

Village of Beiseker



Municipal Development Plan

Bylaw No. 02-2013



VILLAGE OF BEISEKER
PROVINCE OF ALBERTA

BY-LAW 02-2013

A BYLAW OF THE VILLAGE OF BEISEKER, IN THE PROVINCE OF ALBERTA, TO
ADOPT A MUNICIPAL DEVELOPMENT PLAN

WHEREAS: pursuant to the provisions of Section 632(2) of the Municipal Government Act, as amended, the Council of the Village of Beiseker may, by Bylaw passed in accordance with Section 692 of the Municipal Government Act, adopt a plan to be known as:

“THE VILLAGE OF BEISEKER MUNICIPAL DEVELOPMENT PLAN”

AND WHEREAS: a Public Hearing was held on February 25, 2013 as required by Section 230 of the Municipal Government Act.

NOW THEREFORE: THE COUNCIL OF THE VILLAGE OF BEISEKER IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as “The Village of Beiseker Municipal Development Plan”.
2. Council adopts as the Municipal Development Plan for those lands contained within its civic boundaries, “The Village of Beiseker Municipal Development Plan.”
3. Bylaw No. 83-16 being the “Village of Beiseker Municipal Development Plan” currently in effect is hereby repealed including all amendments thereto and replaced by Bylaw No. 02-2013.
4. This Bylaw takes effect on the date of the third and final reading.

READ A FIRST TIME this 28th day of January, 2013.

READ A SECOND TIME this 25th day of February, 2013.

READ A THIRD TIME AND FINALLY PASSED this 25th day of February, 2013


MAYOR


CHIEF ADMINISTRATIVE OFFICER

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- vi. policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities;
- vii. policies respecting the provision of municipal and school reserves; and
- viii. policies respecting the protection of agricultural operations.

(b) may contain

- i. proposal for the financing and programming of municipal infrastructure;
- ii. the coordination of municipal programs related to the physical, social, and economic development of the municipality;
- iii. environmental matters within the municipality;
- iv. the financial resources of the municipality;
- v. the economic development of the municipality;
- vi. any other matter relating to the physical, social or economic development of the municipality;
- vii. statements regarding the municipality's development constraints;
- viii. goals, objectives, targets, planning policies, and corporate strategies; and
- ix. sites where confined feeding operations are not allowed and why.

Plan Implementation and Amendment

The Municipal Development Plan shall become a statutory document of the Village of Beiseker on the day it is adopted by Council. This plan shall not relieve any person from compliance with the Land Use Bylaw nor any other document established pursuant to the Municipal Government Act. It is intended to provide the framework that will guide and inform more detailed plans and policy such as Area Structure Plans (ASP), Conceptual Schemes and Area Redevelopment Plans (ARP's). In particular, the Village of Beiseker Land Use Bylaw will be an important tool for implementing the policies of this Plan.

Although the MDP makes the best possible determination for future land use and development opportunities and trends it is important to realize that the plan is not a rigid statement but allows for a certain degree of flexibility to allow the Village Council to react to unforeseen circumstances. If a policy area becomes invalid over time the Council may amend this MDP as it considers necessary. Pursuant to Section 230 of the Municipal Government Act, the Council shall hold a public hearing prior to giving the proposed amending bylaw second reading.

A. Growth

1. Development Capability

Subdivision and development of land within the Village of Beiseker is dependent on the capability of the Village's municipal services to accommodate growth. The municipal water distribution system is licensed by Alberta Environmental Protection to serve a population of 1500 persons. Upgrades were completed in 1992 in order to accommodate the needs of additional development within the Village. The existing municipal sewage lagoon, constructed in 1974, is located southeast of the Village boundary adjacent to Highway No.9, and according to Village engineers will serve a population of 1500 persons.

2. Land Requirements

With the annexation of additional lands to the Village in 1983, Beiseker has an adequate supply of land to accommodate development both over the short and long term. These lands will allow for residential, commercial and industrial development opportunities as shown on the Future Growth Map. Recreational facilities will be upgraded as necessary, and major new facilities will be concentrated in the vicinity of the existing school and arena. Annexation to the north of the town was rejected by the province in the past and the village may consider to accommodate longer term future growth options to the south and west within the current village boundaries as shown on the Future Land Use Map.

B. Policies

1. General Development

- a) Development should proceed within the confines of servicing capabilities. Sufficient servicing capacity should be reserved to allow all types of development to proceed, in order to maintain a balance of land uses.
- b) Area Structure Plans and/ or Conceptual Schemes shall be required in new development areas in accordance with the MGA to ensure that new growth is consistent with existing developed areas and provides for future growth needs such as transportation system expansion, parks, school sites and any other requirements deemed necessary by the Village.
- c) Development of land within the Village should follow the provisions of development agreements entered into between the Village and developers, in order to ensure that:
 - i. The proposed development meets the standards and provisions of the Land Use Bylaw,
 - ii. Topographic and drainage conditions are suitable to permit the proper siting of buildings,

- f) A variety of housing types should be accommodated within new residential areas, to accommodate various lifestyles, age groups, income groups and family sizes.
- g) A maximum density of 13 dwelling units per gross developable hectare (6-7 dwelling units per gross developable acre) should not be exceeded. Density factors will not apply to, or be transferable from, land which Council considers unsuitable for development.
- h) The design of each new neighbourhood should ensure continuity of walkways, open space areas, and roadways.
- i) Laned subdivisions are preferred over laneless subdivisions to accommodate utility construction and maintenance and secondary access to properties.

3. Commercial Development

Council's objective is to expand Beiseker's commercial base to continue to serve its residents and the surrounding trade area. In order to maintain and strengthen the commercial sector of Beiseker, it is necessary to provide areas which will accommodate a full range of commercial developments. New commercial development should take place in those areas outlined on the Future Land Use Map, in a sequence which recognizes servicing capabilities and trade area requirements.

- a) Council should continue to encourage development in the downtown core through infill and selective redevelopment that is determined to provide a benefit to the Village and surrounding area.
- b) The existing downtown core should be expanded north and south along the west side of First Avenue; north to North Road (Highway 72) and south to the northern boundary of Seventh Street.
- c) Local services commercial uses shall be targeted for the downtown core with the support of Council in terms of streetscape upgrades and building improvement/removal requirements.
- d) Highway Commercial and General Commercial uses should be directed to areas so designated in the Future Growth Map and the Land Use Bylaw.

4. Industrial Development

It is Council's intent that industrial areas be available to accommodate a broad range of industrial development, and to promote the balanced growth of Beiseker through diversification of the assessment base. Development of new areas should proceed as required, with phasing being directed according to servicing capabilities, within those areas outlined on the Future Land Use Map.

- c) In commercial and industrial subdivision, cash-in-lieu of reserve land dedication will be considered on a site specific basis where reserve land needs are not anticipated as part of area structure plans or conceptual schemes.
- d) Provision of additional school sites to serve Beiseker and the surrounding area will require that substantial reserve lands be set aside in new growth areas. Development of joint use school and park sites should be encouraged to promote efficient use of reserve land but should not preclude provision of local neighbourhood parks within an appropriate design distance from all residential properties.
- e) A pedestrian walkway/ bicycle path system should link existing and future recreation areas, providing safe and convenient pedestrian and bicycle movement.
- f) Buffer strips along the drainage ditch, rail lines, and major thoroughfares should be incorporated into the open space system, providing for a separation of land uses and noise attenuation.
- g) Consideration should be given to identification of archaeological resources and possible preservation of local historic sites where applicable.

6. Transportation

It is Council's intent that the Village of Beiseker be provided with a safe and efficient circulation system, minimizing conflicts and controlling through traffic.

- a) New subdivision areas should incorporate an internal circulation system linked to other subdivision areas and the downtown core.
- b) New highway commercial sites will require a service road system or extensions to existing service roads that connect to the Highway network as per Alberta Transportation requirements and standards. Direct access onto Highways 72 or 9 from individual properties shall not be permitted.
- c) A hierarchy of roads should be established within each industrial area with roadway standards appropriate for industrial traffic, providing efficient circulation within these areas.
- d) Traffic safety within the Village should be maximized by:
 - i. Avoiding vehicular and pedestrian traffic conflicts,
 - ii. Providing adequate off-street parking, loading and unloading areas,
 - iii. Minimizing conflicts with through traffic, and
 - iv. Minimizing the impact of existing non-right angle intersections.
- e) Paving of streets within the Village is a long term goal which should be implemented through a staged capital expenditure program, utilizing local funds and grant programs.

from new subdivision and development are paid for by the new development rather than general tax revenues. Off-site levy fees may be used only to pay for all or part of the capital cost of development aspects outside of the development area such as:

- a) New or expanded facilities for the storage, transmission, treatment or supplying of water;
- b) New or expanded facilities for the treatment, movement or disposal of sanitary sewage;
- c) New or expanded storm drainage facilities;
- d) New or expanded roads required for or impacted by a subdivision or development;
- e) Land required for or in connection with any of the above.

C. Implementation

The effectiveness of the Municipal Development Plan as a working document is dependent upon three processes; the implementation process, in which the recommendations of the Plan are incorporated into documents regulating land use; the financing process, where the recommendations of the Plan are supported by local, provincial, and federal funds; and the monitoring and review process whereby the objectives and policies of the Plan are updated to reflect the current policies of Council.

Implementation of the Plan will require amendments to the Land Use Bylaw. Such amendments should reflect the land uses described in the Plan, in order that potential land use conflicts can be minimized and both a concentration of like uses and an overall balance of land uses can be maintained.

The Plan should be reviewed on a periodic basis to ensure that its objectives and policies reflect the current desires of Council regarding the growth of Beiseker.

Minor amendments to the Plan may be required as a result of the monitoring and review process. In reviewing proposed amendments Council should first ensure that the proposed changes are not in conflict with the overall goals and objectives of the MDP.

The Municipal Development Plan provides Beiseker with a basis for growth management. The Future Land Use map identifies growth areas within Beiseker for Residential, Commercial and Industrial land uses. Vacant land areas within the Village shall require further study through the preparation of Area Structure Plans, Conceptual Schemes and Area Redevelopment Plans prior to subdivision or development.