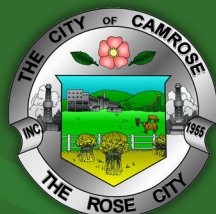


CITY OF CAMROSE



Municipal Development Plan 2011



August 2011

**BYLAW 2892-16
OF THE
CITY OF CAMROSE
PROVINCE OF ALBERTA**

**A BYLAW TO AMEND THE CITY OF CAMROSE MUNICIPAL DEVELOPMENT PLAN
BYLAW #2684/11**

WHEREAS pursuant to the Municipal Government Act, being Chapter M-26 of the R.S.A., 2000, and amendments thereto, the Council of the City of Camrose, may pass Bylaws to amend the Municipal Development Plan within the City of Camrose.

AND WHEREAS The City of Camrose has prepared an amendment to the Municipal Development Plan to align plans and policy thereby providing an updated direction of growth for commercial, general industrial, and heavy industrial development within the City.

NOW THEREFORE The Council of the City of Camrose, duly assembled, enacts as follows:

1. That Land Use Map 2 be updated and replaced with Schedule "A" to reflect the changes in long-term proposed land use districts in the east end of Camrose.
2. That Transportation Map 4 be updated and replaced with Schedule "B" to reflect the new proposed alignment of Highway 26 and internal roadways in the east end of Camrose.
3. That Planning Areas Map 5 be updated and replaced with Schedule "C" to reflect the adoption of the East Gateway Area Structure Plan.
4. This Bylaw shall come into force upon:
 - a) The date of the final passing thereof.

READ a FIRST time in COUNCIL this 16TH day of MAY, A.D. 2016.


MAYOR

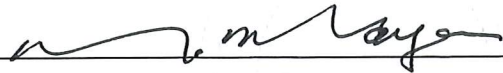

DEPUTY CITY MANAGER

Mayor

Deputy
City
Manager



READ a **SECOND** time in **COUNCIL** this 04TH day of JULY, A.D. 2016.


MAYOR


DEPUTY CITY MANAGER

READ a **THIRD** time and **FINALLY PASSED** in **COUNCIL** this 04TH day of JULY, A.D. 2016.

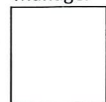

MAYOR


DEPUTY CITY MANAGER

Mayor

Deputy
City
Manager





BY-LAW # 2684/11

OF THE
CITY OF CAMROSE

A BY-LAW OF THE CITY OF CAMROSE TO ADOPT A MUNICIPAL DEVELOPMENT PLAN


WHEREAS Pursuant to the Municipal Government Act being Chapter M-26 of the Revised Statutes of Alberta, 2000, as amended, the Municipal Council of the City of Camrose, duly assembled, enacts as follows:

AND WHEREAS the City of Camrose has prepared a Municipal Development Plan which contains broad policies for guiding growth and change within the City which focuses on the type, quality and direction of land use, development, and related issues.

NOW THEREFORE the Council of the City of Camrose, duly assembled, enacts as follows;

1. That City of Camrose Municipal Development Plan as attached hereto be and is hereby adopted.
2. That By-law #2188/99 to adopt the 1999 Municipal Development Plan of the City of Camrose, and any amendments thereto, be hereby rescinded.
3. That this bylaw shall come into force and effect upon the final passing thereof.

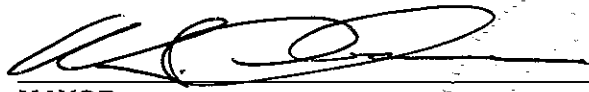
READ a **FIRST** time in **COUNCIL** this 25th day of July, 2011.



MAYOR

Acting

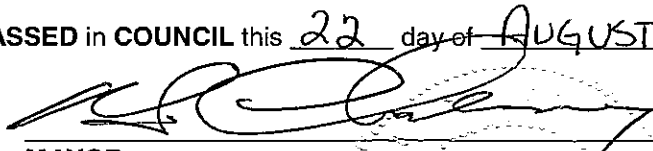
CITY MANAGER

READ a **SECOND** time in **COUNCIL** this 22 day of AUGUST, A.D. 2011


MAYOR


CITY MANAGER

READ a **THIRD** time and **FINALLY PASSED** in **COUNCIL** this 22 day of AUGUST A.D. 2011


MAYOR



CITY MANAGER

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PART 1 FRAMEWORK

1.0 PURPOSE

The City of Camrose 2011 Municipal Development Plan (MDP) provides goals, objectives and high level policies to guide and coordinate future urban growth decisions. It sets forth a set of land use concepts and policies to achieve appropriate development of public and private land within the City.

The previous City of Camrose MDP was adopted by City Council in 1999. Since that time the City has experienced significant growth and change. The MDP requires updating to reflect the significant changes that have occurred in the City since 1999.

In particular, the Order in Council to approve the annexation of 1,147 hectares (2,834 acres) of additional land into the City came into effect on January 1, 2010. An updated MDP is required to provide policies for these newly annexed lands. The City also approved other significant policy documents in 2010. These include the Municipal Sustainability Plan (MSP) and the City of Camrose/Camrose County Intermunicipal Development Plan (IDP). The annexation, MSP and IDP plans were approved by Council following significant public consultation processes. The Downtown Action Plan was approved in 2007. This MDP update incorporates and reflects these recently approved plans and public consultation processes.

1.1 MUNICIPAL GOVERNMENT ACT

The MDP fulfills the statutory requirements of Section 632 of the Municipal Government Act (MGA). The Act specifies that an MDP must be adopted by bylaw and must address the following:

- Future land use within the city;
- The manner of and the proposals for future development;
- The provision of the required transportation system within the city and in relation to adjacent municipalities;
- The provision of municipal services and facilities;
- Policies respecting the provision of municipal and school reserves; and
- Policies respecting the protection of agricultural operations within the city.

The Municipal Government Act also enables a municipal development plan to address other matters relating to the physical, social, environmental and economic development of the city including the:

- Co-ordination of municipal programs,
- Other environmental, social or economic matters that relate to the growth and development of the city.

1.2 REGIONAL & MUNICIPAL POLICIES

The land use planning process includes a broad range of layers including provincial and municipal policy statements, statutory planning documents, bylaws and conceptual plans for local development projects. Urban land development and redevelopment in Camrose may be subject to the following statutory plans.

1. *Provincial Land Use Framework*

The Alberta Land Use Framework sets out strategies to manage growth and improve land-use decision-making throughout the Province of Alberta. The framework establishes how sustainable development will be defined in Alberta and sets out the boundaries for statutory regional plans.

2. *Regional Plans*

One of the basic strategies within the Land Use Framework is to develop regional plans for all areas of the Province that promote sustainable and efficient use of land. Camrose is located within the North Saskatchewan Regional Plan area. There is no Regional Plan in place at this time for the North Saskatchewan Region. Once a regional plan is adopted, municipal planning documents will be expected to conform to the regional plan.

3. *Intermunicipal Development Plan*

An Intermunicipal Development Plan (IDP) identifies an area where two municipalities share a common boundary and share an interest in future development of the area. The City of Camrose/Camrose County IDP was adopted by City and County Councils in 2010.

4. *Municipal Development Plan*

The MDP expresses the aspirations of the Council and citizens of a municipality with respect to the long-term development of their community and guides the preparation of future local area plans (i.e., Area Structure Plans, Area Redevelopment Plans, Land Use Bylaw, Concept Plans, etc).

5. *Area Structure Plans/Area Redevelopment Plans*

Area Structure Plans (ASP) and Area Redevelopment Plans (ARP) are statutory documents under provisions of the MGA that may be used to guide the future development of either new communities or redevelopment within established communities within Camrose. There are no current ASPs or ARPs within Camrose. As a statutory plan under the MGA, ASPs and ARPs are adopted by Council as a bylaw following a public hearing and all development must be in conformity with the approved ASP or ARP. Any proposed development that is not in conformity with the approved ASP or ARP requires a bylaw amendment and public hearing of Council.

6. *Land Use Bylaw*

A Land Use Bylaw divides the municipality up into distinct districts that control the use and the development of the land. The Bylaw must also establish how development permits will be dealt with by the municipality.

In addition to the above, Camrose uses the following types of non-statutory planning policy guidelines and special studies as part of the municipal land use planning and development process.

7. Municipal Sustainability Plan

Under the Province of Alberta's Municipal Sustainability Initiative, municipalities are encouraged to take a long-term perspective on growth with their communities. The Camrose Municipal Sustainability Plan was completed and approved in 2010.

8. Concept Plans

Concept Plans are intended to provide a physical development framework for future development of a specific suburban greenfield area. The concept plan is prepared and submitted to City administration by a landowner/developer and reviewed by the administration. A Concept Plan should conform to the Camrose MDP and present recommended proposals for utility servicing, roads, housing types and densities, parks and environmental reserve dedications, etc. The Concept Plan is approved by administration as supporting information for Council's consideration and approval of associated Land Use Bylaw redesignations or development agreements.

9. Infrastructure Master Plans

Master Plans provide a long-term framework for the provision of utility servicing and transportation infrastructure. Current Master Plans include:

- Stormwater Master Plan Update (Associated Engineering 2008)
- Water Distribution System 2006 Master Plan Update (Associated Engineering 2006)
- Transportation Master Plan (ISL Engineering and Land Services 2007)
- Sanitary Sewer Master Plan (Associated Engineering 2007).

10. Special Infrastructure Studies

Special Studies are undertaken when Council or Administration wants to better understand a specific topic of importance to the City. Current Special Studies include:

- Solid Waste Collection and Diversion Study (KC Environmental Group Ltd. 2010)
- Highway 13/Highway 26 Functional Planning Study (ISL Infrastructure Systems Ltd. 2000)
- City of Camrose Transit Feasibility Study (D.A.Watt Consulting 2006)
- 39th Street Feasibility Study (Stantec 2010)
- Review of the Industrial, Commercial & Institutional (ICI) Waste Diversion Options (Hoffman Consulting, Draft Document May 2011).

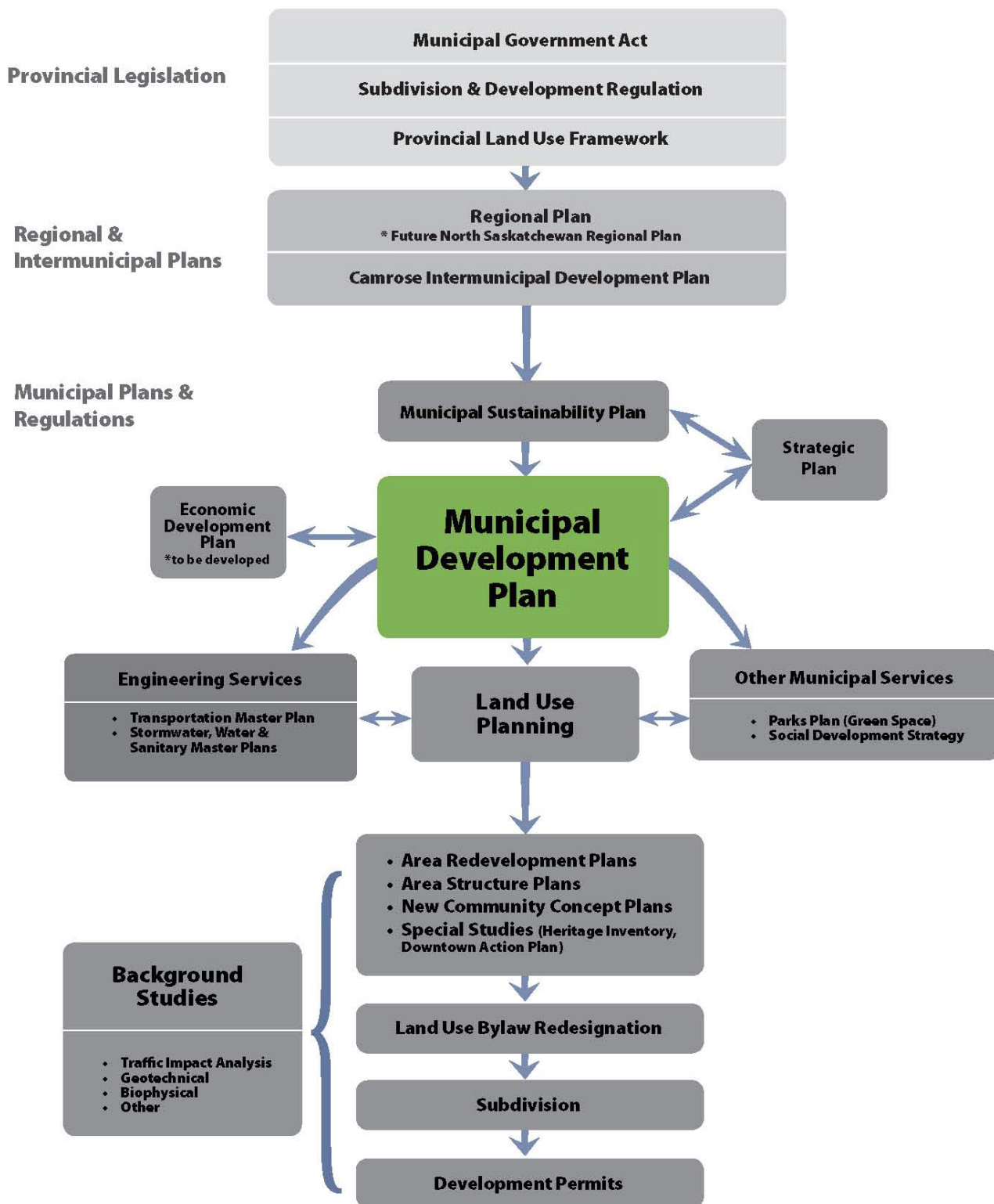
11. Special Land Use and Urban Design Plans

Special Land Use and Urban Design Plans guide infill development or redevelopment so that it integrates appropriately with the existing context. Approved Urban Design Plans include:

- Downtown Action Plan (Brown & Associates 2007)
- Heritage Inventory
- Growth Studies.

Camrose's Strategic Plans adopted by City Council also provide direction for the implementation of statutory and non-statutory plans. Figure 1 illustrates the Municipal Planning Hierarchy and the role of the MDP within the planning policy and development framework.

Figure 1. **Municipal Planning Hierarchy**



* For information only, see Section 1.2 for further detail.

1.3 COMMUNITY CONTEXT

The City of Camrose was initially established as a Village on May 31, 1905 and was incorporated as a city on January 1, 1955. At the time of the most recent municipal census in 2011, the City was home to 17,236 permanent residents.

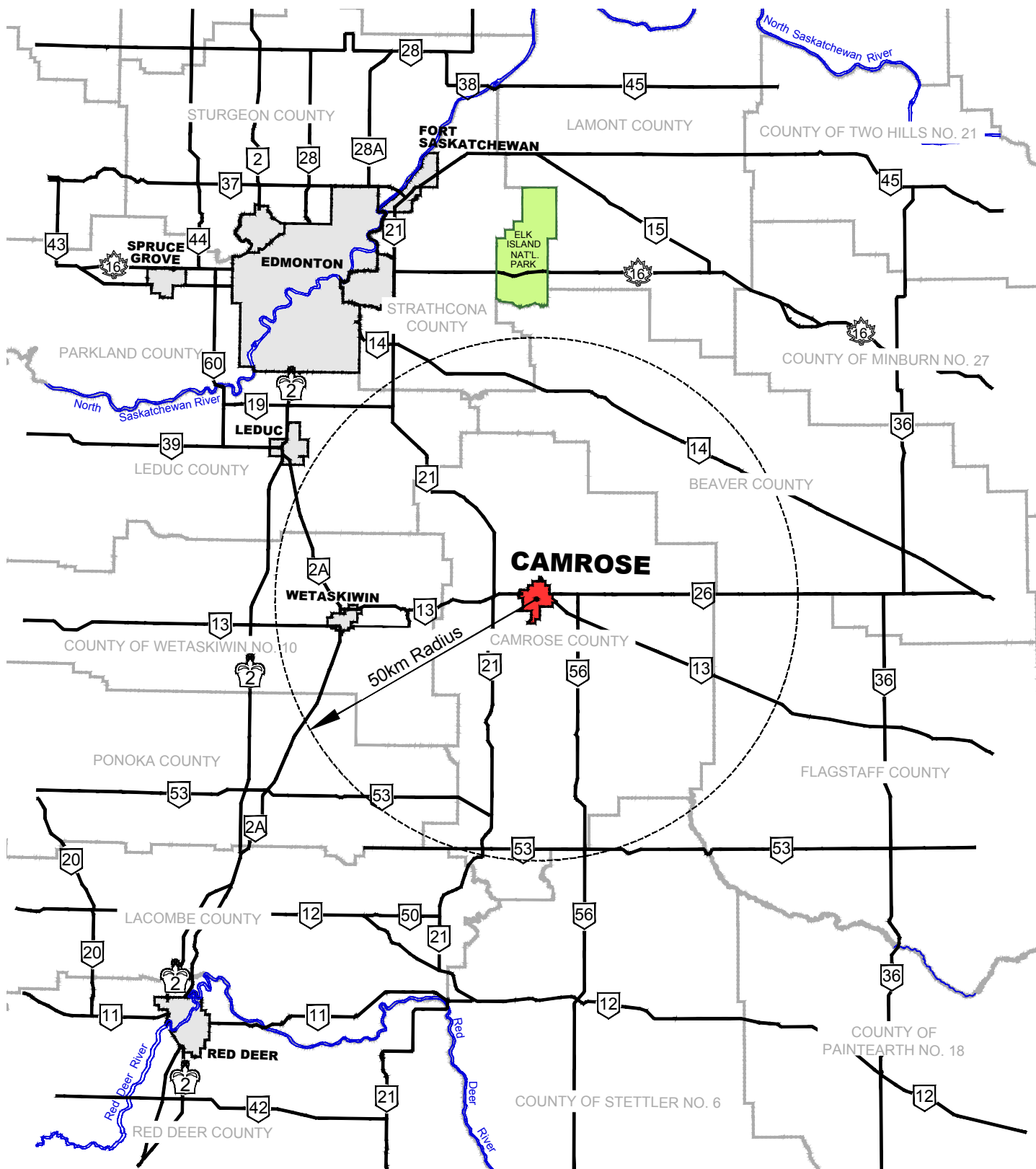
When the last MDP was prepared the City population was 14,290 (1998 census). Between 1998 and 2008 the City grew by 2,946 people. This growth can also be expressed as an average annual population growth of 225 people or annual growth rate of 1.6% per year during the 1998 to 2008 period. During this same period the demand for new housing grew at a much faster rate than population growth. Available data indicate that housing units grew from 5,460 units in 1996 to 7,259 units in 2008. For comparison purposes, this residential unit growth can be expressed as an average annual growth of 150 dwelling units per year or average annual growth rate of 2.7% per year.

Camrose is located at the hub of five highways, two rail lines and a local airport. Transportation connections have played an important role in making the City a successful regional economic and service centre (see Map 1: Location). Regional transportation infrastructure has allowed Camrose to achieve a diverse economic base including regional industries such as agriculture and agricultural services, oil and gas development and pipe manufacturing.

Camrose is home to several post-secondary education opportunities including the University of Alberta: Augustana Campus, Camrose Lutheran Bible Institute and Lakeland College. The draw of students to the City is a unique opportunity seldom seen in rural regions.

Economic opportunities and available services have attracted a diverse population to live in Camrose and produced a broad range of housing types including single family, townhouse and apartments located within established and new communities. Camrose retains a traditional walkable downtown core area along with many heritage buildings and a diverse range of shopping opportunities in newer retail centres. Other important services provided within the City include a hospital and extended care facilities and a wide variety of services for those seeking active retirement and the ability to age in place.

The City offers a range of recreational and natural amenities with an extensive park and trail system, new sports centre, 18-hole golf course, cross-country ski trails, aerobic facilities and a biathlon track and many more facilities and amenities. Services and amenities are strengths that the City intends to build upon in future years through investment in good land use, infrastructure and services to accommodate future population growth.



MAP 1

REGIONAL LOCATION

CAMROSE MUNICIPAL DEVELOPMENT PLAN

PART 2 VISION

2.1 SUSTAINABILITY

In 2010 Council adopted a Municipal Sustainability Plan to define what sustainability means to the Camrose community and to provide a foundation for the MDP update. An extensive consultation program was conducted including public presentations, interviews, focus groups and surveys. The perspectives and information collected through the consultation process informed the Municipal Sustainability Plan and is carried over to provide the vision and mission statements for this MDP.

Vision Statement: City of Camrose: a dynamic regional community focused on providing an exceptional quality of life.

Mission for Council and Administration

We are committed to striving to provide a high quality of life for all of Camrose citizens and to facilitate progressive development through responsible leadership*.

(“Leadership” includes fiscal, environmental, cultural, governance and social responsibilities.)”

The Municipal Sustainability Plan expresses the long-term vision and mission of the Council and citizens of Camrose based on five (5) pillars of sustainability including environmental, social, cultural, economic and governance themes. The MDP carries forward these pillars of sustainability and provides policies that are intended to guide short and long-term urban development toward achievement of the community’s sustainability vision, mission and goals as outlined below.

1. To reduce Camrose’s ecological footprint by:
 - Encouraging infill and higher density development in appropriate areas;
 - Incorporating established green building and design standards into all new building practices;
 - Reducing per capita water consumption and encouraging grey water reuse; and
 - Emphasizing regional and local pedestrian and bicycle pathway systems.
2. To increase the range of local economic opportunities by:
 - Developing a business strategy that supports existing businesses and encourage the relocation of new businesses;
 - Supporting the procurement of local products and the use of local skills and trades;
 - Recruiting highly skilled labour markets including health care professionals, educators and specialized trades; and
 - Encouraging diverse employment opportunities that further reinforce a resilient local economy.

3. To foster a diverse range of cultural opportunities by:
 - Developing cultural policies that support arts and culture initiatives;
 - Creating better linkages between education facilities and public support for arts and culture; and
 - Establishing public facilities for arts and cultural performances.
4. To support the diverse social network of Camrose by:
 - Increasing opportunities for seniors and youth to socialize;
 - Supporting the efforts of the Affordable Housing Committee;
 - Welcoming and integrating new residents; and
 - Developing an extensive network of recreation and greenspace areas with opportunities for residents of all ages and abilities.
5. To provide effective governance by:
 - Participating in intermunicipal initiatives; and
 - Monitoring, evaluating, and updating strategic City policies and procedures in response to changing conditions.

2.2 CITY-WIDE POLICIES

The City of Camrose will take a lead role in achieving the City's goals for sustainability and will encourage private landowners, developers, businesses and institutions to support these goals through municipal partnerships, guidelines, approval processes and voluntary initiatives. The following city-wide policies provide six key directions that the City will seek to achieve through management of urban growth.

1. Encourage a mix of housing types to meet the needs of a diverse population. A mix of housing types allows for greater character and diversity in neighborhoods and creates the potential for a greater range of mobility choices. Contextually appropriate redevelopment within existing residential neighborhoods will be encouraged provided it is sensitive to existing heritage contexts.
2. Build a balanced economic base by protecting a sufficient supply of long-term future industrial lands to attract business and business support services; to be responsive to changing market demands; and to create economic diversity.
3. Continue to support the growth of Camrose as an important regional centre. Growth within the existing City Centre and Highway Commercial areas should continue to provide a diverse range of local and regional retail goods and services. The historic downtown will continue to play an important role in providing the small town character that is highly valued by those living and visiting Camrose.
4. Connect the City using a multi-modal system of public roadways, regional trails and a future public transit system. New development should provide a high level of pedestrian and vehicle connectivity to existing transportation systems.

5. Preserve and enhance the natural and recreational open space system. Enhancing the existing recreational open space system is a key priority. Regional parks will be located at central locations and act as destinations on a regional pedestrian and cycle pathway system.
6. Natural areas are a valuable resource to the citizens of Camrose and should be protected throughout the city and incorporated into the design of future urban growth areas as part of developing a City-wide green network.

2.3 ECONOMIC DEVELOPMENT

The City of Camrose has the long term vision to be a dynamic regional community focused on providing an exceptional quality of life. To that end the City shall continue its efforts to facilitate availability and provision of the best possible health care services, educational opportunities, facilities for arts and entertainment and excellent recreational venues. The City shall provide a competitive climate to encourage business investment and growth as a regional centre in the fields of health care, education, retail, industry, agriculture, leisure, events, tourism and arts and culture.

A comprehensive Economic Development Strategy encourages job creation, creates a supportive business environment, maximizes the use of City facilities, diversifies the local economic base and strengthens the City's role as the regional centre of east central Alberta.


PART 3 LAND USE

The generalized land use concept for the City of Camrose is illustrated in "Map 2: Land Use". Existing and future development within Camrose should be generally in conformity with this land use concept. Proposed land uses that are not in conformity with this land use concept or the policies of this MDP will require an MDP map or text amendment as appropriate.

3.1 GENERAL URBAN AREA

The City of Camrose will accommodate new residential development opportunities as comprehensively planned new communities or as smaller redevelopment projects within existing urban areas.

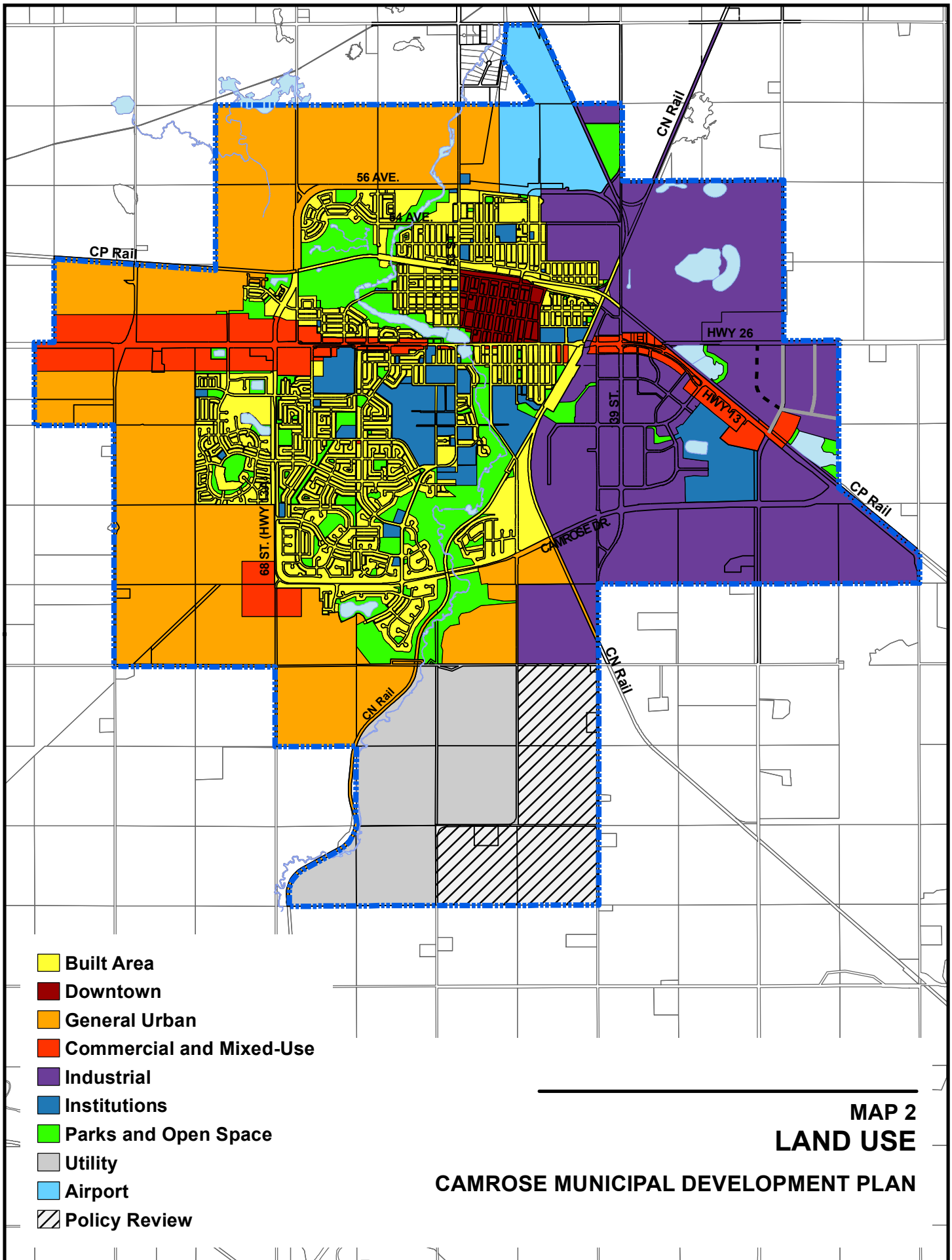
The "General Urban" policy areas (shown as yellow on Map 2) are intended to accommodate comprehensively planned and developed greenfield residential communities. New comprehensive developments will provide an opportunity to emphasize sustainable principles and create a sense of place. In these areas residential dwelling units will be the predominant land use along with a broad range of additional land uses that serve the day-to-day activities of local residents. These could include convenience retail stores, live-work units, churches, parks, schools and other local community services. Providing the day-to-day needs of residents within residential neighborhoods provides convenience for residents by minimizing the need for vehicle trips and creates more sustainable communities. These communities should incorporate opportunities for a range of housing types and add to the system of recreational and greenspace opportunities within the city.



All new developments in the General Urban area will be required to submit a Concept Plan to the satisfaction of City administration and Council. The Concept Plan is not a statutory document but is used to ensure all new development co-ordinates appropriately with existing infrastructure, with existing and future developments, and meets the goals contained within the MDP and other City policy documents.

Policies

1. New comprehensively planned residential areas shall generally be located as illustrated in the General Urban policy area on Map 2: Land Use.
2. Future residential areas will be the subject of a Concept Plan prior to development. A Concept Plan will establish the generalized mix of land uses, population density, sustainable development initiatives, parks and open spaces, servicing, phasing and any other considerations to the satisfaction of City administration and Council. Sustainable development initiatives should include green building, green infrastructure and green community design standards.
3. Comprehensive planning for new neighborhoods should identify major open-space recreational amenities or public gathering places that add to the City-wide regional trail or greenspace networks.
4. Local residential streets should be connected between neighborhoods and developments to disperse traffic and promote walking. The use of cul-de-sacs should be minimized. Where cul-de-sacs are required they should be connected by continuous pedestrian access routes.
5. A continuous multi-use bicycle/pedestrian trail system should be provided in new comprehensive developments to connect neighborhoods to important community facilities, shopping areas, and employment opportunities.
6. Landscaping and planting should be a significant element in all residential streetscapes in order to enhance the green character of yards and streets. For example, the front yard of a single family dwelling should accommodate at least one canopy tree.
7. Development within residential neighborhoods should incorporate sustainable development initiatives which may include green building and design best practices, stormwater management best practices, and water and energy saving initiatives.
8. Universal and barrier-free design features that enhance accessibility for low mobility and disabled residents should be demonstrated in new multi-family building projects.
9. The City will encourage developers to incorporate water conservation initiatives into new building and development projects. Initiatives such as Alberta WaterSmart provide guidance regarding water-saving initiatives.
10. Secondary suites are allowed in all single-family dwelling units provided they meet the City's Bylaw requirements to ensure a supply of safe and affordable housing.



3.2 BUILT AREA

Policies for the Built Area (shown on Map 2) are intended to provide guidance for appropriate conservation, reinvestment and redevelopment within existing neighborhoods. Selective redevelopment within existing neighbourhoods will support demand for different housing types throughout the City; use existing infrastructure and services efficiently and promote walking in diverse and vital communities.

Redevelopment is generally anticipated adjacent to the downtown and near University of Alberta: Augustana Campus. These areas are also home to significant historical resources that should be protected and enhanced. Development within the Built Area should be sensitive to the existing context and integrate appropriately with adjacent properties.

Large or significant new development proposals within the Built Area should occur in accordance with a Concept Plan or Special Design Study. Where significant new developments are proposed in the Built Area and there is no planning study, the proponent may be asked to submit a brief context analysis to the City administration and undertake a public consultation program with neighbouring property owners and community representatives. The context analysis will be prepared by the applicant at either the land use redesignation or the development permit stage. The context analysis will be used by administration to help ensure that new development will complement the context of adjacent buildings and the neighbourhood and meet the relevant requirements of the MDP and other City policy documents.

Policies

1. Landscaping and planting should be a significant element in all redevelopment proposals order to enhance the green character of yards and streets.
2. Redevelopment within residential neighborhoods should incorporate sustainable development initiatives which may include green building and design best practices, stormwater management best practices, and water and energy saving initiatives.
3. Universal and barrier-free design features that enhance accessibility for low mobility and disabled residents should be demonstrated in new multi-family building projects.
4. The City will encourage developers to incorporate water conservation initiatives into new building and development projects. Initiatives such as Alberta WaterSmart provide guidance regarding water-saving initiatives.
5. Significant new development proposals in the Built Up Area may be required to submit a context analysis and undertake a community communication and consultation program to ensure that new development is coordinated with adjacent buildings and the neighbourhood context in accordance with municipal goals and policies.
6. Secondary suites are allowed in all single-family dwelling units provided they meet the City's Bylaw requirements to ensure a supply of safe and affordable housing.

3.3 COMMERCIAL AND MIXED USE AREA

Camrose has significant commercial development in the central Downtown area, located along Highway 13, and within industrial areas (shown as red on Map 2: Land Use). These commercial areas provide regional retail, employment and commercial opportunities. The existing Downtown Area is a unique traditional pedestrian-oriented destination that should be maintained and enhanced while other commercial opportunities will continue to be required to service the Camrose population. Goods and services offered in suburban commercial areas may include big box stores as well as higher-order specialty outlets such as furniture stores, home improvement stores, banks, electronics stores, restaurants, and theatres.

Regional retail development tends to be dependent on convenient automobile access and good visibility from highways or major roads. The goal of the City will be to accommodate regional retail development in a manner that provides for a high quality feel that enhances the City's identity as visitors enter along Highway 13.

Policies

1. Commercial development shall generally be located in Commercial & Mixed Use and Downtown areas as shown in Map 2: Land Use.
2. Comprehensively planned mixed use developments in a vertical and/or horizontal form, including commercial and residential uses should be accommodated in the Commercial and Mixed Use Area.
3. Multifamily development should be allowed if the building form and ground floor uses are compatible with surrounding commercial uses and traffic.
4. Regional commercial uses will integrate with surrounding residential areas through pedestrian connections and contextually appropriate architectural design.
5. Development within Commercial Areas should incorporate sustainable development initiatives which may include green building and design best practices, stormwater management best practices, and water and energy saving initiatives.
6. Development within Commercial Areas should incorporate universal and barrier-free design features that enhance accessibility for low mobility and disabled residents.
7. High visibility commercial development along major roadways should be enhanced through attractive building and landscape design.

3.4 DOWNTOWN AREA

Camrose's downtown area is the central commercial area for the City and provides an historic and main community focal point. Camrose residents and visitors can meet, relax and shop in a unique, small-scale environment with a pedestrian-friendly character. Policies for the Downtown Area are intended to support protection of the downtown character and encourage improvements that will maintain a vibrant, diverse and economically successful downtown area.

The Camrose Downtown (shown as brown on Map 2) has been the focus of the Downtown Action Plan (March 2007). The Downtown Action Plan provides a broad framework for land use and development policies in response to development pressures. New development proposals within the Downtown will be subject to the policies of the Downtown Action Plan.

Policies

1. The Downtown Area shall generally be located as illustrated on Map 2: Land Use.
2. All new development within the Downtown area shall comply with the Downtown Action Plan.
3. Pedestrian-oriented commercial and retail developments within the Downtown are encouraged.
4. Non-residential uses should be located on the first floor of a development in Main Street Areas. A broad range of land uses including dwelling units, offices and retail uses will be encouraged on upper floors.
5. Automobile-oriented commercial and drive-thru businesses are not generally appropriate within the Downtown Area particularly where there is an existing pedestrian or Main Street focus.
6. The City will encourage institutional development in the Downtown Area.
7. Development within the Downtown should incorporate sustainable development initiatives which may include green building and design best practices, stormwater management best practices, and water and energy saving initiatives.
8. Development within Downtown should incorporate universal and barrier-free design features that enhance accessibility for low mobility and disabled residents.

3.5 INDUSTRIAL AREA

Regional transportation infrastructure has allowed Camrose to achieve a diverse economic base. Existing regional industries include agriculture and agricultural services, oil and gas development and pipe manufacturing. Camrose will continue to increase the opportunities for existing and new businesses, and local employment to support economic growth.

Industrial Areas (shown as purple on Map 2) will accommodate a stronger, more diversified tax and assessment base to ensure a high quality of life for Camrose residents including a higher quality public environment and a broader range of recreational, protective and social services for residents. The City will reserve future employment lands for both short and long-term development of employment uses within the City.

Industrial Areas are encouraged to include commercial services for employees, such as restaurants and fitness areas that are compatible with employment uses and complementary for employees to promote their health and well-being. Future employment areas also need to be well located with regard to roadways to support traffic and trucking volumes. Such areas should also be accessible by a future transit system and pathways.

Policies

1. Future Industrial Areas shall generally be located as illustrated on Map 2: Land Use.
2. The City will endeavor to protect a sufficient supply of long-term future industrial lands to attract business and business supportive services.
3. Appropriate landscaping, streetscapes, and buffering at the interface with other land uses or when a business is located adjacent to a major road will be essential to the creation of business park areas within Camrose that foster community pride and economic development.
4. Industrial Areas are encouraged to provide commercial services that are compatible with and complementary to main use and for employees.
5. Development within Industrial Areas should incorporate sustainable development initiatives whenever possible which may include green building and design best practices, stormwater management best practices, and water and energy saving initiatives.
6. Where an ASP identifies commercial development within the Industrial Area, no amendment shall be required to the MDP.

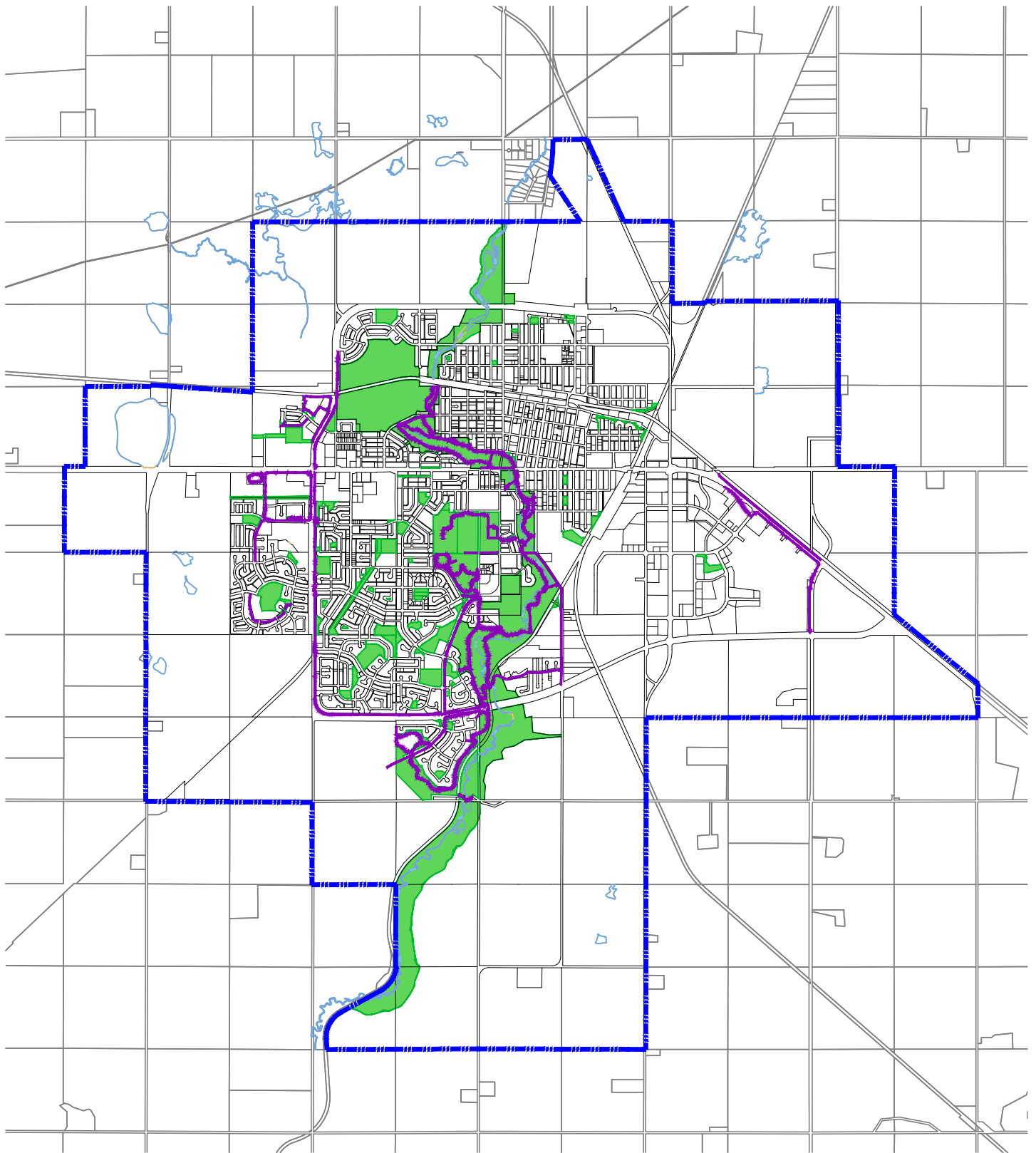
3.6 PARKS, SCHOOLS AND OPEN SPACE AREA

Camrose has an extensive system of natural areas as well as a highly connected trail system and important recreational amenities. Natural areas, trails, schools and recreational parks are an important part of life in Camrose. The major open space system through Camrose is located along the Camrose Creek valley as illustrated in Map 3: Park & Open Space. The City's regional trail system is also coordinated with the major open space system. The existing trail system is illustrated in Map 4: Transportation.

New comprehensive plans will emphasize good pedestrian and cycle pathway linkages with Camrose's extensive pathway system. New parks and public open spaces will be designed to accommodate the needs of a diverse population.

Policies

1. The City will prepare a Greenspace Master Plan to develop city-wide policies on greenspace allocation and development and environmental protection.
2. All new comprehensive developments in the General Urban area shall comply with the Greenspace Master Plan policies.
3. Concept plans for comprehensive developments shall establish a conceptual system of future parks and public open spaces that link various land uses together to create a continuous network of multi-use trails.
4. The provision of future school sites shall be established at the Concept Plan stage. School sites should be centrally located within a residential area rather than on the edge of the residential district or community or adjacent to industrial, commercial or other non-residential development.
5. Major recreational parks (5+ acres) will be created at central locations within comprehensively planned residential areas.
6. The City will support the protection and conservation of natural areas within private developments and/or within the public open space system where such areas are characterized by significant biophysical functions or features.
7. The City shall require the maximum dedication of Municipal Reserve land as allowed under the Municipal Government Act for public parks, school reserves or municipal and school reserves in consultation with affected school boards.
8. Public (i.e., municipal reserve) parkland that is integrated with adjacent stormwater management facilities should be designed to be visually and physically accessible to more than the immediately adjacent properties.
9. The City shall designate areas within the floodplain for the purpose of parks, recreation facilities and wetlands compatible with the flood risks.
10. The City shall endeavour to protect lands in the floodplain through various mechanisms, such as dedication as Environmental Reserve.



Open Space



Trail System

MAP 3

PARKS & OPEN SPACE

CAMROSE MUNICIPAL DEVELOPMENT PLAN

3.7 MAJOR INSTITUTIONS AREA

The City of Camrose is the home for a variety of important social, cultural and educational institutions. Institutions contribute to the identity of Camrose as a community with a strong social and cultural service base. Civic, recreational, entertainment and religious institutions can attract visitors, students and new residents to the city and provide a wide range of services and amenities for existing residents. The City is dedicated to supporting the continued presence and introduction of institutions.

Some institutions require a significant physical presence and utilize a large tract of land for part, or all of their operations. Major Institutions are City-wide facilities that use large areas of land and contribute to a diverse range of economic, cultural and social activities in Camrose. Major Institutions are defined in the MDP as those institutions requiring 1.2 hectares (3 acres) or more of land. The land use and transportation impacts of Major Institutions are significant to surrounding development and communities. Such institutions include the University of Alberta: Augustana Campus, Camrose Regional Exhibition, and St. Mary's hospital and its affiliated services, shown as Major Institutions on Map 2 in blue.

Policies

1. Existing Major Institutions will be supported by the City through cooperative and effective communication, planning and approval processes.
2. An amendment to the MDP, supported by a Concept Plan, will be required for new Major Institutions over 1.2 hectares (3 acres) in size.
3. The City will continue to encourage new institutional land uses within the City by facilitating the supply of appropriate land for institutional development.
4. The City will encourage institutional development in the Downtown Area.

3.8 AIRPORT VICINITY PROTECTION AREA

The Camrose Airport Vicinity Protection Area (AVPA) defines lands that are subject to limitations to protect the future operation of the airport (see Map 2). Details of the AVPA have been incorporated into the City's Land Use Bylaw. The City of Camrose is committed to the preservation of the AVPA to protect the future growth and operation of the airport.

Policies

1. The City will enforce the regulations contained in the AVPA within areas adjacent to the airport.
2. Appropriate AVPA requirements will be reflected in future Concept Plans prepared for lands adjacent to the airport.

POLICY REVIEW AREA

The lands under Policy Review were included as part of the 2010 annexation as a public works buffer between the City utilities and adjacent lands under the jurisdiction of Camrose County. These lands should remain as agricultural until an appropriate future land use is determined.

Policies

1. Lands will remain under Policy Review until such time as an appropriate future land use is determined.
2. An amendment to the MDP, supported by a Concept Plan, will be required to remove the lands from Policy Review.

PART 4 INFRASTRUCTURE

The City of Camrose will provide transportation and utility infrastructure systems to provide service to all parts of the City. Infrastructure systems will be designed so they can be extended effectively to meet future growth requirements.


The City has recently updated the infrastructure Master Plan studies to include the built-up areas and all future growth areas including the January 2010 annexation lands. Master Planning documents cover four key types of servicing infrastructure: transportation, stormwater management, sanitary sewers, and water distribution. These documents provide guidance about the infrastructure required to service development of any property within the City. Engineering standards have also been updated by the City to ensure accuracy and maintain universally accepted standards.

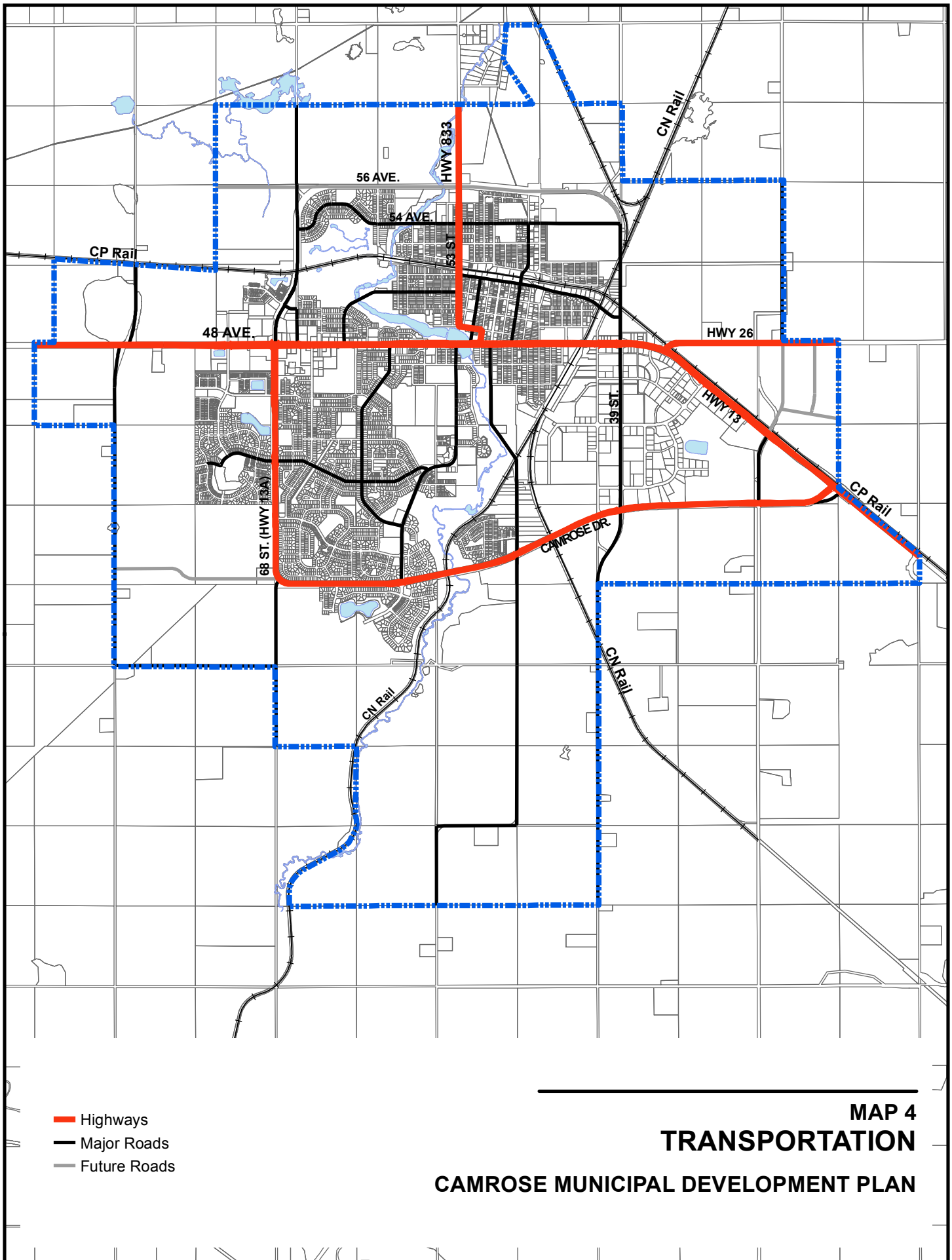
4.1 TRANSPORTATION

The City will seek to build a balanced transportation network in order to minimize environmental and neighbourhood impacts of roads and improve mobility. The future transportation system should address the requirements for automobiles, bicycling, walking, parking, public transit, goods movement or trucking routes and other components of the transportation system. A complete, functional and interconnected vehicular and pedestrian/cycle trail network is an important aspect of the future transportation network to provide a variety of sustainable transportation options in a safe, effective, affordable, and efficient manner.

Policies

1. The Future Transportation system shall generally be provided as illustrated on Map 4: Transportation.
2. The Camrose Transportation Master Plan shall be used in principle to guide future improvements to the transportation system.
3. The City is committed to exploring long-term options and opportunities for public transit. The City will anticipate the provision of a future public bus transit system when warranted on the basis of demand and economic feasibility.
4. The City should integrate pedestrian walkway and bicycle trail systems into street and utility corridors. Where pathways and trails are located within Municipal Reserve, these reserve areas should be wide enough to include landscape features, avoiding narrow Municipal Reserve connections.
5. New neighborhoods shall provide a high degree of road and pedestrian connectivity to allow for shorter travel distances between destinations and greater dispersal of traffic.
6. Where appropriate, new development should incorporate elements of a continuous city-wide multi-use trail system as an alternate transportation system connecting residential areas to commercial, institutional, employment and public transit destinations.
7. Urban development standards should incorporate features such as curb-cuts at intersections to accommodate low-mobility residents.

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8. As part of creating more sustainable and livable communities, the City of Camrose will explore and support the design of streets as quality public spaces servicing a variety of transportation modes and activities.



4.2 STORMWATER MANAGEMENT

Stormwater management facilities will be provided in accordance with the comprehensive Stormwater Master Plan. Major stormwater facilities and drainage trunk routes need to be constructed in a coordinated manner to provide a continuous linear system serving a larger catchment area than a single property or development site. The City will seek to incorporate low impact development principles and best management practices for stormwater systems wherever practical and compatible with other City guidelines and objectives.

Policies

1. The Camrose Stormwater Master Plan will be used in principle to guide future improvements to the stormwater system throughout the City.
2. The stormwater conveyance system will be designed to effectively reduce pollutants in urban stormwater in accordance with provincial regulations and best management practices.
3. Stormwater management facilities including wet ponds, constructed wetlands or natural wetlands will be incorporated in the drainage system for stormwater storage and treatment purposes.
4. The City will support and encourage the use of Best Management Practices in stormwater management including water conservation, drainage bioswales, re-use of stormwater for landscape irrigation, and others.
5. Major elements of the stormwater system should be identified at the Concept Plan stage. Stormwater ponds should be sized to serve as large an area as possible to reduce the number of facilities.
6. The City will encourage the incorporation of major low-lying area and existing wetlands into the urban stormwater management system through the construction of engineered stormwater management facilities. Retention of existing wetlands and/or provision of compensation for alteration of qualifying wetlands will be required in accordance with applicable provincial regulations.

4.3 WATER SUPPLY AND SANITARY SEWER

Raw water supply is currently drawn from Dried Meat Lake to a lake station pump house. It is pumped to a collector well and re-pumped to the City's water treatment plant. The Water Distribution System Master Plan identifies the general location of the future water distribution system and staging plan.

The majority of wastewater treated at the City's wastewater treatment facility is collected by a piped collection system. The City also accepts hauled non-septic wastewater at its wastewater lagoons. The Sanitary Sewer Master Plan identifies the general location of the sanitary distribution system for future growth areas in the City.

Policies

1. The Water Distribution System Master Plan shall be used in principle to guide the provision and timing of water distribution infrastructure for all development areas within the City.
2. The Sanitary Sewer Master Plan shall be used in principle to guide the provision and timing of sanitary system infrastructure for all development areas within the City.
3. Water conservation initiatives will be encouraged such as low-flow fixtures, use of grey water, retained stormwater for onsite irrigation, and applying the appropriate cost to the usage of water.
4. The establishment of development priority areas for utility and public works projects shall be based on achieving logical development and the policies in this Plan and shall be in accordance with the City's financial ability.

PART 5 COMMUNITY SERVICES AND CULTURE

5.1 COMMUNITY SERVICES

The City of Camrose encourages participation in physical and cultural activities for both individual and community well being. Various facilities have been developed to provide options for recreational, social and cultural events and the City is committed to maintain a high level of services for the community.

Policies

1. The Social Development Strategy shall direct planning for social amenities in the City of Camrose.
2. Facilities for recreation, social and cultural events should be coordinated through the Strategic Plan and Greenspace Plan.

5.2 PROTECTIVE SERVICES

The Camrose Police Service provides quality service to the City of Camrose. The Fire Department is responsible for preventing and controlling fires and other related emergencies, and providing a reasonable safety of life and property within the City of Camrose and portions of Camrose County surrounding the City. The Camrose Police Service and Fire Department are instrumental in preserving the quality of life in Camrose by ensuring it is a safe and secure place to live. The City of Camrose also provides emergency management and bylaw enforcement.

Policies

1. The Fire Department and Camrose Police Service shall continue to provide efficient and reliable service to all areas of the City of Camrose.
2. Fire Department and Camrose Police Services shall plan and build appropriate facilities to service annexation areas when required.

5.3 WASTE MANAGEMENT

The Camrose Regional Sanitary Landfill is managed by the Camrose Regional Landfill Authority which is a partnership between the City of Camrose, Camrose County, and the Village of Bittern Lake. The City of Camrose is committed to being a leader in responsible environmental stewardship and encourages all citizens to do their part.

Policies

1. The City shall support programs that will increase life expectancy of the landfill.
2. The City will continue to promote and manage municipal solid waste management through a coordinated mix of practices that include recycling, composting, source reduction, and disposal.

PART 6 INTERMUNICIPAL RELATIONSHIPS

The City of Camrose values its relationship with Camrose County. This strong relationship is articulated through the City of Camrose /Camrose County IDP. The MDP reiterates the importance of maintaining this strong and complementary relationship with Camrose County.

Policies

1. To cooperate and communicate with Camrose County to ensure the best possible outcomes to issues of mutual interest within the framework of the Intermunicipal Development Plan.
2. To continue to work with Camrose County in the atmosphere of cooperation and communication in reference to existing and future cost sharing and operations agreements.

PART 7 MGA MANDATED POLICIES

This section provides policies for land use and development adjacent to sour gas facilities and the protection of agricultural operations. The policies ensure conformity with the provisions of the MGA on sour gas and agricultural operations.

A MDP must contain policies respecting the protection of agricultural lands. As a result of the 2010 annexation, the City acquired a long term supply of land most of which is currently under agricultural activity. Supporting the continued use of such lands for agricultural activity prior to urban development is the preferred interim land use. The fragmentation of agricultural lands should be discouraged prior to eventual urban development.

Policies

1. The City will circulate subdivision applications or development permit applications in proximity to sour gas facilities and apply the Energy Resources Conservation Board determined setbacks in accordance with the Subdivision and Development Regulation.
2. The City shall protect existing agricultural operations and prevent the premature fragmentation of agricultural lands within its boundaries. Any proposal for subdivision or land use change on agricultural land shall be reviewed in the context of approved municipal plans.

PART 8 IMPLEMENTATION

8.1 PLAN IMPLEMENTATION

This section outlines the intent and responsibilities of the City in carrying out the provisions of the MDP.

Policies

1. The City shall implement the policies contained in the MDP through the land Use By law and other statutory and non statutory documents.
2. The preparation or change to planning documents and land use decisions shall be guided by the intent of the MDP policies.

8.2 REVIEW AND AMENDMENT

It is important that this MDP be viewed as a living document and that its purpose and provisions continue to reflect the wishes of residents for a safe healthy and sustainable community. The MDP is meant to be a policy document and as such it should be amended when circumstances warrant. Proposed amendments should be considered to reflect changing community priorities, development trends and other external forces to have the MDP continue to provide effective guidance.

Policies

1. The City shall review the MDP and make appropriate amendments to ensure that the policies apply to the current direction of growth and development of the City not later than five years from the date of passing.
2. The City shall adhere to the requirement of the Municipal Government Act when updating or amending the Plan.

8.3 PLANNING AREAS

The MDP policies provide the framework for more detailed policy and development plans. Map 5 shows existing and future planning areas in the City that have or will have more detailed policy plans.

- Camrose Downtown Action Plan, March 2007
- East Gateway Area Structure Plan,
- University Redevelopment Area.

Policies

1. All new long-term plans shall be prepared in conformance with the MDP.
2. An amendment to Map 5 shall be required to reflect any new long-term plans in the City.

