

Town of High Prairie

Municipal Development Plan
Bylaw 10-2008



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Table of Contents

1.0	Introduction	1-7
1.1	Purpose.....	3
1.2	MDP Organization.....	3
1.3	Regional Context.....	4
1.4	Location.....	4
1.5	Lifestyle.....	5
1.6	Economic Base.....	5
1.7	Historical Perspective	5
1.8	Legislative Requirements.....	6
1.8.1	Section 622 of the Municipal Government Act.....	6
1.8.2	Section 623 of the Municipal Government Act.....	6
1.9	Planning Process and Public Consultation.....	7
2.0	Community Vision.....	9-11
3.0	Community Priorities.....	13-22
3.1	Triple Bottom Line.....	15
3.1.1	Social Responsibility.....	15
3.1.2	Environmental Responsibility.....	16
3.1.3	Fiscal Responsibility.....	17
3.2	Sustainability.....	18
3.2.1	Walkability.....	18
3.2.2	Trees and Landscaping.....	19
3.2.3	Dark Skies (Light Pollution Abatement).....	20
3.2.4	Aesthetics.....	20
3.3	Orderly and Economic Development.....	21
3.4	Intermunicipal Cooperation.....	21
3.5	Adjacency to Oil and Gas and Intensive Livestock Operations.....	22
4.0	Future Growth Strategy.....	23-29
4.1	Existing Community Form.....	25
4.2	Future Community Development.....	26
4.2.1	Residential Land Use.....	27
4.2.2	Commercial Land Use.....	27
4.2.3	Industrial Land Use.....	28
4.2.4	Regional Health Care Facility.....	28

4.2.5	Existing Health Care Facility Site.....	29
5.0	Land Use and Infrastructure Priorities.....	31-43
5.1	Residential.....	33
5.2	Commercial.....	35
5.2.1	Downtown Development District.....	36
5.2.2	Highway Commercial.....	36
5.3	Industrial.....	37
5.4	Institutional.....	37
5.5	Parks, Open Space and Recreation.....	38
5.6	Reserve Land.....	39
5.7	Transportation.....	40
5.8	Municipal Services and Utilities.....	41
5.8.1	Water and Sanitary Sewer.....	41
5.8.2	Storm Sewer and Stormwater Management Ponds.....	42
5.9	Redevelopment and Infill.....	43
6.0	Plan Implementation.....	45-50
6.1	Hierarchy of Plans.....	47
6.1.1	Intermunicipal Cooperation.....	47
6.1.2	Area Structure Plans.....	47
6.1.3	Area Redevelopment Plans.....	48
6.2	Land Use Bylaw.....	48
6.3	Subdivision and Development of Land.....	48
6.4	Monitoring and Review.....	50
6.5	Amendments to the Municipal Development Plan.....	50
	Appendix - A (Figures).....	51-61
	Figure 1 - Location Map	
	Figure 2 - Existing Land Use	
	Figure 3 - Future Land Use Concept	
	Figure 4 - Transportation Network	
	Figure 5 - Water and Sanitary Sewer Systems	
	Appendix - B (References).....	63-65
	List of Tables	
	Table 2.1: Regional Service Area Population.....	4

1.0 Introduction

1.1 Purpose

The purpose of the Municipal Development Plan (MDP) is to act as a guiding document that provides direction to the decision-making processes that give shape to a community. It is a statutory document adopted as a bylaw with which all subsequent planning documents and development proposals must comply.

The MDP can also serve to promote a community's features and advantages to prospective residents and investors. As such, the MDP is forward looking with high-level priority and strategy statements that give an impression of how the community wishes to evolve.

1.2 MDP Organization

The MDP is organized into six sections. Sections one through three offer background and contextual information and that sets the stage for a more detailed discussion of the Town's growth strategy. Sections four through six of the MDP detail the Town's future growth patterns and strategies for plan implantation.

Section three discusses the Town's philosophies that will govern decision-making processes. The philosophies are expressed as "Community Priorities", and include the notions of Triple Bottom Line, Sustainability, Orderly and Economic Development, Intermunicipal Cooperation and Adjacency to Oil and Gas and Intensive Livestock Operations.

Section four outlines the Town's Growth Strategy and reviews the community's existing residential, commercial and industrial land use patterns, while identifying opportunities for future growth and development at specific population targets.

Section five of the MDP details the land use priorities and strategies that will complement the implementation of the Town's Growth Strategy and shape the future character of the community. The Town will rely on this section to provide guidance to developers and evaluate development proposals.

Finally, section six outlines the mechanisms for the implementation of the MDP within the broader planning and development processes.

Terms requiring definition appear in bold text within the body of the MDP. Definitions of terms are found in the right hand margin of the page on which the term first appears.

All Figures appear at the end of the document, in Appendix A.

"The purpose of the Municipal Development Plan (MDP) is to act as a guiding document that provides direction to the decision-making processes that give shape to a community."

“The Town of High Prairie is situated within a larger regional service area comprising approximately 24,000 people.”

1.3 Regional Context

The Town of High Prairie is situated within a larger regional service area comprising approximately 24,000 people (Table 2.1). This population supports the numerous service providers and businesses that make High Prairie the service hub of the region.

Table 2.1: Regional Service Area Population

COMMUNITIES	POPULATION
Primary Service Area	
Municipal District of Big Lakes	3,811
Town of High Prairie	2,836
Driftpile First Nation	720
Swan River First Nation	305
Sucker Creek First Nation	594
Gift Lakes Metis Settlement	820
Peavine Metis Settlement	822
East Prairie Metis Settlement	835
Kapawe’No First Nation	297
Utikoomak Lake First Nation	786
Town of McLennan	824
Subtotal	12,649
Secondary Service Area	
Town of Slave Lake	6,703
Town of Valleyview	1,725
Municipal District of Greenview	2,732
Municipal District of Smoky River	1,221
Municipal District of Lesser Slave River	2,820
Canyon Creek	228
Widewater	160
Subtotal	15,589
TOTAL	28,238

1.4 Location

The Town of High Prairie is located in the Peace River District of Alberta. The Town is located adjacent to Highway 2, near the west end of Lesser Slave Lake, and is approximately 350 km northwest of Edmonton, 200 km northeast of Grande Prairie, and 650 km northwest of Calgary (Figure 1). Highway 749 runs in a north-south direction through the Town providing links to neighbouring communities. Highway 750 provides an additional

link to northern communities such as Red Earth and places north.

1.5 Lifestyle

High Prairie presents an exceptionally attractive living environment with wide grassed boulevards, an abundance of trees and the advantages and amenities of a modern urban community combined with those of a vast natural playground. High Prairie hosts many other activities including professional and amateur rodeos and agricultural events.



IMAGE 1 - STREETSCAPE



IMAGE 2 - LANE POOL WITH MURAL

1.6 Economic Base

High Prairie is the chief trading community for one of the most productive, mixed farming areas in Alberta. Forestry, oil and gas and the service industry also play an important role in a growing and diversified economy. The people of High Prairie comprise an industrious, well-trained labour force with experience in a broad scope of operations, and a strong community spirit.



IMAGE 3 - CIVIC SQUARE

The proposed extension of Highway 749 into the Peace Arch Oil Sands region represents new opportunities for the Town of High Prairie to participate in, and benefit from, the oil and gas industry. Once the corridor is established, the Town will be the closest major urban centre to the Peace Arch Oil Sands region. As

a result many support industries, workers and their families may choose to locate within the Town of High Prairie's boundaries.

1.7 Historical Perspective

In the early 1900s, the Hamlet of High Prairie became a regional service centre and railway town when the Grande Prairie rail line was routed

“High Prairie is the chief trading community for one of the most productive, mixed farming areas in Alberta. Forestry, oil and gas and the service industry also play an important role in a growing and diversified economy.”

through High Prairie. The Hamlet of High Prairie incorporated into a Village in 1945 and into a Town in 1950.

1.8 Legislative Requirements

1.8.1 Section 622 of the Municipal Government Act

Section 622 of the Municipal Government Act (MGA) states that all statutory plans must be consistent with the land use policies established by Lieutenant Governor in Council. These land use policies refer to the following planning areas:

1. Planning Process
2. Planning Cooperation
3. Land Use Patterns
4. The Natural Environment
5. Resource Conservation
6. Transportation, and
7. Residential Development

The Town of High Prairie Municipal Development Plan will maintain consistency with the Land Use Policies of the Province of Alberta.

1.8.2 Section 623 of the Municipal Government Act

Section 632 of the MGA states a municipality with a population of 3,500 or greater must adopt by bylaw a Municipal Development Plan (MDP). Section 632 also specifies the required and optional content requirements of an MDP. The content required by the MGA includes:

- “the future land within the municipality;
- the manner of and the proposals for future development in the municipality;
- the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities;
- the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities; and
- the provision of municipal services and facilities either generally or specifically.”

While the MDP is intended to provide a blueprint for future land use, transportation and infrastructure systems, it can also provide a vision for the future, and serve as a promotional tool for the community.

1.9 Planning Process and Public Consultation

A Municipal Development Plan Review Committee was formed by Council to provide guidance to the review process. The MDP Review Committee created a questionnaire and held discussions with key stakeholders to solicit feedback about development potential within the Town’s boundaries. The questionnaire was posted on the Town’s website.

Further, the Town held an open house for the public on March 25 to allow residents and business owners to ask questions about the review process. In addition, all affected parties were notified of the MDP review process.

“While the MDP is intended to provide a blueprint for future land use, transportation and infrastructure systems, it can also provide a vision for the future, and serve as a promotional tool for the community.”

2.0 Community Vision

A Vision for the Town of High Prairie...

The Town of High Prairie has a promising future as it continues to develop as a major service centre for northwestern Alberta. The Town is strategically located in a primary resource centre of the Province. The resource activities include agriculture, oil, gas, tourism and forestry. It has excellent connections to the provincial highway system, making it a prime location for service sector businesses.

The Town of High Prairie will continue to become an attractive place to live and work. It will develop residential areas that will accommodate a variety of living accommodation types. It will be served by a variety of community facilities, including a new hospital, modern recreation facilities, and excellent schools. Land will be developed for new commercial and industrial operations, while a healthy economy sustains the Town's solid economic base and business community. The Town's infrastructure systems will be developed in such a manner as to accommodate growth and development.

The Town of High Prairie will continue work closely with its municipal neighbour, the Municipal District of Big Lakes, on the planning and development of High Prairie. By working together, the Municipal District and the Town will be able to realize numerous opportunities that will enhance the economic base of the High Prairie area. As well, a coordinated approach to land use and infrastructure planning will enable the municipalities to effectively use their fiscal resources to the benefit of the area.

The Highway 2 Corridor will be developed in a manner that will protect the integrity of this important transportation link, while creating opportunities to further develop the Town of High Prairie's role as a regional service centre. Highway 2 will be a key part of the trade and commercial activity that will occur in the High Prairie area due to the fact that the highway will connect the Town to the rest of the world.

In terms of planning for the Town of High Prairie, effective land use planning will work within an environment that "opens the municipality's doors for business" - the Town wants to grow and prosper. By providing a well-planned community, coupled with an excellent quality of life and a vibrant economy, the Town will look to the future with optimism.

3.0 Community Priorities



The Town of High Prairie has identified priority areas to be considered in decision-making processes. Out of these priority areas strategies have been developed to provide reference points for decision-making and to give guidance to future development opportunities. The section below outlines the intent of each of these priority areas.

3.1 Triple Bottom Line

The **triple bottom line** is a contemporary framework for evaluating the costs and benefits of decisions, and their relative success. The framework is more holistic than the traditional profit-driven decision-making models, and incorporates notions of social, environmental and fiscal responsibility.

3.1.1 Social Responsibility

The Town's first responsibility is to its residents. The Town will strive to ensure that not only the basic needs of its residents are met, but that residents also have the opportunity to live full, rich lives within the Town's boundaries. Social responsibility includes access to affordable housing, recreational pursuits, education, community and family support services, emergency services, art and culture, and opportunities to exercise civic responsibilities and rights.

Strategies:

Recreation

1. The Town and the Municipal District of Big Lakes will continue to provide for recreational opportunities through their joint facilities and programs.
2. The Town will seek opportunities to create trail systems adjacent to water bodies, where environmentally sound to do so.
3. The Town may seek opportunities for public-private partnerships to develop additional recreational, arts and/or cultural facilities in the future.

Education

4. The Town will encourage the development of educational institutions within the Town's boundaries.
5. The Town will encourage life-long learning and skill development among residents.

Triple Bottom Line: A contemporary framework for evaluating the costs and benefits of decisions, and their relative success.

"The Town is committed to reducing its negative environmental impact."

Persistent Organic Pollutants: Chemical Substances that persist in the environment and pose an adverse risk to human and animal health and the environment.

Community Support Services

6. The Town will continue to provide funding for Family and Community Support Services.
7. The Town will ensure all residences and businesses have access to emergency services.

Arts and Culture

8. The Town will support the arts.
9. The Town will support the display of local artwork in civic buildings and public spaces.
10. The Town will encourage the celebration of cultural diversity and cultural heritage.

Civic Participation

11. The Town will encourage all residents to participate in civic decision-making where such participation is appropriate, and where required under the Municipal Government Act.

3.1.2 Environmental Responsibility

The Town is committed to reducing its negative environmental impact. The Town promotes energy efficiency, water conservation, reduction of solid waste, and reduced use of **persistent organic pollutants** such as pesticides.

Strategies:

1. The Town will continue to explore alternative waste management and disposal options that reduce the volume of solid waste generated by the community.
2. The Town will continue to promote waste reduction and recycling programs through measures such as provision of land for recycling centres, public education and may introduce bag limits for weekly garbage removal.
3. The Town will encourage residents to convert lawns to productive gardening space.
4. All new development shall respect the integrity of natural water bodies from development, and maintain existing riparian habitat.
5. The Town will encourage developers to design projects suitable to winter climates and that maintain access to winter sun.

6. The Town will require a Phase 1 Environmental Site Assessment for any rezoning or subdivision for the redevelopment of land.
7. The Town will require sedimentation and erosion control techniques that prevent offsite migration of sediment by way of wind and/or water for all new development.
8. The Town will reduce and eventually eliminate the use of persistent substances such as pesticides and chemical fertilizers.

3.1.3 Fiscal Responsibility

It is in the best interests of the Town to manage its finances responsibly so the citizens and businesses are not unduly taxed for the provision of required municipal services.

Infrastructure costs can be managed by utilizing existing infrastructure capacity in older neighbourhoods through infill development, reduction of infrastructure expansion requirements through demand side management, and passing the costs of infrastructure expansion to developers proposing such development.

Growth and economic development should also be balanced with good planning practices. Community planning can complement the economic development of a municipality, as the physical growth of a municipality plays a significant role in its economic development. A coordinated approach to community planning and economic development will be beneficial to the Town.

“Growth and economic development should also be balanced with good planning practices.”

Strategies:

1. The Town may prepare a Fiscal Impact Analysis for proposed developments to ensure that the long term fiscal implication to the Town and taxpayer are evaluated prior to approval.
2. The Town may seek opportunities for private-public partnerships to finance large scale capital projects.
3. The Town may capitalize on funding programs and grants for capital projects.
4. The Town will require developers to enter into development agreements with respect to payment of infrastructure upgrades and installation costs.
5. The Town will review and amend off-site levy calculations, and associated development fees and charges, on a regular basis to reflect current costs and the rate of inflation.
6. The Town will ensure an adequate supply of serviceable land for the

Sustainability: Form of progress that meets the need of the present without compromising the ability of future generations to meet their needs.

Town to meet its future needs.

7. The Town will encourage infill development wherever possible, that is complementary in scale to the surrounding area and that does not unduly strain existing infrastructure capacity.
8. The Town will ensure that the future growth and development of the Town of High Prairie is undertaken in a manner that uses the municipality's financial resources responsibly.
9. The Town will develop a cost effective maintenance and rehabilitation program for all existing infrastructure in the Town.
10. The Town will employ resource conservation strategies to reduce strain on existing and future infrastructure.

3.2 Sustainability

Sustainability and sustainable development include notions of social and cultural vibrancy, environmental conservation and enhancement, waste reduction, and high quality of life. Sustainability is implemented when these notions inform the decision-making processes of the Town as it attempts to meet the needs of today's citizens without compromising the ability of future citizens to have their needs met.

Specifically, the following priority areas and strategies will assist the Town in fulfilling its commitment to sustainable growth and development.

3.2.1 Walkability



IMAGE 4 - URBAN FOREST AND WALKABILITY.

The health of a community and its inhabitants is closely linked with a community's "walkability", the degree to which residents are able to meet their daily needs within a walking distance of their homes. Walking distance is generally considered to be a distance of one quarter of a mile, or just less than one half of a kilometre.

Strategies:

1. The Town will consider the "walkability" of development proposals during the evaluation process and promote the development of a community wide trail system that will link all areas of the Town.
2. The Town will re-examine its development standards with the objective of providing a more pedestrian friendly environment along Town

streets. For example, sidewalks adjacent to streets can be separated by a landscaped boulevard.

3. The Town will encourage the development design guidelines and architectural controls that enhance social interaction, pedestrian scale and promote walkability.

3.2.2 Trees and Landscaping

Urban forests add character, vibrancy, aesthetic appeal and a number of other benefits to communities. The Town of High Prairie has pockets of well-established urban forest and is fortunate to be home to some of the oldest elm trees in the province. A one kilometre long stretch of 55 Avenue has been designated a Provincial Heritage Site by Heritage Trees of Alberta. However, there are many opportunities to improve the urban forest of High Prairie.



IMAGE 5 - XERISCAPING

order to further civic pride, improve the environment, increase public safety and stimulate tourism.

The Town of High Prairie residents exhibit strong community pride through their participation in the Communities in Bloom competition. Some residents have expressed the desire to build on a “Garden Community” theme in

Strategies:

1. The Town will continue to encourage participation in the Communities in Bloom and/or similar landscape competitions.
2. The Town will enforce minimum landscaping requirements as set out in the Land Use Bylaw through the development process.
3. The Town will require that landscape plans take into consideration seasonality of plantings, and provide for year-round appeal.
4. The Town will encourage **xeriscaping**, the use of low maintenance and drought resistant plants and other materials in landscape design.
5. The Town will support efforts to preserve mature and heritage trees.
6. The Town will continue to encourage new residential development to incorporate trees in the overall design through the implementation of

Xeriscaping: Landscaping designed to reduce water consumption through the use of drought - resistant and native plants, and non-plant material.

Circadian Rhythm: A roughly 24 - hour cycle of daily activity of living beings, including plants and animals.

tree planting guidelines in the Land Use Bylaw and in Development Agreements.

7. The Town will ensure the continuation of tree growth in mature neighbourhoods by underplanting mature trees with younger trees.
8. The Town will encourage residents to plant trees on private property.
9. The Town will incorporate elements of hard (benches, stones, fountains, etc.) and soft (plants) landscaping elements in non-park, civic spaces.

3.2.3 Dark Skies (Light Pollution Abatement)

Light pollution is a serious problem in urban centres. The negative impacts of excessive outdoor lighting are numerous and include energy waste, nuisance to adjacent landowners, loss of the night sky view, increased glare, disruption to migratory behaviour of birds, and disruptions to animal and human **circadian rhythms**.

Strategies:

1. The Town will ensure that all new development proposals submit detailed lighting plans for all outdoor lighting. Lighting plans will illustrate the light path of each lamp, and include cut sheets for each fixture.
2. The Town may require that all proposed outdoor light fixtures carry the International Dark Sky Association's Fixture Seal of Approval. A list of approved fixtures can be found on the International Dark Sky Association's website, www.darksky.org.
3. The Town will replace existing streetlights and traffic lights with FSA fixtures as they require replacement.
4. The Town will install FSA fixtures for new streetlights and traffic lights

3.2.4 Aesthetics

The visual appeal of a municipality impacts community pride, social vibrancy and the saleability of a community to investors and new residents. Therefore, encouraging aesthetic appeal will support sustainable development and growth.

Strategies:

1. The Town will consider in all cases the appearance of a proposed development and its effect on the visual amenity of the municipality when rendering a decision.

2. The Town will encourage the enhancement of the Town’s aesthetic appeal through redevelopment schemes, beautification projects, use of public art and pageantry, landscaping, building and urban design, and other appropriate means.
3. The Town will encourage the use of low maintenance, durable materials such as stone and masonry in the construction of new buildings and in the renovation of existing buildings.
4. The Town will encourage the preservation of “**viewsheds**” and the use of visual screening where appropriate.

Viewsheds: The natural or built environment that is visible from one or more viewing points

3.3 Orderly and Economic Development

The future growth of the Town of High Prairie will be based on the principle of orderly and economic development. This principle may relate to such things as the expansion of the municipality, the provision of municipal infrastructure, land use patterns or the subdivision of land. The focus will be on the effective use of the Town’s resources in relation to the sustainable growth of the municipality.

Strategies:

1. The Town will consider the compatibility of existing and future land uses when reviewing zoning, subdivision, and/or development proposals.
2. The Town will require buffers, such as roads, natural water bodies, green/open space, landscaping, berming or a combination thereof, between incompatible land uses. Specific attention will be given to the interface between residential and industrial land uses.
3. The Town will encourage business, industry and government to locate in the Town, at locations that benefit the operation of the municipality and meet the needs of residents.
4. The Town will continue to diversify its economy by encouraging commercial, industrial, and institutional operations to locate within the Town.

3.4 Intermunicipal Cooperation

The Town of High Prairie enjoys a long standing cooperative relationship with the Municipal District of Big Lakes. Future growth strategies will continue to be developed in consultation with the MD. At the same time, the Town encourages the development of stronger relationships with neighbouring municipalities, First Nations and Metis Settlements.

Strategies:

1. The Town will continue to work cooperatively with the Municipal District of Big Lakes on issues of land use planning and the cost-effective delivery of municipal services.
2. The Town will continue to negotiate with neighbouring municipalities, First Nations and Metis Settlements for the delivery of regional services such as tourism, economic development, solid waste management, mutual aid and recreation.

3.5 Adjacency to Oil and Gas and Intensive Livestock Operations

While the Town supports the oil and gas and agricultural industries, there are certain features of these industries that require separation from urban areas. Accordingly, the Town will advise the Alberta Energy and Utilities Board (AEUB) and the Natural Resources Conservation Board (NRCB) with respect to subdivision and development applications adjacent to oil and gas facilities and pipelines, and to intensive livestock operations.

Strategies:

1. The Town will support the development and/or expansion of intensive livestock operations greater than five kilometres away from the Town's boundaries.
2. The Town will not support the development of sour gas facilities within five kilometres of the Town's boundaries.
3. The Town will encourage the placement of oil and gas pipelines in existing rights-of-way and easements, and along quarter section boundaries.
4. The Town will not support the fragmentation of land by oil and gas pipelines.

4.0 Future Growth Strategy

4.1 Existing Community Form

The existing form of a community informs and influences the future growth strategy and decision-making processes. Form refers to the physical layout of the community, the patterns of land use, the general aesthetics of the place, the relationship to bordering jurisdictions and similar matters.

Figure 2 illustrates the current form of the community and its existing land use patterns. The major factors affecting the form of the community are the CN Rail line, Highway 2, and the West Prairie River.

Below is a brief summary of the main characteristics of the existing community form.

General

- Strong east-west orientation following the direction of the rail line and Highway 2.
- Most development lies north of the rail line.
- Some industrial development and a small pocket of residential uses south of the rail line.
- Downtown located between Highway 2 and the rail line.
- West Prairie River runs from south to north in a channelized course.
- There is only one roadway crossing of the West Prairie, that being Highway 2.
- Much of the Town has developed east of the river.
- Future river crossings will be required as development occurs to the west.
- Two possible river crossing locations are shown on Figure 2 with double ended arrows.

Residential

- Residential areas extend west, north and east of the downtown.
- Older residential areas exhibit a typical grid street system.
- Newer residential areas to the east and northeast feature curvilinear road patterns.
- The dominant housing form in the Town is single detached homes.
- There are also manufactured houses, side-by-side duplex units, apartment complexes and adult-oriented, apartment-style condominium buildings.

- Older, tree-lined residential neighbourhoods are full of character.
- Newer subdivisions have wider streets and consistent house styles.
- Institutional land uses such as schools, cemeteries, health facilities and parks are distributed throughout developed areas.

Commercial/Industrial

- Commercial corridor extends east and west along Highway 2.
- All commercial land within the Town is designated Direct Control District.
- No limit to what type of commercial business one can pursue within the Town.
- Typical highway commercial businesses have migrated adjacent to the highway.
- Typical core businesses such as financial institutions have located in the downtown area.
- Major industrial areas have tended to develop at either end of Town.

Developable Land

- A substantial amount of land within the Town boundaries is undeveloped, possibly as much as four quarter sections.
- The most recent annexation in 2007 added two quarter sections to the Town's inventory of land.
- Development is approaching the Town boundaries in several places in the northeast.

4.2 Future Community Development

The Town of High Prairie is committed to a sustainable growth strategy that responds to today's needs without compromising the needs of future Town residents. Thoughtful consideration of the social, environmental and fiscal aspects of growth will guide the Town's overall growth strategy rather than growth for the sake of growth.

The following section outlines the growth potentials for residential, commercial and industrial land uses, looks at growth management issues around the proposed regional health facility, and proposes opportunities for **infill** development and redevelopment of existing lots.

The direction for future community development is illustrated by Figure 3

Infill: The use of vacant or under utilised land within an existing built up area for further construction or development.

‘Future Land Use Concept’. The following sections provide further details as to this direction.

4.2.1 Residential Land Use

A key goal of this Municipal Development Plan is to ensure that there is adequate land for residential development into the foreseeable future. This raises the question of how many people to plan for. Early discussions by the Review Committee established target planning populations of 5,000 and 10,000 as medium and long range population targets. The 5,000 population would be reached within about 20 years at a three per cent annual growth rate, earlier at a more accelerated growth rate. The 10,000 population is a long to very long range population target. It should be kept in mind that some Alberta communities that are strongly affected by resource development enjoy growth rates of up to eight or nine per cent annually. Therefore it is prudent to define higher rather than lower target populations.

The Land Use Concept shows two major areas of ‘Residential Expansion’, one to the northeast and one to the northwest. The benefit of having two areas for residential expansion is to provide choice and a variety of locations for residential development.

These two areas would cumulatively accommodate a population between 3,000 and 4,000 at conventional urban and estates densities plus some assumed infill development. This would take the population to between 6,000 and 7,000, substantially greater than the 5,000 target population. Therefore it appears that there is ample land within the Town boundaries for a population of 5,000. However, there are areas where development abuts the northerly Town boundary. It may be that expansion in this direction would constitute orderly and economical growth. However, this would require annexation of additional land and the identification of future growth into the adjacent Municipal District of Big Lakes would best be determined through the process of preparing an Intermunicipal Development Plan (IDP).

The 10,000 target population would require an addition two quarter sections of residential land. Again, the logical long-term direction of growth would be to the north and northeast, and the location of such lands would best be determined through an IDP with the Municipal District of Big Lakes.

4.2.2 Commercial Land Use

Currently, all commercial land within Town boundaries is zoned Direct Control District. There appears to be adequate land designated Direct Control to meet the needs of the Town’s future commercial enterprises in the near to medium future. Lands for future commercial development are located to the east and west along Highway 2.

Additionally, the downtown core area is currently underdeveloped and the Town should encourage suitable commercial developments to locate in the downtown core wherever feasible. Encouraging development in the downtown core will help revitalize this area and bring much needed vibrancy to the centre of the community.

4.2.3 Industrial Land Use

Currently there are approximately 150 hectares of industrially designated land within the Town's boundaries. Approximately 50 ha of this land are already developed, leaving a balance of 100 ha available. However, some of this land lacks good access thereby diminishing its suitability for development.

The current ratio of population to industrial land suggests that 15 - 20 ha of industrial land are needed for every 1,000 people. Using this assumption, the Town's current supply of undeveloped industrial land will be adequate to a population of approximately 6,000 people. However, the availability of industrial land will need to be monitored as accelerated market demands could see the remaining lands developed more rapidly than anticipated.

For a future population of 10,000 people, the amount of industrial land required would need to increase by an additional 50 ha. This additional land may require an expansion of the Town's boundaries.

Careful monitoring of regional economic trends and the local supply and demand for land is necessary to ensure that there is land adequate for industrial development within the Town's boundaries.

4.2.4 Regional Health Care Facility

A site for a new regional health care facility is located in the Peavine subdivision. Formerly, the Peavine subdivision was designated for commercial and industrial land uses. Industrial development may not be the most suitable use of land adjacent to a health care facility. Accordingly, a mixed use designation is given to the lands east and west of the future facility as shown in Figure 3 'Future Land Use Concept'. Land uses would include institutional, residential and certain commercial uses such as convenience stores, cafes, boutique hotels and pharmacies. Rezoning would be undertaken to the appropriate land use district at the time of development. Further, the area around the proposed new health care facility should develop according to an approved concept plan, which would address such issues as access, servicing capacity, traffic volumes, design and layout, density, aesthetics and land use compatibility.

4.2.5 Existing Health Care Facility Site

The site of the existing Health Care Facility, as identified on Figure 3, will provide a variety of redevelopment opportunities once the new facility is built. These opportunities could include educational, health care, seniors' residential, parks and open space or other institutional uses. Redevelopment should be undertaken according to a comprehensive site redevelopment plan. The process should include ample public consultation. Special attention should be given to maintaining and enhancing existing tree cover along the ravine in the eastern portion of the site.

5.0 Land Use & Infrastructure Priorities

A major purpose of this Municipal Development Plan is to define the future patterns of land use within the Town’s boundaries. The generalized pattern of future land uses sets the stage for the preparation of Area Structure Plans, rezonings and subdivision to implement the Municipal Development Plan and to facilitate development.

This section will provide an overall framework for the future planning and development of the Town of High Prairie in a manner that will benefit the municipality and its residents. The land use strategies are designed to establish patterns of use that will encourage compatibility between existing and future development.

5.1 Residential



IMAGE 6 - RESIDENTIAL NEIGHBORHOOD

The intent of the “Residential” designation is to ensure the predominant land use in these areas of the Town is for housing accommodation. One purpose of the Municipal Development Plan is to address the many forms of residential development in the Town. One of the priorities of the Municipal Development Plan

is to ensure the character of existing residential areas is preserved and/or enhanced.

Strategies:

1. The Town will ensure future residential development occurs in a manner that allows for the orderly and economic provision of municipal services.
2. The Town will encourage the separation of residential uses from incompatible land uses where possible, and where not possible, to be separated by an adequate landscaped buffer and/or fence.
3. The Town will encourage innovation in housing design, construction and finishing with respect to reducing energy usage, construction waste, and consumption of municipal services such as potable water and wastewater treatment. To this end, the Town shall consider the use of alternative building materials that have proven efficacy in northern climates, solar hot water collectors and **solar arrays** mounted to the exterior of a house, **ground-source heat pumps** installed by a certified professional and use of water saving techniques such as rainwater collection barrels.
4. The Town will ensure to locate higher density residential development,

Solar Array: An electrical device consisting of a large array of solar cells. Often referred to as a solar panel.

Ground Source Heat Pump: A type of heat pump that uses the natural heat storage capacity of the earth to heat and/ or cool a building.

such as apartments, townhouses, and row dwellings, in accordance with the following:

- a. Preference will be given to sites which have direct access to an arterial road or a major residential road;
 - b. Where the visual amenity of an existing residential neighbourhood is not adversely affected by the scale of the building;
 - c. Provides a transition from the downtown area to other residential areas or is located in the downtown area;
 - d. Is identified in an Area Structure Plan or an existing site which is currently zoned for same;
 - e. The development of the multi-family unit will not adversely impact the character of the neighbourhood.
5. When the expansion of new residential development within established residential neighbourhoods is proposed, the Town will consider the following:
- a. The visual impact of the new development on the established residential neighbourhood;
 - b. The zoning of the area in order to ensure housing types are compatible in appearance and density;
 - c. The buffering and landscaping of new development in a manner suitable to the character and appearance of the established residential neighbourhood.
6. The Town will encourage the development of a variety of housing styles and types. However, the Town will also ensure that there is compatibility between housing types being located in the same area.
7. The Town will encourage infill housing in older, established neighbourhoods.
8. The Town will locate manufactured/modular/mobile homes in areas zoned this type of housing.



IMAGE 67- MED. TO HIGH DENSITY MIXED USE COMMUNITY.

9. The Town will encourage the upgrading and redevelopment of existing manufactured home parks in the Town.
10. The Town will encourage the development of higher density residential units, including seniors housing. Areas currently used as seniors housing complexes

will be allowed to expand to meet future demands.

11. The Town will consider allowing neighbourhood convenience-type commercial uses and other compatible uses, such as churches and home-based businesses in a residential area.
12. The Town will encourage new residential development to be serviced with Town water and sewer services.
13. The Town will allow for home-based businesses in residential areas provided that the home-based business use is subordinate to the principle use of the dwelling as a residence.
14. The Town will encourage secondary suites as low impact way to increase density and provide a greater range of housing options within the Town.
15. The Town will encourage the development of energy efficient housing structures, and may set minimum standards of energy efficiency in any Town development and in any privately developed land through the development agreement process.



IMAGE 8 - MIXED USE, PEDESTRIAN FRIENDLY DOWNTOWN

5.2 Commercial

The commercial areas of the Town play an important role in the economic base of the municipality. The Town will ensure that locations are available for a wide range of commercial activities that are compatible with urban development.

Much of the commercial development has located along the Highway 2 corridor. The trend for commercial development to continue to seek these locations will likely continue to occur and the Town recognizes the importance of the corridor to the future growth of the municipality. The locations have many advantages to business. These include increased traffic volumes, good visibility and larger lots, which provide greater opportunities for site design and parking.



IMAGE 9 - MIXED USE DOWNTOWN.

Strategies:

1. The Town will encourage suitable commercial development to locate

in the downtown core.

2. The Town will encourage the redevelopment of the downtown core with commercial and mixed-use developments.

5.2.1 Downtown Development District

Strategies:

1. The Town will allow for commercial, residential, institutional and business uses that will result in the development of a vibrant, multi-functional downtown area.
2. The Town may encourage mixed-use development (residential and commercial) and high density residential development, including seniors housing, in the downtown area.
3. The downtown area will be zoned as direct control to enable each development to be evaluated individually. In evaluating development proposals, the Town shall consider the following criteria:
 - a. The suitability of the site to accommodate the proposed land use,
 - b. The impact on traffic movement and safety,
 - c. The availability and adequacy of municipal services,
 - d. The impact on and compatibility with surrounding land uses and buildings,
 - e. The availability of ample parking for the proposed use either on site or nearby,
 - f. The ability to accommodate truck traffic for loading and unloading purposes,
 - g. The location and impact of signage,
 - h. The design, structure and building materials to be used.

5.2.2 Highway Commercial

Strategies:

1. The Town will consider the impact of zoning, subdivision and development proposals fronting onto Highway 2 on the overall highway system in the High Prairie area when rendering decisions.
2. The Town will require Traffic Impact Assessments in support of highway frontage development proposals.
3. The Town may require the development of service roads to manage accesses to highway frontage commercial uses.

4. The Town Council will issue all development permits for uses within a direct control district. In evaluating any application for a development permit for a use within the direct control district, Council will consider the following criteria:
 - a. The suitability of the site to accommodate the proposed land use,
 - b. The suitability of existing accesses or the need for new accesses to the site,
 - c. The impact on traffic movement and safety,
 - d. The availability of municipal services,
 - e. The impact on and compatibility with surrounding land uses,
 - f. The availability of ample parking for the proposed use,
 - g. The ability to accommodate truck traffic,
 - h. The location and impact of signage.

5.3 Industrial

Industrial development is an important part of the economic activity that occurs in the High Prairie area. The Town wants to continue to develop its industrial land base and provide opportunities for operations of this kind.

Strategies:

1. The Town will ensure that internal roads for industrial parks and industrial areas are designed in a manner that allows for easy access and turning space for large vehicles.
2. The Town will require appropriate screening of all storage areas in industrially designated areas.
3. The Town will consider the use of alternative/private sewage systems in unserved, large-lot industrial subdivisions where providing traditional municipal servicing is not economically feasible.
4. The Town will encourage the provision of industrially designated land that corresponds to market needs.

5.4 Institutional

There are a number of institutional facilities located in the Town including a hospital, schools, churches, and various public buildings.

Strategies:

1. The Town will consider the impact of the proposed development on

the capacity of institutional facilities, such as schools, and the need for land to be provided for such purposes when evaluating proposals for residential development.

2. The Town will encourage the responsible re-development of the existing hospital site, as discussed in Section 4.2.5.
3. The Town will ensure that any proposed institutional development is compatible with the surrounding land uses, is serviceable with Town services and will not create any adverse impacts with transportation networks when rendering a decision.

5.5 Parks, Open Space and Recreation

Perceived quality of life is closely linked to the amount of green space in a community. Additionally, studies suggest that access to natural, outdoor spaces improves the psychological well-being of urban dwellers.

The Town has a number of excellent parks and playgrounds, including Jaycee Park in the northern portion of the Town. The Town also boasts a multi-purpose recreational facility and an aquatic centre.

Strategies:

1. The Town will ensure that adequate open space, recreation land and, where necessary, land for schools and environmental protection is obtained through the subdivision process pursuant to Section 661 of the Municipal Government Act.
2. The Town will require all parks and playgrounds shall be landscaped in accordance with the intended use, and where practical, xeriscaping and naturalization techniques will be employed to reduce life cycle costs.
3. The Town will encourage playgrounds and tot lots to be developed in close proximity to residential areas in order to allow convenient and safe access for children.
4. The Town will encourage shade trees and benches to be incorporated into the design of playgrounds and tot lots.
5. The Town will encourage the creation of urban wildlife habitat in parks and open spaces through, among other techniques, the planting of indigenous vegetation, naturalized landscape design, and the provision of bird and bat houses.
6. The Town will evaluate the merit of residential development proposals in part on the basis of the need and adequacy of proposed open space and/or linear parks.
7. The Town will endeavour to ensure proposed open spaces and linear

parks within new residential subdivision proposals connect to any existing trail networks to encourage walkability.

8. The Town will continue to evaluate the recreation needs of the residents of the Town and to respond to the needs as required.
9. The Town will endeavour to create and maintain a trail mapping system.
10. The Town will encourage the retention of existing tree cover on the west bank of the West Prairie River as shown on Figure 3 'Future Land Use Concept.' The extent of retention will be determined through the preparation of an Area Structure Plan and the method of retention will be Environmental Reserve, Municipal Reserve or a combination of each, as deemed appropriate.

5.6 Reserve Land

The Town can obtain reserve land under the provisions the Municipal Government Act. Reserve lands include municipal reserve, school reserve and environmental reserve. Municipal reserve can be used to create public parks and public school sites. Environmental reserve protects environmentally sensitive or ecology significant land from development. For example, land adjacent to natural water courses is often set aside as environmental reserve to serve as a buffer between development and the natural feature. In this example, an environmental reserve buffer could help to protect the shoreline habitat and water quality.

Strategies:

1. The Town will exercise its right to obtain reserve land pursuant to the Municipal Government Act (MGA) in every subdivision.
2. The Town will acquire the maximum amount of reserve land entitled under the MGA for each subdivision in the form of land, cash in lieu of land, or a combination of the two.
3. Notwithstanding Policies 1 and 2 above, the Town will reserve the right to defer the acquisition of reserve land in a subdivision to the balance of the parent parcel by way of a Deferred Reserve Caveat registered on the title.
4. The Town will consider accepting cash in lieu of land dedication for subdivisions in land zoned for industrial and commercial (direct control) uses.
5. The Town may consider reducing the municipal reserve requirement to eight per cent in residential subdivisions, and taking the balance as cash in lieu of land dedication for the purpose of re-investment in the local parks system.

6. The Town will enforce the MGA with respect to designating lands adjacent to water courses as environmental reserve at the time of subdivision.
7. The Town will incorporate, where appropriate, land taken as environmental reserve into the open space and/or trail system for the Town.
8. Notwithstanding Strategy 7 above, the Town may restrict public access to environmental reserve land if it is determined to be environmentally sensitive.

5.7 Transportation

Transportation plays a key role in the development of the municipality and in the implementation of this Municipal Development Plan. The Town wants to ensure the safe and effective movement of people, goods, and services throughout the Town. Figure 4 outlines the existing and future transportation network within the Town boundaries.

Strategies:

1. The Town will ensure that the planning and design of the various elements of the transportation system complement the implementation of this Municipal Development Plan.
2. The Town will designate the following road types as part of this Municipal Development Plan:
 - a. Highways (2 and 749)
 - b. Arterial Roads
 - c. Collector roads
 - d. Local roads
3. The Town will ensure that collector roads serve new residential areas. Within the Town boundaries, new collectors will follow the approximate alignment shown in Figure 4. Future collectors within the Municipal District will be located as suggested by the arrows in Figure 4.
4. The Town will periodically review and update its engineering standards for right-of-way and carriageway width to ensure a balance between safety, convenience, snow clearing, traffic calming and capital operations costs.
5. The Town may require roads within residential areas to have sidewalks along at least one side of the road.
6. The Town will implement the development of a pedestrian/bicycle trail system that will connect community facilities and residential areas of the municipality.

7. The Town will seek to provide a second access across the railroad tracks at the east end of the Town to enable additional access to the lands to the south.
8. The Town will consider two additional river crossings as shown in Figure 4 to improve vehicular and pedestrian movement between the east and west portions of the Town. These will be implemented as warranted by need. An additional pedestrian crossing will also be considered and built as warranted.
9. The Town will give priority to the maintenance and upgrading of the roads identified as collector roads on Figure 4.

5.8 Municipal Services and Utilities

The provision of municipal services and utilities is a key factor in the planning and development of the Town. The Town strives to ensure that municipal services and utilities are developed in a manner that complements the growth of the municipality. Municipal services consist of water, sanitary sewer, and storm sewer systems. Utilities available in the Town include natural gas, electricity, telephone and cable.

5.8.1 Water and Sanitary Sewer

The Town's water system consists of drawing water from the Prairie River and a raw water reservoir located at the airport. The water is treated at the water treatment plant, which is located south of the downtown area in the NE 23-74-17-5 (Figure 5). The capacity of the water treatment plant is 65.2 litres per second (l/s). The Town states this capacity means that the existing facility is sized to accommodate a population of approximately 5,000 people without further upgrades and expansion.

The Town's limited topography and prairie soils preclude a more centralized sanitary collection sewer system. To compensate for shallow pipes and poor bearing soils, the sanitary collection system is decentralized, with numerous lift stations positioned throughout the community, all working to move wastewater to the lagoon.

The wastewater lagoon is located just north of the Town's boundaries in the Municipal District of Big Lakes. The lagoon consists of 250 mm force mains, four anaerobic cells, one facultative cell, and two storage cells. The Town states that combined capacity of all aspects of the system can support a population of approximately 5,000 without expansion. However, the capacity of individual lift stations may not support additional development.

In some areas, development expansion will need to be accompanied by construction of additional lift stations, and redevelopment proposals for

older areas shall consider the need and costs associated with upgrading the sanitary system.

In particular, the lift station in the Peavine subdivision has limited capacity, and the subdivision is not yet fully built out. Additionally, recently annexed land and future annexed land will not be able to tie into existing lift stations due to capacity constraints.

5.8.2 Storm Sewer and Stormwater Management Ponds

Surface water in the Town generally drains in two directions, northwest and southeast. Stormwater draining to the northwest is collected and diverted into the West Prairie River. Stormwater draining to the southeast is directed to Deep Creek.

The storm sewer system consists primarily of catch basins and outlet pipes into the West Prairie River and Deep Creek waterways. There is also one stormwater management pond in the Peavine subdivision, and another proposed in the West Industrial Area Structure Plan.

Stormwater management ponds will become increasingly important aspects of the Town's storm sewer infrastructure as development continues, and the form and function of these ponds should respond to their surroundings. Stormwater management pond design ranges from purely utilitarian for the sole purpose of containing stormwater, to irregularly shaped, re-created wetlands that not only serve to contain and treat stormwater, but offer recreational opportunities for residents and provide habitat for wildlife.



IMAGE 10 - NATURALIZED STORM WATER POND

Strategies:

1. Land required for municipal services and utilities shall be identified as part of the planning process for urban expansion areas or areas to be re-developed in the Town.
2. The Town may require the provision of easements or public utility lots for municipal services and utilities as part of a proposal to subdivide and/or develop land.
3. The Town shall work closely with utility companies on the planning

for the installation of municipal services and utilities.

4. The Town shall attempt, wherever possible, to create a looped system for all utility services.
5. The Town shall work towards the development of a second river crossing for all water and gas lines as a long-term goal.
6. Development shall have the appropriate municipal services and utilities.
7. The Town shall enter into servicing agreements with developers for the provision of on-site and off-site municipal services and utilities.
8. All development within the Town's boundaries shall be serviced by municipal services.
9. Notwithstanding Policy 8 above, alternative wastewater treatment technologies may be considered in development and redevelopment proposals, subject to satisfactory engineering design and regulatory approvals.
10. The Town shall encourage innovative stormwater management solutions that are suitable to the topography, climate and needs of the Town.
11. Stormwater management ponds should be landscaped using indigenous plant materials and designed to mimic natural wetland areas wherever feasible.

5.9 Redevelopment and Infill

The downtown core has significant opportunities for redevelopment and infill, including mixed use development, incorporating residential and commercial uses within the same building. Residential uses in a downtown can be a “pull” factor, attracting restaurants, cafes, and entertainment venues that promote a vibrancy that persists beyond regular business hours.

Furthermore, the existing hospital site will be available for redevelopment once the new regional health care facility is built in the Peavine subdivision area. Suitable redevelopment uses for the existing hospital site include residential, commercial, educational, recreational and mixed use, provided these uses complement the existing character of the surrounding neighbourhood. Redevelopment of this site will require the submission of a concept plan, and should also recognize the natural and recreational values of the adjacent creek.

Additionally, the former sewage lagoon site has been reclaimed and is a suitable location for the development of a regional park.

6.0 Plan Implementation

6.1 Hierarchy of Plans

The Municipal Government Act enables various levels of statutory plans that can be used to implement the goals and policies of the Municipal Development Plan. These include Intermunicipal Development Plans, Area Structure Plans, and Area Redevelopment Plans.

All levels of statutory plans within a municipality must be consistent with the Municipal Development Plan as well as with each other.

6.1.1 Intermunicipal Cooperation

Although the Town of High Prairie and the Municipal District of Big Lakes have not negotiated a formal Intermunicipal Development Plan (IDP), the two Councils recognize the benefits of working together in terms of the development of the High Prairie area and enjoy a good working relationship.

The Town shall continue to work with its municipal neighbour on the future planning of the High Prairie area. This will include the coordination of road and infrastructure projects involving the two municipalities. Through continued cooperation with the Municipal District, the Town will be able to implement various aspects of this Municipal Development Plan.

“The Town shall continue to work with its municipal neighbour on the future planning of the High Prairie area.”

6.1.2 Area Structure Plans

An area structure plan (ASP) provides a framework for further subdivision and development of specific areas within a Municipal Development Plan. An ASP must describe the sequence of development, the proposed land uses, the density of the population proposed, the general location of major transportation routes and public utilities, and any other matters Council considers necessary.

Strategies:

1. An Area Structure Plan shall be prepared for subdivisions resulting in the creation of three or more legal parcels.
2. Notwithstanding Policy 1 above, the following locations shall require an Area Structure Plan be created in support of any proposed subdivision and subsequent development:
 - a. NW 26-74-17-5
 - b. NE 26-74-17-5
 - c. SW 26-74-17-5
 - d. SW 25-74-17-5
 - e. SE 25-74-17-5

f. NW 19-74-16-5

6.1.3 Area Redevelopment Plans

An area redevelopment plan (ARP) allows Council to designate an area of the municipality as an area for:

- preserving or improving buildings,
- rehabilitating buildings,
- establishing, improving or relocating roads or other services, and/or
- facilitating other development.

An ARP also allows for the provision and collection of a redevelopment levy to fund the proposed redevelopment activity.

An ARP may be a suitable vehicle to address downtown revitalization.

Strategies:

1. The Town supports the rehabilitation and preservation of significant historical buildings and monuments.
2. The Town recognizes the importance of preserving heritage trees.
3. The Town supports the infill and redevelopment of existing neighbourhoods.

6.2 Land Use Bylaw

The policies contained in this Municipal Development Plan shall be implemented through the application of the Town of High Prairie Land Use Bylaw.

Strategies:

1. The Town shall interpret and enforce the regulations of the Land Use Bylaw in the spirit and intent consistent with the policy direction of the Municipal Development Plan.

6.3 Subdivision and Development of Land

The subdivision and development of land within the Town is regulated by the Subdivision and Development Regulation, provisioned under the Municipal Government Act. The Subdivision and Development Regulation states that an approving authority must consider the following when render-

ing a decision on a subdivision application:

- a. its topography,
- b. its soil characteristics,
- c. stormwater collection and disposal,
- d. any potential for the flooding, subsidence or erosion of the land,
- e. its accessibility to a road,
- f. the availability and adequacy of a water supply, sewage disposal system and solid waste disposal,
- g. in the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the Private Sewage Disposal Systems Regulation.
- h. the use of land in the vicinity of the land that is the subject of the application, and
- i. any other matters that it considers necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the subdivision is intended.

Strategies:

1. Subdivision and development plans will conform to the spirit and intent of the policies contained in this Municipal Development Plan or they will not be approved.
2. The Town shall consider the effect that proposed subdivision and development of land will have on the economy of the Town.
3. All subdivisions will be adequately serviced by municipal services and utilities.
4. The Town shall strive to create an environment that is conducive to supporting land development while at the same time recognizing effective community planning.
5. The Town shall ensure that its development standards are met through negotiation and implementation of development agreements.
6. Discretionary use permits shall be evaluated against the goals, objectives and policies of this Municipal Development Plan, and all relevant statutory plans subordinate to the Municipal Development Plan.

6.4 Monitoring and Review

The Town will monitor the administration and implementation of this Municipal Development Plan to ensure that the Plan remains an effective policy document. The Town shall undertake a major review of this Municipal Development Plan once every five years, or earlier if deemed necessary by Town Council.

Strategies:

1. The Town will consider adoption of Municipal Development Plan amendments as appropriate to encourage the Plan's continued relevancy to the community over time.
2. The Town will review and/or update this Municipal Development Plan at least every five years from the date of adoption.

6.5 Amendments to the Municipal Development Plan

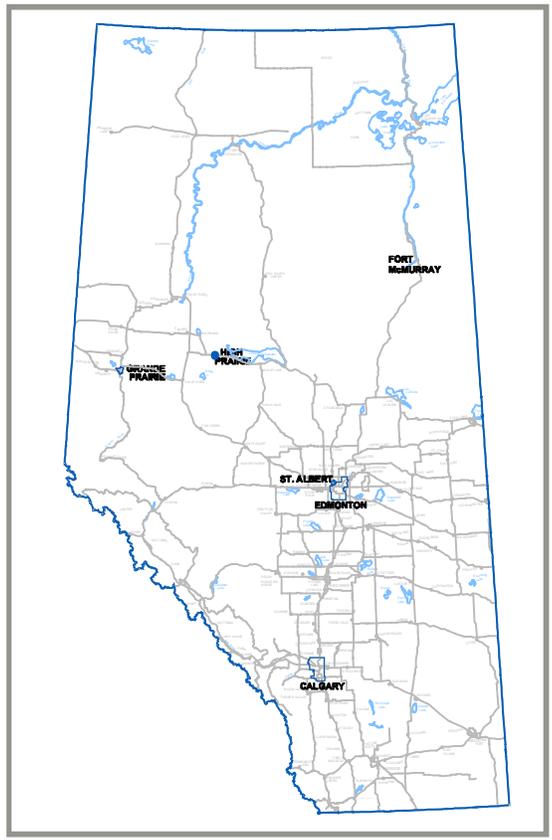
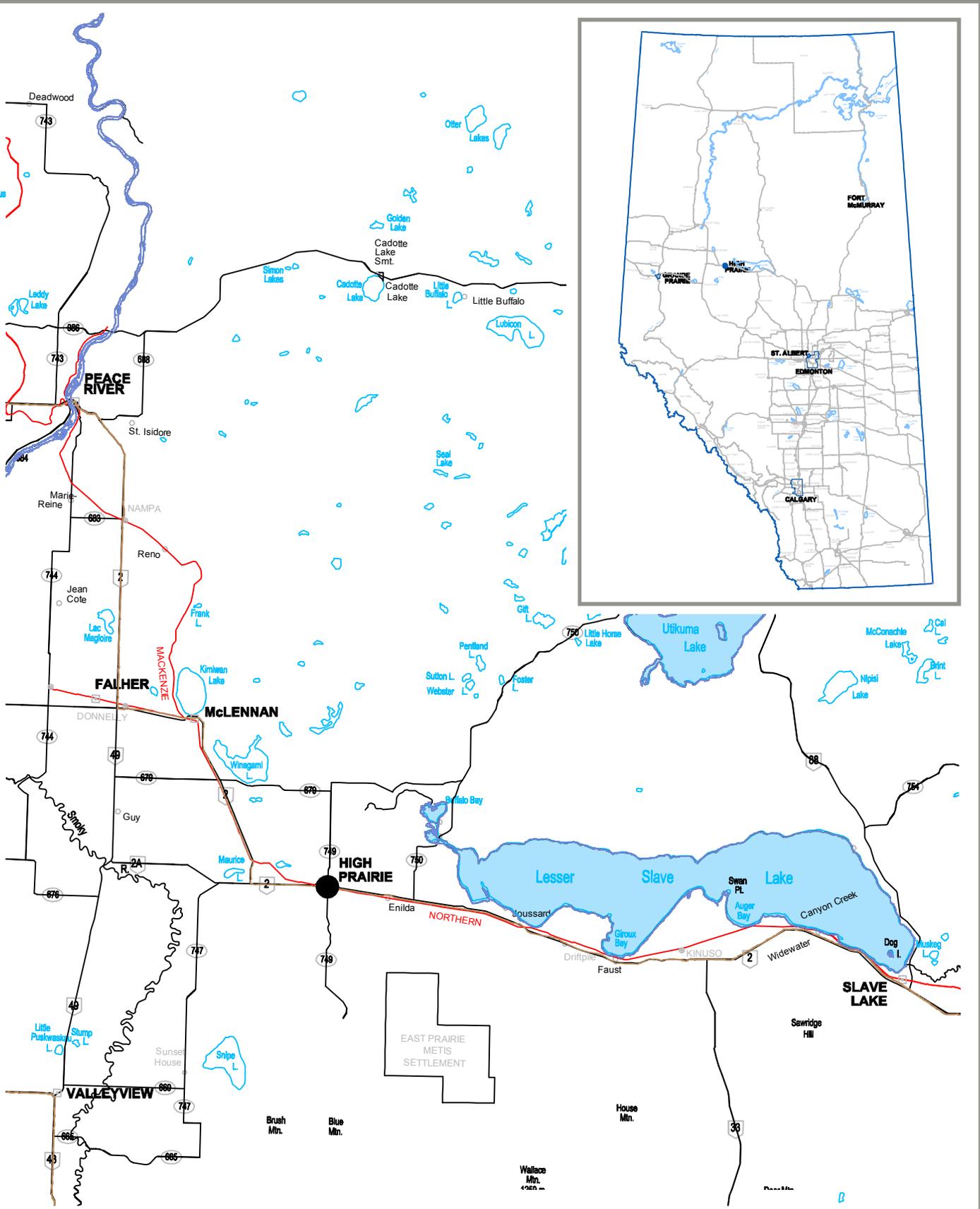
From time to time it may be necessary to amend the MDP. Specifically, whenever a land use designation in Figure 3 of the MDP is proposed to be changed, an amendment to Figure 3 would be required to reflect the proposed land use designation.

An application to amend the MDP can be made to the Town of High Prairie, and the request will be considered by Town Council. An application should include supporting rationale that includes how the proposed land use designation will be compatible with the surrounding land use designations. A decision to approve a proposed MDP amendment will require a formal public hearing, first, second and third readings. The timing of the public hearing is somewhat flexible, yet must be held prior to second reading, pursuant to Section 692(1) of the MGA.

Notice of the public hearing must be published at least once a week for two consecutive weeks in at least one newspaper or other publication, and mailed or delivered to every residence in the area to which the proposed amendment relates, pursuant to Section 606(2) of the MGA

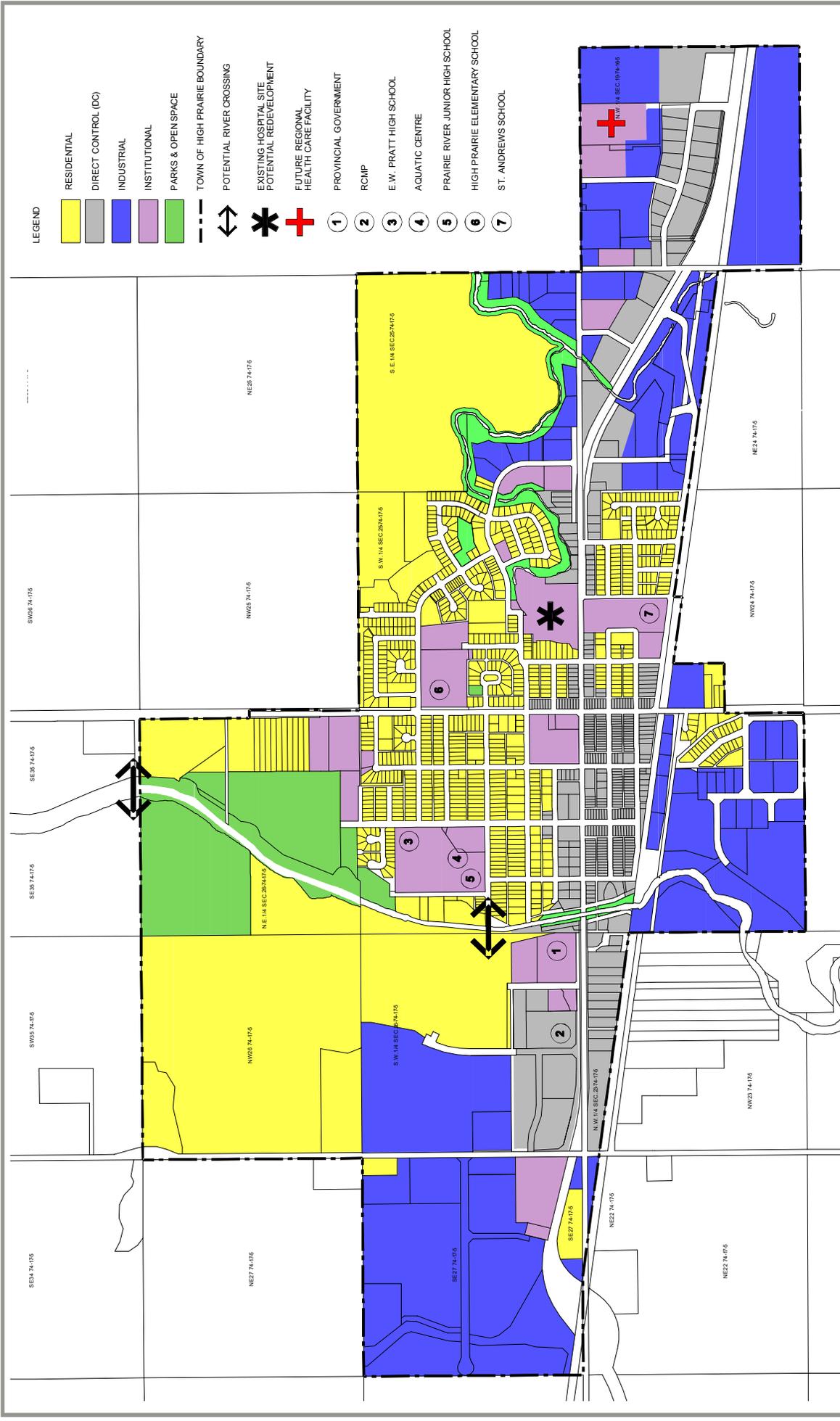
APPENDIX - A FIGURES

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LEGEND
 ● LOCATION BOUNDARY

**Town of High Prairie
 Municipal Development Plan
 Location Map**



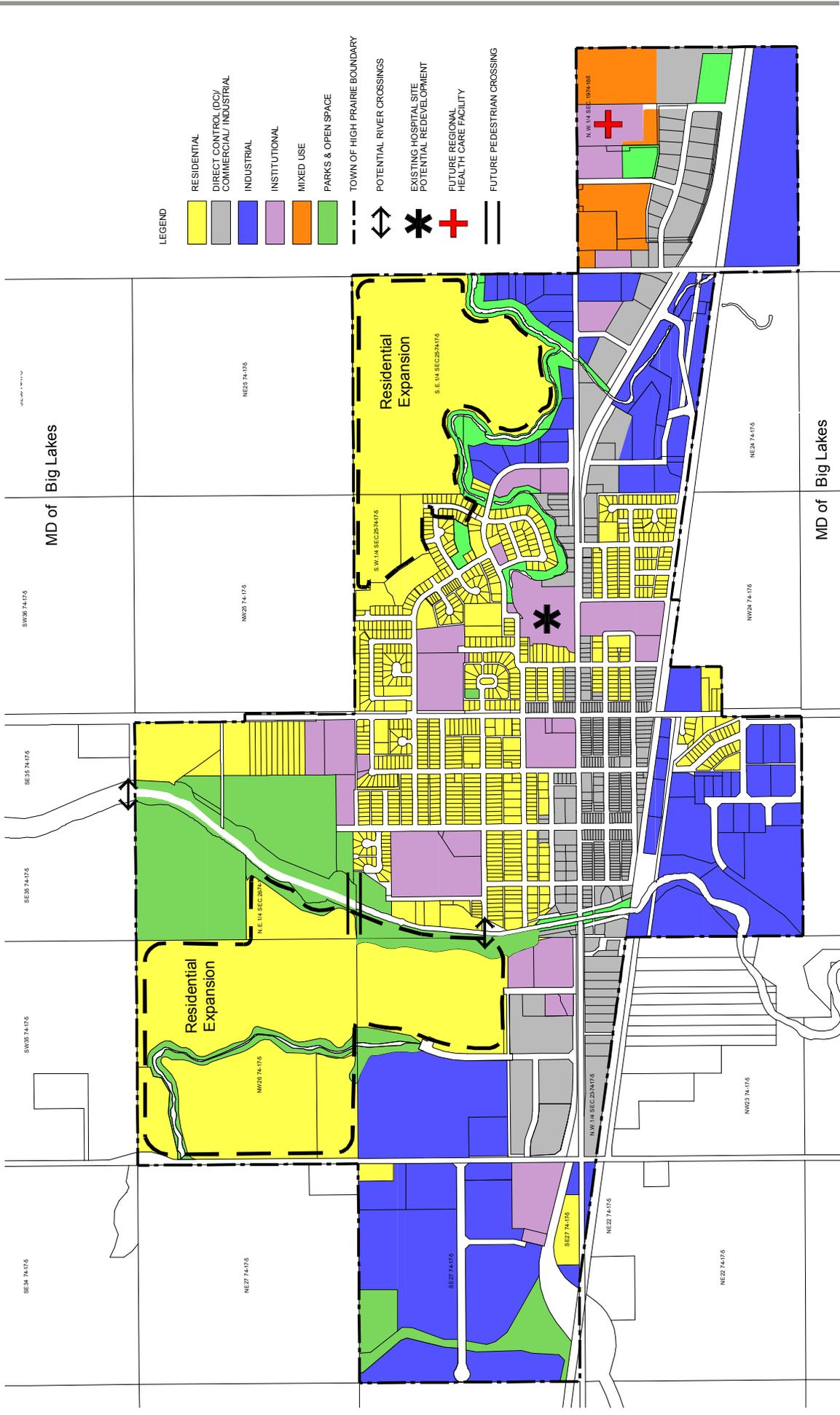
LEGEND

- RESIDENTIAL
- DIRECT CONTROL (DC)
- INDUSTRIAL
- INSTITUTIONAL
- PARKS & OPEN SPACE
- TOWN OF HIGH PRAIRIE BOUNDARY
- POTENTIAL RIVER CROSSING
- * EXISTING HOSPITAL SITE
POTENTIAL REDEVELOPMENT
- + FUTURE REGIONAL
HEALTH CARE FACILITY
- 1 PROVINCIAL GOVERNMENT
- 2 RCMP
- 3 E.W. PRATT HIGH SCHOOL
- 4 AQUATIC CENTRE
- 5 PRAIRIE RIVER JUNIOR HIGH SCHOOL
- 6 HIGH PRAIRIE ELEMENTARY SCHOOL
- 7 ST. ANDREWS SCHOOL

**Town of High Prairie
 Municipal Development Plan**

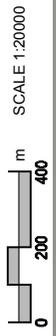
Existing Land Use

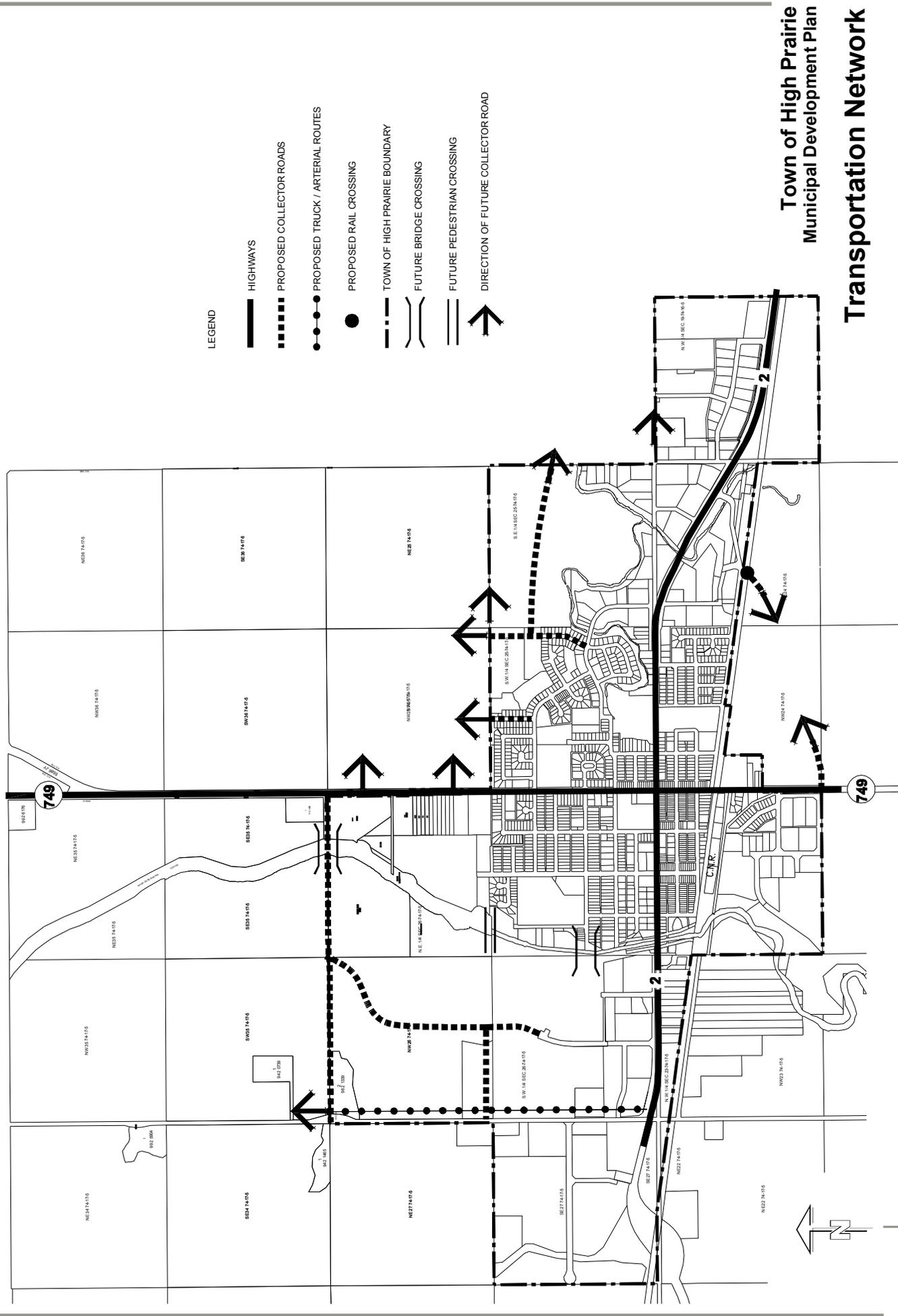
Figure - 2



Town of High Prairie
Municipal Development Plan

Future Land Use
Concept
Figure - 3

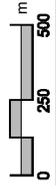


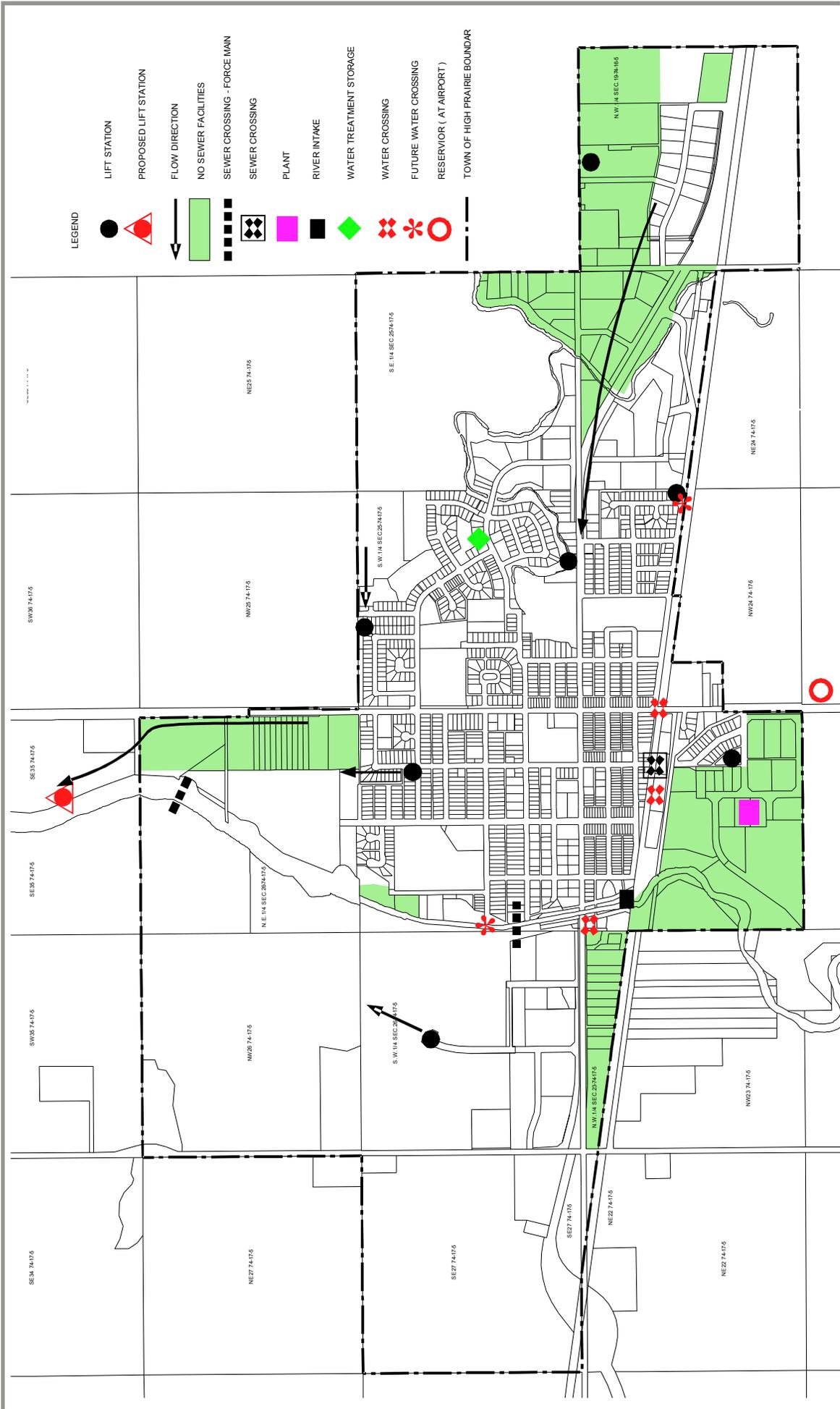


- LEGEND**
- HIGHWAYS
 - - - PROPOSED COLLECTOR ROADS
 - · · PROPOSED TRUCK / ARTERIAL ROUTES
 - PROPOSED RAIL CROSSING
 - · - · TOWN OF HIGH PRAIRIE BOUNDARY
 - ||| FUTURE BRIDGE CROSSING
 - ||| FUTURE PEDESTRIAN CROSSING
 - ➔ DIRECTION OF FUTURE COLLECTOR ROAD

**Town of High Prairie
 Municipal Development Plan
 Transportation Network**

SCALE 1:25000

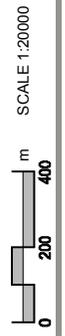




**Town of High Prairie
Municipal Development Plan**

Water & Sanitary Sewer Systems

Figure - 5



APPENDIX - B REFERENCES

IMAGE 1 - The Town of High Prairie

IMAGE 2 - The Town of High Prairie

IMAGE 3 - The Town of High Prairie

IMAGE 4 - <http://www.dnr.wi.gov/forestry/SmartForestry/toolbox/issueurbanhome.com> (June 12, 2008)

IMAGE 5 - http://www.eartheasy.com/grow_xeriscape.htm (June 12, 2008)

IMAGE 6 - <http://www.treecanada.ca/programs/urbanforestry/index.htm> (June 12, 2008)

IMAGE 7 - <http://www.city-data.com/forum/rural-small-town-living/120206-best-small-town-near-major-city-2.html> (June 12, 2008)

IMAGE 8 - <http://www.city-data.com/forum/rural-small-town-living/120206-best-small-town-near-major-city-2.html> (June 12, 2008)

IMAGE 9 - <http://www.city-data.com/forum/rural-small-town-living/120206-best-small-town-near-major-city-2.html> (June 12, 2008)

IMAGE 10 - <http://www.ci.golden-valley.mn.us/environment/ponding.htm> (June 12, 2008)