



IMAGINE IRRICANA 2039

Municipal Development Plan

October 2009



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ACKNOWLEDGEMENTS

The Residents of Irricana

Irricana Town Council

Mayor Frank Friesen, Deputy Mayor Jim Bryson, Councillors Kim Schmaltz, Tracy Shields, Debra Day

Irricana Administration

Ted Coffey

1.0 Introduction

1.1 The Planning Hierarchy

In Alberta, Land Use Planning is administered under the Municipal Government Act (MGA). Two documents are set by the Province to provide municipalities with a process to follow: the Land Use Policies, and the Subdivision & Development Regulation. The Provincial has also recently approved a new framework for planning land use at a regional level within the province: the Land Use Framework (LUF). Through this new process, regional land use plans will be created over the coming years, and all municipal plans will be required to conform. The Town of Irricana is located within the South Saskatchewan River Basin, and the South Saskatchewan Regional Plan (SSRP) – currently under development – will direct growth and land use throughout much of southern Alberta.

A municipality's Municipal Development Plan (MDP) serves as its principal statutory plan, and is adopted under the provisions of Alberta's Municipal Government Act. Other planning tools that are used by the Town to direct future growth and land use include the Land Use Bylaw (LUB), Area Structure Plans (ASPs), Area Redevelopment Plans (ARPs) and Conceptual Schemes (CSs). Each municipality must have a MDP and LUB, while using ASPs, ARPs, and CSs is not mandatory. The MDP is the overarching policy document approved by the Town – all other plans must conform to this plan. If a development proposal does not meet the requirements of this Plan, Section 8 provides a process for amending the MDP.

Figure 1 shows planning tools that are typically used in Alberta. Irricana does not currently use Area Structure or Redevelopment Plans (ASPs or ARPs).

1.2 Purpose of the Plan

According to the Municipal Government Act, an MDP must address:

- a) Future land use,
- b) The process to implement proposals for future development,
- c) Coordinating land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with neighbouring municipalities, and
- d) Providing municipal services and facilities, including the transportation systems required by residents and businesses;

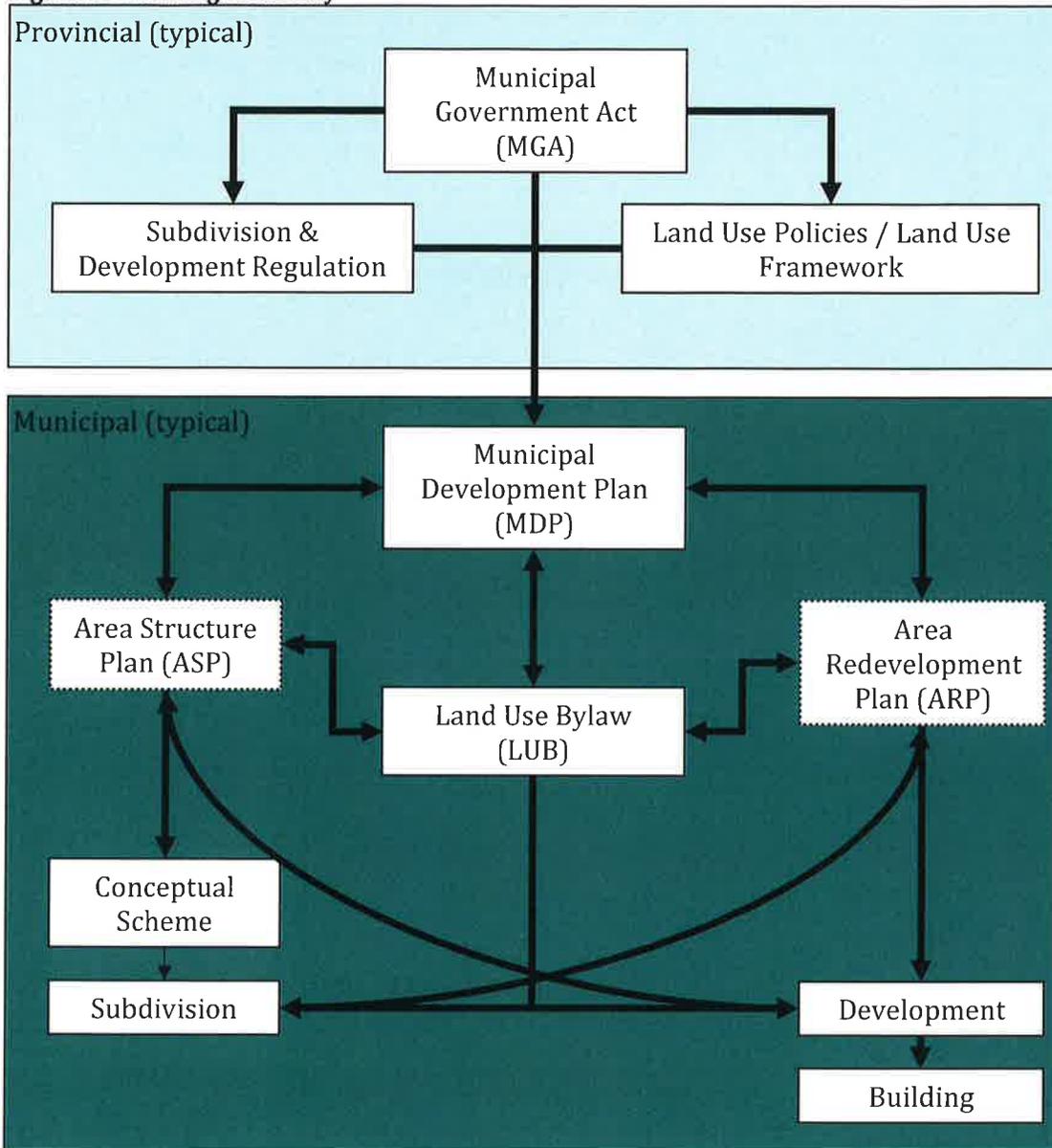
And may address (among others):

- a) Financing and programming of municipal services,
- b) Coordination of municipal programs relating to the physical, social and economic development of the municipality, and
- c) Environmental, financial and economic development matters in the municipality.

This MDP addresses each of these items, and reinforces decisions that Irricana residents have made when it comes to their Town.

This MDP does not establish the rate of change that the Town will see over the coming decades, nor does it specify a date when full development ('build-out') will be achieved. The rate of change will be determined by the free market, including area landowners, and the number of people wishing to live in Irricana, which will create demand for homes and services in the Town. However, the MDP does specify how the Town shall grow when the time comes – when area landowners wish to develop their land, and demand for homes and services increases. The MDP uses the community Vision that has been created by residents and facilitated by Town Administration and its consultants. This vision provides the foundation for the planning principles that will be applied as planning matters arise. By making incremental decisions that follow the principles in this plan, the Vision, goals and objectives of this plan will be implemented, and Irricana will continue its course to its ideal future.

Figure 1: Planning Hierarchy in Alberta



1.3 Interpretation and Implementation of the Plan

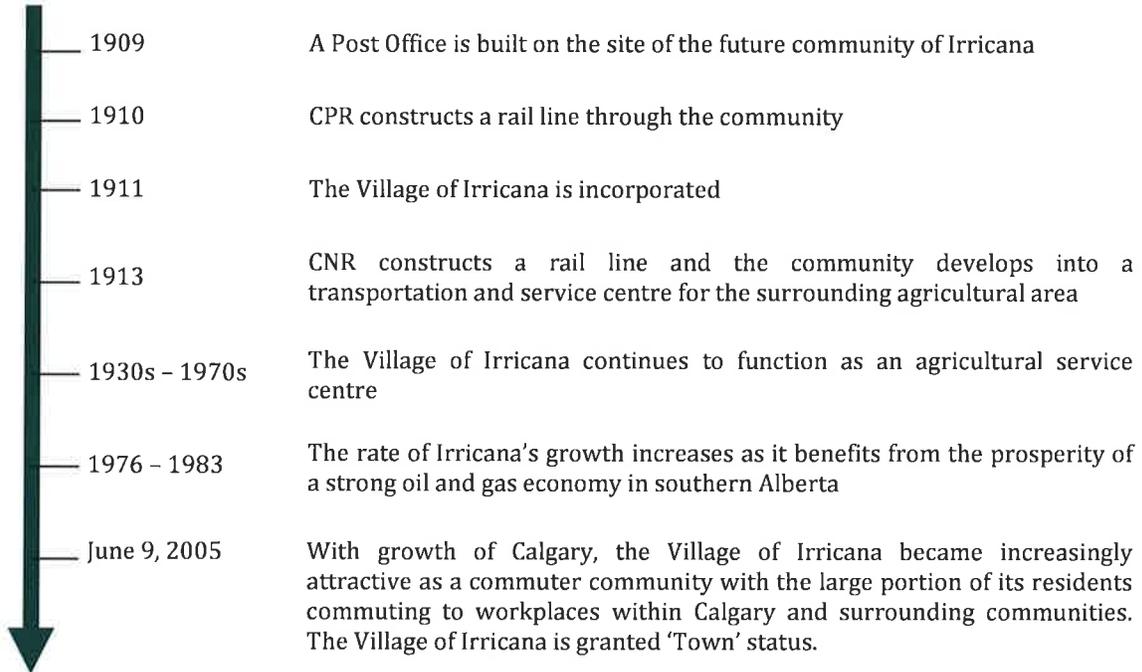
When interpreting and implementing the Plan, it is important to recognize it as a long-term guiding document. It is not intended to be used as a rule book or regulatory instrument like the Land Use Bylaw. Interpretation and implementation of the Plan requires judgment and discretion by Irricana’s decision-makers, including Council and Administration. This means balancing the long-term goals and objectives with specific circumstances of certain issues.

The MDP contains policies that include the words “must”, “should” and “may”. “must” policies are those that are mandatory and must be complied with. “Should” policies are those that the Town encourages: compliance with the principle is required, but the method and level of compliance is subject to the discretion of the applicable authority. “May” policies are discretionary, with the level of required compliance determined by the applicable authority at that point in time.

2.0 Community Context and Trends

Irricana's name is a combination of the words "irrigation" and "canal". The community is believed to be built on the site of the 1859 buffalo slaughter by the Palliser Expedition.

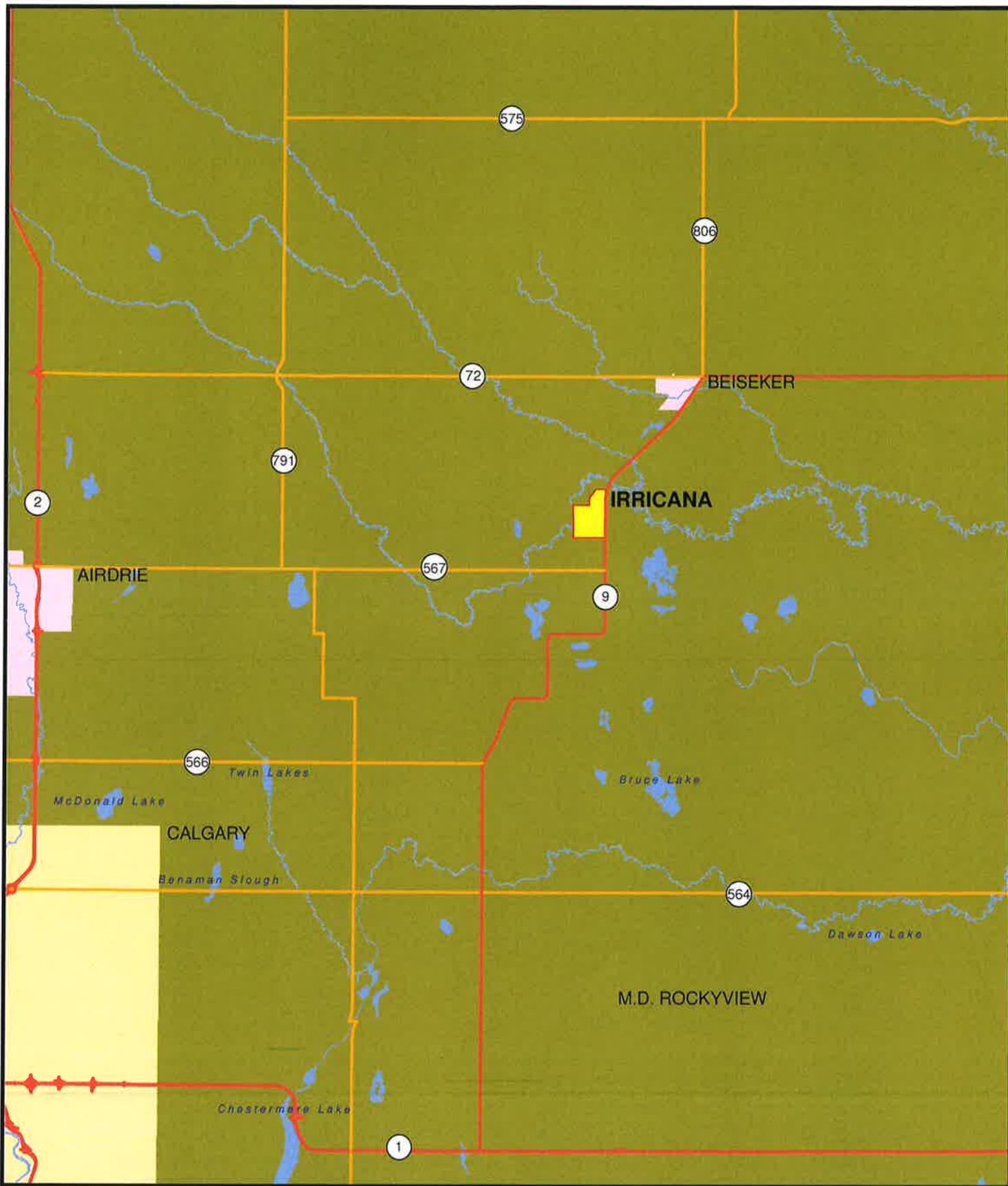
A BRIEF HISTORY OF IRRICANA



Over the last decade, the Town of Irricana has implemented a range of initiatives focused on maintaining the attractiveness of the community and capitalizing on the prosperity of the Province and the region. In this regard, a key initiative is the continued improvement of its municipal infrastructure and services, which accommodate growth. Furthermore, responsible fiscal management practice has resulted in the Town of Irricana enjoying one of the lowest tax rates of any municipality in the region.

2.1 Regional Context

The Town of Irricana is located 40 kilometres (28 miles) northeast of the City of Calgary and 29 kilometres (18 miles) east of the City of Airdrie. The Town of Irricana is accessible via the Provincial Highway network using Highways 567 and 9.



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MAP: 1
REGIONAL CONTEXT
 Town of Irricana
 Municipal Development Plan

LEGEND

- Town of Irricana
- Waterbodies
- Provincial Highways



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Source: Town of Irricana 2009, Google Earth

MAP: 2
PLAN AREA
 Town of Irricana
 Municipal Development Plan

LEGEND

 Town Boundary

2.2 Historic and Projected Population

Irricana experienced strong growth between 1996 and 1998, with annual growth at approximately 5%, followed by another three years of strong growth, with the annual rate of population increase approximately 4%. Following 2001, the Town experienced a downward trend in the rate of population growth to a 2.2% annual growth rate by 2003. Since 2003, Irricana's population has been steadily increasing, achieving a strong growth rate of 3.9% by 2006. The Town of Irricana was home to a population of 1,243 in 2006.

Figure 2: Historic Population

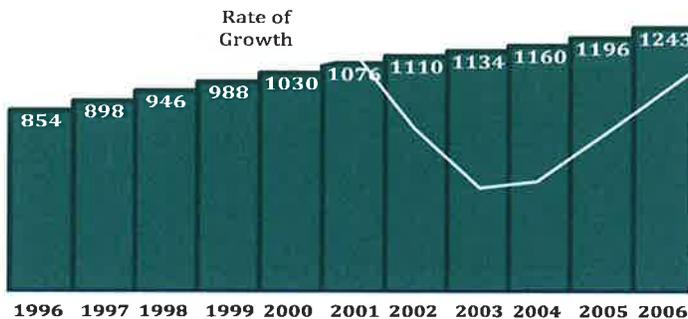
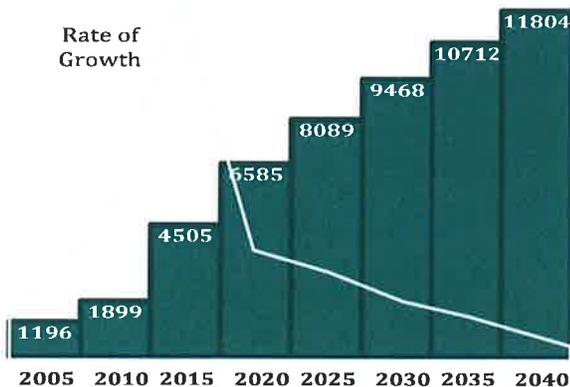


Figure 3: Projected Population



In 2008, Administration completed the *Town of Irricana Growth Study 2008-2040*, which provides population forecasts and land requirements for residential, industrial, commercial, and institutional land uses until the year 2040. Due to strong growth indicators, the Town chose to be prepared to accommodate strong growth in the coming years. This strong growth scenario would see the Town growing to a population of 11,804 by 2040. As suggested in the Growth Study, to accommodate this level of growth, the Town may be required to annex land outside the current town boundary.

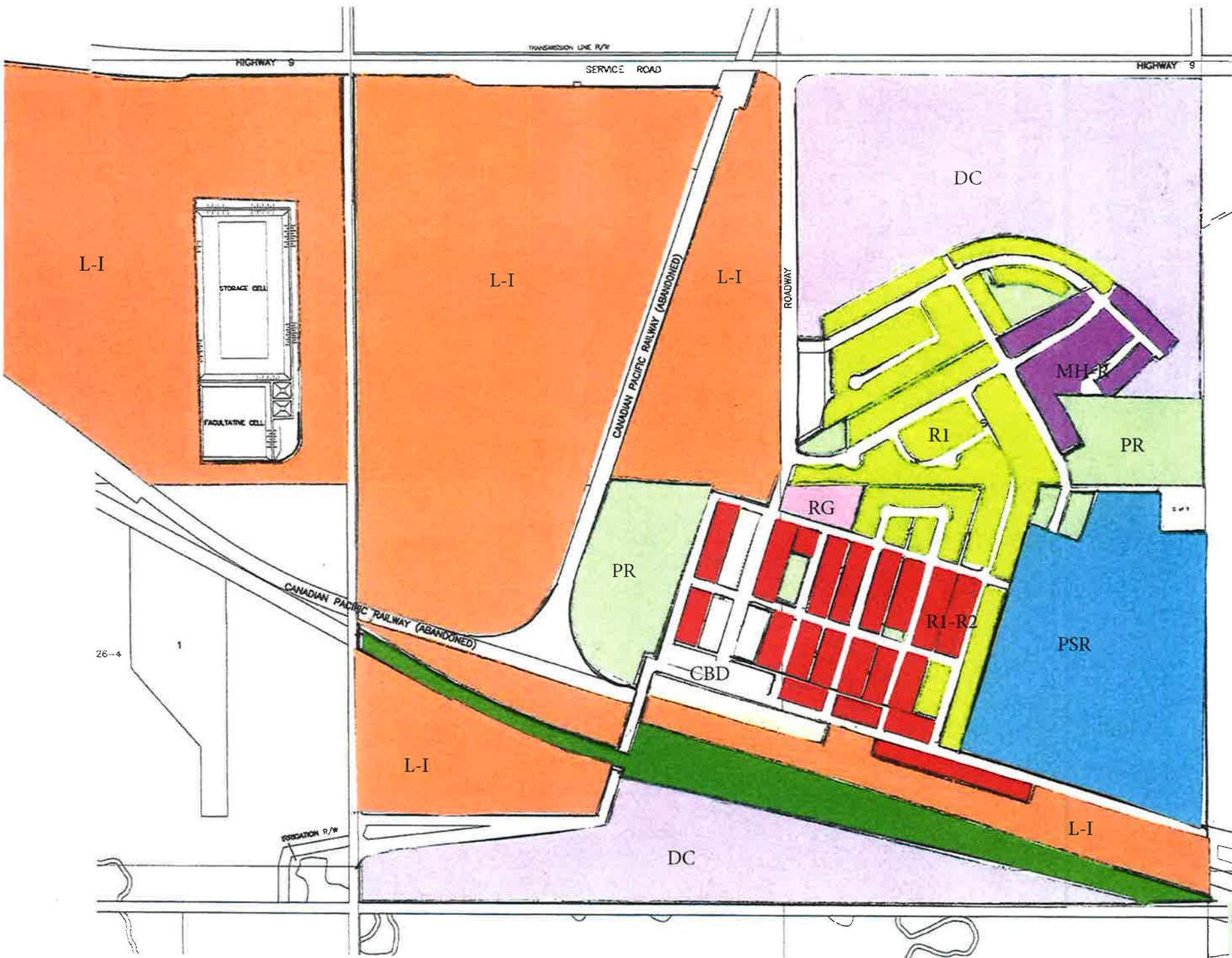
2.3 Planning Horizon

Following its adoption in 2002, the Village of Irricana Municipal Development Plan was expected to remain current for a period of fifteen years, and that it would undergo periodic reviews and revision where necessary. This 2009 MDP is the first in a series of reviews and revisions. It is anticipated that this document will be reviewed and revised again within five to ten years to ensure consistency with Town and Council priorities.

2.4 Growth Management

It is anticipated that the rate of development within the MDP Area will be a function of market demand and the ability of individual development proposals to address the planning matters identified in this Plan. Similarly, other factors outside the scope of this Plan may intervene to accelerate or slow the growth rate of the Town of Irricana. This Plan should be monitored (see Section 8.4) to ensure that it is responsive to emerging trends affecting the Town of Irricana and its future. The *Town of Irricana Growth Study (2008)* provides a detailed look at the Land Use demand in the Town of Irricana as well as the future land use requirements.

While the Growth Study is not a statutory document (i.e., not a bylaw), it was accepted by Council for information and provides the foundation and background information for managing future growth, which may include annexation. The Growth Study, Municipal Development Plan (MDP) and Land Use Bylaw (LUB) all compliment each other. The purpose of this MDP is not to duplicate the Growth Study, as policies in the MDP can only apply to land within the jurisdiction of the Town. If land is annexed to accommodate future growth, as is suggested in the Growth Study, this MDP will be amended to include that land, and provide policy and future growth directions at that point.



Through the workshop and survey, residents spoke up. Using the results, the project team developed a new Vision, Goals and Objectives for the MDP.

3.1 Five-Year Vision Statement

The Town of Irricana Vision Statement has been developed to provide a picture of what residents would like the town to look like in five years:

Irricana is a quiet, friendly, clean and family-oriented community that values the qualities of a small town and its safe living environment. Within the next five years the Town of Irricana will make a difference by preserving its rural character, protecting its natural resources, recognizing the economic needs of the area, and respecting the community's intentions. The Town will also strive for growth and continuous improvement, to become a premier and sought after destination for families.

3.2 Thirty-Year MDP Vision

The Town of Irricana MDP Vision has been developed to provide a picture of what residents would like the town to look like in thirty years:

It's 2039, and Irricana remains a quiet, friendly, clean and family-oriented community that values the qualities of a small town and its safe living environment. Despite significant population growth over the past 30 years, the Town of Irricana has preserved its rural character and protected its natural resources. Growth has also brought economic development, and by recognizing the economic needs of the area, Irricana has promoted it's bustling downtown that is home to many shops and services.

Residents are able to benefit from close proximity to Airdrie and Calgary, but enjoy the small-town atmosphere and charm that has characterized Irricana for many years. Most people live in single family detached homes, but there are also senior residences, multi-family dwellings and 'granny suites' that add to the housing mix and allow people to live in Irricana during different stages of their life. Families and Seniors have been able to benefit from the number of services that are within walking distance in downtown Irricana, and enjoy the many recreation facilities that have been built over the past few decades. The Town has grown to a population that can sustain an elementary school and additional parks and recreation facilities, but not to the point where Irricana feels like a small city. Many residents still commute into Airdrie or Calgary for work, but the number of local jobs has increased by encouraging light-industrial and business park development. By prohibiting heavy industrial development, pollution, traffic and noise have been reduced. Irricana residents continue to see their Town as the best place to live in Alberta, if not Canada.

3.3 Community Goals & Objectives

To enable this Plan to help Irricana residents reach their future vision, three Goals were developed to guide growth over the next 30 years.

GOAL #1: Manage growth to maintain Quality of Life

- Promote Community Spirit and to maintain and preserve the friendly atmosphere which exists within the community.
- Enhance and maintain the small town quality of life and its safe living environment.
- Protect the water we drink, the air we breathe, the land and earth we live on, and the wildlife around us.

GOAL #2: Provide for economic growth and local business development

- Encourage residential development, ensuring that it occurs in a manner which is consistent with responsible and sustainable growth.
- Strengthen the Town's Central Business District (CBD) as the focal point for retail goods, business services and the social and civic centre of Town activities.
- Encourage new industrial and commercial development to strengthen the community's local economic and employment base.

GOAL #3: Provide the necessary community services to area residents

- Provide for the educational needs of citizens by encouraging and facilitating the development of educational facilities within the community.
- Expand the range of goods and services that are offered within the Town.
- Provide and maintain a range of community recreational opportunities based on a system of open space and recreation facilities.

These three Goals and Objectives provide guiding principles for policies and directions for decision-making. Each policy in this plan has been verified against the Vision, Goals and Objectives; if policies did not help the Town fulfill the future vision, goals and objectives, they were excluded.

3.0 Opportunities and Constraints

In developing a new Municipal Development Plan (MDP for the Town of Irricana, current constraints to and opportunities for development must be explored, before creating a land use plan. This section looks at current opportunities for Town Growth and natural and human-built constraints to development. Opportunities for development are shown on **Maps 4, 5, 6 and 7**. Constraints to development are shown on **Map 8**.

3.1 Opportunities

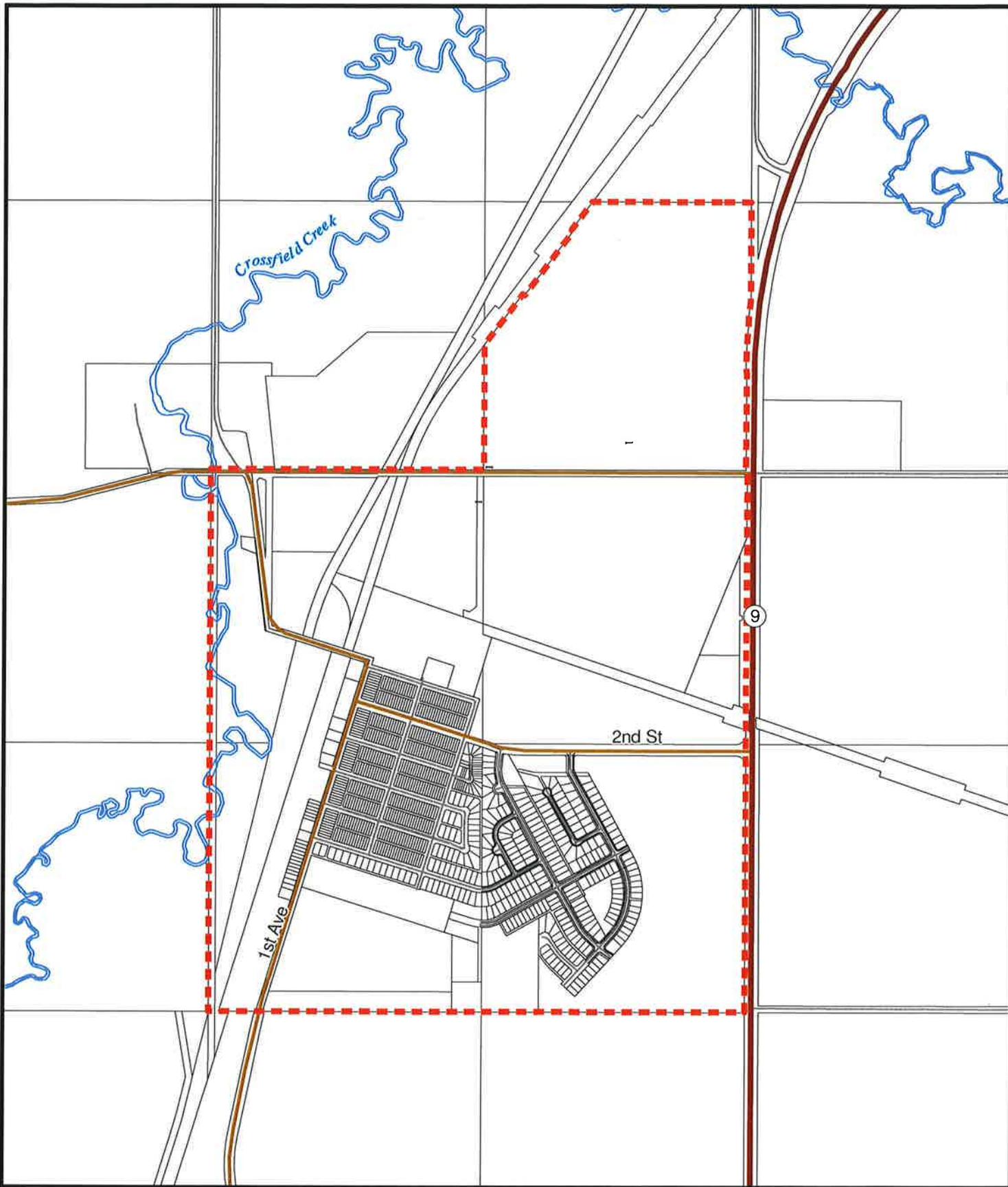
Opportunities for development are characteristics of the human-built environment that make land more attractive to develop in line with the goals, objectives and growth principles of the Town of Irricana. These opportunities include the Transportation Network, and existing servicing. Costs associated with the provision of deep utility services including sanitary trunk sewers, storm trunk sewers, stormwater management facilities and water supply can be significant, and are considered when identifying land for urban growth. Existing utility trunk services may already have capacity to service certain new growth areas.

3.1.1 The Transportation Network

Transportation corridors and networks are important when looking at development opportunities within the Plan Area. They are the arteries, allowing for movement of people and goods. The transportation network servicing Irricana consists of Provincial Highways 567 and 9, and a network of local streets. The Transportation Network is shown on **Map 4**.

3.1.2 Potable Water, Sanitary Sewer, and Stormwater Servicing

The Town of Irricana obtains treated water from the Kneehill Regional Water Services Commission. The existing facilities in Irricana consist of supply pipes that provide homes and business with potable water (refer to **Map 5**). The existing wastewater system consists of pipes that carry sanitary waste from homes and businesses to the Irricana wastewater treatment lagoon in the north. The sanitary sewer system is shown on **Map 6**. The Town of Irricana storm water drainage system consists of a series of subsurface pipes and surface gutters and ditches (refer to **Map 7**). Managing release rates through an efficient stormwater management system prevents the high volume events that can cause significant downstream erosion. There is also a quality component to stormwater management. Urban run-off usually has numerous pollutants and high particle counts that can settle out if primary or settlement facilities are provided.



MAP: 4
 TRANSPORTATION
 Town of Irricana
 Municipal Development Plan

LEGEND

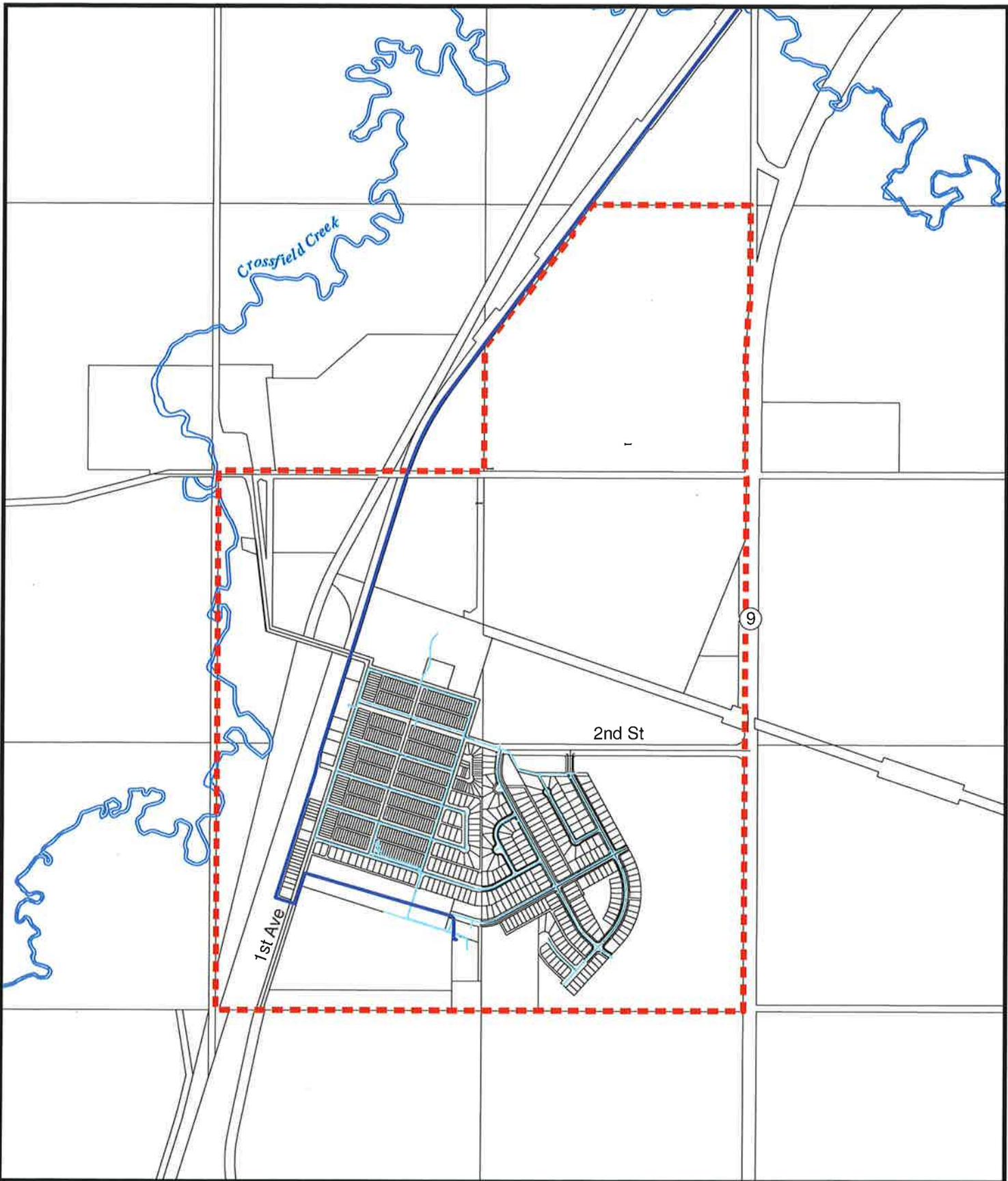
-  Town Boundary
- Road Classifications**
-  Provincial
-  Truck Routes
-  Minor



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Source: Town of Irricana 2009



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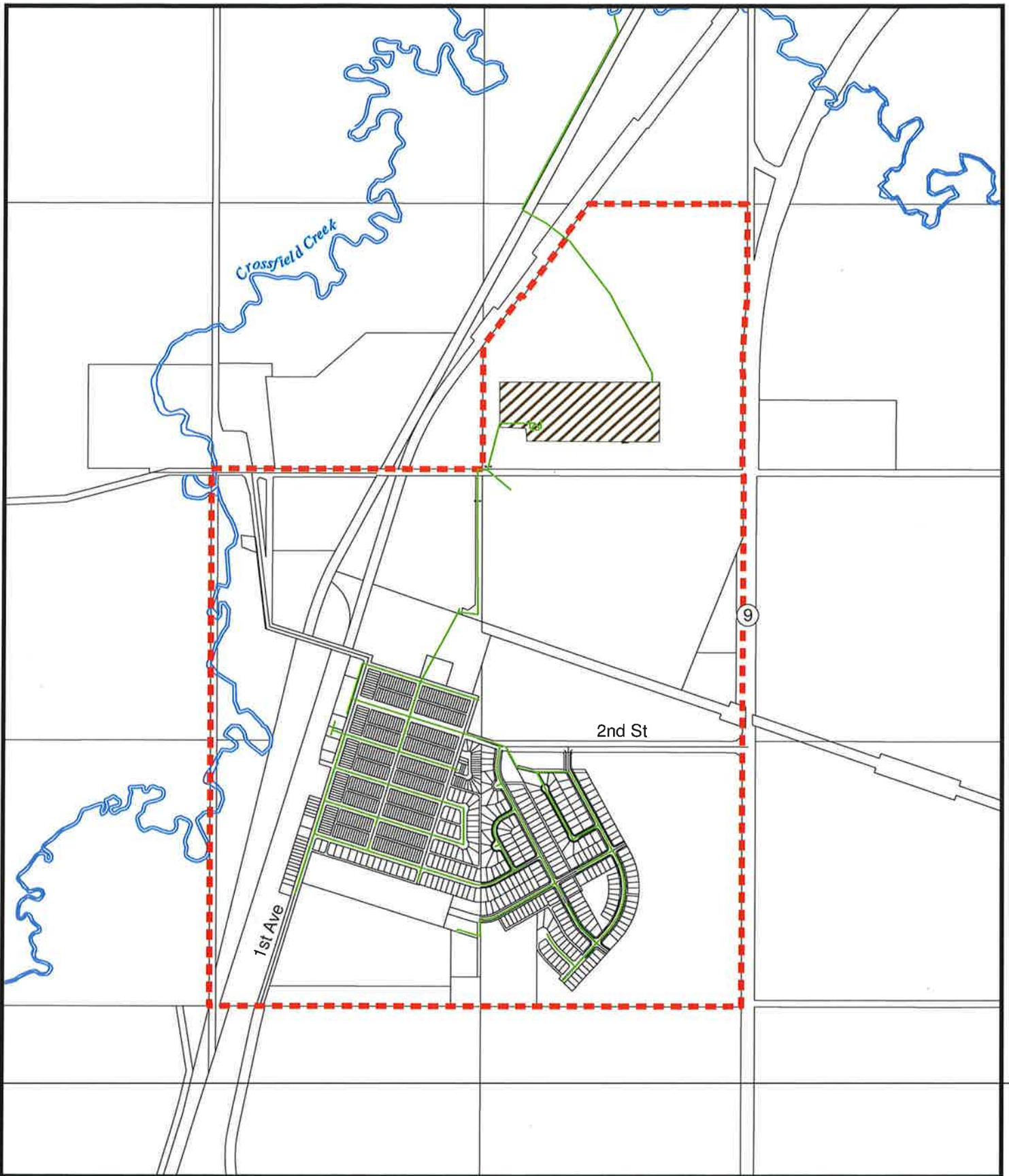


Source: Town of Irricana 2009

MAP: 5
POTABLE WATER SERVICING
 Town of Irricana
 Municipal Development Plan

LEGEND

-  Town Boundary
-  Kneehill Waterline
-  Utilities Water Main



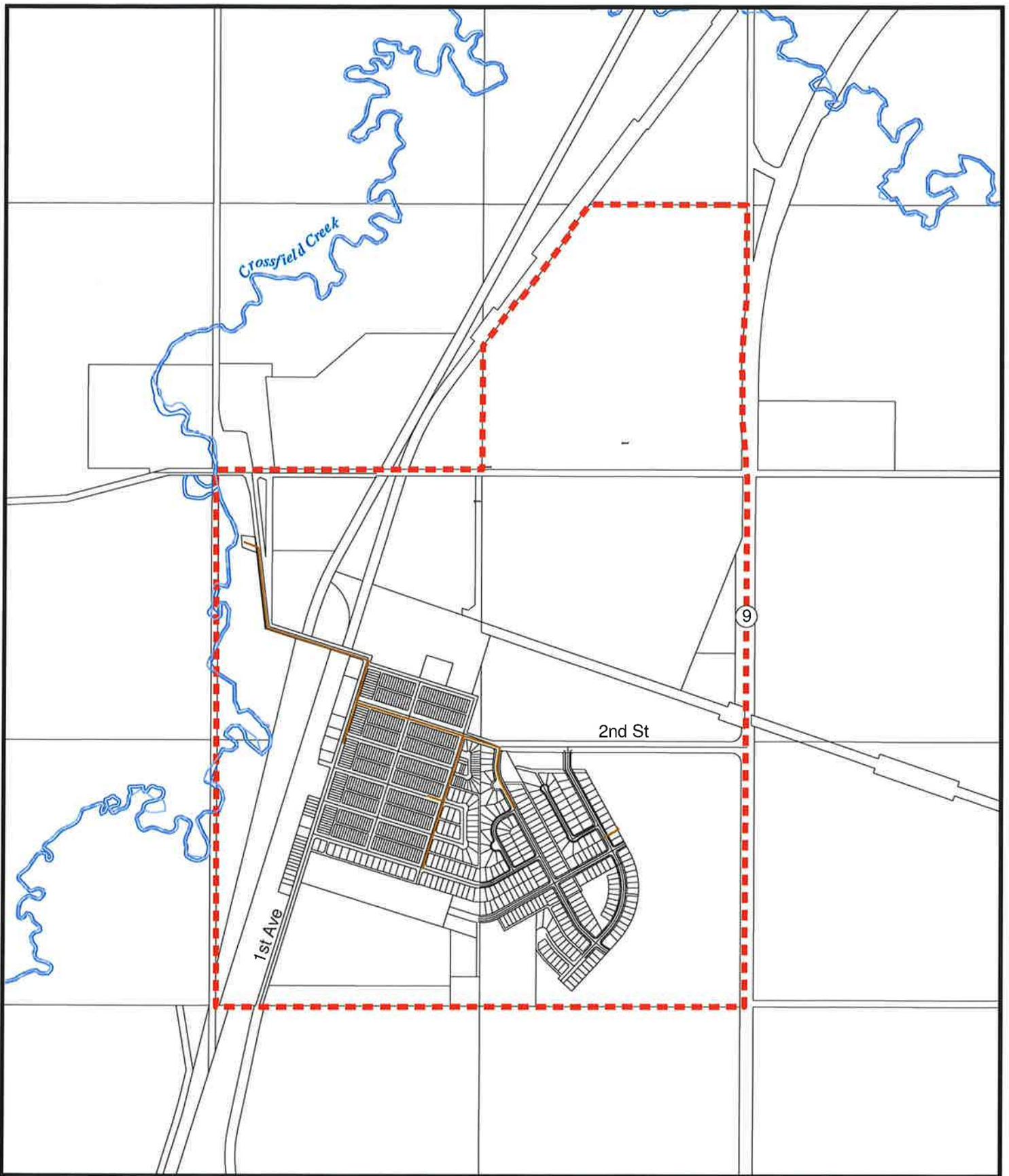
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MAP: 6
WASTEWATER SERVICING
Town of Irricana
Municipal Development Plan

LEGEND

-  Town Boundary
-  Lagoon
-  Utilities Sanitary Main



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MAP: 7
STORMWATER SERVICING
 Town of Iricana
 Municipal Development Plan

LEGEND

-  Town Boundary
-  Utilities Stormwater

3.2 Constraints

Constraints to development can exist as part of the natural environment, such as topography, geology, hydrology, soil quality, and Environmentally Sensitive Areas (ESAs). These physical constraints often pose a challenge during construction, and rules and regulation are created to prevent development near constraints. Constructed constraints can also exist, in the form of Confined Feeding Operations (CFOs, and Oil & Gas wells and pipelines. Regulations exist in each case to prevent development near such constraints, and protect residential areas from these nuisances.

When considered individually, many of the physical constraints can be accommodated through site planning and design. However, where a number of constraints are identified within a single parcel, suitability for growth will be diminished. Each of the constraints listed above is outlined here.

3.2.1 Physical Constraints

While many environmental constraints can exist in any given Plan Area, few major constraints exist in Irricana. Topography is relatively flat and there are no steep slopes that would prevent development, bedrock and surface geology is fairly uniform, agricultural land capability is fairly constant, and there are no areas of national, provincial or regional environmental significance. However, Crossfield Creek does pose a development constraint and the riparian area should be protected, and as such a development buffer is shown on **Map 8**.

3.2.2 Human-built Constraints

The oil and gas industry is a key economic sector of Alberta, and the wells and pipelines in the Irricana region are a testament to this. While oil and gas development can often limit the development potential of surrounding land, it can also be directly impacted by other types of development. For mainly health and safety reasons, the Alberta Energy Resources Conservation Board (ERCB, formerly the Energy and Utilities Board [EUB]) sets standards and policies that must be adhered to when a parcel of land is developed.

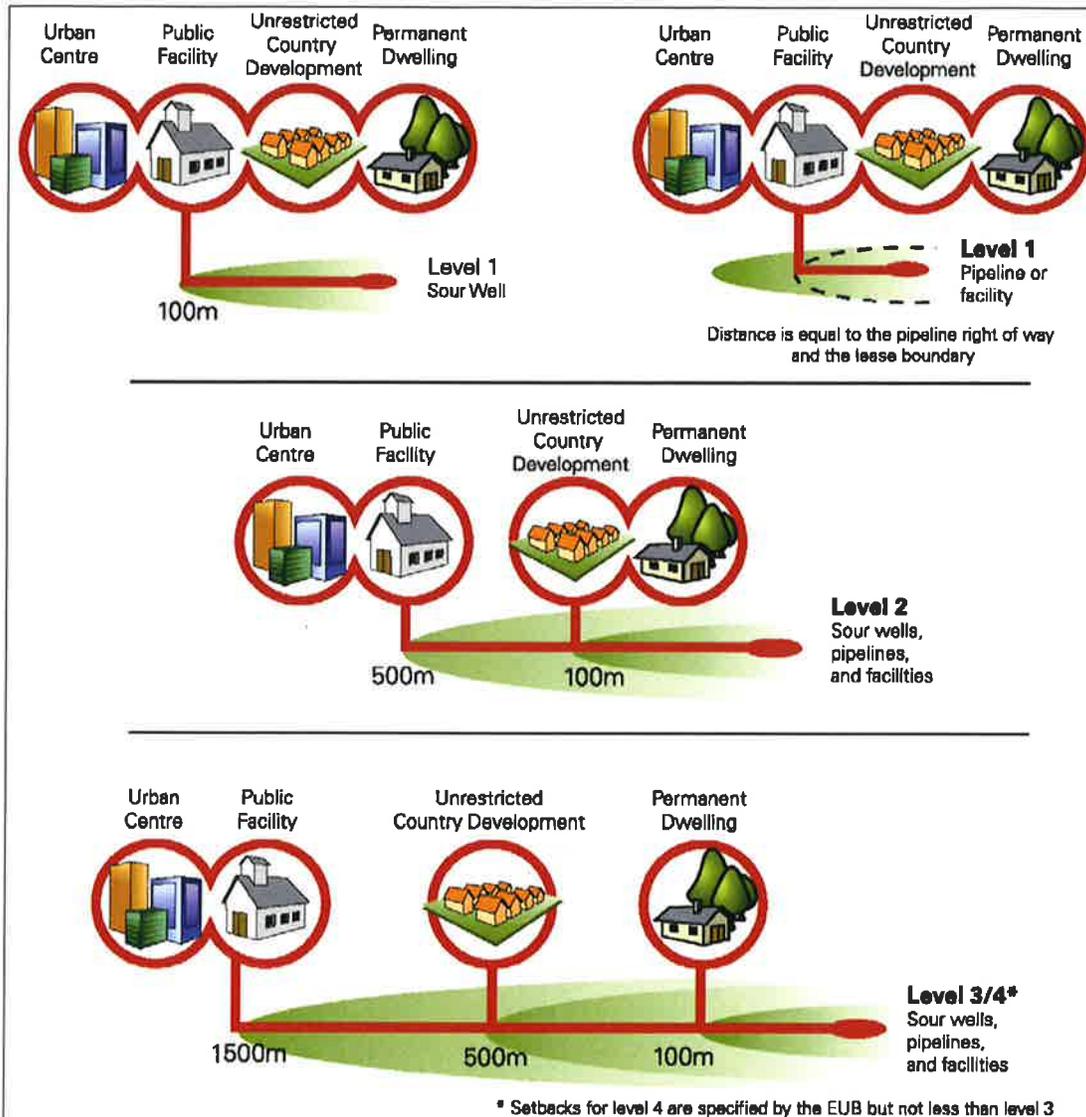
Generally, the setback requirements are based on the amount of hydrogen sulfide (H₂S) and the release rates of the gas. Setbacks include:

- development up to the right-of-way (ROW) of sweet gas pipelines,
- setback of 100 m (minimum) of sweet gas wells,
- sour gas pipelines and wells at a minimum have four setback levels from development:

Level	Setback
1	100 m
2	100 m to any dwelling 500 m to any urban centre ²⁴ or public facility ²⁵
3	100 m to any dwelling 500 m to any unrestricted country development 1,500 m to an urban centre or public facility
4	as specified by the Board but not less than Level 3

Setbacks are illustrated on **Figure 4**.

Figure 4: Sour Gas Minimum Setback Distances



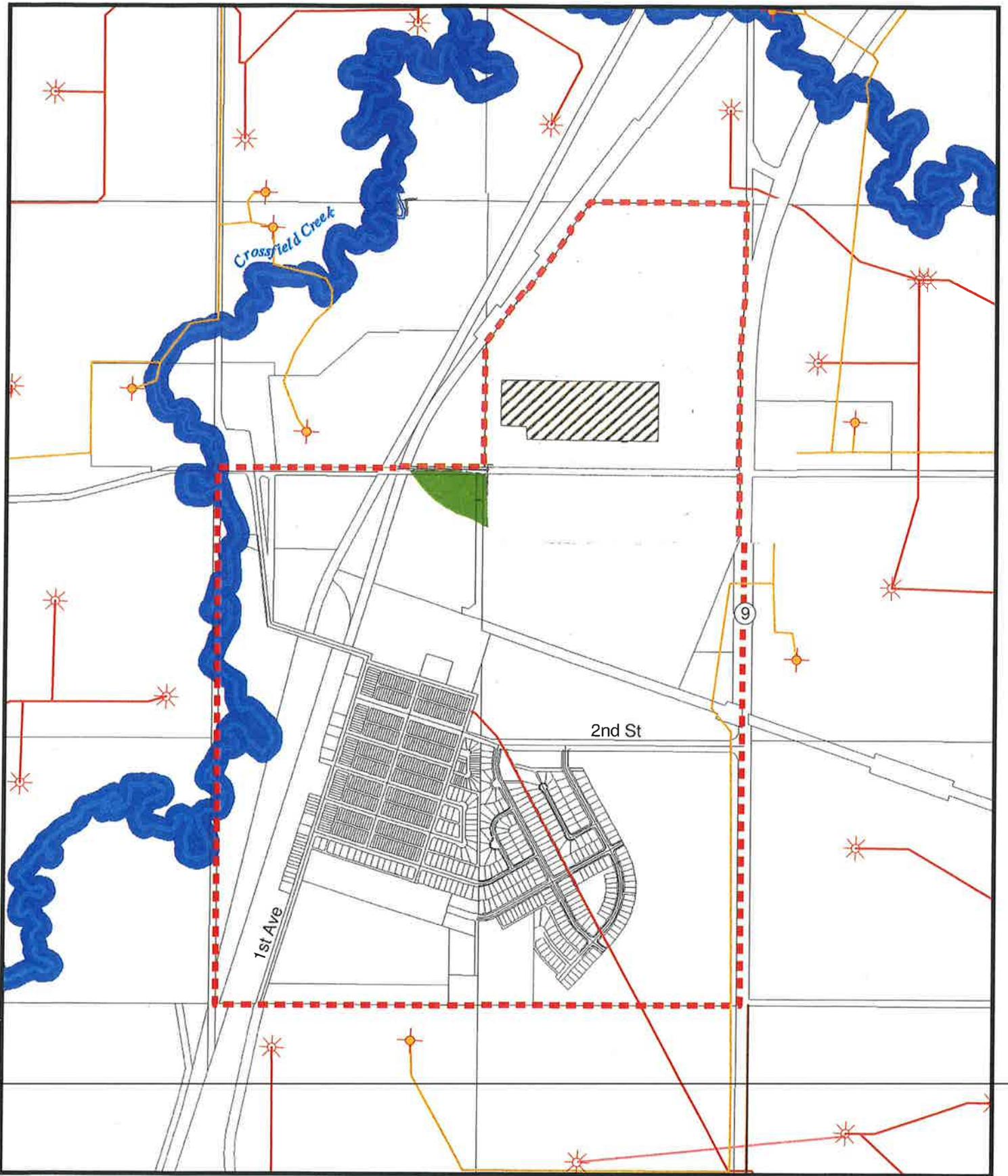
According to provincial policy, all development and subdivision applications must be submitted to the ERCB as well as the pipeline/well carriers for review to ensure that setbacks are met and that the pipeline and well owners are made aware of potential development around their infrastructure. Although there are no wells within the current town of Irricana boundary, the Town is surrounded by sweet natural gas wells and their associated pipelines and facilities. As regulated by the ERCB, active 'sweet gas' wells have a development setback of 100 metres, and development around pipelines is permitted up to the right-of-way. These constraints can be seen on **Map 8**.

3.3 Regulatory Development Constraints

Within the Plan Area, one constraint has a regulatory impact on development: the wastewater treatment facility (shown on **Map 8**). The following policies have been developed to deal with proposed development within the regulated setback from the facility.

Policies

- 3.3.1 Impact on Residential Development** Residential Uses must not be located within 300 metres of the Wastewater treatment facility, as stated in the Alberta Subdivision and Development Regulation.
- 3.3.2 Impact on Commercial or Industrial Uses** Commercial and/or Industrial uses may be considered within 300 metres of the facility, as stated in the Alberta Subdivision and Development Regulation.
- 3.3.3 Circulation** Applications for redesignation, subdivision or development in proximity to the wastewater treatment facility should be circulated to Alberta Environment for comment and review in accordance with the "Standards and guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems".



MAP: 8
DEVELOPMENT CONSTRAINTS
 Town of Irricana
 Municipal Development Plan

LEGEND

-  Gas Well
-  Consumption Point Location
-  Low Pressure Pipe
-  HPV Products
-  Natural Gas
-  Directional Drilling
-  30m Watercourse Setback

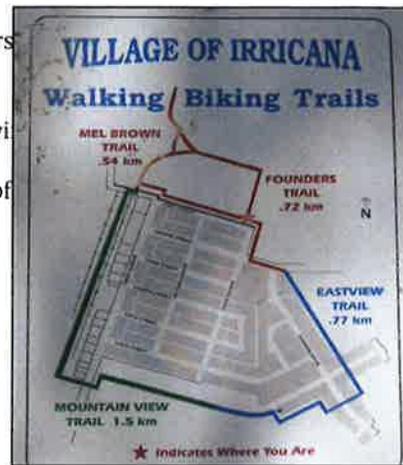


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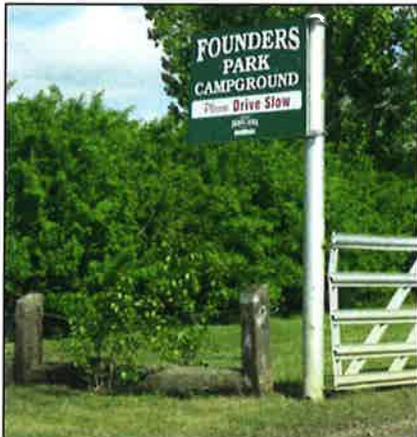
4.0 Towards Community Sustainability

Based on the public input and discussion from the Imagine Irricana workshop held in fall 2008, four pillars of sustainability were drafted by the project team. These were validated by the resident survey and communicated in the community newsletter in spring 2009. The following sections include objectives and policies to help ensure sustainability of the Irricana community in the areas of Environmental Management, Heritage Preservation, Economic Development and Community Services.



4.1 Environmental Management

The Town of Irricana has identified environmentally sustainable and responsible development and management as a priority. Preserving significant natural features contributes to the high quality of life by protecting the water we drink, the air we breathe, the land and earth we live on, and the wildlife around us –all assets that people in Irricana value. The goal here is to protect the environment by limiting land uses that create pollution, noise, and impact the air and water, and conserving things like sensitive areas, trails, parks, community gardens, wetlands, and farmland that help filter the environment, and by dealing with garbage and wastewater in friendly ways (i.e.: recycling & composting).



Objectives

- Maintain a high quality of life through the protection and preservation of significant natural features;
- Wherever possible, conserve and incorporate environmentally significant features into the open space, utility and transportation systems;
- Promote environmental sustainability principles in land use planning decisions and development practices;
- Support initiatives that increase awareness and public involvement in environmental management and conservation.

Policies

- 4.1.1 Urban Forestry and Landscape** The Town of Irricana encourages the development of an urban forestry and landscape initiative that will play a role in the future landscape and form of new lands developments. The Town may require landscaping and/or re-vegetation of open spaces including; natural areas, formal parks and trails, and streetscapes.
- 4.1.2 Environmental Education and Awareness** The Town encourages the establishment of a stewardship program that could provide education, promote awareness and encourage residents to value local biodiversity, plant native vegetation on their property, make use of local recycling and composting initiatives, and monitor the health of the Town’s natural areas.
- 4.1.3 Environmental Sustainability** The Town should incorporate environmental sustainability initiatives and trends such as green building, reusable energy sources (e.g., solar powered street lights & sign boards), and development of long-term land use and sustainable development policies.
- 4.1.4 Town Owned Buildings** The Town should develop policies regarding environmental standards (e.g., LEED) which future buildings constructed, renovated or retrofitted for Town use shall be required to achieve.
- 5.1.5 Air Quality** The Town should work toward maintaining high standards for air quality and work to ensure that air quality is addressed in development within all land uses.
- 4.1.6 Water Quality** The Town should work toward maintaining the water quality of all watercourses running within the MDP Area. Watercourse setbacks should be enforced through the establishment of environmental reserve lands for all new subdivision and development of land.

4.2 Heritage Preservation

The conservation and preservation of Irricana’s past must be an important consideration in the development of community. It is important that the character and design of all development in the Town respect and reflect its historical roots.



Objectives

- a) Conserve and protect characteristics of the Town that reflects Irricana’s unique history and small Town flavour.

Policies

- 4.2.1 Historical Buildings** The Town encourages owners of significant historical buildings and/or building sites to restore these buildings on their original sites.
- 4.2.2 Naming** The Town encourages developers to use the names of local pioneers when naming streets and developing neighbourhoods.
- 4.2.3 Architectural Design** Within the Central Business District (CBD), new development or redevelopment should incorporate architectural design elements from Irricana’s past into new or redeveloped buildings.

4.3 Economic Development

To ensure the economic sustainability of the Town, and create an attractive place for economic development, it is important for the Town to support current businesses and industries. This means finding a balance between attracting new businesses and creating an environment where existing businesses can thrive.



Objectives

- a) Ensure an adequate supply of residential, commercial and industrial land.
- b) Create a positive business climate through creative initiatives.
- c) Promote Irricana as an Arts and Cultural community by supporting related initiatives.
- d) Promote Irricana as a tourist destination.

Policies

- | | |
|--|---|
| 4.3.1 Economic Development Strategy | The Town should develop an economic development strategy to determine the current policy gaps, and areas where the Town can help contribute to economic development. |
| 4.3.2 Supporting Local Business | The Town will strive to create a supportive environment for local business by exploring alternative creative opportunities and tax structures and incentives. The Town will encourage, through education advertising, and creativity the importance of shopping locally to a healthy local economy. |
| 4.3.3 Promoting Tourism | Through creative means, the Town should encourage the growth of the local conomy through the promotion of tourism. |

4.4 Community Services



Community services encompass a broad range of protective and support services provided to the whole community and individuals. These services help make Irricana a safe place to live and work, and give residents the opportunity to enjoy a high quality of life.

Objectives

- a) Ensure opportunities are available for all residents to enjoy a high quality of life and participate in the community.
- b) Facilitate the planning and delivery of preventative social programming.
- c) Provide residents with a safe living environment through the effective provision of protective and emergency services.

Policies

- 4.4.1 Community Services Strategy** The Town should develop a community services strategy to determine the needs of current residents, potential gaps that exist, and areas where the Town can improve its provision of community services, including social services and recreation facilities and programs.
- 4.4.2 Recreation Facilities** The Town shall encourage the development of multi-use recreation facilities to serve area residents. Such facilities should be:
- a) Strategically located, providing easy accessibility within the town boundaries;
 - b) Allow for integration of outdoor and indoor recreation opportunities;
 - c) Easily accessible to all areas of the community by pedestrian and vehicle;
 - d) Compatible with the local neighbourhood design.
- 5.4.3 Waste Management, Recycling & Composting** In addition to the municipal waste collection program, the Town shall explore methods of reducing waste through the provision of recycling and composting programs. The Town will also seek to reduce the creation of waste materials through reuse, recycling, and other sustainable practices such as waste reduction and education programs.
- 4.4.4 Protective Services** The town shall continue to ensure that sufficient levels of fire and police services are provided to community residents.

5.0 Land Use Plan and Policies

This section contains the Land Use Plan and specific land use policies to direct growth and development in the Plan Area. Although this plan is intended to provide direction for development over the next 30 years, it should be reviewed for appropriateness every five years.

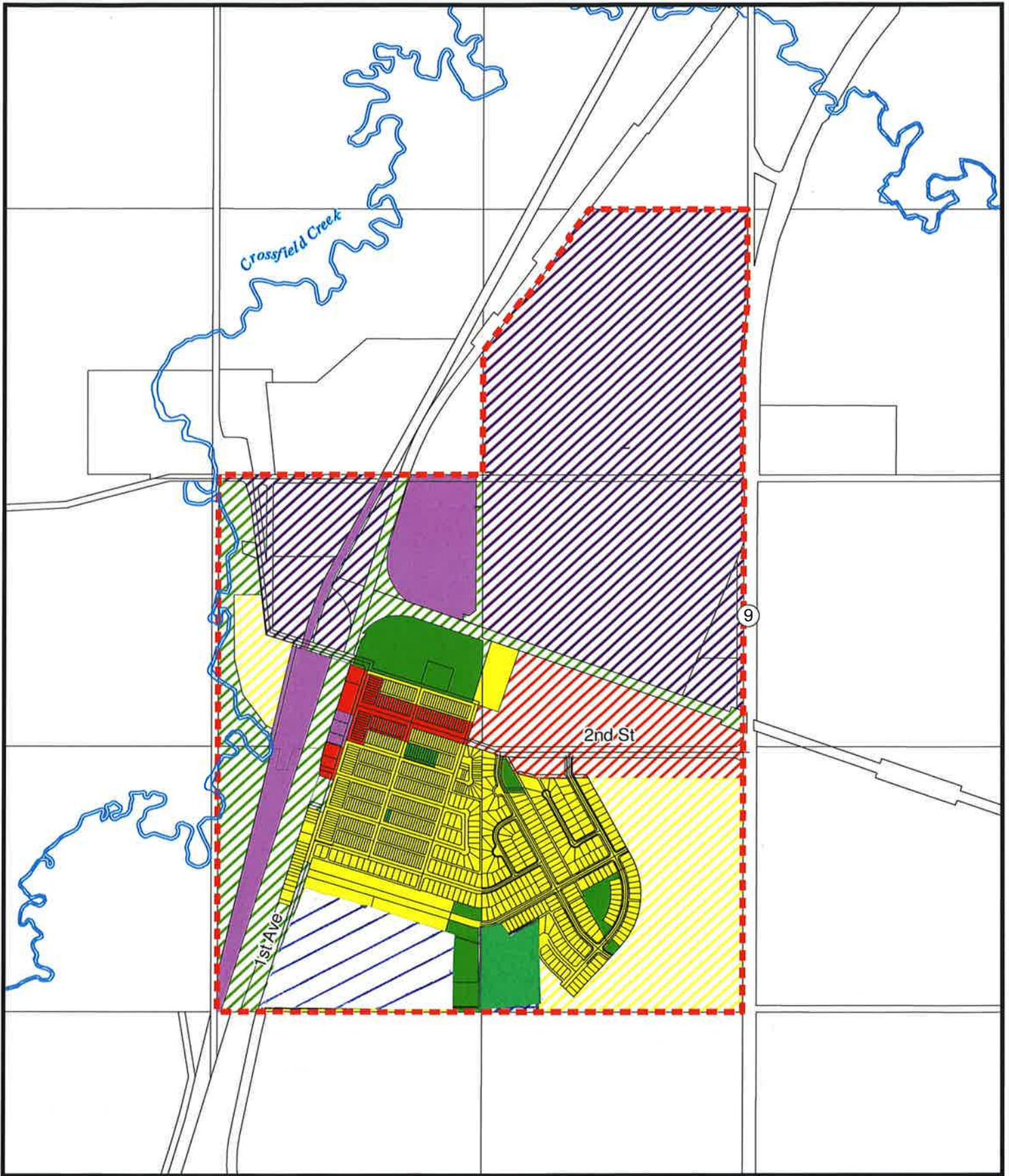
5.1 Proposed Land Use Plan

Based on the Vision, Goals and Objectives, a Proposed Land Use Plan was developed for the Plan Area. The proposed Plan outlines where to best situate the land uses most likely to develop in the Plan Area over the 30 year timeframe of this MDP.

The Proposed Land Use Plan (see **Map 9** shows current land use at the centre of Irricana. Residential Development is proposed to the south and southeast, while commercial development is encouraged in the existing 'downtown' area and to the east towards Highway 9. It is appropriate for this area and takes advantage of both access to, and visibility from, Highway 9. It also follows the trend of commercial development in the Town (which is to the east at the centre of the Town, and is compatible with current land use designations in the Town.

The proposed Land Use Plan also shows future light industrial development north of the existing built-up area, towards the sewage lagoon. Locating light industry in this location provides a buffer for the Town and takes advantage of good access to Highway 9. Based on the development constraints in the north (the sewage lagoon, industrial is one of the only types of development that could be located here.

Each new land use (e.g., residential, commercial, and industrial) was considered in terms of their merits and whether they would meet the goals and objectives of the Town. Comments from various stakeholders were included in the decision making process. The proposed land uses reflect sound planning principles as well as the desires of Town staff, various stakeholders, residents, and landowners alike.






NAD 1983 UTM Zone 11N
 Projection: Transverse Mercator
 False_Easting: 500000 000000
 False_Northing: 0 000000
 Central_Meridian: -117 000000
 Scale_Factor: 0.999600
 Latitude_Of_Origin: 0 000000
 Linear_Unit: Meter



Source: Town of Irricana 2009

MAP: 9
PROPOSED LAND USE PLAN
 Town of Irricana
 Municipal Development Plan

LEGEND

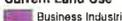
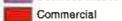
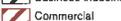
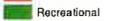
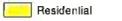
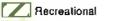
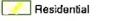
 Business Industrial	 Business Industrial
 Commercial	 Commercial
 Recreational	 Institutional
 Residential	 Recreational
	 Residential

Figure 5: Land Use Ratios

Category	Area		Total %
	Hectares	Acres	
Residential	35.9	88.9	16 %
Commercial	22.8	56.4	10 %
Industrial	118.9	293.8	54 %
Institutional	4.4	10.8	2 %
Recreational	36.9	91.1	17 %

5.2 General Development Policies

Objectives

- a Encourage reinvestment and in-fill in older areas of the Town.

Policies

5.2.1 Development Proposals All proposals for redesignation, subdivision or development must conform to this Municipal Development Plan.

5.2.2 Non-Conforming Development Proposals Where applications for redesignation, subdivision and/or development approval propose a land use not contemplated by this Plan, or in the opinion of Council, is not in conformity of this Plan, Council may:

- a) Require the proposal to be amended to bring it into conformity with this Plan;
- b) Refuse the proposal; or
- c) Request the proponent initiate an amendment to this Plan that would accommodate the proposal.

Where an amendment to this Plan is proposed, it must be undertaken in accordance with Section 11 (Implementation, Review & Amendment) of this Plan.

5.2.3 Infill Areas Infill development (of all land use types) on vacant parcels or redevelopment of under-utilized lots is encouraged to maximize the use of existing roads, utilities, parks and other community services.

5.2.4 Conceptual Schemes A Conceptual Scheme may be required to be submitted to support the redesignation or subdivision for any new or infill development.

Conceptual Schemes contemplated by this plan **must** address:

- 5.2.5 Schemes - Items Conceptual ARE Required**
- a) A description and proposed use of all lands contained within the Conceptual Scheme area, including the suitability of land to accommodate and sustain the proposed land use;
 - b) The proposed parcel size and density for the Conceptual Scheme area;
 - c) Both on-site and off-site development issues, land use conflicts, and transitions between adjacent and proposed land uses, including measures required to address, manage, and/or mitigate these potential issues;
 - d) The proposed internal street pattern;
 - e) An open space plan identifying pedestrian pathways, linkages to the greater community open space network and the location

- and distribution of municipal, school and environmental reserves;
- f) public and private utilities and servicing for the conceptual scheme area;
- g) location of stormwater management on the site, key elements of the system and its integration with other stormwater management systems operating within the Town of Irricana;
- h) The phasing of subdivision and development;
- i) Innovative subdivision design that maximizes lot yields, servicing efficiencies and development opportunities;
- j) Community input to the proposed Conceptual Scheme; and
- k) Any other matters deemed appropriate by the municipality.

5.2.6 Conceptual Schemes – Items that MAY BE required

Conceptual Schemes contemplated by this plan **may** also address:

- a) A Comprehensive Site Development Plan for the proposed site;
- b) An assessment of the potential impact on surrounding land uses including but not limited to, traffic, noise, dust, safety and visual impact;
- c) Availability and adequacy of on-site and off-site municipal services, private and/or public utilities necessary to support the business development;
- d) Any on-site hazards, geological features, hydrological and/or environmental conditions, including appropriate mitigation or avoidance measures;
- e) The Operational Plan for the commercial, commercial park, and industrial land uses (i.e., proposed days and hours of operation, number of employees);
- f) A Landscaping and Buffering Plan;
- g) An Environmental Overview or Impact Assessment and/or Audit;
- h) A Transportation Impact Assessment (as per policy 6.2.8);
- i) An Archaeological/Historical Impact Overview and/or Assessment; and
- j) Any other matters deemed appropriate by the municipality.

5.2.7 Area Structure Plans/Area Redevelopment Plans

Where the Municipality deems it appropriate, a Conceptual Scheme prepared in and the provisions of the Plan may be considered for adoption by bylaw as an Area Structure Plan or an Area Redevelopment Plan. Where a Conceptual Scheme is considered for adoption by bylaw as an Area Structure Plan or an Area Redevelopment Plan, the plan and its preparation must be in accordance with the provisions of the *Municipal Government Act*.

5.2.8 Transportation Impact Assessment (TIA)

A Transportation Impact Assessment (TIA) should include (but is not limited to):

- a) The potential impact that proposed uses may have on the existing street system including, but not limited to, anticipated traffic volumes, vehicle types, turning movements and hours of usage;
- b) Any requirements for future expansion of the existing street pattern that may be required to accommodate traffic generated from the proposed development;
- c) Any mitigation measures that may be required to ensure that the function and integrity of any part of the street pattern is preserved (i.e., noise attenuation measures, buffering or

- screening, setbacks); and
- d) Any other matter deemed necessary by the Town.

5.2.9 Community-Based Initiatives & Local Improvement Bylaws

The Municipality is supportive of community based initiatives to enhance the physical characteristics of the Town and is prepared to consider local improvement bylaws to provide or improve the following:

- Sidewalks and pedestrian pathways;
- Street lighting and street furniture;
- Enhancements to rear lanes;
- Enhancements to stormwater management systems;
- Enhancements to Municipal utility services.

5.2.10 Direct Control Districts

The Municipality may consider accommodating innovative development and redevelopment proposals and/or wider range of uses within MDP Plan Land Uses through the use of Direct Control Districts of the *Land Use Bylaw*.

A Direct Control District shall establish rules and regulations including, but not limited to:

- Permitted and discretionary uses;
- General rules and regulations for the development of permitted and discretionary uses;
- Parking and access requirement;
- Landscape and screening requirements;
- Architectural and/or building design standards; and
- Any other matters the Municipality deems necessary.

5.3 General Site Design Policies

5.3.1 Planning Guidelines and Standards

All development should, wherever possible, comply with the SPPerformance tandards and Development Guidelines outlined in the *Land Use Bylaw*.

5.3.2 Quality of Development Areas

All new development should present a high standard of site development and architectural character that enhances or complements existing development.

5.3.3 Landscaping

All new development should enhance and complement existing streetscapes by providing appropriate high-quality landscaping, site and building design.

5.3.4 Parking Design & Requirements

All parking should be designed in a manner that complements the defined development, provides clear and easy access to the street system and discourages "overspill parking" into adjacent areas and street. All parking shall be designed in accordance with the provisions of the *Land Use Bylaw*.

All new proposed developments should provide adequate on-site parking accessible and convenient to users. All parking requirements shall meet the minimum requirements of the *Land Use Bylaw*.

5.3.5 Site Lighting All proposed development (residential, commercial and industrial land uses) should provide appropriate site lighting in accordance with the provisions of the *Land Use Bylaw* and in accordance with the Town of Irricana engineering design standards. On-site exterior lighting of buildings, parking areas and common areas should be shielded to prevent “lighting spillover” onto adjacent properties.

The proponent for subdivision approval should prepare a power and street lighting design acceptable to the utility company providing electrical services and the Municipality.

5.3.6 CPTED

A Crime Prevention through Environmental Design (CPTED) Strategy that anticipates problematic places and situations where crime can occur may be required as a condition of development approval. Planning and design factors that can enhance safety and security include:

- b) Visibility by others; and
- c) Community context and finding help.

5.3.7 Emergency Services Access Development should be designed to provide access for emergency (vehicles i.e., fire, ambulance and police).

5.4 Residential Development

The Town of Irricana has seen growth over the last decade, and this is expected to continue. New residential subdivisions have been proposed and approved, and this is expected to continue in the future. The purpose of this MDP is to provide a plan for the Town that will aid in facilitating land development near existing services and amenities. Accordingly, all residential development in the Plan Area must conform to the planning principles set out in this MDP and the Town *Land Use Bylaw*, and are encouraged to locate in areas indicated on **Map 9**. According to this Plan, the approval of new residential areas is based on the ‘conceptual scheme’ as a method of developing policies for specific areas.



Objectives

- a) Provide for a mix of housing types to meet the needs of different lifestyles, ages, income levels and market conditions.
- b) Regulate and control negative impacts of new residential development and subdivision in the Plan Area, by encouraging compatibility with the natural environment and by clustering developments in orderly settlement patterns.
- c) Encourage the proper scale and density of residential development that the land is capable of supporting.

Policies

In addition to the policies included in sections 5.2 and 5.3, all residential development will follow the policies in this section.

5.4.1 Location Residential Land Uses are considered appropriate land uses within areas identified as 'residential' on **Map 9**.

**5.4.2 Areas
New Residential** A Conceptual Scheme must be submitted to support the redesignation and/or subdivision for any new development. Proponents shall also submit any additional information that the Town deems appropriate.

New Residential areas **shall**:

- a) Use innovative neighbourhood design provided they support the objectives of this plan;
- b) Include a mix of housing/dwelling unit types and a range of lot widths and parcel sizes to provide variety and interest to the streetscape;
- c) Retain and integrate existing design patterns found within the developed areas of the Town and maintain common design elements from one neighbourhood to the next;
- d) Provide for an acceptable transition when adjacent to existing development, including similar height, massing and architectural design to the surrounding community;
- e) Provide landscaped open space that is safe and secure for the residents and integrates private outdoor living areas with public open space.

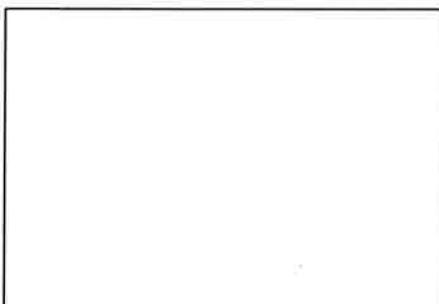
5.4.3 Residential Density Residential density in residential areas should maintain an overall density of between 6.0 and 8.0 dwelling units per gross developable acre (2.4 and 3.2 dwelling units per gross developable hectare).

5.4.4 Transition zones Medium or high-density development in new or infill areas should be able to demonstrate an acceptable transition to adjacent residential development by introducing a building form that respects the scale, massing and architectural design of the surrounding community.

5.4.5 Articulated Façades Medium or High-density residential dwellings shall comprise articulated facades that define individual units at street level. Entrances to individual Dwelling Units shall be prominent from the front façade or from the inner façade fronting on a common open area.

5.5 Commercial Development

The location of commercial land use within the community can directly contribute to the success of a business venture and the potential for land use conflict with other land uses. All commercial developments in the Plan Area must conform to the planning principles set out in this MDP and the Town *Land Use Bylaw*, and are encouraged to locate in areas indicated on **Map 9**.



The existing Central Business District (CBD) is intended to accommodate a range of business activities that provide retail good and services to the local community and

surrounding trade area. The CBD should function as a primary area of social interaction within the community and focus of the Village's civic and community identity. Other commercial areas within the Town are intended to accommodate stand-alone commercial developments. Other commercial areas act as an extension of the CBD, and may offer a mixed range of goods and services to both the local community and the traveling public.



Objectives

- a) Identify preferred locations for commercial development within the Town of Irricana.
- b) Provide guidelines for maintaining separation between land uses.

Policies

In addition to the policies included in sections 5.2 and 5.3, all commercial development will follow the policies in this section.

- | | |
|-----------------------------------|--|
| 5.5.1 Location | Commercial Land Uses are considered appropriate land uses within areas identified as 'commercial' on Map 9 . |
| 5.5.2 Commercial Hierarchy | The Town of Irricana may promote the CBD as the primary commercial area of Irricana, as shown on Map 9 . This district should be accessible to the greater community by vehicle and pedestrian linkages and provide a high standard of development that identifies the district as the Town's business centre. Other commercial areas within Irricana are important to serve residents and the traveling public, but are not the primary commercial area. |
| 5.5.3 Commercial Expansion | The expansion of commercial areas (including the CBD) beyond the area identified on Map 9 and into adjacent residential areas will require a plan amendment. |
| 5.5.4 Public Amenities | New commercial development is encouraged to include public amenities, which may include public gather places and public washroom facilities. |
| 5.5.5 Mixed Uses | Proposals for mixed land use (e.g., commercial and residential land uses) should be considered within commercial areas where the residential dwelling units are located above a commercial use. Where mixed land use is proposed, the design of the development should not accommodate nor facilitate the future subdivision of the residential use from the business or non-residential use. |
| 5.5.6 Institutional Uses | Institutional land uses (public and private) are considered appropriate within commercial areas. |
| 5.5.7 Existing Uses | Existing low density (single-family detached dwelling) and medium density residential (multi-family dwellings) development situated within future commercial areas (as identified on Map 9) should be permitted to continue and such uses shall not be considered non-conforming uses under this Plan. Notwithstanding, low density residential uses are encouraged to locate within other areas of the Municipality identified in the Future Land Use Scenario as residential in order to allow for redevelopment and revitalization of commercial areas for business uses. |

6.6 Business Industrial Development

The Business Industrial area will facilitate the development of a broad range of business activities that include commercial and industrial activities. It is anticipated that the range of businesses that could locate in these areas may involve light industrial activities and process or address a market place not restricted to local goods and services. Light industrial land uses that require extensive outside storage or larger site areas will be accommodated within this area. All business industrial developments in the Plan Area must conform to the planning principles set out in this MDP and the Town *Land Use Bylaw*, and are encouraged to locate in areas indicated on **Map 9**.

Objectives

- a) Accommodate “clean” industrial land use that requires development sites larger than those normally provided within a business park.
- b) Provide guidelines for maintaining separation between land uses.



Policies

In addition to the policies included in sections 4.2 and 4.3, all business industrial development will follow the policies in this section.

- | | |
|--|---|
| 5.6.1 Location | Business Industrial Land Use is considered an appropriate land use within areas identified as ‘Business Industrial’ on Map 9 . |
| 5.6.2 Business Industrial Expansion | The expansion of Business Industrial areas beyond the area identified on Map 9 and into adjacent commercial areas shall require a plan amendment. |
| 5.6.3 Transition zones | All Business Industrial development should be separated, screened and buffered from adjacent non-industrial land use and roads in accordance with the provisions of the <i>Land Use Bylaw</i> . |

5.7 Institutional Development

Institutional Land Uses within the MDP Area comprise public and non-public systems. Public Institutional lands include; emergency service facilities and fire halls, civic buildings and public works facilities. Non-public Institutional lands include; churches, social organizations, clubs and private schools. All institutional developments in the Plan Area must conform to the planning principles set out in this MDP and the Town *Land Use Bylaw*, and are encouraged to locate in a variety of residential, commercial or business industrial areas as indicated on **Map 9**.

Objectives

- a) Provide for the development of institutional areas that will help provide services to Irricana Residents.

Policies

In addition to the policies included in sections 4.2 and 4.3, all institutional development will follow the policies in this section.

5.7.1 Location

Public Institutional uses are considered an appropriate land use within areas identified as 'commercial' on **Map 9**.

Non-Public Institutional uses may be considered appropriate within areas identified as 'commercial' or 'business industrial', as shown in **Map 9**.

5.8 Open Space, Parks and Municipal Reserve

Open space within a community can have many characteristics and functions. It can provide areas for both active and passive recreation, be used to soften and frame views and vistas, buffer one land use from another, and introduce natural areas and bird and wildlife habitat into a community. Major open spaces and recreation facilities foster and encourage interaction among community members, as well as providing venues for individual development. There are many benefits of open space in a community, including contributions to resident health, wellness, and quality of life. All open space, parks and municipal reserve developments in the Plan Area must conform to the planning principles set out in this MDP and the Town *Land Use Bylaw*, and are encouraged to locate in areas indicated on **Map 9**.



Environmental Reserve (ER)

Under Section 664 of the MGA, and subject to Section 663, the Town may take Environmental Reserve (ER) land, which is generally considered environmentally sensitive or unsuited for development.

Municipal and School Reserve (MR or MSR)

Subject to section 663 of the MGA, as indicated in Section 666(1), the subdivision authority may require the owner of a parcel of land that is the subject of a proposed subdivision to:

- a) provide part of that parcel of land as municipal reserve, school reserve or municipal and school reserve;
- b) provide money in place of municipal reserve, school reserve or municipal and school reserve; or
- c) provide any combination of land or money referred to in clauses (a) and (b).



As per Section 666(2), 666(3), and 666(4), in providing municipal reserve land to the Town, the amount of land that may be required may not exceed 10% of the parcel of land less the land required to be provided as environmental reserve and the land made subject to an environmental reserve easement. Cash-in-lieu of land is based on a market value appraisal of the existing parcel. Traditionally 10% of total land that is (net) developable is required in the form of land to be dedicated as municipal reserve (MR) for the purpose of public open space. In some cases, the cash-in-lieu reserve may be accepted at the discretion of Town Council.

Objectives

- a) Protect natural and unique features, river valleys, and floodplains from inappropriate development.
- b) Ensure that new development within Irricana provides an adequate amount of open space, parks and trails for residents and users.
- c) Encourage the development of a regional network of open spaces, parks and trails.

Policies

- 5.8.1 Location** Open Space and Park uses are considered an appropriate land use within areas identified as 'recreational' on **Map 9**. They may also be considered an appropriate use within all other areas of the Plan Area.
- 5.8.2 Reserve (ER) Environmental** The Town should protect environmentally significant areas and other significant natural areas from development by determining Environmental Reserve (ER) in accordance with Section 664 of the Municipal Government Act.
- 5.8.3 Municipal Reserve (MR)** Municipal Reserve (MR) should be taken in accordance with the provisions of the Municipal Government Act and should not comprise less than 10% of net developable land or cash-in-lieu. The location of MR within development areas will be determined in the Conceptual Scheme and in consultation with the Town and regional school authorities. MR parcels will be designated as open space, recreation or community facilities under the appropriate land use districts of the Land Use Bylaw.
- 5.8.4 Open Space System** A system of linear parks, trails and walkways should be developed throughout the Plan Area to create an interconnected network of open spaces. Conceptual Schemes shall include provisions to reach this goal (See policies in section 5.2).
- 5.8.5 Park and Trail Design** The park and trail system should be constructed in a manner that minimizes long-term maintenance requirements.
- 5.8.6 Hierarchy of Parks** The Town shall ensure that a variety of park types are included in new open space designs, including (but not limited to):
- a) Tot Lots;
 - b) Neighbourhood parks; and
 - c) Community Parks
- 5.8.7 Regional Linkages** The Town should support and encourage regional linkages of trails and parks, and will cooperate with regional agencies in the creation of a regional open space network.

6.0 Transportation and Servicing

6.1 Transportation

Mobility is one aspect that impacts residents' quality of life. Irricana is strategically located adjacent to a provincial highway and has a good internal network of streets and walkways.

Irricana's internal street network provides for mobility, on-street parking, pedestrian movement and the collection and movement of stormwater. It also functions as public space. The historical grid pattern of streets within the Town facilitates multiple choices for travel and increases the access options to different parts of the Plan Area.

Highway 9 is a Provincial highway and is part of the provincial transportation network. It is important that the functional integrity of this highway and the safety of the traveling public are maintained and that development within the Plan Area does not impair its function. The potential for land use conflicts also exists.



Objectives

- a) Provide for the safe and efficient movement of people and goods within the Plan Area.
- b) Enhance the mobility of Town residents by encouraging an integrated network of roads and pathways within the Plan Area.
- c) Ensure that development within the Plan Area does not impair the function of Highway 9 or the safety of its users, and that potential land use conflicts are avoided or mitigated.

Policies

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|-------------------------------------|--|
| 6.1.1 Walkways and bikeways | The Town should integrate pedestrian walkway and bicycle trail systems into street and utility corridors. |
| 6.1.2 Traffic Calming | Traffic calming measures will be considered where appropriate to increase safety and enhance the livability of the community. |
| 6.1.3 Low-mobility services | A transportation program should be established for low-mobility residents such as seniors to ensure they have access to community amenities and services. |
| 6.1.4 Low-mobility standards | Design Standards should incorporate features such as curb-cuts at intersections to accommodate low-mobility residents. |
| 6.1.5 Noise Attenuation | Attenuation of traffic noise from Highway 9 should be achieved through innovative subdivision design, landscaping and berming, terrain and/or other natural features of the site. The provision of these features may be required by the Town as a condition of development approval and/or development agreement at the development permit stage. |

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|---|---|
| 6.1.6 Grid Pattern | New development should maintain the historical grid pattern of streets, to maintain the small-town feeling of the town. |
| 6.1.7 Cul-de-sacs | Cul-de-sacs are discouraged and should only be used in the design of neighbourhoods where design alternatives are limited. |
| 6.1.8 Circulation | Where proposed development is adjacent to Highway 9, the Town should circulate the application to Alberta transportation for comment. |
| 6.1.9 Access to Highway 9 | Direct access to highway 9 is restricted and may only be permitted via a collector road, with permission from Alberta Transportation. |
| 6.1.10 Access to 2nd Street | To ensure the integrity of the intersection of Highway 9 and 2 nd Street, access by residential collector road is restricted for 400 metres west of the intersection. Notwithstanding, a variance can be allowed if approval has been obtained from Alberta Transportation. |
| 6.1.11 Setbacks from Highway 9 | Setback guidelines shall be determined on a case by case basis in consultation with Alberta Transportation; however, at a minimum should be (except where these distances must be increased to allow for highway widening): <ul style="list-style-type: none">a) 70 metres (229.66 ft.) from the highway centre-line and 40 metres (131.23 ft.) from the highway right-of-way boundary for development, andb) 60 metres (196.85 ft.) from the highway centre-line and 30 metres (98.43 ft.) from the highway right-of-way boundary for landscaping (e.g. trees, hedges or shrubs). |

6.2 Servicing and Utilities

Utility services within the MDP Area comprise private and public system. Potable water is distributed to existing dwelling units within the MDP Area via a public water treatment and distribution system. Sanitary sewer collection and treatment within the MDP Area is also provided via a public system. Other shallow utilities provide services to the MDP Area via private distribution systems.

Objectives

- a) Ensure provision of services and utilities to town residents and businesses is efficient and orderly.
- b) Ensure the utility infrastructure and capacity is available, when required, to accommodate growth in Irricana.
- c) Ensure utilities are maintained in an efficient manner that minimizes their impact on the environment and protects the health and safety of residents.

Policies

- 6.2.1 Design Standards for Utility Services** All utility servicing within the MDP Area should be constructed in accordance with Town of Irricana engineering design standards and the regulations and/or guidelines established by Alberta Environment or the relevant provincial regulatory body.
- 6.2.2 Timing of Utility Provision** The Town of Irricana should provide or facilitate the provision of utility services as development of land occurs and in advance of anticipated development. Utility services should be extended in a logical and economically practical manner and in a manner having regard to the available capacity in the overall system or portions of the system.
- 6.2.3 Utility Infrastructure Costs** As a requirement of the Development Agreement and in accordance with Municipal standards, developers should be responsible for 100% of the cost of and upgrades required to service an area within the MDP Area proposed for subdivision and development.
- 6.2.4 Utility Infrastructure to Accommodate Future Growth** Where the Town requires that a utility service requires oversizing to accommodate future growth within the MDP Area, the Municipality will endeavour to recover from benefiting users and/or landowners all construction and operating costs associated with the over sizing.
- The Town, at its sole discretion, may apply for any provincial or federal cost-shared grant funding to upgrade public utilities required to service areas within the MDP Area.
- 6.2.5 Rights-of-way Easements for Development and/or Subdivision** When considering applications for subdivision approval and or development proposals, the Municipality should consider the provision of public and private utilities, and may impose conditions of subdivision and/or development approval to ensure that any required rights-of-way and/or easements are provided concurrent with the endorsement of a Final Plan of Subdivision or issuance of a Development Permit and that any costs or responsibility for the extension of these services are the sole responsibility of the proponents of the proposal.
- 6.2.6 Water System** The existing Municipal Water System within the MDP Area is shown on **Map 5**.
- 6.2.7 Sanitary Sewer System** The existing Municipal Sanitary Sewer System within the MDP Area is shown on **Map 6**.
- All subdivision and development proposed within the MDP Area should be required to connect to the Town of Irricana Sanitary Sewer System. Notwithstanding this, the Municipality at its sole discretion may approve a subdivision and/or permit a development without connection to the

Town of Irricana Sanitary Sewer System provided the developer can verify to the Municipality that there is an available and adequate alternative sewage management system to sustain the proposed subdivision and/or development.

6.2.8 Stormwater Management

The existing Municipal Stormwater System within the MDP Area is shown on **Map 7**.

All proposals for redesignation and subdivision approval within the MDP Area should be supported by a storm water management plan prepared by a qualified professional. All storm water management plans shall:

- a) Address and resolve on-site and off-site stormwater management issues in accordance with Alberta Environment guidelines and regulations.
- b) Ensure that the post-development rate of runoff for future developed areas does not exceed the pre-development rate.
- c) Use “best management practices”; methods that seek to retain as much of the natural runoff characteristics of the stormwater system as possible. These methods can include, but are not limited to such practices as grassed swales, wet ponds, dry ponds or filter strips.

As a condition of subdivision approval, a final grading plan must be prepared which is satisfactory to the Municipality. Design of stormwater management systems, final grading plans and grade verification should be addressed in the *Land Use Bylaw*.

6.2.9 Shallow Utility Providers

‘Shallow utilities’ refers to the accommodation and provision of distribution systems for electric power, natural gas, telephone and cable television within the MDP Area.

Shallow Utilities should be provided by the appropriate utility companies providing services to the MDP Area. The Town may impose condition of subdivision and/or development approval to ensure that the required rights-of-way and easements to accommodate shallow utilities are provided.

6.2.10 Underground Electrical Distribution System

An underground electrical distribution system will be required in all areas identified as ‘residential’ and may be required for all areas identified as ‘commercial’ or ‘industrial’ on **Map 9**.

7.0 Plan Implementation

This document comprises Irricana's Municipal Development Plan. It fulfils the requirement of Alberta's Municipal Government Act (MGA) that the Town of Irricana have a Municipal Development Plan. The MDP meets the requirements of Section 632 of the Municipal Government Act by addressing:

- Future growth and development within Irricana;
- Coordination of land use, future growth patterns and other infrastructure with adjacent municipalities;
- Provision of municipal services and facilities;
- Mandatory policies on municipal reserves, sour gas and agricultural operations; and
- Environmental matters.

7.1 Implementation of the Plan

The MDP will be implemented over a 30-year planning horizon, with amendments as required. The success of any plan depends on the efforts that are directed towards integrating its policies into decision-making. This MDP provides the direction for Council, Town Administration and Town residents to evaluate development proposals, in the context of a long-term plan for Irricana.

Several measures beyond those specified in this document may also be used by Council to implement this Plan. In addition to specific bylaws, Council may adopt administrative procedures that will improve the efficiency of implementing policies in this Plan. Moreover, implementation of this Plan will require the input, support and cooperation of residents and stakeholders from the private and public sectors. This section outlines policies and procedures to ensure the effective implementation of this Plan.

Roles and Responsibilities

Town Council exercises its authority within the mandate of municipal governments prescribed by the Municipal Government Act. Council has the responsibility of approving the MDP and future amendments to the Plan. Council has the authority to approve the subsequent plans, policies, programs and activities to implement the MDP and to approve the budgets associated with these implementation activities.

Town Administration operates under the direction of Town Council and has responsibility for preparing the subsidiary plans and policies and undertaking the programs and activities that support implementation.

Plan Amendment and Review

In the process of implementing this Plan, there may be a need for amendments to address emerging land use and regulatory issues. The Town will establish a process to enable the public, community groups, adjacent municipalities, boards, commissions, other government agencies, and others to propose changes to this Plan and its implementing bylaws. This process provides for continuous and systematic review of this Plan and associated regulations in response to changing conditions and circumstances impacting growth and development in the town.

The MDP amendment process includes an annual review and a five-year review. The annual review is generally limited to those amendments resulting in non-substantive technical changes. The five-year review is designed to address amendments which propose substantive changes. This amendment process, based on a defined cycle, provides sufficient time to measure the effects of new land use initiatives, and provides predictability to determine when new land use initiatives may be introduced. With the annual review, the amendment process also has sufficient flexibility to accommodate technical adjustments or minor amendments which do not affect the overall intent of this Plan. The process requires early and continuous public involvement and public dialogue.

Objectives

- a) Implement the MDP through other plans, including Area Structure Plans (ASPs), Area Redevelopment Plans (ARPs), and Conceptual Schemes (CSs), and ensure consistency between these plans and the MDP.
- b) Provide guidance on interpreting and applying the MDP Policies and directions.
- c) Provide for periodic review and amendment of the MDP.

Policies

- 7.1.1 Statutory Document** The Town of Irricana Municipal Development Plan (MDP) which is adopted by bylaw in accordance with Part 17, Division 12, Section 692 (1) of the Municipal Government Act, as amended, is a statutory document of the municipality.
- 7.1.2 Compliance with the MDP** When considering the adoption of Area Structure Plans (ASPs), Area Redevelopment Plans (ARPs), and Conceptual Schemes (CSs), the Town will ensure their compliance to the MDP.
- 7.1.3 Plan Review** The municipality, in consultation with the community, should undertake regular reviews of the MDP to verify that its objectives and policies are current, effective, and consistent with other municipal policies that may be adopted from time to time.
- 7.1.4 Annual Review** An annual review should consider proposed amendments that do require substantive changes to this Plan and development regulations. A five-year review should consider amendments:
- 7.1.5 Five Year Review**
- that could be considered in the annual review as well as those outside the scope of the annual review;
 - relating to substantive changes to this Plan and corresponding development regulations;
- 7.1.6 Amendment Process** Irricana should adopt an amendment process that provides for review and evaluation of the policies contained in this Plan and development regulations. Through the amendment process, the policies of this Plan and supporting development regulations should be subject to review, evaluation, and amendment on the basis of an annual review and a five-year review.
- 7.1.7 Plan Amendments** The Town or a landowner may initiate an amendment to this plan. The Town should assemble or require the submission of such background information as is considered necessary to support the amendment prior to the start of the bylaw amendment process. Amendment of the MDP should follow the appropriate procedures as outlined in the Municipal Government Act.
- ~~**7.1.8 Amendment following Annexation** The Town should amend this MDP within six months following any annexation of land.~~
- 7.1.9 Subsidiary Plan Amendments** Proposed amendments to this Plan should be accompanied by any changes to subsidiary plans, other studies and functional plans or other planning documents required for implementation so that these documents are consistent with this Plan.

7.2 Public and Stakeholder Participation

Town residents need to be confident in the governance and management of the Town, and should feel that they are making a difference and can actively participate in its future direction. The aim is to engage residents through education, promotion and public debate on local issues. This ability to participate should be inclusive and accessible. Effective communication among Council, Administration, residents, businesses, public agencies and other levels of government is key to achieving the vision.

The public encompasses a wide range of stakeholders, including residents, advocacy groups, nonprofit agencies, businesses and landowners. Active public participation in municipal decision-making is critical for understanding what residents' value, exploring the importance of these values relative to each other, and achieving a shared vision for the future of our communities and the Town.

Opportunities for public input in municipal decision-making include making submissions to Town Councilors or Staff, commenting at public hearings and meetings, participating in workshops, and volunteering for Council committees.

To be successful, participation programs must offer meaningful opportunities for the public to become involved, respect the time and effort made by the public to provide comments, and demonstrate that input will be seriously considered. This means determining the steps in the decision process where people want to be consulted and where their participation can best contribute.

Timely notification of upcoming events, clearly presented background information and credible analysis are all critical to effective engagement. Participants should also have the opportunity to consider and comment on research and information as it becomes available during the process. Many decisions are constrained by already-established priorities, financial constraints or existing development rights. These constraints need to be clearly articulated at the outset of a project.

Participation programs need to be transparent, inclusive, collaborative, and provide an opportunity for the constructive exchange of information. The programs need to provide an opportunity for participants to work together with government to generate solutions that may not have otherwise been considered. This enables municipal decisions to benefit from local knowledge and ideas, while the public can learn about new concepts and successful examples from other municipalities.

Objectives

- a) Ensure that residents and stakeholders have the appropriate means of participating in the Town decision-making process.

Policies

- | | |
|---------------------------------------|---|
| 7.2.1 Public Participation | The Town should establish public participation programs for amendments to this Plan which describe opportunities for public input based upon the scope and intent of the amendment. |
| 7.2.2 Provision of Information | The Town should continue to provide all public information relating to planning matters (including policies) to all residents, either at the Town office or online on the Town's website. |
| 7.2.3 Public Hearings | Pursuant to the provisions of Part 17, Division 12, Section 692 (1) of the Municipal Government Act, as amended, the Town must hold a public hearing prior to giving any proposed amendment second reading. |
| 7.2.4 Improvements | The Town should continue to improve opportunities for on-going involvement by the public in municipal government decision-making. |

- recognizing the best practices of the International Association of Public Participation (IAP2) including but not limited to Town Councils, Council Committees, Advisory Committees and public engagement programs.
- 7.2.5 Town Facilitation** The Town should facilitate public input on matters of general planning interest, wherever possible. The Town should consider, but not be bound by, the input received from the public, and shall balance the input received with other considerations relating to the long-term interests of the entire community.
- 7.2.6 Public Participation Methods** Public input may be obtained through a variety of methods, including open houses, public meetings, community newsletters, information bulletins, focus groups, citizen advisory groups, workshops, and surveys. Public engagement may be facilitated at any level of the decision-making process, including concept development, detailed design and implementation. Public Engagement should be commenced as early as possible in the process.
- 7.2.7 Focus of Participation Programs** When approving public engagement programs (either Town driven or Developer initiated), the Town should consider, where appropriate, the following:
- focusing participation on the issues most likely to have a broad interest to the public;
 - obtaining input from relevant stakeholders, including residents, advocacy groups, non-profit agencies, landowners and the business community
 - scheduling engagement early in the decision process;
 - clearly indicating the limitations within which decisions must be made;
 - providing timely notification of upcoming participation events;
 - providing information to participants on concepts, examples and best practices;
 - ensuring that analysis provided to the public is accurate and objective;
 - fostering group problem-solving among diverse interests; and
 - using tools which encourage creative and multi-dimensional thinking.
- 7.2.8 Framework** To provide a framework to guide Irricana's continued coordination with residents and stakeholders, the Town should:
- pursue funding opportunities from higher levels of government;
 - identify and request amendments to provincial legislation necessary to enable the Municipality to implement specific policies in this Plan;
 - develop inter-agency partnerships to provide effective, seamless program delivery and policy outcomes;
 - ensure committees of Council or new committees of Council assist in implementing the policies in this Plan.;
 - assist members of advisory committees to become knowledgeable about the concepts embodied in this Plan;
 - consider, as a condition for future cost-sharing or other financial assistance for transportation routes, services or terminals, whether the relevant authority, commission or carrier demonstrates that its proposed plans support specific policies of this Plan;
 - consider opportunities to partner with abutting municipalities

to share infrastructure or services, where such partnerships would benefit Town residents or reduce Municipal costs;

- maintain communication with the development community when implementing and periodically reviewing this Plan; and
- inform the financial community, where appropriate, about new development concepts and the associated economic viability through publications, workshops and conferences.

7.3 Financial Planning

A policy document such as this MDP requires careful consideration about costs associated with implementation. These costs may be borne by the Town, Developers, Residents or a combination of the three, and is dependent on the nature of the objectives, policies and recommendations. Given the vision for Irricana, it is important to ensure that the MDP does not put a financial burden on any one party as a result of growth in the Town.

Objectives

- a) To ensure fiscally appropriate policy direction is provided in the MDP on growth management for the Town.

Policies

- 7.3.1 Financial Analysis** The Town may consider requiring a financial analysis be undertaken to evaluate the resources required and the timeframe necessary for full implementation of this Plan. Planned alternatives and costs should be clearly explained and proposals financially achievable.
- 7.3.2 Financial Plans** The Municipal Development Plan's objectives, policies and supporting subsidiary plans, policies, strategies, guidelines, programs and activities will act as the basis for department business plans and annual budget submissions. The Town's business planning process will lead to a Town business plan that supports the Town's Strategic Plan and this Plan.

7.4 Monitoring and Evaluation

A framework for monitoring the "success" of the MDP is important for the Town to continually evaluate the effectiveness of the policy direction in the document. Indicators of municipal growth can play an important role by measuring how relevant (i.e., successful the plan is at directing growth in the Town. The indicators measure social, environmental, economic and cultural aspects of growth.

Objectives

- a) Create a monitoring framework which measures the "State of the Town" each year.
- b) Develop the means necessary to determine the fiscal impact of development on the various stakeholders (e.g., Developer, Town, Residents, etc.).

Policies

- 7.4.1 Monitoring and Plan Performance** The Town should develop a monitoring and performance measure system. The use of indicators for monitoring may identify trends and emerging issues and provide information that will have true value for public accountability, budgeting and delivery of planning services. Monitoring will establish if the plan needs to be revisited due to unforeseen changes related to growth or economic projections.

- 7.4.2 Criteria and Benchmarks** The Town should establish criteria and benchmarks to monitor success in implementing the policies of this Plan, with reference to a Scorecard system (to be developed) wherever appropriate.

8.5 Intermunicipal Co-operation

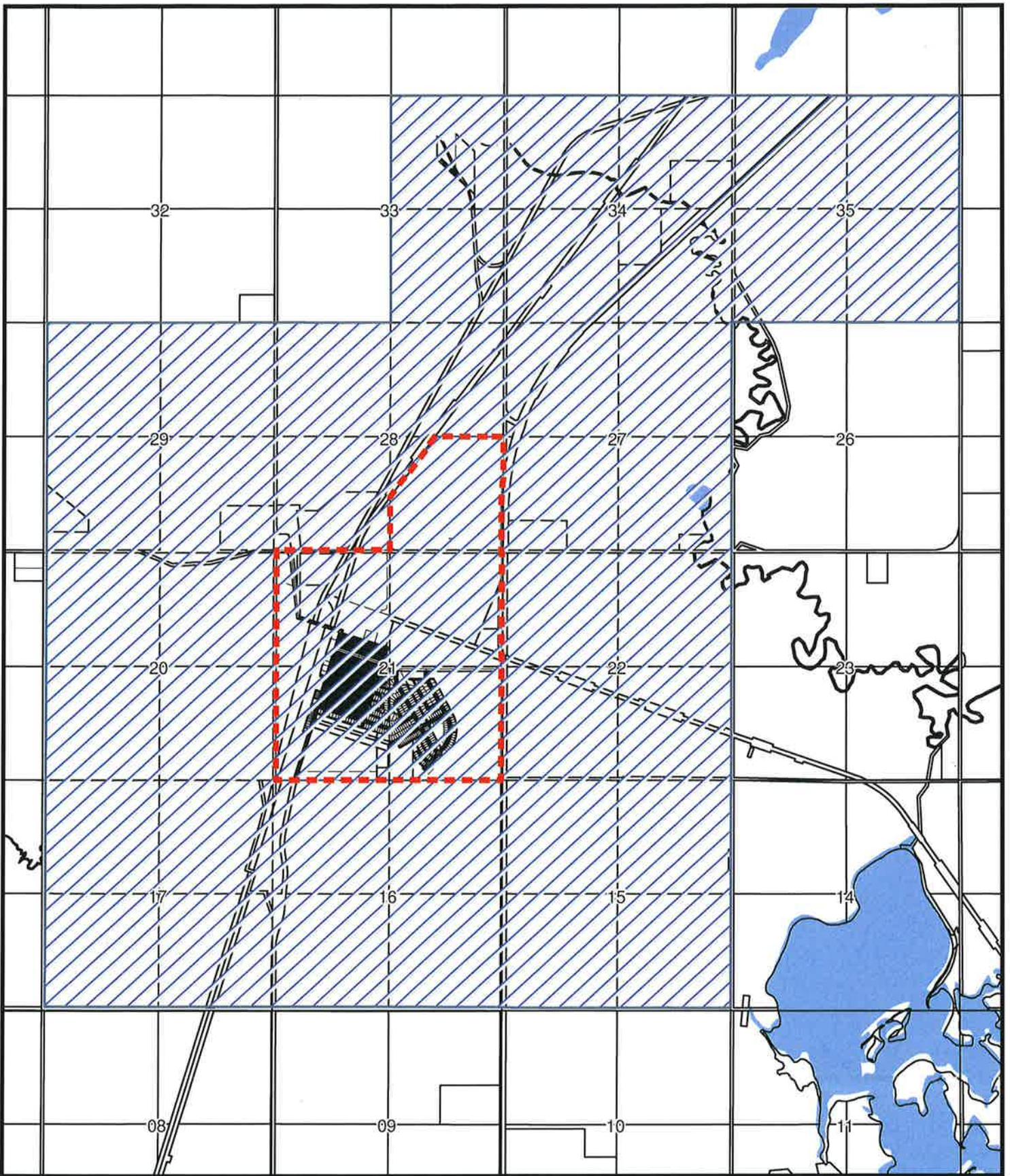
Due to recent growth pressures, the number of planning and development applications has increased within the Town and nearby in Rocky View. Communication between the two municipalities is important to ensure that interface and transition issues are considered. It is important to provide an opportunity for the neighbouring municipality to comment on an application that could affect them.

Objectives

- a) Promote effective and cooperative planning, decision-making and service delivery with its neighbours.
- b) Outline a procedure for referring proposed applications to the adjacent municipality.

Policies

- 7.5.1 Open Communication** The Town will create open channels of communication with intermunicipal planning partners at political and administrative levels.
- 7.5.2 Certainty of Decision** The Town will create plans and processes that provide greater certainty for land use decisions where impacts cross municipal boundaries, particularly where they include: the cumulative effects of development, Utility servicing, Transportation issues and impacts, Environmental implications, and Plan implementation.
- 7.5.3 Referral Area** The referral area for circulations will be the Town of Irricana and the Rocky View County lands shown on **INSERT Map 10: Intermunicipal Referral Area**. The purpose of the notification zone is to provide an opportunity for the respective municipalities to provide input on applications which may have an impact (e.g., land use, environmental, servicing, traffic).
- 7.5.4 Intermunicipal Referrals** Within the Town of Irricana, lands that abut the Town boundary, the Town will circulate the following items to Rocky View County, unless otherwise agreed in writing:
- All major applications for land use redesignation;
 - Applications for outline plans of subdivision only (i.e., no minor subdivision applications);
 - Only those applications for road closures that are judged by Town staff to have an impact on Rocky View County;
 - Only those development applications for development permits which may present significant compatibility concerns with adjacent land uses within Rocky View County;
 - All draft land use policies and developments which may create local access issues for all residents of the County and all other major applications or policies at the discretion of the Town or at the request of the County.
- 7.5.5 Circulation Time** Unless otherwise negotiated, written responses to any applications circulated by either the Town or County are due within thirty (30) days of the circulation date. If no response is received within this time, the response may be considered as “no objection”.



NAD 1983 UTM Zone 11N
 Projection: Transverse_Mercator
 False_Easting: 500000.000000
 False_Northing: 0.000000
 Central_Meridian: 117.000000
 Scale_Factor: 0.999600
 Latitude_Of_Origin: 0.000000
 Linear Unit: Meter



Source: Town of Iriricana 2009, Google Earth

MAP: 10
 INTERMUNICIPAL REFERRAL AREA
 Town of Iriricana
 Municipal Development Plan

LEGEND

-  Town Boundary
-  Intermunicipal Referral Area

8.0 Interpretation of Terms

Area Redevelopment Plan	A statutory plan, adopted by bylaw in accordance with the provisions of the <i>Municipal Government Act</i> , which provides a policy framework for the evaluation of proposals for redesignation, subdivision and development of a specified area of land within the Municipality which is already developed.
Area Structure Plan	A statutory plan, adopted by bylaw in accordance with the provisions of the <i>Municipal Government Act</i> , which provides a policy framework for the evaluation of proposals for redesignation, subdivision and development of a specified area of land within the Municipality.
Archaeological / Historical Overview / Impact Assessment	An analysis of the potential impacts of development on archaeological and/or historical resources.
Berm	A constructed embankment used for separating potentially incompatible areas, sites and districts or for protecting an area, site or district from any intrusions generated by other activities, operations, facilities or traffic.
Business Industrial	A land use that includes a broad range of business activities that include commercial and industrial activities. Light industrial land uses may be accommodated within this area.
Business Park	A comprehensively planned development within the Town of Irricana that may contain a range of commercial and light industrial activities in a number of buildings situated within a campus-like setting.
Central Business District (CBD)	A commercial use of land, intended to accommodate a range of business activities that provide retail goods and services to the local community and surrounding trade area, as well as function as a primary area of social interaction within the community and focus of the Town's civic and community identity.
Commercial Land Uses	The use of land, buildings or structures in which the provision of goods and services for sale is the primary function and may include auxiliary pursuits dependent upon parcel size and proximity to other uses.
Collector Road	A road in the Town Irricana which acts as a link between arterial roads (which includes primary and secondary highways) and/or other collector roads. A collector road may be either a major or minor roadway depending upon design and traffic volumes.
Comprehensive Site Development Plan	Refers to a site plan that relates the proposed land use and design elements of the built environment to the physical attributes of the development site (e.g., topography, soil, vegetation, etc).

Conceptual Scheme	A plan, adopted by Council resolution or bylaw, which relates a proposed development to future and existing development of adjacent lands. A Conceptual Scheme is a proposal for the development lands over time that may include, but is not limited to: a detailed site plan, topographic information, geophysical assessment, hydrological assessment, traffic impact analysis, environmental overview, phasing, community impact assessment and an archaeological and historical impact assessment.
Council	Means the Council of the Town of Irricana.
Direct Control District	A district of the <i>Land Use Bylaw</i> that is subject to regulations established by the Council of the Town of Irricana for control over the use and development of a defined area and pursuant to the provisions of the <i>Municipal Government Act</i> .
Environmental Audit	An evaluation of any adverse effects that may qualify the site as contaminated pursuant to the <i>Environmental Protection and Enhancement Act</i> , as amended from time to time.
Environmental Overview	Refers to an area-specific study that may include, but is not limited to: a) The identification and analysis of natural factors for the study area; b) An evaluation of the potential impact that a subdivision or development proposal may have on the factors identified; and c) An implementation program comprising measures for impact avoidance and/or mitigation.
Environmental Reserve	Land dedicated to a municipality during the subdivision process because it is considered undevelopable for environmental reasons in accordance with section 664 of the <i>Municipal Government Act</i> . This may include areas such as wetlands, ravines, drainage courses and steep slopes.
Environmental Reserve Easement	A caveat registered with Land Titles in favour of the municipality for lands that would be normally taken as environmental reserve in accordance with Section 664 of the <i>Municipal Government Act</i> .
Environmentally Sensitive Area	An undisturbed or relatively undisturbed site which because of its natural features has value to society and ecosystems worth preserving.
Grade Verification	Refers to verification that is prepared by a qualified professional for a building and/or structure under construction within the Town of Irricana. The grade verification identifies the elevation at the bottom of footing and at the main floor relative to geodetic elevations established in an adopted grading plan and verifying that these elevations are in conformity to the adopted grading plan.
Gross Developable Acre/Hectare	Gross Developable Acre/Hectare refers to the amount of land that remains once land affected by development constraints has been subtracted from the titles area, including water bodies (creeks, ponds) and related riparian setbacks, steep slopes, and other areas that may be granted as environmental reserve.

Infill Development	Development in mature or built-up areas of the Town occurring on vacant or underutilized lands, behind or between existing development, and which is comparable with characteristics of surrounding development.
Infrastructure	Public and private utility facilities and systems in the Municipality that may include, but are not limited to, the transportation network, water and sewer systems, and solid waste management facilities.
Institutional Land Use	Refers to the use of land, buildings or structures for a public or non-public purpose and may include places of worship, community centres and government uses.
Land Use Bylaw	A Bylaw of the Town of Irricana adopted by Council as a <i>Land Use Bylaw</i> pursuant to the provisions of the <i>Municipal Government Act</i> which is intended to control, and/or regulate the use and development of land and buildings within the Town of Irricana.
Land Use District	One or more divisions of the Town of Irricana <i>Land Use Bylaw</i> establishing permitted and discretionary uses of land or buildings with attendant regulations.
Light Industrial Land Use	Refers to land extensive industrial development which may require large storage areas for raw materials and finished goods and may include minor external effects on neighbouring lands.
Mixed Land Use	Refers to land use comprising a mix of commercial and residential development.
Minimum Distance Separation	A setback or buffer established between an intensive livestock operation and adjacent land uses intended to minimize potential land use conflict.
Modular Home	Refers to a dwelling unit which is constructed in conformance to Canadian Standards Association Regulation CAN/CSA-AZ77. It is a factory-built, transportable home which is designed to be used by itself or to be incorporated with similar units at a building site into a modular structure and is intended for year round habitation. The term is intended to apply to major assemblies and does not include prefabricated panels, trusses, plumbing trees, and other prefabricated sub-elements which are to be incorporated into a structure at the site. For the purposes of this Plan, a modular home does not include a manufactured home.
Municipal Government Act	Refers to the <i>Municipal Government Act, Statutes of Alberta, Revised Statutes of Alberta, Chapter M-26, 2002</i> , as amended from time to time.
Municipal Development Plan	The Town of Irricana <i>Municipal Development Plan</i> is the principal statutory land use plan for the entire Municipality, adopted by Council; in accordance with the provisions of the <i>Municipal Government Act</i> .
Municipality	The Town of Irricana and which context requires; means the area contained within the municipal boundaries of the Municipality.

Natural Features	Includes landscapes that are found in their natural state and may be remnant, undisturbed, diverse or contain unique environmental characteristics.
Operational Plan	An outline of the operating practices proposed for a commercial and/or industrial proposal including, but not limited to; hours and days of operation and the methods proposed for site management.
Plan	Refers to the Town of Irricana <i>Municipal Development Plan</i> as adopted by Council and amended from time to time.
Private Utility	A utility service offered to the public by a private utility company or co-op including, but not limited to; the provision of gas, electricity, or telephone services.
Qualified Professional	An individual with specialized knowledge recognized by the Municipality and/or licenses to practice in the Province of Alberta. Examples of qualified professionals include, but are not limited to; agrologists, engineers, geologists, hydrologists, land surveyors and planners.
Recreation Master Plan	A non-statutory plan prepared by a Regional Recreation Board intended to provide for recreation needs within a portion of the Municipality.
Redesignation	Refers to the reclassification by the Municipality of a land use designation in the <i>Land Use Bylaw</i> applicable to a specific area of the Municipality.
Residential Land Use	A primarily residential land use in which auxiliary pursuits may be allowed dependent on the parcel size and/or proximity to other residences.
Tentative Plan of Subdivision	A proposal detailing a site-specific subdivision design that may form the basis for an application for subdivision approval.
Traffic Impact Assessment (TIA)	And area-specific study that may include, but is not limited to, an analysis and evaluation of: <ul style="list-style-type: none">a) The potential impact of a proposed subdivision and/or development on the existing transportation network; andb) A program of future expansion and/or improvement of the transportation network to accommodate the proposed growth and to preserve the function and integrity of the network.
Wastewater Treatment Plant	Has the same meaning as in the <i>Environmental Protection and Enhancement Act</i> and includes a wastewater treatment stabilization plant.
