

Village of Waskatenau

MUNICIPAL DEVELOPMENT PLAN

Bylaw 685-2021

Acknowledgements



VILLAGE COUNCIL

Casey Caron	Mayor
Roy Krahulec	Deputy Mayor
Richard Warren	Councillor

VILLAGE ADMINISTRATION

Bernice Macyk	Chief Administrative Officer
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CONSULTING TEAM

Jane Dauphinee	Principal & Senior Planner
Brad MacDonald	Planner
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Interpretation

The Village of Waskatenau Municipal Development Plan has been written with the purpose of being document that can easily be read and used by Village Council, Administration, residents, and development proponents. This section intends to provide greater clarity to the reader with respect to acronyms, common terms, and actions.

COMMON ACRONYMS/TERMS

ALSA	Alberta Land Stewardship Act
ARP	Area Redevelopment Plan
ASP	Area Structure Plan
COUNTY	Smoky Lake County
ESA	Environmentally Significant Area
HRIA	Historic Resource Impact Assessment
ICF	Intermunicipal Collaboration Framework
IDP	Intermunicipal Development Plan
LUB	Land Use Bylaw
LUF	Land Use Framework
MDP	Municipal Development Plan
MGA	Municipal Government Act
NSRP	North Saskatchewan Regional Plan
TIA	Transportation (or Traffic) Impact Assessment
VILLAGE	Village of Waskatenau
WASKATENAU	Village of Waskatenau

POLICIES AND STATEMENTS

Where **SHALL, MUST, or WILL** is used in a statement, the statement is considered **MANDATORY**, usually in relation to a declaration of action, legislative direction, or situation where a desired result is **REQUIRED**.

Where **SHOULD** is used in a statement, the intent is that the statement is strongly **ENCOURAGED**. Alternatives can be proposed where the statement is not reasonable or practical in a given situation, or where unique or unforeseen circumstances provide for courses of action that would satisfy the general intent of the statement. However, the general intent is for compliance.

Where **MAY** is used in a statement, it means there is a **CHOICE** in applying the statement and denotes discretionary compliance or the ability to alter the requirements as presented.

ROLES AND RESPONSIBILITIES

Village of Waskatenau Council

1. Village of Waskatenau Council will adhere to the goals and policies of the Village of Waskatenau Municipal Development Plan.
2. Village of Waskatenau Council will be responsible for the following implementation duties:
 - a. Initiate and oversee the planning recommendations, programs, and committees necessary to fulfill the goals of the Village of Waskatenau Municipal Development Plan;
 - b. Consult with all relevant stakeholders in the implementation of the Village of Waskatenau Municipal Development Plan;
 - c. Engage the public in municipal decision making with respect to the goals and policies contained within the Village of Waskatenau Municipal Development Plan; and
 - d. Assign specific tasks to various boards, agencies, and committees related to the implementation, monitoring, and review of specific Village of Waskatenau Municipal Development Plan policies.
3. Council will consider possible amendments to the Municipal Development Plan from time to time to respond to changing circumstances.
4. Council will determine the timing of a comprehensive review and update of this Municipal Development Plan.

Village of Waskatenau Administration

1. Implement the policies of the Village of Waskatenau Municipal Development Plan in the course of day-to-day operation.
2. Have regard for and adhere to the policies of the Village of Waskatenau Municipal Development Plan in making decisions on development permits.
3. Engage local residents, development proponents, and community stakeholders in the review, amendment, and updating of the Village of Waskatenau Municipal Development Plan as requested by Council.
4. Identify inconsistencies between the Municipal Development Plan and new issues not addressed, and provide recommendations to Village Council for possible amendments.
5. Ensure that all statutory plans and documents, including amendments, conform to the Village of Waskatenau Municipal Development Plan.

Community Members and Development Proponents

1. Review the Village of Waskatenau Municipal Development Plan and consult with Village Administration prior to making subdivision and development applications.
2. Provide ideas, concerns, and feedback to Village Council and Administration at public meetings, public hearings, and other opportunities when the Village of Waskatenau Municipal Development Plan is proposed to be reviewed, amended, or updated.

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1. Introduction

1.1 PURPOSE

The Village of Waskatenau Municipal Development Plan (the MDP) is a statutory plan adopted by bylaw in accordance with the provisions of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended (the MGA). The MDP functions as the principal long-range land use planning document for the Village. The authority for municipal land use planning is set out in Part 17 of the MGA. Part 17 provides for the preparation and adoption of plans, subdivision and development approvals, and a variety of tools through which municipalities can achieve land use planning objectives.

The MDP is a tool for managing growth and development; it includes policy direction for land use activities within the Village. The MDP is intended to provide direction and guidance for the Village's decision making authorities when considering specific issues relating to a land use or development proposals.

The MDP is also a strategic document that provides the Village with direction and guidelines on matters of social, economic and environmental importance. The MDP is designed and intended to be read and used in a comprehensive manner. Sections and policies are closely connected to each other and need to be read in context and not in isolation from one other.

The MDP is a highly integrated plan intended to:

- Consider community needs, values, opportunities, and constraints;
- Provide policy direction;
- Provide a means for residents and adjacent municipalities to contribute to planning decisions that affect the community; and
- Align land use decision-making processes with the Village's commitment to economic prosperity, cultural appreciation, social equity, and environmental stewardship.

This MDP is organized into sections. The background information within each section is to guide policy interpretation, but is not meant to be interpreted as policy statements. Each section of the MDP is uniformly organized and includes goal(s), an introductory statement, and policies. Maps are included with the MDP to express the Village's desired land use pattern for the future. An appendix map (not approved as part of this MDP) is provided to illustrate information about current conditions and features found within the Village.

1.2 PRINCIPLES

The Village MDP is rooted in the following five principles. These principles are fundamental to the creation and utilization of this document. The planning principles are derived from the Village's planning obligations outlined in the MGA as well as the Provincial Land Use Policies.

PRINCIPLE 1	Land use and development will respect and maintain the local heritage and character of the community.
PRINCIPLE 2	In fulfilling planning responsibilities, the Village will assess impacts on residents, the environment, and the economic viability of the municipality.
PRINCIPLE 3	Planning decisions will ensure the efficient use of land, infrastructure, and public facilities.
PRINCIPLE 4	The Village will conduct planning activities in an open, consistent, and equitable manner.
PRINCIPLE 5	Successful regional collaboration and communication between municipalities will benefit the region.

1.3 VISION AND GOALS

The Village, through developing this MDP and its principles, sets out the following vision for land management:

“The Village of Waskatenau is committed to providing **good governance** for our residents, businesses and visitors and aim to maintain a **safe and caring environment** through community partnerships to enhance **economic prosperity, cultural appreciation, social equity** and **environmental stewardship.**”

To achieve this vision the Village has established the following goals. The MGA provides general direction for what an MDP must address at minimum. In addition to the specific requirements of the MGA, the goals of the MDP are:

INTERMUNICIPAL COOPERATION GOAL: Collaboration with regional partners promotes compatible, cost effective and complementary land use patterns, infrastructure, and service delivery systems.	GENERAL DEVELOPMENT GOAL: Developments are well-planned and designed to mitigate risk, conserve significant environmental features, and maintain the character of the community.	RESIDENTIAL DEVELOPMENT GOAL: Residential development meets the demographic and lifestyle needs of residents.	BUSINESS DEVELOPMENT GOAL: Commercial developments in Waskatenau support the needs of local resident and the regional economy.
COMMUNITY & ENVIRONMENT GOAL: Waskatenau is a lively community with recreational, cultural, and natural amenities that benefit current and future residents.	INFRASTRUCTURE AND SERVICING GOAL: Village infrastructure is designed and maintained to efficiently meet present and future needs.	PLAN IMPLEMENTATION GOAL: Responsible, transparent, and forward thinking governance processes guide how planning and development decisions are made.	

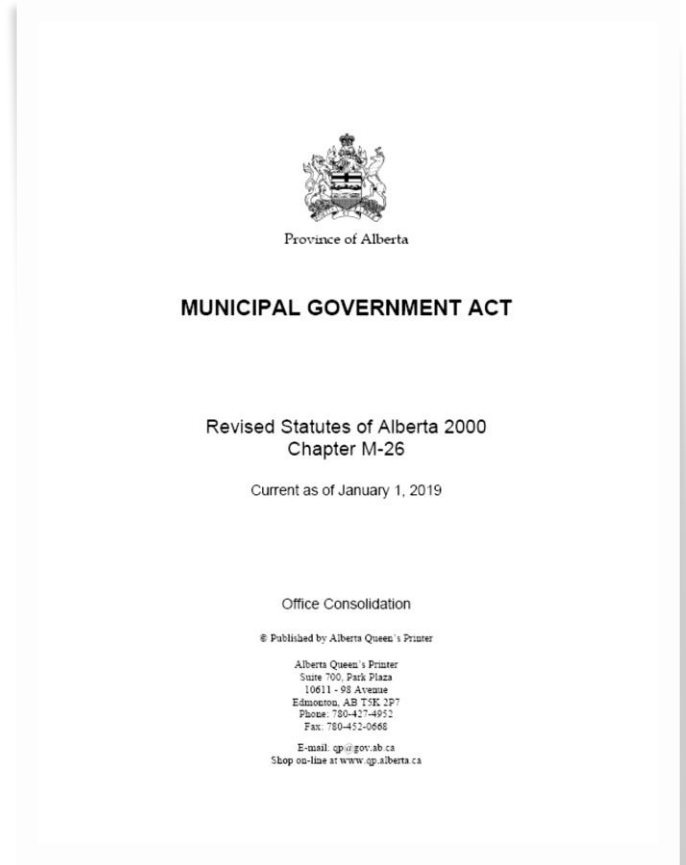
2. Authority

2.1 LEGISLATION

Municipal Government Act (MGA)

The MDP is a statutory plan adopted by bylaw in accordance with Section 632 of the *Municipal Government Act*, RSA 2000, c M-26 (the MGA). The MDP contains policies respecting:

- future land use within the municipality;
- the manner of and the proposals for future development in the municipality;
- the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities;
- the provision of required transportation systems;
- the provision of municipal services and facilities;
- the provision of municipal school reserves and municipal reserves;
- subdivision and development processes, consistent with the Subdivision and Development Regulation, AR 43/2002;
- environmental matters within the municipality; and
- the protection of agricultural operations.



This MDP satisfies the requirements for MDPs established in the MGA.

Alberta Land Stewardship Act (ALSA)

The *Alberta Land Stewardship Act*, S.A. 2009, c. 26.8, as amended (ALSA) establishes regional planning in Alberta. ALSA outlines the requirements of regional plans and the process for implementing regional plans.

Alberta Land Use Framework (LUF)

The Alberta Land Use Framework (LUF) sets out an approach for managing public and private lands and natural resources to achieve Alberta's long-term economic, environmental, and social goals. The LUF establishes the Alberta government's model for regional plans and identifies three desired outcomes:

- A healthy economy supported by our land and natural resources;
- Healthy ecosystems and environment;
- People-friendly communities with ample recreational and cultural opportunities.

The MDP has been developed in a manner that adheres to the intended purpose of the regional plans, as identified in the Alberta Land Use Framework.

2.2 RELATIONSHIP WITH OTHER PLANS AND BYLAWS

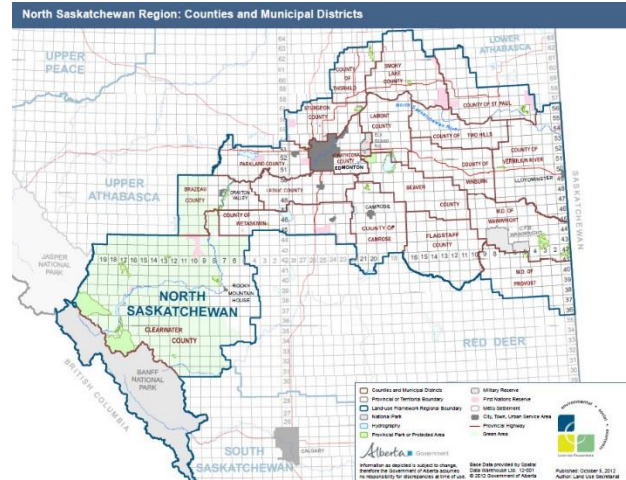
North Saskatchewan Regional Plan

The LUF establishes seven planning regions in Alberta based on watersheds. The Village is located entirely within the North Saskatchewan Regional Plan area.

The North Saskatchewan Regional Plan (NSRP) is currently being prepared by the Province of Alberta and is expected to come into effect in the next few years. The NSRP will use a cumulative effects management approach to set policy direction for municipalities to achieve environmental, economic, and social outcomes within the North Saskatchewan Region.

Pursuant to section 13 of the ALSA, regional plans are legislative instruments. Pursuant to section 15(1) of the ALSA, the regulatory details of the NSRP are enforceable as law and bind the Crown, decision makers, local governments and all other persons while the remaining portions are statements of policy to inform and are not intended to have binding legal effect.

The MDP must be consistent with the NRSP when it comes into effect.



**FIGURE 1: NORTH SASK. REGIONAL PLAN AREA
(SOURCE: ALBERTA MUNICIPAL AFFAIRS)**

Intermunicipal Collaboration Frameworks

All municipalities in Alberta are required to adopt an Intermunicipal Collaboration Framework (ICF) with each municipality they share a common border with. The purpose of an ICF is to:

- provide for the integrated and strategic planning, delivery, and funding of intermunicipal services;
- steward scarce resources efficiently in providing local services; and
- ensure municipalities contribute funding to services that benefit their residents.

The Village of Waskatenau is party to an ICF with Smoky Lake County, the Village of Vilna, and the Town of Smoky Lake.

Intermunicipal Development Plans

An Intermunicipal Development Plan (IDP) is a statutory plan prepared by two (or more) municipalities that share a common border. An IDP ensures future development concepts and land use policies for areas of mutual interest are coordinated between the two municipalities, and helps to reduce the possibility of any future land use conflicts between the municipalities by establishing processes for communication, referral, and dispute resolution. The MDP must be consistent with any approved IDP.

The Village of Waskatenau and Smoky Lake County have adopted an Intermunicipal Development Plan.

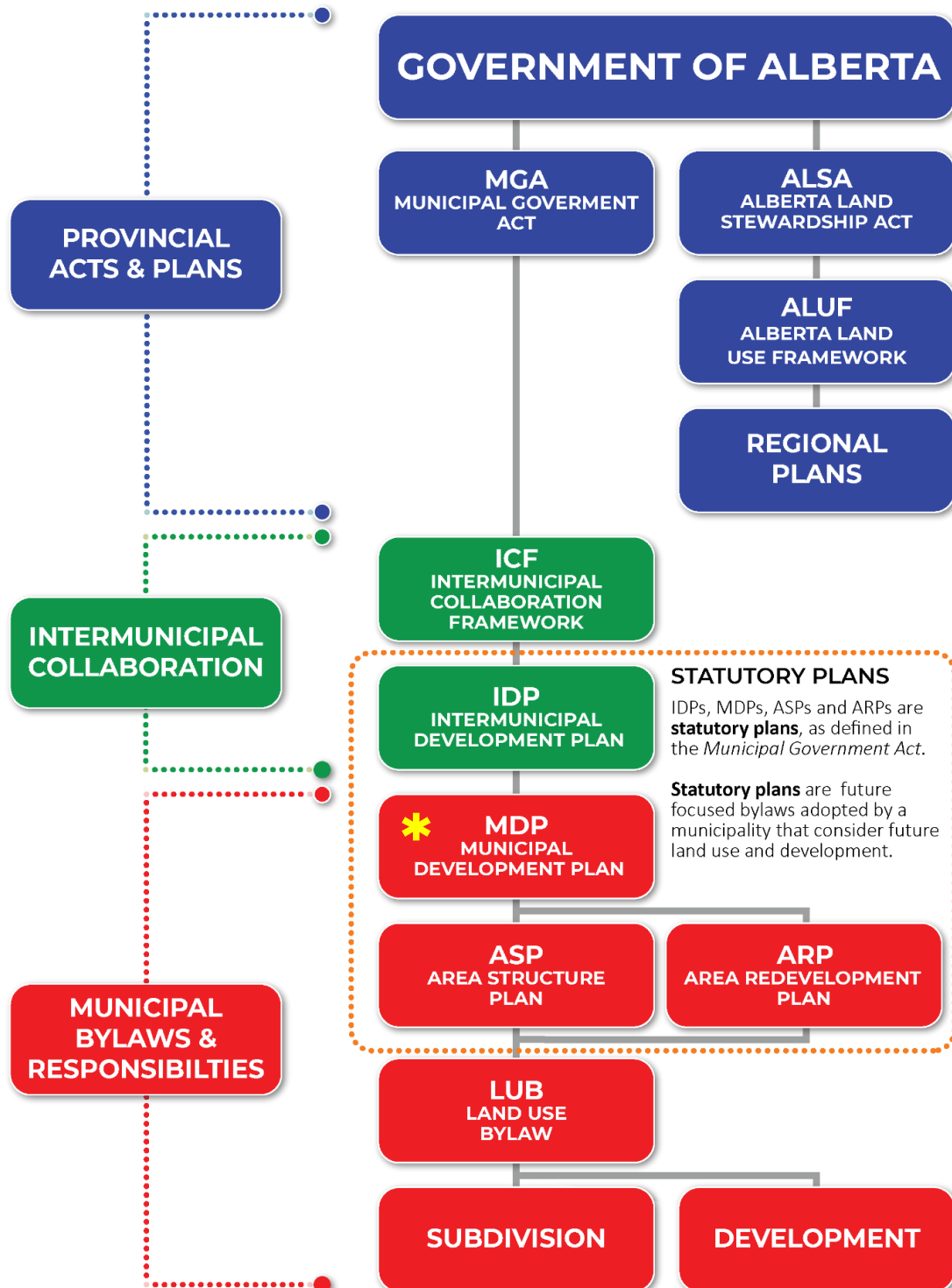
Area Structure Plans/Area Redevelopment Plans

Area Structure Plans (ASPs) and Area Redevelopment Plans (ARPs) are statutory plans adopted by a municipality. They provide a policy framework for future subdivision and development for a particular area at a local level. They

provide land use, access, and servicing policy direction for specific neighbourhoods or areas of a municipality. An ASP or an ARP must be consistent with an approved IDP and MDP. Currently, there are no approved ASPs or ARPs in the Village.

Planning Hierarchy

The chart below illustrates how the MDP relates to provincial acts and regulations, intermunicipal collaboration efforts, statutory plans, and planning processes.



3. Community Profile

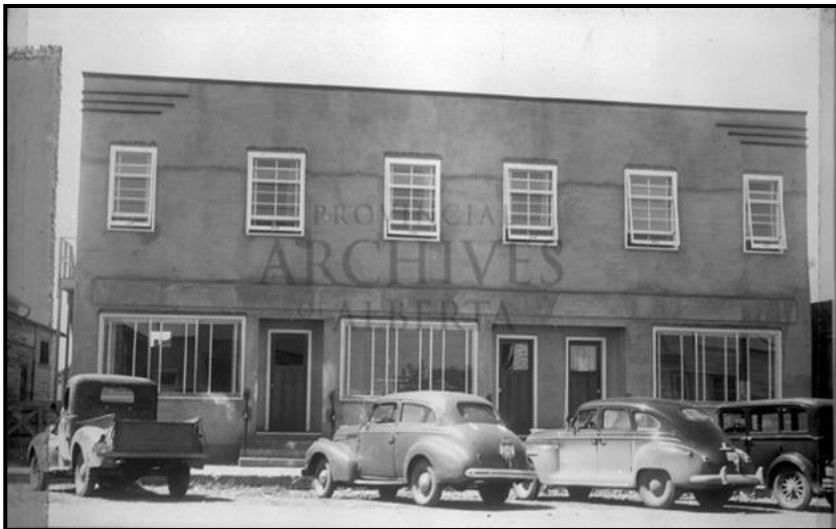
3.1 HISTORY AND GEOGRAPHY

Waskatenau is named after a Cree word meaning "opening in the bank". The Village came into existence in 1919 after the railway came through the area. Prior to this the area was known as 'Pine Creek.' The district's first post office was opened in 1907 in the home of F.O. Henry on the historic Victoria Trail.

By 1929 Waskatenau was thriving and included: four general stores, hardware store, two barber shops, one poolroom, one bank, a meat market, two confectionery shops, one boarding house, one hotel, two restaurants, two blacksmiths, two garages, five grain elevators, one bakery, two lawyers, one doctor, a skating rink, a community hall, two churches and a three room school as well as fifteen organizations. In 1932 Waskatenau was incorporated into a village with a population of 200. The Village's municipal boundaries grew in the 1960s and 1970s to accommodate the community's future growth and infrastructure needs.



**WASKATENAU COMMUNITY CENTRE, 1939
(SOURCE: PROVINCIAL ARCHIVES OF ALBERTA)**



**WASKATENAU VICTORIA HOTEL, 1950
(SOURCE: PROVINCIAL ARCHIVES OF ALBERTA)**

Waskatenau is located near the intersection of Highways 28 and 831 in the western portion of Smoky Lake County, approximately 3 kilometres north of the North Saskatchewan River. The Village is located at a confluence of several major transportation routes for important resource areas, such as the Edmonton Metropolitan Region, Fort McMurray, the Town of Bonnyville, and the City of Cold Lake. 20 kilometres of the Village is the Alberta's Industrial Heartland – one of the largest petrochemical processing regions in Canada. The Heartland provides employment for 25,000 people in the region.

For local residents, Highway 28 is an important transportation route, as it provides connections to the City of Edmonton to the southwest of the Village, and to the Town of Smoky Lake to the east. See **Map 9.1 – Regional Location** for more information.

The junction of Highways 28 and 831 is currently being improved by Alberta Transportation to accommodate over-sized/over-weight corridor movement, and to enhance public safety.

The Village of Waskatenau acts as a link between the Lakeland and Kalyna Country tourism districts. The former rail right-of-way crosses east-west through near the southern portion of the Village of Waskatenau. Rail infrastructure is present along this corridor, with tracks remaining in the ground extending to Range Road 193. The corridor itself remains intact all the way to Cold Lake. This former rail land is now used as part of the Alberta’s Iron Horse Trail; a 300 kilometre long multi-user recreational trail that extends from Waskatenau to the City of Cold Lake, with an arm branching to the Hamlet of Heinsberg. Users of the trail travel by foot, all-terrain vehicle, mountain bikes, horses, and snowmobiles.

Lands immediately adjacent to the Village of Waskatenau in Smoky Lake County are primarily used for agricultural production and rural residential development. However, a lands to the west, north, and east of the Village are within the ‘Commercial Area’ of the Smoky Lake County Municipal Development Plan.

Lands to the south of the Village are recognized as Historic Resources by the Province. These lands are identified as having a historic resource value of 5 – indicating that the lands are believed to contain a historic resource. See **Map A.1 – Local Features** for more information.



WASKATENAU BAKERY, 1935
(SOURCE: PROVINCIAL ARCHIVES OF ALBERTA)

Oil and gas development in the area is largely located outside of the Village of Waskatenau. A pipeline corridor is found immediately east of the Village, with well sites located on quarter sections northeast and northwest of the Waskatenau.

Two non-operating (former) landfill sites are located on lands within Smoky Lake County north and west of the Village (shown on **Map A.1 – Local Features**, along with current setbacks for subdivision and development, in accordance with the *Subdivision and Development Regulation, AR 43/2002.*). The non-operating landfill site located closest to the Village is currently being excavated by qualified professionals on behalf of Smoky Lake County, for the purposes of site remediation. It is scheduled to be backfilled in 2021. If development setbacks associated with this non-operating landfill site are reduced or removed by the Province of Alberta, affected maps and policies of this MDP will be updated by the Village to be made consistent.

3.2 ENVIRONMENTAL FEATURES

A review of the Alberta Merged Wetland Inventory did not return any identified wetlands within or near the Village of Waskatenau; however, wetland areas may be present within or adjacent to the Village.

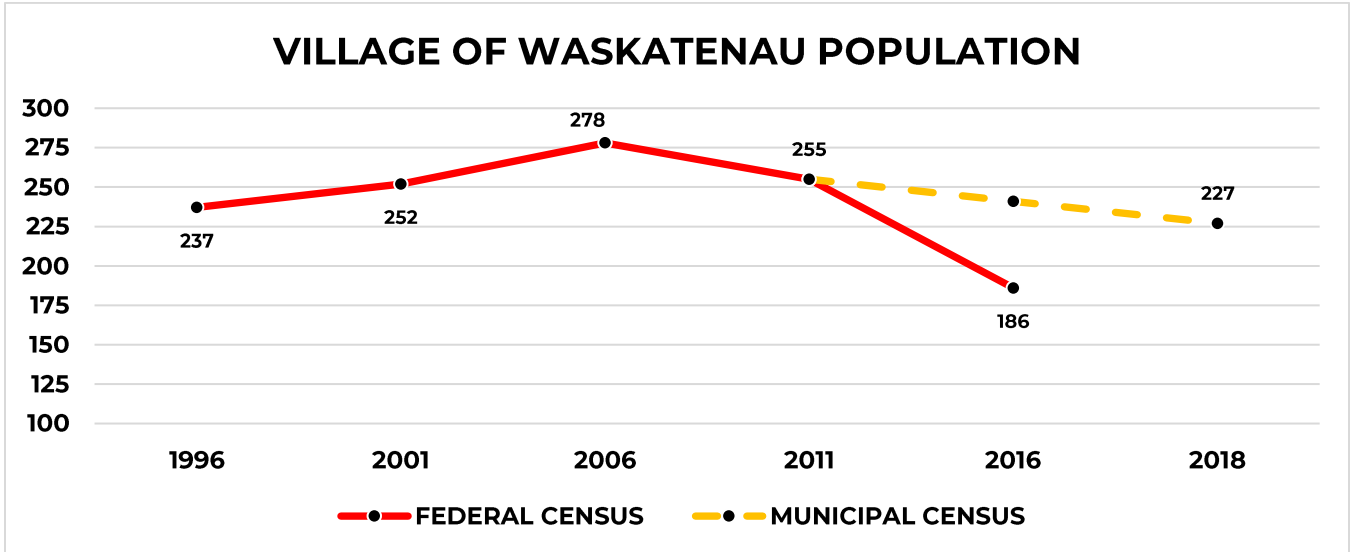
Waskatenau Creek is located in the eastern portion of the Village. The creek is bounded by large steep slopes, and extends south to the North Saskatchewan River. The creek is a corridor for local wildlife, and trails developed along its route are major recreation features for Village residents and visitors. The creek is partially dammed to the south by a railway trestle bridge that is part of the Iron Horse Trail Corridor.



**WASKATENAU CREEK AND NORTH SASKATCHEWAN RIVER, 2021
(SOURCE: GOOGLE MAPS DATA)**

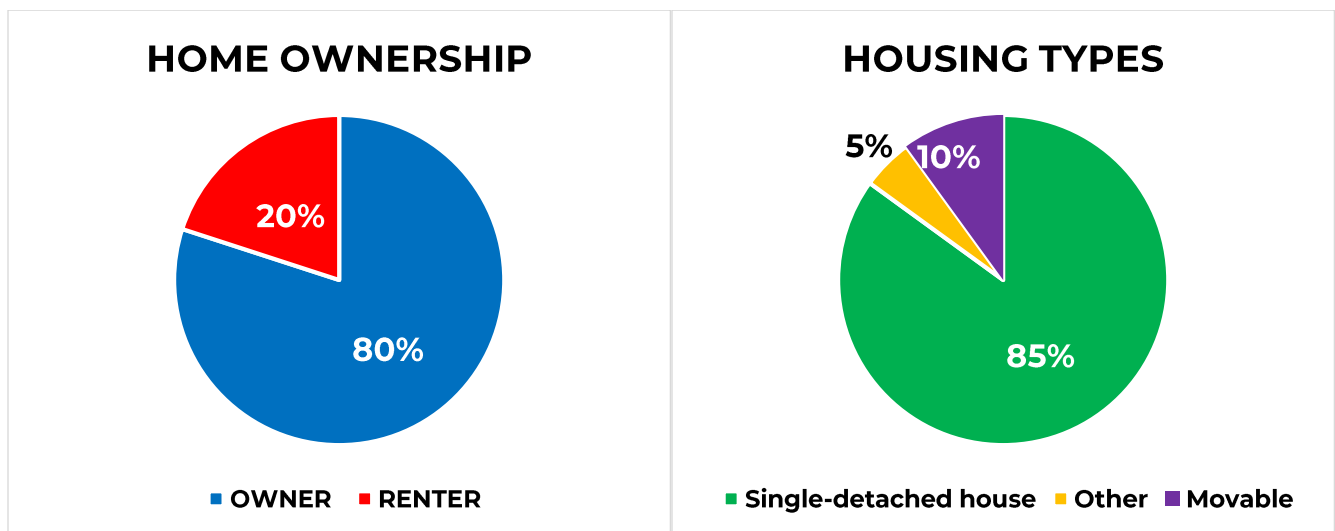
3.3 POPULATION AND DEMOGRAPHICS

According to a review of the Federal and Alberta Municipal Censuses, the Village of Waskatenau’s population has fluctuated over the last 20 years; the Village’s population corresponds to conditions in the region’s natural resource development economy. Within Waskatenau, the average (46.1) and median age (49.3) of Village residents is significantly higher than the provincial equivalent (37.8 and 36.7, respectively).



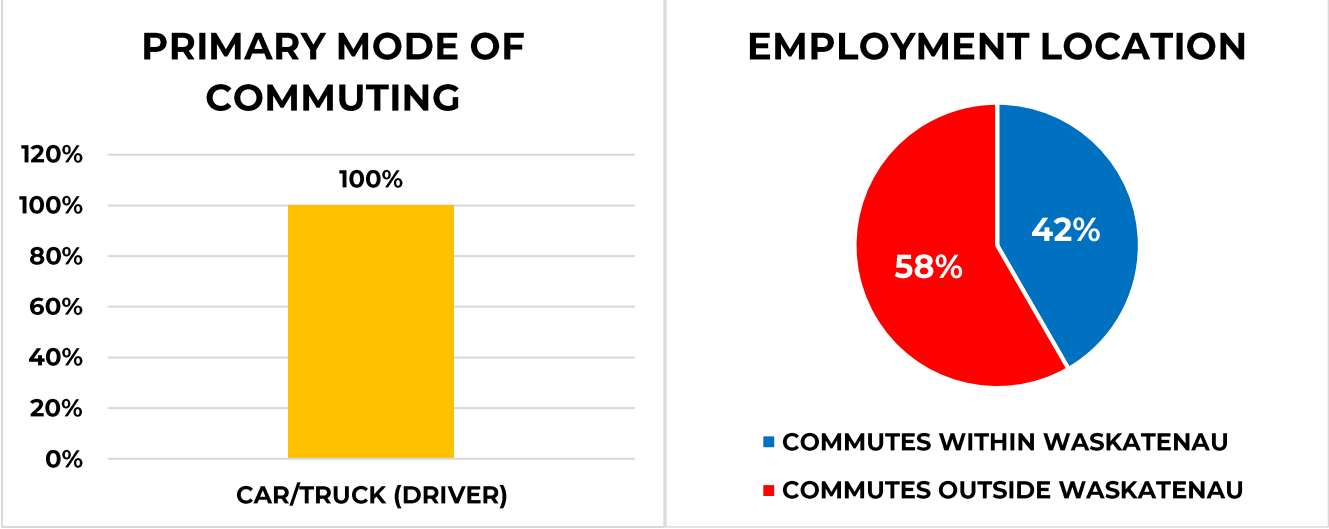
Male and female residents account for 54% and 46% of the Village’s population. Although minor differences exist between specific age cohorts, the balance between male and female residents is consistent through different age demographics. It is not uncommon for a noticeable percentage of a small urban municipality’s population to be skewed towards a higher male demographic; often, this is an indicator of what employment opportunities are commonly available within the region, some of which are most populated by one particular gender (e.g. transportation, natural resource development, trades, etc.).

Residences in the Village are primarily owner-occupied and single detached. However, 20% of the Village’s housing stock consists of rental units. 15% of Waskatenau residents live in housing types that are not single detached dwellings. In both instances, these are lower rates than found in other small urban communities in northern and central Alberta.



The majority (58%) of employed residents commute outside of the Village for work. 42% reported that they are employed within or close to the Village of Waskatenau.

Typical of small urban municipalities in Alberta, the primary mode of transportation for employment-aged Village residents is via private automobile (car/truck, driver/passenger); 100% of census respondents reported that they use an automobile as the primary mode of commuting for their daily activities.



Policies within the MDP ensure that future development patterns will support the needs of current and anticipated residents today and well into the future. Ensuring neighbourhood design features which support aging residents (healthy lifestyle choices, multi-modal transportation options, proximity of local services) are also an important focus of this plan.

4. Intermunicipal Cooperation

The Village supports a proactive approach to:

- Fostering cooperation with its immediate and regional partners and other levels of government;
- Improving consistency in land use policies and regulations; and
- Anticipating future development and community servicing needs in the region.

Benefits of collaboration include: increased coordination in environmental management and planning efforts, and increased opportunities for regional service provision.

GOAL
<p>Collaboration with neighbouring municipalities promotes compatible, cost effective and complimentary land use patterns, infrastructure, and service delivery systems.</p>

OBJECTIVE 1	Seek opportunities with regional partners to improve communication and increase organizational efficiency in service delivery.
POLICY 4.1.1	The Village will seek opportunities to work with adjacent municipalities and government stakeholders through planning processes – including public education, conceptual design, and development – to ensure compatible land uses in adjoining areas.
POLICY 4.1.2	The Village will explore new areas for collaboration in the delivery of programs, services and facility operations where collaboration may result in: <ul style="list-style-type: none"> a. improved service delivery; and/or b. cost savings.
POLICY 4.1.3	The Village will explore opportunities with Smoky Lake County Region municipalities to develop a regional trail system that creates linkages with trail infrastructure in the Village to other communities, the Victoria Trail, the North Saskatchewan River, Waskatenau Creek, and other points of interest in the region.
POLICY 4.1.4	The Village supports improvements to the Iron Horse Trail and adjacent lands that seek to maximize its recreational and economic development potential.
POLICY 4.1.5	The Village will collaborate with Smoky Lake County Region municipalities to implement recommendations in the Victoria District Economic Development Strategy.
POLICY 4.1.6	The Village will endeavor to pursue new intergovernmental initiatives to benefit residents of the Village. These include: Intermunicipal Collaboration Frameworks and/or Intermunicipal Development Plans.
POLICY 4.1.7	Future joint use agreements will be explored with municipalities in the Smoky Lake Region through the policies and procedures identified in an approved Intermunicipal Collaboration Framework.
POLICY 4.1.8	The Village will endeavour to work with the Federal Government, Province of Alberta, Smoky Lake County, other Smoky Lake Region municipalities, facility operators, and regional utility providers to protect existing and future regional infrastructure.

5. General Development

The policies in this section apply to all land use and development activities within the Village.

These policies are intended to support the development (and redevelopment) of lands within the Village so that they will not adversely impact the local landscape, important natural features, significant cultural or historic resources, or the use and enjoyment of properties by Village residents.

GOAL
<p>Developments are well-planned and designed to mitigate environmental risk, facilitate the efficient delivery of services, and support the Village’s long term future.</p>

5.1 ALL LANDS WITHIN THE VILLAGE

OBJECTIVE 1	Establish requirements for all development activities in the Village to ensure that important natural features and cultural/historic resources are protected, while providing opportunities for safe, orderly, and efficient development.
POLICY 5.1.1	The Village shall encourage the installation of erosion and sediment control measures during construction and landscaping.
POLICY 5.1.2	Any major construction activities that expose soil will require the use of sediment and erosion control measures to mitigate potential sediment transport into Waskatenau Creek or onto adjacent properties.
POLICY 5.1.1	The retention of wetlands will be encouraged. Applications for development and/or subdivision within the Village on sites which may include a wetland must include a wetland assessment which has the effect of delineating and classifying the wetlands within the building pocket on the site.
POLICY 5.1.2	All applications for subdivision and new development within areas identified by the Province as containing historic resources (see Map A.1 – Local Features) must provide a Historic Resources Impact Assessment (HRIA) and letter of clearance from the Ministry of Culture, Multiculturalism and Status of Women. Where a HRIA has been waived by the department, a letter of clearance indicating that the HRIA is not required must be provided.
POLICY 5.1.3	The Village will consider the inclusion of FireSmart Canada recommendations when undertaking a comprehensive review of the Village of Waskatenau Land Use Bylaw.
POLICY 5.1.4	<p>The Village may require the preparation of an Area Structure Plan (ASP) or Conceptual Scheme (prepared by a Registered Professional Planner) to support proposals for significant residential, commercial/industrial, or mixed-use developments. The following supporting information may be required in support of the ASP or Conceptual Scheme:</p> <ol style="list-style-type: none"> a. Figures that clearly delineate property boundaries; b. Geotechnical report to identify environmental hazard lands; c. Wetland assessment to delineate and classify wetlands within the subject site;

	<ul style="list-style-type: none"> d. Biophysical assessment to identify significant ecological features, water bodies and watercourses; e. Phase I environmental assessment to identify areas of potential contamination; f. Figures identifying suitable building sites; g. Traffic impact assessment and circulation plan to ensure that the integrity of adjacent roads shall be maintained through the use of service roads and limited access points; h. Specific design standards including: architectural, landscaping and sign controls; i. Preliminary servicing study which identifies location and facilities for servicing; j. Groundwater and soil permeability test; k. Storm water management plan; l. Environmental impact assessment prepared in accordance with AEP guidelines; m. Utility servicing plans; and n. Any other information or study determined necessary by the Subdivision and/or Development Authority for consideration of the application.
POLICY 5.1.5	<p>Lands within the Village may be subdivided and developed for a range of residential, business, or community uses provided the Village is satisfied that this expansion:</p> <ul style="list-style-type: none"> a. would be a contiguous extension of existing developed land, in accordance with an approved Area Structure Plan; b. is necessary to meet projected residential demands; c. would not force the Village into premature extensions of roadways or utilities that are not fully funded by the development proponent; d. offers a variety of housing projects to meet anticipated residential demands (in the case of residential developments); and e. provides neighbourhood services and amenities, such as parks, schools, landscaping or recreation facilities, which are phased in with the construction of dwelling units (in the case of residential developments).
POLICY 5.1.6	<p>If (in the opinion of the approving authority) an application for subdivision or development may impact the provincial highway network, the proponent may be required to provide a Traffic Impact Assessment (TIA) to the satisfaction of Alberta Transportation, unless Alberta Transportation indicates in writing that a TIA is not required.</p> <p>Where a TIA is required, the proponent may also be required to prepare an ASP to the satisfaction of the Alberta Transportation and the Village of Waskatenau.</p>
POLICY 5.1.7	<p>Development near oil and gas facilities and pipelines shall adhere to the setbacks identified in the Subdivision and Development Regulation and Directive 79.</p>

5.2 AGRICULTURE AND NATURAL RESOURCES

The Village is a primarily a residential community. Waskatenau recognizes the importance of the local agricultural community on the region’s culture and economy. Lands immediately adjacent to the Village (as well as a few properties within the Village) are currently used for agricultural purposes. The Village of Waskatenau supports the continued use of agricultural activities that do not limit the Village’s growth and development as a regionally important residential and commercial centre.

The Village also recognizes the importance of natural resource development in the region. The Village supports the safe and responsible exploration and development of natural resource activities that do not impede current land use activities in the Village, or the community’s planned future growth and development expressed in this MDP.

OBJECTIVE 1	Land-intensive agricultural and natural resource developments occur in appropriate locations.
POLICY 5.2.1	Large agricultural operations and confined feeding operations shall be prohibited within the Village.
POLICY 5.2.2	Local small scale agricultural activities such as non-commercial gardens, greenhouses, and urban farms will be encouraged to develop within the Village. The Village of Waskatenau Land Use Bylaw shall establish regulations that identify where and how agricultural uses may be developed.
POLICY 5.2.3	Aggregate resource extraction developments shall be prohibited within the Village.
POLICY 5.2.4	The development of new oil and gas infrastructure (e.g. well sites, pipelines) shall be discouraged within the Village. In the event that oil and gas infrastructure is proposed to be developed within the Village, the Development Authority shall work with the proponents to ensure that the proposed infrastructure does not unnecessarily fragment planned development patterns and important natural features.

5.3 NATURAL ENVIRONMENT

The Village of Waskatenau recognizes that existing natural features in (and adjacent to) the Village are important for the habitat of local species, natural processes with respect to air and water quality, local viewsapes and scenery, and the quality of life of community residents. The characteristics and significance of the natural environment shall be considered in land use decisions in the Village.

OBJECTIVE 1	Protect natural features, landforms, and environmentally sensitive areas.
POLICY 5.3.1	The Village of Waskatenau will encourage the preservation of significant tree stands and other special natural features as a part of proposals for subdivision or development.
POLICY 5.3.2	The Village shall discourage the alteration and/or destruction of permanent wetlands within the community. Where possible, wetlands shall be avoided and protected within environmental reserve (ER).
POLICY 5.3.3	Development shall be discouraged from locating on lands identified by the Province as Environmentally Significant Areas.
POLICY 5.3.4	Lands identified as ER shall remain in their natural state and/or be used as part of a public trail system where necessary to ensure a continuous integrated trail system in the Village.
POLICY 5.3.5	The Village may require water table testing to be provided with subdivision or development applications in those areas where the water level is suspected to be high or where variable water table levels exist. A high water table level is defined as one where water is found within 2.1 metres of the ground surface.
POLICY 5.3.6	If high water table levels exist in the subject area, an alternative site should be chosen for development. Alternatively, the Village shall, as a condition of subdivision or development approval, require that the developer undertake measures to address the development constraints associated with high water table levels.

6. Future Land Use Areas

6.1 PLANNING AREAS

RESIDENTIAL DEVELOPMENT AREA	Areas where residential and neighbourhood-oriented developments will be the predominant future land use.
BUSINESS DEVELOPMENT AREA	Areas where appropriately-scaled commercial and industrial uses will be developed, for the benefit of local and regional residents.
COMMUNITY & ENVIRONMENT AREA	Areas that will remain in their natural state for environment protection purposes, or be developed for community uses for the use and enjoyment of Waskatenau residents and visitors.

The boundaries of the future land use areas, as described above and illustrated on **Map 9.2 – Future Land Use**, are intended to be conceptual and are subject to refinement during subdivision and/or development.

The land use areas described in the MDP provide policy direction regarding the preferred future land use and redevelopment pattern in the Village. These areas do not necessarily correspond directly to existing land use districts set out in the Village of Waskatenau Land Use Bylaw. At the redistricting or development permit stage, other more specific land uses that are generally consistent with the policies of the MDP may be approved. Similarly, applications for redistricting Land Use Bylaw districts that are generally consistent with the land use areas shown in the MDP may be approved. The following rules of interpretation shall apply:

1. Where the boundary of a land use area does not follow a property line, road or significant natural feature, or where there is uncertainty regarding the location of the boundary, the specific boundary location may be determined at the time of subdivision or development, through legal survey and/or supporting documents. The final MDP boundaries will be determined on consideration of such surveys, plans, or supporting studies by Village Council or the appropriate approving authority.
2. As development and redevelopment proceeds within the Village, land requirements for parks, community facilities, transportation infrastructure, or other municipal service uses may be identified within any of the future land use areas.

6.2 RESIDENTIAL DEVELOPMENT AREA

The Village of Waskatenau’s residential areas have historically been composed mainly of single-detached dwellings. However, 15% of the Village’s housing stock consists of other forms of housing – including row housing, multi-unit dwellings, and manufactured homes. The Villages wishes to promote the development (and re-development) of multiple forms of housing to accommodate the needs of a demographically diverse population.

Within residential areas in the Village of Waskatenau, the day-to-day needs of residents should be provided for at a neighbourhood scale. In order to promote complete communities that are walkable and great places to live, the future design and development of these areas may include convenience retail stores, live-work units, places of worship, parks and natural areas, schools, and other community services.

GOAL
Residential development meets the demographic and lifestyle needs of residents.

OBJECTIVE 1	To ensure that residential development and re-development is efficient, economical, and well-planned.
POLICY 6.2.1	Policies in this section apply to lands within the Residential Development Area identified on Map 9.2 – Future Land Use .
POLICY 6.2.2	Complete neighbourhoods shall be developed with a mix of housing types to enable affordable, healthy, and active lifestyles.
POLICY 6.2.3	Residential development proponents shall be encouraged to provide a variety of housing options to accommodate the Village’s demographic needs.
POLICY 6.2.4	The Village will require the full dedication of reserves in order to ensure the development of complete neighbourhoods, by providing land/cash-in-lieu for adequate buffering, open spaces, parks, trails, school sites, and other appropriate reserve uses.
POLICY 6.2.5	Residential subdivisions should be staged/phased to ensure a supply of lots that could reasonably be expected to fulfill the anticipated demand for developed residences within a five-year time period.
POLICY 6.2.6	Home-based businesses will be allowed (as provided for in the Village of Waskatenau Land Use Bylaw), provided that they are secondary to the residential use and do not create an undue burden on adjacent residential properties by way of parking, hours of operation, noise, or other off-site impacts.

6.3 BUSINESS DEVELOPMENT AREA

The Village of Waskatenau supports the continued development of commercial and light industrial enterprises that serve and employ Village and area residents.

Future commercial and industrial development should be designed in a manner that enhances the community and local streetscapes.

GOAL
Commercial developments in the Village support the needs of local resident and the regional economy.

OBJECTIVE 1	Support new and existing business development in the Village of Waskatenau, and minimize potential conflicts between residential and commercial/industrial land uses.
POLICY 6.3.1	Policies in this section apply to lands within the Business Development Area identified on Map 9.2 – Future Land Use .
POLICY 6.3.2	Future development shall be accommodated through: <ul style="list-style-type: none"> a. Infill service-oriented commercial development within the Village, with a focus on redevelopment on the Village’s historic main street area (Railway Avenue). b. Future highway commercial and light-industrial developments shall be encouraged to locate adjacent to Highways 28 or 831.
POLICY 6.3.3	The Village supports the development of small convenience-type commercial developments that service the needs of the community.
POLICY 6.3.4	The external design and finish of commercial and light-industrial developments shall be of a high quality and reflect/complement neighbouring developments.
POLICY 6.3.5	Proposals for new commercial or industrial developments may be required to submit a site plan that illustrates the location of proposed buildings, trees, fencing, stormwater management facilities, berms, and other site features.

6.4 COMMUNITY & ENVIRONMENT AREA

Community developments (e.g. parks, schools, places of worship, etc.) are important features of the Village of Waskatenau. They provide places for residents and visitors to play, learn, and socialize, and make the Village a desirable place to live and work. The Village wishes to support existing community developments, and will plan for the future development of new community-focused places that support the Village’s demographic needs.

The Village also recognizes that lands in the eastern portion of the community near the creek may be susceptible to flooding or slope instability. The Villages wishes to avoid future developments in this area that would risk the health and safety of local residents, visitors, and community infrastructure, and instead encourage passive recreational uses within this area.

GOAL
Waskatenau is a lively community with recreational and cultural amenities that benefit current and future residents.

OBJECTIVE 1	Provide community facilities and spaces that will enhance the provision of community services and support the continued beautification of the Village, and to protect sensitive environmental features and potential flood hazard areas from future development.
POLICY 6.4.1	Policies in this section apply to lands within the Community & Environment Area identified on Map 9.2 – Future Land Use .
POLICY 6.4.2	The Village of Waskatenau supports the development of linear green spaces that may be developed as pathways to act as linkages between residential areas, school sites, open spaces, parks, and community facilities.
POLICY 6.4.3	Local parks and pathways shall be provided in residential developments as a part of reserve dedication resulting from future subdivisions.
POLICY 6.4.4	The design of local parks shall include the incorporation and retention of natural or scenic features such as significant tree stands and/or wetlands.
POLICY 6.4.5	The Village of Waskatenau encourages cooperation between the Village, Smoky Lake County, local school divisions, and other community groups on the sharing of facilities and resources.
POLICY 6.4.6	The Village shall work with regional partners to develop and promote the Iron Horse Trail as a regional recreation amenity. The Village will also ensure that the future development of lands adjacent to the Iron Horse Trail are complimentary in nature and provide pedestrian/active transportation access to the trail system from the Village.
POLICY 6.4.7	The Village will work in conjunction with public and private providers of health, education, social and cultural services to provide a regional level of service which meets community needs.
POLICY 6.4.8	Lands susceptible to flooding or slope instability will be encouraged to remain in their natural state or used for low-impact recreational purposes (e.g. trails).

6.5 NON-OPERATING LANDFILL OVERLAY

In addition to the planning areas identified in **Section 5, Map 9.2 – Future Land Use** establishes the Non-Operating Landfill Overlay. This overlay identifies the approximate location of the 300 metre setback from the working area of a non-operating landfill. This setback is established in Section 13 of the *Subdivision and Development Regulation*, AR 43/2002 under the MGA and restricts the types of land use activities that may occur within this area.

NON-OPERATING LANDFILL OVERLAY	Areas in proximity to a non-operating landfill where future subdivision and development is subject to special provincial regulations.
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OBJECTIVE 1	Ensure that subdivision and development activities within the Non-Operating Landfill Overlay satisfy all provincial regulations respecting setbacks from non-operating landfills.
POLICY 6.5.1	<p>The Village of Waskatenau will not approve applications for subdivision or development within the Non-Operating Landfill Overlay for the following land uses:</p> <ul style="list-style-type: none"> a. Residence; b. School; c. Hospital; or d. Food Establishment; <p>unless consent for a setback variance from Alberta Environment and Parks has been granted.</p>
POLICY 6.5.2	The Village of Waskatenau will work with Smoky Lake County and the Province of Alberta to explore opportunities to reduce or remove the setback requirements from the non-operating landfill.

7. Infrastructure and Servicing

A safe and efficient transportation and utility delivery system is vital to ensure cost effective service delivery and opportunities for economic growth. The Village of Waskatenau is committed to the provision of both a road network and municipal services that meet the current needs of residents, businesses, and visitors and that accommodates future growth.

The road network within the Village is characterized by a slightly rotated grid system, resulting in several non-90 degree angles at intersections with the provincial highway or other major routes around the community.

GOAL

Village infrastructure is designed and maintained to efficiently meet present and future needs.

7.1 ROADS

OBJECTIVE 1	Ensure that the local road network in the Village provides safe and efficient access for local residents and visitors.
POLICY 7.1.1	<p>In designing the roadway network for the Village of Waskatenau, the following provisions shall apply:</p> <ol style="list-style-type: none"> a. New development areas shall be designed so as to protect the function of arterial and collector roadways. Residential development should not front on to arterial roadways. Non-residential development should not front on to an arterial roadway unless a service road is provided. b. Roadway systems should link industrial traffic directly with the Provincial Highways, and not require heavy truck traffic to circulate through residential neighbourhoods. c. The Village of Waskatenau will require that sufficient right-of-way and noise attenuation measures are provided along the highways, the Iron Horse Trail corridor, and arterial roadways, for noise attenuation purposes and landscaping. d. During preparation of Area Structure Plans, Conceptual Schemes, and subdivision plans, development proponents shall consult with Alberta Transportation and the Village as appropriate regarding required development setbacks and buffers and design requirements for noise attenuation devices.
POLICY 7.1.2	A traffic Impact Assessment (TIA) may be required for new developments that may generate high volumes of vehicle traffic.

7.2 WATER, WASTEWATER, STORMWATER MANAGEMENT, AND PUBLIC UTILITIES

OBJECTIVE 1	Ensure that all water and wastewater servicing systems in the Village are safe and compliant with all applicable rules and regulations.
POLICY 7.2.1	<p>The Village of Waskatenau will ensure that municipal services within new development areas are designed and developed to an urban standard including:</p> <ol style="list-style-type: none"> a. Engineered water and wastewater facilities; b. Stormwater management facilities; and c. Franchise utilities (e.g. power, gas, cable television, and telephone).

POLICY 7.2.2	The Village of Waskatenau shall not permit premature installation of municipal services that would adversely affect the desired sequence of future development, or contravene the policies of an approved Intermunicipal Development Plan.
POLICY 7.2.3	Utility systems shall be upgraded and expanded in accordance with the Village of Waskatenau’s long term utility servicing plans and as needs dictate.
POLICY 7.2.4	Subdivisions shall be designed so that future development is adequately set back from utility rights-of-way.
POLICY 7.2.5	Development proponents shall consult with the Alberta Energy Regulator and licensees to determine setback requirements from oil and gas facilities and pipeline corridors.

OBJECTIVE 2	Ensure adequate servicing capacities are available for current developments and future expansion.
POLICY 7.2.6	The Village of Waskatenau will endeavour to: <ul style="list-style-type: none"> a. monitor the need to upgrade utility infrastructure; b. enable the scheduling of improvements; c. determine the method of financing; and d. allocate improvement funds toward system upgrading.
POLICY 7.2.7	In all private development areas, the development proponent shall be responsible for providing the required roadways, sidewalks, curbs, drainage ditches, storm sewers and ponds, culverts, extension of water and wastewater services, and public utilities to the satisfaction of the Village of Waskatenau.
POLICY 7.2.8	The Village of Waskatenau shall require as a condition of subdivision approval that development proponents enter into a development agreement with the Village concerning the costs of infrastructure to service the development. The agreement shall ensure that costs associated with on-site and off-site services required to service the site are borne by the development proponent.
POLICY 7.2.9	Where applicable, The Village of Waskatenau will require development proponents to obtain all necessary licensing and permits from Alberta Environment for proposals to divert water for stormwater management purposes, and to consult with Alberta Environment in the design and construction of stormwater facilities.

8. Plan Implementation

Pursuant to the MGA this MDP shall be adopted as the Village of Waskatenau Municipal Development Plan.

Subdivision, development, and re-development of lands within the Village by the municipality and public shall be in accordance with the provisions of this MDP. Council shall encourage the Provincial and Federal governments to have regard for the policies of this MDP in the development and redevelopment of crown lands and waterbodies, and in the formulation and implementation of Provincial and Federal policies and programs within the Village of Waskatenau.

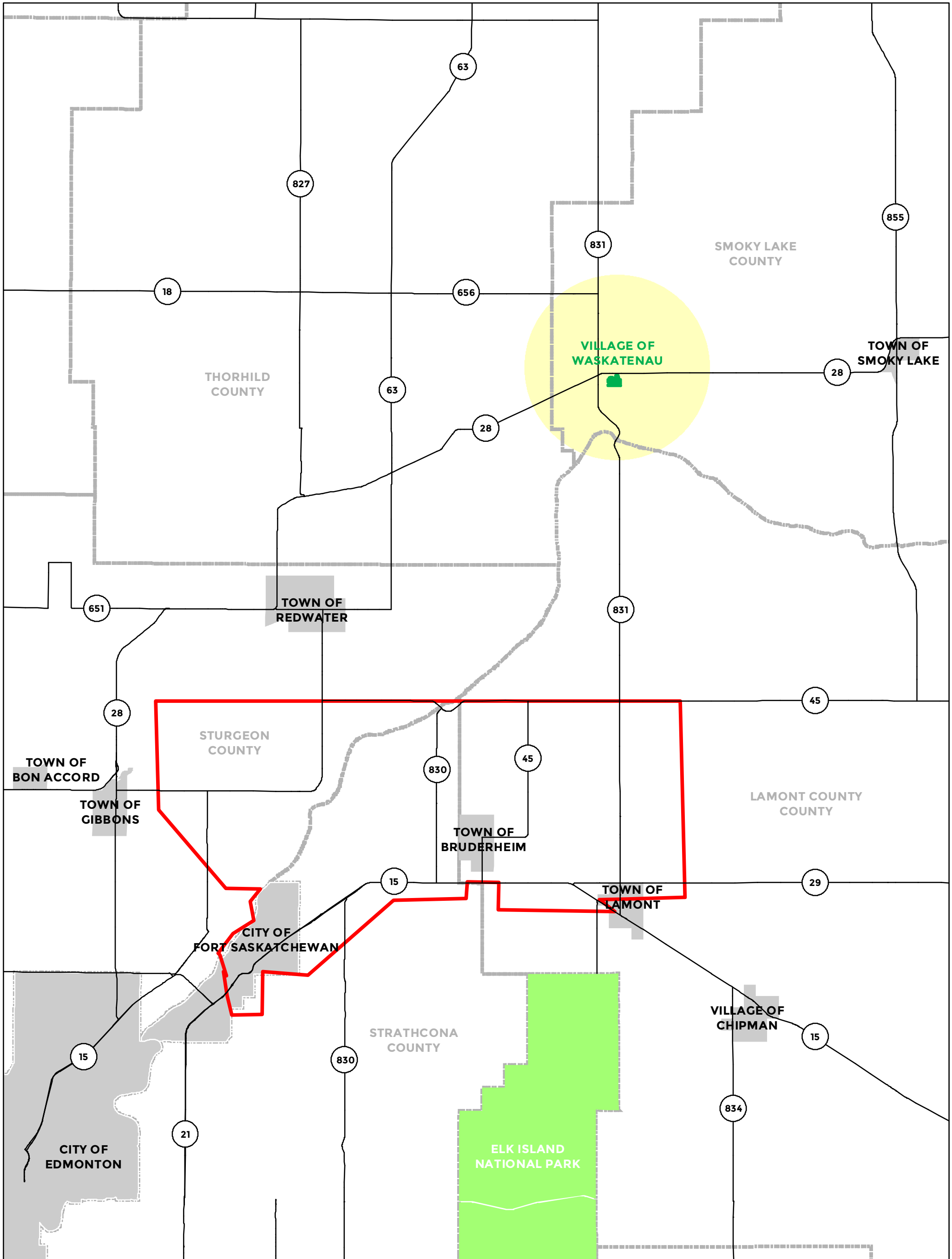
GOAL
Responsible, transparent, and forward thinking governance processes guide how planning and development decisions are made.

OBJECTIVE 1	Ensure that all Village planning documents are consistent and up-to-date.
POLICY 8.1.1	Amendments to this MDP shall be consistent with any Intermunicipal Collaboration Frameworks and Intermunicipal Development Plans adopted by the Village of Waskatenau.
POLICY 8.1.2	When this MDP or any part thereof takes effect, the Village of Waskatenau Land Use Bylaw shall be amended, if necessary, to conform to this MDP.
POLICY 8.1.3	The Municipal Government Act outlines the procedure for an amendment to the MDP. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the MDP goal and objectives. Council should require that a request for an amendment be made in writing. The submission should also address the reasons for the amendment and conformity with the MDP's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.
POLICY 8.1.4	Planning is a continuous process and it is important that the MDP be monitored, reviewed and updated in order to ensure that the planning needs of the Village are being met. A review may be appropriate when: <ul style="list-style-type: none"> a. changes in economic, social or technical developments occur; b. a new Council is elected; or c. an amendment to the MDP is made.
POLICY 8.1.5	Should changing conditions necessitate an amendment to this MDP, the amendment will be by bylaw.
POLICY 8.1.6	In order to ensure that the original intent of the MDP is protected and that a proper evaluation of the impact of a proposed amendment on the goals, objectives and policies of the MDP may be evaluated, the following criteria will apply to consideration of an amendment, which is not initiated by Council itself: <ul style="list-style-type: none"> a. a formal request for amendment will be submitted to Council; b. the request will be in the form of a written brief demonstrating the implications and conformity of the proposed amendment with the goal, intent, objectives and policies of the MDP;

	<ul style="list-style-type: none"> c. during deliberation on the proposed amendment, Council may refer the request to such agencies as it considers necessary for comment; and d. Council may request such information as it deems necessary to reach a decision on the proposed amendment.
POLICY 8.1.7	A review of the MDP should be undertaken at least once every five (5) years from the date of adoption.
POLICY 8.1.8	Village Administration may develop a method for monitoring, evaluating and analyzing the effectiveness, viability and relevance of this MDP.

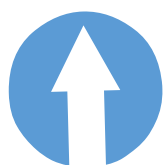
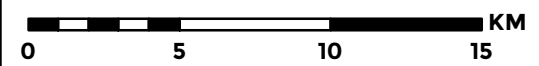
OBJECTIVE 2	Ensure that all Village planning documents are consistent and up-to-date.
POLICY 8.1.9	To ensure opportunities for public participation and meaningful public engagement regarding decisions that impact the community, public engagement shall be conducted in accordance with the Village of Waskatenau Public Participation Policy.
POLICY 8.1.10	When considering an amendment to this MDP, Council and Administration shall comply with all notification and public consultation requirements in the MGA.

9. Maps



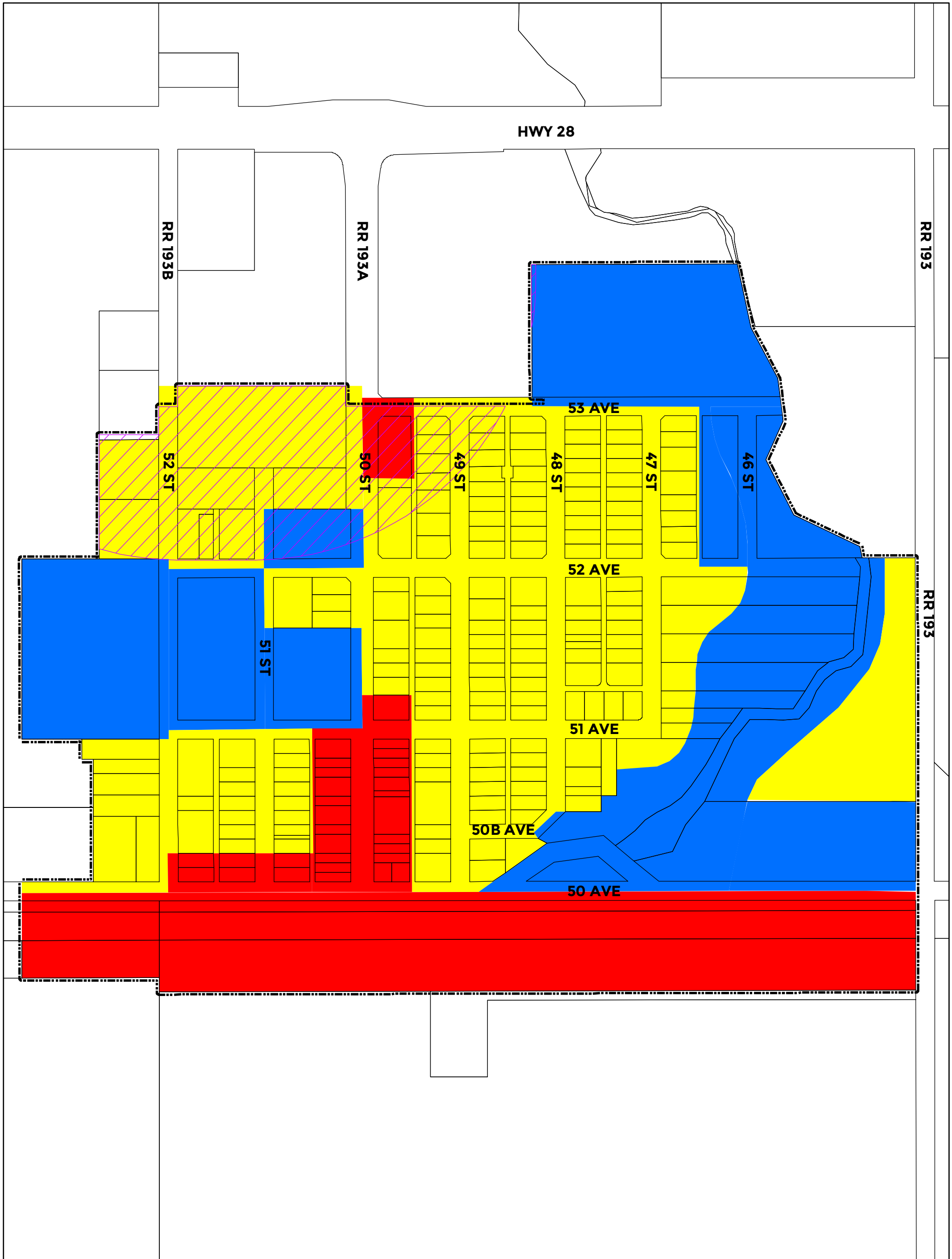
VILLAGE of WASKATENAU MUNICIPAL DEVELOPMENT PLAN

Map 9.1 - Regional Location



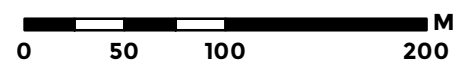
- Village of Waskatenau
- Alberta's Industrial Heartland









VILLAGE of WASKATENAU MUNICIPAL DEVELOPMENT PLAN

Map 9.2 - Future Land Use

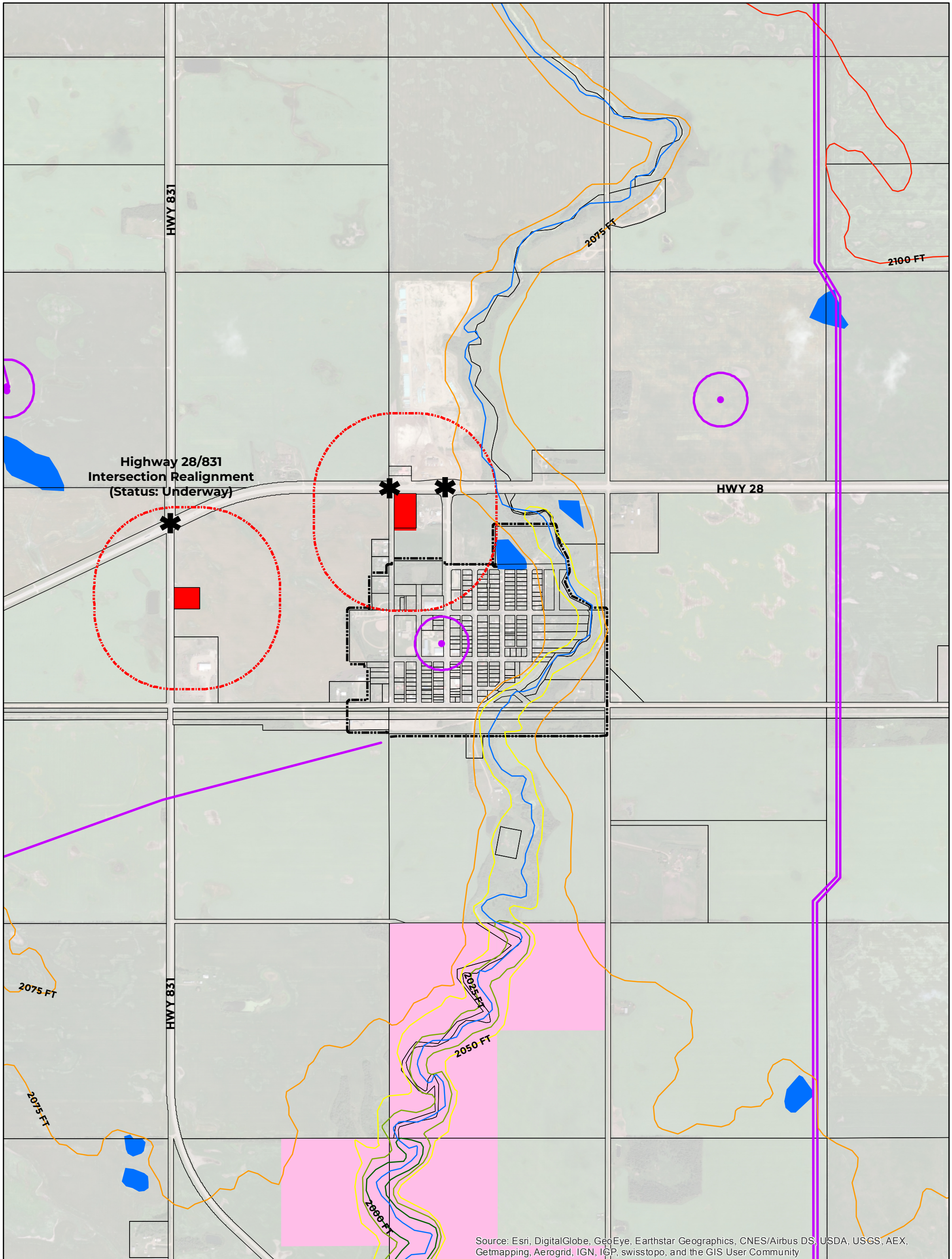


 Residential Development Area
 Business Development Area

 Community & Environment Area
 Non-Operating Landfill Overlay



Appendix Map A.1 – Local Features



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

VILLAGE of WASKATENAU MUNICIPAL DEVELOPMENT PLAN

Appendix Map A.1 - Local Features



	Village of Waskatenau	Well (with 100 M Setback)
Non-Operating Landfill (with 300 M Setback)	Pipeline	Important Intersection
Historic Resource (HRV 5)		

