

ELK POINT
MUNICIPAL DEVELOPMENT PLAN
(2002)

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PREAMBLE

FORMAT OF THE ELK POINT MUNICIPAL DEVELOPMENT PLAN

The Elk Point Municipal Development Plan consists of five sections. Part I provides a brief introduction to the Plan and an overview of the planning process. Part II outlines the community's history and prevalent background data and information utilized during the preparation of the Plan.

Several planning goals reflecting local needs and aspirations with regard to the community's future character, economic well-being and living environment are established in Part III of the Plan. Part IV provides a breakdown of basic planning-related "issues" which may affect various land uses and the delivery of community services. In addition, Part IV details the specific objectives and policy statements which were formulated to provide a strategy for future growth and economic development in Elk Point.

The final section, Part V, summarizes the manner in which the plan will be implemented.

PART I - INTRODUCTION

1. Purpose of a Municipal Development Plan

The Town of Elk Point Municipal Development Plan is a strategy to attempt to manage future growth and ensure orderly land use development within the community. The Plan sets out a guide for decision-making on all matters concerning land use and development. The overall quality of life for Elk Point residents will ultimately be affected since the Plan will significantly influence the location of various land uses, transportation networks, community parks, recreational facilities, utility infrastructure expansion, and the management of the community's social and economic resources.

The Municipal Development Plan, upon adoption by bylaw, establishes Council's official position on a broad range of planning and development related matters. As such, the directions contained in the Plan will provide guidance on various land use matters to the development industry, senior governments, the municipal administration, the development and subdivision authorities of the Town, the municipal planning commission, the subdivision and development appeal board, and any other person or agency interested or involved in the management of Elk Point's future growth and development.

2. Plan Format

The basic structure of the Elk Point Municipal Development Plan consists of issues, goals, objectives, policy statements and a future land use concept. In order to effectively plan for the future, several potential problems and local concerns were identified. The Town's General Municipal Plan of 1986 was extensively reviewed, together with planning and development issues which have arisen over the past 15 years. Statements regarding specific matters addressed in the Plan were provided in the form of planning issues. Goals and objectives were then formulated to represent desired ideals and outcomes in terms of resolving the various planning-related issues confronting the community. Specific directions or actions towards achieving planning goals and objectives were subsequently provided in the form of policy statements.

3. Legal Basis

The Municipal Government Act, 1994, as amended, is the legislation that establishes the framework for the planning and development of land in Alberta. Under the Act, every municipality may, by bylaw, adopt a Municipal Development Plan. Such a plan must describe proposed land uses, procedures and proposals for future development within the community. As well, the Act allows the municipality to exercise a relatively high degree of flexibility towards determining which planning aspects or matters should be incorporated into a Municipal Development Plan.

4. Previous Elk Point Plans

Elk Point adopted its first General Municipal Plan in 1980 under the Planning Act of 1977, and a second General Municipal Plan in 1986 under that same Act. Council recognized a need to review and update that latest Plan due to changes that had occurred in the intervening 16 years in legislation (with the repeal of the Planning Act and its replacement with various parts of the

Municipal Government Act in 1995), in actions that made some of the policy statements in the old General Municipal Plan obsolete or ineffective, and in economic circumstances.

5. Review Process

A review of the 1986 Municipal Development Plan was initiated by Council in late 2001 and early 2002. Town Council met over a 3-month period with the facilitation of William Dolman of Municipal Planning Services (Alberta) Ltd. and Myron Goyan, Town Administrator, to review and update the Plan.

Council was joined in this process by members of its Municipal Planning Commission and representatives of the Town's Chamber of Commerce and the adjoining County of St. Paul.

Council also asked for public input into the Plan process, and for input from the utilities, and from the governmental and quasi-governmental agencies that work in the Town.

Council conducted an in-depth analysis of community concerns, development trends, effectiveness of the existing planning policies, socio-economic characteristics, community assessments, and a wealth of background information and data. Council identified and discussed numerous local planning-related issues and subsequently formulated a draft planning document for consideration.

The Plan was then formally processed in accordance with the requirements of the Municipal Government Act.

This Municipal Development Plan was the result.

PART II - BACKGROUND AND COMMUNITY PROFILE

1. Introduction

The Town of Elk Point is located approximately 257 km (160 miles) northeast of Edmonton, Alberta. The Town is situated 3.2 km (2 miles) north of the North Saskatchewan River on Highway No. 41. The surrounding region consists of numerous lakes, rivers, and large forested hills that form a scenic background setting for the community.

2. Economic Base

The economic base of Elk Point was, at one time, primarily geared to the surrounding agricultural community. In recent years, however, the local economy has become more dependent on the development of natural resources. In 1985, about 30% of the town's labour force was employed in mining and oil-related activities as compared to about 3% in agricultural-related economic activities. By 1995, the total figure had dropped to about 25% as the percentage employed in service industries had risen to about 63%.

It is estimated that Elk Point's trading area services a rural population greater than 3,000 and encompasses approximately 2750 sq. km (1062 sq. mi.). A substantial proportion of the sales volume of Elk Point's businesses is generated from customers who do not live in the Town. The economic base, however, encounters stiff competition from larger communities in the region such as St. Paul, Vermilion, Bonnyville, Cold Lake, Lloydminster, and even Edmonton.

Agriculture and tourism development represent two areas where the Town could promote greater diversification of its economic base. In order to gain a role as a primary regional service centre, a wider range of agricultural-related services should be encouraged to locate in Elk Point. Tourism exemplifies a potentially significant economic activity which could be further exploited due to the vast number of historical, cultural and outdoor recreational opportunities in the region.

TABLE 1
TOWN OF ELK POINT, POPULATION GROWTH, 1951-2001

Year	Population	Absolute Increase	Percentage Increase
1951	453	-	-
1956	594	141	31.1
1961	692	98	16.5
1966	726	43	6.2
1971	729	3	0.4
1976	807	78	10.7
1981	1041	234	29.0
1985	1208	167	16.0
1991	1341	133	11.0
1996	1403	62	4.6
2001	1440	37	2.6

3. Historical Population Growth

The rate of population growth for Elk Point has fluctuated since 1951. The Town's historical population growth is summarized in Table 1 above. Between the years 1981 and 1985, the Town's population increased by 29%. Recent growth has been much slower. It should be noted that the growth rate over the past 10 years has been in the order of about 1% per year.

4. Population Characteristics

The population composition for Elk Point is substantially different than that of Alberta. Table 2 illustrates a comparison of the Town's 1996 demographic profile (the last year for which census information of this nature is available) in relation to that of Alberta. The proportion of community residents, between the ages of 20 to 64, is lower, but generally comparable to that of the Province as a whole. Elk Point has nearly three times the Provincial average in terms of the proportion of residents who are 75 years or older. The relatively high proportion of senior citizens is likely attributed to the location of seniors lodging facilities in the Town. As well, many retired rural residents reside in Elk Point due to the numerous services and facilities the Town has to offer. Over the next few years, it is anticipated that the proportion of very elderly residents will rise with the establishment of even more lodges and facilities for the elderly in the Town, the rising numbers of "baby-boomers", and the retirement of many in the surrounding agricultural community. However, the proportion of "older" residents may decline as a result of the emerging oil development and consequent influx of younger workers and families.

**TABLE 2
TOWN OF ELK POINT, DEMOGRAPHIC PROFILE, 1996**

<u>Age</u>	<u>Elk Point</u>				<u>Alberta</u>			
	<u>Male</u>	<u>%</u>	<u>Female</u>	<u>%</u>	<u>Male</u>	<u>%</u>	<u>Female</u>	<u>%</u>
all	680	48.6	720	51.4	1,348,300	50.0	1,348,520	50.0
0-4	55	3.9	65	4.6	99,525	3.7	94,705	3.5
5-14	95	6.8	100	7.1	215,595	8.0	204,660	7.6
15-19	40	2.9	50	3.6	98,190	3.6	93,255	3.5
20-24	75	5.4	45	3.2	93,775	3.5	91,730	3.4
25-54	260	18.6	250	17.9	622,355	23.1	613,175	22.7
55-64	45	3.2	55	3.9	102,045	3.8	100,910	3.7
65-74	40	2.9	50	3.6	74,015	2.7	82,535	3.1
75 +	65	4.6	105	7.5	42,805	1.6	67,550	2.5
% 15 yrs.+		78.6		77.0		76.6		77.8
Avg. Age		35.7		38.2		33.0		34.4

% = percentage of all persons in Town or Province

5. Existing Land Use

Elk Point has approximately 470 ha (1160 ac.), almost 200 ha (494 ac.) more than was in the Town when the 1986 General Municipal Plan was last developed. In fact, some 100 ha (247 ac.) has been annexed just this year. Of this, approximately 160 ha (395 ac.) has been built-up or developed for urban purposes.

6. General Overview of Elk Point Growth and Development Prospects

Several major heavy oil recovery projects in the mid-1980's caused the rate of population and development growth in Elk Point to accelerate. Since then, growth has been slow but steady. Local economic growth prospects still appear bright within the foreseeable future due to regular announcements of resource development projects and the expectations of additional oil development proposals. However, these will eventually end.

The potential growth implications for Elk Point will, however, ultimately be contingent on the technological success and economic viability of the various regional resource development projects and the ability of Elk Point to strategically position itself in the regional economy.

PART III - COMMUNITY GOALS

The Elk Point Municipal Development Plan provides a strategy to manage the future growth of the community. In order to integrate the various land use and socio-economic components of the Plan, it is necessary to identify general goals that represent the community's overall long range aims and ideals. Consequently, each objective and policy must be consistent with the goals stated in this Plan.

The following generalized planning goals have been adopted by the Town of Elk Point to direct future community growth and urban form:

1. To establish an appropriate land use development strategy that provides for efficient transportation and utility servicing systems, promotes land use arrangements which are compatible and encourages orderly development.
2. To provide guidance in strengthening and diversification of Elk Point's economic base by providing opportunities for existing and prospective businesses to maximize their economic potential within the community.
3. To maintain Elk Point's unique positive community image and character and to promote this image and character.
4. To promote Elk Point as a community service centre.
5. To maintain and promote Elk Point as a friendly, open, and caring community, with a quality of life based on variety, not speed.
6. To encourage an appropriate level of community services and facilities as well as ensure that the various needs of all social, cultural and income groups are effectively accommodated.
7. To preserve the natural landscape and limit noise, air and water pollution by ensuring that all developments in Elk Point have minimal negative environmental impact.
8. To enhance the visual appearance of Elk Point by encouraging high quality development standards for both the new and older areas of the community.
9. To assist with maintenance of the Town's financial stability by ensuring that new development does not become a financial burden to the community.
10. To provide a guide for all planning related documents and establish evaluation criteria for land use matters affecting the community.
11. To encourage commercial development which complements the Town's community goals, which are articulated above.
12. To encourage and promote quality education at all levels.

13. To promote safety and security.
14. To promote flexibility in policy.
15. To encourage and promote effective communication between the Town administration and stakeholders.

PART IV - MUNICIPAL DEVELOPMENT PLAN ISSUES, OBJECTIVES AND POLICIES

A. RESIDENTIAL DEVELOPMENT

Issue A: Housing Costs

Regional oil development activities have historically generated a significant impact on Elk Point's housing situation. Due to intermittent housing shortages, rental housing costs rose and fell by considerable amounts. However, despite the demand for single family dwellings, the price of single family houses and the level of single family housing development has remained relatively stable. The Municipal Development Plan may affect future housing costs since it will have an influence on the supply of land for future residential development. In order to promote affordable housing for existing and future Town residents, it is important that appropriate measures be taken to discourage rapid cost escalations in the community's housing stock.

Objectives and Policies

1. To ensure the provision of a variety of housing types throughout the community to satisfy the accommodation needs of all age, income and social groups.

The Town of Elk Point shall:

- (a) Endeavour to secure appropriate sites for residential development in various forms to meet demand.
 - (b) Ensure that all residential development is properly integrated into the surrounding community.
 - (c) Monitor the community's situation and encourage residential development that meets the needs of existing and prospective residents.
 - (d) Encourage the development of more seniors housing in various forms to meet the needs of our aging society.
2. To ensure that there is an adequate supply of reasonably priced land for future residential development in the Town.

The Town of Elk Point shall:

- (a) Maintain its present involvement in land banking only as long as perceived necessary, and continue to monitor the need for future involvement in residential land development.
- (b) Ensure that land sold from the Town's land bank program is marketed at reasonable prices.

- (c) Allow the private sector to develop and subsequently market land sold from the land bank program unless it becomes apparent to Council that the program is not satisfying the primary objective of providing a readily-available supply of competitively priced residential land within the community.
 - (d) Encourage the infilling and development of currently vacant lots in the Town.
 - (e) Encourage the renovation or replacement of older or decrepit housing in the Town, using initiatives devised and implemented by other Towns in Alberta.
3. To provide an appropriate level of development standards and servicing requirements for residential development.

The Town of Elk Point shall:

- (a) Consider the introduction of innovative methods to reduce servicing costs provided such techniques clearly demonstrate long term durability and potentially reduced maintenance costs.
- (b) Monitor the effectiveness of existing development standards to minimize potential future maintenance problems and costs.
- (c) Require all utility services for new residential subdivision developments to be located underground.

Issue B: Orderly Residential Development

The Town's population growth will be primarily absorbed in the new areas designated for residential development and in infilling the vacant properties within the existing residential areas. It is anticipated, however, that there will be pressure for some intensification of development within the older areas of the community. The Town must ensure that residential expansion in new areas occur in a logical manner and that housing developments in older areas are complementary in terms of scale and character to existing neighbourhoods.

Objectives and Policies

1. To ensure that residential expansion occurs in a logical and orderly manner.

The Town of Elk Point shall:

- (a) Require all residential development growth to occur in the areas designated Residential in the Future Land Use and Development Plan, Schedule A.
- (b) Encourage residential development expansion in close proximity to existing roads and servicing infrastructure.

- (c) Adopt an outline plan or an area structure plan prior to development occurring in new development areas. The outline plan or area structure plan will describe the proposed future land use patterns, buffers, the location of municipal services and infrastructure, and road layout.
 - (d) As a general guide to determine the long range land requirements for residential development, maintain sufficient land within its corporate boundaries to accommodate a potential population approximately double its current population level.
 - (e) Require that future residential neighbourhoods provide a diverse housing mix.
2. To promote compatible development infilling and rehabilitation of older residential neighbourhoods.

The Town of Elk Point shall:

- (a) Not allow any expansion of non-conforming uses in residential areas.
 - (b) Encourage any non-conforming uses to re-establish elsewhere in the community in appropriately designated areas. To this end, the Town may stimulate relocation of non-conforming uses by trading property from the community-controlled land bank.
 - (c) Endeavour to preserve existing trees and to landscape public areas.
 - (d) Evaluate development applications in older neighbourhoods to ensure that all new developments are complementary to the scale and character of surrounding residential uses.
 - (e) Favour the location of multiple dwelling residential developments adjacent to the periphery of the downtown area.
 - (f) Allow for the development of secondary suites, commonly referred to as “in-law suites” or “granny flats” within single family detached dwellings.
3. To promote a compatible transition between multiple dwelling residential developments and other types of residential uses.

The Town of Elk Point shall:

- (a) Discourage the location of multiple dwelling residential developments which exceed two storeys in height, adjacent to single family detached dwellings.
- (b) Limit the length of street frontages for multiple dwelling residential developments.

- (c) Reduce traffic congestion on residential roads by having multiple dwelling residential developments locate along or near collector roads.
4. To carefully evaluate all land use bylaw amendment applications which may affect residential uses or areas.

When reviewing an application to amend the Land Use Bylaw in residential areas, the Town of Elk Point should:

- (a) Limit changing the designation of isolated parcels of land (commonly called “spot zoning”) to situations which will not have a negative impact on adjacent residential areas.
- (b) Analyze all multiple dwelling residential developments to ensure:
 - (i) compliance with the Municipal Development Plan,
 - (ii) appropriateness of scale and character in relation to surrounding land uses,
 - (iii) minimal negative implications on residential traffic patterns, and
 - (iv) sufficient capacity of utility services and facilities.

Issue C: Liveable Residential Environment

The Town of Elk Point has lived through economic booms and economic busts. In order to effectively maintain the quality of life in the community, the Town must put into place mechanisms to ensure that residential areas remain safe, convenient, private, and aesthetically pleasing, and contain sufficient amenities.

Objectives and Policies

1. To provide optimal parks and open space opportunities throughout existing and future residential developments.

The Town of Elk Point shall:

- (a) Promote a park and open space system in residential areas in accordance with the Parks and Recreation section of this Plan.
- (b) Preserve and incorporate natural topographic features into new residential developments.
- (c) Encourage the development of a continuous open space trail system through all new residential areas and provide linkages to the older areas of the community and the trail system to be developed on the former railroad right-of-way.

2. To provide a safe living environment for all residents of the community.

The Town of Elk Point shall:

- (a) Promote the development of a continuous open space trail system through new and old residential areas that will provide residents with safe linkages to schools, parks, recreation facilities, and shopping opportunities.
- (b) Seek to minimize the need for pedestrians to cross major roadways to gain access to schools, parks and shopping areas.
- (c) Carefully review the road layout for every proposed residential subdivision to ensure safe traffic circulation patterns.
- (d) Ensure that no single family detached dwellings, duplex dwellings, or manufactured homes have direct access to a road that is designated as an existing or future arterial road in this Municipal Development Plan.

3. To promote high quality residential environments.

The Town of Elk Point shall:

- (a) Encourage tree planning and landscaping of parks, buffer strips, walkways and streets.
- (b) Favour multiple dwelling residential developments which provide on-site indoor and outdoor amenity space.
- (c) Require residential areas to be adequately buffered and screened from incompatible land uses and major roadways.

B. COMMERCIAL DEVELOPMENT

Issue A: Business Enhancement

The Town of Elk Point has a viable business community. However, in order to compete in the current marketplace, that community must be enhanced and improved. It is vital to encourage commercial development as a means of diversifying and improving the economy.

Objectives and Policies

1. To develop and promote a business enhancement program to benefit all businesses in the Town.

The Town of Elk Point shall:

- (a) Develop a program, which may include tax incentives, the expenditure of public funds, and the acquisition of funding from other levels of government, to improve the business environment of the Town and to market the Town as a business community.
- (b) Emphasize in this business enhancement program improvements and benefits to existing businesses in the community by encouraging expansion of existing businesses over the establishment of competing businesses.
- (c) Identify businesses that would complement the existing business mix in the Town, and encourage the establishment of such businesses in the Town.
- (d) Consider modifying the regulations in the Land Use Bylaw to allow some entirely non-intrusive home occupations as permitted uses, thus reflecting the increasing trend to home-based businesses.

Issue B: Downtown Development

Elk Point's downtown area is the primary centre for commercial activity in the Elk Point region. The downtown area represents a focus for local social interaction, reflects the community's economic vitality, and provides a distinct identity for the Town. In order to maintain Elk Point's downtown area as the primary focus for regional commercial and people-oriented activities, a downtown development strategy is required to accommodate future commercial growth and encourage high quality developments.

Objectives and Policies

1. To support continued development of the downtown area and ensure that it remains the primary centre for regional commercial activities.

The Town of Elk Point shall:

- (a) For the purposes of this Plan, designate the lands shown in Schedule B as the community's downtown area.
 - (b) Promote the downtown area as the preferred location for retail activities, professional services, institutional facilities, financial services and government functions.
 - (c) Support initiatives to beautify the downtown area in conjunction with local business establishments and community organizations.
 - (d) Develop and implement a downtown plan, focusing on ways to both enhance and revitalize the downtown area.
 - (e) Require that all development in the downtown area comply with the downtown plan, once it is developed.
 - (f) Recognize that, though Council has in the past amended the Town's Land Use Bylaw to place certain parts of the downtown area (specifically the east side of 51 Street north of Railway Avenue) within a Residential District, it is the intention of Council that the use of even these properties shall change to appropriate commercial uses in the future as part of the downtown area.
 - (g) Allow other dwellings which are located in the downtown area as of the date of the approval of this Municipal Development Plan to renovate, expand and extend through an amendment to the Town's Land Use Bylaw providing that such dwellings are to be considered discretionary uses. However, it is the intention of Council that the use of these properties shall also change to appropriate commercial uses in the future as part of the downtown area.
2. To encourage a diverse range of commercial activities provided such uses are complementary to the scale and character of the Town's downtown area.

The Town of Elk Point shall:

- (a) Review all permitted and discretionary land use provisions within the Downtown or Central Commercial District of its Land Use Bylaw in terms of appropriateness and overall compatibility to the Town's downtown area.
 - (b) Encourage relocation of existing non-conforming uses to more appropriate areas within the community.
3. To enhance the downtown area's functional layout and organization.

The Town of Elk Point shall:

- (a) Require all new commercial developments to provide direct access from the rear lane for garbage collection and servicing bays, and have these facilities set back sufficiently from the lane to prevent traffic bottlenecks.

- (b) Ensure that all commercial developments have sufficient on-site parking, normally at the rear of the building, for employees and customers.
- (c) Provide for the development of the former railroad station grounds within the Town in uses that would be complementary and complimentary to the downtown area and to the use of the former railroad right-of-way, which is not a utility corridor, as a multi-use corridor. This would include parking facilities for the downtown, recreational trail developments, and developments to directly serve the trail-using public.

Issue C: Commercial Land Supply

The Town of Elk Point provides an important commercial service function to approximately 4,000 people within its regional trading area. In order to satisfy the requirements of an expanding community and increasing regional population, the Town must ensure that an appropriate supply of commercial land is maintained to accommodate a wide range of commercial business ventures.

Objectives and Policies

- 1. To maintain an appropriate supply level of land designated for future commercial development throughout the community to accommodate a variety of commercial land uses.

The Town of Elk Point shall:

- (a) Determine the need for additional commercial land by monitoring availability of commercial properties.
- (b) Require commercial activities to be concentrated in the downtown core and in the highway corridor rather than scattered throughout the community.
- (c) Require all commercial development growth to occur in the areas designated Commercial in the Future Land Use and Development Plan, Schedule A.

- 2. To promote the development of commercial areas with attractive appearances, good accessibility, and high quality design and layout.

The Town of Elk Point shall:

- (a) Ensure safe and convenient access to commercial activities for both pedestrians and vehicles.
- (b) Carefully evaluate applications to change the Land Use Bylaw to allow additional commercial development to ensure that the nature of the proposed development would be compatible with surrounding development.

- (c) Evaluate proposed commercial developments in terms of
 - (i) appropriate siting, appearance and building design,
 - (ii) proposed vehicular access and egress, parking layout, and internal traffic circulation,
 - (iii) illumination of parking areas,
 - (iv) location and appearance of signs,
 - (v) garbage storage and removal, and
 - (vi) potential impact of traffic onto adjacent streets.
- (d) Encourage well-maintained commercial development by requiring:
 - (i) with the exception of the downtown area, a reasonable proportion of the site to be landscaped with grass, trees and/or shrubbery,
 - (ii) all garbage areas to be properly screened,
 - (iii) installation of bicycle stands,
 - (iv) paved internal circulation and parking areas, and
 - (v) painted identification of parking stalls and internal circulation routes.
- (e) Take appropriate measures to ensure proper upkeep of vacant commercial properties.
- (f) Ensure that all commercial developments are properly buffered or screened from any abutting residential uses or areas designated for future residential development.

Issue D: Highway Commercial Developments

The primary purpose of a highway commercial area is to accommodate the types of commercial activities that cater to the vehicular-traveling public. Other types of uses, such as gas bars and convenience stores, require the exposure or direct access afforded by frontage on a major traffic artery to be economically viable. In order to encourage the diversification of commercial activities within the community and, at the same time, maintain the downtown area as the primary focus for commercial business, the Town must ensure that only those uses which, by their functional nature, are most appropriately located in a highway commercial area, locate in these areas.

Objectives and Policies

1. To ensure that sufficient land is available to accommodate a variety of highway commercial activities.

The Town of Elk Point shall:

- (a) Encourage a wide selection of lot widths and areas in the Highway Commercial District in its Land Use Bylaw.

- (b) Further review the Town's Land Use Bylaw in terms of:
 - (i) increasing the range of appropriate permitted and discretionary uses,
 - (ii) existing development regulations, and
 - (iii) accommodating commercial uses which require a significant amount of outdoor space to display products available for sale.

2. To promote attractive and logically planned highway commercial developments.

The Town of Elk Point shall:

- (a) Work with Alberta Transportation to develop an access plan for all lands adjacent to Highway #41 and Highway #646.
- (b) With the exception of the land on the east side of Highway #41 located between 50 Avenue and 54 Avenue, require all highway commercial developments to have direct access onto a service road.
- (c) Notwithstanding subsection (a), the Municipal Planning Commission may approve a proposed highway commercial development provided that satisfactory arrangements with respect to the provision of a service road have been made with the Council and with Alberta Transportation.
- (d) Restrict access onto the right-of-way of Highway #41 and Highway #646 by encouraging all highway commercial developments that do not have direct access onto a service road to share points of ingress and egress.
- (e) Ensure that all new commercial developments provide sufficient access "bulbing" at the intersections of services roads with Highways.

C. RECREATION, PARKS AND OPEN SPACE

Issue A: Accommodating an Increasing Demand for Recreational Opportunities

As the population of Elk Point continues to grow, there will be a steadily increasing demand for a diversified range of recreational opportunities. In order to effectively accommodate the recreational needs of a growing community, the Town must ensure that all residents have sufficient access to a wide range of active and passive recreational parks and facilities.

Objectives and Policies

1. To provide a diverse range of active and passive recreational opportunities for all age groups.

The Town of Elk Point shall:

- (a) Ensure that the provision of recreational programs and facilities keeps pace with the needs of a growing community.
- (b) Encourage the integration of school sites and facilities with the community's parks and recreation system by investigating the feasibility of providing additional access to school facilities and recreational funding and by entering into a joint use agreement with the School Division should the Division ask.
- (c) Promote the staged development of a year-round multi-use indoor recreational complex near the A.G. Ross Agriplex facility. To this end, the Town will lobby senior levels of government to provide funds in support of an indoor recreational complex.
- (d) Promote the development of the former railroad right-of-way through the Town and the adjacent County as a year-round multi-use corridor. To this end, the Town will lobby senior levels of government to provide funds in support of the establishment and maintenance of the corridor.
- (e) Co-operate with other municipalities in the region to provide local residents access to recreational facilities currently not available within the community.
- (f) Develop the Town's recreational land, which is located just southwest of the Town in the County of St. Paul, in accordance with an overall master plan, and encourage its use by residents of the Elk Point region.

Issue B: Park Location Criteria

In accordance with the provisions of the Municipal Government Act, 1994, as amended, the developers of new subdivisions are required to dedicate up to 10% of the land to be subdivided for municipal and school reserve purposes. In order to ensure proper allocation of reserve lands

throughout new residential developments, several planning guidelines are necessary to evaluate applications for subdivision approval in new areas of the community.

Objectives and Policies

1. To provide a balanced hierarchical network of park sites in new residential areas to accommodate local residential and community functional needs.

The Town of Elk Point shall:

- (a) Require that parks of various sizes be developed in new subdivision areas, with sizes based on service area.

2. To locate parks and recreational areas within residential neighbourhoods.

The Town of Elk Point shall:

- (a) Pursuant to the provisions of the Municipal Government Act, 1994, as amended, require that all proposed residential subdivisions to dedicate 10% of their land area for municipal reserves to be used as park land. Dedicated land will be taken upon subdivision approval or deferred in accordance with the Act when the specific phase of a subdivision does not include the area to be the municipal reserve dedication.
- (b) Pursuant to the provisions of the Municipal Government Act, 1994, as amended, require that all proposed non-residential subdivisions to provide money in place of municipal reserves.
- (c) Notwithstanding subsection (a) above, should a subdivision area be so small as to preclude the taking of a usable area of municipal reserve land, require that money in place of that land be provided.
- (d) Ensure that all parks have adequate frontage onto a public roadway.
- (e) Ensure that all land proposed to be dedicated as municipal reserve be suitable for recreational purposes. If the land is not suitable for recreational purposes, it shall not be taken as municipal reserve land and either other land (either immediately or following deferral of the municipal reserve dedication) or money in place of land shall be taken.
- (f) Ensure that money acquired in place of municipal reserve is used to develop parks within the Town.

Issue C: Continuous Recreation and Open Space System

Through careful planning, the Town has an opportunity to develop an attractive continuous open space system that would ultimately connect together all park areas, trails, ravines, walkways,

natural areas, and other recreational facilities throughout the community. In order to design such a linked open space system, a strategy is necessary to protect natural areas, as well as control the location of public reserves and walkway systems.

Objectives and Policies

1. To promote the development of a continuous open space system throughout the community.

The Town of Elk Point shall:

- (a) Encourage the protection of ravines and other natural areas, which are designated Open Space System on Schedule A, for potential use as open space and a continuous trail system.
- (b) Endeavour to integrate land dedicated as environmental reserve with other neighbourhood and community park areas.
- (c) Require proposed residential subdivisions to provide appropriate walkway systems connecting open space and park areas.
- (d) Promote a trail system for off-road type vehicles, using primarily the trail system along the former railroad right-of-way, that does not conflict with pedestrians to permit these vehicles to enter and leave the community in a safe and organized manner.
- (e) Acquire land for the purpose of linking open spaces and park areas through municipal reserve and walkway dedication and through right-of-way purchase in older parts of the community.

2. To protect the environment and enhance the appearance of public reserve areas.

The Town of Elk Point shall:

- (a) Continue to properly maintain and upgrade all park areas in the community.
- (b) Preserve special natural landscape features such as ravines and treed areas from land development encroachment.
- (c) Encourage recreational uses in open space areas which will not be disruptive to the natural environment.
- (d) Consider the preservation of the natural stream course on the east side of Markstad Park which extends south through the 52 Street right-of-way from 52 Avenue to 50 Avenue.

D. TRANSPORTATION DEVELOPMENT

Issue A: Traffic Circulation System

A transportation system has significant influence on the location and arrangement of future land uses. In addition, roadways represent a major land use since approximately 25% of a community's developed land area is devoted to roads and lanes. Transportation planning represents an important component of a Municipal Development Plan in that it facilitates the logical development and expansion of an integrated road network and thus a land use system throughout the community. In order to develop a comprehensive transportation system, the Town must consider such elements as the direction of future community growth, the location of various types of land uses, projected populations, and effective traffic movements.

Objectives and Policies

1. To promote the development of an integrated transportation system for the safe and efficient movement of vehicles within and through the Town.

The Town of Elk Point shall:

- (a) Require the provision of a roadway network in all new developments consisting of arterial, collector and local roads. The functional characteristics of these roads are as follows:

ROAD TYPE	MINIMUM RIGHT-OF-WAY WIDTH	GENERAL PURPOSE	FUNCTIONAL CHARACTERISTICS
Local	20 m (66 ft.)	For relatively light traffic volumes linking to collector road system.	Discourage intersection of local roads with arterial roads. All properties have direct access onto roadway. Truck traffic is not permitted on local roads.
Collector	24 m (80 ft.)	For moderate traffic volumes between local roads and arterial roads.	No access restrictions for properties. Must be designed to accommodate truck traffic.
Arterial	30 m	For heavy traffic volumes throughout the community. Links major traffic generation and destination points.	Direct access to adjacent properties should be strictly discouraged, especially low to medium density residential uses. Street and lane intersections with arterial roads should be minimized and spaced approximately 240 m (800 ft.) apart.

- (b) Establish a conceptual road system as a guide for future development as shown on Schedule C.
2. To promote the development of safe transportation routes with minimal impacts on adjacent land uses. The safety and well-being of residents should be the Town's priority.

The Town of Elk Point shall:

- (a) Review the existing truck route within the community in terms of the following aspects:
 - (i) minimal adverse effects on residential areas,
 - (ii) stricter enforcement of regulations affecting truck traffic,
 - (iii) ability of road surface to withstand traffic impacts, and
 - (iv) designated road type.
 - (b) Conduct a parking study to analyze and potentially resolve the various parking-related problems throughout the community.
 - (c) Ensure that new residential areas are appropriately buffered from adjacent highways and arterial roads by means of landscaped berms.
 - (d) Consider installing pedestrian crossing/flashing lights between the A.G. Ross Agriplex and the Elk Point Elementary School.
3. To enhance the through traffic function of Highway No. 41 and alleviate any need for a highway by-pass around the community.

The Town of Elk Point shall work with Alberta Transportation to:

- (a) Require all new commercial and industrial developments adjacent to Highway #41 to have access onto a side street or a service road rather than the Highway.
 - (b) Limit the number of roads and lanes that would intersect with Highway #41.
4. To promote safe pedestrian crossings by eliminating potential traffic conflicts and hazards between vehicles and pedestrians.

The Town of Elk Point shall:

- (a) Control vehicle and pedestrian traffic near schools and playgrounds.
- (b) Maintain and upgrade the existing street lighting system to increase pedestrian visibility at night.

- (c) Ensure proper street and speed identification signage and subsequent traffic bylaw enforcement.

E. INSTITUTIONAL AND PUBLIC SERVICES

Issue A: Accommodating the Public Facility and Service Needs of a Growing Community

The range and availability of public service facilities and activities represent important elements in terms of the community's overall quality of life. It is important that the provision of public services keeps pace with the needs of an expanding community. Although educational facilities constitute the most prominent form of institutional land use, other community activities such as churches, cemeteries, libraries, hospitals, recreational and cultural facilities also have significant land use implications. The Town must therefore ensure that the provision of community services accommodates the needs of residents and that there is a sufficient number of properly located sites for future public facilities.

Objectives and Policies

1. To ensure that future school sites are appropriately located within the community.

The Town of Elk Point shall:

- (a) Require in all new residential developments the provision of school sites in accordance with St. Paul Regional School Division requirements.
- (b) In consultation with the St. Paul Regional Division, ensure that future elementary school sites are located in such a manner that children will not be required to cross an arterial roadway.

2. To ensure adequate provision of federal and provincial services.

The Town of Elk Point shall:

- (a) Actively promote the establishment of a new and centrally located Provincial Building to house the numerous provincial services needed in the community.
- (b) Continue to ensure that all institutional buildings are aesthetically pleasing in appearance and compatible to adjacent land uses.

3. To provide an adequate level of community services, facilities and programs to satisfy the needs of a growing population.

The Town of Elk Point shall:

- (a) Monitor the adequacy of all existing public services and facilities.
- (b) Encourage the development of religious and cultural facilities throughout the community provided that such uses have good vehicular access and sufficient on-site parking.

- (c) Investigate all opportunities for potential senior government assistance grants to expand or diversify existing public services and programs with the community.
- (d) Promote the development of post-secondary educational programs within the Town.
- (e) Develop and advocate incentives to encourage students to return to and stay in the area after graduation.

F. INDUSTRIAL DEVELOPMENT

Issue A: Direction of Industrial Expansion and Land Supply Requirements

The Town of Elk Point has an existing 27.5 ha (68 ac.) industrial park that was established in 1982 in conjunction with the Province's industrial land banking program of the day. That area is now almost entirely developed. Since 1986, the Town has annexed about 200 ha (494 ac.), most of which is designated Industrial in this Municipal Development Plan. However, that land is not serviced. In order to ensure that there is sufficient serviced land to meet the Town's long term industrial needs, and ready for development when required, the Town must ensure that these areas are comprehensively planned and become properly serviced when necessary.

Objectives and Policies

1. To maintain an adequate supply of serviced industrial land.

The Town of Elk Point shall:

- (a) Require all industrial development growth to occur in the areas designated Industrial in the Future Land Use and Development Plan, Schedule A.
- (b) Promote industrial development in areas that are close to major roadways and utility services.
- (c) Ensure that there is a sufficient supply of industrial sites and available land for industrial development to meet projected land requirements.

2. To encourage both public and private industrial developments.

The Town of Elk Point shall:

- (a) Provide an opportunity for private developers to develop the publicly-controlled industrial land without impairing the Town's financial well-being.
- (b) Encourage the development of privately-built and marketed industrial parks provided that such developments are properly located and serviced.
- (c) Endeavour to sell publicly-controlled industrial land at a reasonable price – not less than development costs – in order to encourage concurrent private industrial land development.

3. To provide locational opportunities for industrial uses which, according to their nature, do not require fully-serviced sites.

The Town of Elk Point shall:

- (a) Provide for the development of unserviced industrial sites on land that is considered by Council as too isolated and difficult to service for future industrial

use. The Town shall only allow those industrial uses on unserved industrial land that are of an outdoor storage nature and which do not require such constructed facilities as office buildings and warehouses.

Issue B: Guidelines for Industrial Development

Like any other area of the community, industrial parks should be efficiently designed, well-maintained, and developed in an orderly fashion. In order to encourage high quality industrial developments, the Town must ensure that industrial areas are compatible with the community's non-industrial areas.

Objectives and Policies

1. To minimize potential land use conflicts by ensuring that industrial areas are harmonious with the non-industrial districts of the community.

The Town of Elk Point shall:

- (a) Require that all industrial sites be appropriately landscaped, aesthetically designed, and properly maintained..
- (b) Prior to approving an industrial use adjacent to existing or proposed residential and commercial properties, evaluate potential adverse effects on adjacent areas based on such considerations as odour, noise, smoky, vibration, toxic materials, explosive hazards, etc.
- (c) Enforce noise control regulations.
- (d) Ensure that there is sufficient buffering and screening between non-industrial areas and industrial uses, especially in conjunction with an industrial use that emanates noise or light, or unsightly outdoor storage areas.
- (e) Minimize truck traffic through residential and commercial areas by ensuring that industrial areas are situated in locations accessible to existing and proposed arterial roads and established truck routes.

2. To ensure that new industrial subdivisions are developed in a high quality manner.

The Town of Elk Point shall:

- (a) Encourage new industrial areas to be developed with high quality subdivision and site design standards.
- (b) Promote the subdivision of various sized industrial lots to allow for development flexibility and lot consolidation.

- (c) Require the preparation of a storm water management plan prior to any further industrial subdivision development.
- (d) Ensure that all roads in new industrial areas are developed in accordance with the Town's standards.

Issue C: Miscellaneous Industrial Servicing Concerns

The Town of Elk Point in the past encountered several servicing problems as a result of new industrial uses locating in the community. The nature of the problems concerned oil contaminated liquid waste disposal and substantial use of Town water by local companies to service regional oil recovery projects. The Town's sewerage and water treatment facilities were not designed to effectively accommodate such industrial uses. Although the Town does not wish to discourage new industrial development, it must ensure that its existing service infrastructure does not become adversely affected by industrial expansion. Elk Point must, therefore, carefully evaluate all proposed industrial uses to determine any potential negative impacts on existing municipal services and work out suitable solutions to potential problems prior to development approval.

Objectives and Policies

- 1. To ensure that new industrial uses do not adversely impact the community's utility service delivery system.

The Town of Elk Point shall:

- (a) Control the amount of water being exported from the community to service regional oil development by restricting the use of water to normal industrial use requirements.
- (b) Actively pursue the establishment of a regional landfill site to accommodate the solid and liquid wastes produced by local industry.
- (c) Determine the most appropriate option in terms of a user-pay garbage collection system.

G. URBAN EXPANSION AND FRINGE DEVELOPMENT

Issue A: Land Use Co-ordination in Adjacent Rural Area

There is pressure for various types of land uses and developments in the County of St. Paul in close proximity to the Town's boundaries. Although it would appear that Elk Point has sufficient area to accommodate its immediate land use needs well into the future, long term requirements are very difficult to accurately ascertain. Nevertheless, from the perspective of the community's economic well-being, it is important that land use and utility service expansion occur in an economical and logical manner. In order to ensure that development in the surrounding rural area is consistent with Elk Point's long range expansion objectives, the Town should negotiate with the County the adoption of an urban fringe land use strategy satisfactory to both municipalities.

It can be expected that the town will gradually expand into County lands. It is therefore important to establish policies in consultation with the County to prevent premature annexations, high servicing costs, and incompatible land uses.

Objectives and Policies

1. To ensure that any development in close proximity to the Town is compatible with the community's adjacent areas and long term growth strategy.

The Town of Elk Point shall:

- (a) Encourage the County of St. Paul to enter into an agreement with the Town, part of which would be a development strategy for land within a radius of approximately 3.5 km (2.2 miles) of the Town's boundary, which will:
 - (i) preserve farmland not immediately required for future urban development,
 - (ii) restrict the development of potentially obnoxious agricultural uses, such as confined feeding operations, in close proximity to the Town, and
 - (iii) control subdivision activity and land uses in the fringe area such as rural industrial, commercial, country residential, and recreational development.
- (b) Consider annexation of lands strategically required for urban expansion based on the following criteria:
 - (i) demand for additional land,
 - (ii) if there is a lack of satisfactory development control over land in the fringe area, and
 - (iii) cost-benefit implications of extending municipal services to the subject area.
- (c) Encourage the County to circulate substantial development applications and subdivisions within 8 km (5 miles) of the Town to the Town for input into the decision-making process.

H. HISTORICAL AND CULTURAL RESOURCES

Issue A: Preservation and Promotion of Community Historical and Cultural Resources

New development in Elk Point will have an uncertain impact on the community's local historical and cultural resources. Such resources represent an important contribution to the community's overall quality of life. It is therefore imperative that the community's general well-being be preserved through the protection of historically significant features and public awareness promotion of local cultural activities, themes and events.

Objectives and Policies

1. To preserve local heritage and support community cultural activities.

The Town of Elk Point shall:

- (a) Encourage the preservation and restoration of all historically significant structures and sites.
- (b) Encourage greater public awareness of local heritage, historical sites, and cultural events.
- (c) Pursue the creation of a permanent museum within the community to house local and regional historical artifacts.
- (d) Assist community and cultural groups in obtaining appropriate grants to sustain and expand local activities and facilities.
- (e) Consider the formation of a Community Foundation - a charitable non-profit organization, organized to attract endowment funds to be used for the long term benefit of the community.

I. MUNICIPAL UTILITIES AND SERVICES

Issue A: Maintaining an Appropriate Level of Municipal Utilities and Services

Should the Town's population increase significantly, there will be a similarly significant demand placed on existing municipal capital facilities and services. In addition to maintaining adequate servicing levels for current residents, the Town must ensure that utility services are properly extended to serve outlying growth areas. Should the Town fail to accommodate increased servicing demands, the quality of community services would eventually deteriorate and ultimately adversely affect future residential growth and economic development opportunities. Over-expansion of utility infrastructure systems, on the other hand, could create a financial burden to local residents and businesses. It is therefore very important, from a planning perspective, that the Town maintain an appropriate level of municipal services and closely monitor potential community growth.

Objectives and Policies

1. To ensure that adequate levels of utility infrastructure services are provided to existing developed areas and future expansion areas of the community.

The Town of Elk Point shall:

- (a) Regularly evaluate the adequacy in terms of service delivery capacities, the following utility systems:
 - (i) supply, storage, treatment and distribution of water,
 - (ii) collection and treatment of sewage, and
 - (iii) collection and disposal of garbage.
 - (b) Ensure that existing utility services are expanded in an efficient and economical manner to accommodate projected community needs.
 - (c) Require proper management of storm water in all newly developed areas.
 - (d) Improve street lighting in the older areas of the community by gradually upgrading the system to the lighting standards required for new developments.
2. To maintain an appropriate level of "soft services" to serve local needs.

The Town of Elk Point shall:

- (a) In conjunction with the County of St. Paul, ensure that the local volunteer fire department is adequately staffed and equipped to handle a growing regional area.
- (b) Support the community information channel on cable television in order to promote greater public awareness of community services and activities.

- (c) Encourage a high maintenance standard for roads and other public areas to reflect the community's pride in terms of its overall appearance. The first priority, however, is the safety and welfare of the residents.

Issue B: Health, Safety, and Protective Services

The primary means of preserving a quality healthy and productive lifestyle is through the implementation of policies which will encourage the protection of public health, safety, and the welfare of the Town's residents. Because many of the protective services are provided through partnerships with neighbouring municipalities and Provincial authorities, it is imperative that effective and efficient relationships are maintained with those various authorities so that the safety of citizens is enhanced.

Objectives and Policies

- 1. Working in partnership, to help ensure that quality health, safety, and protective services are available to all residents.

The Town of Elk Point shall:

- (a) Amend current bylaws to help ensure health (including water, soil, and air quality), safety, and protective services policy aims to protect all our citizens.
- (b) Continue to participate in the joint Town and County fire agreements, and, where possible, continue to look for means to improve service and delivery.
- (c) Development, in conjunction with the Town of St. Paul and the County of St. Paul, standards for ambulance service which is provided to the region.
- (d) Strive to decrease the level of crime and substance abuse through support for and co-operation with local law enforcement and support of crime prevention programmes.

J. FISCAL MANAGEMENT

Issue A: Demands on Existing Municipal Services and Infrastructures

Historical population and development activity in Elk Point represents a major planning and administrative challenge when compared to relatively stable levels also experienced in the past. In either circumstance - should the rates of economic growth and expansion over the next five to ten years resume a rapid pace, or should the rates remain as they have been for the past few years – the Town will be confronted with many decisions concerning new and expanded municipal services and infrastructure. The timing and financing of capital projects will undoubtedly have a significant impact on the community's existing and future fiscal capabilities. It is therefore important that the Town manage its growth, whether rapid or slow, in a manner that would not adversely affect the economic well-being of existing property owners in the community. The continued efficient operation of the Town will help ensure that the needs of Town residents are provided for well into the future. Co-operation, communication, accountability, and professionalism are seen as means to guarantee effective local government and should be encouraged at all times.

Objectives and Policies

1. To ensure astute decision-making and fiscal management of community resources with respect to the provision of new and expanded municipal services and facilities.

The Town of Elk Point shall:

- (a) Continue to monitor, on a regular basis, the need to improve or expand existing municipal services and facilities.
- (b) Carefully evaluate all capital projects in terms of staging, design standards, threshold capacities, financing implications, operating costs, and maintenance costs.
- (c) Ensure that all capital projects are prioritized in terms of community growth and anticipated capital expenditures by regularly conducting fiscal impact analyses.
- (d) Endeavour to maintain a commercial/industrial assessment base that is approximately equal to the residential assessment base.
- (e) Utilize all available Provincial, Federal, and other grant programs to their maximum.
- (f) Develop a 3-year Business Plan to be in effect one year after a civic election.
- (g) Strive to employ efficient, knowledgeable, and industrious people.

K. ECONOMIC DEVELOPMENT

Issue A: Exploiting Opportunities for Community Economic Development and Diversification

The Town of Elk Point has benefited from the economic spin-offs associated with the oil and gas activity in the region. However, the volatility of this economy and its boom and bust cycles have also impacted the community. A diversified economy that is not reliant on one or two commodities improves the economic stability of the region. In order to achieve this, sound planning and an equitable and efficient development approval process must be implemented. Industry should not be discouraged and the agricultural and tourism industries especially should be encouraged to locate in Elk Point. With this in mind, environmental soundness and sustainability should factor into the decision-making process on all industrial or commercial development applications.

Objectives and Policies

1. To maintain the economic vitality of Elk Point's existing business community.

The Town of Elk Point shall:

- (a) Encourage the utilization of locally-produced products and business services.
- (b) Support the initiatives of the Elk Point Chamber of Commerce to increase the competitiveness of the business community and to take advantage of new economic and business opportunities.

2. To diversify the local economic base by attracting a wider range of new businesses and services to the community.

The Town of Elk Point shall:

- (a) In consultation with the Chamber of Commerce, actively pursue an orderly economic development strategy to diversify the Town's economic base.
- (b) Encourage regional economic development initiatives and programs.
- (c) Strengthen the local business structure by obtaining assistance from Provincial and Federal agencies.
- (d) Support any initiatives to bring new businesses and services related to the agricultural, resources services, educational or manufacturing sectors of the economy.
- (e) Attract the most diversified economic base possible.

3. To attract a more stable and diversified industrial base.

The Town of Elk Point shall:

- (a) Ensure regulations and processes for industrial development are concise and simple.
- (b) Be flexible and open to offering incentives (as long as doing so does not negatively impact the Town's financial well-being or create unfair business advantages) when encouraging industries wishing to locate in the Town.
- (c) Promote strategic alliances with the County of St. Paul and with business organizations for mutually agreed development within the region.
- (d) Maintain and enhance co-operation with other governments and industry to encourage desirable industrial development in the region.

4. To enhance and promote tourism attractions in Elk Point and the surrounding region.

The Town of Elk Point shall:

- (a) Support local initiatives to develop tourist-oriented projects, themes and events.
- (b) Promote local awareness of potential visitor attractions such as outdoor recreational amenities, museums, historic sites, and oil recovery interpretation facilities.
- (c) Pursue a unique community identity concept in conjunction with the "Gateway to the Lakeland" theme.
- (d) Support and complement the activities of all groups involved in the tourism industry, such as the Chamber of Commerce, the various Tourist Associations, and various government agencies.

PART V - IMPLEMENTATION

1. Purpose

The Municipal Development Plan consists of numerous objectives and policy statements which will influence decisions that affect future land uses, direction of growth and development, and the provision of community services in Elk Point. To implement this Plan, all policies contained within it must, in turn, be translated into development evaluation procedures and planning-related programs. As such, any affected municipal bylaw and all forms of land development within the community must conform with the Elk Point Municipal Development Plan.

2. Plan Interpretation

- (a) All land use, development and redevelopment must comply with the spirit and intent of the Municipal Development Plan.
- (b) Any proposed subdivision or development which, in the opinion of Council, deviates from the policies established in Part IV and Schedule A of this Plan will require an amendment to this Plan before any approval of such subdivision or development can be contemplated.
- (c) Minor deviations from the contents of this Plan may be allowed without an amendment to this Plan provided that the deviation complies with the Town's Land Use Bylaw and preserves the general intent of this Plan.
- (d) Upon adoption of this Municipal Development Plan, the Town will amend its Land Use Bylaw to reflect the objectives, policies and future land use considerations contained in this Plan.
- (e) Every application to amend the Land Use Bylaw, to subdivide land, or to develop a use which is listed as a discretionary use within the Town's Land Use Bylaw in the Town shall be evaluated in terms of compliance with this Plan and:
 - (i) adequacy of community services such as schools, fire protection, recreational areas, etc.,
 - (ii) means and capacity of public utility service extensions and connections, and
 - (iii) overall land use planning merits.
- (f) All other community planning-related documents should be amended to reflect the policies and requirements of this Municipal Development Plan.

3. Plan Review

The Elk Point Municipal Development Plan represents a long range land use and development planning strategy for the community. Local needs, development issues and trends, however, may change significantly over time. For this reason, a formal in-depth review of the Plan should be undertaken by the year 2010.

**BYLAW 615/02
OF THE TOWN OF ELK POINT**

Bylaw 615/02, being a bylaw of the Town of Elk Point, in the Province of Alberta, to adopt a Municipal Development Plan for the Town of Elk Point and to rescind Bylaw 437/86.

WHEREAS the Council of the Town of Elk Point has previously passed Bylaw 437/86, being the General Municipal Plan Bylaw; and

WHEREAS it has been deemed necessary and expedient to adopt a new Municipal Development Plan to describe the manner in which the future development or re-development of the Town of Elk Point may best be organized and carried out; and

WHEREAS all interested parties have had the opportunity to supply input into this plan, and these comments have been given due consideration.

NOW THEREFORE the Council of the Town of Elk Point, under the authority of the Municipal Government Act, 1994, as amended, hereby enacts as follows:

1. This bylaw may be cited as “The Municipal Development Plan Bylaw of the Town of Elk Point”.
2. The Municipal Development Plan, being attached hereto, is hereby adopted as the Municipal Development Plan for the Town of Elk Point.
3. The General Municipal Plan Bylaw 437/86 is hereby repealed.
4. This Bylaw shall come into effect on the date of the third reading.

READ A FIRST TIME, this ____ day of _____, 200__.

PUBLIC HEARING HELD, this 13th day of May, 2002.

READ A SECOND TIME, this ____ day of _____, 200__.

READ A THIRD and FINAL TIME, this ____ day of _____, 200__.

MAYOR

MANAGER