

Village of Edberg
Municipal Development Plan 2018
Bylaw No. 464-2018



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1. COMMUNITY

1.1 Purpose

The overall purpose of the Village of Edberg Municipal Development Plan (MDP) is to reinforce long term community planning and cooperation goals and to fulfil the legislative requirements of the *Municipal Government Act*. This MDP seeks to:

1. *Establish land use policies to direct the future physical, social, and economic development of lands within the Village, including coordination of transportation, utility, and other service provision necessary to support such development in a manner that is sustainable, orderly, complementary, efficient, and consistent with the community vision;*
2. *Promote the continuation of the positive relationship enjoyed with Camrose County.*

The MDP provides a framework for decision making that ensures the community's priorities and values are considered and reflected. The MDP is a community bylaw that must support and inform other Village bylaws and plans, including but not limited to the Land Use Bylaw, Area Structure Plans and Council Strategic Plans. The MDP provides a guide to Council to evaluate immediate situations or proposals in the context of the long-range plan for the Village.

1.2 Context

The Village of Edberg is located on Highway 609, approximately one hundred twenty three (123) kilometres southeast of Edmonton's centre, thirty one (31) kilometres south of Camrose, and one hundred (118) kilometres northeast of Red Deer (**Map 1: Village Context**). The community consists of approximately seventy (70), predominantly single-family residential dwellings; and a population of 151 residents (2016). The community's population has been generally stable over the last thirty (30) years, with a growth rate of less than 1% (**Appendix A: Demographics**).

The community is bisected by secondary Highway 609 and bounded on the eastern side by the abandoned Stettler Canadian National (CN) Subdivision Rail line. Edberg is comprised of solely residential development with the exception of the ATB outlet, post office, seniors centre and library/community hall. Many previously commercial buildings have been transitioned to residential use.

Looking to the future, the Village population growth over the next twenty-five years is expected to continue at historic rates resulting in little change to population and land development.

1.3 Vision

The MDP represents the community development vision for the coming decades. The Plan is intended to be regularly reviewed and evaluated by Village Council and the community to ensure consistency with community priorities, applicable legislation, and other Village policies. The Village is currently looking to maintain existing population, service levels and quality of life. Council has indicated that upon future reviews of the plan, a more extensive visioning and public engagement process may be undertaken; but that available resources currently make that type of process unfeasible. As a result the goal of this MDP is to establish best practices for community planning and development to support the Village through the coming years.

The MDP builds on the 1996 Planning Study which contemplated the closure of the rail line and local school. Council worked to evaluate current priorities and establish baseline policy. In addition, a Public Open House was held to allow for input on the MDP prior to adoption.

1.4 Implementation

The MDP is intended to be instrumental in active decision making of the Village, including the determination of priorities, and allocation of funding. The MDP should be reviewed every five (5) years to reflect changes to the community and ensure that objectives are still relevant.

2. LAND USE CONCEPT & LAND POLICIES

2.1 General

Goals

- 2.1.1 To ensure the orderly, complementary, contiguous, and efficient development within the Village.

Policies

- 2.1.2 Land development shall occur in general conformance with **Map 2: Land Use Concept**. The map identifies the location of major land use categories (Residential, Commercial, Industrial, Public Open Space) envisioned by this MDP. This includes the location of uses and general location of future major roads.
- 2.1.3 Existing development along with development constraints and developable land areas are depicted on **Map 2: Land Use Concept**.
- 2.1.4 All development proposals resulting in the creation of more than three (3) parcels, or requiring the installation of municipal servicing or other infrastructure, or where development is proposed to be phased, shall require the preparation and adoption of an Area Structure Plan (ASP), in accordance with the MGA, prior to subdivision approval.
- 2.1.5 An Area Structure Plan provides an overview of the intended development, proposed uses, configuration of servicing and stormwater management, and dedication of public open space, amongst other items. An ASP shall at a minimum address the following:
 - a. Land Use, including proposed Land Use Districts;
 - b. Indication of existing development constraints, including the identification of lands to be designated as Environmental Reserve;
 - c. Identification of proposed public open space as Municipal Reserve;
 - d. Proposed servicing for water, sanitary sewer and shallow utilities;
 - e. Proposed roadways, including specifications for road construction, curb, sidewalks, etc. and
 - f. Proposed general drainage and any required on-site retention facilities.
- 2.1.6 All adopted statutory plans shall adhere to this plan. The Land Use Bylaw and any non-statutory plans and policies adopted by Council shall be consistent with this plan.
- 2.1.7 A high level of quality and aesthetic appeal will be encouraged in all development and redevelopment that complement existing development in the area.

- 2.1.8 Development and subdivision proposals that do not comply with the goals and policies of this plan will be evaluated on their merits. The Village may consider amending this plan to accommodate proposals it deems acceptable.
- 2.1.9 The Village should give consideration to the following matters when reviewing proposed developments and/or amendments to the Land Use Bylaw:
- a. The goals and policies of this and other applicable statutory and non-statutory plans and policies adopted by Council;
 - b. Public opinion;
 - c. Physical characteristics of the subject and adjacent lands;
 - d. Surrounding land uses;
 - e. Availability of and possible impacts on public and private utilities;
 - f. Access to and possible impact on transportation systems; and
 - g. The overall design, appearance, and fit of the proposal.
- 2.1.10 The redevelopment of the Battle River School Division lands shall be encouraged. The Village may consider a wide range of potential uses as outlined in an Area Structure Plan addressing the development of the entire site.
- 2.1.11 Appropriate development standards for various land uses relating to landscaping, signage, parking, building setbacks and other relevant standards shall be administered through the Land Use Bylaw.
- 2.1.12 Public safety and health requirements shall guide all development. The Village shall ensure that emergency and responsiveness plans are current and reflect changes in land use or activities.

Legislated Setbacks

- 2.1.13 As per the *Subdivision and Development Regulation*, pursuant to the *Municipal Government Act*, no development and/or subdivision of a school, hospital, food establishment or residential use shall be approved within 300 m of the working area of a wastewater treatment facility or waste transfer station without written consent of the appropriate provincial department.
- 2.1.14 As per the *Subdivision and Development Regulation*, pursuant to the *Municipal Government Act*, no development and/or subdivision resulting in the creation of a permanent dwelling shall be approved within 100 m of an Oil or Gas Well, unless approved by the Alberta Energy Regulator.

Reserve Lands

- 2.1.15 Upon the subdivision of land, the Village will require the provision of reserves; in the form of land, money, or a combination thereof; to the maximum amount provided for in the *Municipal Government Act*.
- 2.1.16 Reserve dedication may be deferred to subsequent stages where development is phased and adequate reserves have been identified in an Area Structure Plan.

2.2 Residential

Goals

- 2.2.1 To facilitate the provision of a range of housing options which meet the needs of the community.
- 2.2.2 To encourage aesthetically pleasing residential development.
- 2.2.3 To minimize potential land use conflicts between residential and non-residential uses.

Policies

- 2.2.4 **Map 2: Land Use Concept** identifies current and future residential areas.
- 2.2.5 The Village currently has plentiful space for residential redevelopment and expansion based on projected growth rates. Infill development of vacant or underutilized parcels shall be encouraged. In addition, lands on the north-side of First Street, as well as the former school site, offer substantial, readily developable lands.
- 2.2.6 The Village should promote compact community development and the utilization of existing services through the support of residential infill and redevelopment. This type of development allows for the increase of Village population without the need for new and costly service installations and their long-term maintenance.
- 2.2.7 Consideration of alternative housing forms is encouraged to provide a range of housing options in the community, and perhaps unique housing options in the region. This may be achieved through the consideration of alternate lot configurations or the ‘re-subdivision’ of existing parcels to accommodate new residential uses.
- 2.2.8 Home occupations are encouraged as a means of supporting the development of local businesses, provided they do not detract from the amenities of the surrounding neighbourhood. Specific standards and requirements will be governed by the Land Use Bylaw.
- 2.2.9 In residential areas, upon subdivision, reserves should be provided in the form of land in order to provide adequate buffering, open spaces and land for public facilities.

2.3 Commercial & Industrial

Goals

- 2.3.1 To provide the opportunity for potential commercial and industrial activities.
- 2.3.2 To encourage aesthetically pleasing and functional commercial development.
- 2.3.3 To minimize potential land use conflicts.
- 2.3.4 To increase and diversify the tax base of the Village.

Policies

- 2.3.5 **Map 2: Land Use Concept** identifies current and future commercial and industrial areas. Significant changes to the composition of the Village have occurred in recent years, essentially eliminating the commercial core of the community. The impact of any new commercial uses should be carefully considered with respect to the potential impact on residential uses.
- 2.3.6 Many downtown properties that were formerly commercial have been redeveloped as residential properties. A review of the Land Use Bylaw should be considered to reflect this unique mix of residential and commercial uses in this area. The current mix of residential and commercial is conducive to the continuation of commercial and public services in the community, including banking, postal service, and municipal administration.
- 2.3.7 Appropriate new businesses are encouraged to locate in the commercial districts through the redevelopment of existing, underutilized, and vacant properties.
- 2.3.8 Appropriate development in this area shall be in accordance with the Land Use Bylaw.
- 2.3.9 In commercial or industrial areas, upon subdivision, reserves may be provided in the form of lands or money dependent on the requirements for buffering and public spaces.
- 2.3.10 The Village may require an independent Environmental Impact Assessment (EIA) to be completed before permitting an industrial use that may potentially cause environmental or health issues.

2.4 Public Open Space & Agriculture

Goals

- 2.4.1 To promote the provision of high quality parks and open space within the Village.
- 2.4.2 To support and protect agricultural assets by directing potential development in a manner that minimizes intrusion and supports compact and contiguous development with the existing community.

Policies

- 2.4.3 As urban expansion occurs, additional public spaces for parks, playgrounds, and facilities shall be identified along with linkages to existing amenities.
- 2.4.4 The Village supports the provision of linear green spaces which may be developed as walkways to act as linkages between residential areas, open spaces and community facilities.
- 2.4.5 Agricultural lands are encouraged to remain in agricultural production until such time as they are to be developed in accordance with this Plan.
- 2.4.6 The Village supports the intent of the *Agricultural Operations Practices Act* and similar ‘right to farm’ legislation, which exempts agricultural operations from nuisance claims, provided the agricultural operations follow generally accepted best management practices and comply with both the Village Land Use Bylaw and applicable provincial regulations.

3. TRANSPORTATION & UTILITIES

3.1 Transportation & Utilities

Goals

- 3.1.1 To identify short and long-term transportation needs of both the Village and surrounding region ensuring that these needs are met in conjunction with existing and future development.

Policies

- 3.1.2 Highways and arterial roads are identified in **Map 2: Land Use Concept**.
- 3.1.3 Any future development in proximity to Highway 609 shall be planned in consultation with Alberta Transportation.
- 3.1.4 As subdivision occurs, lands required for future transportation and utility corridors shall be protected. Additional development setbacks and dedications for future roads may be established in the Land Use Bylaw.
- 3.1.5 Right of way and development requirements for future roads shall be set out in the applicable Village design standards. Where an applicable standard is not available the Village will defer to the City of Camrose requirements.
- 3.1.6 The Village may establish bylaws concerning off-site levies in accordance with the provisions of the *Municipal Government Act* to finance the provision of adequate infrastructure services.
- 3.1.7 Development in new areas must be preceded by the provision of utilities and services, or satisfactory arrangements made for their provision.
- 3.1.8 Alternative and innovative servicing concepts may be considered on new development lands provided such concepts are designed by a qualified professional.
- 3.1.9 The Village supports, whenever possible, the protection of regionally and locally significant utilities from incompatible development.
- 3.1.10 Best management practices for stormwater management shall be required in the Village. The release of storm water run-off from any development shall be designed and managed in accordance with Alberta Environment and Parks requirements.

4. ECONOMIC DEVELOPMENT

4.1 Economic Development

Goals

- 4.1.1 To encourage the economic vitality and sustainability of the local and area economy.

Policies

- 4.1.2 The Village shall work to ensure a strong and stable diversified local economy within the broader regional economy by supporting and directing development to appropriate areas.
- 4.1.3 The Village supports, in principle, private economic development initiatives.
- 4.1.4 The Village supports, wherever possible, joint economic development initiatives with Camrose County and other municipalities in the region.

5. SUSTAINABILITY & ENVIRONMENT

5.1 Sustainability & Environment

Goals

- 5.1.1 To protect and preserve existing natural areas.
- 5.1.2 To ensure that development does not unduly impact the natural environment.
- 5.1.3 To improve the Village's economic, social and environmental resilience.

Policies

- 5.1.4 The Village will promote environmental stewardship and the health of the regional ecosystem, watershed and environmentally sensitive areas within the Village.
- 5.1.5 The Village will support the work of the Battle River Watershed Alliance.
- 5.1.6 Upon the subdivision of land, the Village will require the provision of Environmental reserves; to the maximum amount provided for in the *Municipal Government Act*.
- 5.1.7 The Village may require environmental studies at the time of an Area Structure Plan, subdivision or development permit application including but not limited to environmental screening, environmental site assessment, historical resource overview, biophysical study, geotechnical study, environmental impact assessment and/or top of bank survey.
- 5.1.8 Minimum setbacks from any identified water bodies or wetlands, as regulated by the Province or the Land Use Bylaw, shall be applied to all proposals adjacent to natural areas.
- 5.1.9 The Village shall protect water resources and manage municipal water supplies by:
 - a. Maintaining the existing infrastructure necessary to sustain potable water supply, storage, pumping and distribution.
 - b. Monitoring and protecting the quality of treated water to ensure it meets the Canadian Drinking Water Quality Guidelines through the support of the Highway 12/21 Regional Water Commission.
 - c. Adopting demand management and efficiency measures, such as water conservation, to maintain sustainable consumption levels.
 - d. Adequately maintaining stormwater and wastewater collection systems.
 - e. Preserving natural water courses and constructed drainage systems.
 - f. Controlling water pollution through the implementation of dependable, cost effective and environmentally responsible best practices such as low impact development.
 - g. Working with other levels of government, Camrose County, academic institutions and non-governmental organizations to explore opportunities to minimize impacts on natural ecosystems.

5.1.10 The Village should support the reduction of greenhouse gas emissions by:

- a. Encouraging the installation of renewable energy systems on homes and businesses, provided that the installation does not negatively impact the amenities of the neighbourhood.
- b. Encouraging energy efficiency in subdivision design, building practices and home retrofits.
- c. Cooperating with other levels of government to encourage sustainable practices.

5.1.11 The Village will advocate for provincial partnerships and technical assistance to deliver community services and programs for sustainable community development.

6. CULTURE & SOCIETY

6.1 Community Facilities

Goals

- 6.1.1 To strive to provide community facilities that will enhance the community services associated with the social, cultural, educational and recreational needs of the citizens of Edberg.
- 6.1.2 To ensure municipal services are provided in a timely and efficient manner.

Policies

- 6.1.3 Local playgrounds should be provided in residential developments as part of the municipal reserve dedication resulting from subdivision. Wherever possible these parks should be linked via pedestrian walkways.
- 6.1.4 Public and quasi-public uses, such as nursing homes, group homes, churches and community centres, will be permitted in residential areas. Additional buffering may be required to avoid impacting neighbouring properties.
- 6.1.5 The Village supports the preservation, wherever possible, of Edberg's historical buildings and spaces.
- 6.1.6 The Village encourages cooperation between regional municipalities, agencies and community groups in the sharing of facilities and resources.

6.2 Municipal Services

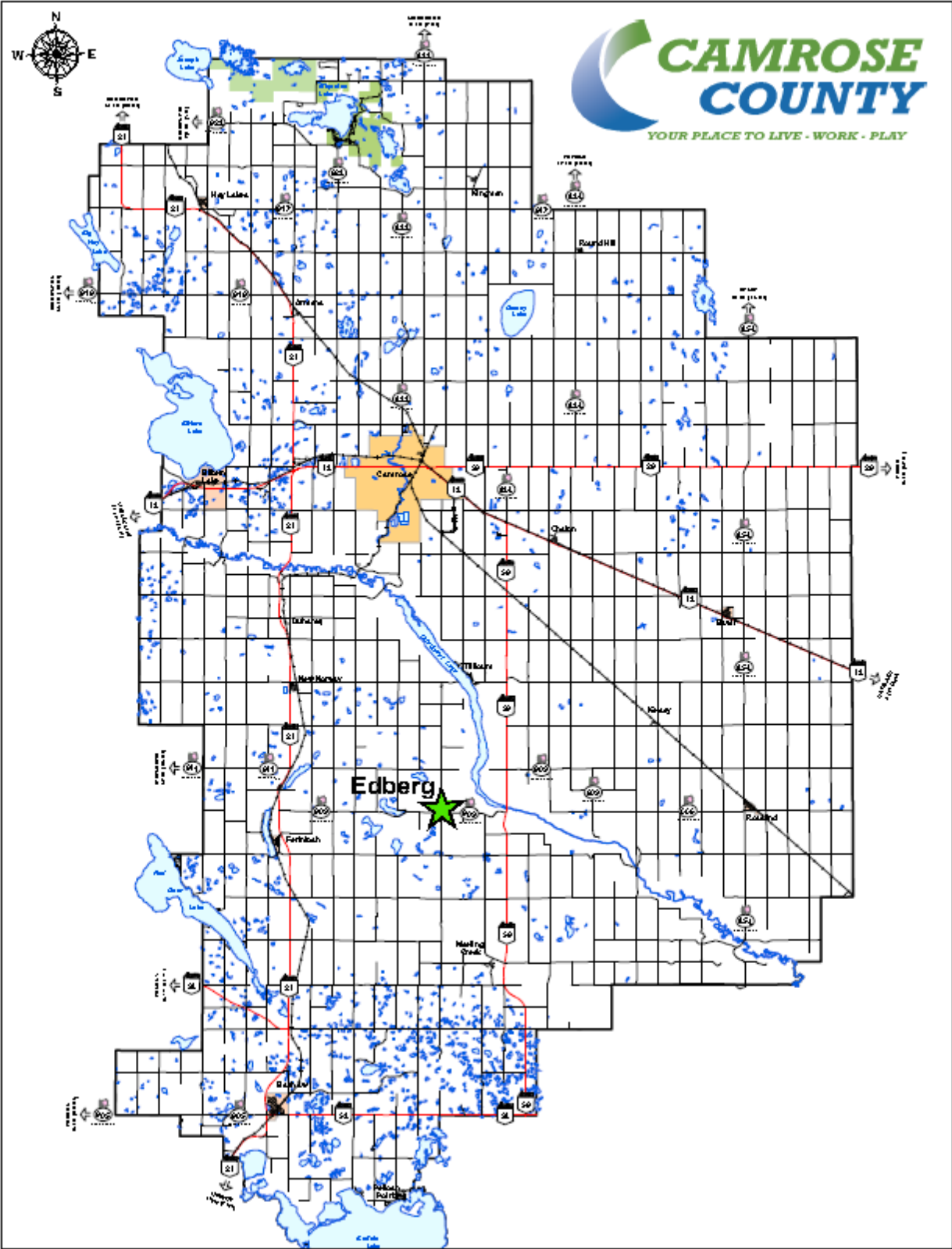
Goals

- 6.2.1 To ensure municipal services are provided in a timely and efficient manner.
- 6.2.2 To undertake cooperative planning and servicing with Camrose County and other regional municipalities.

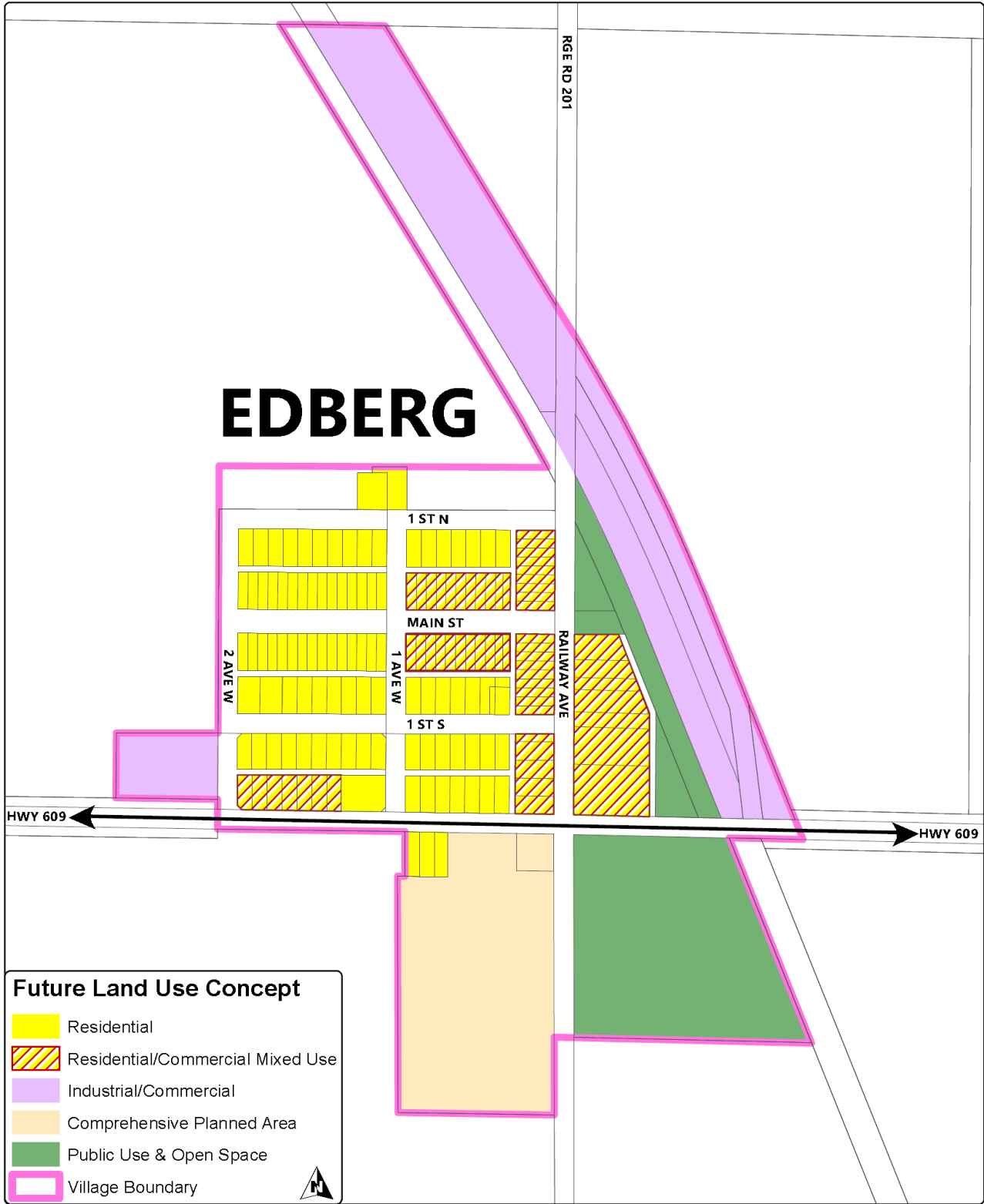
Policies

- 6.2.3 Development and services should occur in a manner that minimizes the financial burden and risk for the citizens and property owners of Edberg while maintaining the Village's fiscal health.
- 6.2.4 The Village shall maintain an effective Intermunicipal Collaboration Framework and Intermunicipal Development Plan addressing issues of mutual concern.
- 6.2.5 Village residents should, wherever possible, be provided with adequate, timely and efficient protective services. This includes, but is not limited to, protection from loss of life and property from fire, accident, natural disaster, or unlawful activity.
- 6.2.6 Village residents should, wherever possible, be provided with adequate, timely and efficient common services. This includes, but is not limited to, infrastructure development and maintenance, snow removal and garbage collection.
- 6.2.7 Village residents should, wherever possible, be provided with adequate social programs and services that enhance the social well being of individuals, families and the community as a whole.
- 6.2.8 The Village may promote the transfer of operating costs of services and community facilities from the general tax base to users.

7. MAPS & APPENDICES



FUTURE LAND USE CONCEPT

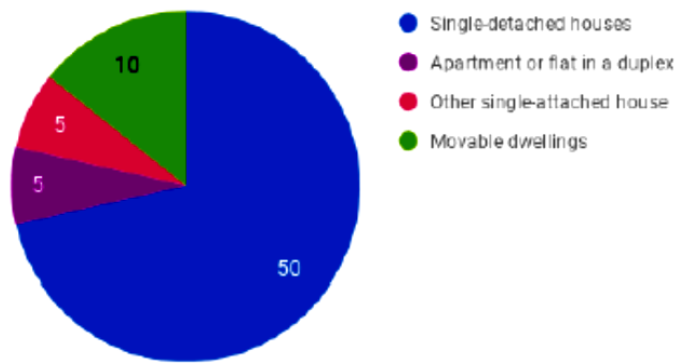


APPENDIX 1: VILLAGE OF EDBERG DEMOGRAPHICS

source: Statistics Canada

Housing Type	Dwelling Units
Single-detached houses	50
Apartment in a building that has 5 or more storeys	0
Semi-detached houses	0
Row houses	0
Apartment or flat in a duplex	5
Apartments in a building that has fewer than 5 storeys	0
Other single-attached house	5
Movable dwellings	10

Dwellings by Type (2016)



Population 1986 - 2016

