

Municipal Development Plan

Bylaw #2016-17



**Town of
Thorsby**



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Part One: Purpose and Background

Section 1: Purpose

Development in the Town of Thorsby (Town) should respect and promote the vision and mission.

Vision:

Striving together for a better community!

Mission:

*Building a sustainable community
where everyone can live, work and play!*

Achieving the vision and mission development in the Town should be economically, environmentally, socially and culturally balanced. The Town should be a community where residents can enjoy a high quality of life and where new residents come to live, work and play.

The goals and policies of the MDP apply to land within the Town boundary, and are intended to:

- 1.1 Protect and enhance past physical characteristics and traditions;
- 1.2 Guide the orderly and systematic physical growth of the community;
- 1.3 Establish the desirable qualitative and quantitative direction for future community development;
- 1.4 Identify major current and potential constraints, issues and opportunities such as the need for jobs, variety in housing types and densities, and infrastructure expansion, amongst others;
- 1.5 Define strategies for achieving the Town's aspirations and set priorities for the near and long term future;
- 1.6 Establish policies and recommendations that will delineate how the Town can move towards achieving its goals;
- 1.7 Be consistent with Provincial Land Use Policy;
- 1.8 Be consistent with the Capital Regional Plan.

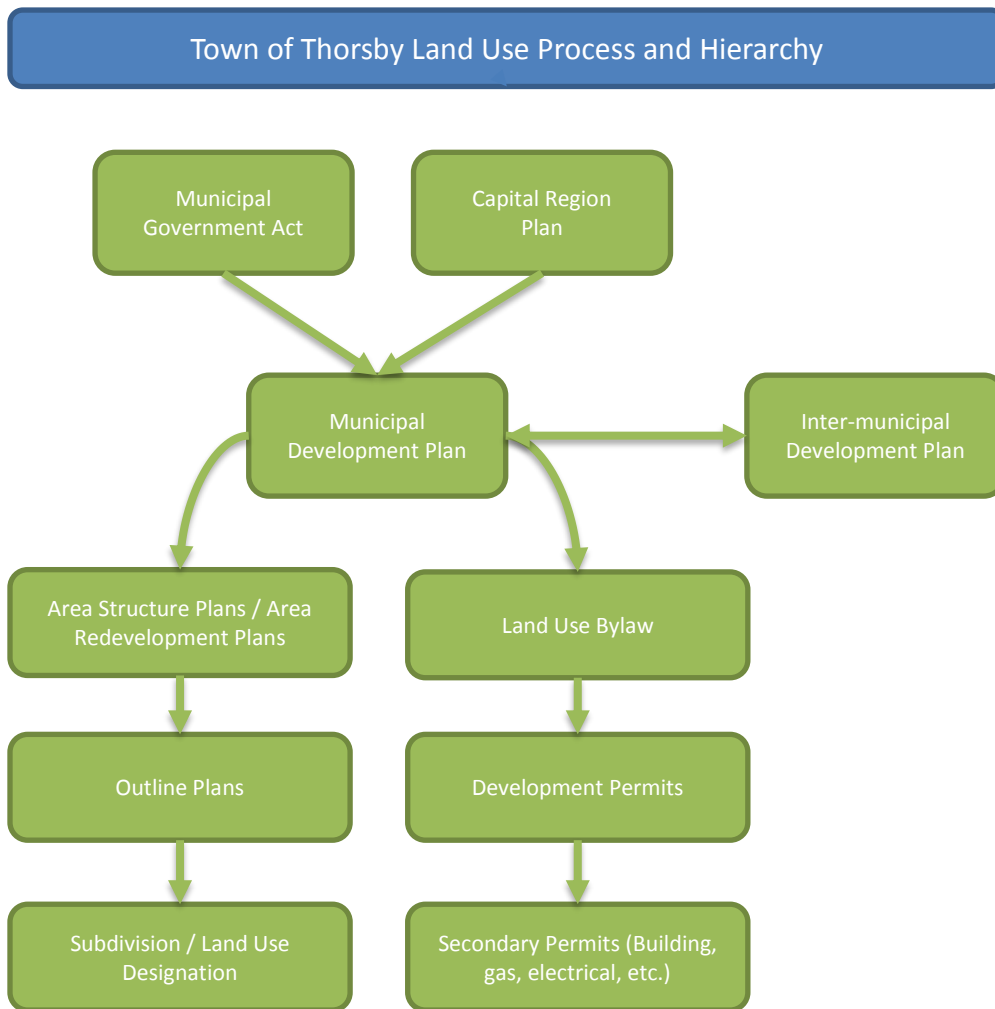
Section 2: Policy Context

The Municipal Government Act (MGA), Statutes of Alberta, states that municipalities with a population of 3,500 or less may prepare and adopt a Municipal Development Plan (MDP). The Act states that an MDP must address future land use and development in the municipality, the provision of municipal services and facilities, and inter-municipal issues such as future growth areas and the co-ordination of transportation systems and infrastructure.

The MDP is a framework that is intended to guide decision-making, bylaw development and investment for the future, providing a degree of certainty to the Council, administration, developers, and the public, regarding the form and character of the community. The MDP is primarily a policy document that can be utilized as a framework within which both public and private sector decision making can occur. As a policy document it is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council can evaluate immediate situations or proposals in the context of a long range plan for The Town.

As such, all bylaws adopted and works undertaken in the community must be consistent with the MDP. Concerning land use decision-making, the Land Use Bylaw serves as the regulatory document and operates within the framework developed in the MDP process (refer to Figure 1).

Figure 1 – Planning Hierarchy



The overall purpose of the Town MDP is to guide future growth and development to ensure that it is sustainable, orderly, appropriate, complementary, efficient, and that it enhances the quality of life for the residents of the Town.

The MDP is a reflection of community values and objectives held by residents of the Town which have been determined through input and consultation with residents and council. In preparing this Plan, public consultation was undertaken. Targeted stakeholder meetings with Council, Town administration, seniors and the business community were conducted. Community members were also invited to provide input at a community awareness evening. At all public engagement events, community members were also asked to respond to a short survey. Quotes imbedded within this Plan are anonymous quotes from residents. Additionally, a public hearing was held between First Reading and Second Reading.

Part Two: Physical Environment

Section 3: Community Context

Thorsby is a Town located 30 minutes west of Leduc and 45 minutes southwest of Edmonton. The Town is located along Highway 39 in west-central Alberta (Map 1) which provides excellent access to the community for residents and visitors alike. The Town is bordered on all sides by Leduc County. Thorsby is in close proximity to the Town of Calmar and the Villages of Breton, and Warburg and Pigeon Lake.



The Town is intersected by Canadian Pacific Railway. The Town transportation features are depicted in Map 2.

The agriculture and oil and gas sectors are the main employers in the region. The Town has significant industry supporting these sectors which should be promoted with future development.

The Weed Creek is another important consideration. It borders the Town's northern boundary providing both an important environmental resource and an important recreational asset. Development in this area should to be carefully planned and done in a sustainable and responsible manner.

Existing land use patterns set the stage for development of adjacent lands. The distribution of existing commercial, industrial, recreational and educational facilities influences future development patterns. Map 3 identifies existing and future land uses as envisioned by the MDP.

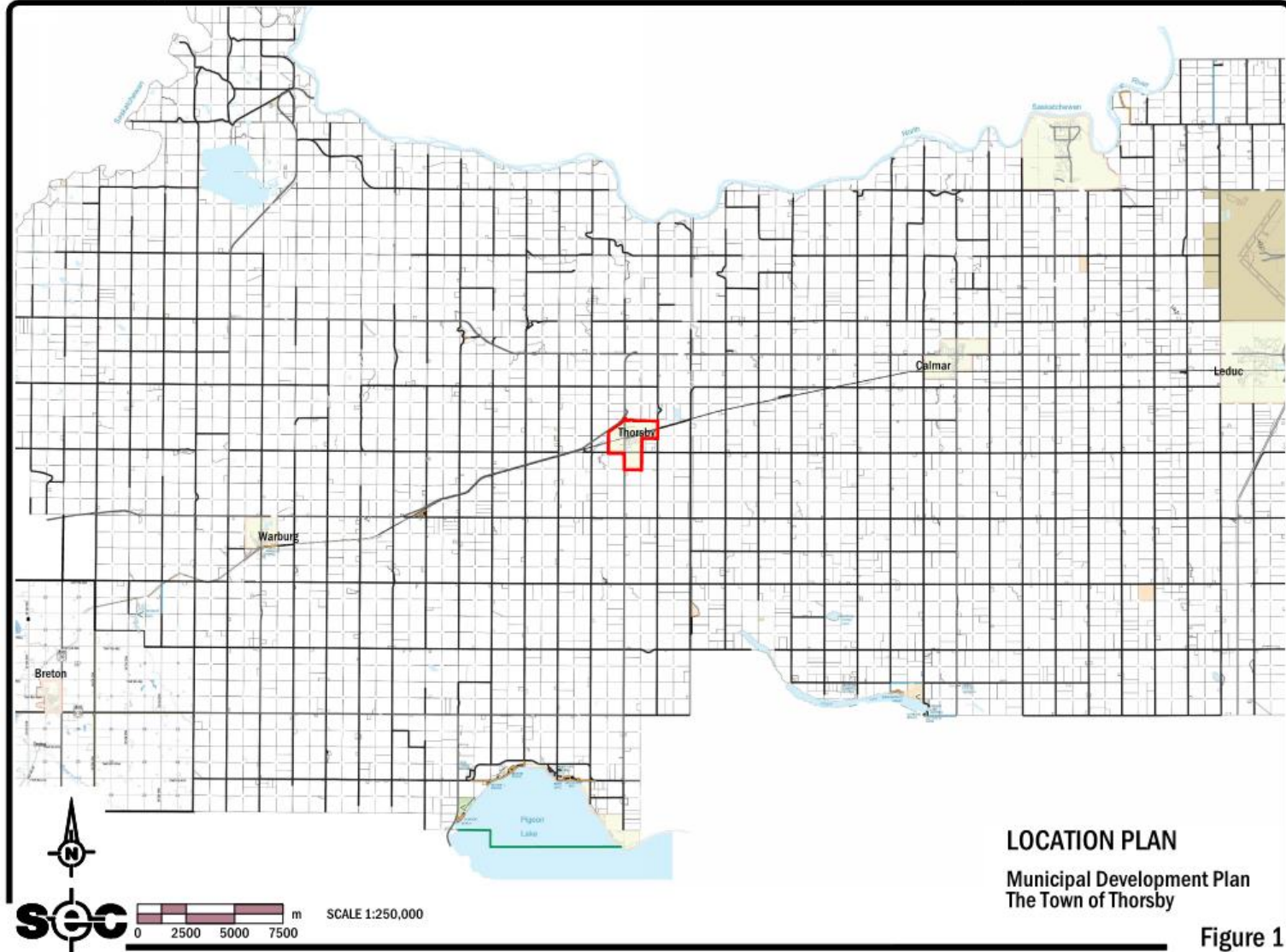


Figure 1

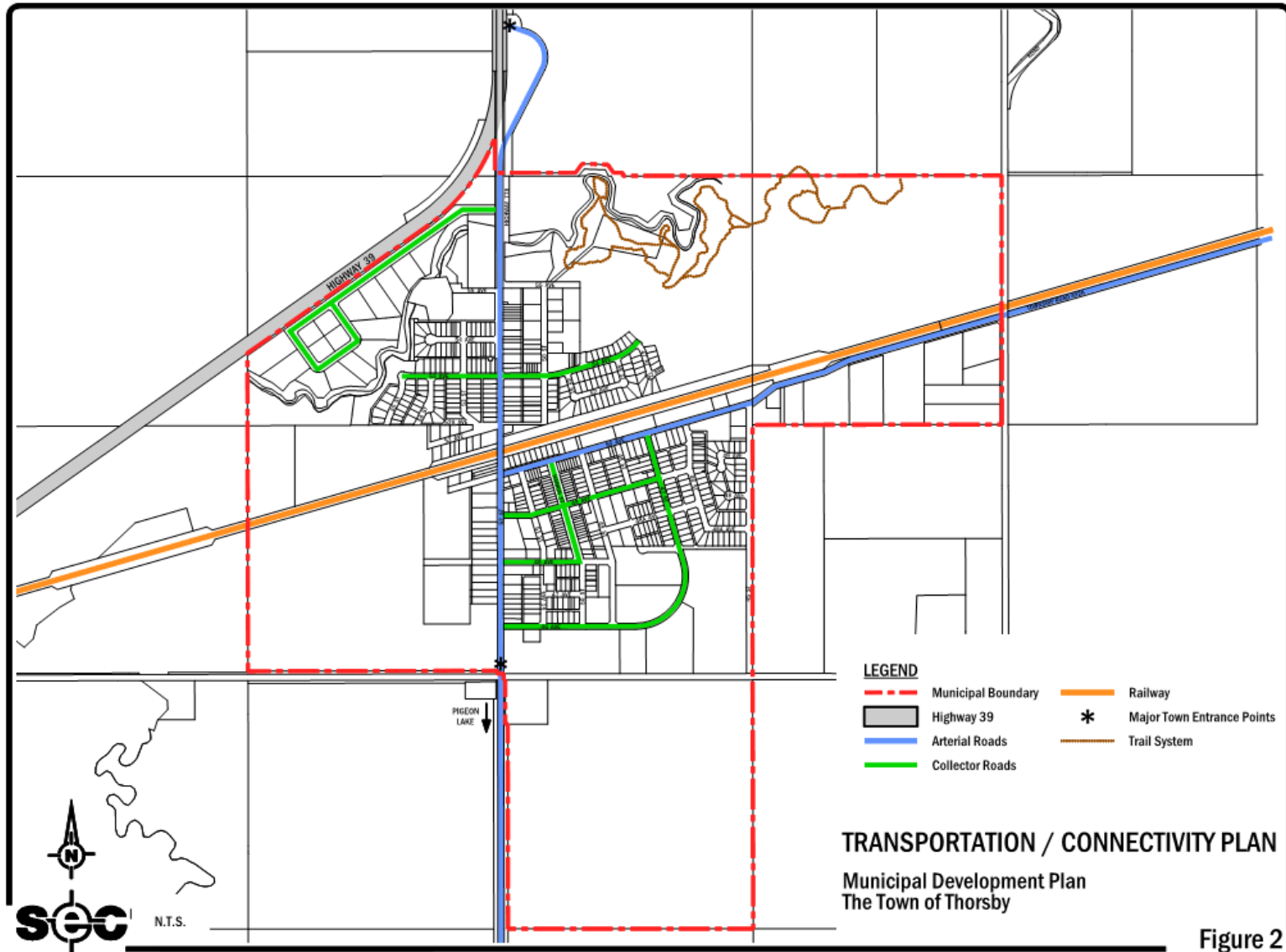
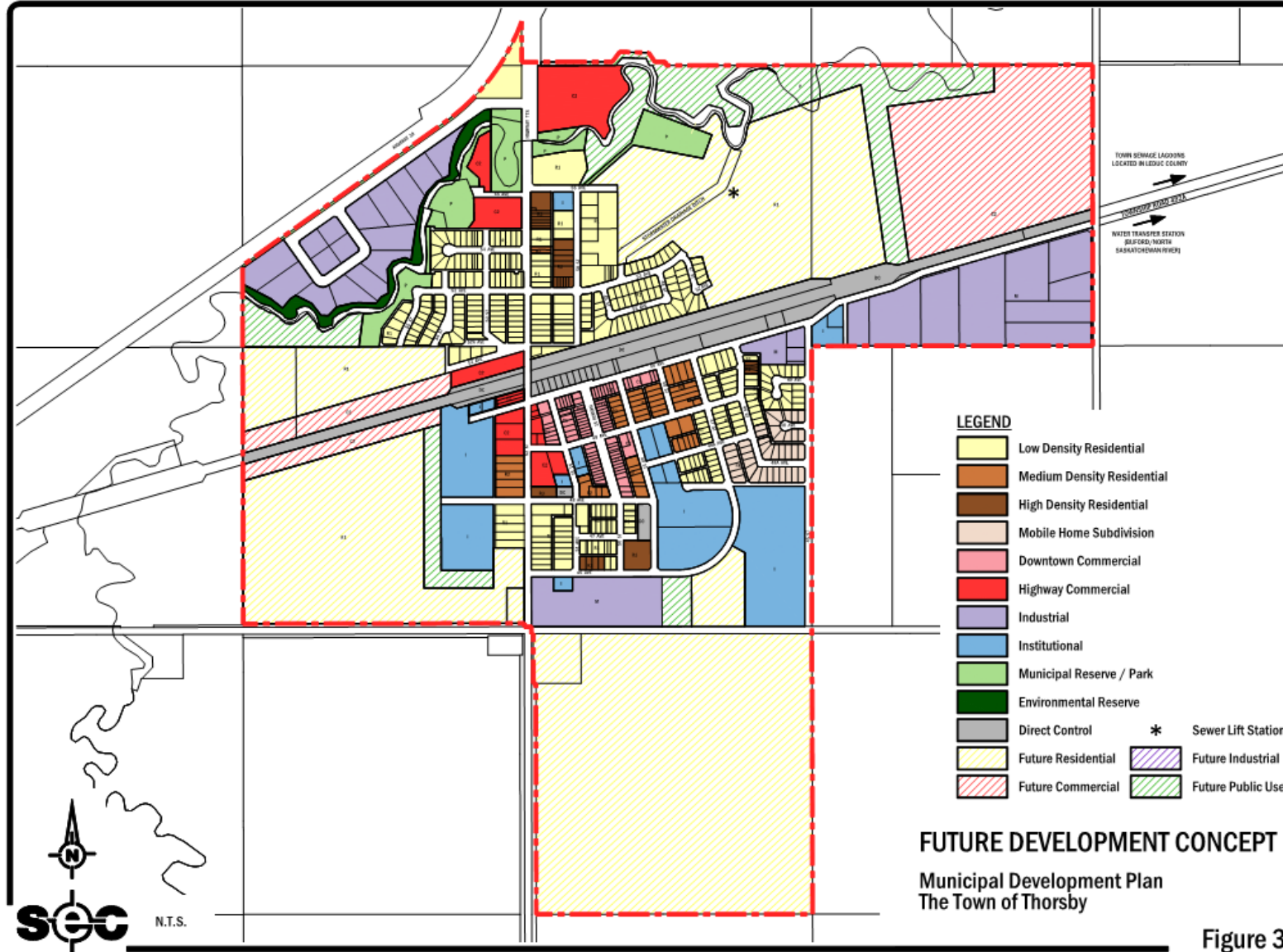


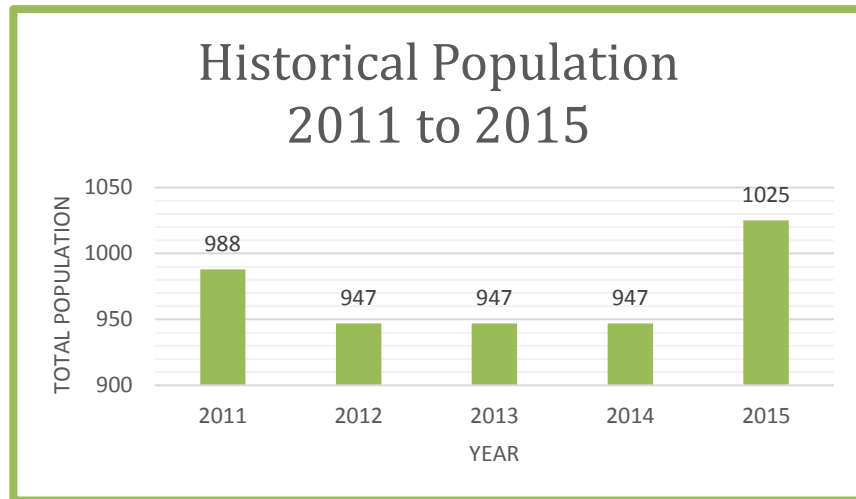
Figure 2



Section 4: Population

Figure 2 illustrates the population for the Town since 2011. The graph indicates that over the past 5 years, the Town's population remained relatively stable with a substantial increase between 2014 and 2015.

Figure 2 - Historical Population – 2011 to 2015

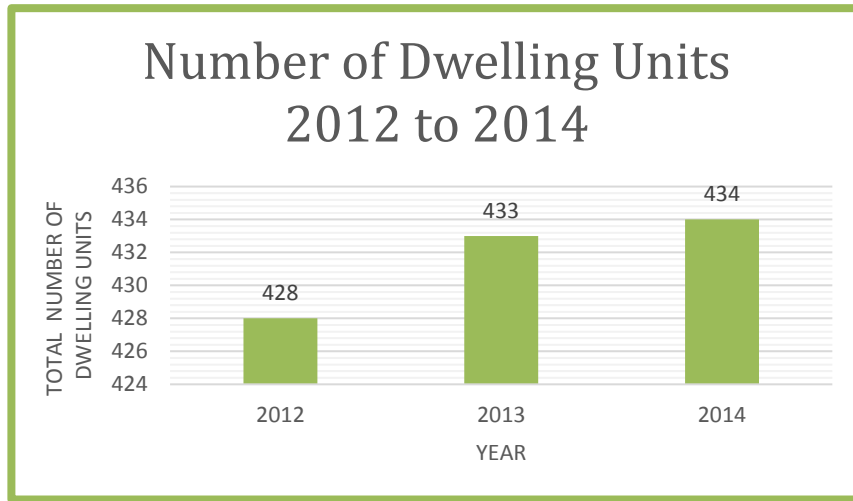


Population of the Town is expected to continue to increase at an approximate yearly growth rate of 1% to 2%. Within this projection we expect fluctuations as some years will exceed expectations and other years may not.

Section 5: Current Demographics

Figure 5 depicts that from 2012 to 2014, the growth in the number of private households has continued to increase, growing slightly from 428 to 434.

Figure 3 – Number of Private Households – 2012 to 2014



In addition to the population statistics, the Town records indicate that development permits (Figure 4) have been fluctuating in recent years. As the Town population continues to increase, we hypothesize that the number of development permits will also increase.

Figure 4 – Development Permits Issued – 2001 to 2016 (as of October 2016)



Part Three: Setting the Stage for Growth

As the Town is a growing community, with steady growth through the last 20 years it is important that we explore where future growth will occur in the Town. It is anticipated that a portion of future growth will occur within existing areas while at the same time the majority of new development will expand into currently undeveloped municipal areas.

The Town will encourage growth which complies with the:

- Thorsby 2016 Strategic Plan;
- Thorsby 2016 Municipal Development Plan;
- 39/20 Alliance; and,
- Capital Regional Growth Plan;



Section 6: Goals

- 6.1 To ensure the orderly, complementary, contiguous, and efficient development of the physical environment within the Town.
- 6.2 To encourage the orderly and complementary use and development of the physical environment adjacent to Leduc County.
- 6.3 To identify future growth needs and directions for the Town and endeavour to ensure an adequate supply of developable land.

Section 7: Policies

- 7.1 All development and subdivision of land shall, whenever possible, adhere to the goals and policies of this plan and follow the land use concepts as shown on Map 3.
- 7.2 Development and subdivision proposals that do not comply with the goals and policies of this plan will require amending this plan to accommodate such proposals.
- 7.3 A high level of quality and aesthetic appeal will be encouraged in all development and redevelopment.
- 7.4 The Town shall require the preparation of an Area Structure Plan (ASP) or other non-statutory plan, acceptable to Council, before subdivision and/or development of any parcel which will be subdivided into six or more lots and/or consist of greater than 1.5 hectares of land is permitted to proceed.
- 7.5 The Town shall require the preparation of an Area Redevelopment Plan (ARP) or other non-statutory plan, acceptable to Council, before the subdivision and/or redevelopment of any

parcel which will be subdivided into six or more lots and/or consist of greater than 1.5 hectares of land is permitted to proceed.

- 7.6 All statutory plans, non-statutory plans and non-statutory policies adopted by Council shall be consistent with this plan.
- 7.7 The Town encourages innovative developments. To facilitate such innovation, the Town encourages early and ongoing conversations with administration and council.
- 7.8 The Town encourages the use of Commercial Development Incentives to stimulate and encourage existing businesses to expand their operations.
- 7.9 The Town encourages the use of Commercial Development Incentives to attract new business, industry, and commercial enterprises to establish within the Town.
- 7.10 The Town should give consideration to the following matters when reviewing proposed developments and/or amendments to the Land Use Bylaw:
 - 7.10.1 The goals and policies of this and other applicable statutory and non-statutory plans and/or non-statutory policies adopted by Council;
 - 7.10.2 The goals and policies of the Capital Region Growth Plan;
 - 7.10.3 The views of the public;
 - 7.10.4 The physical characteristics of the subject and adjacent land;
 - 7.10.5 The use of other land in the vicinity;
 - 7.10.6 The availability of and possible impact on public and private utilities;
 - 7.10.7 Access to and possible impact on the transportation systems;
 - 7.10.8 The overall design; and
 - 7.10.9 Any other matters which, in the opinion of Council, are relevant.
- 7.11 In compliance with the *Subdivision and Development Regulation*, pursuant to the *Municipal Government Act*, no applications for subdivisions and/or development of schools, hospitals, food establishments, or residences will be approved within 300 metres of the working areas of the disposal area of the solid waste transfer station without the written consent of the Deputy Minister of the Department of Environmental Protection.
- 7.12 Pursuant to the Municipal Government Act, the Town shall require that development and subdivision applications in close proximity to oil and gas facilities meet the standards of the Subdivision and Development Regulation and Energy Resources Conservation Board guidelines.
- 7.13 Higher utilization of existing infrastructure is encouraged through the appropriate infill development.



- 7.14 The Town may assume a role in land development, including acquisition, servicing and subdivision, in order to ensure an adequate supply of land.
- 7.15 Upon the subdivision of land, the Town will require the provision of reserves to the maximum amount provided for in the Municipal Government Act. The Town's preference is for land dedication; however, money or a combination of money and land may be considered in unique circumstances.
- 7.16 The Town may require that new development and re-development be required to pay its fair share of expanding existing or creating new public facilities and services for sanitary, water storm water, roads and other community facilities through off-site levies.
- 7.17 The Town shall allow farming as a permitted use on lands designated Urban Expansion District in the Land Use Bylaw. Farming means the raising or production of crops, or animals and includes a single residence for the farmer, but does not include marijuana crops or a "Confined Feeding Operation" as defined by the Natural Resources Conservation Board.
- 7.18 All future subdivisions and developments shall require the developer and the Town enter into a Development Agreement.

Part Four: Residential Development

The Town is composed of a multiple housing types including single detached, duplex, apartments, and manufactured. In keeping with the 2016 Strategic Plan, the Town will promote the continued development of multiple types of housing to accommodate a diverse population. Additionally, the Town will support the continued development of home occupations within residential homes.

“Community oriented and family oriented.”

Resident Quote

Future residential development as outlined on Map 3 shall provide the day-to-day needs of residents within residential neighbourhoods. Therefore the design and development of these areas may include convenience retail stores, live-work units, churches, parks, schools and other local community services.

Section 8: Goals

- 8.1 A mixture of residential densities and tenure will be encouraged in all neighbourhoods so that a variety of housing is available.
- 8.2 High quality housing design, layout, site amenities and development will be promoted for all new residential housing projects.
- 8.3 Encourage high density residential development in the transitional area adjacent to downtown and in close proximity to Highway 39.
- 8.4 Provide for separation and buffering of residential neighbourhoods from incompatible land uses.

Section 9: Policies

- 9.1 Map 3 identifies existing and future residential areas.
- 9.2 In residential areas, upon subdivision, the Town will require the provision of reserves be in the form of land in order to provide adequate buffering, open spaces, trail development and school sites.
- 9.3 Although detached housing will be the dominant housing type, the Town supports the provision of a wide range of housing types (including but not limited to, secondary suites, mobile/manufactured homes, duplexes, fourplexes, rowhouses and apartments) in order to meet all of its housing needs.



- 9.4 Higher density housing is encouraged to develop in small clusters with good access to major roads. Consideration should also be given to proximity to schools, open spaces, shopping districts and community facilities.

- 9.5 Innovative residential designs are encouraged. The external design and finish of all residential buildings should be of high quality and reflect or complement existing development in the vicinity.

Part Five: Commercial Development

The Town supports continued development of commercial enterprises to serve the Town and area residents. Future commercial development should be designed in an aesthetic manner to enhance the streetscape and community.



Section 10: Goals

- 10.1 To promote and encourage the provision of a full range of goods and services for the residents of the Town.
- 10.2 To minimize potential conflicts between commercial and non-commercial land uses.
- 10.3 To encourage aesthetically pleasing commercial development.

Section 11: Policies

- 11.1 Map 3 identifies existing and future commercial areas.
- 11.2 The Town will encourage and promote expansion of existing commercial enterprises within the Town.
- 11.3 The Town will encourage and promote the creation of new commercial enterprises within the Town.
- 11.4 The Town supports the concept of small convenience type commercial development, serving the needs of the immediate neighbourhood, in residential areas.
- 11.5 The external design and finish of all commercial development should be of high quality and reflect or complement existing development in the vicinity.
- 11.6 The Town will strive to develop and implement an overall downtown streetscape plan to ensure the downtown commercial area is pedestrian friendly and aesthetically pleasing while providing adequate vehicular access and parking.
- 11.7 Home based businesses will be allowed as discretionary uses in residential districts provided they are secondary to the residential use and do not detract from the amenities of the surrounding residential neighbourhood. Specific standards and requirements will be governed by the Land Use Bylaw.



- 11.8 In commercial areas, upon subdivision, the Town will require that the provision of reserves be in the form of money, except in cases where the site borders on a non-commercial use in which case the Town may consider the dedication of land to provide adequate buffering.

Part Six: Industrial Development

The Town has a wide range of industrial land uses and business. Much of this development has been established to support the agricultural and the oil and gas industry.

Future industrial growth shall be encouraged by the Town to provide services and employment opportunities. Such growth should be balanced against any negative externalities that could impact adjacent landowners.

**“Small Community –
knowing the local business
owners, volunteerism and
close neighbours.”**

Resident Quote

Section 12: Goals

- 12.1 To accommodate a broad range of responsible industrial development.
- 12.2 To minimize potential conflicts between industrial and non-industrial land uses.

Section 13: Policies

- 13.1 Map 3 identifies existing and future industrial areas.
- 13.2 The Town will encourage and promote expansion of existing industrial enterprises within the Town.
- 13.3 The Town will encourage and promote the creation of new industrial enterprises within the Town.
- 13.4 The Town will seek to minimize potential negative externalities associated with industrial developments.
- 13.5 Where negative externalities associated with an industrial use cannot be reduced to an acceptable level, the Town will strive to assist in the relocation of the industrial use to a more suitable location.
- 13.6 In industrial areas, upon subdivision, the Town will require that the provision of reserves be in the form of money, except in cases where the site borders on a non-industrial use in which case land may be dedicated to provide adequate buffering.
- 13.7 The Town may require an independent Environmental Impact Assessment to be completed before permitting an industrial use that may potentially cause environmental or health problems.

Part Seven: Transportation

A balanced, multi-modal transportation network which accommodates and balances the needs of automobiles, pedestrians, cyclists shall be developed in the Town. The Town values streets and roads as quality public streets and will strive to ensure future development safely and efficiently accommodates all users.

The road network should not be compromised by adjacent development.

“Able to enjoy the outdoors with friends and family without buses, planes, traffic...”

Resident Quote

Section 14: Goals

- 14.1 To identify short and long term transportation needs of both the Town and the surrounding region and strive to ensure that these needs are adequately met in a manner that is compatible with existing and future development.

Section 15: Policies

- 15.1 Map 2 identifies the Town’s transportation network.
- 15.2 Highway 39 and Highway 778 are a provincial highway under the jurisdiction of Alberta Transportation. The Town will endeavour to assist Alberta Transportation to protect these highways from uses and development that may be detrimental to the flow and safety of traffic.
- 15.3 The Town may establish bylaws concerning off-site levies in accordance with the provisions of the *Municipal Government Act* to finance the provision of off-site municipal infrastructure.
- 15.4 All roads servicing new development shall be developed in accordance with the Town’s approved servicing standards.
- 15.5 The Town will endeavour to develop a long term strategy to upgrade the roads and sidewalks in a cost effective and efficient manner.
- 15.6 In future development areas road surfacing shall be done at the developer’s expense upon 80% development or within two (2) years of subdivision, whichever is sooner.
- 15.7 In future development areas new pedestrian sidewalks shall be installed at the developer’s expense upon 80% development or within two (2) years of subdivision, whichever is sooner.
- 15.8 Within existing development areas, the Town will endeavour to develop and fund a multi-year sidewalk installation program within the existing community.



- 15.9 The Town may require that developers subdividing lands adjacent to highways and collector roads provide lands for future road widening.
- 15.10 The Town may restrict driveway access to developments along major transportation routes in accordance with the Land Use Bylaw.
- 15.11 Any plans including lands within Alberta Transportation highway right-of-way's will be prepared in partnership with Alberta Transportation.

Part Eight: Municipal Utilities, Servicing and Improvements

The provision and maintenance of infrastructure in the Town improves the quality of life for residents and visitors. Water systems, waste water systems and solid waste management systems should be facilitated so that they do not negatively impact the natural environment or pose hazards to Town residents.

The community's need for police/fire/ambulance service shall be considered in the Municipality's land use planning decisions.

"We have a fire hall, school, recreation facilities and new water plant."

Resident Quote

Section 16: Goals

- 16.1 To support the adequate, safe, and efficient provision of municipal and private utilities.
- 16.2 To ensure municipal services are provided in a timely and efficient manner.

Section 17: Policies

- 17.1 Development in new areas must be preceded by the provision of utilities and services, or satisfactory arrangements made for their provision.
- 17.2 The Town may establish bylaws concerning off-site levies in accordance with the provisions of the *Municipal Government Act* to finance the provision of off-site municipal infrastructure.
- 17.3 The Town may require that developers install certain municipal improvements in excess of the requirement for their particular development; if such a requirement is needed the Town will endeavour to collect monies from the owners of benefiting lands with respect to new construction which will utilize the municipal improvements.
- 17.4 The Town supports, whenever possible, the protection of regionally and locally significant utilities from incompatible development.
- 17.5 New developments encroaching onto utility right-of-ways and Town owned lands should not be permitted. Existing encroachments shall require encroachment agreements.
- 17.6 The Town supports the development, whenever possible, of partnerships with the 39/20 Alliance, the Capital Regional Board, Leduc County and neighbouring municipalities for the efficient provision of municipal services.
- 17.7 All new developments shall be serviced in accordance with the Town's approved engineering servicing standards.



- 17.8 The residents of the Town should, whenever possible, be provided with adequate, timely, and efficient administrative services. This includes but is not limited to infrastructure development and maintenance, snow removal, and garbage removal.
- 17.9 Proposals for re-designation, subdivision and development shall accommodate design elements that consider safety factors and facilitate accessibility by police, fire and ambulance services and shall be reviewed and approved by police, fire and ambulance.
- 17.10 When considering proposals for subdivision or development, the Town shall require the developer to seek appropriate measures to provide the proposed development with fire protection.

Part Nine: Environment

The protection and management of environmental resources is important to quality of life. The biophysical characteristics and environmental significance of lands shall be considered in land use decisions.

In accordance with all provincial legislation the conservation of environmentally significant areas should be encouraged, including unique vegetation, riparian areas, topography, fish habitat and wildlife habitat. The presence of significant archaeological and historical sites should be considered in the Municipality's land use planning decisions.

"We have a creek that runs through and a great trail system."

Resident Quote

Section 18: Goals

- 18.1 To protect and preserve, whenever possible, existing natural areas.
- 18.2 To ensure that development does not unduly impact the natural environment.
- 18.3 To ensure that the natural environment does not jeopardize the health, safety, and quality of life of the residents of the Town.

Section 19: Policies

- 19.1 The Town supports the use of the Public Service District within the Land Use Bylaw. This district serves in-part to protect environmentally sensitive and significant areas in their natural state, more or less. Development may be limited to such things as public trails, public signs, public parking facilities, and any development necessary to ensure public safety.
- 19.2 The Town may require an environmental assessment/audit to be carried out on a site that is the subject of a development proposal.
- 19.3 The Town will work with developers to ensure that developments do not have a significant negative environmental impact on the Town.
- 19.4 The Town will not permit development in areas prone to flooding. Developments in areas prone to flooding require a flood hazard study prior to being considered for development. The Flood hazard study shall be prepared at the Developer's cost.
- 19.5 The Town will utilize environmental reserve and environmental conservation easements as mechanisms to protect environmentally significant areas.



- 19.6 Through the subdivision process, the Town shall require that lands considered unsuitable for development area dedicated as environmental reserve with the provisions of the MGA.
- 19.7 When lands adjacent to water bodies or water courses are subdivided, directly adjacent land shall be dedicated as environmental reserve to provide a buffer and provide public access. The width of the required dedication shall be established by the Subdivision Authority.
- 19.8 Lands dedicated as environmental reserve shall remain in their natural state and/or be used as part of the public trail system where necessary to ensure a continuous integrated trail system.
- 19.9 The Town may require landscaping plans prepared by a Registered Landscape Architect as a component of non-single family residential development permit applications.

Part Ten: Community Development

The Town aspires to maintain and improve the range and quality of community institutional facilities and services as the provisions of community services enhances the quality of life of residents and visitors.

Natural areas, recreational parks are also important parts of life in the Town. With future growth, the programming of recreational and community services should be designed to accommodate the needs of a growing community and diverse population.

**“Amenities in this town!
Rec complex, trail system,
both schools...”**

Resident Quote

Section 20: Goals

- 20.1 To strive to provide community facilities that will enhance the provision of community services associated with the social, cultural, educational, and recreational needs of the residents of The Town.

Section 21: Policies

- 21.1 The Town supports the provision of linear green spaces which may be developed as walkways to act as linkages between residential areas, schools, open spaces and community facilities.
- 21.2 Local playgrounds and tot-lots should be provided in residential developments as part of the municipal reserve dedication resulting from subdivision. Whenever possible tot-lots should be centrally located within each residential area and linked via walkways.
- 21.3 The Town supports the preservation of natural areas and natural vegetation within open spaces whenever possible.
- 21.4 Public and quasi-public uses, such as nursing homes, churches, and community centres, will be permitted in residential areas provided they are located at or near neighbourhood entry points and adequate buffering or separation is provided.
- 21.5 The Town encourages cooperation between the Town, Leduc County, Black Gold Regional Division No. 18, and 39/20 Alliance and other community groups on the sharing of facilities and resources.
- 21.6 The Town will endeavour to work with Alberta Health to ensure the adequate provision of health and medical care services and facilities.



- 21.7 The Town will endeavour to develop pedestrian linkages in the form of sidewalks to all town amenities.

Part Eleven: Economic Development

The Town is committed to economic development within the Town and the region. The Town recognizes that diversification of business development is important to the economy and will support and promote opportunities for growth of a variety of commercial and industrial uses. Tourism is an important future economic development consideration for the Town as the Town is frequently visited by individuals travelling to and from Pigeon Lake.

Highway commercial is an important type of business development in the Town. It should be provided with special consideration to ensure transportation corridors remain safe and efficient.



Section 22: Goals

- 22.1 To further the economic vitality and sustainability of the local and area economy.
- 22.2 To develop a strong tourism sector in the local and area economy.

Section 23: Policies

- 23.1 The Town supports, in principle, private economic development initiatives.
- 23.2 The Town supports the Thorsby Chamber of Commerce.
- 23.3 The Town may support economic development initiatives, whether on its own or in partnership with the private sector.
- 23.4 The Town supports, whenever possible, joint economic development initiatives with the 39/20 Alliance other municipalities in the region.
- 23.5 The Town encourages the development of the tourism industry in and around Thorsby. Such development should not have adverse social, economic, or environmental impacts.
- 23.6 Tourism oriented development should benefit the residents of the Town and area by providing greater economic, recreational, and cultural opportunities.
- 23.7 The Town should consider the development of a tourism marketing plan to coordinate marketing efforts, both public and private, and to attract more tourists and increase the length of their stay.
- 23.8 The Town and/or related agency should develop and maintain a registry of local businesses and services in order to identify and then actively seek to fill gaps.

Part Twelve: Education

The Town is dedicated to providing opportunities for education to all residents and visitors.

Section 24: Goals

- 24.1 To encourage the provision of the broadest and fullest range of educational opportunities for the residents of The Town.

“...The best thing I like is the Rec Centre and the library. They both do so much for our residents. The Library has lots of programs...”

Resident Quote

Section 25: Policies

- 25.1 The Town will endeavour to cooperate with Black Gold Regional Division No. 18 and the Thorsby Municipal Library concerning the provision of educational resources and opportunities to the residents of the Town.
- 25.2 The Town will strive to achieve an agreement with Black Gold Regional Division No. 18 concerning the need for and subsequent allocation of school reserve lands resulting from subdivisions.
- 25.3 The Town supports entering into or continuing joint use agreements with Black Gold Regional Division No. 18 respecting sharing of recreational facilities.
- 25.4 The Town supports the continued growth and development of the Thorsby Municipal Library.

Part Thirteen: Inter-municipal Cooperation

The Town recognizes the need for cooperative inter-municipal and regional planning. The Town is surrounded on all sides by Leduc County and is within close proximity to a number of other municipalities including, but not limited to, Leduc, Breton, Calmar, and Warburg, County of Wetaskiwin, and the County of Brazeau and nearby summer villages.

“Small Town – knowing your neighbours.”

Resident Quote

In addition to cooperating with Leduc County, the Town will encourage growth which complies with our regional partners including the Capital Region Board, the Edmonton International Airport and the 39/20 Alliance.

The Town is committed to good working relationships with regional municipalities and is committed to joint ventures that ensure efficient and cost effective provisions of shared services within the region, enhance natural systems, promote economic development and ensure compatibility between land uses.

Section 26: Goals

- 26.1 To undertake cooperative planning with Leduc County.
- 26.2 To coordinate land use policies for the fringe areas which are mutually beneficial to both the Town and the County.
- 26.3 To coordinate the provision of roads, facilities, and other services that serve residents of both municipalities.
- 26.4 Be an active participant with the Capital Region Board.
- 26.5 Strengthen the 39/20 Alliance to take advantage of synergies between member municipalities.

Section 27: Policies

- 27.1 The Town will support the development of a Town/County Inter-municipal Development Plan to address issues of mutual concern and to ensure that development in either municipality complements the existing and future land uses of the other municipality.
- 27.2 The Town will discourage, whenever possible, development or uses that may have a negative impact on adjacent uses in Leduc County.
- 27.3 The Town will endeavour and collaborate with Leduc County to establish suitable “agriculture equipment” routes.



- 27.4 The Town will endeavour and collaborate with the Leduc County to minimize conflicts between development in the Town and development and agricultural operations in the County along the municipal boundary.
- 27.5 The Town will endeavour and collaborate with 39/20 Alliance to strengthen regional economic growth and share resources to improve regional efficiencies between member municipalities
- 27.6 The Town will cooperate and coordinate with the Capital Region Board to facilitate strategic regional long range planning and growth.
- 27.7 Implementation of the Town's Municipal Development Plan must conform to the goals, objectives and policies contained within Capital Region Growth Plan.

Part Fourteen: Administrative Matters

Section 28: Interpretation

- 28.1 The MDP is, for the most part, general in nature and long range in its outlook. The MDP provides the means whereby Council and Town Administration can evaluate immediate situations or proposals in the context of a long range plan for the Town. In this regard, the boundaries between the land uses shown on Map 3 – “Future Land Use Concept” are not to be rigidly interpreted and the specific boundaries shall be determined through the designation of the Land Use Bylaw Districts.
- 28.2 Substantive variations from the policies contained within the MDP will require an amendment to the MDP and any other affected plan.
- 28.3 The MDP contains “shall”, “should”, and “may” policies which are interpreted as follows:
- 28.3.1 “Shall” policies must be complied with;
 - 28.3.2 “Should” policies mean compliance in principle, but is subject to the discretion of the applicable authority on a case by case basis, and
 - 28.3.3 “May” policies indicate that the applicable authority determines the level of compliance that is required.

“The people are great.”

Resident Quote

Section 29: Implementation

- 29.1 The goals and policies of the MDP will be further refined and implemented through the development, adoption, and day to day application of the Town/County Inter-municipal Development Plan, statutory plans (area structure plans and area redevelopment plans), non-statutory plans (outline plans, design schemes, etc.) and the Land Use Bylaw.

Section 30: Amendment

- 30.1 Amendment of the MDP must follow the appropriate procedures as outlined in the *Municipal Government Act*.
- 30.2 All statutory and non-statutory plans shall be consistent with the MDP and may require amendment to ensure their compliance with the MDP.

Section 31: Review

- 31.1 In order to ensure that the MDP is current, the entire plan should be reviewed approximately every four years, preferably shortly after the municipal election.

Part Fifteen: Glossary of Terms

“Apartment” means a residential use consisting of at least three separate dwelling units, but shall not mean row housing.

“Developer” means an owner, agent or person, firm or company required to obtain or having obtained a development permit.

“Development Permit” means a document authorizing a development issued pursuant to this Land Use Bylaw.

“Driveway” means a vehicle access route on the parcel which provides access to the driving surface.

“Duplex” means a dwelling containing two (2) dwelling units and either sharing one common wall in the case of side-by-side units, or having the dwelling area located above the dwelling area of the other in the cases of vertical units, each with a private entry.

“Environmental Impact Assessment” means a comprehensive site analysis to determine the potential impact of the proposed development on the site; the potential environmental impact of the proposed development upon adjacent properties or land uses; and the potential environmental impact of the proposed development upon the future land use potential of the property.

“Farming” means the raising or production of crops, or animals, and includes a single residence for the farmer, but does not include marijuana crops or a “Confined Feeding Operation” as defined by the Agricultural Operation Practices Act (Chapter A-7, R.S.A. 2000) and all regulations and amendments passed thereto.

“Flood Hazard Study” means a document that includes background information and technical analyses used to delineate flood hazard areas and determine design flood levels along study streams and lakes. They typically include reports and mapping, as well as addendums to document revisions. (Definition as per Alberta Environment and Parks).

“Fourplex” means four dwelling units contained within one building structure, and so attached, that the units have no more than two service connections from the street, and each unit has its own bathroom and cooking facilities.

“Home occupation” means any occupation, trade, profession, or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building, and which does not change the character thereof or have any exterior evidence of such secondary use.

“Landscaping” means to preserve or change the natural features of a site by adding lawns, trees, shrubs, ornamental plantings, ornamental ponds, fencing, walks, driveways, or other structures and materials as used in landscape architecture.

“Manufactured Home” manufactured home” means a transportable factory built residential building containing one dwelling unit suitable for long term occupancy, designed to be movable, transported on its own wheels and chassis or other means and arriving at a site ready for occupancy except for incidental operations such as placement on foundation supports and connection to utilities. Manufactured homes shall have pitched roofs and eaves and shall conform to CAN/CSA Z240 MH Series and A277 certified standards;

“MGA” means the Municipal Government Act (Chapter M-26, R.S.A. 2000) and all regulations and amendments passed pursuant thereto.

“Mobile Home” means a factory constructed detached dwelling unit, with an integral frame, readily relocatable singly or in double modules. Due to the age of the home they do not meet the Canadian Standards Association (CSA) A277 Standard or building code standards;

“Modular Home” means a building containing one dwelling unit, built in a factory and transported to a site to be permanently installed on a foundation., and which appears indistinguishable in design and finish from a stick-built house, and does not includes “housing, manufactured home” or “housing, mobile”;

“Multimodal Transportation” means various modes of transportation such as cycling, walking, automobile, public transit, etc.

“Other Moveable Dwellings” means a single dwelling other than mobile homes that are used as a place of residence and can be moved on short notice. This includes recreational vehicles, houseboats and floating homes. (Definition as per Statistics Canada).

“Row House” means one of three or more dwellings joined side by side or side to back. Can also include townhouse, garden homes and townhouses attached to high-rise buildings. Have no dwellings above or below them. (Definition as per Statistics Canada).

“Secondary suites” means a self-contained living space located on the same property as a dwelling. Secondary suites have a separate entrance, cooking, sleeping and bathing facilities and are no larger than 70 m². Secondary suites shall include basement suites, garage suites and garden suites.

“Single Detached” means a residential building containing one dwelling unit intended as a permanent residence. Single detached dwellings must be of new construction and feature the following criteria: shall include single detached dwellings constructed off-site; all exterior walls of the floor area must be dimensioned at less than or equal to 3:1 length to width ratio; and all roof pitches must be a minimum of 3:12 ratio (3 feet of elevation for 12 feet of width). All dwelling units must adhere to the provisions of the Safety Codes Act (Chapter S-1, R.S.A. 2000) and all regulations and amendments passed pursuant thereto.

“Subdivision” means the division of a parcel of land into one or more smaller parcels by a plan of subdivision or other instrument.

“Tot-lot” means a small playgrounds built for young children.



"Town" means the Town of Thorsby.

"Urban Reserve" means lands presently within the Town of Thorsby, which are intended for future development in order to accommodate the Town's long-term commercial, industrial or residential land requirements.

"Utility" means a utility as defined in the Act, as amended.