



MUNICIPAL DEVELOPMENT PLAN

DRAFT 6 September 2019

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ACKNOWLEDGEMENTS

The Village of Edgerton and Municipal Planning Services would like to thank the community members who contributed to the Village of Edgerton Municipal Development Plan by attending public meetings, participating in workshop exercises, and providing written feedback. This Municipal Development Plan is the result of your community pride and hard work.



VILLAGE COUNCIL

Wendy Belik	Mayor
Deanna Jackson	Councillor
Wanda Herbert	Councillor
Tom Reid	Councillor
Kaylan White	Councillor

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Wes Laporte	Chief Administrative Officer
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INTERPRETATION

The Village of Edgerton Municipal Development Plan (the MDP) has been written with the purpose of being document that can easily be utilized by Village Council, Administration, residents, and development proponents. This section intends to provide greater clarity to the reader with respect to acronyms, common terms, actions, and the origins of key plan policies.

COMMON ACRONYMS/SHORT FORM

Act	Municipal Government Act, R.S.A. 2000, c. M-26, as amended
ARP	Area Redevelopment Plan
ASP	Area Structure Plan
ESA	Environmentally Significant Area
ICF	Intermunicipal Collaboration Framework
IDP	Intermunicipal Development Plan
LUB	Land Use Bylaw
LUF	Land Use Framework
MD	Municipal District of Wainwright No. 61
MDP	Municipal Development Plan
MGA	Municipal Government Act, R.S.A. 2000, c. M-26, as amended
NSRP	North Saskatchewan Regional Plan
VILLAGE	Village of Edgerton

COMMON ACTION VERBS

Policies are written in the active tense using **SHALL**, **MUST**, **WILL**, **SHOULD**, or **MAY** statements and are intended to be interpreted as follows:

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

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

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

1 INTRODUCTION

1.1 PURPOSE

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

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

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

The MDP is a highly integrated plan intended to:

- Consider community needs, values, opportunities, and constraints;
- Provide policy direction;
- Provide a means for residents and adjacent municipalities to contribute to planning decisions that affect the Village; and
- Align land use decision-making processes with the Village's commitment to sustainable planning and practices.

The MDP is organized into sections. The background information within each section is to guide policy interpretation, but is not meant to be interpreted as policy statements. Each section of the MDP is uniformly organized and includes: an introductory statement, goal(s), objectives and policies. Maps are included with the MDP which identify the Village's desired future land use pattern and to provide information about current conditions and features found within the Village.

1.2 HOW THE PLAN WORKS

The Municipal Development Plan (MDP) is a high level planning document that guides the long-term planning for the community. It is the preeminent planning document for a community's municipal government and will provide direction for all other policies created for the community. The plan can be amended incrementally when issues arise. To ensure that the document remains current, the Plan will also receive a more comprehensive review every five years.

The MDP has been organized to provide Village Council, Administration, residents, business owners, community groups, and development proponents with an understanding of how specific goals and policies were developed, and how they related to the principles, purpose, and vision of the plan. The following hierarchy describes the major elements of this document – from high level guidance and ideas to specific aspirations and measurable targets.

PRINCIPLES	Fundamental planning matters to be considered when evaluating and making a planning decisions.
PURPOSE	The role the MDP plays within the Village as mandated by the Province and as developed by Council.
VISION	A positive, future-oriented statement of that describes the place the community would like to become.

GOALS	Broad statements that expresses what outcomes the community would like the Plan to achieve.
OBJECTIVES	Specific, measurable targets, end results, or community desires that help achieve the MDP goals and vision.
POLICIES	Deliverable and tangible strategies and actions to achieve Plan goals and objectives.

1.3 PRINCIPLES

The Village of Edgerton's Municipal Development Plan is rooted in the following six principles. These principles are fundamental in the creation and utilization of this document. The planning principles are systemic in the in the *Municipal Government Act* as well as the Provincial Land Use Policies and aspire to create a vital and sustainable community.

PRINCIPLE 1	Land use & development within the Village of Edgerton incorporates design elements that reflect the local heritage of the community.
PRINCIPLE 2	In fulfilling planning responsibilities, the Village will assess impacts on residents, the natural environment & the economy.
PRINCIPLE 3	Smart growth principles will be applied to community design standards to promote sustainable, attractive and cost effective development.
PRINCIPLE 4	Planning decisions ensure the efficient use of land, infrastructure, public services & public facilities.
PRINCIPLE 5	The Village of Edgerton will conduct planning activities in a fair, open, consistent, and equitable manner.
PRINCIPLE 6	The Village of Edgerton supports regional growth, collaboration and strengthening regional competitiveness.



FIGURE 1: HISTORIC VILLAGE OF EDGERTON

(SOURCE: VILLAGE OF EDGERTON WEBSITE: [HTTPS://WWW.EDGERTON.CA/HISTORY](https://www.edgerton.ca/history) (7 SEPT. 2019))

1.4 VISION AND GOALS

The Village of Edgerton, through developing this plan and its principles, sets out the following vision for its future development:

VISION
<i>The Village of Edgerton is a friendly and welcoming community with vibrant and engaged local organizations and strong community history and pride.</i>

To achieve this vision, the Village has established the following goals:

GROWTH & COOPERATION <p>GOAL:</p> <p>Collaboration with neighbouring municipalities promotes compatible, cost effective and complimentary land use patterns, infrastructure, and service delivery systems.</p>	ENVIRONMENT & PARKS <p>GOAL:</p> <p>New developments protect and enhance the community's unique ecological features, historic features and recreation amenities.</p>	COMMUNITY DEVELOPMENT <p>GOAL:</p> <p>A safe, vibrant community with programs and facilities that respond to the current and anticipated needs of residents and the region.</p>	RESIDENTIAL DEVELOPMENT <p>GOAL:</p> <p>High quality housing types meet the demographic and lifestyle needs of current and future residents.</p>
BUSINESS DEVELOPMENT <p>GOAL:</p> <p>A diversified and robust local business community that supports local and regional markets.</p>	TRANSPORTATION & SERVICING <p>GOAL:</p> <p>Efficient and well maintained infrastructure and transportation systems meet present and future needs.</p>	PLAN ADMINISTRATION <p>GOAL:</p> <p>Responsible and transparent land management and development processes guide decisions.</p>	

2 AUTHORITY

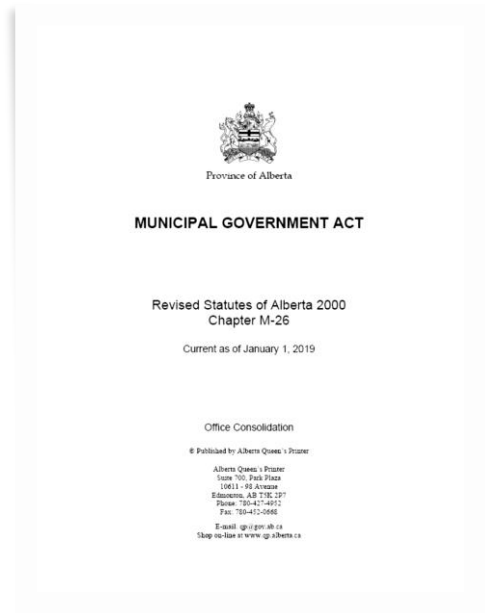
2.1 LEGISLATION

2.1.1 MUNICIPAL GOVERNMENT ACT (MGA)

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

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

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



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2.1.2 ALBERTA LAND STEWARDSHIP ACT (ALSA)

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

2.1.3 ALBERTA LAND USE FRAMEWORK (LUF)

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

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

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

2.2 RELATIONSHIP WITH OTHER PLANS

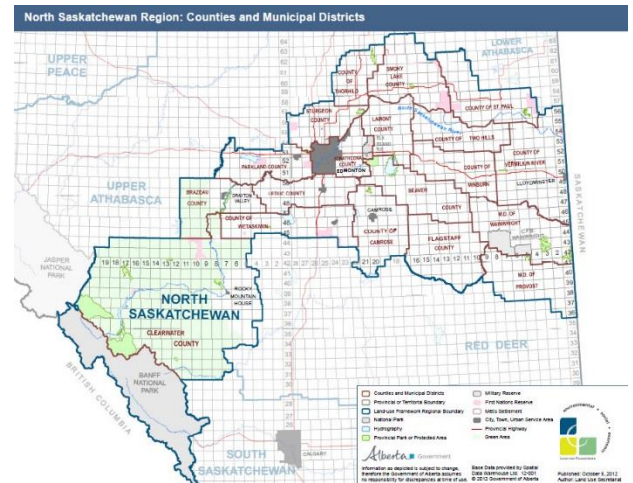
2.2.1 NORTH SASKATCHEWAN REGIONAL PLAN (NSRP)

The LUF establishes seven planning regions in Alberta based on watersheds. The Village is located entirely within the North Saskatchewan Regional Plan area. The North Saskatchewan Region is bordered by the Upper Athabasca Region to the north and the Red Deer Region to the south.

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

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

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



**FIGURE 2: NORTH SASK. REGIONAL PLAN AREA
(SOURCE: ALBERTA MUNICIPAL AFFAIRS)**

2.2.2 INTERMUNICIPAL COLLABORATION FRAMEWORKS

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

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

2.2.3 INTERMUNICIPAL DEVELOPMENT PLANS

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

The MDP must be consistent with all approved IDPs.

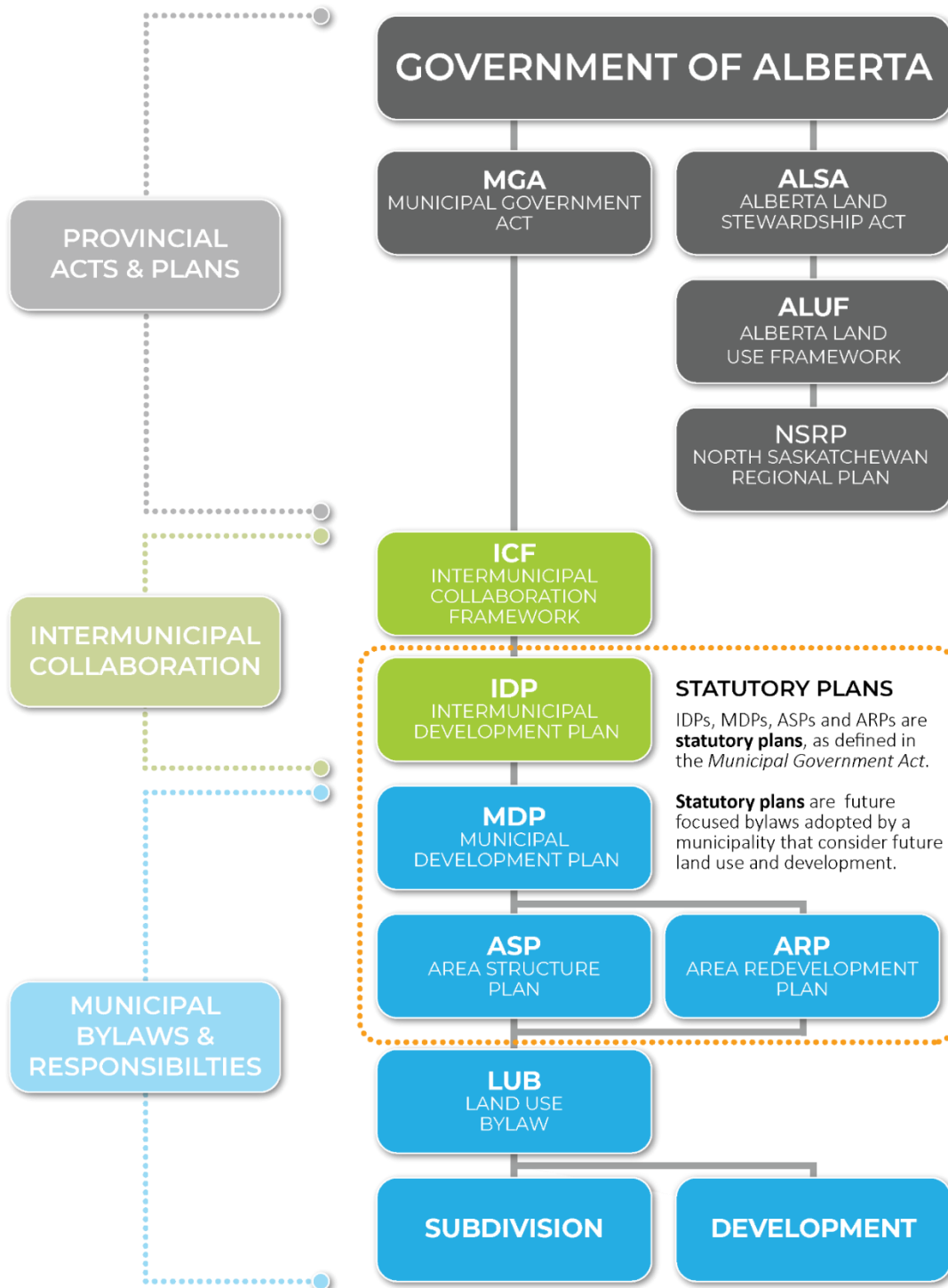
2.2.4 AREA STRUCTURE PLANS/AREA REDEVELOPMENT PLANS

Area Structure Plans (ASPs) and Area Redevelopment Plans (ARPs) are statutory plans adopted by a municipality. They provide a policy framework for future subdivision and development for a particular area at a local level. They provide land use, access, and servicing policy direction for specific neighbourhoods or areas of a municipality. An ASP or an ARP must be consistent with an approved IDP and MDP.

Currently, there are no approved ASPs or ARPs in the Village.

2.2.5 PLANNING HIERARCHY

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



2.3 ROLES AND RESPONSIBILITIES

2.3.1 VILLAGE OF EDGERTON COUNCIL

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

2.3.2 VILLAGE ADMINISTRATION

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

2.3.3 COMMUNITY MEMBERS AND DEVELOPMENT PROPONENTS

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

3 COMMUNITY PROFILE

3.1 HISTORY AND COMMUNITY CHARACTERISTICS

Edgerton was incorporated as a village on September 11, 1917. The village was named after a railroad official (H. H. Edgerton) because of its proximity to a line of the Canadian National Railway.

The Village of Edgerton is located at the intersection of Highway 610 and Highway 894. It is within in the Municipal District of Wainwright No. 61. Edgerton is approximately 25 km west of the Village of Chauvin, and 40 km east of the Town of Wainwright. Edgerton is also 30 km west of the Alberta-Saskatchewan border. Other areas of interest nearby are: Ribstone Creek Heritage Rangeland Natural Area (adjacent to the Village's southeast boundary), Clear Lake, and Arm Lake (both of which are about 10 km west of the Village) and CFB Wainwright (40 km to the west of the Village)(see **Map 12.1 – Regional Location**).

The total area of the Village is approximately 90 hectares (222 acres). The developed area of the community is approximately 50 hectares (134 acres). The population of Edgerton is 425, with approximately 180 dwelling units in the Village (according to the 2017 Municipal Census and the 2016 Statistics Canada Census, respectively). There are approximately 8 km of maintained roads within the Village. Along 49th and 50th Avenue and 50th Street, commercial businesses, services, and community hubs are present. To the north and east of this area are residential areas. There are also several places of worship and recreation areas, as well as a library within the Village. Agriculture is an important industry for both the Village and the Wainwright Region.



FIGURE 3: THE INTERSECTION OF HIGHWAYS 610 AND 894
SOURCE GOOGLE MAPS, 2018

3.2 DEMOGRAPHICS



3.2.1 POPULATION

The Village of Edgerton is a small rural community with a modest population of 425 residents. From 2011 to 2017, the Village's population increased by 34% (from 317 to 425, according to the 2017 municipal census). Other municipalities in the Wainwright region have also experienced rates of population increase over the same time frame.

Residents aged 0 to 44 years accounted for nearly 54% of Edgerton's population, according to the 2016 Statistics Canada Census. Although the majority of population is relatively young, Edgerton is also experiencing a demographic shift as a result of the aging baby boomer population. The 0-24 and 25-44 age ranges had lower growth rates from 2011 to 2016 compared to the 45-64 and 65+ age ranges. The senior population (65 years and over) had the most significant growth rate from 2011 to 2016. Although the senior population is the fastest growing in Edgerton, it only accounted for 17.1% of the total population in 2016.

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

3.2.2 INCOME

The income of Edgerton's residents is generally consistent with residents in nearby municipalities, although lower than among residents of the MD of Wainwright, and lower than the provincial average. In 2016, the income per household for residents of Edgerton was lower than residents of Irma and Chauvin, and lower than the provincial average (see "**Individual and Household Income**" graph).

3.2.3 EMPLOYMENT

In 2016, business, management, and trades & transport were the three primary areas of employment in the Village of Edgerton. The vast majority of the Edgerton's workforce was employed in centres outside of the Village. Policies in the MDP provide continued support for employment opportunities residents are employed in, while also supporting opportunities for economic diversification and attracting new business and jobs to the Village of Edgerton (see "**Employment**" graph).

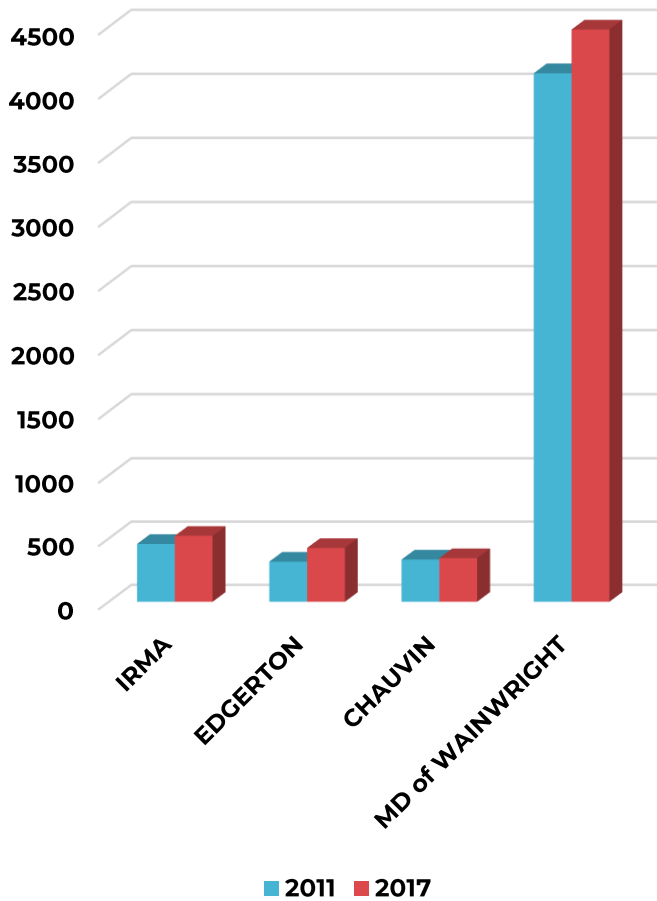
3.2.4 EDUCATION

The education level (highest level of achievement) of residents in Edgerton is generally consistent with the education level of residents in nearby urban municipalities. However, compared to residents of the MD of Wainwright, Edgerton residents generally possess a higher level of education (see "**Education**" graph).

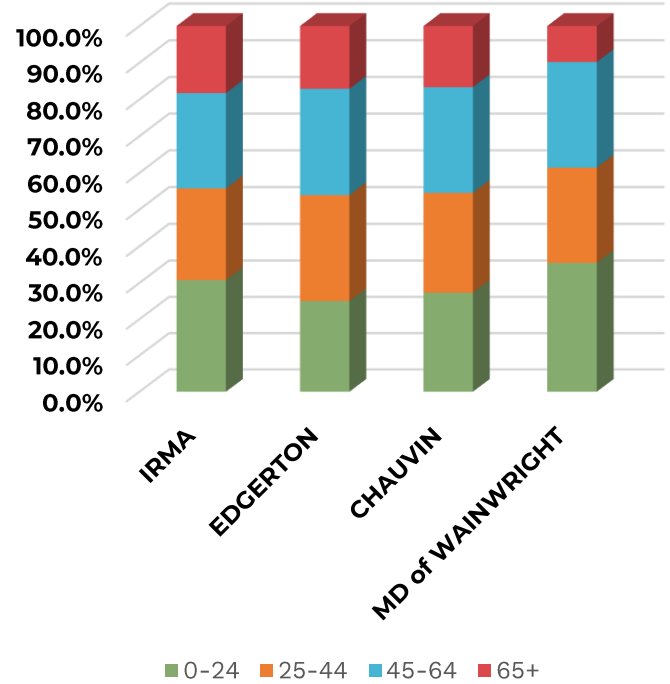
3.2.5 HOUSING

The predominate form of housing in Edgerton are single-detached residences, with 81% of all housing being this form. This percentage is generally consistent with other municipalities in the Wainwright region (see "**Housing**" graph).

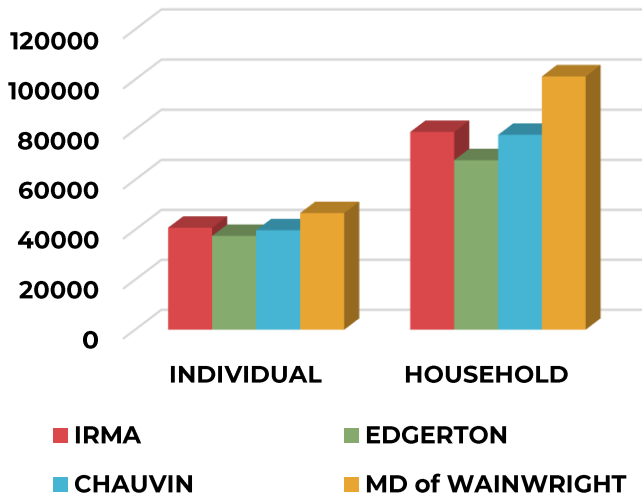
POPULATION CHANGE 2011 to 2017



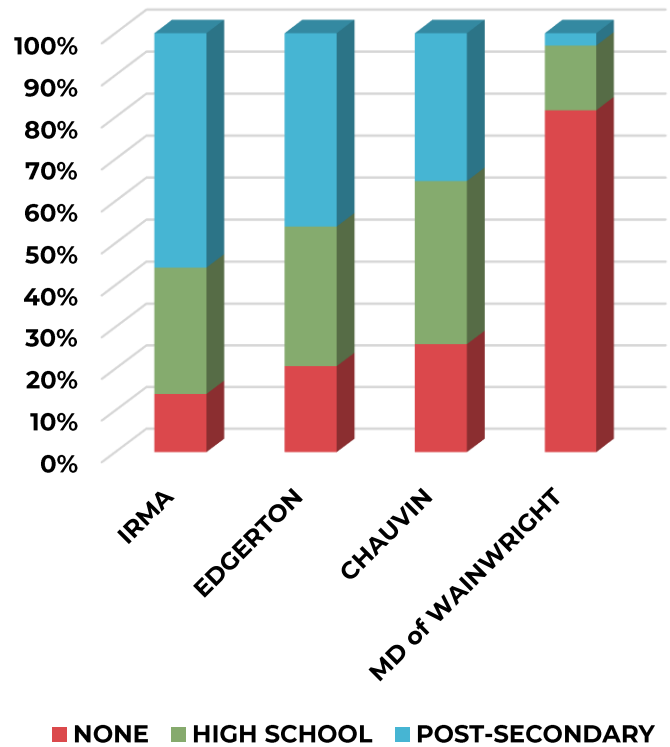
POPULATION BY AGE



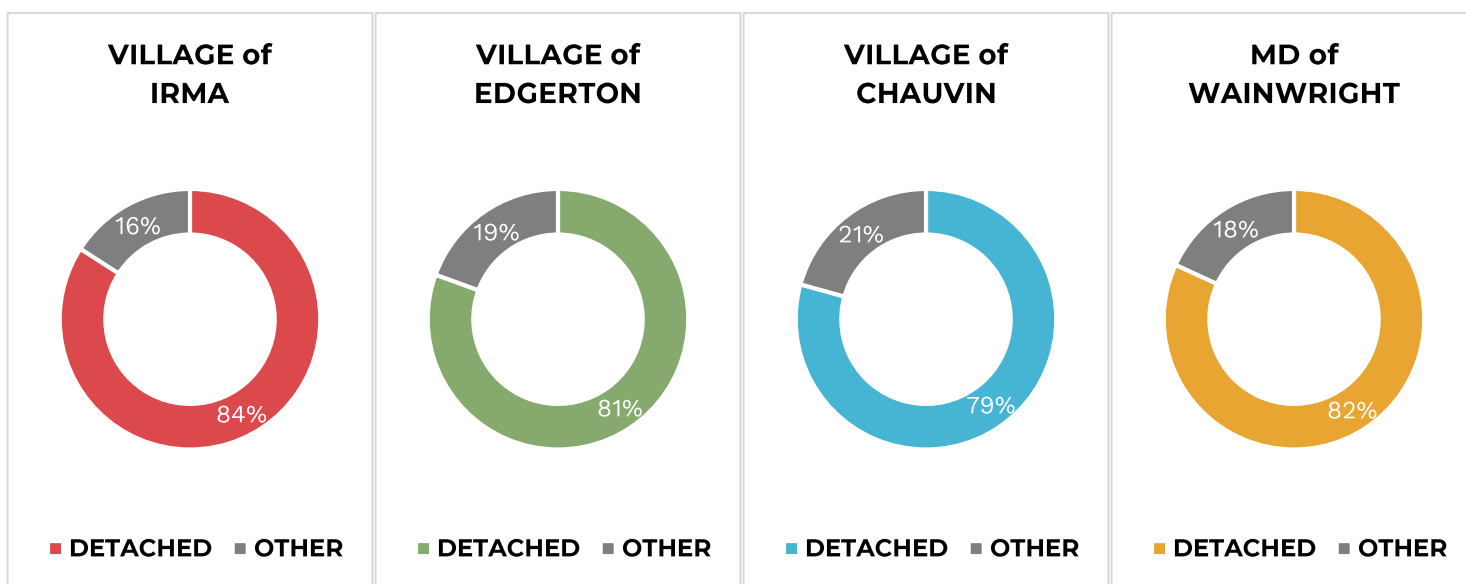
INDIVIDUAL AND HOUSEHOLD INCOME



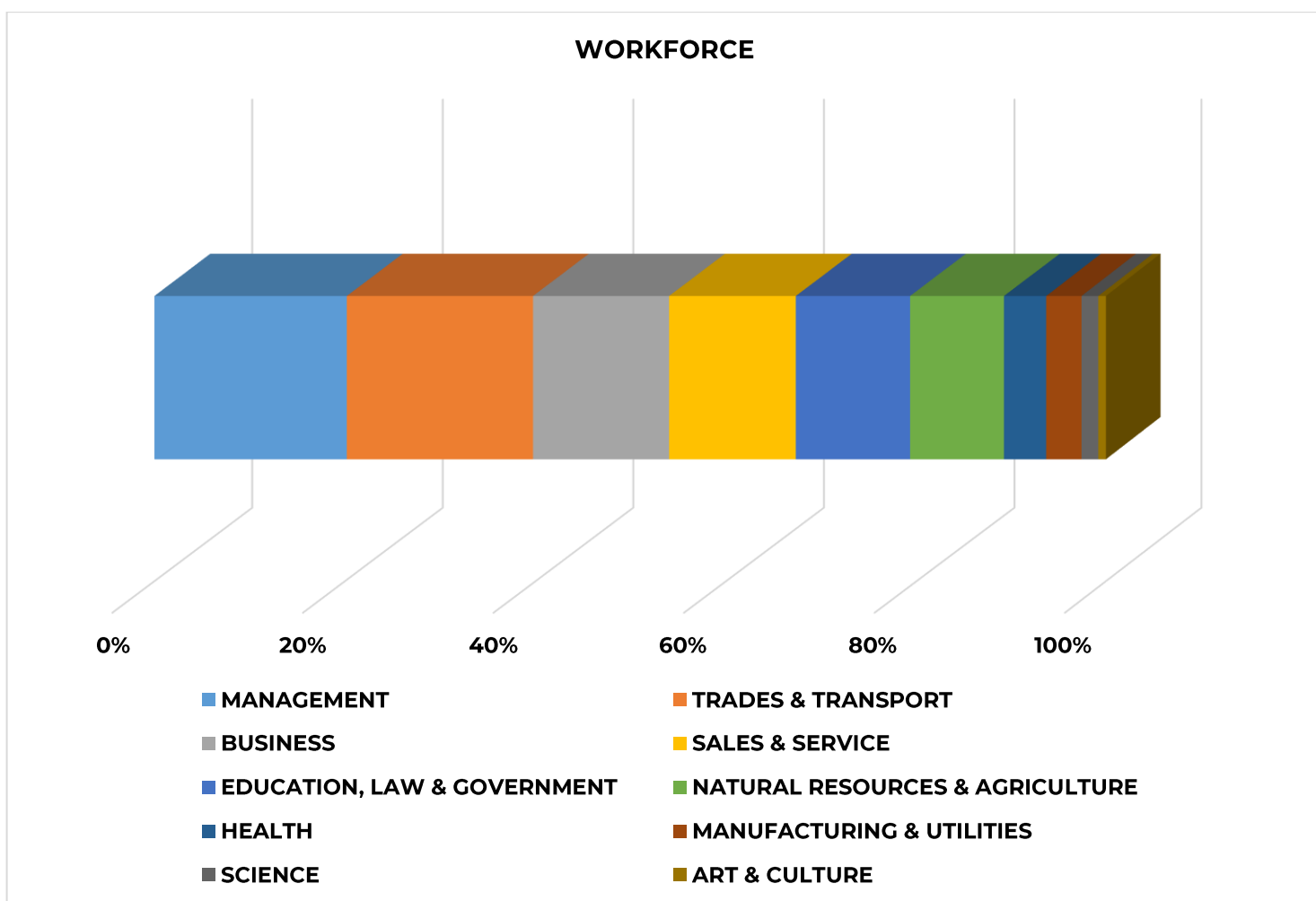
EDUCATION



HOUSING



WORKFORCE



4 GROWTH AND INTERMUNICIPAL COOPERATION

The Village of Edgerton supports a proactive approach to fostering cooperation with its immediate and regional municipal neighbours and other levels of government, and improving communication on land use and related issues. The Village, along with the Village of Irma and the Village of Chauvin received a Municipal Excellence Award in 2017 for their collaboration “ICE” program which aims to maximize resources through sharing, bulk & joint purchasing & collaborative grant initiatives. Anticipated future development and community servicing pressures in the Village of Edgerton and the Wainwright Region support cooperative approaches to service delivery and land management.

A focus on intergovernmental regional cooperation will connect the Village with surrounding municipalities. Benefits of collaboration include: more coordinated planning efforts, increased opportunities for regional service provision, and increased opportunities for economic growth and investment in the community.

4.1 GOAL

Collaboration with neighbouring municipalities promotes compatible, cost effective and complimentary land use patterns, infrastructure, and service delivery systems.

OBJECTIVE 1

To work with neighbouring municipalities and the Province of Alberta to pursue economic development initiatives that benefit the region.

POLICIES

1. The Village of Edgerton will endeavor to identify new areas for collaboration in the delivery of programs, services and facility operations, economic development, and land use planning through the ICF process.
2. The Village of Edgerton may work with municipalities and government stakeholders in the Wainwright Region through planning processes – from conceptual design to development – to ensure compatible land uses in adjoining areas, or areas of shared importance.
3. The Village of Edgerton may work collaboratively with other municipalities, government agencies, housing organizations and community groups in the Wainwright Region to support new seniors housing and affording housing projects in the community.

OBJECTIVE 2

To collaborate with regional partners to improve communication and increase organizational efficiency in service delivery.

POLICIES

1. The Village of Edgerton may support the continuing use of intermunicipal agreements and regional partnerships as means of delivering services, such as affordable housing, recreation, and emergency and community services in a co-operative manner.
2. The Village of Edgerton may pursue new intergovernmental initiatives to benefit residents of the Village of Edgerton. These include: Intermunicipal Collaboration Frameworks and/or Intermunicipal Development Plans, environmental assessments, and other opportunities.

3. The Village of Edgerton may work with the Federal Government, Province of Alberta, facility operators, and regional utility providers to protect existing and future regional infrastructure – including highways, railways, and major utility corridors, such as regional water lines, wastewater lines, and power line corridors.
4. The Village of Edgerton supports the use of joint use agreements with the MD of Wainwright, other urban municipalities in the Wainwright Region, and local school authorities to make effective use of community facilities and programs developed within the Village of Edgerton.
5. The Village of Edgerton may endeavor to foster and strengthen partnerships with businesses, government, school authorities, post-secondary institutions, and non-profit sectors, to develop and operate recreational, cultural, educational, and community facilities.
6. The Village will continue to collaborate with “ICE” partners (Irma, Chauvin, and Edgerton) to explore opportunities to maximize municipal resources through sharing, bulk and joint purchasing, collaborative grant initiatives, and strategic planning.
7. The Village of Edgerton may work collaboratively with MD of Wainwright in the planning of lands adjacent the Village.
8. The Village of Edgerton will circulate applications for proposed subdivisions to the MD of Wainwright for comment.
9. The Village of Edgerton will notify the MD of Wainwright of proposed development permit applications for discretionary uses within the Village.
10. The Village of Edgerton will refer proposed amendments to this Plan for comment to:
 - a. The MD of Wainwright, if the amendment may affect land in the MD;
 - b. Any public agency whose interest is relevant to the proposed amendment; and
 - c. Any other person or agency that Council considers necessary.

OBJECTIVE 3

To ensure consistency and transparency in community engagement strategies and consultation.

POLICIES

1. Public consultation shall be conducted in accordance with the Village of Edgerton Public Consultation Policy.

OBJECTIVE 4

To demonstrate fiscal responsibility in governance decisions and expenditures.

POLICIES

1. The Village of Edgerton will be fiscally responsible by ensuring expenditures do not exceed available revenue sources as per the requirements of the *MGA*.
2. The Village of Edgerton will promote the efficient use of resources, so that the cost of providing effective services at reasonable levels can be minimized, while ensuring the needs of residents, business, and other stakeholders are met today and in the future.

5 NATURAL ENVIRONMENT AND PARKS

Edgerton is a community that takes pride in its unique local history and in providing recreational amenities to local residents and visitors. The Village includes several ball diamonds, a sports ground, multiple playgrounds, an arena, a curling rink, a community golf course, an off-leash park, a museum, and a local cemetery.

Beautiful mature trees and landscaping can be found throughout the Village on private residential, institutional, and commercial lots. On undeveloped lands to the east and northeast of the community, significant wetlands and areas of natural vegetation can be found.

Immediately to the east and southeast of the Village is the Ribstone Creek Heritage Rangeland Natural Area. This provincially significant Natural Area includes a diverse complex of sand plains, active dunes, calcareous fens and riparian wetlands. Lands within the Natural Area preserve habitat for numerous breeding birds and include sharp-tailed grouse dancing grounds.

5.1 GOAL

New developments protect and enhance the community's unique ecological features and recreation amenities.

OBJECTIVE 1

To provide a connected municipal park system that offers a diverse range of recreational opportunities to residents and visitors.

POLICIES

1. The Village of Edgerton will strive to develop a system of parks that provide a range of recreational and gathering spaces to meet the needs of a varied and dynamic user group.
2. The Village of Edgerton shall require that, as a condition of subdivision approval, and where provided for in the *MGA*:
 - a. land be dedicated as Municipal Reserve (MR) for the provision of parks, tot lots, buffer strips and/or recreational uses;
 - b. money-in-lieu of reserve dedication be taken in some instances for the purpose of acquiring land for future park development;
 - c. those lands within areas determined to be environmentally sensitive/hazardous areas (as identified in the *Municipal Government Act*) be dedicated as Environmental Reserve (ER); and
 - d. a strip of land not less than 6 m in width from the top of any waterbody or watercourse be designated as Municipal Reserve (MR) for the purposes of public access.
3. If a proposed subdivision site includes lands affected by a slope stability hazard (steep or unstable slopes) then the hazard lands may be required to form part of the Environmental Reserve (ER) or Environmental Reserve Easement (ERE) as a condition of subdivision approval to ensure that all hazard lands are removed from the potential building pocket area on the site.
4. New developments shall include an integrated and connected system of natural features, open spaces, parks, corridors, trails, and stormwater ponds.

OBJECTIVE 2

To monitor the community's need for park and recreation facilities and programs.

POLICIES

1. The Village of Edgerton may continue to foster and encourage voluntary donations of time, labour, and materials from regional residents for the development of parks, playgrounds, and sports fields.
2. The Village of Edgerton may encourage flexibility in parks and recreation planning to accommodate a varied and changing user group.

OBJECTIVE 3

To protect natural landforms and environmentally sensitive areas, such as healthy tree stands, wetlands, viewpoints, etc.

POLICIES

1. The Village of Edgerton may attempt to preserve significant natural features in their natural state where possible and protect them from degradation, pollution, erosion and development encroachment.
2. The Village of Edgerton may also attempt to preserve significant tree stands and other significant natural features during the planning and development of the Village.
3. Development in the Village of Edgerton may be discouraged from altering or permanently destroying permanent wetlands. Where possible, wetlands shall be avoided and protected within environmental reserve (ER).
4. Development shall be discouraged from locating on lands identified by the Province as Environmentally Significant Areas.
5. Development may be discouraged from locating on lands within a slope greater than 10% and development may be prohibited from locating in areas with a slope greater than 15%.
6. The Village of Edgerton may require development proponents to identify the percentage slope of a proposed development area.
7. The Village of Edgerton may require development proponents to provide a slope stability assessment to demonstrate the suitability and safety of the site for the proposed development.
8. The Village of Edgerton may require a developer to conduct water table testing for those areas being considered for subdivision or development where the water level is suspected to be high or where variable water table levels exist. A site is considered to have a high ground water table level where water is found within 2.1 m of the ground surface.
9. Development near oil and gas facilities and pipelines will adhere to the setbacks identified in the *Subdivision and Development Regulation*, AR 43/2002, and Directive 79.

OBJECTIVE 4

To encourage local food production and discourage the premature conversion of high value agricultural land to non-agricultural uses.

POLICIES

1. The Village of Edgerton may direct future growth so as to conserve agricultural land until such time as the land is required for intensive urban development.
2. The Village of Edgerton may encourage the contiguous development of land in greenfield areas.

3. It is the Village of Edgerton's policy that confined feeding operations, as defined under the *Agricultural Operation Practices Act*, R.S.A. 2000, c. A-7, as amended, will not be allowed within the Village's boundaries.
4. The Village of Edgerton may allow for small-scale agricultural operations that are compatible with an urban built environment and existing land uses within the Village's boundaries.

6 COMMUNITY DEVELOPMENT

The Village of Edgerton provides a friendly, small town environment for residents. The community has several opportunities for involvement. The Village recognizes the value of having recreational facilities, community hubs, and volunteer groups that build a strong sense of community. These organizations work together to create community events and a thriving social environment that facilitates a sense of belonging for residents and visitors. The Village understands the value in connecting as well as supporting these entities where possible and is determined to connect these community-builders with the Village's future development and growth.

Community amenities and assets in the Village include the local sports grounds, the Edgerton Agricultural Hall, the Edgerton Arena, the Edgerton Community Golf Course, the Edgerton Curling Rink, local playgrounds, the Edgerton Emergency Services Department, Edgerton Public School, local places of worship, museum, and cemetery.

As Edgerton grows, the need for (and use of) community facilities and services may increase. The Village of Edgerton will work with community organizations to identify suitable sites to accommodate new facilities as the need arises.

The Village is an inclusive community that encourages community spirit, volunteerism, diversity, culture, recreation, and local entrepreneurialism.

6.1 GOAL

A safe, vibrant community with programs and facilities that respond to the current and anticipated needs of residents and the region.

OBJECTIVE 1

To ensure that land, facilities, and programs are available to meet the social, cultural, educational, and spiritual needs of the community.

POLICIES

1. The Community Area is established on **Map 11.1- Future Land Use**.
2. The primary use of land in this Area shall be Community, Institutional and Public Utility uses and facilities.
3. Community and institutional facilities may be:
 - a. located conveniently for those they are intended to serve;
 - b. designed to allow for phased expansion;
 - c. able to accommodate multiple uses, where practical;
 - d. developed to meet the needs of all community members, in terms of vehicular and pedestrian access, and site and building design; and
 - e. appropriately located with respect to major activity areas, shopping and the open spaces.
4. The Village of Edgerton may co-operate with local school authorities concerning the provision school facilities. Where possible, the Village will also co-operate with local school authorities in the use of joint-use agreements to provide facilities for recreation and educational programs in the community.
5. The Village of Edgerton shall require that as a condition of subdivision approval, Municipal Reserves, School Reserve and/or Municipal and School Reserves be provided in accordance with the *Act* and any agreement in place between the Village and the School Board(s).

6. The Village of Edgerton will work in conjunction with public and private providers of health, education, social and cultural services to provide a regional level of service which meets community needs.

OBJECTIVE 2

To encourage community involvement and inspire civic pride.

POLICIES

1. The Village of Edgerton supports the development of programs for communicating information about community affairs and developments to community residents.
2. The Village of Edgerton recognizes the contribution of volunteers and service clubs to the quality of life in Edgerton and encourages their continued efforts. These groups may assist the Village in the exchange of ideas and provide an additional forum for disseminating information.

OBJECTIVE 3

To ensure that civic and emergency services are provided to the community at a consistently high level.

POLICIES

1. The Village of Edgerton may continue to provide reliable emergency services by supporting the local fire department, social services, and other emergency and first response services.
2. The Village of Edgerton may ensure that in all new subdivisions and developments allowance is made for the safe and efficient movement of emergency vehicles (fire trucks, ambulance, rescue vehicles, police) and access to emergency facilities.

7 RESIDENTIAL DEVELOPMENT

The Village of Edgerton has experienced a limited amount of residential development over the past ten years and has a relatively uniform style of residential for (i.e. Single Detached Homes). Residential areas within the community are connected to municipal services and infrastructure. Growth in the community has occurred in a contiguous manner that avoids land use conflicts. This is a sought after condition of any future growth as it results in effective delivery of services and cohesion within the community.

A sustainable increase of housing is acknowledged as an aspirational way to support growth in the community. This process can also prompt greater housing diversity. Through more residential development, a greater variety of housing stock can be brought into the community including, but not limited to semi-detached housing or suites. This wider variety of housing stock can better meet the diverse needs of current and future residents as well as support the aging in place process. Housing stock may also be revitalized where it currently is situated through the process of infill.

7.1 GOAL

High quality housing types meet the demographic and lifestyle needs of current and future residents.

OBJECTIVE 1

To ensure that residential expansion takes place in an efficient, economical, and well planned manner.

POLICIES

1. The **Residential Area** is established on **Map 11.1- Future Land Use**.
2. The primary use of land in this area shall be residential, with some limited commercial and institutional development as provided for in the Village LUB.
3. The Village of Edgerton may encourage the development of new vibrant and complete neighbourhoods to accommodate projected population growth.
4. The Village of Edgerton may encourage the intensification and infill of existing neighbourhoods to provide a wide variety of housing options.
5. Areas designated for residential development or redevelopment may be subdivided and developed for residential use provided the Village is satisfied that this expansion:
 - a. Is the logical and contiguous extension of existing developed land;
 - b. is necessary to meet projected residential demands;
 - c. would not force the Village into premature extensions of roadways or utilities that are not fully funded by the developer;
 - d. offers a variety of housing projects to meet anticipated residential demands; and
 - e. provides neighbourhood services and amenities, such as parks, schools, landscaping or recreation facilities, which are phased in with the construction of dwelling units.
6. Residential subdivisions should be staged/phased to ensure an appropriate supply of lots that can reasonably be expected to be developed within a 5 year period.

OBJECTIVE 2

To ensure the co-ordination of residential development with the provision of roadways, utilities, services and amenities.

POLICIES

1. New development areas may be required to be designed to protect the function of arterial and major collector roadways.
2. The road right-of-way and/or lot design within new residential neighbourhoods that are adjacent to a highway may be required to include sufficient land to allow for landscaping, berming, and required development setbacks adjacent to the highway.
3. Multi-family projects should be located near to major community facilities, business centres, transportation routes, schools, and recreation areas.
4. Each development may contain sufficient area for on-site parking; an amenity area that is adequate to serve the specific density, location, and needs of the prospective residents; and be compatible with surrounding developments.
5. In general, multiple-family buildings should not exceed four storeys in height. The local fire department may be consulted as to requirements in dealing with any residential buildings over 2 storeys in height.
6. The Village of Edgerton may only allow new development to proceed if each lot or dwelling is connected to municipal water and wastewater systems, except for single isolated lots, where there is evidence that connections to municipal water and wastewater systems are unavailable and cannot (in the opinion of the Village) be reasonably or cost effectively extended.

OBJECTIVE 3

To ensure that new development is of a high aesthetic standard and that special features are celebrated and appropriately incorporated into new neighbourhood design.

POLICIES

1. Development throughout the Village of Edgerton may be of a high quality and aesthetically attractive design.
2. The Village of Edgerton may require developers (as part of a subdivision or development application) to submit a detailed architectural design and site plan showing proposed building locations, designs, scale and orientation, colour and finish, parking plans, drainage plans, or similar information necessary to evaluate the architectural merits of the project.

8 COMMERCIAL AND INDUSTRIAL DEVELOPMENT

The Village supports economic development recognizing that development supports the community's vitality. The Village is also aware that businesses depend on the effective provision of municipal services and are assisted by strong community involvement. Acknowledging the interconnectedness of all these components, the Village wishes to attract and retain business development in a manner which further enriches the village atmosphere found with Edgerton.

In recent years, the Village has predominately been a 'bedroom community,' supporting employment centres in Wainwright, CFB Wainwright, Lloydminster, and Provost.

Most commercial businesses are located along Main Street and attract members of the community, the highway traveling public, tourists to the region and the surrounding agricultural community. The Village understands its positioning as a commercial centre which provides some services to the surrounding area, while larger centres such as Wainwright, Lloydminster, and Provost afford further commercial opportunities for residents of the village and the region.

The Village will focus economic development efforts on strengthening and diversifying its commercial and industrial base in order to provide employment opportunities to local residents and to improve its tax base.

8.1 GOAL

A diversified and robust local business community that supports local and regional markets.

OBJECTIVE 1

To ensure sufficient land within the community for commercial and industrial development that is compatible with the Village's existing development.

POLICIES

1. The **Commercial Area** and the **Industrial Area** are established on **Map 11.1- Future Land Use**.
2. The primary uses of land in these areas shall be Commercial and Industrial development.
3. The Village of Edgerton may continue to promote economic development and pursue provincial policies and incentives to assist industrial development in the community and surrounding area. The Village will:
 - a. pursue industries which could successfully locate within the community;
 - b. continue to promote Edgerton as a good place to live and establish a business; and
 - c. attempt, through its residential development policies, to attract a diversified labour force.
4. The Village of Edgerton may support expansion and diversification of the economic base by allocating sufficient land for commercial and other employment land uses, including home-based businesses.
5. The Village of Edgerton may collaborate with regional partners and other key stakeholders in the Agriculture and Oil and Gas Industry to identify current and future regional opportunities regarding business development.

OBJECTIVE 2

To provide for the development of a high quality commercial and industrial areas in Edgerton.

POLICIES

1. Heavy industrial uses will not be allowed within the Village unless a safe separation distance between heavy industry and any existing or future residential development (at least 1.6 km) can be maintained. Heavy industry is defined as any industrial development which may consume large amounts of land, energy, water or other natural resources in its operation or which is capable of having a detrimental effect on humans or the environment through the discharge or emission of toxic, noxious or hazardous products beyond the boundaries of the site.
2. Highway commercial land uses, which would benefit from highway exposure, and secondary commercial uses, which require large sites and outdoor storage areas, may also be allowed within an area designated Industrial. These land uses should be located along major thoroughfares, high exposure locations and entrance points to the Village.
3. The Village of Edgerton may require the preparation of an overall concept for development and servicing (outline plan) prior to the approval of a major commercial or industrial subdivision or development projects.
4. New commercial and industrial subdivision and/or site design shall:
 - a. provide a variety of parcel sizes and dimensions suitable for the types of commercial and industrial development anticipated;
 - b. provide for adequate on-site parking and loading facilities;
 - c. ensure adequate buffering, such as fences, berms or planted screens, throughout the site, particularly where outdoor storage areas abut other properties, public roads and/or municipal reserves; and
 - d. encourage developments that would benefit from highway exposure to be located close to the highway, major roadways and entrance points, and encourage properties or industries with outdoor storage or manufacturing areas to be located away from the highway, major roadways and entrance points.
5. The Village of Edgerton may consider the application of a direct control district for commercial or industrial sites where flexible and comprehensive development is required.

OBJECTIVE 3

To support the integration of compatible commercial and industrial developments within the community.

POLICIES

1. Industrial activities with the potential for generating noise, odours, toxic or noxious emissions, or for discharging solid, liquid or gaseous wastes or similar hazardous by-products, shall be required to locate away from adjacent residential developments. If the pollution hazard is likely to be severe, the industrial activity may not be allowed to locate within the Village of Edgerton.
2. Where an industrial development is situated adjacent to a primary highway, access to the development shall be from an arterial roadway(s) serving the highway system.

9 TRANSPORTATION AND SERVICING

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

The road network within the Village is characterized by a slightly rotated grid system, resulting in many non-90 degree angles at intersections with the provincial highway or other major routes around the community. Additionally, there is a rail line which acts as the southern boundary of current development within the village and a through road that extends within a parcel directly to the west of the main village centre.

9.1 GOAL

Efficient and well maintained infrastructure and transportation systems meet present and future needs.

OBJECTIVE 1

To ensure that roadways provide safe, convenient, well demarcated, and efficient travel.

POLICIES

1. In designing the roadway network for the Village of Edgerton, the following provisions may apply:
 - a. New development areas may be required to be designed to minimize the number of new, direct approaches onto arterial and collector roadways; and
 - b. Roadway systems should link industrial traffic directly with the Provincial Highways, and not require local heavy truck traffic to circulate through residential neighbourhoods.
2. The Village of Edgerton may require that sufficient right-of-way and noise attenuation measures are provided along the highways, rail corridors, and arterial roadways, for noise attenuation purposes and landscaping. During preparation of Area Structure and subdivision plans, private developers shall consult with Alberta Transportation, Canadian National Railways, and the Village as appropriate, regarding required development setbacks and buffers and design requirements for noise attenuation devices.

OBJECTIVE 2

To provide for the orderly and economical extension of existing services into new areas.

POLICIES

1. The Village of Edgerton may ensure that in new development areas provision is designed and developed to an urban standard of engineering systems, including piped water, piped sewage, a stormwater management facilities and franchise utilities (power, gas, cable television and telephone).
2. The Village of Edgerton shall not permit premature installation of municipal services that would adversely affect the desired sequence of future development, or contravene the policies of an approved Intermunicipal Development Plan.
3. Utility systems may be upgraded and expanded in accordance with the Village of Edgerton's long term utility servicing plans and as needs dictate.

4. Developers, during the preparation of Area Structure Plans or upon the request of Alberta Environment, shall be required to prepare and/or adhere to an approved stormwater management plan for new development areas.
5. Subdivisions shall be designed so that future development is adequately set back from utility right-of-ways.
6. Developers shall consult with the Alberta Energy Regulator and licensees to determine setback requirements from oil and gas facilities and pipeline corridors.

OBJECTIVE 3

To ensure adequate servicing capacity is available for current development demand and enable future expansion.

POLICIES

1. The Village of Edgerton may monitor the need to upgrade utility infrastructure, enable the scheduling of improvements, determine the method of financing, and allocate improvement funds toward system upgrading, when determined necessary.
2. The Village of Edgerton may co-operate with regional service and infrastructure providers to ensure that the development of water and waste water systems meet the future growth requirements of the Village of Edgerton.
3. In all private development areas, the developer shall be responsible for providing the required municipal infrastructure on site and those services required off site to connect the development area to municipal services including: roadways, sidewalks, curbs, storm water management facilities, culverts, water and waste water services, and public utilities (gas, electrical).
4. The Village of Edgerton shall require that, as a condition of subdivision approval, a development proponent to enter into a development agreement with the Village concerning the costs of infrastructure to service the development.
5. Where applicable, The Village of Edgerton may require development proponents to obtain all necessary licensing and permits from Alberta Environment for proposals to divert water for stormwater management purposes, and to consult with Alberta Environment in the design and construction of stormwater facilities.

10 ADMINISTRATION

Pursuant to the *Municipal Government Act*, R.S.A., 2000, c. M-26, as amended, this Plan shall be adopted by the Village of Edgerton, as the Village of Edgerton Municipal Development Plan. Subdivision, development, and re-development of lands within the Village of Edgerton by the municipality and public shall be in accordance with the provisions of this Plan. Council shall encourage the Provincial and Federal governments to have regard for the policies of this Plan in the development and re-development of crown lands and water bodies, and in the formulation and implementation of Provincial and Federal policies and programs, within the Village of Edgerton.

10.1 GOAL

Responsible and transparent land management and development processes guide decisions.

OBJECTIVE 1

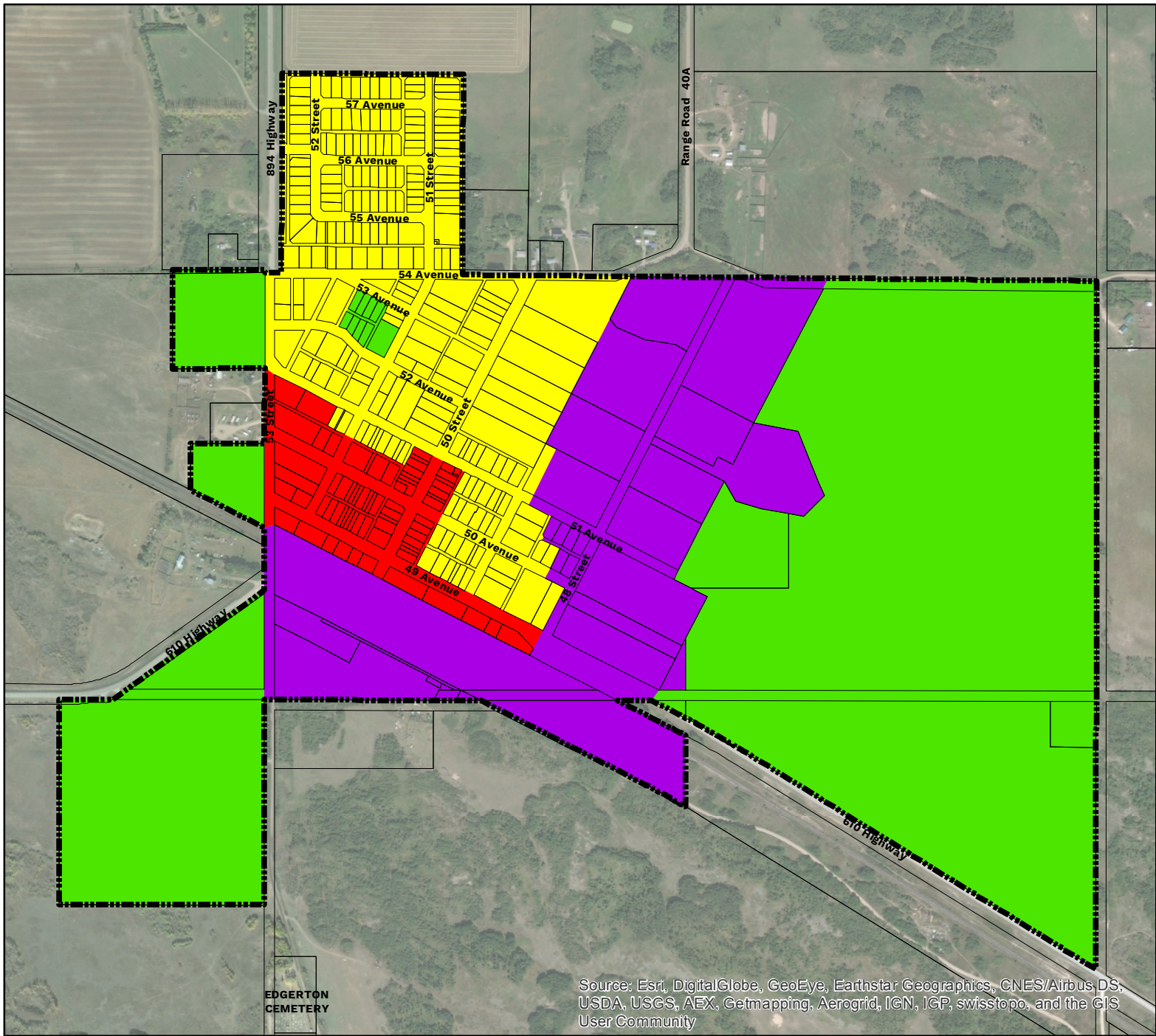
Ensure that all Village of Edgerton planning documents are consistent and up-to-date.

POLICIES

1. Amendments to this Plan shall be consistent with any Intermunicipal Collaboration Frameworks or Intermunicipal Development Plans adopted by the Village of Edgerton.
2. When this Plan or any part thereof takes effect, the Village of Edgerton Land Use Bylaw shall be amended, if necessary, to conform to this Plan.
3. 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.
4. 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 Village of Edgerton 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.
5. Should changing conditions necessitate an amendment to this Plan, the amendment will be by bylaw.
6. In order to ensure that the original intent of the Plan is protected and that a proper evaluation of the impact of a proposed amendment on the goals, objectives and policies of the Plan may be evaluated, the following criteria will apply to consideration of an amendment, which is not initiated by Council itself:
 - a. a formal request for amendment will be submitted to Council;
 - b. the request will be in the form of a written brief demonstrating the implications and conformity of the proposed amendment with the goal, intent, objectives and policies of the Plan;
 - c. during deliberation on the proposed amendment, Council may refer the request to such agencies as it considers necessary for comment; and

- d. Council may request such information as it deems necessary to reach a decision on the proposed amendment.
- 7. When considering an amendment to this Plan, Council and Administration shall comply with all notification and public consultation requirements in the *Municipal Government Act*.
- 8. A review of the MDP should be undertaken at least once every five (5) years from the date of adoption.
- 9. Administration may develop a method for monitoring, evaluating and analyzing the effectiveness, viability and relevance of this Plan.

11 MAPS



VILLAGE OF EDGERTON MUNICIPAL DEVELOPMENT PLAN

MAP 11.1 FUTURE LAND USE

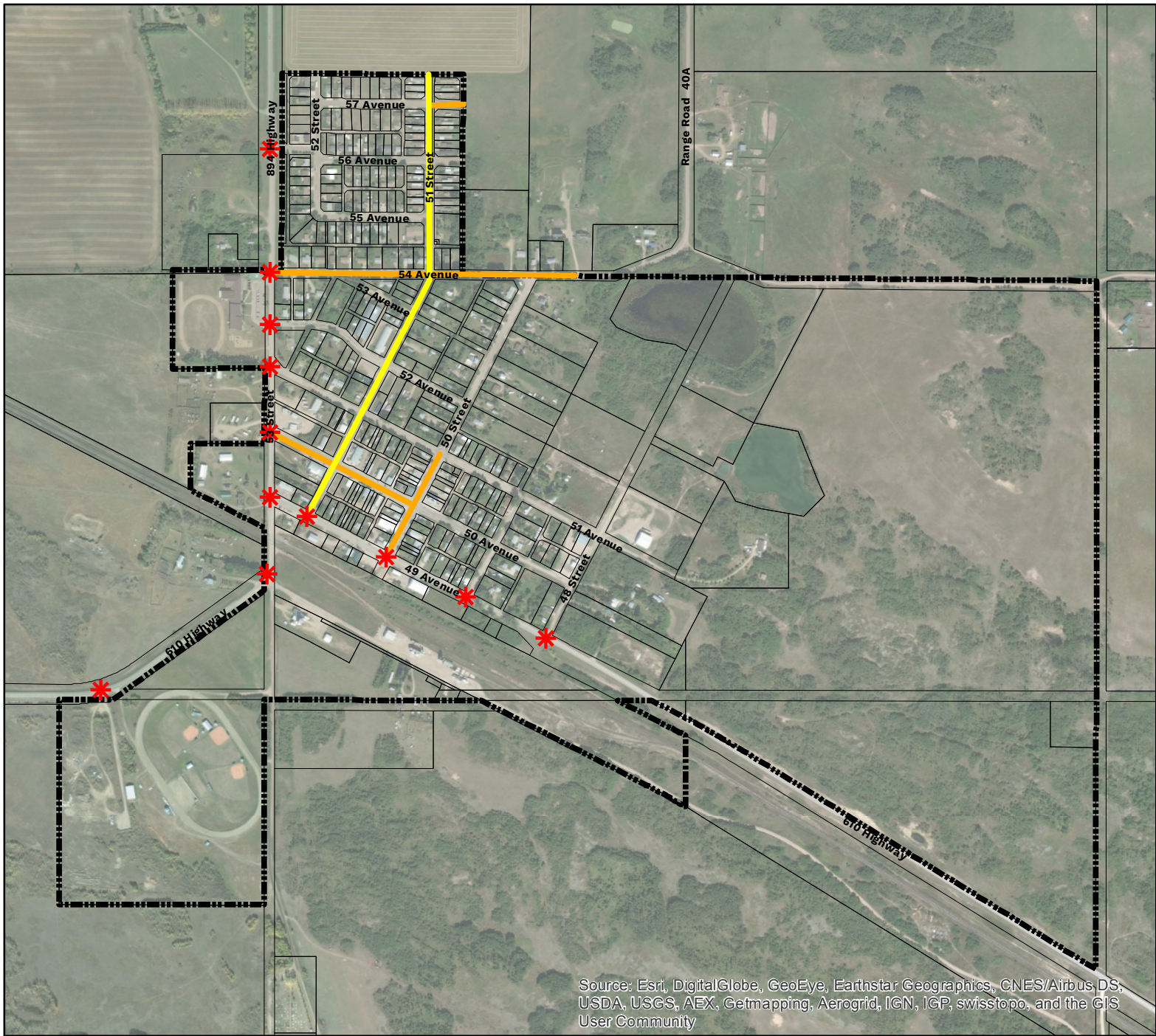
LEGEND

Residential
 Commercial
 Industrial
 Community

Digital Information: Geogratix,
 Geodiscover, and Altalis
 Projection: UTM NAD 83 12N

0 100 200 300 400 500 600 M





VILLAGE OF EDGERTON MUNICIPAL DEVELOPMENT PLAN

MAP 11.2 TRANSPORTATION NETWORK

LEGEND

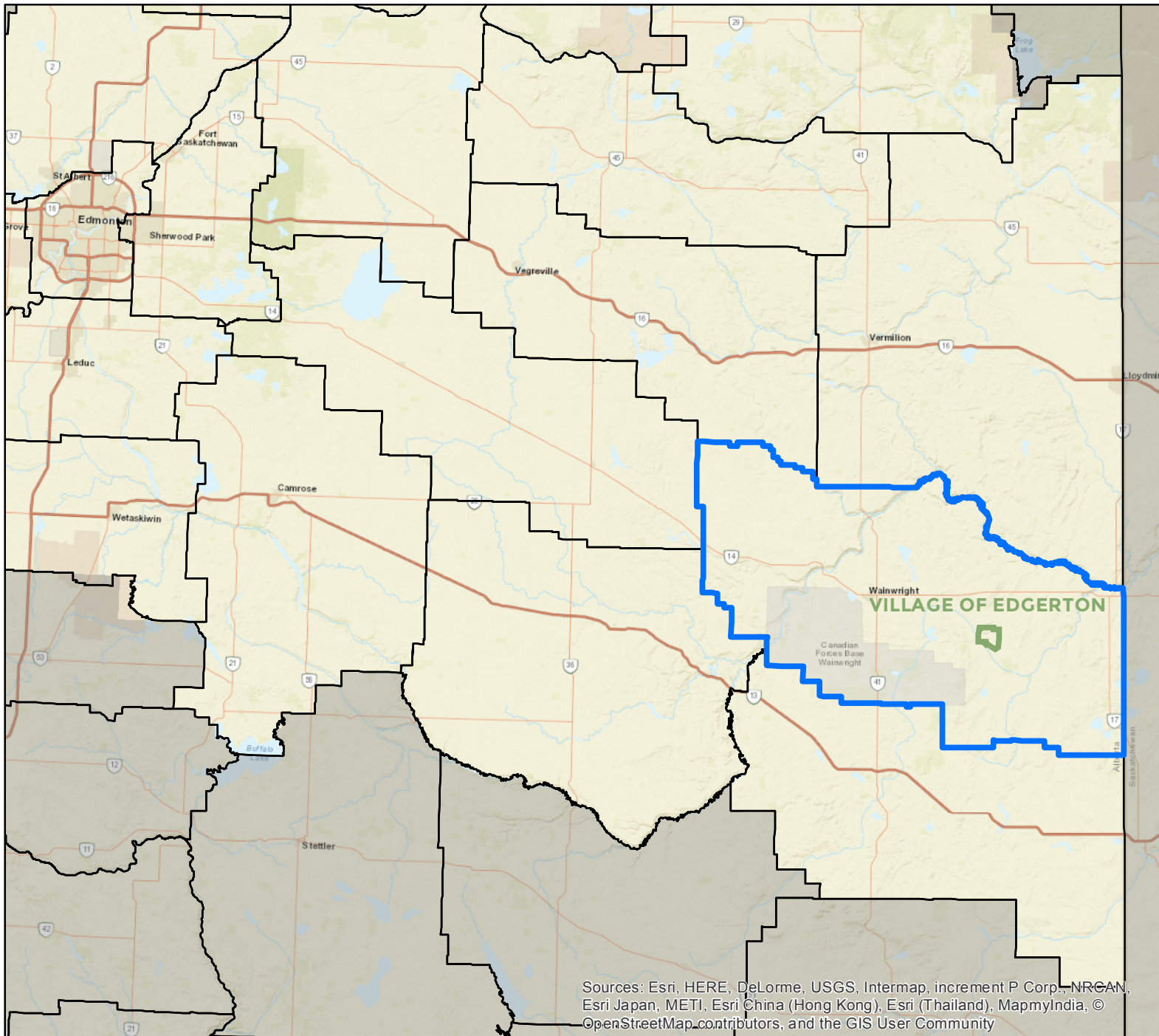
* Important Intersections — Arterial Road — Collector Road

Digital Information: Geogratix,
Geodiscover, and Altalis
Projection: UTM NAD 83 12N

0 100 200 300 400 500 600 M



12 APPENDIX A



VILLAGE OF EDGERTON MUNICIPAL DEVELOPMENT PLAN

APPENDIX A MAP 12.1 REGIONAL LOCATION

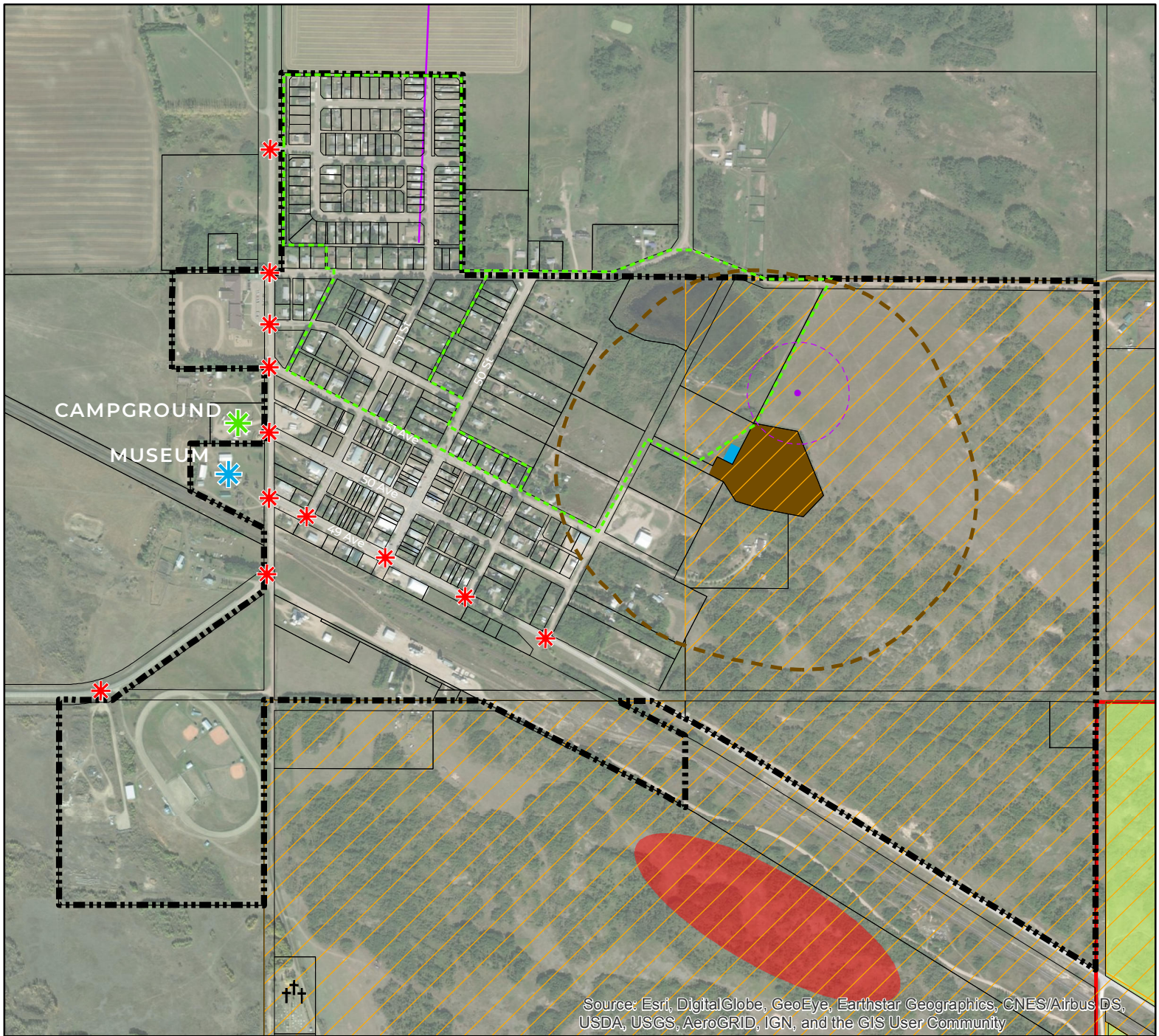
LEGEND

 Village of Edgerton  MD of Wainwright

Digital Information: Geogratis,
Geodiscover, and Altalis
Projection: UTM NAD 83 12N

0 10 20 30 40 50 60 KM





VILLAGE OF EDGERTON MUNICIPAL DEVELOPMENT PLAN

APPENDIX A MAP 12.2 DEVELOPMENT CONSIDERATIONS

LEGEND

Village Boundary	Important Intersections	Lagoon 300m Setback	Water Body
Municipal Campground	Cemetery	Env. Significant Areas	Historic Resources
Edgerton Museum	Walking Trail	Ribstone Creek Heritage Rangeland	Well Site & 100m Setback
	Lagoon	Potential Contamination Area (approx.)	Pipeline

Digital Information: Geogratis,
Geodiscover, and Altalis
Projection: UTM NAD 83 12N

0 0.25 0.5 KM

