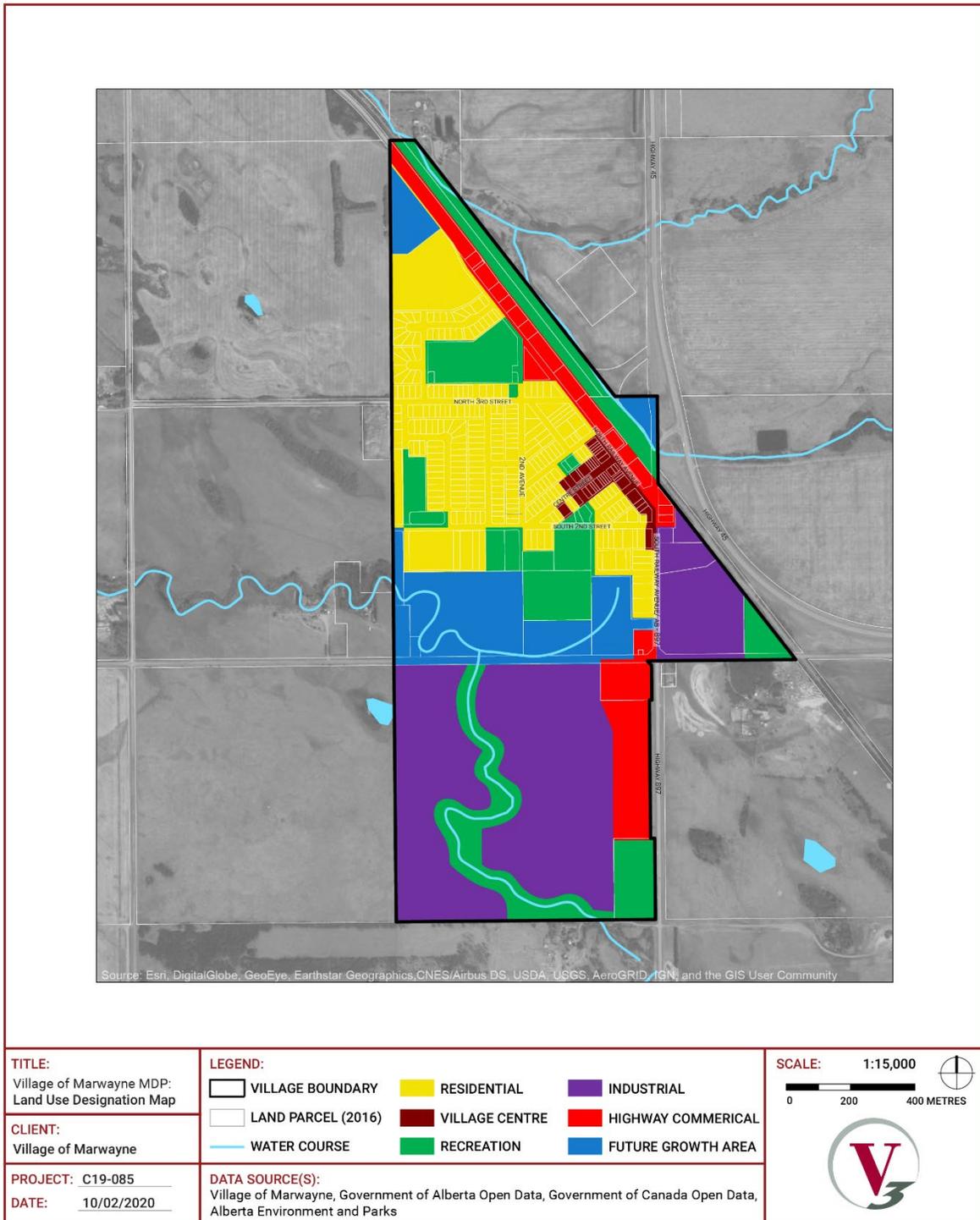
Topics	Goals
<b>GROWTH + LAND USE</b>	To promote orderly and economical growth and land use development.
<b>TRANSPORTATION</b>	To plan and develop a safe, efficient, and effective transportation network.
<b>MUNICIPAL SERVICES</b>	To plan and develop an efficient, effective, and economical municipal infrastructure system.
<b>ECONOMIC DEVELOPMENT</b>	To promote Marwayne’s long-term economic resilience.
<b>ENVIRONMENT</b>	To protect and enhance the natural environment for future generations.
<b>COMMUNITY DEVELOPMENT + AMENITIES</b>	To develop and maintain excellent community amenities and services for local residents and the broader region.
<b>IMPLEMENTATION + MONITORING</b>	To establish a framework for implementation and monitoring of the vision, goals, objectives and policies of this MDP.



# 4 GROWTH + LAND USE

*Goal: To promote orderly and economical growth in land use development.*

▼ Figure 4: Future Land Use Designation Map



## 4.1 Growth of the Village

*“Building our community”*

### OBJECTIVE 4.1.1

To support regional collaboration.

- Policy 4.1.1.1** The Village **shall** continue working with municipalities in the region to promote economic development.
- Policy 4.1.1.2** The Village **shall** work with the County of Vermilion River on implementing the policies of any adopted IDP.
- Policy 4.1.1.3** In the absence of an IDP, the Village **shall** refer all subdivision or discretionary development permits to the County where the property adjoins the boundary with the County.
- Policy 4.1.1.4** In the absence of an IDP, the Village **should** work with the County and other regional municipalities on economic development initiatives.

### OBJECTIVE 4.1.2

To encourage compact, orderly and economical growth of the Village.

- Policy 4.1.2.1** The Village **should** direct new development to the areas with existing municipal services.
- Policy 4.1.2.2** The Village **shall** consider future expansion/ annexation in a manner that is sustainable and consistent with the policies and objectives outlined in this MDP and any adopted IDP.
- Policy 4.1.2.3** The Village **may** work with landowners and developers to seek opportunities to finance and/or recover the capital costs of providing servicing resulting from the new development.
- Policy 4.1.2.4** The Village **shall** require all new subdivisions to provide either 10% of the land for municipal reserve, or cash-in-lieu, or a combination there-of, in compliance with the provisions in the MGA.

### OBJECTIVE 4.1.3

To work with the local school boards to identify and acquire lands to meet future needs.

- Policy 4.1.3.1** The Village **shall** work with local school boards to identify appropriate land to meet the boards' needs.
- Policy 4.1.3.2** The Village **may** obtain land for future school sites through municipal reserve dedication in accordance with Policy 4.1.2.4.

- Policy 4.1.3.3** The Village **may** seek to acquire additional lands if it is determined that the Village land supply does not meet the needs of the local school boards.

## 4.2 Residential Area

### *“A Place to Call Home”*

According to the Sustainability Plan 2013, the majority of the housing stock in the Village of Marwayne is made up of single-detached dwellings (76.5%), with the second largest type of housing being modular homes (12.7%). The Village recognizes that a community is made of people from all walks of life, and as such, seeks to provide a variety of housing options in order to attract and retain residents.

#### OBJECTIVE 4.2.1

To ensure adequate land supply for future residential growth.

- Policy 4.2.1.1** The Village **shall** direct residential development into those areas designated as “Residential” as noted in Figure 4: Future Land Use Designation Map.
- Policy 4.2.1.2** The Village **should** monitor population age structures and demand to plan for the supply of adequate land to meet the growth.
- Policy 4.2.1.3** The Village **should** consider orderly, cost effective and economically feasible extension of utilities and roadways in examining the suitability of new residential development.

#### OBJECTIVE 4.2.2

To ensure access to local open space and recreational amenities.

- Policy 4.2.2.1** The Village **should** pursue opportunities to enhance open space and recreational amenities in residential neighbourhoods.
- Policy 4.2.2.2** The Village **should** provide functional walkways in subdivisions linking residential areas with parks, trail systems, and public and commercial facilities.
- Policy 4.2.2.3** The Village **should** ensure that walkways are landscaped, lighted, hard surfaced and well drained.

#### OBJECTIVE 4.2.3

To promote sense of place.

- Policy 4.2.3.1** The Village **should** promote cost effective streetscapes and pedestrian safety with sufficient infrastructure and public amenities in the areas designated as “Future Growth Area”.
- Policy 4.2.3.2** The Village **should** require boulevard trees and on-street parking in the neighbourhoods, where possible and feasible, to separate pedestrians from traffic.
- Policy 4.2.3.3** The Village **should** encourage front porches in new and existing residential areas.

**OBJECTIVE 4.2.4**

To maintain the physical characteristics of the existing neighbourhoods.

- Policy 4.2.4.1** The Village **should** encourage new development within the existing neighborhood to be sensitive to the surrounding form and bulk.
- Policy 4.2.4.2** The Village **should** allow for the development of new modular housing provided that when completed such housing is consistent with the form and bulk of the immediate neighbourhood.

**OBJECTIVE 4.2.5**

To support aging in place.

- Policy 4.2.5.1** The Village **should** encourage the provision of sufficient self-contained housing for senior citizens by incorporating such uses within the Land Use Bylaw.
- Policy 4.2.5.2** The Village **should** encourage the provision of housing for other groups with special housing needs by incorporating such uses within the Land Use Bylaw.

**OBJECTIVE 4.2.6**

To encourage housing diversity.

- Policy 4.2.6.1** The Village **should** encourage a range of dwelling and lot sizes and a variety of housing types while maintaining single detached housing as the predominant housing form through provisions in the Land Use Bylaw.
- Policy 4.2.6.2** The Village **should** ensure that higher density housing is located in residential areas close to public facilities such as schools and major recreation facilities, major commercial development, and arterial roadways.
- Policy 4.2.6.3** The Village **should** create and maintain an up-to-date housing inventory to assist in making land use decisions.
- Policy 4.2.6.4** The Village **should** encourage higher density mixed-use development in the Village Centre.
- Policy 4.2.6.5** The Village **should** support home businesses to be located in residential districts to support local business development.
- Policy 4.2.6.6** The Village **should** encourage narrow-lot housing and affordable housing through provisions of the Land Use Bylaw in older parts of the Village where lot sizes are smaller.

## 4.3 Village Centre

### *“A Vibrant Downtown Core”*

The creation of character and a sense of place can greatly increase residents' sense of pride in their community and, in turn, augment quality of life. The community described their desired future for downtown core area as a vibrant community focal point with pedestrian-oriented commercial enterprise.

The Village has created a new, award winning downtown streetscape. An inventory of historical commercial places, a streetscapes design, a grant program, and design guidelines also became available to assist business owners with renovations. In 2010, three businesses received municipal historic designation.

Additionally, the Village has recently completed water, sewer and storm sewer upgrades in the downtown core area.

#### OBJECTIVE 4.3.1

To promote an attractive and safe Village Centre.

- Policy 4.3.1.1** The Village **shall** continue to focus on enhancing the visual appeal of the Village Centre.
- Policy 4.3.1.2** The Village **should** encourage businesses to have rear entry doors to accommodate customer and staff parking in the rear of buildings.
- Policy 4.3.1.3** The Village **shall** consider provisions in the Marwayne Downtown Historic Area Design Guidelines when evaluating development permits for renovations, alterations and additions to existing buildings, and any new development in the Village Centre.
- Policy 4.3.1.4** The Village **should** adopt universal design principles with new development.
- Policy 4.3.1.5** The Village **should** continue to promote crime prevention through applying design principles of Crime Prevention Through Environmental Design (CPTED).
- Policy 4.3.1.6** The Village **should** seek infill development opportunities for vacant lands before considering to expand the Village Centre.
- Policy 4.3.1.7** If expansion of the Village Centre is deemed appropriate, the Village **should** direct the future expansion southwest along Centre Street and northwest and southeast along the west side of Railway Avenue (refer to Figure 4: Future Land Use Designation Map).
- Policy 4.3.1.8** The Village **should** encourage and assist in organizing and coordinating community events in the Village Centre.

#### OBJECTIVE 4.3.2

To promote diverse shops, services and employment opportunities.

- Policy 4.3.2.1** The Village **shall** continue to investigate tools to assist existing business to stay and expand, and attract additional business opportunities in the Village Centre.
- Policy 4.3.2.2** The Village **shall** encourage development of retail business firstly in the Village Core and secondly along Highway 897 and 45 in the lands designated as “Commercial” on the Figure 4: Future Land Use Designation Map.
- Policy 4.3.2.3** The Village **should** encourage government offices and services to be relocated or remain in the Village Centre.
- Policy 4.3.2.4** The Village **should** encourage private sector offices to be located in the Village Centre.

#### OBJECTIVE 4.3.3

To encourage mixed-use developments with residential and commercial components.

- Policy 4.3.3.1** The Village **should** encourage infill of vacant land and redevelopment of older buildings to accommodate residential units above ground level.
- Policy 4.3.3.2** The Village **should** explore the option of adapting older buildings to serve as mixed-use affordable and/or senior’s housing.

## 4.4 Highway Commercial and Industrial Development

### *“A Thriving Economy”*

One of the most important elements of resilient community building is achieving adequate economic and employment opportunities for Village residents. The Village is committed to making land available to accommodate growth. The Village annexed a quarter section south of the existing neighbourhood (NE23-52-3-W4) to allow industrial and highway commercial development. Additionally, an Area Structure Plan was also adopted in 2008 to provide guidance for development in this area. With this land, the Village reached a healthy assessment ratio of 1:2 between residential and non-residential land for tax base.

Lands along the east side of the Village boundary present an advantage to development due to their location. Highway 897 and 45 are readily available for these lands to access to major transportation routes that connect the area to the rest of the Province and Canada. It would be a natural extension of highway commercial and industrial uses into these areas.

#### OBJECTIVE 4.4.1

To provide an adequate supply of industrial and commercial land.

- Policy 4.4.1.1** The Village **should** enable adequate land for transportation-oriented business along the Highway 897 corridor and industrial areas as shown in Figure 4: Future Land Use Designation Map.

**Policy 4.4.1.2** The Village **shall** work with developers to provide necessary infrastructure and amenities for the properties in the designated areas.

**Policy 4.4.1.3** The Village **shall** seek opportunities, such as Provincial and Federal programs and incentives, to assist industrial development.

#### OBJECTIVE 4.4.2

To ensure safe movement of goods and people throughout the Village.

**Policy 4.4.2.1** The Village **should** require dangerous or hazardous goods transported by road is limited to main truck routes.

**Policy 4.4.2.2** The Village **may** require appropriate noise attenuation measures to be implemented to create acceptable noise levels for residential development adjacent to collector roads.

#### OBJECTIVE 4.4.3

To ensure functional and efficient site layout and design.

**Policy 4.4.3.1** The Village **should** ensure that vehicular and pedestrian circulation patterns and facilities, landscaping, waste collection, and other aspects of individual industrial and commercial developments in proximity to one another are coordinated.

**Policy 4.4.3.2** The Village **should** examine applications for Highway Commercial development in respect to access, circulation, parking and signage.

**Policy 4.4.3.3** The Village **should** require that Industrial Subdivision Plans contain lot sizes and configurations appropriate to anticipated industry demand.

**Policy 4.4.3.4** The Village **should** encourage Low Impact Development (LID) suitable for cold climates.

**Policy 4.4.3.5** The Village **may** require additional buffering where industrial parcels abut roadways, municipal reserves, and non-industrial lands.

**Policy 4.4.3.6** The Village **should** work with Alberta Transportation to maintain safe access points along Highway 897 and 45.

**Policy 4.4.3.7** The Village **shall** direct all subdivision and development permit applications to Alberta Transportation.

**OBJECTIVE 4.4.4**

To consider risks associated with oil and gas installments and activities and incorporate them into land use planning to achieve compatibility to adjacent land uses.

- Policy 4.4.4.1** The Village **should** develop and maintain up-to-date pipelines and wells information to assist in making appropriate land use decisions.
- Policy 4.4.4.2** The Village **should** work with the Alberta Energy Regulator (AER) to guarantee that adequate setbacks from sour gas facilities, pipelines, and wells are met through the subdivision and/or development permit approval process.
- Policy 4.4.4.3** The Village **should** collaborate with the Alberta Energy Regulator (AER), the Government of Alberta, industry operators and the development industry to minimize negative impacts from oil and gas activities to adjacent land uses.

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## 4.5 Recreation

### *“Places to enjoy with friends and families”*

Because the Village has a population of both young and old residents, it is important to promote a mix of both active and passive recreational activities. A variety of recreational services can be found in the Village, including skating and curling arenas, an outdoor skating rink, three ball diamonds, a running track, tennis courts, outdoor basketball court, soccer fields, children’s playgrounds, a campground, and a community hall that has a stage, conference room, and wireless internet access for a variety of activities and meetings. The local K-12 school has also been updated with improved capacity of accommodating larger community functions. The Village’s new facilities have been built to LEED Shadow standards.

The Village will continue to partner with the award-winning Marwayne Agricultural Society – which acts as the governing body to the recreational and non-profit groups in the Village of Marwayne – to seek solutions for recreational infrastructure and programming.

**OBJECTIVE 4.5.1**

To provide well connected and easy to access parks and trail system for all ages, stages, and abilities.

- Policy 4.5.1.1** The Village **should** preserve and maintain parks and open spaces in the existing neighbourhoods.
- Policy 4.5.1.2** The Village **should** provide sidewalks, trails and green corridors connection throughout the whole Village to promote active lifestyles.

**OBJECTIVE 4.5.2**

To advocate for the development of new recreational facilities.

- Policy 4.5.2.1** The Village **should** monitor the use of existing recreational facilities and identify trends in the facilities usage.
- Policy 4.5.2.2** Where viable, the Village **should** continue to enhance and incorporate new recreational facilities into their existing infrastructure.

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## 4.6 Future Growth Area

### *“Lands of opportunity”*

The MDP's Land Use Concept identifies areas to accommodate the Village's future growth. The intent is to allow the existing usage of lands and, at the same time, attract new development through providing a broad range of land use opportunities, ranging from single-detached houses to neighbourhood retail to potentially light industrial uses. The Village will work with private developers to ensure appropriate transition among the different uses and the provision of necessary municipal services and roadways.

The largest growth area is located south of the existing school site and residential areas, and north of the quarter section designated for future industrial uses. One of the non-operating landfill sites is located at the southwest corner of this area. Future development within the landfill buffering must comply with the MGA – Subdivision and Development Regulation. The Village is responsible to guide the development in this area in cooperation with Alberta Environment and Parks.

**OBJECTIVE 4.6.1**

To support a broad range of development and ensure compatibility between the new development and the adjacent existing uses.

- Policy 4.6.1.1** The Village **should** support residential and residential related uses close to the existing school site.
- Policy 4.6.1.2** The Village **should** require landowners and private developers to pay for services resulting from the new development.
- Policy 4.6.1.3** The Village **may** consider temporary solutions in water and sewer services that are efficient and economical for a new development. In doing so, the Village **should** provide timing of municipal service extension to service the development.
- Policy 4.6.1.4** The Village **should** require effective transition between new development and the adjacent uses through adequate setbacks and landscaped buffers.

**OBJECTIVE 4.6.2**

To ensure proper land use compliance within the non-operating landfill setback area.

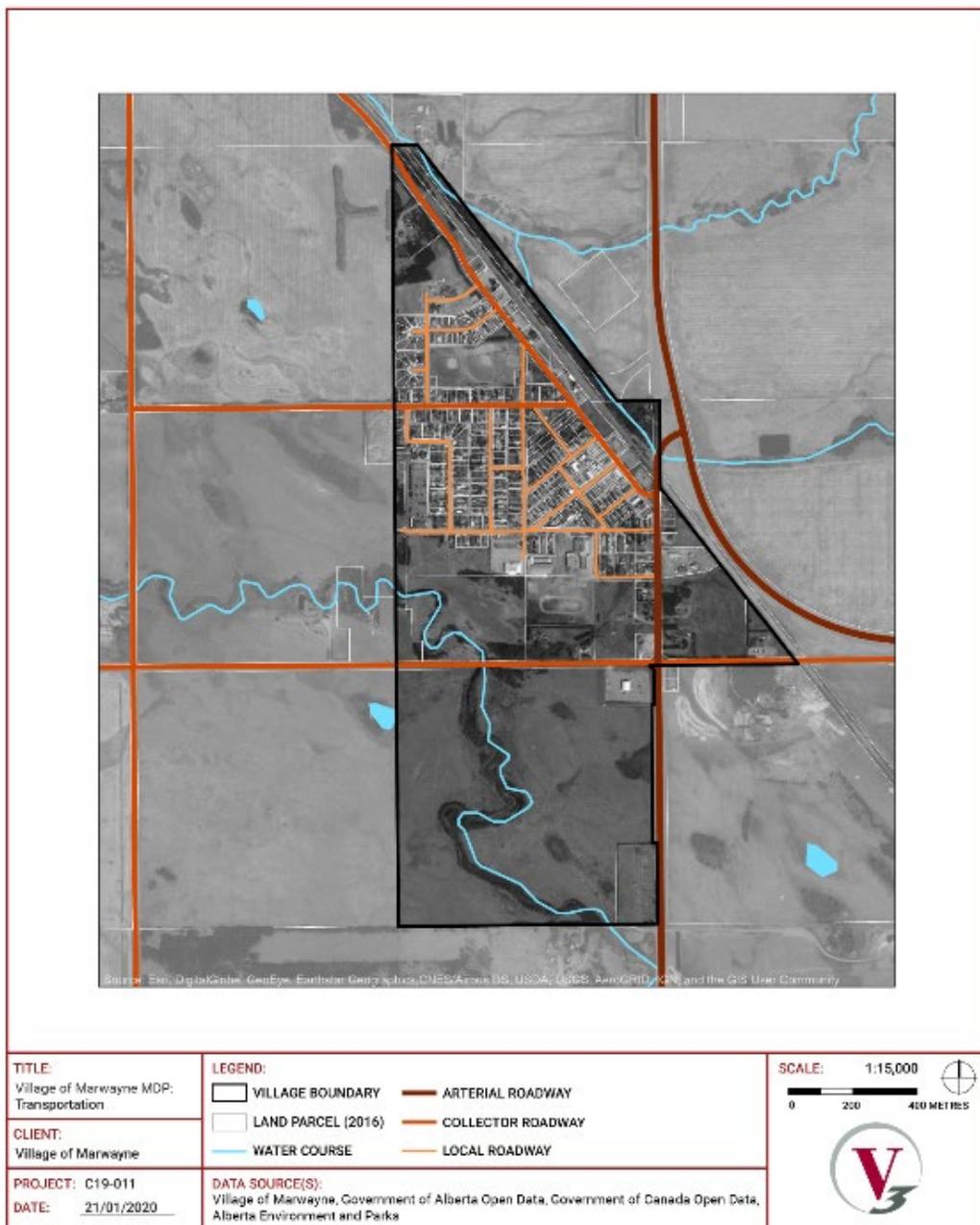
**Policy 4.6.2.1** The Village **should** continue to assist new development to obtain the required variance from Alberta Environment and Parks.

# 5 TRANSPORTATION

*Goal: To plan and develop a safe, efficient and effective transportation network.*

Adequate vehicle transportation systems are a vital tool for economic development, as they play an important role in expanding and shaping the built environment in all communities. The development of roads needs to be managed to recognize the significant capital and operational costs associated with this infrastructure.

▼ Figure 5: Roadway Infrastructure Map



**OBJECTIVE 5.1.1**

To create an adequate road network that meets the needs of the residents, businesses, and industry.

- Policy 5.1.1.1** The Village **shall** develop cost effective road design standards for accommodating industrial, commercial and residential development, recognizing that each use and demand of the roads is not the same.
- Policy 5.1.1.2** The Village **shall** work with Alberta Transportation to monitor and maintain Highway 897.
- Policy 5.1.1.3** The Village **shall** protect lands to create sufficient right of ways to enable future roadway expansion, where necessary.

**OBJECTIVE 5.1.2**

To create a walkable community that facilitates the safe and efficient movement of pedestrians.

- Policy 5.1.2.1** The Village **shall** require the provision of sidewalks on at least one side of the road in residential districts.
- Policy 5.1.2.2** The Village **should** promote the construction of a walking/cycling trail system as an alternate form of transportation that provides non-motorized access between residential areas, parks and other public facilities.
- Policy 5.1.2.3** The Village **should** promote the use of narrower intersections in the form of reduced pavement width.
- Policy 5.1.2.4** The Village **should** provide traffic and pedestrian control as required through lane markings, crosswalks, signage and other control devices.
- Policy 5.1.2.5** The Village **should** adopt universally accessible design standards to accommodate all residents.

**OBJECTIVE 5.1.3**

To link new and old infrastructure systems together.

- Policy 5.1.3.1** When reviewing and dealing with Area Structure Plans, Outline Plans and proposed tentative subdivision plans, the Village **should** ensure there is adequate provision for future road linkages with adjacent undeveloped quarter sections.
- Policy 5.1.3.2** The Village **should** create compatible transportation networks with adjacent land uses.
- Policy 5.1.3.3** The Village **should** encourage street layout in the new development that are suited to existing topography and other natural features of the area to minimize cut-and-fill and grading throughout the site.

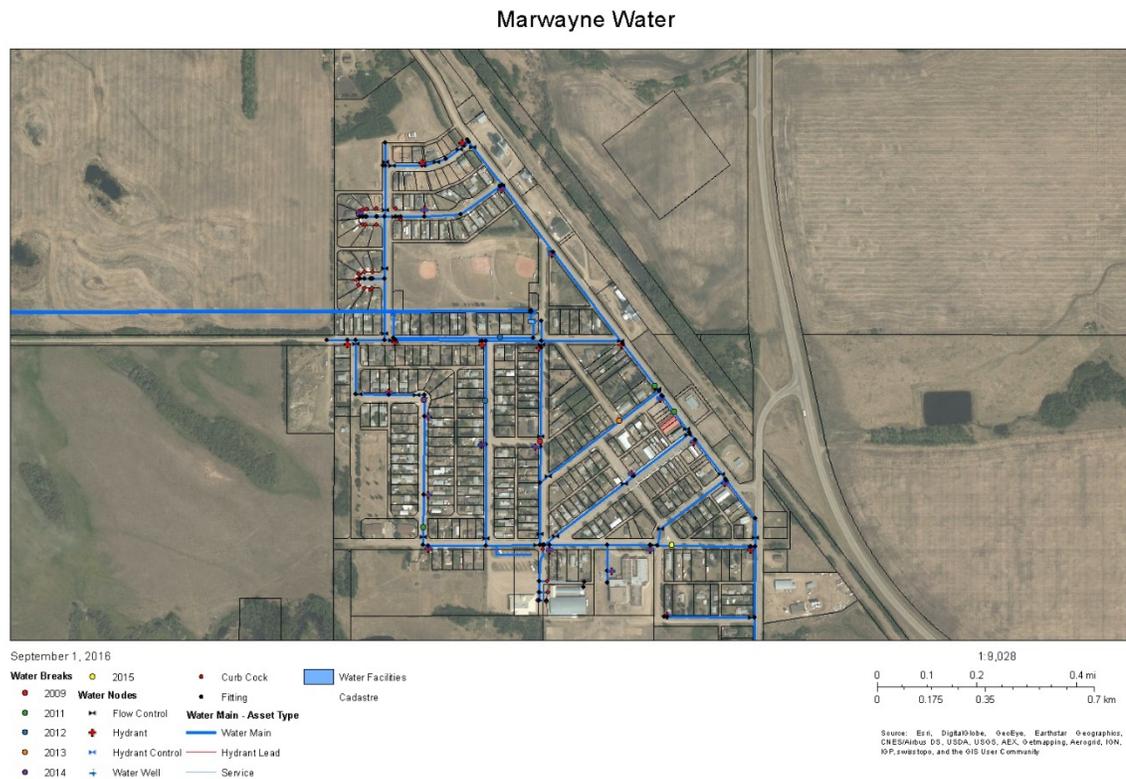
## 6 MUNICIPAL SERVICES

*Goal: To plan and develop an efficient, effective and economical municipal infrastructure system.*

The Village provides water and sanitary services to residential, commercial, industrial and institutional developments in the neighbourhood. The capacity of the existing infrastructure in Marwayne can serve almost double the current population. Water and sewer piping are installed under the road network as shown in Figures 6, 7 and 8. Marwayne is committed to upgrading water, sewer, and storm sewer services and infrastructure.

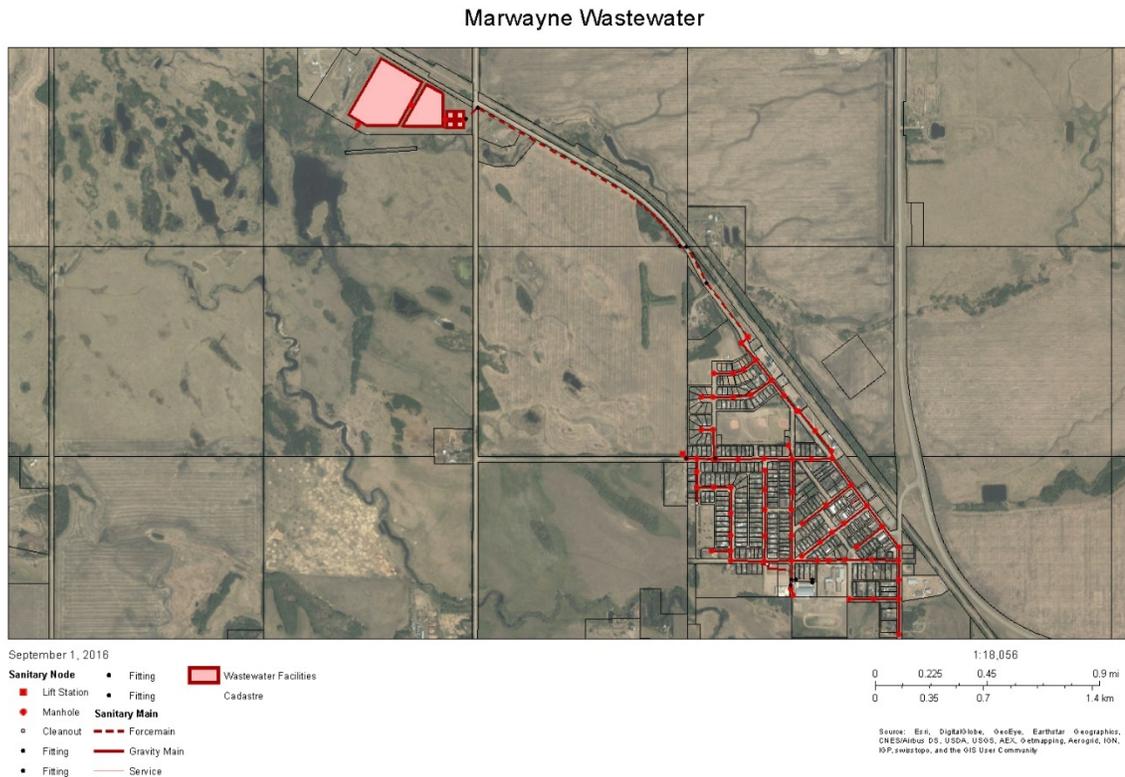
The water system for the Village is connected to the Alberta Central East Water Corporation water line, a regional water main. The sanitary system is directed to a sanitary lagoon northwest of the Village boundary. This facility is operated and maintained by the Village.

▼ Figure 6: Water Distribution Map (2016)



According to Marwayne’s 2016 Servicing Report, the sanitary sewer system has the capacity to serve a population of 1100. When the Village reaches a population of 750 people, it will begin to consider expanding these facilities (Figure 7).

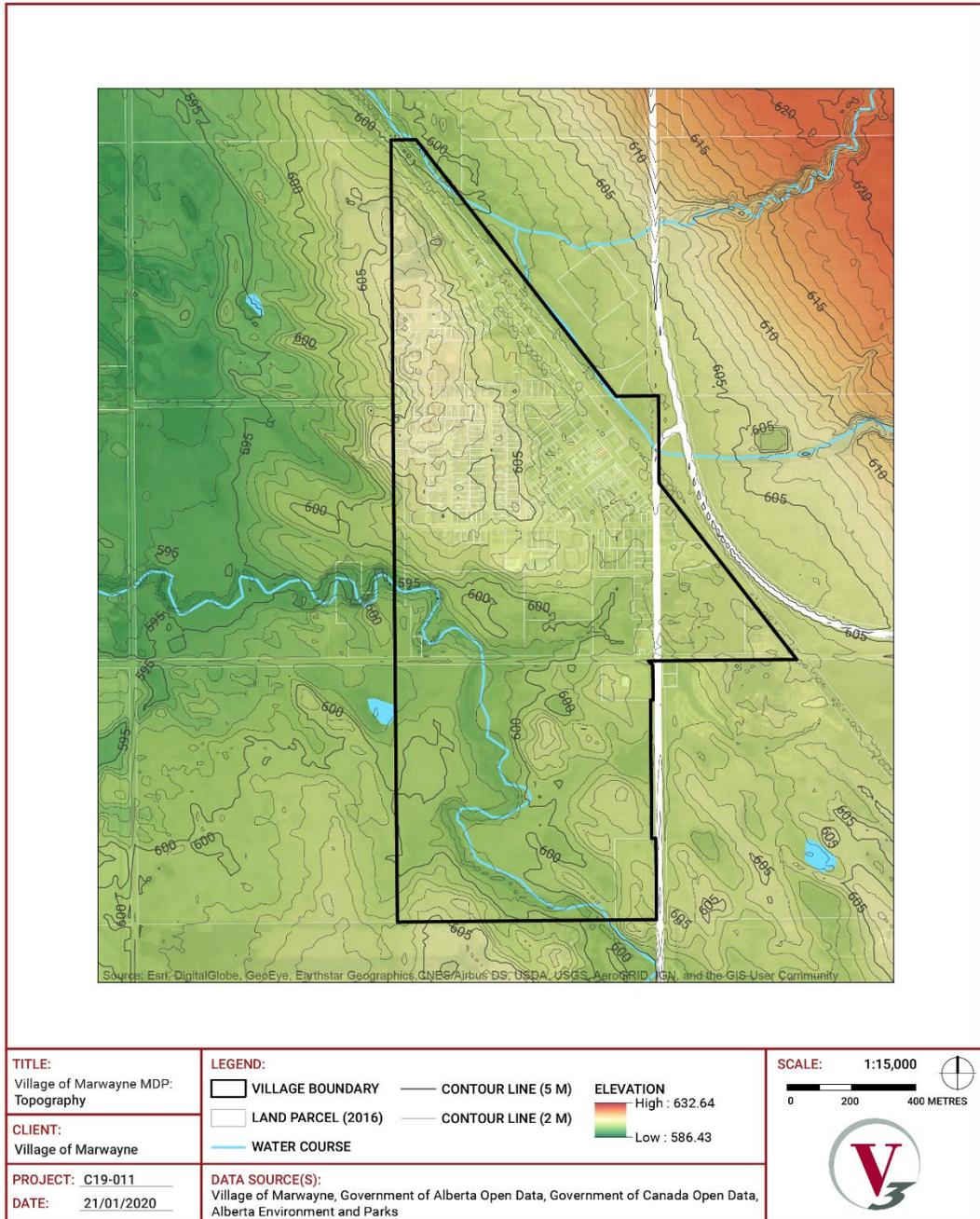
▼ Figure 7: Wastewater System (2016)



According to the Sustainability Plan 2013, the community was experiencing treated water loss in the older areas where the service lines and connections are developing hard to detect leaks. The Village’s wastewater system was also reported to have a problem with both inflow and infiltration of ground water.

The topography in and around Marwayne causes water to flow towards the Village from the northeast and away from the Village in the northwest, west, and south (Figure 8). The stormwater flows from the north and the east are directed to flow through a culvert perpendicular to the Canadian Pacific Railway.

▼ Figure 8: Stormwater Map (2020)



**OBJECTIVE 6.1.1**

To develop and maintain an efficient, effective and economical utility system to meet future development opportunities.

- Policy 6.1.1.1** The Village **shall** encourage new development to be located in the existing serviced area.
- Policy 6.1.1.2** The Village **shall** enable the continued expansion of utility services as required by development.
- Policy 6.1.1.3** The Village **should** avoid development that requires the installation of a lift station that would have to be absorbed of the Village.
- Policy 6.1.1.4** The Village **may** allow alternative sustainable onsite servicing solutions when a development requires a lift station.
- Policy 6.1.1.5** The Village **should** require planning of all future development to consider the direction of prevailing winds and stormwater drainage flow.
- Policy 6.1.1.6** The Village **should** include the projected costs of future utility development in the capital works budget.
- Policy 6.1.1.7** The Village **should** annually update its servicing plans to provide guidance for future development of water, sewer and stormwater systems and to assist with capital works budgeting.
- Policy 6.1.1.8** The Village **should** finance lane lighting and paving which is of local benefit through a local improvement plan.
- Policy 6.1.1.9** The Village **should** develop an infrastructure asset management plan to track the life cycle of infrastructure to assist with budget allocations.

**OBJECTIVE 6.1.2**

To keep the development and maintenance of the utility system at minimum cost to existing tax payers.

- Policy 6.1.2.1** As a condition of subdivision or development permit approval, the Village **should** enter into an agreement with the developer indicating responsibility of the developer for all servicing, infrastructure and utility costs associated with the development.
- Policy 6.1.2.2** The Village **should** require developers to prepare a stormwater management plan for approval from the Village prior to development being approved.

**OBJECTIVE 6.1.3**

## 7 ECONOMIC DEVELOPMENT

*Goal: To promote Marwayne's long-term economic resiliency.*

The importance of having a strong industrial and commercial tax base is critical to the resilience of the Village. The Village's primary tax base is from economic sectors such as agriculture, oil and gas, retail and service sectors serving the trade area and extending into the greater region. Agriculture is the economic underpinning for many of the residents of the Village. During the past several decades, the Village has experienced significant growth resulting from the region's manufacturing and oil and gas sectors.

The Village's future economic development will be closely tied to the region's growth. The regional GDP is anticipated to increase due to modest rates of industry-specific labour productivity growth. Some of these industries include: crop and animal production; agriculture support services; utilities and construction; postal services, broadcasting and other information services; and financial enterprises, education, health care services and hospitals, to name a few.

The Village has a variety of facilities that the community enjoys year-round as well as reserve areas adjacent to the Marwayne Creek. These built and natural assets provide the Village with the opportunity to take on a larger role as a seasonal tourism service provider for tourists in the region.

### OBJECTIVE 7.1.1

To continue to identify ways to attract and retain businesses.

- Policy 7.1.1.1** The Village **should** establish a community marketing strategy that promotes the advantage and opportunities for business and tourism in Marwayne.
- Policy 7.1.1.2** The Village **should** pursue diversification of industrial and commercial development.
- Policy 7.1.1.3** The Village **should** adopt a "business friendly" approach in the processing of development and building permits.
- Policy 7.1.1.4** The Village **may** explore innovative ways to sell the Village's land as encouragement for development.
- Policy 7.1.1.5** The Village **may** explore creative approaches to attract businesses through tools, such as tax incentives or supporting infrastructure installation, in a managed approach.

### OBJECTIVE 7.1.2

To continue collaboration with nearby municipalities and regional organizations.

- Policy 7.1.2.1** The Village **should** continue to work with the Vermilion River Regional Alliance (VRRRA) and Alberta HUB to seek regional solutions and support for commercial and industrial development and initiatives.

**OBJECTIVE 7.1.3**

To advocate for investment in education and training to promote a skilled local labour force.

- Policy 7.1.3.1** The Village **may** seek opportunities to partner with school boards and other educational institutions.
- Policy 7.1.3.2** The Village **should** support the development of the Business Communication room with adequate telecommunication tools.

## 8 ENVIRONMENT

*Goal: To protect and enhance the natural environment for future generations.*

Council recognizes a positive environment is needed for economic activity, retaining and increasing services, creating employment, increasing the assessment base and fostering a quality of life in Marwayne.

The Village of Marwayne is committed to preserving important environmental features and enhancing the urban environment through the use of planted vegetation within the Village limits. Increasing the amount of urban vegetation is both sound environmental and aesthetic policy: vegetation has the ability to reduce storm water run-off and reduce energy consumption through shading, wind protection, decreased irrigation and water consumption. Increasing the vegetative cover is a simple way to enhance the visual aesthetics of the Village – particularly in new residential developments – and thereby making Marwayne a more amenable place to both live and work.

Additionally, the Village is working to ensure the environmental remediation of land along the old railway line and in the process of facilitating development of an industrial park at the southerly end of the Village.

### OBJECTIVE 8.1.1

To conserve and protect the natural features in the Village.

- Policy 8.1.1.1** The Village **should** assess subdivision and development permit applications for their impact on the environment.
- Policy 8.1.1.2** The Village **should** encourage new developments to protect special natural features and incorporate them into the design of the development, particularly in regard to environmentally sensitive land along the Marwayne Creek.
- Policy 8.1.1.3** The Village **should not** allow development that will negatively affect the natural environment through air, noise, water or visual pollution.
- Policy 8.1.1.4** The Village **should** encourage innovative approaches to develop and operate a utility system to effectively reduce the amount of greenhouse gas emissions and provide cleaner air.
- Policy 8.1.1.5** The Village **should** encourage conservation of water use through education, promotion, and development of policies where appropriate for large water users.
- Policy 8.1.1.6** The Village **should** implement sustainable technologies into all Village assets.
- Policy 8.1.1.7** The Village **should** encourage developers, businesses and residents to adopt energy saving measures.

- Policy 8.1.1.8** The Village **should** continue to take regular "energy audits" of Village controlled buildings and consider implementing ways to reduce energy consumption, e.g., Village vehicles and equipment, street lighting, heating and ventilation and energy efficient light bulbs.
- Policy 8.1.1.9** The Village **should** encourage planting more trees in new residential, commercial and industrial developments, and in other public areas throughout the Village.
- Policy 8.1.1.10** The Village **should** continue to encourage individuals, businesses and community groups to participate in the annual community clean-up.
- Policy 8.1.1.11** The Village **should** consider helping community groups in providing receptacles for recycling and composting.

**OBJECTIVE 8.1.2**

To ensure new development's compliance to all applicable regulations within the landfill buffering area.

- Policy 8.1.2.1** The Village **shall**, on behalf of landowners and developers, apply for a non-operating landfill variance through AEP.
- Policy 8.1.2.2** The Village **shall** continue to identify ways to remove the 300 m setback control.

## 9 COMMUNITY DEVELOPMENT AND SERVICES

*Goal: To develop and maintain excellent community amenities and services for local residents and broader region.*

A thriving social environment is built on a sense of belonging, a sense of safety and security, and an understanding of community needs. The Village of Marwayne recognizes the importance of community development and aims to promote civic involvement, bolster community spirit and create a welcoming environment for people of all walks of life.

The availability of community amenities and facilities is critical as the Village is to be perceived as a viable choice for families to live and grow. Similar to many small municipalities, the Village faces challenges of keeping the facilities well maintained due to the lack of sustainable funding and the dependence on a seasonal human resources labor pool. The Village also faces the shortage of volunteers for the ongoing management of public facilities.

### OBJECTIVE 9.1.1

To empower and support volunteers.

- Policy 9.1.1.1** The Village **should** encourage public participation in its planning and development endeavors.
- Policy 9.1.1.2** The Village **may** encourage the development of neighbourhood and community groups and initiatives that support community well-being.
- Policy 9.1.1.3** The Village **should** continue to support the Marwayne Agricultural Society and its umbrella governance structure as an approach to making the Village sustainable.

### OBJECTIVE 9.1.2

To promote essential services to all the residents and special needs groups.

- Policy 9.1.2.1** The Village **should** maintain public amenities where families can gather and socialize.
- Policy 9.1.2.2** The Village, in conjunction with the County of Vermilion River, **should** continue to provide ambulance and fire protection services in accordance with their agreement. Maintenance and upgrading of equipment will be considered in the five (5) year capital budget.
- Policy 9.1.2.3** The Village **should** endeavor to enable places of worship according to community needs.
- Policy 9.1.2.4** The Village **may** encourage the provision of a privately-run senior's transportation service to promote access to healthcare services in larger centres in the region.

**Policy 9.1.2.5** The Village **should** provide transportation services to seniors and people with physical disabilities, subject to the availability of funding from senior levels of government.

#### OBJECTIVE 9.1.3

To increase awareness of community events and increase communication.

**Policy 9.1.3.1** The Village **should** explore the feasibility of installing an electronic screen to advertise all events and information and encourage residents to use the screen.

**Policy 9.1.3.2** The Village **should** continue to utilize its newsletter, website and social media for information sharing and communication.

**Policy 9.1.3.3** The Village **should** investigate innovative tools to raise awareness of community events and initiatives.

#### OBJECTIVE 9.1.4

To encourage the utilization of existing public facilities.

**Policy 9.1.4.1** The Village **should** promote the usage of the new and existing facilities for cultural and recreational programming.

#### OBJECTIVE 9.1.5

To reduce capital and operating costs of public facilities.

**Policy 9.1.5.1** The Village **should** move towards making the operations of recreation facilities financially self-supporting.

**Policy 9.1.5.2** The Village **should** support community organizations in the maintenance of recreation areas.

#### OBJECTIVE 9.1.6

To identify long-term consideration for the development and maintenance of public facilities.

**Policy 9.1.6.1** The Village **should** develop a comprehensive asset management plan to assist in the understanding of all Village's assets, their lifecycle and replacement costs. This information **should** be considered in the Village's long-term budget management plan.

## 10 PLAN IMPLEMENTATION AND MONITORING

*To establish a framework for implementation and monitoring of the vision, goals, objectives and policies of this MDP.*

The vision, goals, objectives and policies contained within this MDP are meant to be used to inform the municipal decision-making process relating to a variety of matters, as well as the creation of implementation tools such as the Village's Land Use Bylaw and other planning related tools. As the Village of Marwayne grows and develops over a period of time, so will the relevance of its guiding directives and policies. To maintain the effectiveness and relevance of the goals and objectives of this document, reviews, community consultations and public engagement sessions should be conducted after a set period of time as required.

### OBJECTIVE 10.1.1

Achieve consistency between all guiding policy documents.

**Policy 10.1.1.1** If an IDP exists between the Village and the County of Vermillion River and an amendment is made to the IDP, the MDP **shall** be reviewed, and where required, updated to be consistent with the IDP.

**Policy 10.1.1.2** The goals, objectives, and policies of all Village Statutory Plans and bylaws and amendments **shall** be consistent with the provisions of this MDP.

### OBJECTIVE 10.1.2

To encourage the effective implementation of the visions, goals, objectives and policies contained within this MDP.

**Policy 10.1.2.1** The Village **shall** work towards collaboration with other government agencies, other municipalities, and public and private agencies to advance the implementation of the policies and objectives of this MDP.

**Policy 10.1.2.2** The Village **should** use the Land Use Bylaw and other associated bylaws as key tools to achieve the objectives and implement the policies of this MDP.

**Policy 10.1.2.3** The Village **may** provide incentives, through a formal policy, to promote various forms of development. Incentives will only be offered when there is a clear public interest or policy objective in doing so.

**Policy 10.1.2.4** The Village **shall** prioritize projects according to the municipal budget. The Village **should** prioritize projects in conjunction with the asset management plan should it be developed as outlined in Policy 9.1.6.1.

**OBJECTIVE 10.1.3**

Monitor the effectiveness and applicability of the MDP.

- Policy 10.1.3.1** A comprehensive review **shall** occur at least once every five (5) years, in conjunction with reviewing and updating the Village's Sustainability Plan 2013, and in alignment with the municipal election cycle, to keep this MDP relevant and current.
- Policy 10.1.3.2** Administration **shall** solicit comments and suggestions for improvements to this MDP on an on-going basis, and carry-out an annual amendment to reflect these comments where desirable.
- Policy 10.1.3.3** Amendments to this MDP **shall** be in accordance with the requirements of the MGA.
- Policy 10.1.3.4** Council **shall** establish key monitoring measures to be carried out by administration to assist with making decisions when implementing policies outlined in this MDP.

## 11 GLOSSARY

<b>Asset Management</b>	Data of all the Village assets, detailing maintenance costs, operating costs and life-cycle to aide in budget allocation.
<b>Crime Prevention Through Environmental Design (CPTED)</b>	A multi-disciplinary approach to deterring criminal behavior through environmental design. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts. Generally speaking, most implementations of CPTED occur solely within the urbanized, built environment. Specifically altering the physical design of the communities in which humans reside and congregate in order to deter criminal activity is the main goal of CPTED. CPTED principles of design affect elements of the built environment ranging from the small-scale (such as the strategic use of shrubbery and other vegetation) to the overarching, including building form of an entire urban neighbourhood and the amount of opportunity for “eyes on the street”.
<b>Environmentally Sensitive Areas</b>	Reserve land dedicated at the time of subdivision for the purposes of preserving natural features and open space, and must be preserved in its natural state or used as a public park. ER can be dedicated on lands that consist of a swamp, gully, ravine, coulee, natural drainage course, land that is unstable, subject to flooding, or a strip of land not exceeding six metres wide abutting the shore of any water body.
<b>Intermunicipal Collaboration Framework (ICF)</b>	is a mandated legal document required by the Municipal Government Act that requires the development of a formal document between bordering municipalities that identifies opportunities for collaboration around mutual services provided.
<b>Intermunicipal Development Plan (IDP)</b>	is a legal document used by adjoining municipalities to develop a land use plan related to the future development of lands along the peripheral boundaries of the respective municipalities? This document can include provision around future annexation of lands as well as other topics as discussed in the Municipal Government Act.
<b>Low Impact Development (LID)</b>	mimics natural hydrology (movement of water) by managing stormwater close to its source. Wherever possible, natural landscape features that contribute to local hydrology are preserved and incorporated into urban design.
<b>Municipal Government Act (MGA)</b>	is the main provincial legislation that sets out the roles of municipal officials and municipalities, including the content of a Municipal Development Plan.
<b>Municipal Reserve (MR)</b>	Lands designated as Municipal Reserve are lands for schools, parks and public recreation purposes provided by the developer as part of the subdivision process.

<b>School Reserve</b>	Lands designated as Municipal Reserve are lands for schools, parks and public recreation purposes provided by the developer as part of the subdivision process.
<b>Statutory Plan</b>	A Planning Document, such as a Municipal Development Plan, Inter-municipal Development Plan or Area Structure Plan which is accepted through the Bylaw process at the Municipal Government Level.
<b>Universal Design</b>	The design of buildings, streets, roadway systems and public spaces that accommodate the widest range of potential users. This is accomplished by removing barriers for those with mobility, visual and hearing impairments, and accounting for other special needs.
<b>Walkable Community</b>	A community designed to make travel on foot convenient, attractive, and comfortable for people of various ages and abilities. Considerations include the directness of the route, safety, amount of street activity, separation of pedestrian and auto circulation, street furniture, surface material, sidewalk width, prevailing wind direction, intersection treatment, curb cuts, ramps and landscaping.