

Village of Innisfree  
Bylaw No. 636-19

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**A BYLAW OF THE VILLAGE OF INNISFREE, IN THE PROVINCE OF ALBERTA TO  
AUTHORIZE THE COUNCIL OF THE VILLAGE OF INNISFREE TO ADOPT THE  
MUNICIPAL DEVELOPMENT PLAN.**

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**WHEREAS**, Section 632 of the *Municipal Government Act*, as amended provides that Council must by bylaw adopt a Municipal Development Plan describing the future land use within the Municipality, the manner of and the proposals for future development, the co-ordination of land-use, future growth patterns, other infrastructure as outlined in the *Municipal Government Act*; and

**WHEREAS**, the Municipal Development Plan has been prepared in accordance with the requirements of Part 17 of the *Municipal Government Act*, as amended; and

**WHEREAS**, it is deemed desirable and in the best interest of the Municipality that a Municipal Development Plan be adopted, in order to clarify and control future development and redevelopment within the Municipality.

**NOW THEREFORE**, be it resolved that the council of the Village of Innisfree does hereby enact as follows:

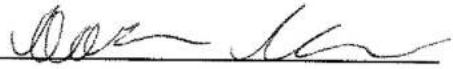
- i. That the council of the Village of Innisfree does hereby adopt the Innisfree Municipal Development Plan which is attached hereto as Schedule "A", and forms part of the Bylaw.
- ii. The Bylaw may be cited as the Innisfree Municipal Development Plan Bylaw No. 636-19.

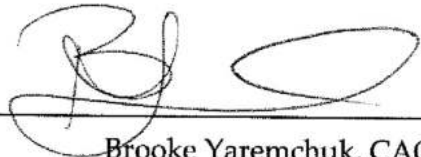
**EFFECTIVE DATE**

This bylaw shall take effect on the date of third and final reading.

Village of Innisfree  
Bylaw No. 636-19

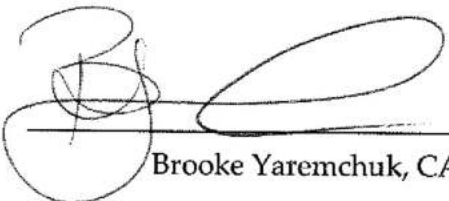
Read a first time this 23<sup>rd</sup> day of April 2019.

  
Aaron Cannon, Mayor


  
Brooke Yaremchuk, CAO

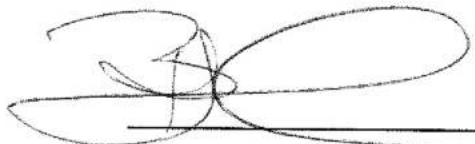
Read a second time this 21<sup>st</sup> day of May 2019.

  
Aaron Cannon, Mayor

  
Brooke Yaremchuk, CAO

Read a third and final time this 18<sup>th</sup> day of June 2019.

  
Aaron Cannon, Mayor

  
Brooke Yaremchuk, CAO



*Village of*  
**Innisfree**

# Municipal Development Plan

April 10

# 2019

The purpose of a Municipal Development Plan is to plan for the future use of land. It is a key policy document that communicates the long-term desired land use for the community. It is a high-level plan that shows how the community is expected to change over time and the shape it will take in the future.

Village of  
Innisfree

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## Introduction

The *Municipal Government Act*, Revised Statutes of Alberta, 2000 requires all municipalities to prepare and adopt a municipal development plan (MDP). The Act states that an MDP must address such issues as 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 overall purpose of the Village of Innisfree's MDP is to guide the future growth and development to ensure that it is sustainable, orderly, appropriate, complementary, efficient, and that it enhances the quality of life for the citizens of Innisfree.

The MDP is primarily a policy document that can be utilized as a framework for the physical development of the community within which both public and private sector decisions 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 the immediate situations or proposals in the context of a long-range plan for Innisfree.

This MDP exhibits the community goals and aspirations for the future as contained in the vision statement. Goal statements that reflect the long-term vision have been provided to guide future planning and development. Goal statements arise at the beginning of each policy section and provide a framework for the objectives and policies within each section. The goals of the community are enabled through key objectives which in turn are supported through the MDP policies and guidelines. The plan is divided into various categories or topic areas; yet, each category builds upon the other to capture the intended long-range vision.

Finally, it should be acknowledged that this MDP is a living document. As the Village of Innisfree grows and adapts to changing circumstances, the plan may require revisions to ensure categories or topic areas remain relevant.

## 1.1 Interpretation

The MDP is general in nature and is intended to provide a long-range outlook of the community. It is intended to guide council, administration, developers and the community members when considering growth and development.

Map 1 is a Future Concept Map (see appendix) and may evolve overtime. It is intended to act as a guiding plan based on the assumptions made while preparing the MDP.

It is recommended that the entire MDP document be read to provide context to policy statements. Policies are written using “shall”, “should” or “may” statements. The interpretation of “shall”, “should” and “may” that follow provide the user with a greater understanding of the intent of each policy statement.

- “Shall” denotes compliance or adherence to a preferred course of action.
- “Should” denotes compliance is desired or advised but unique/extenuating circumstances may make compliance impractical, premature or unnecessary.
- “May” denotes discretionary compliance or a choice in applying policy.

## 1.2 Planning Hierarchy

An MDP is a statutory plan and is influenced by other pieces of legislation. Figure 1 provides a simple overview of the planning hierarchy.

*Figure 1*



## 1.3 Public Engagement

Prior to developing the MDP, council and administration undertook a strategic framework session facilitated by a consultant. The session resulted in a vision, mission and set of guiding principles for the Village. A public information night followed and the strategic framework was presented to the public. At the public meeting, roundtable/group discussion related to current

and future planning/development needs took place. The information was compiled and is reflected throughout the MDP.

To further engage the public, a Stakeholder Draft MDP report was prepared and made available to the public. Personal invitations were sent to key stakeholders such as the County of Minburn for comment. Before approval of the final plan, there was a public hearing.

## 2.0 Community Context and Trends

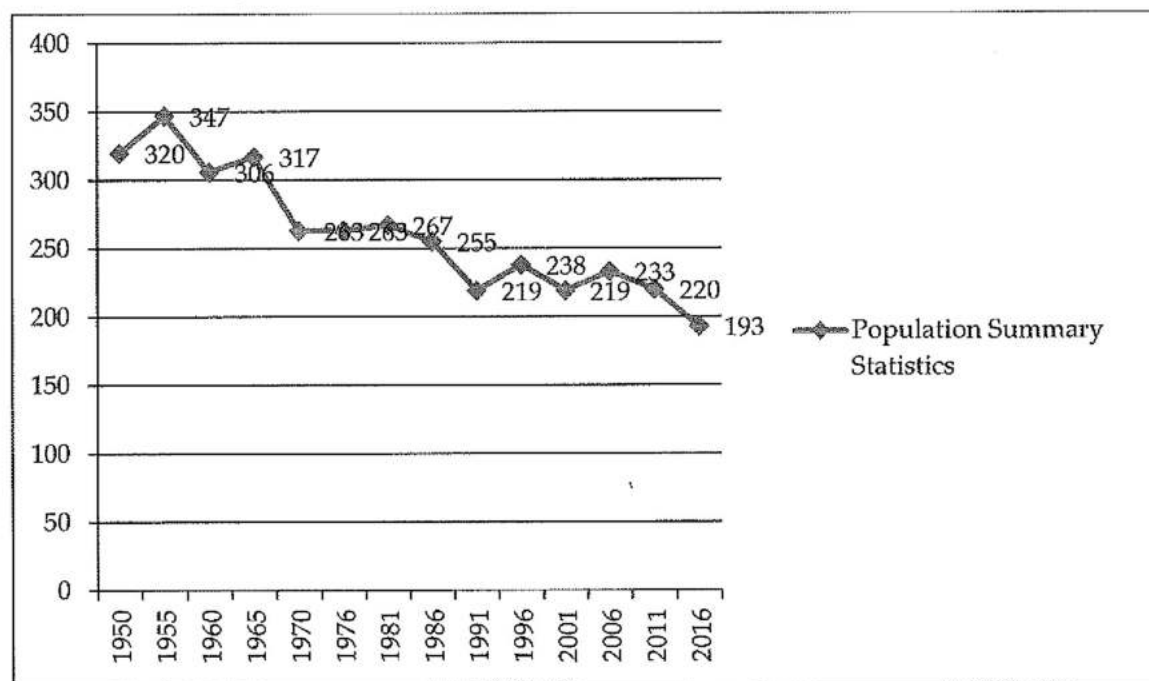
### 2.1 Regional Setting

The Village of Innisfree is located at the intersection of Yellowhead Highway No. 16 and Secondary Highway 870 in central Alberta. Innisfree is nestled along the CN rail line is 145 kilometers east of Edmonton and 109 kilometers west of Lloydminster, Alberta and has many access points. It can be accessed from Highway 16 running east and west, Secondary Highway 870 running north and south, or surrounding Township roads. The intersecting highway connections provide great accessibility to the Village.

### 2.2 Population Changes

Figure 2 highlights Innisfree's population statistics from 1950 to 2016.

Figure 2



Source: Alberta Municipal Affairs, Municipal Population List

The Village of Innisfree's population increased 67 percent between 1913 and 1960 which was primarily driven by local economics in both agriculture and oil/gas activity. The population trend has since experienced a relatively consistent decline since 1960.

According to Statistics Canada, the average family size has become smaller over time. Nearing the end of the baby boomer era (1946 to 1965), people married at a young age and had large families. This led to a bustling workforce. Today, the changing social conditions may contribute

to smaller family sizes. Innisfree's population decline is influenced by societal changes, employment opportunities and available services.

### **2.3 Residential Building Trends**

The 2016 federal census identified 95 private dwellings in the Village, with single detached being the predominant housing form representing 84% of the existing structures. Other attached dwellings (row house and single attached house), were defined as the second most common housing type accounting for 10.5% of existing structures. Moveable dwellings, defined as mobile homes made up the smallest portion of housing stock at approximately 5.5%.

The federal census indicates 85 dwellings were constructed prior to 1980. In the 20-year period between 1980 and 2000, 10 dwellings were constructed. Census data from 2016 indicates the available housing stock has not changed, with 95 private households reported. This information demonstrates that approximately 89.5% of the current housing stock in the Village is at least 36 years of age and constructed before 1980.

The demand for residential development is not expected to change over the next 30 years. Figures in Section 2.5 explain the development and growth projections.

### **2.4 Development Influences**

Map 2 (see appendix) identifies significant features that influence the future growth pattern of the Village. The features represent urban development constraints and opportunities. The ability to attract commercial and industrial development is evident based on the Village's proximity to transportation networks, specifically rail and highways.

Map 2 identifies the significant natural constraints within the community, these being naturally occurring features. There are standing water bodies within the boundary that supports the agricultural activities, natural habitats, wetlands and recreational pursuits.

Map 2 identifies the significant human constraints within the community, mainly oil and gas activity. There is multiple oil and gas wells surrounding the Village, many of which are active. Oil and gas activity may restrict the type of development that can occur as a result of regulated or imposed setbacks. Remediation of contaminated lands (privately owned) is required to support future land development within the existing boundary.

The surrounding land is primarily used for agricultural purposes and is protected by the County of Minburn which may limit the Village's ability to expand beyond its existing borders.

## 2.5 Future Trends and Influences

The Village of Innisfree is positioned close to the Highway 16 corridor and is central to major urban centres. With its central location to large urban centre such as Edmonton, Lloydminster, Vermillion and Vegreville, there is ample opportunity for economic growth and development. There is a variety of recreation activities, access to transportation and basic business services. The Village is connected to a regional water line and provides exceptional water quality and quantity to its citizens. The local school is a key asset that continues to attract young families. Healthcare facilities may be accessed in neighboring communities with ease due to the strong transportation network. Regional collaboration is prominent and may influence future growth.

The inclusiveness and affordability of the community continues to attract retirees and young families from large urban centres. In addition, the Village maintains its heritage. This deeply rooted community has many third-generation families residing within.

Innisfree provides a quality of life unique to those that choose to leave the complexities of large urban centres.

Long-term growth in Innisfree will be dependent on several factors:

- The level of services and amenities contributing to a high quality of life available in the community,
- Maintaining and expanding collaborative relations with adjacent municipalities and organizations (e.g. school boards, Alberta HUB, County of Minburn) to ensure affordable, quality services are provided to residents within the region,
- Actively pursue and participate in regional initiatives to develop strong relations with neighboring municipalities,
- Economic and employment opportunities within the region,
- Access to continuing education and healthcare,
- The availability of affordable housing relative to other opportunities in the region, and
- People's preference for small town living in a rural setting.

### Projected Population Growth

Population growth is expected to remain consistent throughout the planning period as shown in Figure 3. Figure 4 reflects the anticipated dwelling units required for the population projections based on a 2.1 persons household.

Figure 3

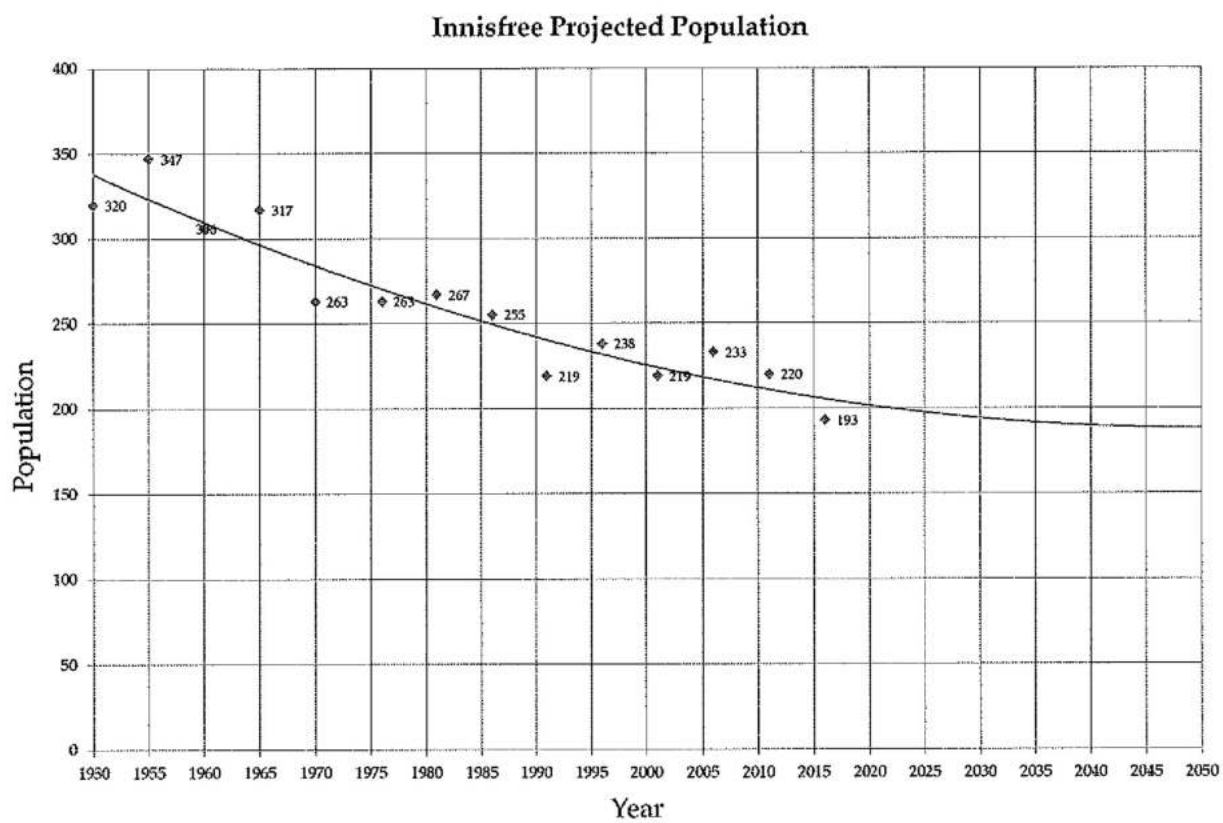
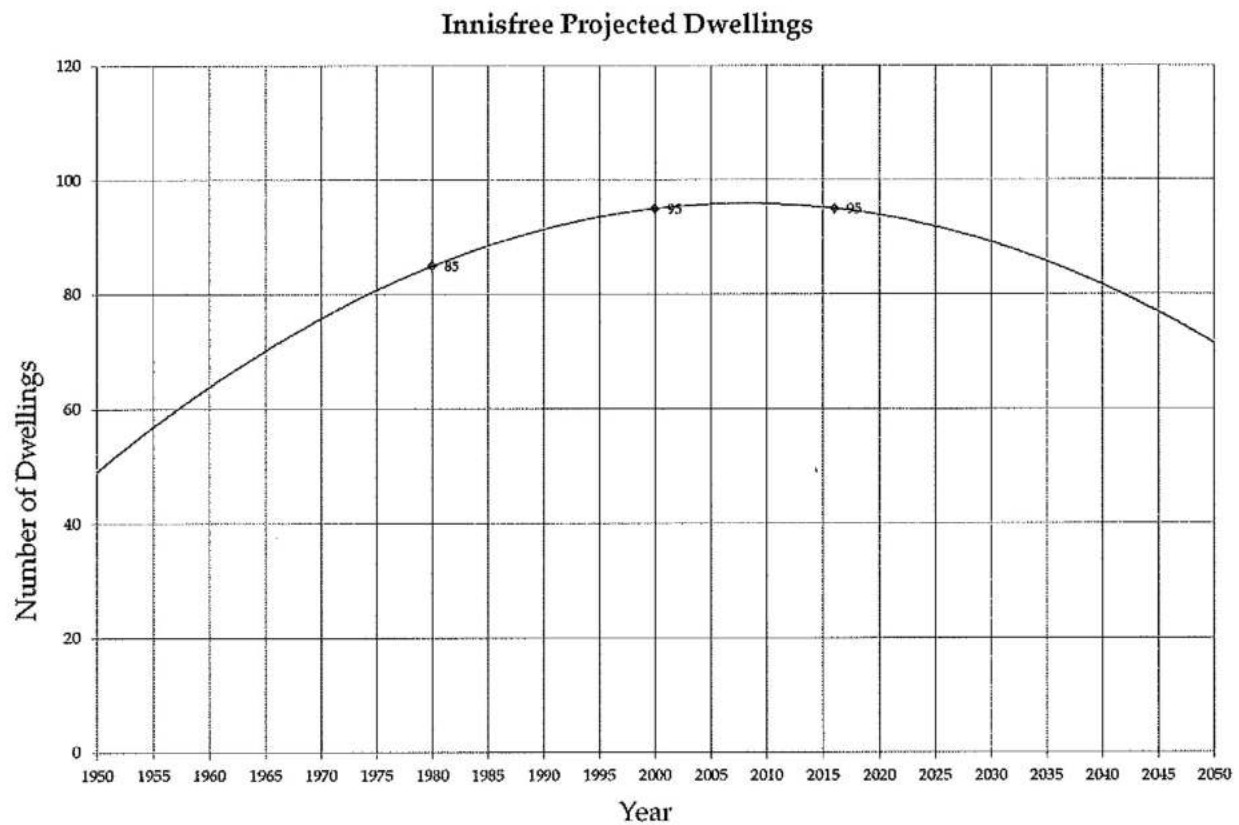


Figure 4



The Village is expected to maintain a population of approximately 200 people by 2050 if the growth rate is maintained. It is important to note that influencing factors could change the projections in Figures 3 and 4 overtime.

### 3.0 Vision Statement

The vision for the community was developed in mid-2018 and will guide the remaining sections of the MDP.

*“Innisfree is a safe and healthy place to establish roots, promotes sustainable development and active lifestyles.”*

### 3.1 Future Land Use Concept

Map 1, Land Use Concept (see appendix) identifies the preferred long-range growth and land use pattern as envisioned by the Village. This includes the type and location of different land uses, potential future growth areas outside the Village’s boundaries, and the general location of major roads. The land use concept may be further defined through the preparation and adoption of statutory and non-statutory plans for smaller areas of the Village.

The potential growth areas defined outside the Village’s boundaries (see Map 1) within the County of Minburn’s jurisdiction are aspirational and are not binding. Further consideration for growth areas beyond the Village’s corporate limits shall be provided in an Inter-municipal Development Plan and other joint statutory documents.

The Land Use Bylaw shall be utilized to implement the MDP policies through the designation of land use districts and the application of development standards for each district. The land use designations and the objectives for each are defined below:

- Residential Districts – reflects existing areas of residential development, land subdivided for residential development, and land intended for future residential growth.
- Commercial Districts – reflects areas of existing commercial development and future areas for commercial development.
- Institutional District – reflects existing and future areas for institutional development.
- Open Space – reflects areas to be kept in a natural state and public and private recreational areas.

## 4.0 Growth Management

### Goal and Objectives

Achieve sustainable urban development that aligns with the physical settings and characteristics of the Village.

- Fiscal responsibility – sustainable growth.
- Urban growth shall be balanced to ensure high quality development through best managed practices.
- Administer policy and apply development standards in a consistent manner.
- Focus on proper planning practices through general land use controls.
- Open to new sustainable ideas that will improve the aesthetics of the Village.

### Policies

1. The Village shall support a variety of housing options that contribute to economic growth initiatives as defined in Section 5.0.
2. The Village shall ensure growth is managed to limit urban sprawl whenever possible to protect land and resources for current and future generations.
3. The Village shall focus on infill residential and non-residential development whenever possible to maximize the use of existing infrastructure and assets.
4. The Village may consider land re-designation to accommodate unexpected or unique developments. As part of this process, the Village may require an area structure plan. The area structure plan shall be prepared to the satisfaction of the municipality and shall include all requirements specified in the *Municipal Government Act*.
5. Any additional studies, statutory plans, testing or approvals that may be required to determine the suitability of the subject lands for development may also be required and shall be the responsibility of the developer.
6. Overtime, the Village shall identify future growth needs and plan for annexations with the County of Minburn. Plans for annexation may be referred to in the Inter-municipal Collaboration Framework agreement.
7. The Village shall maintain a capital infrastructure plan. Any major public expenditure that is intended to improve the capacity of the Village shall be consistent with the community's capital and spending priorities.
8. The Village shall continue to apply for funding through regional and government agencies to support the community's growth objectives.
9. The Village shall endeavor to maintain strong local and regional partnership to support development/growth objectives that directly and indirectly benefit the community and region.

## **5.0 Economic Development**

### **Goal and Objectives**

Economic development and diversity are integral to the future growth and sustainability of the Village. Thus, the Village aims to expand the local economy to improve the tax base to ensure a variety of local employment opportunities and to enhance the quality of life for its residents.

- Endeavour to maintain or decrease the residential and non-residential mill rate to improve affordability and to attract economic development.
- Endeavour to increase the non-residential assessment base by 10 percent by 2029.
- Champion and advocate for local employment opportunities.
- Develop and maintain strong relations with the County of Minburn and regional organizations such as Alberta HUB to support strong economic ties that would be beneficial to the Village and region.

### **Policies**

1. The Village shall support diversification of the local economy through the expansion of commercial and industrial activities. Diversification and expansion shall compliment the surrounding built and natural environments.
2. The Village shall support economic development from within the community through home-based businesses or home-occupations in residential areas whenever possible to enhance the local economy.
3. The Village supports, in principle, entrepreneurial ventures that contribute to the growth and expansion of the local economy.
4. The Village supports, in principle, private economic development initiatives.
5. The Village supports, in principle, joint (public and private) economic development initiatives.
6. The Village supports, whenever possible regional economic development initiatives.
7. The Village should consider the preparation of an economic development strategy that focuses on transportation and logistics corridors to drive local investment and growth opportunities.
8. The Village should consider the development of a marketing strategy that brings awareness to community's develop-ability and affordable living options.
9. The Village shall maintain an active online business directory. The Village should consider the development of a needs assessment that defines what business or industries are needed in the community. Upon completion, the needs assessment should be promoted to attract/showcase economic opportunities.

10. The Village shall refer economic expansion opportunities (within the municipality's corporate limits) to the County of Minburn for comment.

## **6.0 Urban Form, Housing and Neighbourhood Design**

### **Goal and Objectives**

The Village of Innisfree is a livable community that is barrier free and accessible to all.

- Affordable living.
- Reduce or maintain existing residential and non-residential mill rates.
- Increase the local tax base.
- Provide services and amenities that support healthy living.
- A safe community.
- Variety of housing opportunities to meet the needs of individual lifecycles.
- To minimize potential conflict between residential and non-residential land uses.

### **Policies**

1. Urban development shall be of a high-quality design to reflect and complement existing development in the vicinity.
2. All urban development should complement the vision of the Village and aim to improve the economics and/or quality of life for those residing and visiting the community.
3. The density, scale, massing, floor area ratio, height, siting, setbacks and lot coverage of development shall be compatible with the existing development pattern in the surrounding area.
4. The Village shall direct residential development to areas identified in the Land Use Concept Map 1.
5. The Village shall ensure a broad mix of housing opportunities to include low, medium and high densities within the residential districts.
6. The Village shall support infill residential developments.
7. Residential districts shall be buffered from non-residential districts.

## 7.0 Commercial

### Goal and Objectives

An active and attractive commercial area that supports local, regional, and international needs.

- Support existing businesses.
- Welcome and inclusive community for new commercial businesses.
- Promote a variety of employment opportunities.
- Diversify the local tax base seeking long-term sustainability.
- Maintain an inventory of commercially designated lands for sale or development.
- Focus on growth plans that take advantage of the transportation corridors to attract commercial development.
- To minimize potential conflict between commercial and non-commercial land uses.

### Policies

1. The Village shall encourage the location of commercial development within the area identified in the Land Use Concept map (see appendix). The detailed form of commercial development shall be determined through area structure plans and area redevelopment plans where applicable, and Land Use Bylaw designations.
2. The Village shall encourage infill commercial development.
3. The Village shall encourage commercial development on highway 16 and ultimately seek to expand commercial development to light industrial development.
4. The Village shall work closely with Alberta Transportation to maintain proper access to the community from highway 16 and secondary highway 870.
5. The Village shall encourage railway companies and land developers, in co-operation with the County of Minburn and Alberta Transportation where applicable, to make provisions for convenient and safe rail crossings to facilitate vehicular and pedestrian movement.
6. The Village may require that a traffic impact assessment (TIA) be prepared in accordance with the Village's and/or Alberta Transportation requirements in support of an application for subdivision, development or redistricting, or as part of a conceptual scheme or area structure plan accompanying such an application. The Developer shall bear the responsibility and the costs of preparing the TIA as well as any undertakings and improvements specified in the TIA.
7. The Village shall assist where applicable with any applications to Alberta Transportation for commercial highway access points in future expansion areas.
8. Commercial development exteriors shall be of a high-quality design to reflect and complement existing development in the vicinity.

9. The Village encourages home based business within the residentially designated areas.
10. The Village shall strive for the redevelopment of the Central Business District along Railway Avenue, 50<sup>th</sup> Avenue, and 52<sup>nd</sup> Street.
11. The Village shall promote and encourage sustainable commercial building practices.

## **8.0 Industrial**

### **Goal and Objectives**

An active industrial area that provides employment opportunities to support local, regional, and international needs.

- Support existing businesses.
- Welcome and inclusive community for new industrial businesses.
- Promote a variety of employment opportunities.
- Diversify the local tax base seeking long-term sustainability.
- Maintain an inventory of industrial designated lands for sale or development.
- Focus on growth plans that take advantage of the transportation corridors to attract industrial development.
- To minimize potential conflicts between industrial and non-industrial land uses.

### **Policies**

1. The Village shall encourage the location of industrial development within the area identified in the Land Use Concept map (see appendix). The detailed form of industrial development shall be determined through area structure plans and area redevelopment plans where applicable, and Land Use Bylaw designations.
2. The Village shall encourage industrial development along the highway 16 corridor.
3. The Village shall encourage industrial development by maintaining a large land base for industry. The Village shall annex land from the County of Minburn east and west along highway 16 to expand industrial use and development.
4. The Village shall work closely with industrial developers to ensure suitable lands are acquired for industry needs while taking into consideration the natural and built environment.
5. Proper environmental practices shall be required for all industrial developments.
6. The Village shall promote and encourage sustainable industrial building practices.
7. The Village may require an independent Environmental Impact Assessment (EIA) to be completed before permitting an industrial use that may potentially cause environmental risks or public health problems.
8. The Village shall strongly consider the impact of land use conflicts related to noise, vibration, smoke, dust, odor or potential environmental contaminants. There shall be proper separation and buffer between all industrial and residential areas.
9. The Village shall encourage railway companies and land developers, in co-operation with the County of Minburn and Alberta Transportation where applicable, to make

provisions for convenient and safe rail crossings to facilitate vehicular and pedestrian movement.

10. The Village may require that a traffic impact assessment (TIA) be prepared in accordance with the Village's and/or Alberta Transportation requirements in support of an application for subdivision, development or redistricting, or as part of a conceptual scheme or area structure plan accompanying such an application. The Developer shall bear the responsibility and the costs of preparing the TIA as well as any undertakings and improvements specified in the TIA.

## 9.0 Transportation

### Goal and Objectives

The Village of Innisfree is widely accessible with an extensive transportation network that contributes to the safety and flow of people, business, and industry.

- A well-maintained road, rail and transportation network.
- To ensure transportation infrastructure is developed, maintained and safe for vehicular and pedestrian traffic.
- To ensure the future land use and development is compatible with existing and planned transportation network expansion.

### Policies

1. The Village shall ensure all development provides for the safe flow (access and egress) of traffic from adjacent roadways without disruption to the transportation network.
2. The Village shall ensure transportation infrastructure is planned and constructed in a cost-effective manner and shall continue to incorporate roadway improvements in the capital plan where applicable.
3. The Village shall coordinate with Alberta Transportation for transportation upgrades.
4. The Village shall collaborate with regional partners to enhance transportation networks.
5. The Village shall clearly mark all truck routes to prevent interruption within residential districts.
6. The Village shall support infill development to best utilize existing infrastructure.
7. The Village shall consult with CN Rail to ensure proper rail safety and rail maintenance occurs.
8. Property for road rights-of-way will be acquired through dedication or an agreement for purchase at the time of development or redevelopment of a property through building setbacks or subdivision design.
9. The Village may establish a bylaw for off-site levies in accordance with the *Municipal Government Act*.
10. The Village should adopt standards and specifications for future road developments to include, road widths, road base, drainage, curb, gutter, and sidewalks.

## **10.0 Heritage Preservation**

### **Goals and Objective**

Well preserved heritage sites that assist with the promotion and development of the Village.

- Partner with local community groups and organizations to rehabilitate and maintain the Village's heritage sites.
- Support the development and expansion of cultural assets within the Village.
- Support and encourage opportunities for the rehabilitation of historical building on Main Street.
- Support and encourage belonging and the community's sense of identity.

### **Policies**

1. The Village shall encourage owners and developers to rehabilitate cultural buildings where there is significant value and benefit.
2. The Village shall protect existing heritage sites from incompatible developments.
3. The Village shall assist wherever possible the promotion of cultural assets such as the museum.
4. Cultural organizations shall be encouraged to work with regional, provincial and international tourism associations to promote and market the Village's historical assets.
5. The Village shall support cultural diversity and assist with land mark designations where applicable.
6. The Village shall support a local and regional community culture of "togetherness".

## **11.0 Parks, Recreation and Culture**

### **Goals and Objectives**

A connected community that is supported by abundant open/green spaces, recreation, and cultural opportunities for all ages to promote healthy living.

- Promote healthy and sustainable living.
- Effective use of reserve lands.
- Natural space for current and future generations to enjoy.
- Environmentally sustainable operating practices.
- An accessible community that offers a variety of barrier free activities.

### **Policies**

1. The Village shall provide built and natural settings for recreation and culture facilities, parks and green spaces, open areas and trails to meet the needs of the community and to remain competitive in the urban landscape.
2. The Village shall incorporate barrier free developments within all parks, recreation and cultural sites to ensure proper access for uses.
3. The Village shall adopt greening initiatives (e.g. tree and flower planting) that contribute to local beautification.
4. The Village should continue to explore funding opportunities for the provision of parks, recreation and cultural facilities in the community. Funding opportunities may be through regional partnerships, government agencies, not-for-profit organizations, foundations and local community groups.
5. The Village shall complete a needs assessment prior to the expansion or redevelopment of any park, recreation or cultural facility.
6. The Village shall integrate sustainable building practices where applicable to reduce the overhead/operating costs within all recreation and cultural facilities.
7. The Village shall promote and market Innisfree Recreation Park, the Recreation Centre, Ice Arena/Agri plex, Curling Centre and Equestrian Riding Arena.
8. The Village shall preserve Innisfree Recreation Park.
9. The Village shall encourage the recognition of donations through signage or place naming throughout the community for parks, recreation and cultural facilities.
10. The Village shall work with public and private developers to coordinate activities to enhance parks and open spaces.
11. The Village supports the preservation of natural areas and natural vegetation in open spaces. A variety of native trees and vegetation shall be encouraged to minimize maintenance and water use.

12. The Village encourages the planting of shelterbelts and windbreaks on public and private lands.
13. The Village supports pedestrian and bicycle accessibility. Sidewalks shall be constructed and marked to promote barrier free usage where applicable.
14. The Village shall consult with community stakeholders when developing any type of trail network.
15. Upon subdivision, the subdivision authority shall require the provision of up to 10 percent of the land to be subdivided as Municipal Reserve in accordance with the provisions of the *Municipal Government Act*. Municipal Reserves parcels shall be located to allow for convenient access by the public and shall not consist of ecologically sensitive areas.
16. The Village shall consider the use of Municipal Reserve lands for recreation. New residential subdivisions shall include Municipal Reserve lands for the purpose of integrating walking trails and access to recreational amenities in the community.
17. Municipal and Environmental Reserves may be used for active and passive recreation, the development of continuous pedestrian linkages or for natural drainage courses, storm water retention or other similar uses. The Village may, at its discretion, credit a portion of lands dedicated as public utility lots (PULs) towards overall reserve dedication if the Village determines that the subject PUL lands have recreational value.
18. Municipal Reserve parcels may be used to provide green spaces, buffers, school sites, parks and recreation facilities, and linear parks and pathways.
19. When dedication of Municipal Reserve is required for subdivision, the Village may accept cash-in-lieu of dedication unless there is an identified need for recreational land in the vicinity of the development.

## 12.0 Environment

### Goal and Objectives

To take a balanced approach to ensure the Village effectively manages environmental conservation and economic development.

- To restrict development on land that is environmentally sensitive and/or subject to development risks.
- To lead by example through environmental management best practices and to extend the responsibility of best practices to property owners and developers.
- To acknowledge and conserve the natural environment of the Village for current and future generations.

### Policies

1. The Village shall encourage those with agricultural holdings to protect the natural and economic value of their soils by minimizing activities that cause soil degradation or loss.
2. The Village may implement a water conservation plan to reduce the quantity of water consumed within the community.
3. The Village may require that subdivision and development proposals involving hazard land provide a Phase 1 Environmental Site Assessment in accordance with the Canadian Standards Association Z768-01 and/or a geotechnical assessment prepared by a qualified professional engineer. Directives from the studies to mitigate potential hazards may be directed to the applicant.
4. Prior to acquiring lands, the Village shall obtain a Phase 1 Environmental Site Assessment in accordance with the Canadian Standards Association Z768-01 and/or a geotechnical assessment prepared by a qualified professional engineer to ensure the integrity of the lands.
5. If land or property is suspect of contamination, the Village shall require documentation to confirm that the site has been cleared of contamination prior to any development.
6. The Village shall protect water sources by minimizing potential negative impacts through sound land use planning practices.
7. The Village shall encourage sustainable development practices to protect the environment (e.g. alternate energy sources, water recirculation systems, etc.).
8. The Village shall ensure storm water drainage is properly integrated into all new developments.
9. The Village shall endeavor to protect and conserve natural areas and integrate the areas into open spaces for citizens to enjoy.
10. Upon subdivision, the subdivision authority may require that undevelopable lands are dedicated as Environmental Reserve parcels or Environmental Reserve easements in accordance with the provisions of the *Municipal Government Act*.

## **13.0 Community and Protective Services**

### **Goal and Objectives**

The Village of Innisfree prioritizes actions to ensure it is a safe community.

- Protect the residents from criminal and unlawful activities.
- Protect the residents of Innisfree in emergent situations.
- Cooperate with adjacent municipalities to ensure public safety is managed effectively through emergency services.

### **Policies**

1. Public safety requirements shall guide all developments.
2. The Village shall ensure its Emergency Management Plan is implemented and up-to-date to protect the safety of its residents.
3. The Village shall participate in regional emergency management preparedness training.
4. The Village shall ensure protective services are available locally or regionally in accordance with the *Municipal Government Act*.
5. The Village shall consider *Crime Prevention through Environmental Design* principles when reviewing development applications and in the layout and implementation of public areas, gathering spaces, and green spaces.

## **14.0 Municipal Infrastructure**

### **Goal and Objectives**

To attract and retain citizens, business, industry and tourism, the Village will provide core services with access to safe, reliable utility and infrastructure services. The Village will proactively plan for utility service and infrastructure maintenance to support future urban development.

- Provide municipal services that contribute to quality living in the Village.
- Fiscal responsibility - plan for the maintenance, replacement and upgrading of public utilities.
- Promote best practices to maintain or reduce the cost of providing municipal services to the citizens of Innisfree.

### **Policies**

1. The Village shall maintain a capital infrastructure replacement plan that prioritizes municipal infrastructure priorities in alignment with its capital plan.
2. The Village should continue to apply for funding to assist with municipal infrastructure upgrades through government agencies.
3. The Village should endeavor to maintain a Geographic Information System (GIS) to record and track all municipal infrastructure.
4. The Village should endeavour to maintain a current asset management plan.
5. Development and services should occur in a manner that minimizes the financial burden and risk for citizens and property owners of Innisfree while maintaining the community's fiscal health.
6. The Village shall ensure protective services are provided to the residents of Innisfree in a cost effective and efficient manner.
7. The Village shall ensure the citizens of Innisfree receive fair and equitable common services such as, snow removal, infrastructure maintenance, and garbage pick-up/amenities.
8. The Village shall ensure the citizens of Innisfree have access to social programming whenever possible to improve their quality of life.
9. The Village may transition to a cost-recovery financial system for recreation and culture services to reduce the general tax base for users.
10. The Village shall adopt sustainable practices, whenever possible to reduce the operating cost of municipal facilities, services and infrastructure.
11. The Village supports the development, whenever possible, of partnerships with the County of Minburn and adjacent municipalities for the provision of municipal services.

## 15.0 Inter-municipal Cooperation

### Goal and Objective

Long-term viability is influenced by the Village's efforts for inter-municipal collaboration and cooperation.

- Cooperative planning with the County of Minburn.
- Maintain strong relationships with adjacent municipalities and organizations such as Alberta HUB.

### Policies

1. The Village shall prepare an Inter-municipal Collaboration Framework with the County of Minburn as defined in the *Municipal Government Act*.
2. The Village shall ensure open/transparent communication with adjacent municipalities and stakeholders when considering land use and development decisions.
3. The Village shall cooperate in joint planning, development and operating frameworks with adjacent municipalities that addresses effective and cost-efficient coordination of land uses, future growth areas, transportation systems, municipal infrastructure and community services through the policies.
4. The Village shall discourage any development that has a negative impact on adjacent municipalities. The Village shall refer to the County of Minburn for comment, prior to a decision all:
  - a. Proposed statutory plans and plan amendments,
  - b. Applications for land use bylaw amendments that may impact the County,
  - c. General planning studies and other major development proposals located adjacent to the Village boundary.
5. The Village shall refer to the Inter-municipal Development Plan or Inter-municipal Collaboration Framework for annexations.

## 16.0 Implementation

### Goal and Objectives

To promote the implementation of the MDP.

- To implement the MDP through other statutory and non-statutory plans and to ensure consistency between the plans.
- To foster awareness of land use planning policies and participation in planning processes by stakeholders and the general public.
- To provide for periodic review of the MDP to monitor the efforts to achieve the MDP's goals.

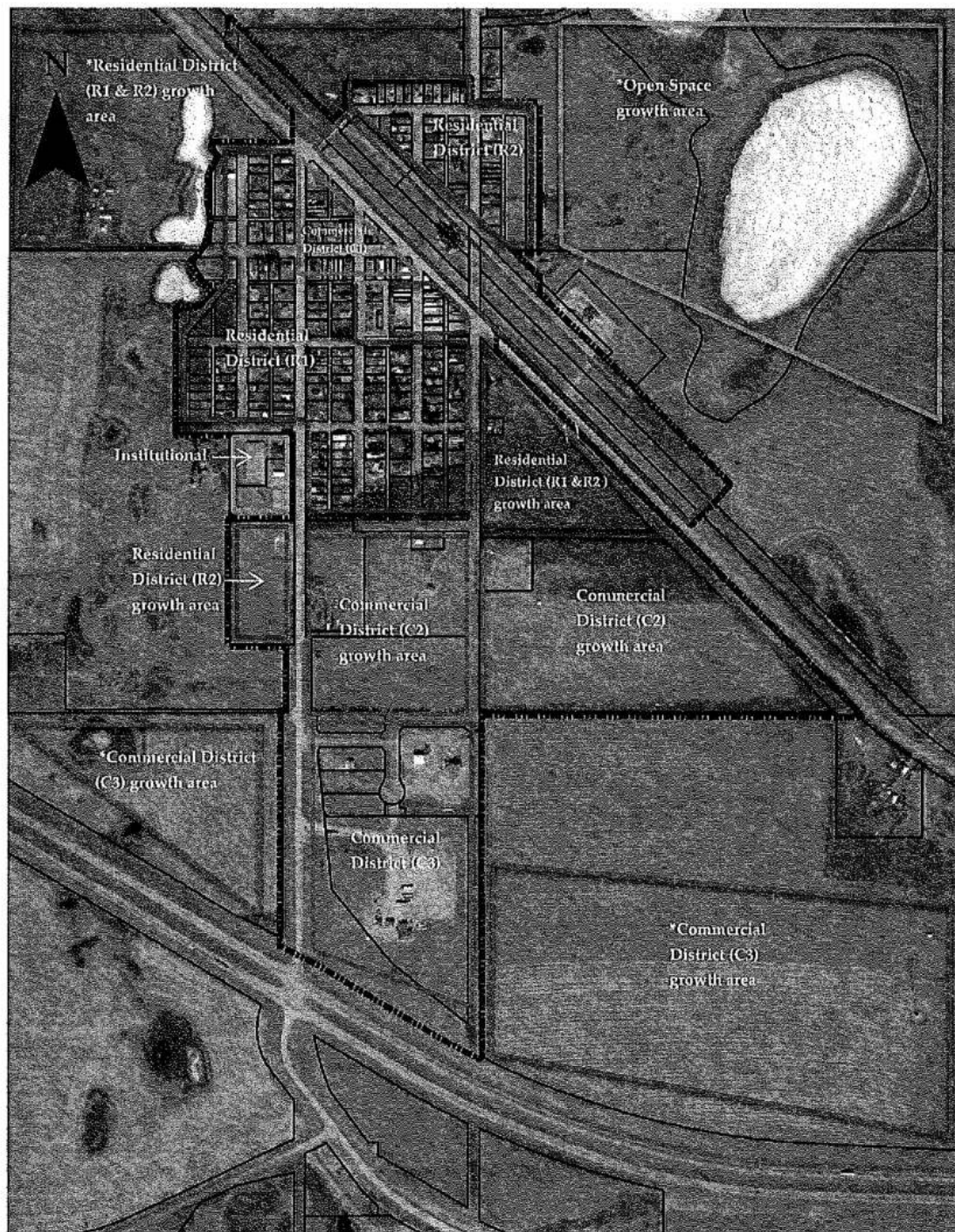
### Policies

1. The Village, landowner or developer may initiate an amendment to this Plan. The Village shall require the submission of such background information to support the request for a bylaw amendment. Amendment of the MDP shall follow the appropriate procedures as outlined in the *Municipal Government Act*. The Village may charge a fee to process an amendment to this plan.
2. All statutory plans adopted by the Village shall be consistent with one another.
3. The Village may require an area structure plan when considering a subdivision application for larger parcels of land.
4. The Village shall complete a formal review of the Plan every five-years.
5. The Village shall complete an informal review of the Plan every three-years to measure the implementation of its policies.

Date of Review	Amendment	Motion No.

## Appendix 1

### Future Land Use Concept Map



*\*Note 1. The potential growth areas defined in Map 1 that are outside the Village's boundaries within the County of Minburn's jurisdiction are aspirational and are not binding.*

## Appendix 2

### Significant Features Map



*The significant features map was retrieved from County of Minburn's GIS program and highlights oil and gas activity, the sewage lagoon site and active/inactive water wells.*