



Municipal Development Plan



Bylaw 15-2013
A BYLAW OF THE TOWN OF BRUDERHEIM TO ADOPT THE
MUNICIPAL DEVELOPMENT PLAN

WHEREAS pursuant to the Municipal Government Act, S.A. 2000, c M-26.1, the Town may, by bylaw, adopt a Municipal Development Plan;

AND WHEREAS a Municipal Development Plan has been prepared for the Town;

NOW THEREFORE, the Council of the Town of Bruderheim in the Province of Alberta pursuant to the authority conferred upon it by the Municipal Government Act hereby enact as follows:

1. **SHORT TITLE**

1.1 This bylaw may be cited as the "Municipal Development Plan Bylaw".

2. **ADOPTION OF BYLAW**

2.1 The document entitled "Town of Bruderheim Municipal Development Plan" and attached hereto as Schedule "A" to this Bylaw is hereby adopted as the Municipal Development Plan for the Town of Bruderheim.

3. **EFFECTIVE DATE**

3.1 This Bylaw comes into effect upon the final passing and proper signature thereof.

4. **REPEAL OF BYLAW**

4.1 Bylaw 764-2007 is hereby repealed.

Read a first time this 9th day of May, A.D. 2013.

Read a second time this 18th day of September, A.D. 2013

Read a third time and finally passed this 18th day of September, A.D. 2013



MAYOR



ADMINISTRATION

Sept. 18, 2013

DATE SIGNED

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1 Introduction

1.1 Purpose of the Plan

The Town of Bruderheim Municipal Development Plan (MDP) is intended to provide long range guidance for the future development of the Town of Bruderheim. The Municipal Government Act gives all Alberta municipalities the authority to adopt an MDP. The plan is intended to outline broad sets of goals, objectives, and policies concerning the community's vision for land use and development. The main focus of the MDP is to assist the Town and approval agencies in achieving and maintaining orderly and efficient land use and development.

An MDP takes into account past and present human and physical environments. It considers where the community has been, where it is currently, and where it wants to go. This enables the Town to effectively plan how to reach its desired destination. Baseline environmental data, stakeholder comments, and the socio-perceptual concerns of the community were considered in order to ensure the vision enshrined in the MDP address the needs and objectives of all affected parties. Additionally the Town of Bruderheim, which is a member municipality of the Capital Region Board (CBB), carefully considered the goals and policies identified within the 2009 Capital Region Growth Plan when preparing this Plan. Insuring that the Town's Municipal Development Plan conforms to the goals, objectives and policies contained within Capital Region Growth Plan was a requirement of the planning process.

The MDP provides a broad land use, infrastructure, and transportation framework for future development in the Town. The MDP also includes a series of policies that address:

- a) the preferred characteristics of future development including the overall development pattern;

- b) the development process within the corporate boundaries of the Town;
and
- c) integration and collaboration between local land use and development initiatives and the Capital Region.

The Town of Bruderheim recognizes that other provincial and federal statutes will affect the Town's future development. The Province of Alberta is currently in the process of preparing regional watershed plans as part of the Implementation of the Alberta Land Stewardship Act. When the North Saskatchewan Regional Watershed Plan is complete the Town will review the MDP to ensure that the MDP is consistent with the Regional Watershed Plan.

The Town also acknowledges that moving forward, the MDP may not be the only statutory plan to impact land use within the community. This is because the Municipal Government Act allows a municipality to adopt Area Structure Plans and Area Redevelopment Plans to provide direction regarding specific areas or neighbourhoods within a municipality. A municipality may also adopt Intermunicipal Development Plans with adjacent municipalities where future development within one municipality may have an impact on the other. Future development within the Town may require the adoption of more of these other statutory planning documents. In such a case, the Municipal Government Act requires that all statutory plans be consistent with one another.

In addition, changes to the Land Use Bylaw (LUB), which regulates development on specific sites, and subdivision approvals, must also be consistent with the MDP.

Development that does not conform to the MDP will not be approved. If a proposed development does not comply with the MDP but is felt to be desirable, an amendment to the MDP may be considered by Council.

For the purposes of land use planning and development, this Plan will serve as the senior municipal land use planning document, and will be implemented, among other ways, through the Town of Bruderheim Land Use Bylaw.

Decision making on all subdivision and development permit applications will conform to the spirit and intent of the goals, objectives, and policies of the MDP.

The boundaries of the land use classes described in the MDP's Map 1: Future Land Use are approximate only and may not follow legal surveyed boundaries. Minor adjustments or variances that may be required to land use classes, the location of future roads, quantities or figures shall not require an amendment to this Plan. In addition, this MDP should be periodically reviewed to take into account changing circumstances and municipal preferences.

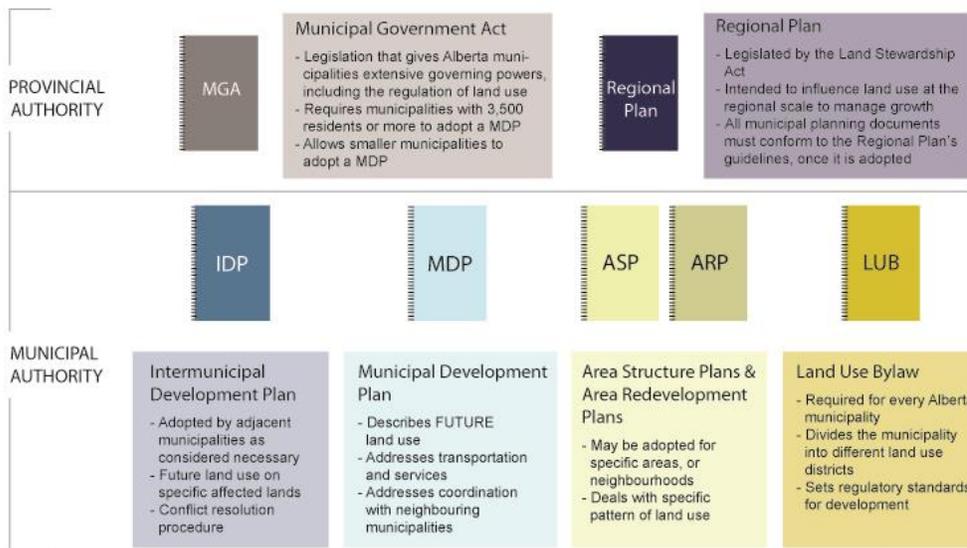


Figure 1: Authority of Planning Documents

1.2 MDP Review Process

In May 2012, the Council of the Town of Bruderheim engaged community residents in a planning process to undertake an extensive review of the Municipal Development Plan (MDP) for the community. The project was initiated to ensure that the MDP reflects recent annexations of land into the Town, to monitor the Town's progress implementing the 2007 MDP and to ensure that the MDP is consistent with the Capital Region Growth Plan.

1.3 Public Consultation

In May 2012 Municipal Planning Services and the Town of Bruderheim held an informal Public Open House and Planning Workshop to obtain input and ideas from stakeholders and residents regarding the MDP's content and direction of the review.

A 2nd Public Information Open House was held on March 23, 2013 to obtain additional input into the planning program and provide land owners and residents with the opportunity to contribute feedback at the draft document stage.

A Public Hearing was held on September 18, 2013 pursuant to the Municipal Government Act where a presentation on the new Municipal Development Plan was given. The public was provided an opportunity to be heard by Council and any issues presented were reviewed and thoughtfully considered by Council.

1.4 Guiding Principles

Sound planning and development initiatives are necessary in order to achieve a balance between supporting opportunities for sustainable growth and development within the Town while ensuring that all of the systems at work within the community and identified within the Town's Sustainability Plan are supported, efficiently managed and well utilized.

1.4.1 *Philosophical Principles*

The Town of Bruderheim's philosophy for managing growth and its land base is reflected by this Municipal Development Plan. The philosophy comprises three principles:

Principle #1 Land uses and development activities must respect and maintain the integrity of the Town's land base, which varies throughout the Town.

Principle #2: Growth must be managed and directed in a compatible, equitable manner that recognizes the diverse needs and aspirations of all Town residents as well as the Town's existing and planned infrastructure investments.

Principle #3: Smart growth principles will be applied in maintaining the integrity of the land base and to promote sustainable development such that the needs of the present generation are met without compromising the ability of future generations to meet their own needs.

1.4.2 *Planning Principles*

The Municipal Development Plan policies also recognize three fundamental planning principles that are embodied in the Municipal Government Act and the Provincial Land Use Policies.

Principle #1: In carrying out their planning responsibilities, municipalities are encouraged never to lose sight of the rights of individual citizens and landowners. Municipalities must assess the impact of any planning decision on individuals having regard to the purpose statement of the planning legislation.

Principle #2: Municipalities should establish land use patterns which make efficient use of land, infrastructure, public services

and public facilities and which contribute to the development of healthy, safe, and viable communities by encouraging appropriate mixes of all land use types and a wide range of economic opportunities.

Principle #3: Planning activities should be carried out in a fair, open, consistent, and equitable manner.

1.4.3 The Way Forward

Traditionally, developments in Alberta have been characterized by the following features: high consumption of land; low housing density; car dependent land use patterns that are poorly suited for walking and/or cycling; neighbourhood designs that emphasize privacy rather than community; less efficient use of infrastructure and higher costs for new infrastructure; single-family detached houses for a limited range of incomes and demographics; and/or fragmented working and natural lands.

This type of development may not be compatible with best planning practices because it can result in developments that consume forests, wetlands, and agricultural lands necessary to ecosystem health and the long-term prosperity of the Town. Developments with these features also have the added disadvantage, which impacts all Town residents, of increasing infrastructure construction and maintenance costs, and discouraging community capacity through patterns of disassociated and disconnected community design.

The Town of Bruderheim recognizes that future development within the Town should not follow this traditional pattern in order to reduce some of the negative social, economic and environmental impacts that this traditional pattern of development can create.

The Town's land management philosophy requires that the Municipal Development Plan consider new directions to guide the Town of Bruderheim into the future while still preserving unique features of the community's past.

In order to achieve this balance the Town recognizes that this Municipal Development Plan must provide policies which facilitate sustainable community development and growth. Community development is multi-faceted, encompassing not just economic imperatives, but also environmental, social and cultural components. Each of these components is integral to the success of the others: just as environmental stewardship can lead to innovative economic opportunities; economic growth can lead to social and cultural development, thereby improving quality of life and the overall desirability of the community as a place to live, work and to recreate.

1.4.4 Smart Growth

To facilitate sound planning and development within the Town, the Municipal Development Plan espouses principles of Smart Growth. These principles emphasize the value of enhancing quality of life for residents and preserving significant natural areas in order to ensure that new growth and development in the Town will be socially, fiscally and environmentally responsible well into the future. The Smart Growth themes that are evident in this Plan include:

- Fostering an identity which is unique, vibrant, diverse, and inclusive.
- Nurturing engaged citizens. Community members and volunteers will participate in community life and decision-making.
- Nurturing the redevelopment of existing urban areas through the provision of prescriptive land use policies.
- Providing a variety of transportation choices to ensure that urban areas are attractive and have safe infrastructure for walking and cycling, in addition to driving.
- Facilitating the provision of diverse housing opportunities so that people in different family types, life stages and income levels will be able to afford a home in the Town.
- Maximizing the use of existing infrastructure.

- Encouraging growth in existing urban areas, and using investments in infrastructure (such as roads and schools) efficiently.
- Preserving open spaces, natural beauty and environmentally sensitive areas.
- Encouraging the use of green buildings and other systems that save both money and the environment in the long run.

1.5 Plan Goals

The Council of the Town of Bruderheim hopes to foster an environment in which the Town of Bruderheim is a viable and successful community. Council recognizes that there are numerous factors affecting the quality of life in a town and that many of these features are influenced by the economic, environmental, cultural and social climate both within the Town and outside the Town.

The Municipal Government Act provides considerable municipal discretion concerning the contents of Municipal Development Plans. Beyond the specific requirements of the Act, the Town's Municipal Development Plan shall be used to develop, insofar as is possible, objectives and policies that will achieve the following goal statements:

- 1.5.1 Expand and diversify the Town's economic base while providing a high quality living environment for residents.
- 1.5.2 Facilitate sustainable growth and development in the Town by balancing economic growth, environmental protection and the preservation of recognized historic resources.
- 1.5.3 Encourage economic development and renewal by supporting new and existing economic assets within the community including traditional and regional economic drivers.

- 1.5.4 Encourage growth of the Town's economic development capacity by providing opportunities for commercial and industrial development.
- 1.5.5 Encourage the development of a variety of transportation choices within the community and the larger region.
- 1.5.6 Maintain and efficiently utilize high quality and cost effective infrastructure within the Town.
- 1.5.7 Implement the Town's Environmental Strategic Plan by encouraging the use of green buildings, waste management practices and innovative water managements infrastructure.
- 1.5.8 Develop land in a cost effective and orderly manner.
- 1.5.9 Maintain a physical separation between incompatible land uses.
- 1.5.10 Encourage compact, efficiently designed, serviced subdivisions adjacent to existing serviced and developed areas.
- 1.5.11 Facilitate the provision of diverse housing opportunities within the community.
- 1.5.12 Enhance existing regional and community partnerships and seek new collaborative opportunities.
- 1.5.13 Identify and promote significant recreational, cultural and heritage resources within the Town.
- 1.5.14 Encourage revitalization efforts within the downtown commercial and highway commercial areas.

2 Community Profile

2.1 Regional Context

The Town of Bruderheim is located approximately 50 km northeast of the City of Edmonton, immediately north of the junction of Highway 15 and Highway 45 (see Map 1: Regional Location). Historically, the Town has served as a social and community service centre for the surrounding area. Today the community, which is predominately a bedroom community, provides high quality social services and some commercial services to compliment new and existing family oriented housing and recreational amenities.

2.2 Community Characteristics

2.2.1 Population Trends

Understanding the Town of Bruderheim's population and how it is changing over time is important to establishing effective planning and development strategies.

In 1974, the Town of Bruderheim was a village with a reported population of 350 residents. At this time, Bruderheim and the surrounding community was supported primarily on an agricultural economy. However, with the expansion of oil and gas activities in the capital region, Bruderheim's population has grown.

According to a 2012 municipal census, the Town's population is currently 1,298. The 2011 federal census reported a Town population of 1,155, which indicates a 4.9% decrease from the 2006 federal census report. However, the Town does not support the findings of the 2011 federal census and instead contends that the 2012 municipal census provides a more accurate representation of the Town's current population.

Given recent and anticipated developments in the Heartland Industrial area, as well as other areas throughout the northeastern portion of the Capital Region, it is anticipated that the Town of Bruderheim's population will

continue to exhibit steady, moderate annual growth at a rate of approximately 1.5% – 2.0%.

Year	Bruderheim	Annual Growth Rate
1991	1,203	
1996	1,208	0.08%
2001	1,198	-0.17%
2006	1,202	0.07%
2011	1,215	0.2%
2012 ¹	1,298	6.8%
2014	1,376	2.0%

Table 1: Annual Growth Rate

2.2.2 Age

Based on figures from the 2011 Census, the median age of Town residents is 38, which comparable to the median age of the population for Alberta, at 36.5. The Town of Bruderheim contains approximately the same number of young people when compared to the province as a whole, as 21% of the population is under the age of 15, compared to 18.2% for all of Alberta.

The population pyramid (Figure 2) of Bruderheim from 2006 shows a lower proportion of younger residents under the age of 25. Individuals of this demographic often relocate to larger urban areas for education and employment opportunities. The Town of Bruderheim’s population pyramid, which is generally healthy, conforms to regional trends. The large number of employment drivers within the Capital Region, specifically within the Alberta’s Industrial Heartland which is adjacent to the Town’s boundary provides opportunities for young families and mature members of the workforce to work within a very reasonable commuting distance from Town.

¹ The 2012 population data reflects the 2012 municipal census findings. It is unlikely that the Town experienced 6.8% growth between 2011 and 2012. Rather, the Town believes that discrepancy points to and error in the 2011 federal census findings.

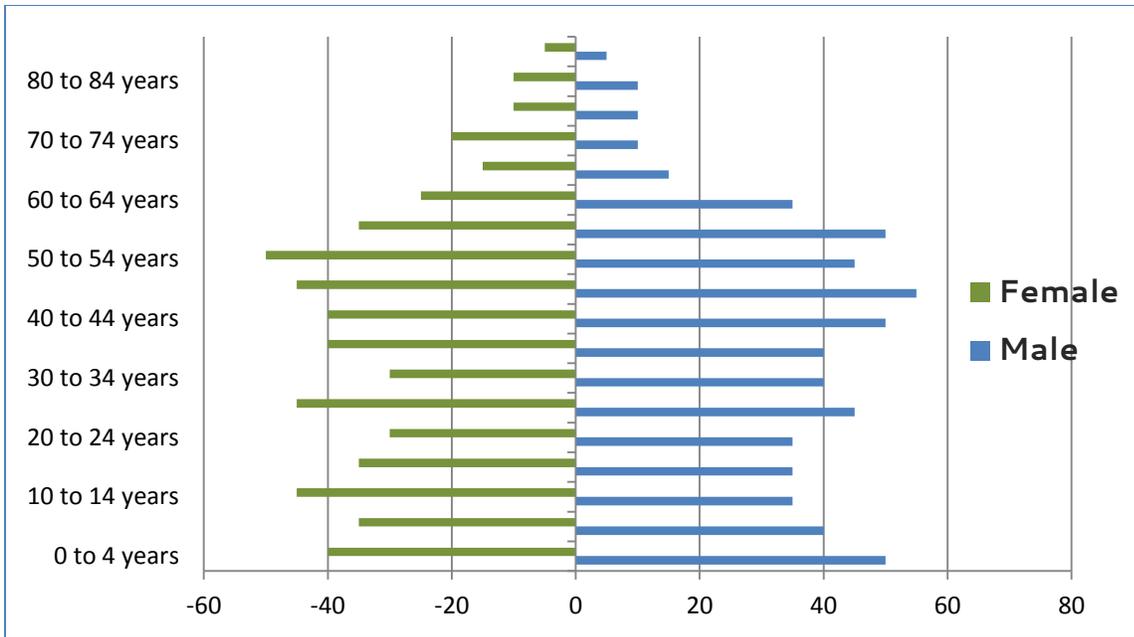


Figure 2: Population Pyramid

Source: Statistics Canada 2011 Census

2.2.3 Education

Elementary school children within the Town of Bruderheim attend the Bruderheim School, which accommodates grades 1–6. Beyond grade 6, most students in the Town of Bruderheim attend a variety of public and catholic schools that are nearby in the Town of Lamont and the City of Fort Saskatchewan.

According to Statistics Canada 29.47% of the residents over the age of 15 in the Town of Bruderheim have no certificate, diploma or degree, compared to 23.4% for all of Alberta (Table 2). The following chart further illustrates the level of education obtained by residents of the Town of Bruderheim over the age of 15. Education levels can help illustrate the type of workforce and employment opportunities available in the area.

Highest Level of Education for Population Aged 15+		
	# of Persons	% of Population
No certificate; diploma or degree	280	29.47
High school certificate or equivalent	215	22.63
Apprenticeship or trades certificate or diploma	260	27.36
College, CEGEP, or other non-university certificate or diploma	135	14.21
University certificate or diploma below the bachelor level	35	3.68
University certificate; diploma or degree	25	2.63
Total number of residents aged 15+	950	100

Table 2: Highest Level of Education

Source: Statistics Canada 2006 Census

Almost half (47.88%) of the Town’s residents over the age of fifteen have some form of post-secondary education. The majority of this group supplemented their education with an apprenticeship, trades certificate or college diploma.

2.2.4 Income

The median income for all private households in the Town of Bruderheim is \$75,128, which is significantly higher than the Alberta median of \$63,988. The majority of household income in the Town of Bruderheim (69.3%) is derived from employment, as opposed to government transfers such as pension plans, employment insurance, social assistance and worker’s compensation. The provincial equivalent is 82.3%. Statistics Canada classifies 7.9% of all persons in private households in the Town as low income before tax and 4.6% as low income after tax. These percentages are both lower than the provincial average.

2.2.5 Housing

As of 2006, the Town of Bruderheim contained a total of 450 dwellings – 76.7% of which are owner occupied. The vast majority (80%) of the housing inventory is made up of low density single detached houses. The average household size in the Town is 3.0 persons, which is the same as the Alberta average. Statistics Canada estimates that 3.3% of total occupied dwellings require major repair, while the provincial average is 6.7%. Of the Town’s total occupied dwellings, 81.1% were constructed prior to 1986, while across Alberta the average is 62.5%.

Housing Inventory	
Single-detached houses	80.0 %
Semi-detached houses	10.0 %
Apartments	7.8 %
Other*	3.2 %

Table 3: Housing Inventory

* According to Statistics Canada “Other” includes other single attached houses and movable dwellings such as manufactured homes and other movable dwellings such as houseboats and railroad cars.

2.2.6 Economics and Employment

The local economy supports opportunities for employment in agriculture, oil and gas, government services, service commercial, and light manufacturing industries. There are opportunities for residents to work and live in the Town of Bruderheim and the surrounding area.

The Town of Bruderheim is a local service centre for area residents. Within the Town’s boundaries are a variety of commercial, educational, social and recreational services. A diversity of businesses within the Town provide local and area residents with daily necessities, contract services, entertainment and dining opportunities.

The largest current influence on the Town of Bruderheim’s economy is the Alberta’s Industrial Heartland. Surrounded by the operations of over forty

major petrochemical companies, the economy of Town of Bruderheim is fundamentally linked to the Alberta’s Industrial Heartland as it provides long-term job security for local and area residents, as well as customers for local businesses.

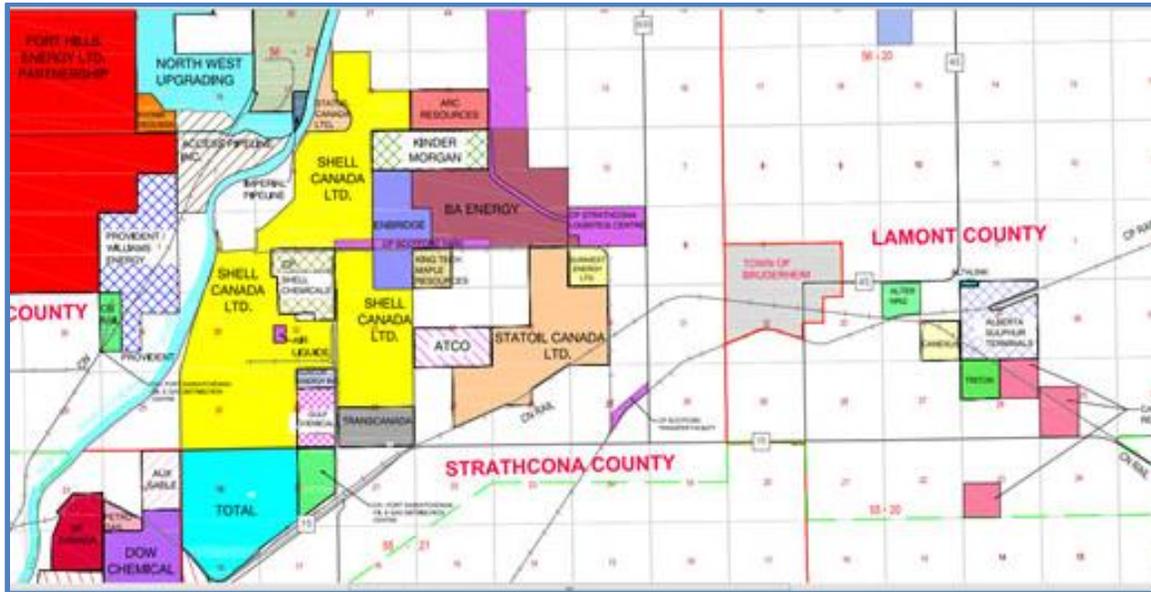


Figure 3: Location of Industrial Heartland Development

The following chart further identifies the percentage of Town of Bruderheim residents employed by specific industries.

Industry Inventory

Agriculture and other resource-based industries	16.8 %
Health care and social services	9.5 %
Business services	12.4 %
Retail trade	13.1 %
Construction	13.1 %
Finance and real estate	1.5 %
Manufacturing	10.9 %
Educational services	2.2 %
Other	19.7%

Table 4: Industry Inventory

Statistics Canada estimates that approximately 6.1% of the working population that lives in the Town of Bruderheim also works in the Town.

71.7% of the Town’s population works outside the Town but within Alberta. 2.3% of the Town’s population works from home, while 19% have no fixed workplace address. 84.4% of the workforce within the Town drives a car, truck or van to work, compared to 74.2% of individuals for all of Alberta. It is not uncommon for individuals within smaller urban areas to rely on single-person vehicles for transportation. However, in the Town of Bruderheim, 6.25% of individuals take public transit, walk or bicycle to work. This figure is lower than both the provincial average (16.2%) and the national average (18%) and speaks to the commuter culture of the community. Most work opportunities are located outside of the community and therefore vehicle travel to employment centres is required.

2.2.7 Development Statistics

In order to monitor growth within the community the Town monitors new home starts and the number of business licenses issued annually. The following chart illustrates new home permits issued and business licenses approved within the Town between 2007 and 2012.

Year	New Home Permits	Business Licenses
2007	17	42
2008	7	38
2009	2	40
2010	4 homes (1 apartment building)	41
2011	6	45
2012	10	43

Table 5: Development Statistics

This data indicates that housing development within the community has been moderate over this period with increases in new home starts in 2007 and 2012 respectively. Business licensing over the same time period has been relatively consistent with the greatest number of business licenses issued in 2011.

2.3 Environmental Characteristics

The Town of Bruderheim, is located within the North Saskatchewan Boreal Region of Alberta. The area within and immediately surrounding the Town is generally flat, although the lands surrounding the town gently slope from the south (approximately 640 metres above sea level) to the north (approximately 620 metres above sea level), toward the North Saskatchewan River.

Environmentally Significant Areas (ESAs) represent important, useful and often sensitive features of the landscape. According to Alberta Sustainable Resource Development, There is one ESA within the Town. This ESA is located within the northern portion of the Town, and continues north toward the North Saskatchewan River, within Strathcona County. This ESA has been identified by the province because it's soil and drainage characteristics.

Soils within the Town and the immediate surrounding area are generally of a high agricultural capability.

Within the Town are two minor water courses that connect to the North Saskatchewan River. These water courses provide important habitat and sustenance for local flora and fauna.

The Town has identified the preservation and enhancement of environmental resources as a local priority. In order to further this priority the Town prepared an environmental strategic Plan which includes goals and objectives relating to environmental management within the community.

The Town has also identified the continued care and management of tree populations within the community as a priority. To further this priority the Town has approved an urban forest management plan which provides policy and regulatory guidance in the areas of tree planting, maintenance and removal.

The Town of Bruderheim MDP is consistent with both the Bruderheim Environmental Strategic Plan and the Urban Forest Master Plan. Policies within the MDP will assist in the implementation of the environmental

management goals and initiatives identified in the Town's approved planning documents.

2.4 Municipal Services

Adequate municipal infrastructure and services defines opportunities for all types of growth within the community. In 2010 Associated Engineering (in conjunction with the Town) prepared a utility analysis for the Town of Bruderheim's water and sanitary services. The information below summarizes the conclusions of this analysis:

Water System

Pressures within the existing distribution system meet those recommended in the design criteria.

Some locations in the distribution system do not satisfy the recommended fire flow demands.

The distribution system does have 100% redundancy in the distribution pumping, in order to allow for pump maintenance and repair.

The total pump capacity is slightly smaller than required for meeting the peak day plus fire flow demands.

The existing reservoir has available storage for the existing system.

Some areas of the Town do not have adequate hydrant coverage.

Sanitary System

Existing manhole inverts were not available for most of the sanitary sewer system. Existing pipe slopes are therefore not known for much of the system.

The existing sewage pumps in the Sewage Lift Station appear to have ample capacity to deliver the Peak Wet Weather Flows based on one pump operating at a time, based on the pump run hours provided. However, we note that Town staff suggested otherwise.

The existing wet well capacity is unknown but is estimated to be adequate for the existing system.

The existing forcemain is estimated to be adequately sized for the current pumps.

Some existing sanitary sewers may surcharge during Peak Wet Weather Flow conditions.

The sanitary system analysis will require verification following the sewer invert collection.

3 General Objectives and Policies

3.1 Development Pattern

Development within the Town of Bruderheim must take on an economical and viable development pattern in order to ensure that uses are compatible with the surrounding area and that servicing costs are affordable for the community.

OBJECTIVE 3.1.1

To ensure that sufficient land is available to meet future development needs.

Policy 1 Map 2: Future Land Use shall reflect the community's future development pattern.

Policy 2 The future development pattern for the Town is shown on Map 2: Future Land Use. Development shall generally conform to this map and the policies within this Municipal Development Plan.

Policy 3 The Town shall encourage industry to locate wells and pipelines within corridors adjacent to parcel boundaries in order to minimize the impact of these developments on the Town's land base.

Policy 4 The Town will discourage the development of new well sites within the municipal boundary.

OBJECTIVE 3.1.2

To ensure that future development is responsive to the changing needs of the community and both local and regional influences.

Policy 1 The Town shall promote phased development as necessary to respond to population and development

needs of the community.

- Policy 2 The Town should encourage flexible development and design concepts to provide adaptability for the changing needs of the community.
- Policy 3 The Town shall require new multi-phase developments to include a diversity of housing types and styles in order to provide opportunities for social housing, affordable housing and seniors housing options within the community.
- Policy 4 The Town will collaborate with regional partners to explore opportunities for developing pilot projects for affordable housing within the community where appropriate.

OBJECTIVE 3.1.3

To implement high standards for neighbourhood design and landscaping to enhance residents' quality of life.

- Policy 1 The Town should explore innovative zoning tools in consultation with the development industry including but not limited to form-based, performance-based, and use-based zones, and/or a hybrid of more than one type of zoning system.
- Policy 2 The Town should encourage a variety of development designs and layouts, particularly those which use green technology, reduce the building footprint, increase the amount of open space, and promote the use of alternative forms of transportation.
- Policy 3 New developments within residential areas shall be of a character that is compatible with and/or improves the

existing physical character of the area.

- Policy 4 Within both commercial and residential areas, new developments for both commercial and residential uses may be considered where the design, form, and massing are compatible with to the surrounding development, and improves the appearance and use of the existing neighbourhood.

3.2 Heritage Management

The Town of Bruderheim places high value on the Town’s heritage and cultural resources. Future development will be respectful of important heritage and cultural resources by preserving and protecting, where appropriate, significant heritage buildings and spaces.

There is one identified Heritage Resources area within the community which represents the Walker School site. This site is shown on Map 3: Development Considerations.

OBJECTIVE 3.2.1

To preserve and promote significant historic resources located within the community.

- Policy 1 Based upon Provincial guidelines, Town Council will encourage private and public efforts to preserve and support historic and cultural resources deemed worthy of preservation by the municipality.

- Policy 2 The Town shall require Heritage Resource Impact Assessments to be included with proposed subdivision and development applications in locations where the proposal may impact significant heritage resources.

- Policy 3 The Town shall encourage the use of historic resources to promote tourism, where appropriate.
- Policy 4 The Town should work to identify and protect significant cultural resources for future generations.
- Policy 5 The Town shall encourage local and regional organizations to preserve and promote local historic and cultural resources.
- Policy 6 The Town will endeavour to develop a program for the municipal designation of significant heritage sites and structures.

3.3 Community Facilities and Services

A community's public facilities and services showcase the community's commitment to wellness and excellence by providing a framework in which the community functions. Services such as neighbourhood facilities, recreation facilities and services, community programs, protective and emergency services and health and social services play a vital role in increasing the quality of life for all community members.

OBJECTIVE 3.3.1 Recreation Areas and Facilities

To provide all residents reasonable access to a variety of recreation opportunities within the Town.

- Policy 1 The Town shall support the development of active transportation pathways, including the Heritage Trail, linking parts of the Town to provide both connectivity between neighbourhoods and recreation opportunities.
- Policy 2 The Town shall endeavour to provide attractive, accessible, well-maintained recreation areas and facilities

for the community.

- Policy 3 Through the subdivision process, and in accordance with the Municipal Government Act, the Town shall require that subdivision applications provide 10% of their land as Municipal Reserve for park and school purposes as a condition of subdivision approval. The land shall be shared with the School Division in accordance with the School Division's approved needs and in accordance with any agreement the Town may have with the School Division. The land acquired by the Town through this process will be used for recreational facilities and uses.
- Policy 4 Notwithstanding Policy 3 above, from time to time, the amount of land that would be provided by a subdivision may be too small or may be unsuitable to be of use for the Town's recreational purposes. In such instances, at the discretion of the Subdivision Authority and in accordance with the Municipal Government Act, money in place of Reserves may be required. That money shall be used for recreation capital works and shared with the School Division in accordance with any agreement the Town may have with the School Division.
- Policy 5 The Town shall ensure that the development of recreation areas and facilities is based upon standards which are within the financial capabilities of the community to achieve.
- Policy 6 The Town shall endeavour to support the activities of community clubs, sports clubs, cultural and heritage societies, churches, schools, individuals, etc. through funding, policy development and facility development.

OBJECTIVE 3.3.2 Cultural Facilities

To encourage the development of a diverse range of cultural opportunities in high quality facilities.

- Policy 1 The Town encourages the upgrading of existing facilities and improvements to library, museum services, archives and other cultural facilities and will endeavour to ensure that these facilities remain a high development priority.
- Policy 2 The Town will endeavour to ensure that major cultural facilities are provided as required within the Town.
- Policy 3 The Town will continue to collaborate with municipal and provincial partners to ensure the provision of cultural facilities.

OBJECTIVE 3.3.3 Protective and Emergency Services

To work with the appropriate provincial agencies, regional partners, and the community to ensure a high level of protective and emergency services within the Town.

- Policy 1 The Town will continue to assess the level of municipal protective/emergency servicing. Attention will be focused primarily on staff, equipment and space requirements to ensure adequate fire protection.
- Policy 2 The Town will encourage the Royal Canadian Mounted Police to work with various community groups in an effort to sponsor an awareness of crime in Bruderheim and a preventive attitude among Town residents.
- Policy 3 The Town will work with the Province to ensure that an appropriate level of ambulance service is provided in the community.

OBJECTIVE 3.3.4 Health and Social Services

To encourage collaboration with provincial agencies, not-for-profit groups, and organizations to ensure affordable, efficient, and diverse social and healthcare services within the Town which are appropriate to the scale and demographics of the community and surrounding region.

- Policy 1 The Town will work with the province to ensure that appropriate levels of social services are provided to the community.
- Policy 2 The Town will work with the province to ensure that appropriate levels of healthcare services are provided to the community.
- Policy 3 New development and subdivision applications will be referred to the health authority for comments prior to approval that may be of interest to the Health Authority.

3.4 Environmental Management

The Town of Bruderheim includes a range of valuable environmental features which support not only the Town’s ecosystem but also the economic, social, cultural, and recreational systems throughout the community. Recognizing that a successful and sustainable future is dependent on the vitality of all of the interconnected systems (built and natural environment, economic, social and cultural) the Town of Bruderheim has adopted a strong approach for environmental management.

Open spaces, wetlands and other environmentally significant areas are identified on Map 4: Recreation and Open Space.

OBJECTIVE 3.4.1

To identify and preserve significant ecological sites through the Town.

- Policy 1 Endeavour to develop an inventory of significant and unique ecological sites and resources within the Town.
- Policy 2 The Town may require an environmental assessment related to a proposed development which may have an impact on an identified natural or environmentally sensitive feature, to be provided by the developer.
- Policy 3 The town will encourage the retention of significant tree stands on Town land and on privately owned land.

OBJECTIVE 3.4.2

To encourage development only on lands without critical development constraints.

- Policy 1 Development shall not be allowed in areas characterized by wetlands, swamps, muskeg, or saturated soils. Development shall also be prohibited in valleys, ravines, or seasonal draws.
- Policy 2 Development shall be prohibited on slopes in excess of 15% or on slopes which are subject to slippage or mass movement.
- Policy 3 Development is prohibited in or adjacent to important wildlife habitat areas.
- Policy 4 Development is prohibited on soils which have extremely fast percolation rates and/or which might result in the possibility of groundwater contamination.

- Policy 5 No permanent structures will be allowed within the 1:100 year flood plain of any river, stream or lake shore, unless proper flood proofing techniques are applied. A certificate from a qualified, registered professional engineer or architect will be required by the Town to confirm that the development has been properly flood proofed.
- Policy 6 The Town shall encourage flood plain and flood prone areas to be kept in their natural state, where applicable.
- Policy 7 Where development is allowed within a flood prone or flood plain area, the developer shall take measures as required by the Development and/or Subdivision Authority.
- Policy 8 On municipal lands within extremely high water table areas, new development should be limited to recreational uses.

OBJECTIVE 3.4.3

To encourage energy efficient design and the development and utilization of alternative energy.

- Policy 1 The Town encourages houses to be oriented to maximize passive solar energy, natural shade and windbreaks, and to orient rooms such as kitchens and bedrooms based on light and heat requirements. The use of energy-efficient appliances and materials is also encouraged.
- Policy 2 The Town encourages the use of small alternative energy systems as a green alternative to traditional forms of electrical generation.

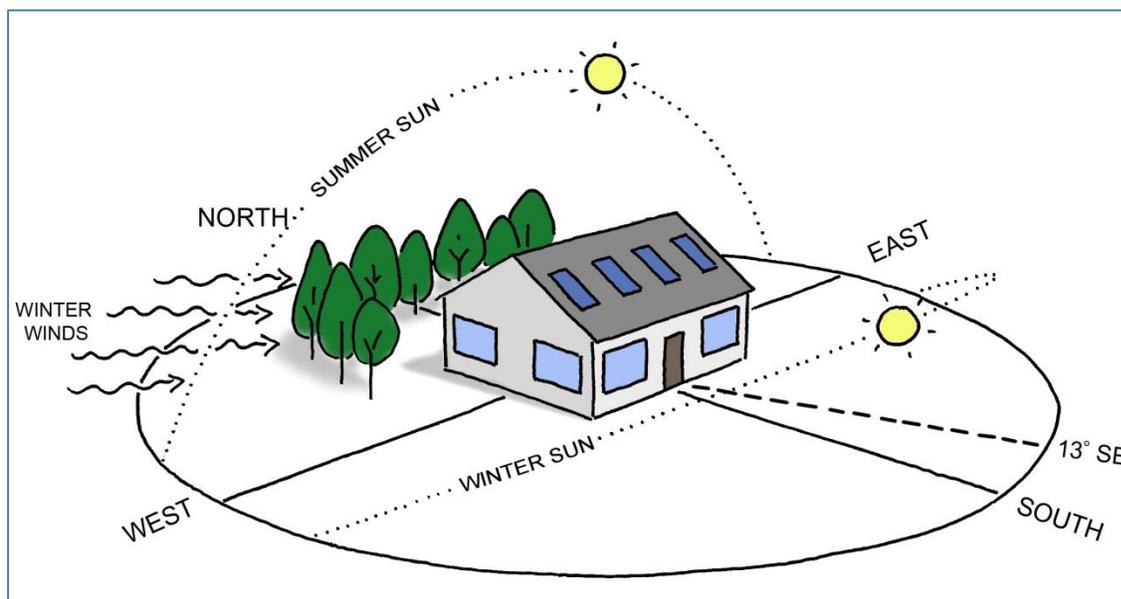


Figure 4: Solar Orientation & Passive Energy Conservation

Solar orientation and use of wind breaks for passive energy conservation.

A 13O South–East orientation is ideal to maximize solar energy benefits.

OBJECTIVE 3.4.4

To encourage best practices in waste reduction and waste management.

Policy 1 The Town shall encourage recycling and other waste reduction programs which divert materials from the town landfill.

Policy 2 The Town shall endeavour to implement innovative technologies and best practices to supply the water needs of residents and industries.

Policy 3 The Town shall endeavour to implement innovative technologies and best practices to treat waste water prior to returning it to the hydrologic cycle.

OBJECTIVE 3.4.5

To reduce air emissions and improve air quality.

- Policy 1 The Town shall track air quality using the Bruderheim Air Quality Index. New development which may impact air quality will be required to provide a report indicating the anticipated emissions

- Policy 2 The Town shall encourage new development to provide multi-model transportation options to reduce car dependency within the community and reduce vehicular air emissions

- Policy 3 The Town shall discourage the unnecessary removal or clearing of vegetation as a result of new subdivision and development.

OBJECTIVE 3.4.6

To be effective stewards of the Town's water and energy resources.

- Policy 1 The Town shall continue to support the Spring Creek Wetland Enhancement Project

- Policy 2 The Town shall encourage new development to provide multi-model transportation options to reduce car dependency within the community and reduce vehicular air emissions

- Policy 3 The Town shall discourage the unnecessary removal or clearing of vegetation as a result of new subdivision and development.

OBJECTIVE 3.4.7

Encourage environmentally responsible development of the Town’s land base.

- Policy 1 New development within the community should protect and enhance green spaces within Town where appropriate.
- Policy 2 Development shall be required to conform to the Bruderheim Urban Forest Landscaping Project.
- Policy 3 Development shall be required to maintain tree resources based on the guidelines set out in the Bruderheim Urban Forest Management Plan.
- Policy 4 Buffering measures should include trees, shrubs and other forms of vegetation to enhance the appearance, air quality and surface water management within the community.

OBJECTIVE 3.4.8

Reduce per capita waste generation and disposal within the community.

- Policy 1 New development will be encouraged to contribute to the Town’s recycling program by providing recycling bins as required by the Development Authority.
- Policy 2 The Town will endeavour to add a composting component to the current recycling pick-up program.
- Policy 3 The Town will endeavour to enhance the Town-owned and operated recycling facility to diversity and expand the

number and type of materials accepted.

3.5 Reserves and Easements

In certain instances – as outlined in the Municipal Government Act – the subdivision process can involve the dedication of Reserve lands to the Town. Currently the Municipal Government Act identifies three types of reserves which may be taken during subdivision by a municipality. They are: Municipal Reserves, Environmental Reserves and Environmental Reserve Easements. Conservation Easements cannot be taken by a municipality at time of subdivision but can be utilized by a private land owner or a Municipality to protect significant environmental areas.

Municipal Reserves can be used by a municipality as public parks, public recreation areas, for school authority purposes or as buffers between parcels of land which are used for different purposes. Depending on the circumstances, money may be taken by the Town in lieu of Municipal Reserve dedication.

Environmental reserves, environmental reserve easements and conservation easements are three tools municipalities can use to ensure that:

- a) development does not occur on hazard lands;
- b) significant environmental areas are protected; and
- c) public access to significant cultural landscapes.

Environmentally sensitive ecological features require special attention when being considered for development. Such areas include lands subject to a flooding hazard, ravines, steep slopes, and areas subject to erosion. Council intends to have regard for these sensitive areas when making development decisions

OBJECTIVE 3.5.1

To conserve and protect significant cultural landscapes and environmentally sensitive ecological features for future generations.

Policy 1 The Town may require subdivision and development applications near water bodies and watercourses to prepare an engineering and/or geotechnical study to determine an adequate setback based on soil conditions and slope stability.

Policy 2 Development on sandy or unstable soil may only be allowed if measures to control erosion are implemented. Development on flood susceptible areas or on unstable or steep slopes shall not be allowed.

Policy 3 An environmental reserve of not less than 6 m (19.7 ft) in width from the high water mark of water bodies and/or the top of bank of creeks and wetlands shall be required as a condition of subdivision approval. As a condition of development approval where there is no subdivision, a comparable setback of 6 m (19.7 ft) shall be required from the high water mark of any water body and/or the top of bank of the water body to the wall of the nearest building. The image below illustrates the recommended water buffer adjacent to a large waterway.

Policy 4 Additional reserve and/or setback may be required by the Town based on the recommendations of any engineering and/or geotechnical study requested by the Town. In these cases, the amount of reserves required will be determined using the guidelines for ER width developed by Sustainable Resource Development.

Policy 5 Where Environmental Reserve Lands are not necessary to provide public access to the feature, the Town shall, at

the time of subdivision, consider the option of an Environmental Reserve Easement as provided for the in the Municipal Government Act.

- Policy 6 Municipal Reserves may be required as an open space buffer of sufficient size and composition to act as a noise and visual barrier shall be required between incompatible land uses.
- Policy 7 Prior to disposing of any Municipal Reserve, Council shall review the applicability and effect of such disposition on surrounding land uses and the area’s recreational potential.
- Policy 8 The Town may consider proposals to designate future Conservation Areas.
- Policy 9 At the discretion of the Subdivision Approving Authority, the use of Conservation Easements may be considered as an alternative to traditional environmental reserve during the subdivision process. The use and control of these features and areas shall be clearly stated in the easement agreement. Conservation easements are provided for under the current Environmental Protection and Enhancement Act
- Policy 10 A Conservation Easement may be considered to preserve significant natural features and areas that do not qualify as Environmental Reserve under the Municipal Government Act. The use and control of these features and areas shall be clearly stated in the easement agreement.

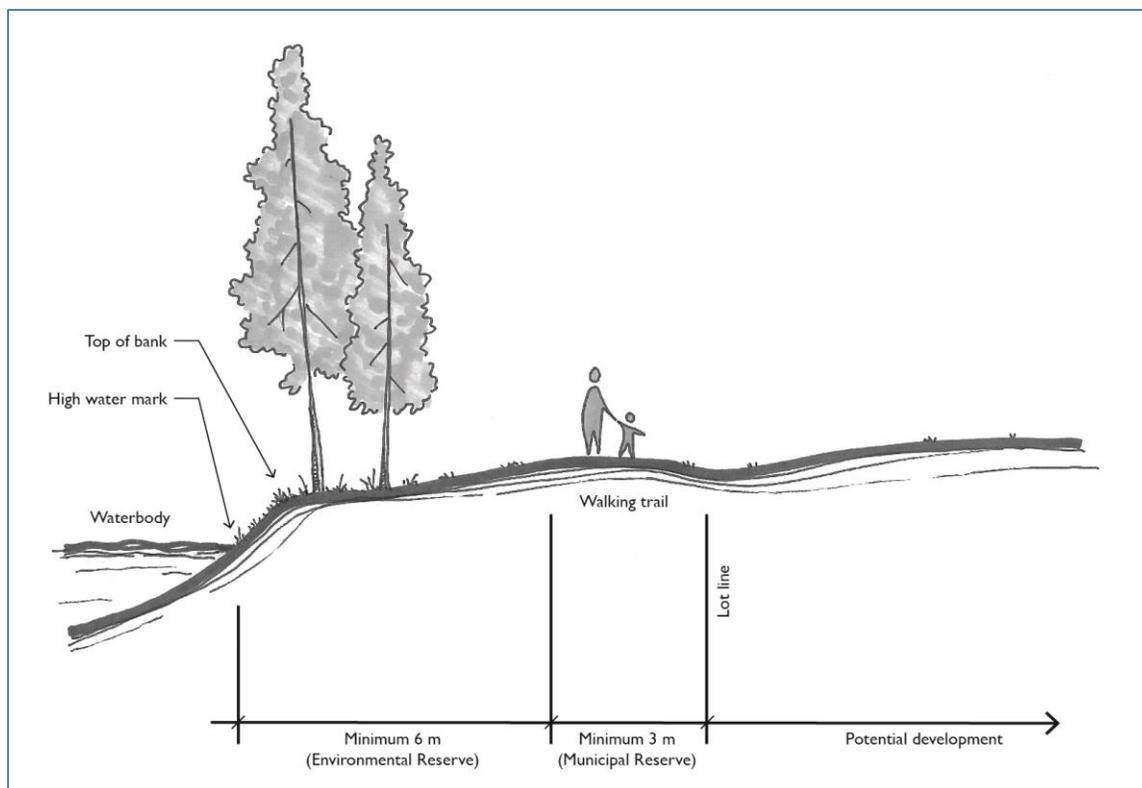


Figure 5: Recommended Environmental Setbacks From Water Bodies & Environmental Reserve Areas

3.6 Recreation

As the demand for recreational land for both public and private use continues to increase, so does the need for planned recreational facilities and areas. The intent of this Plan is to recognize and encourage local recreational uses based on the capabilities of an area to sustain intensive or extensive development. Recreation development shall be located in areas and under circumstances where it does not adversely affect the community, or the natural environment.

Recreation also forms an important component of the tourism potential of the region, and is to be encouraged as much as possible within the term of this Plan, provided, of course, that the tourist activities or facilities do not threaten the potential itself, the economy and community, or the natural environment.

Parks, open space and trail networks are identified on Map 4: Recreation and Open Space.

OBJECTIVE 3.6.1

To encourage collaboration with community groups, not-for-profit organizations, and regional partners to provide a range of recreation opportunities.

- Policy 1 The Town shall continue to work collaboratively with community organizations to support the management of local trail networks.

- Policy 2 The Town shall endeavour to work collaboratively with Lamont County, Strathcona County and other regional partners to provide appropriate regional recreation services and facilities.

- Policy 3 The Town shall endeavour to support community groups in providing recreation opportunities within the Town.

OBJECTIVE 3.6.2

To encourage trail development while also protecting adjacent land owners from potential negative impacts through the careful regulation of recreation use of the rights-of-way.

- Policy 1 Multi-lot residential developments will be required to provide multi-model trail networks to the satisfaction of the Subdivision Authority at time of subdivision.

- Policy 2 The Town shall continue to support multi-use trail development to provide connections to and from the Town to other municipalities, settlement areas, and/or local recreational amenities.

Policy 3 The Town shall endeavour to identify and create an interconnected system of parks and community green spaces throughout the Town.

OBJECTIVE 3.6.3

To maximize the use of existing recreation facilities and parks and to plan the Town’s future recreation and tourism needs.

Policy 1 Service clubs and citizens groups should be encouraged to assist with park development.

Policy 2 The Town shall continue to work collaboratively with existing service clubs, not-for-profit organizations, and regional partners to improve and support existing recreation and tourism facilities within the Town.

3.7 Tourism

The Town of Bruderheim supports tourism initiatives and wishes to promote local hospitality operations, museums, churches, cultural centres, and special events.

OBJECTIVE 3.7.1

To support and promote cultural tourism initiative within the Town

Policy 1 The Town shall encourage the utilization and/or development of cultural, historic, and recreational resources to promote tourism, where appropriate.

Policy 2 The Town shall encourage and, where possible, promote development of tourist facilities.

Policy 3 The Town supports initiatives that celebrate local

heritage and promote tourism within the community.

OBJECTIVE 3.7.2

To cooperate with regional partners to encourage local and regional tourism.

- Policy 1 The Town shall cooperate with area tourism groups, municipal neighbours, and tourism zones in promoting local tourism linkages with neighbouring communities.

- Policy 2 The Town shall encourage private sector developers to facilitate tourism development, and may assist in accessing government funding programs to develop new, or upgrade existing, tourism attractions.

3.8 Transportation and Public Utilities

The development of transportation and utility systems can have a significant impact on land use within the Town of Bruderheim. Although the Town does not have the authority to regulate Provincial Highways, pipelines, transmission lines and similar installations that are under provincial control in many instances Council is given an opportunity to comment on the proposed locations of these facilities. It is Council's intention to encourage the appropriate authorities to have regard for the policies of this Plan.

OBJECTIVE 3.8.1

To encourage the safe, orderly, and efficient development of transportation and utility corridors including a hierarchy of streets and efficient parking.

- Policy 1 The Town shall establish a hierarchical street system consisting of:

- a) arterials that have routes for quick and efficient movement of traffic;
 - b) collector routes that serve to connect residential areas to arterial streets;
 - c) local streets that serve to provide direct access to individual lots and that have no through traffic.
- Policy 2 Council shall encourage linear transportation and utility facilities to locate so that they:
- a) follow road allowances wherever feasible;
 - b) use corridors to integrate a number of utilities; and
 - c) minimize disruption of recreation, wildlife, and historic resources.
- Policy 3 The Town will endeavour to protect sufficient land for future arterial road rights-of-way from encroachment by other uses.
- Policy 4 Direct access to arterial roads from adjacent properties will be limited in order to emphasize the most important function of these roadways, which is to accommodate high volume traffic flows.
- Policy 5 The Town will endeavour to enhance the appearance of roadways. Developers will be required to provide landscaping, including trees, along the medians and boulevards of roadways.
- Policy 6 The Town will require the development of multi-ways or coordinated walkway and bikeway systems in new residential areas, linking them to recreation areas and facilities where appropriate. The rights-of-way for these

multi-ways shall be provided at the time of subdivision.

- Policy 7 Employers and employees located along Queen Street businesses shall be encouraged to use alternative parking areas to allow customers better access to the Town’s retail and service outlets.
- Policy 8 To improve the visual image of the entrances to the Town, Town Council will encourage owners planning property improvements to consider using building materials, textures, colour, landscaping, and signs that would favourably complement and/or enhance the entrances to the Town. Town Council will also use its best efforts to undertake such works on its properties and encourage the Provincial Government to do the same on its properties, especially the Primary Highways.
- Policy 9 Work with regional partners to explore public transportation opportunities which support green trip goals and objectives to further regional transportation linkages.

OBJECTIVE 3.8.2

To minimize conflicts between transportation, communications, or utility facilities and other land uses.

- Policy 1 Council shall encourage high voltage power lines and high pressure pipelines to locate away from residential areas.
- Policy 2 Where proposed transportation and utility lines and facilities may adversely affect adjacent lands or land uses, the Town may encourage or require the developer of the line or facility to provide such buffering as deemed

necessary to minimize any negative impacts.

- Policy 3 The Town may require future subdivision proposals adjacent to transportation and utility lines and facilities to provide such buffering as deemed appropriate.
- Policy 4 The Town shall encourage wireless communication facilities to consider good planning and design so as to have the least impact on the natural environment, and the least visual impact on nearby residents. The Town shall also encourage the developers of wireless communication facilities to provide an opportunity for public consultation.
- Policy 5 Where appropriate, new facilities should be built to standards to accommodate multiple devices. Individual facilities are strongly discouraged. Should co-locations not prove feasible, clustering of wireless communication facilities is preferred.

OBJECTIVE 3.8.3

To encourage regional cooperation in the provision, operation, and maintenance of infrastructure services.

- Policy 1 The Town shall endeavour to cooperate wherever possible with other municipalities and/or the provincial government with planning, development and operation of sanitary waste disposal facilities and sewage lagoons.
- Policy 2 Town Council supports the continued use of the Regional Landfill System concept and principles.

OBJECTIVE 3.8.4

To ensure that all subdivision and development conforms to municipal and provincial infrastructure and servicing standards.

Policy 1 Subdivision shall not be allowed where access to graded and graveled or paved roads in good condition does not exist, or where construction of a roadway and access to current Town standards to the site is not undertaken by the landowner/developer.

OBJECTIVE 3.8.5

To ensure that municipal services and utilities are provided in an economical and efficient manner and are reflective of need, environmental constraints, land use considerations, and existing infrastructure.

Policy 1 Service roads adjacent to Provincial Highways in the Town shall be considered as local roads and developed to appropriate standards.

Policy 2 The Town shall require that land use adjacent to Provincial Highways and their associated accesses conform with the Access Management Guidelines as outlined by Alberta Transportation. As well, where possible, the Town’s system of major local roads shall be afforded a similar level of protection from encroachment and proliferation of direct access.

Policy 3 All municipal infrastructure systems, such as new roads, sewage collection and water distribution systems created as a result of private development, which may include dedication to the Town or subdivision, shall only be

assumed by the municipality if the system has been constructed or upgraded to a standard which is acceptable to the Town and which meets or exceeds all appropriate Provincial and Federal standards.

- Policy 4 The Town shall implement a program of maintenance and improvement for local roads designed to enhance traffic flow. Through the subdivision and development processes, the Town shall endeavour to make the most efficient use of existing roadway facilities. Developments with the potential for substantial road impact (high traffic volumes or heavy trucks) will be directed to those roads that are designed and constructed to accommodate such development.
- Policy 5 Direct access from private property onto Provincial Highways shall be discouraged and limited wherever possible, especially where access onto local roads is available. Application for subdivision will be specifically designed to minimize accesses onto Provincial Highways and local arterial roads through the use of service roads or redesigning the subdivision boundaries to redirect accesses onto local roads.
- Policy 6 The Town will continue to provide a reliable water supply and distribution system, an environmentally acceptable sanitary sewage collection and treatment system, and an efficient stormwater collection and management system. The provision of these systems will be funded either by senior levels of government or by new development.
- Policy 7 The Town will endeavour to maintain flexibility in the extending of municipal services into newly developed areas and will ensure that developers provide excess capacity to

allow extensions into future development areas.

- Policy 8 The Town may require the preparation of a servicing scheme and a detailed geo-technical study prior to area structure plan or large area subdivision approval.
- Policy 9 The Town will continue to collect basic data for future engineering review in order to supplement the findings of historical Town servicing studies, and improve the accuracy of future projections.
- Policy 10 Developers shall be expected to provide or pay for the installation of utilities and development of roads in new subdivisions. The requirement shall be implemented through a development agreement with the Town.
- Policy 11 Off-site levies may be determined at the time of new development and, if required, shall be assessed on all new developments.

OBJECTIVE 3.8.6

To provide a cohesive network of trails and sidewalks that serve as a practical alternative to vehicle use for moving people of all abilities around the Town.

- Policy 1 The Town should endeavour to link existing trails, sidewalks, and recreation and community facilities.

4 Future Land Use

4.1 Future Land Use

A development strategy has been developed for the Town of Bruderheim based on the review of the previous planning exercises in the Town and on an analysis of the major challenges and trends facing the Town.

The strategy entails:

- striving for moderate, steady population growth;
- ensuring orderly, beneficial development occurs in the Town;
- ensuring adequate land is available to meet future development needs;
- ensuring development is staged according to growth requirements;
- ensuring each stage of development provides for a variety of development opportunities, necessary services and amenities; and
- emphasizing community strengths and assets such as the small town character, and significant opportunities such as the Downtown core.

The goals, objectives and policies of the Plan support the orderly and efficient development of land within the Town and encourage the development of a balanced community in terms of land use. The Plan attempts to provide for a range of housing opportunities, to address quality of life issues, and to promote the concepts of community and neighbourhood.

Plan policies have been made flexible in order to allow for the anticipated, as well as varying, growth rates. To address the development of the community as a whole, the plan covers all land within the Town's existing corporate boundaries.

4.2 Future Land Use Map

The development strategy for the Town of Bruderheim is illustrated on the Future Land Use map (Map 2: Future Land Use). This map contains a conceptual future land use pattern and transportation network for the community and is meant to convey the general intent of the Town concerning the future direction of growth. The map is intended to be interpreted as a broad expression of land use policy and not as a precise description of proposed land uses related to specific parcels of land. The Future Land Use map is to be used in concert with the goals, objectives and policies of the Plan.

The development concept reinforces the general pattern of development currently found within the Town while ultimately developing a more compact community and more balanced land uses.

Also indicated on the Future Land Use Map is the Town's preference for the direction of long term urban expansion and the land uses that those expansion areas would accommodate.

In stating the preferred direction of long term urban expansion, the Town recognizes that a Municipal Development Plan has no force and effect beyond the boundaries of the Town, and that the proposals are not binding upon any authority or person relying upon, applying, or interpreting the provisions of this plan. It is intended through other policies in this Plan that the Town will work with adjacent municipalities and the region on an ongoing basis to address planning matters of inter-municipal and regional concern.

4.3 Land Use Classifications

The Land Use Classifications shown on the Future Land Use Map include:

Residential refers to that area of the Town currently used for predominantly residential purposes. Residential also refers to that area to be developed for predominantly low density housing, and some

medium and high density housing in selected locations at a scale and density compatible with the neighbourhood.

Commercial refers to that area containing mainly commercial uses and compatible office, residential, institutional and recreational uses. The Commercial area includes that area surrounding the downtown core containing vacant lots, older single family residences and non-conforming uses, which may be suitable to accommodate downtown expansion including mixed use commercial/residential development on a limited and site specific basis.

Compatible highway commercial uses that would benefit from exposure along highway areas and that are visually attractive in appearance may also be considered within this area. Compatible recreational, park and institutional uses that cannot be reasonably accommodated elsewhere in the community may also be considered.

Industrial refers to existing and future industrial development that does not:

- consume a large volume of water or produce high quantities of effluent or waste;
- discharge toxic or noxious by-products into the air or groundwater system; or
- adversely impact adjacent properties through extreme noise, traffic or emissions.

Recreation/Open Space refers to that area intended for low intensity park, recreation or community development and/or to be preserved in its natural state.

Institutional refers to existing and future community facilities such as municipal buildings, schools, community and/or health services.

Public Utility refers to existing and future public utilities such as water treatment facilities, waste transfer stations and sewage lagoons.

5 Specific Land Use Areas

The following land use and development objectives and policies shall apply to all lands shown on Map 2: Future Land Use within the Town of Bruderheim and shall be used by the Town of Bruderheim to guide decision-making regarding land use and development within the Town.

5.1 Residential Use Area

The Town of Bruderheim has experienced some single family residential development and a limited amount of multi-family residential development over the last ten (10) years. This trend affects the social, economic and environmental community of the Town.

There are three types of residential uses that characterize the Town:

- Single family residential developments (generally referred to as low density developments)
- Medium density developments (including duplex and row housing developments); and
- High density developments (including walk up apartment style condominium developments).

This Plan strives to achieve a balance between reducing the residential development footprint of new development within the community while providing opportunities for residential development that support and preserve the livelihood and quality of life of the existing community, the physical environment and areas of historic and cultural significance within the region.

OBJECTIVE 5.1.1 Housing Mix

To ensure that sufficient land and residential developments are available to meet future housing needs.

Policy 1 In cooperation with developers and other government agencies, the Town will endeavour to ensure the

provision of:

- a) a range of dwelling and lot sizes;
- b) a variety of housing types;
- c) an adequate supply of rental units;
- d) social housing to meet special housing needs in the community; and
- e) affordable non-market housing to meet the needs of the community.

Policy 2

All new or revised residential area structure plan areas shall normally include a residential housing mix normally reflecting a ratio of 80% low and medium density residential development and 20% high density residential development. A larger percentage of higher density residential development may be allowed by the Town if the developer can demonstrate the following:

- a) that the development can be serviced in a manner that is consistent with the Town's Master Services Plan;
- b) that the overall development pattern is complementary to adjacent land uses and infrastructure;
- c) that the development will provide a high percentage of social and/or affordable housing; and
- d) that the development will provide a higher percentage of public amenity areas, including but not limited to, park areas, trails, recreation

amenities and/or public art.

- Policy 3 The Town will endeavour to provide the housing mix indicated above in existing and new neighbourhoods as they develop.
- Policy 4 The Town will encourage the development of innovative housing including new building forms, design and construction techniques.
- Policy 5 Rehabilitation of older, structurally sound housing units will be encouraged wherever feasible.
- Policy 6 Where the Town deems necessary, new residential developments will be required to provide buffering from potential negative impacts of adjacent land uses.

OBJECTIVE 5.1.2 Neighbourhood Planning

To ensure that residential development is orderly, planned, efficient, and encourages community and neighbourhood pride while furthering regional growth objectives.

- Policy 1 The Town will adopt the neighbourhood as the basic planning unit for future residential development and redevelopment. Consideration of the design and development of complete neighbourhoods will be part of the evaluation criteria for all new multi-lot residential developments.
- Policy 2 The Town will require the preparation and approval of an Area Structure Plan or Outline Plan/Development Concept prior to the approval of new residential neighbourhoods. The preparation and costs associated with the preparation of a new Plan or amendment to an existing Plan will be the responsibility of the developer. If the Town incurs costs

while reviewing a proposed Plan or Plan amendment then costs associated with the review will also be the responsibility of the developer.

- Policy 3 Outline Plans/Development Concepts will only be permitted, at the discretion of the Subdivision Authority, for parcels of land smaller than 20 ha (50 ac) where the proposed development will not alter, interrupt or interfere with:
- a) The land-use development pattern required by the Principles and Policies or residential density targets established in the Capital Region Growth Plan; or
 - b) The distribution, expansion, and/or integrated development of regional infrastructure, and recreation, transportation and utility corridors as identified within the Capital Regional Growth Plan or conservation buffers shown within the Growth Plan.
- Policy 4 All Outline Plans/Development Concepts must be approved by resolution of Council prior to Subdivision Approval.
- Policy 5 The Town’s overall density of residential development within a designated neighbourhood unit should be approximately 30 residential units per net residential hectare. As average household size continues to decline, however, a somewhat higher overall density standard may be encouraged where sufficient municipal infrastructure capacity can be demonstrated and/or provided.
- Policy 6 Ground oriented medium density residential development will be permitted in each neighbourhood. Medium density residential sites should be spread throughout each neighbourhood rather than being concentrated in any one area.

- Policy 7 Ground-oriented medium density residential development will not normally exceed a density of 50 units per net residential hectare.
- Policy 8 High density residential developments will not normally exceed a density of 100 units per net residential hectare.
- Policy 9 High density residential buildings will not exceed four storeys in height.
- Policy 10 Notwithstanding Policies 8 and 9 above, the Town may allow high density residential buildings which exceed four storeys in height or contain more than 100 dwelling units if the developer can demonstrate the following:
- a) that the development can be serviced in a manner that is consistent with the Town's servicing requirements;
 - b) that the overall development pattern is complementary to adjacent land uses and infrastructure;
 - c) that the development will provide a high percentage of social and/or affordable housing;
 - d) that the development will provide a higher percentage of public amenity areas, including but not limited to, park areas, trails, recreation amenities and/or public art; and
 - e) that any additional Emergency Services requirements necessary to the safety and security of the development and residents are provided by the developer.

OBJECTIVE 5.1.3 Subdivision and Site Planning

To ensure that future development provides a mix of housing types to meet a variety of life cycle demands and market preferences.

- Policy 1 Different housing types should be appropriately related to neighbourhood and Town facilities and services and to schools. For example, senior citizens' housing and apartment buildings, should normally be situated close to healthcare and/or commercial facilities.
- Policy 2 Compatible housing types should normally be sited adjacent to one another. Walk-up apartment buildings, for example, are compatible with ground-oriented multiple family dwellings, but incompatible with single detached dwellings.
- Policy 3 Subdivision and site planning techniques using building forms, landscaping features, etc., should be used to reduce adverse effects of noise sources such as railways and major roadways on residential areas foster a sense of neighbourhood security; and provide visual privacy.
- Policy 4 Dwellings should have an adequate outdoor amenity area.
- Policy 5 The Town may require the implementation of architectural controls for major developments to create an aesthetically pleasing residential environment.
- Policy 6 Wherever possible, street frontages should be minimized to reduce development and maintenance costs.
- Policy 7 Since they have different configurations than "stick-built" single-family homes (in that they are normally much longer and narrower than a conventional house),

manufactured homes should be restricted to specific subdivisions designed for manufactured homes or to manufactured home parks.

Policy 8 When residential subdivisions and sites are developed, design features such as loops, cul-de-sacs, traffic calming measures and buffers should be incorporated into the design to create quiet, low traffic areas.

Policy 9 Multi-family units may be permitted in the downtown area on the second-storey of commercial buildings or adjacent arterial or collector streets.

OBJECTIVE 5.1.4 Affordable Housing

To ensure the development of affordable housing.

Policy 1 The Town shall work with developers, home builders, as well as government and non-government agencies to increase the proportion of affordable housing units.

OBJECTIVE 5.1.5 Development Phasing

To ensure that new development occurs in an efficient manner that does not put a strain on the Town's current or future infrastructure capacity and serves to improve community connectivity.

Policy 1 The Town shall require the phasing and staging of future , as shown on Map 5: Residential Phasing, in order to ensure contiguous development and the orderly extension of roadways and municipal services.

Policy 2 A stage of subdivision should provide a supply of lots that

could reasonably be expected to be fully developed within a two-year time frame. The size of each stage should be large enough to offer a variety of housing types and to meet anticipated residential demands. All amenities such as parks, landscaping or recreational facilities should be phased along with the construction of the dwelling units.

- Policy 3 The Town should not allow successive stages of subdivision until the majority of lots in previous stages have been issued development permits or unless the developer can clearly demonstrate that the lots in a successive stage would not remain undeveloped for an extended period of time.
- Policy 4 The residential phasing policies are designed to discourage “leap frog” development and mitigate potential costs associated with future residential development in locations which are separated from previously developed areas.
- Policy 5 Map 5: Residential Phasing illustrates the Town’s preferred plan for the phasing of new residential developments based on current development locations, infrastructure capacity within the Town and best planning practices.
- Policy 6 Notwithstanding Policy 1 above the Residential Phasing policies are not intended to preclude the possibility of any future residential development in areas which are not developed until approved development areas are completely developed. Development proposals adjacent to existing approved plans may be considered where:
- a) servicing connections are existing and available on the site or at a property line adjacent to the site;

- b) adequate capacity exists to service proposed development in a manner that is consistent with the Town’s Master Services Plan to the satisfaction of the Town’s engineer; and
- c) where it is demonstrated that the overall development pattern is complementary with adjacent land uses and infrastructure.

OBJECTIVE 5.1.6 Residential Infrastructure

To minimize municipal costs associated with residential development.

Policy 1 All residential development shall be serviced efficiently and be consistent with the Town’s servicing requirements.

5.2 Commercial Use Area

The intent of the Plan is to accommodate a range of commercial facilities, primarily located within the downtown area, adjacent to highways, and within established commercial areas. Commercial developments provide a service to, local residents, the traveling public, tourists to the region and the surrounding agricultural community. The Town will not support commercial developments that adversely affect the standard of safety or convenience, or the functional integrity of any highway or road.

OBJECTIVE 5.2.1

To ensure that there is an adequate supply of competitively priced commercial land to realize Bruderheim’s commercial development potential.

Policy 1 Town Council shall encourage developers to participate in

commercial development.

Policy 2 Town Council will continue to encourage the development of the Town of Bruderheim as an important local commercial and service centre for area residents, visitors and industry.

OBJECTIVE 5.2.2

To separate and distinguish between various commercial uses.

Policy 1 Four (4) types of commercial development shall be encouraged within Town These uses shall be defined and regulated in the Town's Land Use Bylaw:

- a) Primary Commercial – intensive retail and service establishments,
- b) General Commercial – large land users (e.g. goods and services that are more dependent on vehicular access than pedestrian traffic or that require large amounts of land for storage or display purposes),
- c) Highway Commercial – goods and services provided for the travelling public; and
- d) Neighbourhood Commercial – small retail outlets intended to provide goods and services to local residents.

Policy 2 All future primary, general and highway commercial development should occur on lands designated Commercial on the Future Development Plan. Future neighbourhood commercial development may occur where specifically indicated in the Town's Land use Bylaw within the areas designated Residential on the Future

Development Plan.

- Policy 3 The development of highway commercial areas will take careful cognizance of the need to buffer the potential negative impacts of such development from adjacent uses.

- Policy 4 All commercial development will be serviced efficiently and be consistent with the Town’s servicing requirements.

- Policy 5 On sites which are highly visible and determined to be of critical importance to the future development of downtown and the gateway areas within the community the Development Authority may require additional information and requirements in relation to architectural design, landscaping, and/or any other condition deemed necessary to ensure high standards of design both on the site and in relation to the streetscape.

OBJECTIVE 5.2.3

To recognize emerging trends in retailing and commercial land use, including the creation of mixed use intensification nodes for future development areas.

- Policy 1 Mixed-use developments that provide for commercial and residential uses within the same building will be encouraged.

- Policy 2 The Town shall endeavour to identify important development sites and opportunities that have mixed-use development potential and that would benefit the community.

Policy 3 The Town shall review its commercial use area policies regularly to ensure they remain effective considering commercial and retailing trends and the community's needs.

5.3 Industrial Use Area

The Town has identified providing an adequate supply of land for a range of medium and light industrial developments as a priority. Industrial lands will be available within Town to meet the diverse needs of prospective industries. The Town will support industrial development as a means of providing a greater choice of employment opportunities within the community. The Town will also encourage a more diverse and expanded industrial tax base to supplement the commercial and residential tax base.

OBJECTIVE 5.3.1

To ensure that there is an adequate supply of competitively priced industrial land in appropriate locations to realize the Town's industrial development potential.

Policy 1 It is the policy of this Plan that the areas designated Industrial on the Future Land Use Concept shall be developed as industrial uses, and that industrial development shall be directed to those lands.

Policy 2 The Town will encourage concentrated industrial growth by directing future industrial development to the industrial area in order to minimize conflicts with neighbouring land uses, to facilitate the economical provision of municipal services, and to promote an efficient industrial land use pattern.

Policy 3 Light and medium industrial uses will be allowed within

the Town boundary.

- Policy 4 Town Council shall encourage private developers who own land within the Industrial Land Use Designation to develop their land for industrial use.
- Policy 5 The Town may encourage the gradual relocation of industrial uses which are not in industrial areas to the industrial area.
- Policy 6 The sizing and servicing of industrial sites should reflect the requirements of a range of industrial uses.
- Policy 7 Existing and future industrial activities in the industrial area will be protected by preventing encroachment of non-industrial uses.
- Policy 8 Future industrial development will demonstrate adequate fire flow capacities prior to development approval and after completion of construction to the satisfaction of the Town's Fire Department.
- Policy 9 Future industrial development within the Industrial Area will be connected to a paved road network in a manner that meets with the satisfaction of the Town's Public Works Department and should have direct and quick access to truck routes and highways.

OBJECTIVE 5.3.2

To ensure that the site design and visual appearance of industrial developments are compatible with surrounding land uses.

- Policy 1 The visual appearance of industrial buildings, the location

of roadways, landscaping and buffering will be considered in order to ensure compatibility with surrounding uses. The Town will include building and landscaping standards in its land use bylaw as a means of encouraging the development of more attractive industrial structures and improving compatibility with surrounding uses.

Policy 2 Attractive appearance and a high standard of maintenance shall be required at all industrial sites. To this end and to improve the image of the industrial areas, landowners and businesses will be required to provide reasonable landscaping (in the form of vegetation, fencing, and other landscaping features) and building materials, textures, colour and signs that would favourably enhance the industrial environment at the time of development and will be encouraged to properly maintain, add and improve such features and materials to enhance the industrial environment.

OBJECTIVE 5.3.3

To encourage local and regional industrial development.

Policy 1 The Town will seek the assistance of other levels of government in promoting industrial development opportunities.

Policy 2 The Town will cooperate with local business groups in promoting the municipality as a good place to live and establish business.

Policy 3 The Town supports regional industrial development in order to promote and encourage the location of

businesses providing support to industry to locate in the community.

Policy 4 Existing local industrial firms with growth potential will be encouraged to expand their production facilities in appropriate locations.

Policy 5 The Town will continue to encourage the development of a strong regional industrial base in order to sustain those activities associated with the development of resources within the region and new service industries to locate within Town.

5.4 Institutional

There are currently a number of Institutional Use areas within the Town of Bruderheim which reflect the large number of excellent social services and facilities currently located within Town. These areas include the Town and municipal office, schools, as well as community facilities.

OBJECTIVE 5.4.1

To provide adequate public and quasi-public facilities to meet the Town's needs.

Policy 1 It is the policy of this Plan that the areas designated Institutional on the Future Land Use Plan shall be developed in parks, recreation facilities, institutional uses (such as schools, health and wellness facilities, arenas, etc.), and that such development shall be directed to those lands designated Institutional.

Policy 2 Public and quasi-public building uses in this policy shall be:

- a) educational facilities (e.g. schools)
- b) community facilities (e.g. Town office, community centre, seniors centre, fire hall, library, etc.)
- c) government facilities (e.g. provincial buildings)
- d) institutional facilities (e.g. churches)
- e) health and wellness facilities (e.g. hospital)

Policy 3 All major institutional development should occur on lands designated Institutional on Map 2: Future Land Use. However, small scale institutional uses may occur in other lands, at the discretion of the Town's Development Authority.

Policy 4 All public and quasi-public facilities shall be properly maintained.

OBJECTIVE 5.4.2

To work cooperatively with provincial agencies and not-for-profit organizations to ensure future institutional facilities are compatible with adjacent uses and suitably located for community accessibility.

Policy 1 The Town shall encourage other government agencies and not-for-profit agencies to locate in those areas designated as institutional use on Map 2: Future Land Use.

5.5 Recreation and Open Space

The Town of Bruderheim values its recreation and open space amenities. The Town recognizes that the existing recreational facilities, trails, and open spaces are important to community enjoyment and well-being.

The Town also recognizes that a successful and sustainable future is dependent on the vitality of all of the interconnected systems (built and natural environment, economic, social and cultural) the Town has adopted a strong approach, for environmental management and has also adopted policies to encourage recreation within the community.

Recreation opportunities, open spaces and natural areas within the community are also identified in more detail on Map 4: Recreation and Open Space.

OBJECTIVE 5.5.1

To encourage low intensity park, recreation, or community development in appropriate locations to provide access for all residents while preserving significant environmental features.

- | | |
|----------|---|
| Policy 1 | The only developments which will be allowed within this area are low intensity park, recreation, or community uses. |
| Policy 2 | Significant environmental features will be preserved in their natural state. |
| Policy 3 | Where ever possible in the design and development of future subdivision, tree stands, watercourses, wetlands, ravines and other natural features that are appropriate for use as public recreational areas should be integrated into the regional trail system. |

Policy 4 Continue to work collaboratively with the Province and not-for-profit organizations to improve and enhance the streams and water bodies within the community through better maintenance and the naturalization of landscaping

5.6 Public Utility Use Area

Within the Town of Bruderheim, public utility areas refer to major existing and future public utilities such as water treatment facilities, waste transfer stations and sewage lagoons. Land Use policies and objectives that apply to this area will help to ensure that the location and the scale of public utilities within the Town are appropriate in relation to existing and proposed developments.

OBJECTIVE 5.6.1

To ensure that Town utility services are adequately maintained and upgraded.

Policy 1 The capacity of the water and sewer system shall be increased when warranted by increased population and/or use.

Policy 3 Wherever possible, all new service connections (power, telephone, etc.) should be underground, except Industrial areas. In industrial areas location of services will be at the discretion of the Development Authority.

Policy 4 Street maintenance should be actively pursued.

Policy 5 The Town shall constantly seek to acquire provincial funds for major improvements to water and sewage facilities.

6 Plan Administration

6.1 Authority of the Plan

Pursuant to the Municipal Government Act, R.S.A., 2000, this Plan shall be adopted by the Town of Bruderheim, as the Town of Bruderheim Municipal Development Plan. Subdivision, development and re-development of lands within the Town of Bruderheim by the Municipality and general public shall be in accordance with the provisions of this Plan. Council shall encourage the Provincial and Federal governments to have regard for the provisions of this Plan, and in the formulation and implementation of Provincial and Federal policies and programs, within the Town of Bruderheim.

OBJECTIVE 6.1.1

To ensure that all municipal statutory and regulatory planning documents are consistent and up-to-date and to conduct reviews and consider amendments to the Plan as required.

- Policy 1 When this Plan or any part thereof takes effect, the Land Use Bylaw of Town of Bruderheim shall be amended, if necessary, to conform to this Plan.
- Policy 2 The Municipal Government Act outlines the procedure for an amendment to the Municipal Development Plan. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the plan 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 Plan's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.
- Policy 3 Planning is a continuous process and it is important that the Municipal Development Plan be monitored, reviewed

and updated in order to ensure that the planning needs of the Town are being met. A review may be appropriate when:

- a) changes in economic, social or technical developments occur,
- b) a new Council is elected, or
- c) an amendment to the plan is made.

A major review should be undertaken at least once every five years.

OBJECTIVE 6.1.2

To engage in cooperative and collaborative communication with municipal, regional, and provincial partners.

Policy 1 The planning process must include and involve neighbouring municipalities. To that end, the Town of Bruderheim will actively consult with adjacent municipalities and the CRB during the review of this Plan, amendments to the Land Use Bylaw, proposed subdivisions, or significant discretionary development permits when the proposal is in close proximity to the adjacent municipality or when, in the opinion of the Town of Bruderheim, the proposal may impact the adjacent municipality, in order to obtain the adjacent municipality's views on the proposal. The approving authority will give careful consideration to any matters raised during this consultation; however, the Town of Bruderheim will not be bound by the recommendations of the adjacent municipality.

Policy 2 Implementation of the Town's Municipal Development Plan must conform to the goals, objectives and policies

contained within Capital Region Growth Plan.

7 Definitions

Alberta's Industrial Heartland: Located to the east and west of Bruderheim's municipal boundaries. The area consists of 582 square kilometers and is the site of one of Canada's largest processing centres for petroleum, petrochemical and chemical industries.

Area Redevelopment Plan (ARP): means, in accordance with Section 634 of the Municipal Government Act, a statutory plan providing a framework for future decisions regarding development or redevelopment or an already built up or disturbed area.

Area Structure Plan: means a statutory plan providing a framework for future subdivision and development in an area. In accordance with Section 633 of the Municipal Government Act, an ASP describes the sequence of development, proposed land uses, proposed population density and general location of transportation routes and public utilities in an area.

CPTED (Crime Prevention Through Environmental Design): means the theory that the proper design and effective use of the built environment can reduce crime, reduce the fear of crime and improve quality of life.

Green Infrastructure: means the ecological processes, both natural and engineered, that provide economic and environmental benefits in urban and rural areas. These include but are not exclusive to:

- a) creeks, streams and wetlands that retain and carry stormwater, improve water quality and provide habitat;
- b) parks and greenways that link habitat and provide recreational opportunities;
- c) engineered wetlands and stormwater management facilities that retain stormwater and improve infiltration; and
- d) bio-swales which are above ground conduits for runoff and area used as an alternative to subsurface infrastructure.

Land Use Bylaw: means a technical document, approved by bylaw, that regulates the use and development of land and buildings within a municipality. It divides a municipality into land use districts, and prescribes the land use and development regulations for each district in accordance with Section 640 of the Municipal Government Act.

Light Industrial Development: means a form of industrial development that includes services or businesses that generally serve commercial and industrial sectors. Nuisance factors are minimized by ensuring that any nuisance (i.e. Noise, dust, odour, etc.) generated within buildings on the site do not extend beyond the site. This type of development may also include a limited amount of outdoor storage of products, supplies, vehicles or equipment. Storage areas are screened from roadways and adjacent properties in order to reduce negative impacts.

Medium Industrial Development: means a form of development that includes a broad range of services or businesses that may include outdoor storage or involve outdoor activities. . Nuisance factors are minimized by ensuring that any nuisance (i.e. Noise, dust, odour, etc.) generated on the site do not usually extend beyond the site and are kept to a minimum as much as possible. Due to these potential nuisance factors this form of development is generally not located adjacent to residential areas without appropriate berming or screening.

Queen Street: Also referred to as Main Street, refers to the street that acts as the focal point for the community as well as the location for the current Central Business District or downtown. Queen Street is to be primarily the site of pedestrian friendly, commercial uses.

Regional Trail System: means a system of pedestrian oriented linkages that extends throughout the Town of Bruderheim to provide non-vehicular transportation options.

Statutory Plan: means an Intermunicipal Development Plan, a Municipal Development Plan, an Area Structure Plan or an Area Redevelopment Plan adopted by a municipality in accordance with Division 4 of the Municipal Government Act.

8 Maps

Map 1: Regional Location

Map 2: Future Land Use

Map 3: Development Considerations

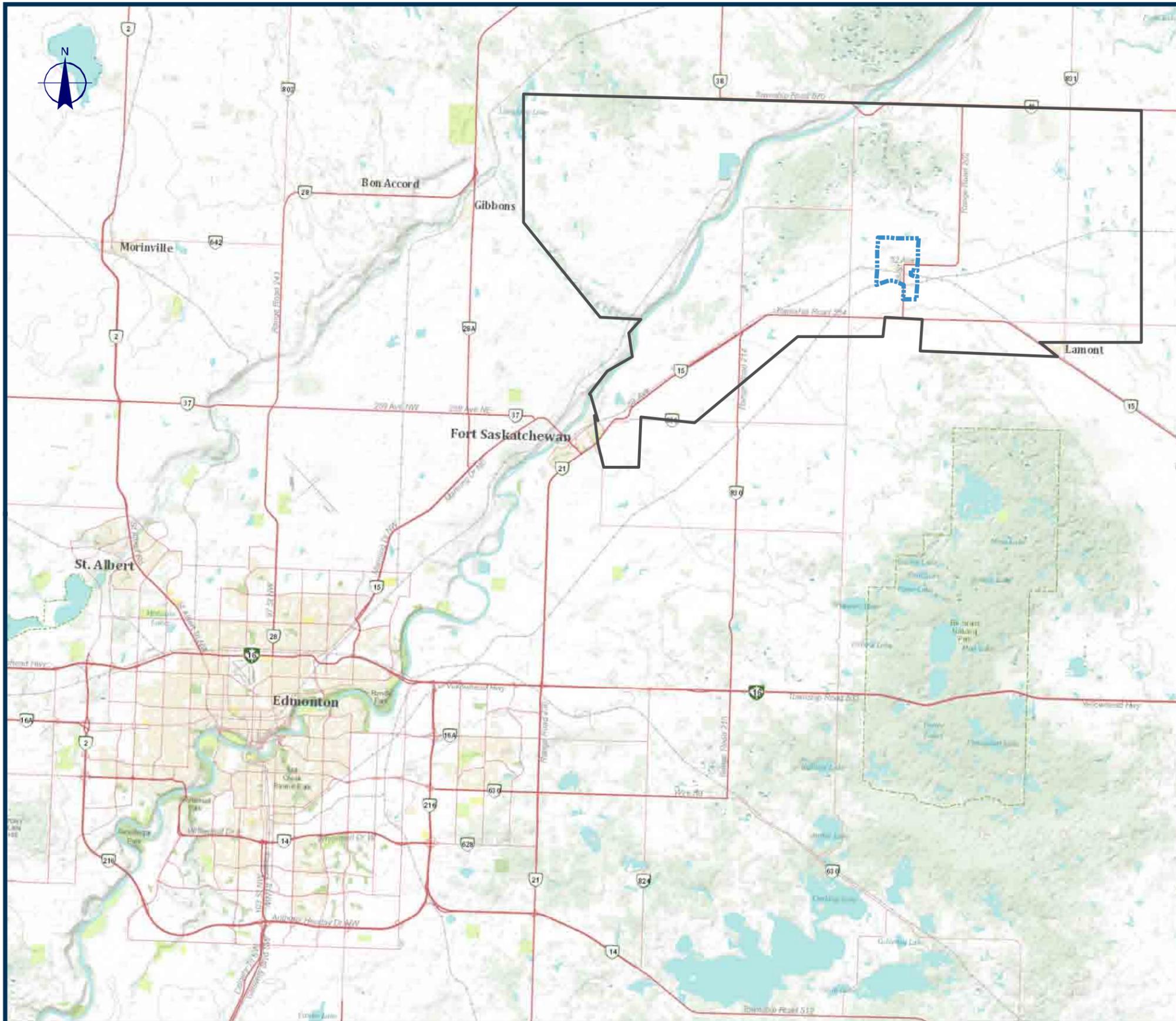
Map 4: Recreation and Open Space

Map 5: Residential Phasing

Town of Bruderheim

Map 1: Regional Location

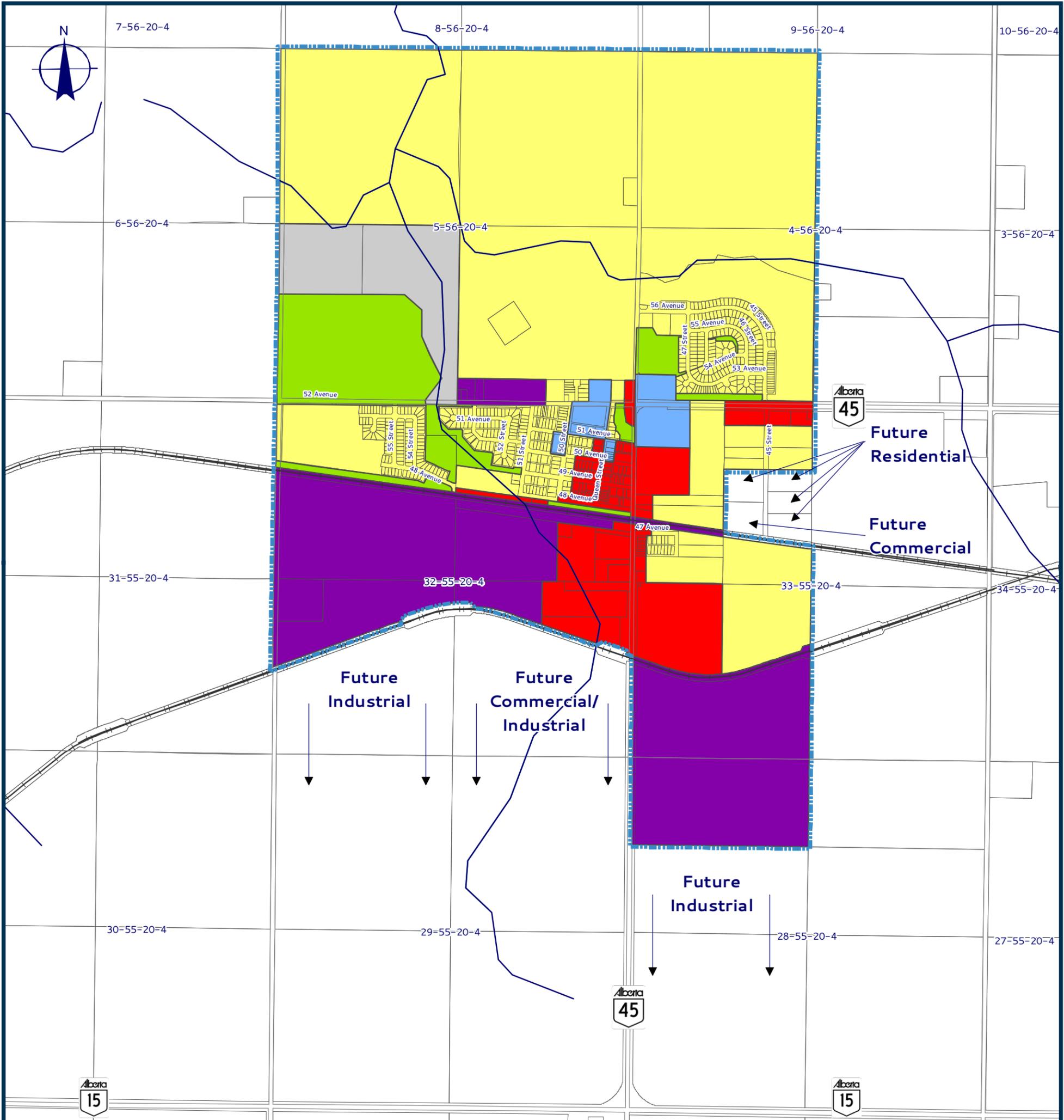
-  Town of Bruderheim
-  Alberta's Industrial Heartland



Town of Bruderheim

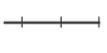
Map 2: Future Land Use

- Town Boundary
- Residential
- Institutional
- Commercial
- Recreation/Open Space
- Industrial
- Public Utility
- Railway
- Stream

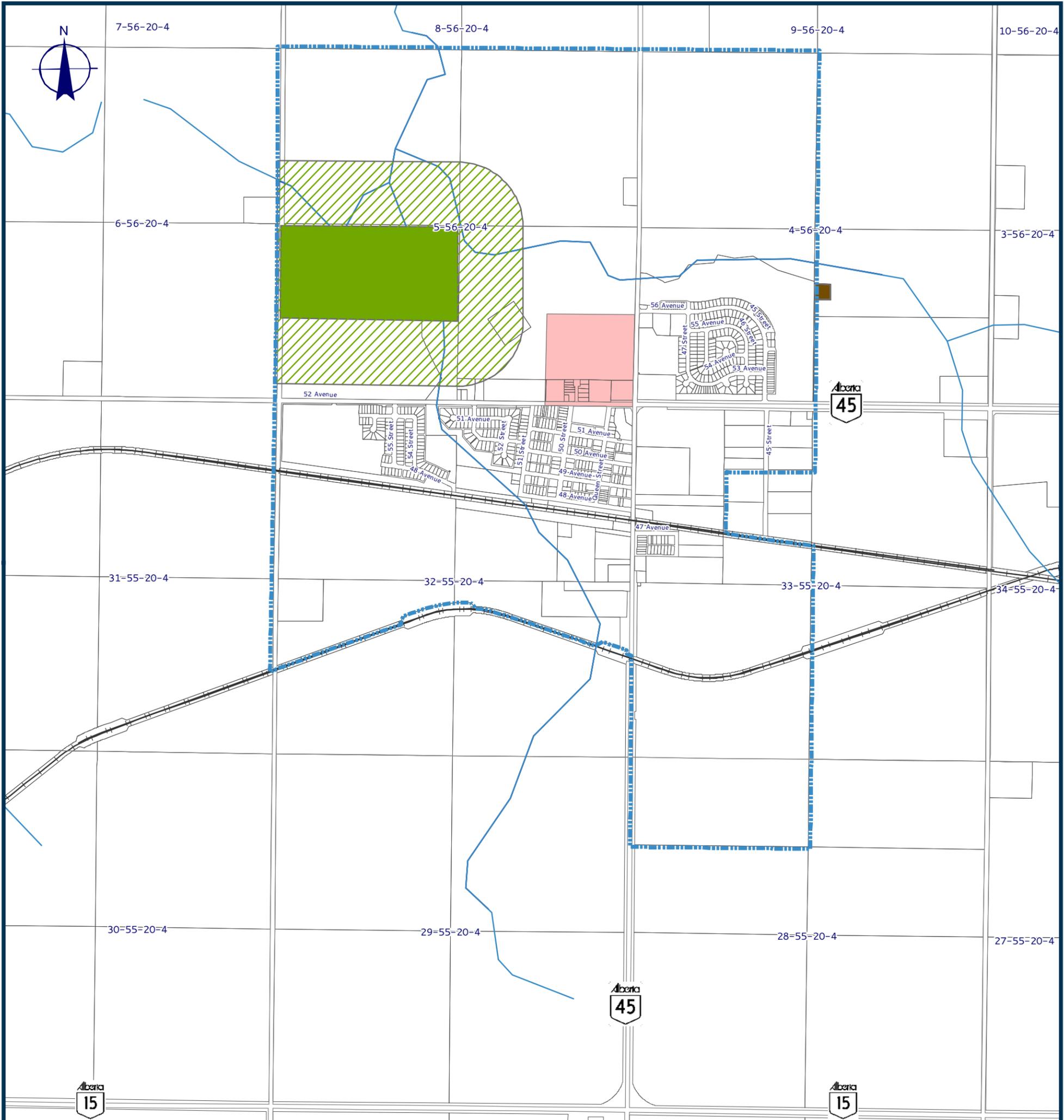


Town of Bruderheim

Map 3: Development Considerations

-  Town Boundary
-  Wastewater Treatment Facility
-  Wastewater Treatment Facility Setback
-  Reclaimed Landfill
-  Historic Resource
-  Railway
-  Stream

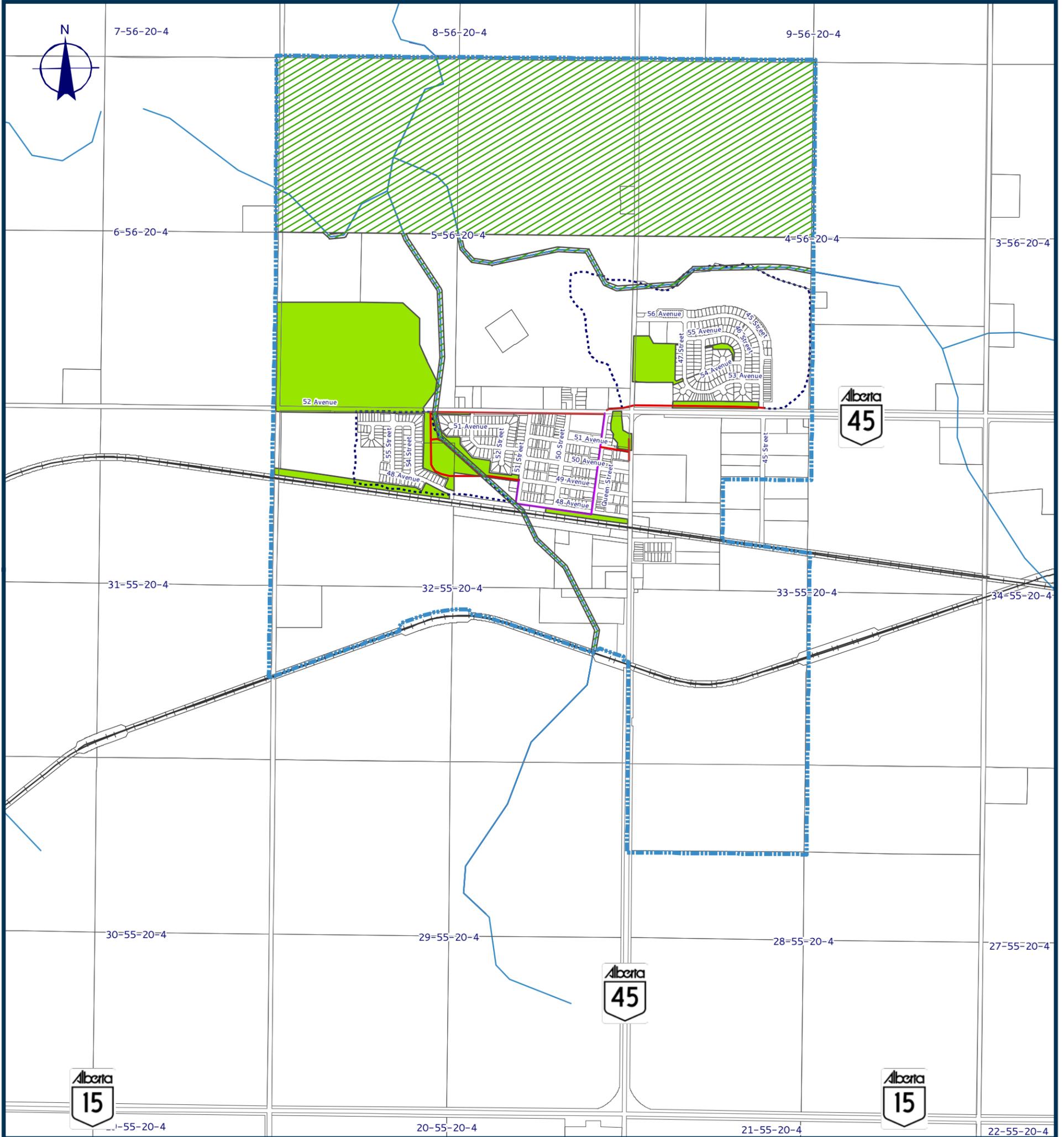
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Town of Bruderheim

Map 4: Recreation & Open Space

-  Town Boundary
-  Environmentally Significant Area
-  Park
-  Stream
-  Conceptual Trail System
-  Sidewalk Trail Connection
-  Bruderheim Heritage Trail
-  Railway



Town of Bruderheim

Map 5: Residential Phasing

-  Town Boundary
-  Future Residential Area
-  Railway
-  Stream
-  Phase I
-  Phase II
-  Phase III

