

TOWN OF CROSSFIELD

Municipal Development Plan



Bylaw No. 2018-15

Adopted by Council on November 6, 2018

Contents

1.0 MDP FRAMEWORK 4

2.0 MDP VISION & GOALS 6

3.0 ALIGNMENT WITH THE CROSSFIELD SUSTAINABILITY PLAN 8

4.0 INTERPRETATION AND TECHNICAL BACKGROUND 9

5.0 ENVIRONMENTAL STEWARDSHIP AND SUSTAINABILITY 12

6.0 ECONOMIC DEVELOPMENT 16

7.0 LAND USE AND DEVELOPMENT 19

8.0 TRANSPORTATION 32

9.0 SERVICING AND UTILITIES 36

10.0 SOCIAL DEVELOPMENT AND COMMUNITY SERVICES 42

11.0 CULTURAL HERITAGE 44

12.0 INTERMUNICIPAL AND REGIONAL COOPERATION 45

13.0 MDP IMPLEMENTATION AND ADMINISTRATION 48

14.0 MONITORING AND GROWTH MANAGEMENT 53

GLOSSARY 55

Figures

Figure 1 – Town of Crossfield Municipal Jurisdiction 11

Figure 2 – Natural Areas 15

Figure 3 – Land Use Policy Areas 30

Figure 4 – Town of Crossfield Approved Statutory Plans 31

Figure 5 – Transportation 35

Figure 6 – Master Drainage Concept 39

Figure 7 – Water Servicing 40

Figure 8 – Wastewater Servicing 41

Figure 9 – Intermunicipal Planning 47

TOWN OF CROSSFIELD

BYLAW No. 2018-15

Being a Bylaw to Adopt the MDP for the Town of Crossfield, in the Province of Alberta pursuant to Section 632 of the Municipal Government Act, Statutes of Alberta, 1994, Chapter M26.1, and amendments thereto, a council of a municipality having a population of 3,500 or more shall, by bylaw, adopt a plan for the municipality to be known as that municipality's MDP;

WHEREAS pursuant to Section 632 of the same Act, a MDP shall describe the land uses proposed for the municipality; the manner of and the proposals for future development in the municipality; the coordination of land uses, future growth patterns, and other infrastructure with adjacent municipalities if there is no Intermunicipal Development Plan; the provision of transportation systems and municipal services and facilities; the development constraints; the provision of municipal, school or municipal and school reserves;

AND WHEREAS pursuant to Section 632 of the same Act, an MDP may address proposals for the financing and programming of municipal infrastructure; the physical, social, and economic development of the municipality; environmental and development constraint mailers within the municipality; and the financial resources of the municipality;

AND WHEREAS the Municipal Council for the Town of Crossfield in the Province of Alberta (hereinafter called the Council") in a duly assembled meeting did pass a resolution authorizing the preparation of an MDP;

AND WHEREAS the Council has caused to be prepared by its Administration a draft MDP for Council approval;

NOW THEREFORE the Council, duly assembled, hereby enacts as follows:

- 1) This Bylaw may be cited as the "Crossfield MDP";
- 2) The Crossfield MDP, being Schedule "A", as attached to and forming a part of this Bylaw is hereby adopted.
- 3) This Bylaw comes into full force and effect upon the date of third and final reading.

Read a first time September 18th, 2018

PUBLIC HEARING held the 6th day of November 2018.

READ A SECOND TIME the 6th day of November 2018.

READ A THIRD AND FINAL TIME and passed the 6th day of November 2018.

1.0 MDP FRAMEWORK

1.1 Purpose

In accordance with the Province of Alberta Municipal Government Act (MGA), the purpose of the Town of Crossfield Municipal Development Plan (MDP) is to provide general policies for the future development of the Town of Crossfield.

This MDP is a long-range policy document intended to guide the Town of Crossfield Council and administration in making sustainable, responsible, and accountable decisions with respect to land use, development, and service provision. The MDP also serves to inform government agencies, public and private utilities and service providers, other authorities such as local school jurisdictions and Rocky View County, non-governmental organizations, developers, residents, and local businesses of the major policy directions that the Town of Crossfield has established.

The MDP sets forth goals, objectives, and policies concerning:

- Environmental Stewardship and Sustainability;
- Economic Development;
- Land Use and Development;
- Transportation;
- Servicing and Utilities;
- Social Development, Community Facilities, and Emergency Services;
- Cultural Heritage;
- Intermunicipal and Regional Cooperation; and
- Growth Management.

This MDP is a primary planning document for the Town of Crossfield. All future land use plans, policies, guidelines, planning approvals, and developments must conform to the goals, objectives, and policies of the MDP.

The MDP conforms in turn to the goals, objectives, and policies of higher-order provincial and regional plans and policies such as the Government of Alberta Land Stewardship Act, Land Use Policies, and Land Use Framework. More specifically, the policies of this MDP reflect the broader provincial and regional economic development, growth management, and land use stewardship strategies and goals that promote development along the QE II Highway corridor, protection of significant landscapes and natural systems, and concentration of development within urban centres at higher densities than have been developed in the past.

The MDP is not a static document and will evolve and adapt to changing circumstances in order to accommodate new trends and to promote innovation. In addition to addressing the ongoing administration, monitoring, and implementation of the MDP goals, objectives, and policies, Part 3 of this plan provides for both periodic review and occasional amendments to the MDP.

This MDP is established under the authority of Section 632 of the MGA, which addresses the adoption of MDPs and stipulates which matters must and may be addressed by MDPs:

- 3) *A municipal development plan:*
 - a) *must address*
 - i) *the future land use within the municipality,*
 - ii) *the manner of and the proposals for future development in the municipality,*
 - iii) *the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,*
 - iv) *the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and*
 - v) *the provision of municipal services and facilities either generally or specifically.*
 - b) *may address*
 - i) *proposals for the financing and programming of municipal infrastructure,*
 - ii) *the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,*
 - iii) *environmental matters within the municipality,*
 - iv) *the financial resources of the municipality,*
 - v) *the economic development of the municipality, and*
 - vi) *any other matter relating to the physical, social or economic development of the municipality.*
 - b) *may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,*
 - c) *must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,*
 - d) *must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards,*
 - e) *must contain policies respecting the protection of agricultural operations, and*
 - f) *may contain policies respecting the provision of conservation reserve in accordance with section 664.2(1)(a) to (d).*
- 4) *A municipal development plan must be consistent with any intermunicipal development plan in respect of land that is identified in both the municipal development plan and the intermunicipal development plan.*

This MDP has been adopted by the Town of Crossfield Council through a Public Hearing and approval of a statutory bylaw. The Town of Crossfield MDP conforms with the requirements of the MGA in all respects' VISION & GOALS

2.0 MDP VISION & GOALS

THE VISION FOR OUR TOWN

This safe and peaceful place,

Surrounded by fields,

With a view of the mountains,

And the city within reach

By road, rail, and trail;

This is my home town.

Everything I need

For work, for recreation,

For shopping, for learning,

For health, for family,

and for my spirit Is right here.

As my community and I welcome the growth that brings

A wide range of neighbours, businesses, and industries,

We continue to cherish our small-town ways

By beautifying our downtown, streets, and pathways,

Honouring and celebrating our heritage, culture, and arts,

And finding solace in our wetlands, creeks, trees, and parks.

While we work together to serve our community,

Raise our children, support our youth, and care for our elders,

Some of us may move on,

But we'll always come back to Crossfield.

As a primary planning policy document for the Town, the MDP provides a framework to achieve the vision for the Town, and shape future development in conjunction with the Land Use Bylaw, Downtown ARP, and other statutory plans. In working towards realizing the Vision, the MDP sets out goals for development that are practical with clear actions for implementation to facilitate positive outcomes for the community. As such, the overall goals for the MDP are both **procedural** and **outcome-based**.

Procedural goals for the implementation of the Town of Crossfield MDP are as follows:

- a) Prepare a Plan that emphasizes implementation and the actions required to achieve the vision, goals, and objectives.
- b) Maintain a focus on the long-term implementation of the vision, while ensuring adaptability and flexibility for change.
- c) Clearly articulate what the responsibilities are in the development process.
- d) Outline design requirements that promote high-quality development, redevelopment, and design in Crossfield.

Goals for **community outcomes**:

- a) Foster a Town identity that creates an inclusive and cohesive community.
- b) Cultivate a range of businesses, residential, and recreation amenities that support the people that live, work, and play in Crossfield.
- c) Improve ease of access and mobility within the Town for all transportation modes and improve community wayfinding facilities.
- d) Promote development that protects the natural environment and contributes to an environmentally-sustainable Crossfield.

The vision, goals, objectives and policies of this MDP are not static and will evolve over time as the Town grows to remain relevant with changing circumstances and accommodate new trends and promote innovative initiatives.



3.0 ALIGNMENT WITH THE CROSSFIELD SUSTAINABILITY PLAN

On December 15, 2009, the Town of Crossfield Council approved the Crossfield Sustainability Plan, which marked the beginning of an ongoing process of engagement in continually making Crossfield a more sustainable community. Successful implementation of the Crossfield Sustainability Plan will depend upon the future commitment of many champions in the community. Those champions have been identified among residents of the town, throughout the business community, in the local schools, and in the Town Council and administration.

The vision statement and principles of this MDP are aligned with those articulated in the Sustainability Plan. The Crossfield Sustainability Plan has served to build bridges in the community and is expected to provide a strong basis for future community engagement in moving Crossfield toward a more sustainable future. The Vision for the Crossfield Sustainability Plan is based directly upon ideas contributed by a broad range of community members throughout 2009. These words are the community's words; they represent the collective aspirations of the people of Crossfield.

This MDP and the Sustainability Plan share these Sustainability Principles:

- a) We express pride in our identity and heritage by working together to achieve our common vision.
- b) We balance our social, environmental, and economic values for the benefit of our people, the planet, and both private and common economic profit.
- c) We include and empower all the people in our community, respecting their diverse points of view, needs, and values.
- d) We protect and maintain a healthy natural environment as we plan and develop our community.
- e) We promote and support various types of growth, development, and activities that will benefit ourselves and our community.
- f) We recognize that the decisions we make today will have long-term impacts on future generations.
- g) We take individual and collective responsibility for our decisions and actions in order to benefit and improve the whole community.



4.0 INTERPRETATION AND TECHNICAL BACKGROUND

4.1 Map Interpretation

Unless otherwise specified within the MDP, the boundaries or locations of any symbols or areas shown on these MDP maps are approximate only and shall be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries, such as property lines or roads and utility rights-of-way.

4.2 Policy Interpretation

Where a descriptive section accompanies a policy, it is provided for information purposes only to enhance the understanding of the policy. Should an inconsistency of interpretation arise between the purpose section and a policy, the policy shall take precedence.

Where "shall" is used in a policy, the policy is considered mandatory. Nevertheless, where quantities or numerical standards are contained within mandatory policies, such quantities or standards may be varied so long as the intent of the policy is still achieved, and the variation is necessary to address unique circumstances that would otherwise render compliance impractical or impossible.

Where "should" is used in a policy, the intent is that the policy is strongly encouraged, but can be varied where unique or unforeseen circumstances provide for courses of action that would satisfy the general intent of the policy.

Where a policy requires submission of studies, analysis, or information, the exact requirements and timing of the studies, analysis, or information shall be determined by the approving authority at the appropriate planning stage in accordance with Part 3 of this MDP, Implementation and Monitoring.

4.3 Related Plans

All statutory planning documents, including Area Structure Plans (ASPs) and Area Redevelopment Plans (ARPs), and the Town of Crossfield Land Use Bylaw, must be consistent with the policies contained within this MDP. The Town of Crossfield Council has and will adopt several detailed statutory plans for specific areas within Crossfield. Figure 4 — Approved Statutory Plans illustrates the boundaries of the existing approved ASPs and Area Redevelopment Plans.

The Town of Crossfield Land Use Bylaw is an important statutory planning tool for implementing the MDP and the other statutory plans and municipal policies on a detailed and site-specific basis.

In addition to the approved statutory plans and the Land Use Bylaw, the Town of Crossfield Council has adopted by resolution various policy documents that set forth broad strategic goals or technical standards and guidelines for development. One important non-statutory plan that has guided the formulation of this MDP is the Crossfield Sustainability Plan. That plan, which Council approved in 2009, expresses both the vision of the community and key actions that need to be taken to implement the vision. The Crossfield Sustainability Plan and other non-statutory plans

and policies of Council should be referred to on a regular basis in order to supplement the interpretation of this MDP.

The goals, objectives, policies, legislation, and regulations of senior federal, provincial, and regional jurisdictions shall be consulted when making decisions in accordance with this MDP. Relevant senior government documents include the MGA, Land Stewardship Act, Land Use Policies, and Land Use Framework. The Town of Crossfield Council and administration shall continue to adhere to the relevant policies and legislation of all senior government authorities.

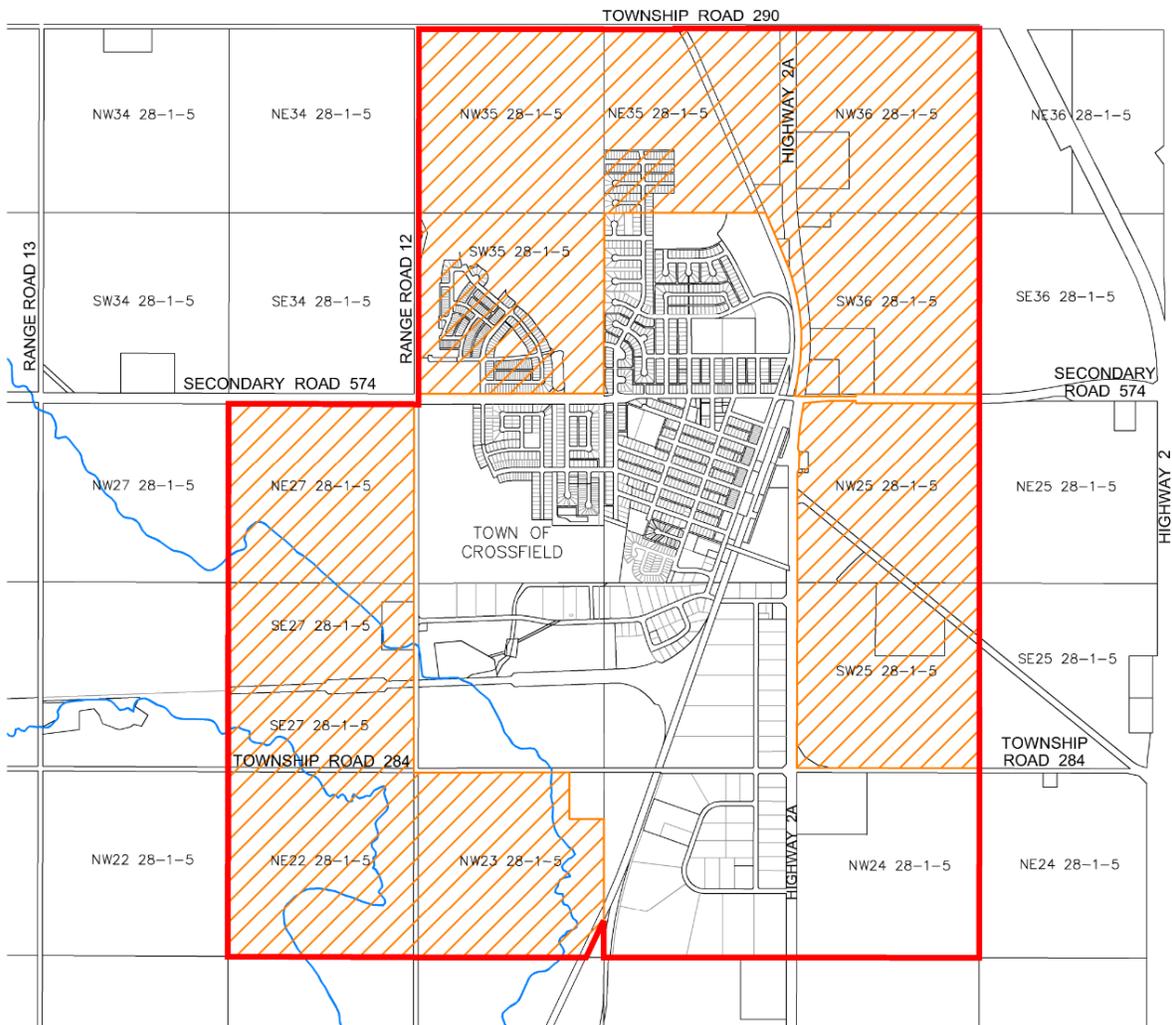
4.4 Technical Background

Most of the growth management, engineering, transportation, and technical studies supporting this MDP were prepared for the Town of Crossfield 2009 annexation application, which the Government of Alberta approved in June 2010. The growth study prepared for the 2009 annexation application projected the need to accommodate a total residential population of 12,000 to 15,000 within Crossfield to the year 2040. The 2010 annexation added slightly less than 11 quarter-sections (1,750 acres or 708 hectares) of land to the Town of Crossfield. That annexation was approved to accommodate approximately 35 years of residential, commercial, and industrial growth. The lands annexed to the Town of Crossfield in 2010 are shown in Figure 1 — Town of Crossfield Municipal Jurisdiction.

The future transportation network shown on Figure 5 — Transportation, the future stormwater management system shown on Figure 6 — Master Drainage Concept, the future water servicing concept shown on Figure 7 — Water Servicing, and the future sanitary sewer servicing concept shown on Figure 8 — Wastewater Servicing, are all based upon transportation and engineering studies prepared for the Town of Crossfield. The major creeks, wetlands, and natural systems shown in Figure 2 — Natural Areas are based upon a biophysical overview that was specifically prepared in 2010 to support this MDP.



Figure 1
Town of Crossfield Municipal Jurisdiction



 Town of Crossfield Municipal Boundary

 2010 Annexation Territory



5.0 ENVIRONMENTAL STEWARDSHIP AND SUSTAINABILITY

5.1 Background

The physical environment and natural systems of Crossfield, as identified in Figure 2 — Natural Areas, are the foundation for all planning and development within Crossfield. Protection and enhancement of natural systems are the core values of this MDP. These policies address both the environmental values of Crossfield and the means that the Town of Crossfield intends to use to achieve those goals.

5.2 Objective

To promote environmental stewardship and sustainability as the foundation for policy development and decision making.

5.3 Policies

- 5.3.1 The Town of Crossfield shall protect the natural areas and systems within the Town identified as semi-native grassland, woodland, tall shrub, stream complex, and wetland in Figure 2 — Natural Areas.
- 5.3.2 Future municipal and regional open space and pathway systems shall be based upon the natural areas and systems within Crossfield as shown in Figure 2 — Natural Areas.
- 5.3.3 The Town of Crossfield shall work with local community groups, the Nose Creek Watershed Partnership, Rocky View County, and both provincial and federal jurisdictions to ensure appropriate protection and management of the natural environment, including public open spaces, trails, and natural areas within and surrounding Crossfield.
- 5.3.4 The Town of Crossfield shall collaborate with other levels of government and nongovernmental, charitable, and community service organizations to facilitate the acquisition of privately owned land (or the rights of public access to such privately owned land) for the purposes of creating and protecting public open spaces, trails, and natural areas within and surrounding Crossfield.
- 5.3.5 Natural areas within and surrounding Crossfield shall serve a variety of conservation, educational, and passive recreational needs.
- 5.3.6 All proponents of development proposals adjacent to significant water bodies, such as the major creeks and wetlands in Crossfield, shall be responsible at the subdivision stage for delineating the 1:100-year floodplain, based upon the approval of a qualified engineer, to the satisfaction of the municipal approving authority.
- 5.3.7 The subdivision of lands within the 1:100-year floodplain, as identified by a qualified engineer, to the satisfaction of the municipal approving authority, shall not be permitted unless adequate flood-proofing measures are undertaken.
- 5.3.8 All proponents of development proposals adjacent to significant natural features, such as the major creeks and wetlands in Crossfield, shall be responsible at the subdivision

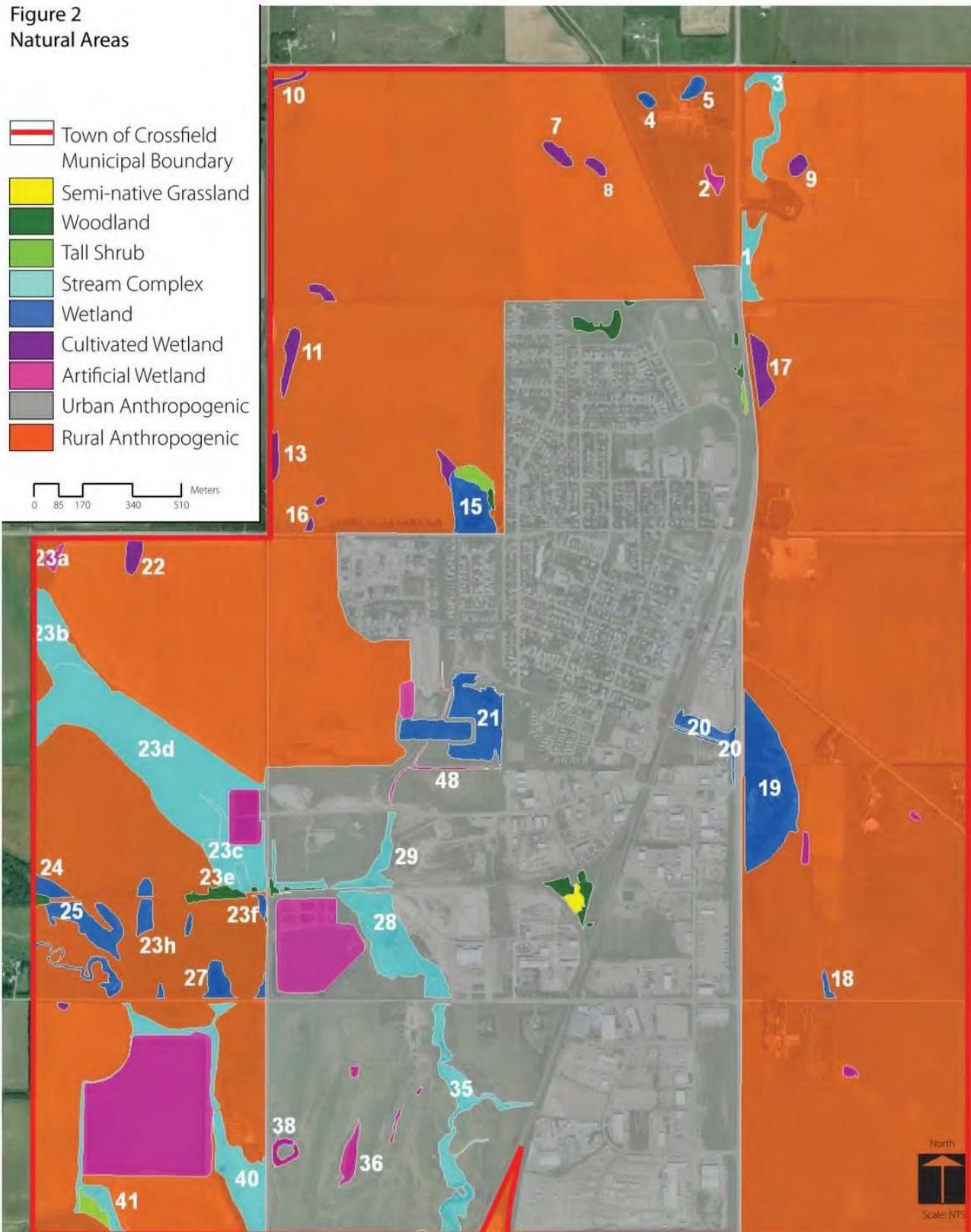
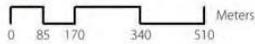
- stage for delineating the top of bank, based upon the approval of a qualified engineer, to the satisfaction of the municipal approving authority.
- 5.3.9 Given the generality of the conceptual pedestrian and bicycle network shown in Figure 5 — Transportation, more specific networks, locations, and alignments of trails within Crossfield shall be included in future ASPs and will be determined in more detail at the land use re-designation and subdivision stages of development.
- 5.3.10 Parks and school sites within Crossfield shall be identified in policy plans such as ASPs and shall serve a variety of educational and recreational needs including schools, parks, sports fields, and playgrounds.
- 5.3.11 The planning and development of trails, parks, and school sites shall be coordinated among the Town of Crossfield, local school jurisdictions, community groups, and residents' associations.
- 5.3.12 For all residential and commercial subdivisions, 10% of the net developable area of land to be subdivided shall be dedicated in accordance with the MGA for the purposes of providing Municipal Reserve, School Reserve, or Municipal and School Reserve.
- 5.3.13 For all industrial subdivisions, 10% of the net developable area of land to be subdivided should be dedicated in accordance with the MGA for the purposes of providing Municipal Reserve, School Reserve, or Municipal and School Reserve; however, cash-in-lieu of land dedication may be considered in cases where the dedication of reserve land in an industrial subdivision would not be suitable or where cash-in-lieu of reserve land would provide greater benefits to the Town.
- 5.3.14 Landscaped elements of parks and open space systems may include buffers, berms, tree planting, or boulevards along major roadways.
- 5.3.15 At the ASP, land use re-designation, or subdivision stage, environmental impact assessments addressing natural areas on site or environmental site assessments addressing contamination on site shall be prepared by qualified environmental consultants, to the satisfaction of the municipal approving authority.
- 5.3.16 Lands identified as sensitive natural areas may be designated as Environmental Reserve at the subdivision stage in accordance with the MGA. Such areas may also be identified at the ASP stage. In the case of identification at the ASP stage, sensitive natural areas would require the appropriate land use designation before subdivision could proceed. If at the subdivision stage private ownership of environmentally sensitive lands is deemed more appropriate by the municipal approving authority, then environmental reserve easements may be registered to protect the sensitive lands.
- 5.3.17 Owners of lands with existing tree stands or vegetation will be encouraged to retain them to the extent possible at the time of development and may be considered in fulfillment of the total landscaping requirements.
- 5.3.18 Where existing trees or tree stands cannot be retained due to development, the Town of Crossfield shall require the replacement of all trees that are removed because of such development.

- 5.3.19 In order to facilitate the long-term preservation and enhancement of natural areas, the Town of Crossfield should prepare environmental inventories and management plans for creek valleys, wetlands, and other sensitive natural areas in Crossfield.
- 5.3.20 Proponents of development proposals containing, adjacent to, or in the vicinity of a swamp, gully, ravine, coulee, natural drainage course, land that is subject to flooding, land that abuts the bed and shore of a lake, river, stream, or other body of water, or land that in the opinion of the municipal approving authority is unstable, may be required to submit geotechnical or other studies that address the hazards of developing in such areas.
- 5.3.21 The Town of Crossfield shall maintain information, as supplied by the Alberta Energy Regulator (AER), indicating where oil and gas facilities are located within Crossfield.
- 5.3.22 When considering ASP, land use re-designation, subdivision, and development proposals within Crossfield, the Town of Crossfield shall apply AER setback regulations and guidelines respecting oil and gas facilities.
- 5.3.23 The Town of Crossfield shall cooperate to take advantage of funding opportunities and to exercise the legislative authority granted to municipalities under the MGA, the Historical Resources Act, and other provincial and federal legislation and programs, to conserve and protect historic buildings and sites as well as prehistoric and paleontological features of significant heritage value to the Crossfield area.
- 5.3.24 The Town of Crossfield shall collaborate with government agencies, community groups, recreation groups, boards, and foundations to rehabilitate and maintain existing trails, parks, and natural areas within Crossfield.
- 5.3.25 The Town of Crossfield shall collaborate with government agencies, community groups, environmental groups, boards, and foundations to provide recycling and composting bins, receptacles, and depots within Crossfield.



Figure 2
Natural Areas

-  Town of Crossfield Municipal Boundary
-  Semi-native Grassland
-  Woodland
-  Tall Shrub
-  Stream Complex
-  Wetland
-  Cultivated Wetland
-  Artificial Wetland
-  Urban Anthropogenic
-  Rural Anthropogenic



6.0 ECONOMIC DEVELOPMENT

6.1 Background

Within 30 min to 1.5 million people, no business tax, one of the lowest utility rates around and access to unbeatable transportation options, Crossfield is poised for business investment and attraction. The Town of Crossfield is close to both Calgary and Airdrie, providing easy access to big city amenities while maintaining a quiet country lifestyle for residents and business operations.

Crossfield's location adjacent to Highway 2A and with easy access to Queen Elizabeth Highway provides direct access to major trading centers such as Calgary, Airdrie and Edmonton, as well as access to the smaller municipalities along the highway and access north to Alberta's energy sector including Fort McMurray.

Crossfield's Economic Development Goals

- To have an identifiable and consistent brand image for downtown Crossfield.
- To contribute to the success Crossfield businesses.
- To build strong collaboration with other groups that promotes Crossfield and the surrounding district.
- To support new businesses and entrepreneurs.
- To position Crossfield as a favorable business environment both regionally and provincially.
- Use economic development tools to help build a broad range of Crossfield-based employment opportunities.

Transportation Portal

For market seeking industries, Crossfield offers a convenient location to move products around the province and country, even internationally via highway, rail or air. No municipality in the Calgary region is better poised to capitalize on the valuable Alberta / Canada / North America and International transportation grid which is right on Crossfield's doorstep.

Crossfield is on the CP Rail Main Line and has a few rail spurs in an already thriving, large Industrial Park. Crossfield also has the added advantage of a second Alberta highway – Highway 2A also running through the municipality and easy access to the Calgary Ring Road network connecting to the TransCanada Highway.

The recently expanded Calgary International Airport is a 25-minute drive from Crossfield and provides expanded routes and services thanks to the recent \$2 billion-dollar airport expansion.

Balanced Tax Base

Crossfield has an enviable tax base that is balanced across industrial, commercial and residential. This great balance helps to keep non-residential property taxes and charges for municipal services in check and at the lowest points in the Calgary region.

Opportunity for Development

With Joint Area Structure Plans approved for Crossfield and Rocky View County, the Crossfield region has up for grabs large greenfield development opportunities right on the Highway 2 corridor with potential for Rail Spur access.

Vibrant, Young, and Growing Community

As of summer 2018, Crossfield has approved several residential Area Structure Plans – with the potential to add more than 2000 thousand residential units to the existing housing stock. A significant portion of these households are young, growing families.

A 10 Year Economic Development Strategy will be developed for council approval in late 2018. The strategy will include a Downtown Development Plan, a Community Profile, an Environmental Scan, an Industrial Land Strategy, a Target Industry Analysis and a Land Development Business Case. Until such time as the new 10 Year Economic Development Strategic Plan is approved, Crossfield will continue to be guided by the following Economic Development Objectives.

6.2 Objectives

- a) Pursue regional and inter-municipal economic development opportunities
- b) Share information with existing local businesses, as well as regional businesses or agencies.
- c) Support, promote, and market existing businesses in Crossfield.
- d) Attract new commercial and industrial development to the plan area
- e) Crossfield will actively pursue opportunities to partner with both governmental and non-governmental organizations to benefit economic development within the plan area
- f) Crossfield will work with existing businesses and the development industry to enhance the plan area by providing incentives for new development or redevelopment within the plan area, particularly along Railway Street. Crossfield will require standards for new development that both respect and enhance the existing business environment. Crossfield will also ensure that planning, development, and architectural guidelines are followed.
- g) In regard to Downtown development, the municipality will support what is being required of private landowners, businesses, and new development in this ARP by committing to implementation of public improvements within the timeframes outlined in the Public Improvements section of this plan.
- h) Crossfield will create a brand strategy and marketing plan.

6.3 Policies

- 6.3.1 The Town of Crossfield shall dedicate staff and resources to pursue regional and intermunicipal economic development opportunities, to market existing businesses in Crossfield, to take advantage of existing and potential industrial synergies and opportunities, and to attract new commercial and industrial development to Crossfield.
- 6.3.2 The Town of Crossfield shall collaborate with Rocky View County to jointly take advantage of opportunities for mutual economic development, particularly along the QE II Highway corridor.
- 6.3.3 The Town of Crossfield shall actively pursue opportunities to support and partner or work with governmental and non-governmental organizations, existing businesses, and the development industry to promote economic development. These potential partners may include the Governments of Alberta and Canada, other economic and tourism development agencies, the Canadian Pacific Railway, and other utility companies and service providers, in order to benefit economic development in the Crossfield area.
- 6.3.4 The Town of Crossfield shall share resources and information with local and regional businesses and agencies to support economic development in the Crossfield area.
- 6.3.5 The Town of Crossfield shall facilitate the exchange of information, goods, and services among businesses in the Crossfield area.
- 6.3.6 The Town of Crossfield shall place the highest priority on the attraction of businesses and industries related to agriculture, green building, environmental protection, sustainable resource development, and energy efficiency.
- 6.3.7 The Town of Crossfield shall support and promote tourism activities and facilities in the Crossfield area and shall work to find opportunities for local businesses to participate in such tourism initiatives.
- 6.3.8 The Town of Crossfield shall be to ensure that sound planning, development controls, and architectural guidelines enhance economic development within and surrounding Crossfield.
- 6.3.9 The Town of Crossfield shall ensure that policy plans, land use re-designations, and municipal services are in place to provide for a readily available supply of serviced industrial and commercial land in a variety of parcel sizes and locations within Crossfield.
- 6.3.10 Preparation of new policy plans, review and amendment of existing policy plans, and implementation of bylaws shall be conducted and coordinated in a timely fashion to support overall economic development.
- 6.3.11 The Town of Crossfield shall work with the development industry to provide efficient land use, subdivision, and development approval processes, while addressing the need for proper public, stakeholder, and public agency consultation in those approval processes.

7.0 LAND USE AND DEVELOPMENT

7.1 Background

The primary land use and development objectives of this MDP are to engage in sound and efficient planning for infrastructure, community facilities, new development of greenfield areas, and redevelopment of existing built areas. These measures will improve the Town's quality of life, protect the natural environment, and provide for economic vitality in Crossfield.

In addition to planning for a variety of land uses, this MDP emphasizes the provision of a wide range of affordable housing choices in the community. It is imperative to provide housing that is affordable for households in "core need," which are defined as households that spend more than 30% of their income on shelter costs. The requirement to provide affordable housing is as important for economic development and overall community sustainability as it is for social stability. Demand for affordable housing will continue to grow in Crossfield as people choose to live close to where they work.

The land use and development objectives and policies of this MDP are intended to ensure an efficient and sustainable balance of agricultural, residential, commercial, industrial, institutional, community, and open space uses. These land uses apply to development within the Town's established and greenfield areas and the Downtown and Entrance area.

7.2 Objectives

- a) To protect and enhance a balance of industrial, commercial, and residential development to maintain the fiscal sustainability of the Town of Crossfield.
- b) To encourage the efficient planning of residential, commercial, industrial and institutional development that enhances the quality of life for Town residents.
- c) To ensure an adequate stock of attainable and affordable housing is within reach of all residents of the Town.

7.3 GENERAL POLICIES

The following policies apply to all development within the Town of Crossfield. They are intended to facilitate and encourage development that contributes to a comprehensively sustainable future for the Town.

- 1) Development should incorporate attributes of sustainable development such as:
 - alternative energy sources;
 - energy efficiency;
 - water conservation;
 - recycled construction materials;
 - green roofs and green walls; and

- LEED, Built Green, Canada Green Building Council, or equivalent standards.
- 2) Municipal developments shall incorporate the following design principles:
 - Universal Design; and
 - Crime Prevention Through Environmental Design (CPTED).
 - 3) When determining locations for new public facilities, the following factors shall be considered:
 - multi-use facilities that serve all ages and segments of the community;
 - adaptive re-use of existing public facilities;
 - strategic location of key public facilities; and
 - co-location of complementary public facilities and services.
 - 4) The Town of Crossfield may consider providing incentives or rebates to encourage innovative or sustainable residential development in accordance with LEED, Built Green, Canada Green Building Council, or equivalent standards.
 - 5) Where new non-residential development and subdivisions within the Town of Crossfield are proposed adjacent to or within view of existing or future residential land uses, such proposed non-residential development and subdivision shall:
 - achieve development standards that meet or exceed the requirements in the MDP and Land Use Bylaw; and
 - be subject to mitigation measures, design elements, development standards, landscaping requirements, visual screening, odour and pollution controls, traffic calming and management systems, noise abatement, and operational procedures that will mitigate any negative impacts on existing or future residential land uses adjacent to or within view of the proposed non-residential development.
 - 6) Where new development and subdivisions within the Town of Crossfield are proposed adjacent to or within view of major transportation corridors or entranceways (e.g., Highway 2A or other key gateways), the proposed industrial development shall:
 - achieve a quality that meets or exceeds the highest development standards of either municipality; and
 - be subject to development standards, landscaping requirements, and design elements that will give visitors positive first visual impressions of Crossfield.

7.4 Agricultural Policies

- 7.4.1 The agricultural lands annexed to the Town of Crossfield shall remain in agricultural production until those lands are comprehensively planned and developed for urban land uses in accordance with approved ASPs.

- 7.4.2 The Town of Crossfield shall ensure an orderly progression and staging of development to prevent premature urban land development and conflicts with existing agricultural operations.
- 7.4.3 The Town of Crossfield supports the intent of the Agricultural Operations Practices Act and similar "right-to-farm" legislation, which exempts agricultural operations from nuisance claims, provided the agricultural operations follow generally accepted best management practices and comply with both the Town of Crossfield Land Use Bylaw and applicable provincial regulations.
- 7.4.4 The Town of Crossfield shall allow extensive agricultural land uses, such as field crops, but not intensive agricultural operations, such as intensive livestock operations.

7.5 Residential Policies

- 7.5.1 Residential development in the Town Crossfield should generally conform to the areas identified for residential development or mixed use (Downtown and Entrance Area) as shown on Figure 3 — Land Use Policy Areas of this MDP.
- 7.5.2 No new multi-lot residential subdivision will be allowed without an adopted ASP that conforms to the requirements of Section 633 of the MGA.
- 7.5.3 All residential development and subdivisions within new ASPs in the Town Crossfield shall achieve a maximum of:
- 15 dwelling units per hectare (approximately 6 dwelling units per acre) averaged over the gross developable area of each new ASP;
- 7.5.4 The Town of Crossfield shall consider proponents of new ASPs for residential development at densities higher than the maximum residential densities established in Policy 8.4.3 where appropriate. A mix of housing types may be utilized to achieve higher density housing, including townhouses and apartment dwellings.
- 7.5.5 No more than half of the total number of dwelling units in any residential ASP shall be designated within the same residential land use district of the Land Use Bylaw.
- 7.5.6 Secondary suites shall be allowed as Discretionary Uses in certain residential and mixed-use districts, subject to land use and development rules and conditions governing unit access, floor area, and parking.
- 7.5.7 Land use within new residential ASPs shall be predominantly residential, with integrated supporting uses of the appropriate scale and location necessary to create vibrant neighbourhoods. Such supporting uses shall include adequate open space and may also include:
- local or neighbourhood commercial and retail development;
 - community and institutional development;
 - schools; and
 - small-scale medical and personal service business development.
- 7.5.8 New residential neighbourhoods in the Town of Crossfield should incorporate design that:

- reduces vehicle dependency;
 - includes a variety of housing choices;
 - comprises mixed uses and activities in neighborhood nodes;
 - supports pedestrian and public transit connections; and
 - provides access to open space and recreational areas and facilities.
- 7.5.9 Through ASP and subdivision approval processes, the Town of Crossfield shall ensure that residential neighbourhoods are designed and developed in a manner that will make them safe, attractive and well serviced through the following design principles:
- design of neighbourhoods that maintains and protects healthy stands of trees, watercourses, wetlands, and other natural features;
 - provision of a wide range of housing forms and tenure;
 - design of neighbourhoods that avoid dwellings fronting onto highways;
 - safe and efficient street and lane configurations;
 - adequate off-street parking for multi-unit residential developments;
 - design that provides for adequate parks and open space to serve local neighbourhoods and the overall community, preferably in the form of large centralized or linear park areas; and
 - design that encourages walking, cycling and public transit to reduce vehicle dependence.
- 7.5.10 Municipal infrastructure and community services shall be provided to all residential development within new ASPs in the Town of Crossfield.
- 7.5.11 All residential ASPs shall ensure that single-detached and semi-detached residential lot frontages provide for safe and attractive pedestrian environments, adequate street trees, and variety in residential façades.
- 7.5.12 Sidewalks should be provided on both sides of all streets in residential ASPs. Where design, engineering, or physical constraints render development of sidewalks on both sides of a street impractical, cause unsafe conditions, or create disadvantages for pedestrians, the developer shall compensate for the lack of sidewalks by enhancing trails or bicycle pathways within the same ASP.
- 7.5.13 Redevelopment in established residential areas shall achieve incrementally higher residential densities but remain compatible in character within the existing residential context, through infill development of higher density types of housing.
- 7.5.14 Redevelopment of large areas of established neighbourhoods (greater than four town blocks) should be subject to the preparation and adoption of Area Redevelopment Plans.
- 7.5.15 The Town of Crossfield will work cooperatively with the Province of Alberta, and the Government of Canada to ensure the supply of affordable and special needs housing

through partnerships with non-profit foundations, private developers, and other agencies and organizations.

- 7.5.16 All neighbourhoods in Crossfield shall include a range of single-detached and multi-unit residential housing types such as semi-detached homes, townhouses, and apartments.
- 7.5.17 All housing within Crossfield shall be developed and maintained in accordance with provincial and national building, fire, and safety standards, so that public health and safety shall not be compromised.
- 7.5.18 The Town of Crossfield shall promote housing affordability by informing employers and the public about the economic and social benefits of affordable housing in the community.

7.6 Downtown and Entrance Area Policies

- 7.6.1 The Downtown and Entrance areas shall serve as the mixed-use focal point of urban activity for the Town of Crossfield and provide a full range of services.
- 7.6.2 Detailed planning and development of downtown Crossfield shall occur in accordance with an Area Redevelopment Plan for the Downtown and Entrance Area. Mixed land uses shall be developed in order to maximize opportunities for residents to live close to regional public transit, employment, and downtown retail commercial services.
- 7.6.3 Land use within the Downtown and Entrance Area shall include a mix of higher density residential and commercial development, with integrated supporting uses of the appropriate scale and location necessary to create a complete and vibrant urban community. Such supporting uses shall include adequate open space and may also include:
- neighbourhood or regional commercial, office, and retail development;
 - community and institutional development of a neighbourhood or regional scale, including recreation facilities;
 - institutions of higher learning and schools;
 - tourism destinations and services such as hotels; and
 - personal service businesses, medical offices, and health centres.
- 7.6.4 Within the Downtown and Entrance Area, appropriate mixed-use commercial and higher density residential development shall be comprehensively designed and developed to ensure an integrated pedestrian-oriented community that achieves:
- overall reductions in dependence on the private automobile and demand for new roadway infrastructure;
 - increased demand and efficiencies in the use of non-motorized transportation;
 - variety in the built form of commercial and residential development;

- development that exceeds minimum standards for site planning, landscaping, and building materials;
 - generous pedestrian connections from downtown Crossfield to residential and mixed use neighbourhoods, as well as other commercial areas; and
 - access to open space and recreational areas and facilities.
- 7.6.5 Large areas of surface parking within the Downtown and Entrance Area are discouraged, particularly where parking can be provided behind buildings.
- 7.6.6 The Town of Crossfield shall work with private landowners and business operators to develop off-street parking for public use that provides alternatives to large surface parking lots within the Downtown and Entrance Area.
- 7.6.7 Sidewalks shall be developed and maintained on both sides of all streets within the Downtown and Entrance Area, through either public improvement programs or requirements for developers to construct new sidewalks as conditions of development approval. Where design, engineering, or physical constraints render development of sidewalks on both sides of a street impractical, cause unsafe conditions, or create disadvantages for pedestrians, alternative enhancements to trails or bicycle pathways shall be developed within the Downtown and Entrance Area.
- 7.6.8 The Town of Crossfield shall secure or allocate funds to provide for public improvements within the Downtown and Entrance Area. These funds may be amassed through measures such as redevelopment levies, local improvement bylaws, tax increment financing, or dedicated business taxes as per the Downtown & Entrance Area Redevelopment Action Plan (Downtown ARP).
- 7.6.9 Innovative site planning and architecture shall be strongly encouraged within the Downtown and Entrance Area. In order to achieve such innovation, the Town of Crossfield may consider implementing incentives in the bylaws, regulations, and approval processes that apply to downtown Crossfield.

7.7 Commercial Policies

- 7.7.1 In conjunction with the economic development policies of this MDP, the Town of Crossfield shall promote fully serviced and comprehensively planned commercial development within the commercial policy areas shown on Figure 3 — Land Use Policy Areas of this MDP.
- 7.7.2 For the purposes of this MDP, “regional commercial development” — significant office and retail commercial development outside of predominantly residential neighbourhoods — shall be developed within the commercial policy areas shown on Figure 3 — Land Use Policy Areas in order to serve and provide employment opportunities for the residents of Crossfield and the surrounding area as part of remaining a complete and full-service community.
- 7.7.3 New regional commercial development and subdivision within the Town of Crossfield shall be based upon the prior approval of ASPs in accordance with Section 633 of the MGA.

- 7.7.4 ASPs and subdivision approvals to accommodate significant regional commercial development should take into consideration:
- engineering studies; and
 - cost-benefit analyses.
- 7.7.5 New commercial development and subdivision within the Town of Crossfield shall be comprehensively designed to maximize efficiencies, to create attractive business and retail environments, and to provide support services for the benefit of customers, employees, tourists, and area residents.
- 7.7.6 Land use within new commercial development areas shall include a mix of office, business, and retail development, with integrated supporting uses of the appropriate scale and location necessary to create a complete and vibrant urban community.
- Such supporting uses shall include adequate open space and may also include:
- commercial and retail development to serve immediate employees and business visitors;
 - regional commercial and retail development;
 - institutional development of a regional scale, including indoor and outdoor recreation facilities;
 - tourism destinations and services such as hotels;
 - schools and institutions of higher learning; and
 - personal service businesses, medical offices, health centres, and hospitals.
- 7.7.7 New commercial development and subdivisions within the Town of Crossfield should incorporate designs that:
- reduce the dependence of customers, employees, tourists, and area residents on the private automobile for access to and from the commercial area;
 - include a variety of building types;
 - exceed minimum standards for site planning, landscaping, and building materials;
 - include appropriate support commercial, institutional, and personal service uses in activity nodes that are accessible to and from the downtown area;
 - support pedestrian and other non-motorized transportation modes; and
 - provide access to open space and recreational areas and facilities.
- 7.7.8 Municipal infrastructure and services shall be provided to all commercial development within Crossfield.

- 7.7.9 Sidewalks should be provided on both sides of all streets in commercial development areas. Where design, engineering, or physical constraints render development of sidewalks on both sides of a street impractical, cause unsafe conditions, or create disadvantages for pedestrians, the developer shall compensate for the lack of sidewalks by enhancing trails or bicycle pathways within the same commercial development area.
- 7.7.10 Lands within the “commercial and industrial” policy area shown on Figure 3 — Land Use Policy Areas may accommodate commercial or industrial land uses but shall be developed or redeveloped to achieve a quality of development that meets or exceeds the highest commercial development standards of the Town of Crossfield.

7.8 Industrial Policies

- 7.8.1 In conjunction with the economic development policies of this MDP, the Town of Crossfield shall promote fully serviced and comprehensively planned industrial development within the industrial policy areas shown on Figure 3 — Land Use Policy Areas in order to serve and provide employment opportunities for the residents of Crossfield and the surrounding area.
- 7.8.2 In industrial areas of Crossfield that are largely developed and serviced, ASPs should not be required.
- 7.8.3 Any redevelopment or intensification of industrial areas that are largely developed and serviced shall be subject to the development standards and design policies for new industrial development and subdivision required in this MDP.
- 7.8.4 The Town of Crossfield may consider the preparation and adoption of an ARP or ARPs within the industrial areas of Crossfield that are largely developed and serviced, subject to the implementation policies contained in Part 3 of this MDP.
- 7.8.5 Where any redevelopment or intensification of use is proposed within the industrial areas of Crossfield that are largely developed and serviced, with or without an approved ARP, the land use, density, building height, and overall scale of the proposed redevelopment shall be integrated with the existing adjacent development or with the anticipated land use, density, building height, and scale of development contemplated for any adjacent policy area.
- 7.8.6 Heavy industrial uses, which can have a detrimental effect on humans or the environment through the discharge or emission of toxic, noxious, or hazardous substances, shall not be permitted within the Town of Crossfield.
- 7.8.7 New industrial development and subdivision within the Town of Crossfield shall be based upon the prior approval of ASPs in accordance with Section 633 of the MGA.
- 7.8.8 New industrial development and subdivision within the Town of Crossfield should incorporate design that:
- reduces employees’ dependence on private automobile commuting to and from work;
 - includes a variety of building types;

- exceeds minimum standards for site planning, landscaping, and building materials;
 - comprises appropriate support commercial, institutional, and service uses in accessible activity nodes;
 - supports pedestrian and other non-motorized transportation modes; and
 - provides access to open space and recreational areas and facilities.
- 7.8.9 Municipal infrastructure shall be provided to all industrial development within new ASPs in the Town of Crossfield.
- 7.8.10 Sidewalks should be provided on at least one side of the street in industrial development areas. Where design, engineering, or physical constraints render development of sidewalks impractical, cause unsafe conditions, or create disadvantages for pedestrians, the developer shall compensate for the lack of sidewalks by enhancing trails or bicycle pathways within the same industrial development area.
- 7.8.11 Eco-industrial development shall be strongly encouraged within the Town of Crossfield and include businesses that:
- achieve improvements in productivity of human and natural resources;
 - conserve and use energy that is generated locally;
 - introduce fewer non-biodegradable wastes into the environment;
 - connect with the community;
 - are compatible with other non-residential land uses;
 - have links with inter-company networks that bring about new efficiencies and new market opportunities;
 - incorporate sustainable land use and sustainable design of facilities; and
 - adopt new technologies rapidly.
- 7.8.12 The types of eco-industrial development that the Town of Crossfield will consider include, but are not limited to:
- value-added food chain industries;
 - energy-based business parks;
 - resource recovery parks;
 - bio-based business industrial parks;
 - environmental technology industries; and
 - green building, land planning, and infrastructure industries.
- 7.8.13 To encourage and sustain desirable eco-industrial development, the Town of Crossfield may consider implementing incentives in the bylaws, regulations, and approval processes that apply to the industrial policy areas of this MDP.

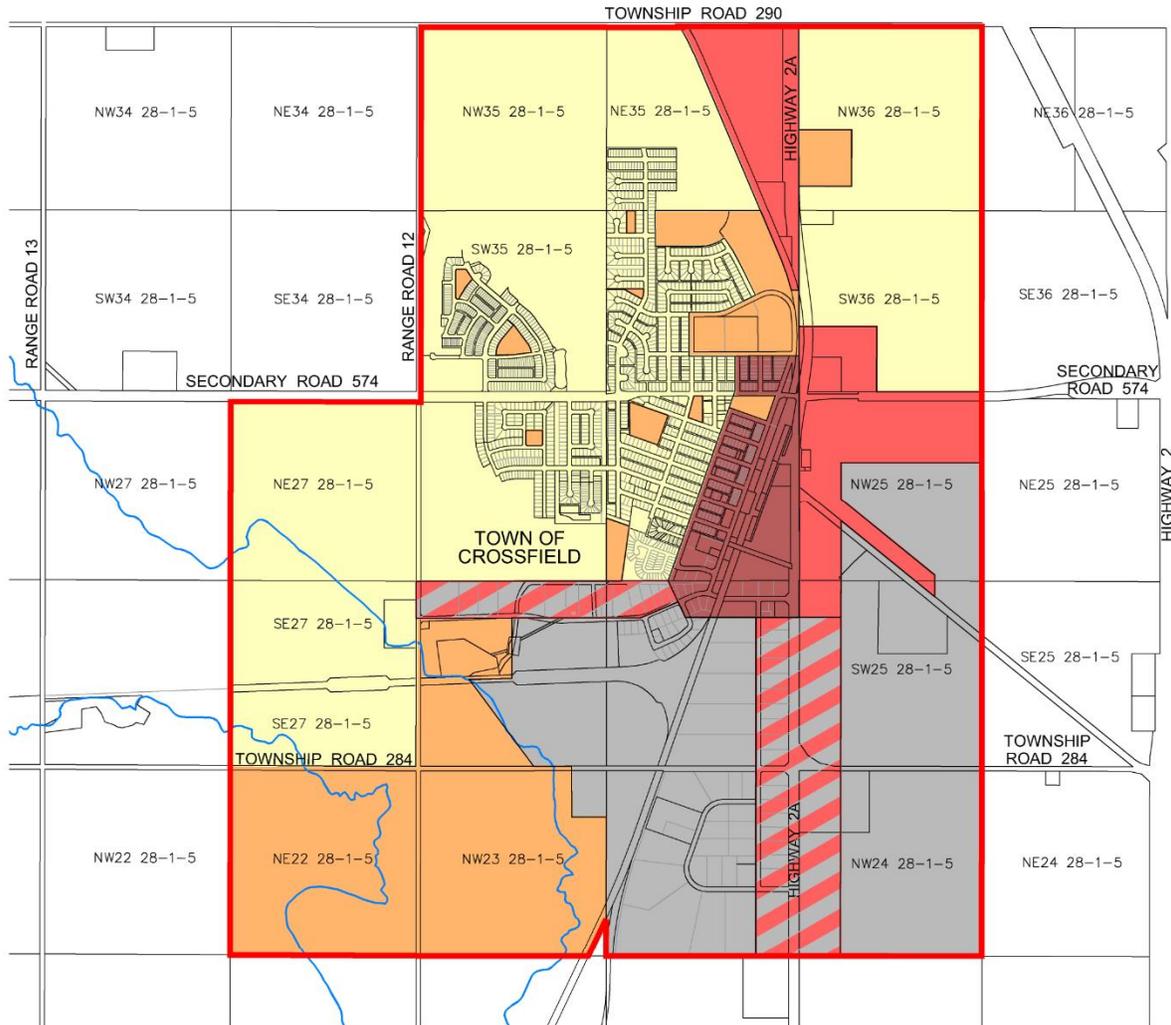
- 7.8.14 Where possible and appropriate, new business park industrial development and subdivision within the Town of Crossfield shall be comprehensively designed to maximize efficiencies, to create attractive business environments, and to provide support services for the benefit of employees and business visitors.
- 7.8.15 Land use within new business park industrial development areas shall include a mix of office, business, and industrial development, particularly related to logistics, warehousing, light manufacturing, and the transshipment of goods by highway and rail transport. Supporting uses may include:
- commercial and retail development to serve immediate employees and business visitors;
 - regional commercial and retail development;
 - institutional development of a regional scale, including indoor and outdoor recreation facilities;
 - tourism destinations and services such as hotels;
 - schools and institutions of higher learning; and
 - medical offices and health centres.
- 7.8.16 Lands within the “commercial and industrial” policy area shown on Figure 3 — Land Use Policy Areas may accommodate commercial or industrial land uses but shall be developed or redeveloped to achieve a quality of development that meets or exceeds the highest commercial development standards of the Town of Crossfield.

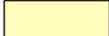
7.9 Parks, Open Space, Schools, Recreation, Art and Cultural Facilities

- 7.9.1 The Town of Crossfield shall develop a focal regional park to serve the entire community with services and facilities to include:
- passive and active recreational buildings and open spaces;
 - a municipal campground;
 - cultural facilities; and
 - installations to educate the public and raise awareness of ecological systems and sustainable development.
- 7.9.2 The Town of Crossfield shall support existing and new agreements with outside agencies to provide parks, open space, educational, recreational, and cultural facilities and services in the Crossfield area. Agreements on the provision of parks, open space, educational, recreational, and cultural facilities and services should take into consideration:
- needs assessments;
 - engineering studies;
 - cost-benefit analyses;

- both capital investment and maintenance of infrastructure; and
 - staffing requirements and operating budgets.
- 7.9.3 The Town of Crossfield may adopt off-site levy bylaws to require developers to provide financial contributions toward the development of parks, open space, educational, recreational, and cultural facilities, which the Town of Crossfield shall determine through periodic needs assessments.
- 7.9.4 New community facilities within Crossfield shall be designed in consideration of the long-term needs of an evolving population and, where appropriate, shall provide for future expansion or adaptation in anticipation of changing community needs.
- 7.9.5 The Town of Crossfield shall demonstrate leadership in environmental design and sustainability by ensuring that all municipal facilities achieve measurable benefits in moving the Crossfield area toward greater environmental, economic, fiscal, and social sustainability.
- 7.9.6 The Town of Crossfield shall cooperate with all public, separate, and private school authorities and institutions of higher learning to ensure efficient and effective delivery of education and educational support services in the Crossfield area.
- 7.9.7 New neighbourhoods within Crossfield shall be developed in collaboration with public, separate, and private school authorities and agencies to ensure the proper location and planning of school sites and to provide optimal benefit for future residents and students in those neighbourhoods.
- 7.9.8 The Town of Crossfield affirms the social, economic, and cultural benefits of lifelong learning and shall collaborate with all categories of educational institutions and all levels of government to ensure that the Crossfield area will grow as an educational centre of excellence.
- 7.9.9 The Town believes that art assists in providing cultural identity, can add character and quality to the built environment and can provide commercial appeal and identity. in alignment with the policies of the Downtown ARP, developers shall be encouraged by the Town to either:
- a) set aside up to 1% of the total development cost of projects costing \$800,000 (excluding the sale of land) or more for provision of a work of art.
 - b) discuss potential tax incentives for the provision of a work of art.

Figure 3
Land Use Policy Areas

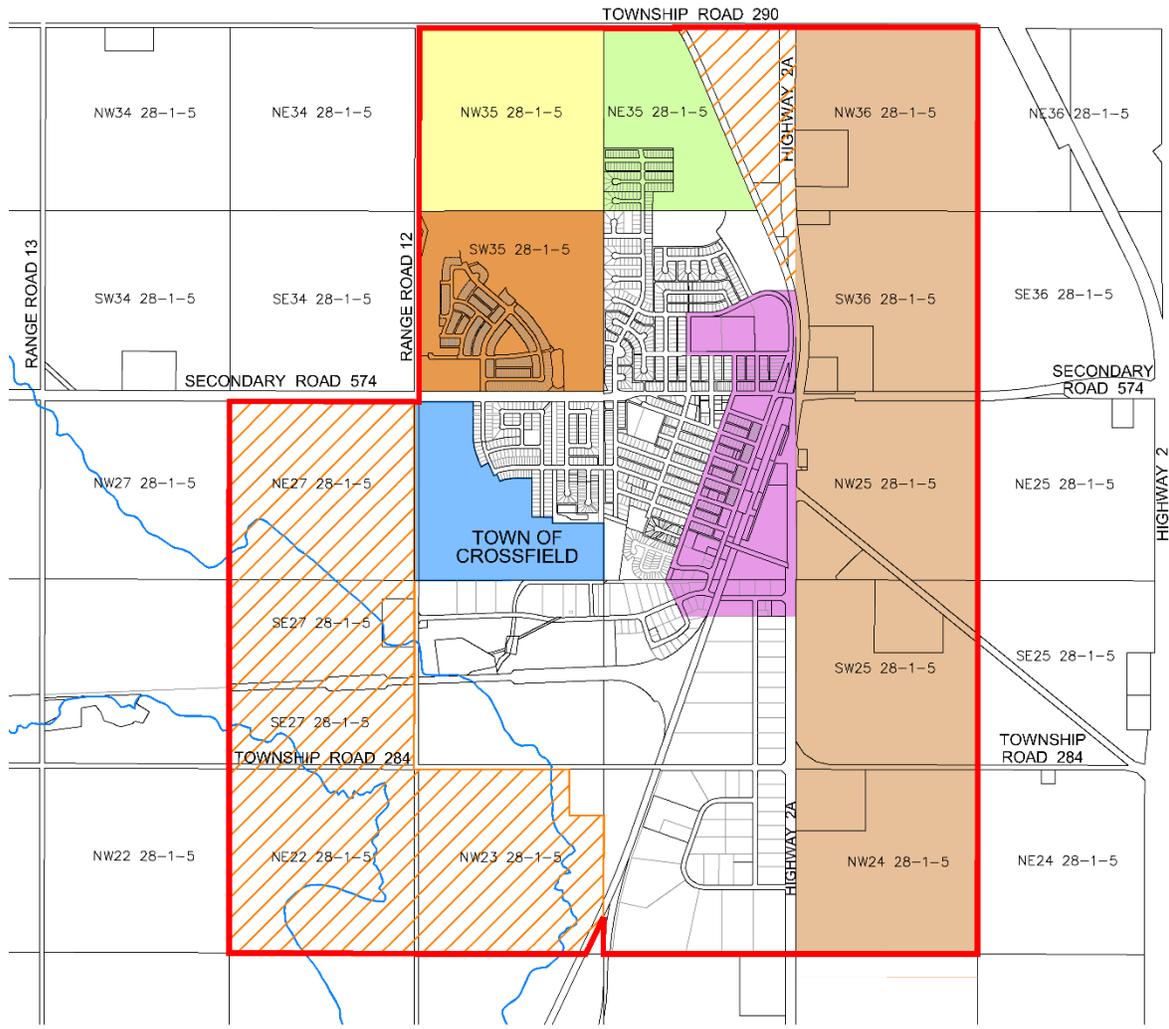


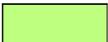
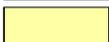
- | | | | |
|---|---------------------------------------|--|---------------------------|
|  | Town of Crossfield Municipal Boundary |  | Commercial |
|  | Downtown and Entrance Area |  | Industrial |
|  | Municipal and Institutional |  | Commercial and Industrial |
|  | Residential | | |



Not to Scale

Figure 4
Town of Crossfield Approved Statutory Plans



- | | | | |
|---|---------------------------------------|---|--|
|  | Town of Crossfield Municipal Boundary |  | 2010 Annexation Territory |
|  | Sunset Ridge Area Structure Plan |  | Iron Landing Area Structure Plan |
|  | Vista Crossing Area Structure Plan |  | Downtown and Entrance Area
Redevelopment Plan (Action Plan) |
|  | Hawks Landing Area Structure Plan |  | Crossfield East Area Structure Plan |



Not to Scale

8.0 TRANSPORTATION

8.1 Introduction

Transportation systems in Crossfield will be critical in ensuring both economic development and quality of life. The long-term transportation infrastructure planned for Crossfield is identified in Figure 5 — Transportation. These transportation policies address both conventional roadway infrastructure and important alternatives to the private automobile such as public transit, cycling, and pedestrian modes of travel.

Through the Government of Alberta Land Use Policies, Alberta Transportation encourages municipalities to contribute to a safe, efficient, and cost-effective provincial transportation network and to minimize impacts between highway corridors and surrounding land uses. The Town of Crossfield and developers within the Town's jurisdiction are responsible for mitigating the impacts of development on provincial highways and for the costs necessary to maintain highway operations within Crossfield. Such mitigation measures and associated costs can include the construction and upgrading of intersections, the extension of utilities, the attenuation of noise impacts, and the accommodation of pedestrians.

8.2 Objectives

- a) To provide for a safe and efficient transportation system for the benefit of all residents, businesses, employees and visitors to Crossfield.
- b) To sustain the balanced development of a complete range of transportation infrastructure that will provide a variety of transportation choices for residents, businesses, employees, and visitors to Crossfield.

8.3 Policies

- 8.3.1 The Town of Crossfield shall coordinate the planning and development of a long-term transportation infrastructure system consistent with the network identified in Figure 5 — Transportation.
- 8.3.2 The Town of Crossfield shall collaborate with Alberta Transportation and the Canadian Pacific Railway (CPR) in the planning and development of the long-term transportation infrastructure system, with reference to:
 - traffic controls at CPR level crossings;
 - review of safety and speed concerns and standards throughout Crossfield;
 - improvements to Highway 2A; and
 - improvements to the interchanges at Highway 2 and 2A.
- 8.3.3 The Town of Crossfield shall support development, maintenance, and expansion of transportation networks within and around Crossfield by clearly and consistently defining responsibilities and standards for roadway construction and maintenance,

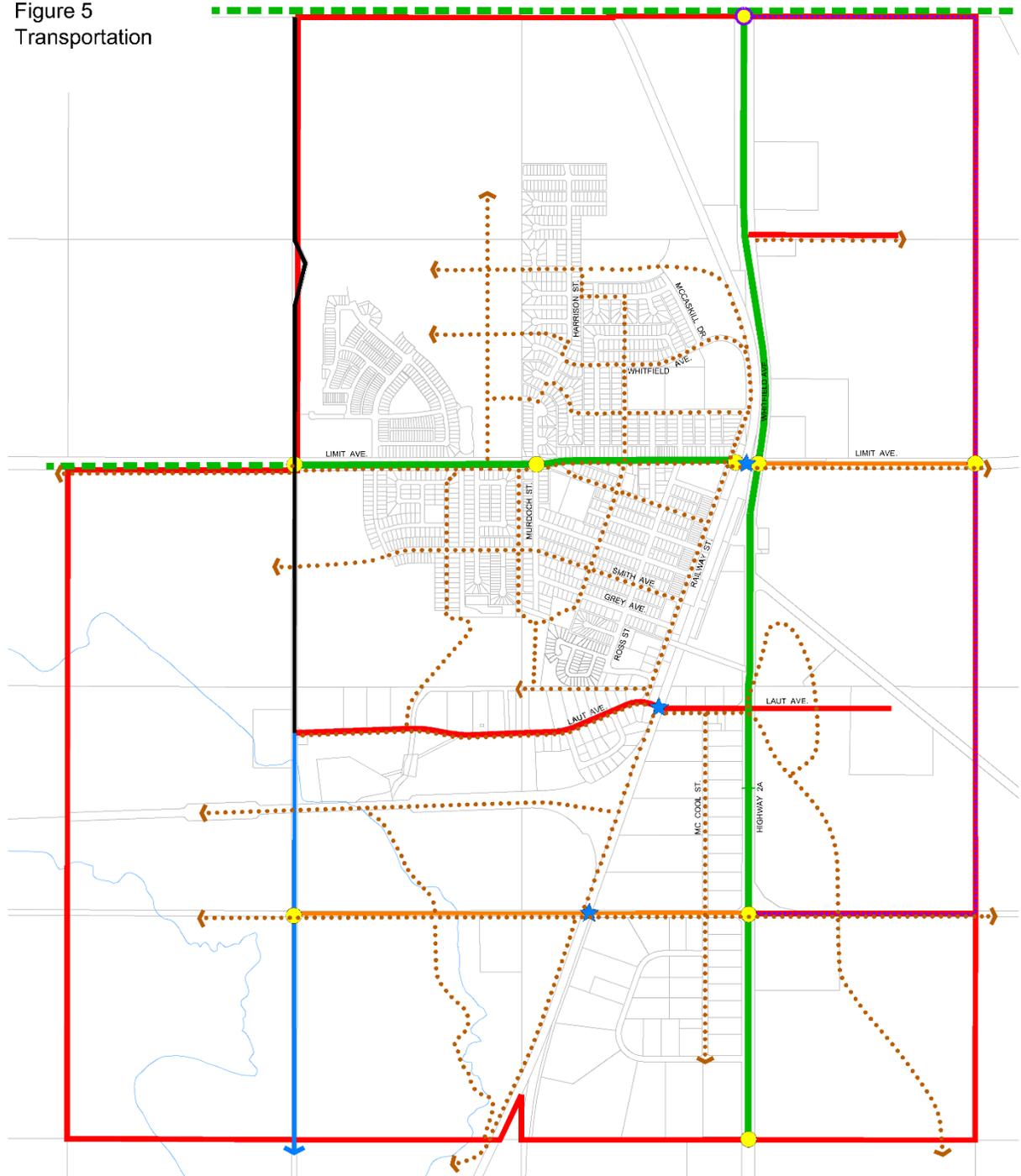
including the responsibilities of the municipality, Alberta Transportation, and developers.

- 8.3.4 The Town of Crossfield shall require that development and subdivision along major roadways within Crossfield:
- obtain approvals, as required, from Alberta Transportation;
 - coordinate the number of entry and exit points to major roadways;
 - provide sufficiently wide rights-of-way or setbacks to accommodate berms, landscaping, trees, dividers, or similar noise attenuation and aesthetic features; and
 - be suitably set back in order not to interfere with the improvement or widening of roadways.
- 8.3.5 The Town of Crossfield shall require developers to provide irrevocable security to ensure that road construction meets the standards established by the municipality.
- 8.3.6 Notwithstanding the generality of the long-term transportation infrastructure system identified in Figure 5 — Transportation, the Town of Crossfield shall require developers to contribute through off-site levies to the development of the municipal transportation system, which the Town of Crossfield shall determine through periodic transportation master plans.
- 8.3.7 The Town of Crossfield shall integrate automotive and non-automotive transportation systems and shall require developers to provide comprehensive pedestrian and bicycle pathway systems in all ASPs.
- 8.3.8 The Town of Crossfield should periodically review municipal standards for roadway design, particularly as they relate to non-motorized transportation.
- 8.3.9 The Town of Crossfield shall plan and develop dangerous goods route systems and shall adopt and enforce bylaws governing the operation of trucks to address the circulation of truck traffic through and around Crossfield.
- 8.3.10 Development adjacent to Highways 2A and 574 shall be subject to transportation studies, access restrictions, and requirements for roadway improvements to the satisfaction of Alberta Transportation and the Town of Crossfield.
- 8.3.11 Given that portions of Highway 574 and Township Road 290 along the Town of Crossfield boundary fall within the jurisdiction of Rocky View County, development within the Town of Crossfield that is adjacent to those boundary roads shall be subject to transportation studies, access restrictions, and requirements for roadway improvements to the satisfaction of Rocky View County, Alberta Transportation, and the Town of Crossfield.
- 8.3.12 The Town of Crossfield shall collaborate with business, volunteer, and regional partners to develop walking, cycling and transit networks, including:
- bicycle and pedestrian pathway systems within and surrounding Crossfield;
 - bicycle pathways to Airdrie and elsewhere in the region;

- taxi, dial-a-bus, and shuttle services;
 - commuter bus service; and
 - integration with Airdrie public transit connections to Calgary and elsewhere in the region.
- 8.3.13 The Town of Crossfield shall collaborate with Alberta Transportation and other municipalities in the region to integrate land use planning with transportation, public transit, and engineering studies, to achieve greater efficiencies and provide better transportation services to residents and businesses in the region.
- 8.3.14 The Town of Crossfield shall fully participate in all plans and studies addressing the future provision of bus rapid transit and other types of public transit within the region.
- 8.3.15 The Town of Crossfield shall explore partnerships with other municipalities in the region for the provision of regional public transit.



Figure 5
Transportation



- | | |
|--|------------------------------|
| Town of Crossfield Municipal Boundary | Industrial Major Road |
| Major Road | Industrial Road |
| Major Road within Rocky View County Jurisdiction | Pedestrian & Bicycle Network |
| Regional Arterial | Signal |
| Primary Collector Road | At Grade Crossing |
| Collector Road | |



9.0 SERVICING AND UTILITIES

9.1 Background

Growth management, land use planning, and provision of municipal services must be integrated for the Town of Crossfield to move toward a more sustainable future. The existing and future water and wastewater infrastructure planned within the Town of Crossfield are identified in Figure 7 — Water Servicing and Figure 8 — Wastewater Servicing. In the long term, the Town of Crossfield may have the opportunity to tie into the regional sanitary sewer system through an extension of a major sanitary sewer trunk from Airdrie to Crossfield.

9.2 Objectives

- a) To provide for safe, efficient, and cost-effective utility servicing systems.
- b) To sustain the balanced development of utility infrastructure systems that will provide environmentally sustainable and reliable services.
- c) To increase the Town's economic and environmental resiliency through the efficient use of existing and new servicing infrastructure.

9.3 Policies

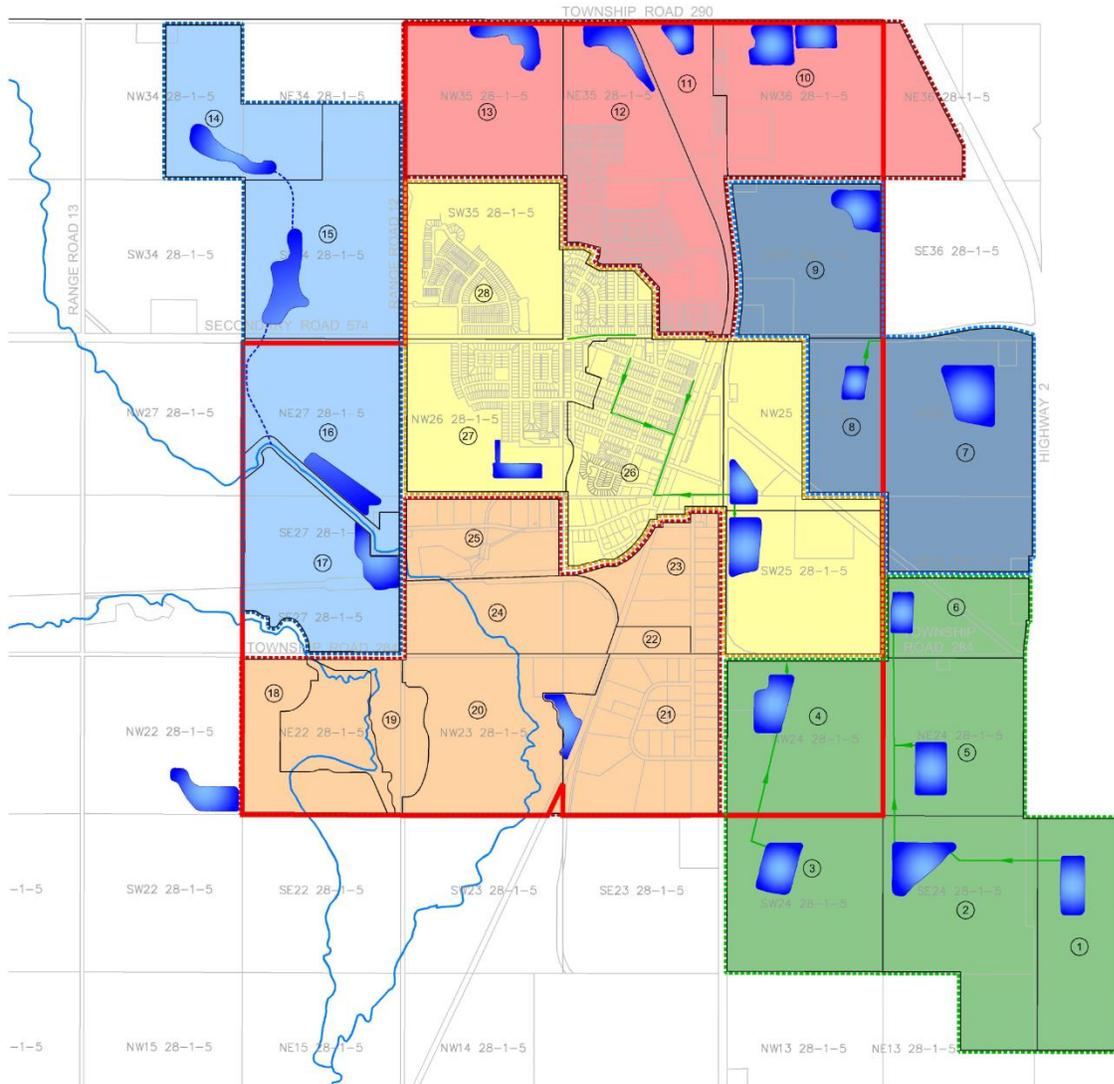
- 9.3.1 The Town of Crossfield shall coordinate long-range utility servicing plans in collaboration with Alberta Environment and major regional water and wastewater utilities.
- 9.3.2 The Town of Crossfield shall integrate land use planning with engineering, servicing, and utilities studies, in order to achieve greater efficiencies and provide better services to the residents and businesses of Crossfield.
- 9.3.3 The provision of municipal services into new development areas shall be based upon logical extensions of existing infrastructure and upon the cost implications of such extensions.
- 9.3.4 ASPs shall include detailed servicing concept studies for the provision of water, sanitary sewer, stormwater management, and franchise utilities.
- 9.3.5 All new development within the Town of Crossfield shall be provided with full municipal services, including piped water, piped sewage, stormwater management, natural gas, and franchise utilities (electric power, cable, and telephone).
- 9.3.6 All landowners, developers, or development proponents shall be responsible for the costs of providing adequate water and sewage services, stormwater management facilities, roadways, curbs and sidewalks, and franchise utilities (e.g. gas, power, cable, telephone) to new development areas and sites.
- 9.3.7 The Town of Crossfield shall conduct periodic reviews of off-site levy bylaws to determine whether amendments are required to address the costs of providing municipal servicing infrastructure to new development areas.

- 9.3.8 In addition to off-site development levies, the Town of Crossfield shall investigate the use of alternative fiscal and growth management tools to ensure that the costs of growth are fairly allocated amongst benefitting developers, landowners, residents, businesses, service providers, and the municipality. The Town of Crossfield shall ensure that future development will be responsible for its fair share of the long-term costs of growth, in order to achieve fiscal as well as environmental sustainability.
- 9.3.9 The Town of Crossfield, in consultation with Alberta Environment and the Mountain View Regional Water Services Commission, shall explore opportunities to develop new partnerships in the region for providing piped water services.
- 9.3.10 The Town of Crossfield shall incorporate the provincial government's Water for Life Strategy in all planning for future water infrastructure.
- 9.3.11 The Town of Crossfield shall promote residential, commercial, and industrial water conservation, rainwater harvesting, and the safe use of grey water for appropriate purposes.
- 9.3.12 The Town of Crossfield, in consultation with Alberta Environment, the City of Airdrie, the City of Calgary and Rocky View County, shall explore opportunities to develop new partnerships in the region for providing piped sanitary sewer services, particularly the extension of a sanitary sewer trunk from Airdrie north to Crossfield.
- 9.3.13 The Town of Crossfield shall require, as a condition of subdivision approval, the preparation and submission of stormwater management plans prepared by a qualified professional engineer registered in the province of Alberta, which shall demonstrate how the use of stormwater best management practices will reduce post-development run-off rates to pre-development levels.
- 9.3.14 All required stormwater management plans shall include, at a minimum:
- topography of the development lands and surrounding area;
 - watershed affected by the development;
 - proposed major drainage systems (including the direction of surface drainage);
 - proposed minor drainage systems (including ditches, pipes, and catch basin locations);
 - proposed on-site detention and retention facilities (including locations and sizes);
 - locations of outflow or outfall structures; and
 - any related modeling or calculation information.
- 9.3.15 All required stormwater management plans shall include measures to control the rate and quality of stormwater discharge into significant water bodies, such as the major wetlands and creeks within Crossfield, using stormwater management facilities, avoiding areas of steep and unstable slopes for discharge points, and if feasible, through water quality monitoring.

- 9.3.16 The Town of Crossfield will continue to cooperate with regional partners in waste management initiatives in order to ensure safe operations, enforcement of required development setbacks, and proper reclamation. Once landfills are decommissioned, the Town of Crossfield will plan and manage reclaimed landfills as regional open space.
- 9.3.17 The Town of Crossfield shall continue to work in conjunction with the Alberta Energy Regulator (AER) and the Alberta Utilities Commission (AUC) with respect to the safe and responsible development of oil, gas, electric power, and franchise utilities within and around Crossfield.
- 9.3.18 The Town of Crossfield shall explore opportunities to use alternative sources of energy such as solar, wind, and geothermal power.
- 9.3.19 The Town of Crossfield shall conserve energy through the use of low intensity street lamps and other measures that increase energy efficiency in public buildings and facilities.



Figure 6
Master Drainage Concept



- Town of Crossfield Municipal Boundary
- Existing Water Course
- Proposed Storm Sewer Trunk
- - - Proposed Overland Drainage Route
- Proposed Pond Location
- - - South East Industrial Stormwater Management Area
- - - East Commercial Stormwater Management Area
- - - North Residential Stormwater Management Area
- - - West Residential Stormwater Management Area
- - - South General Stormwater Management Area
- - - Central Downtown Stormwater Management Area
- Sub-Catchment Boundary
- ① Sub-Catchment Reference Number



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Figure 7
Water Servicing

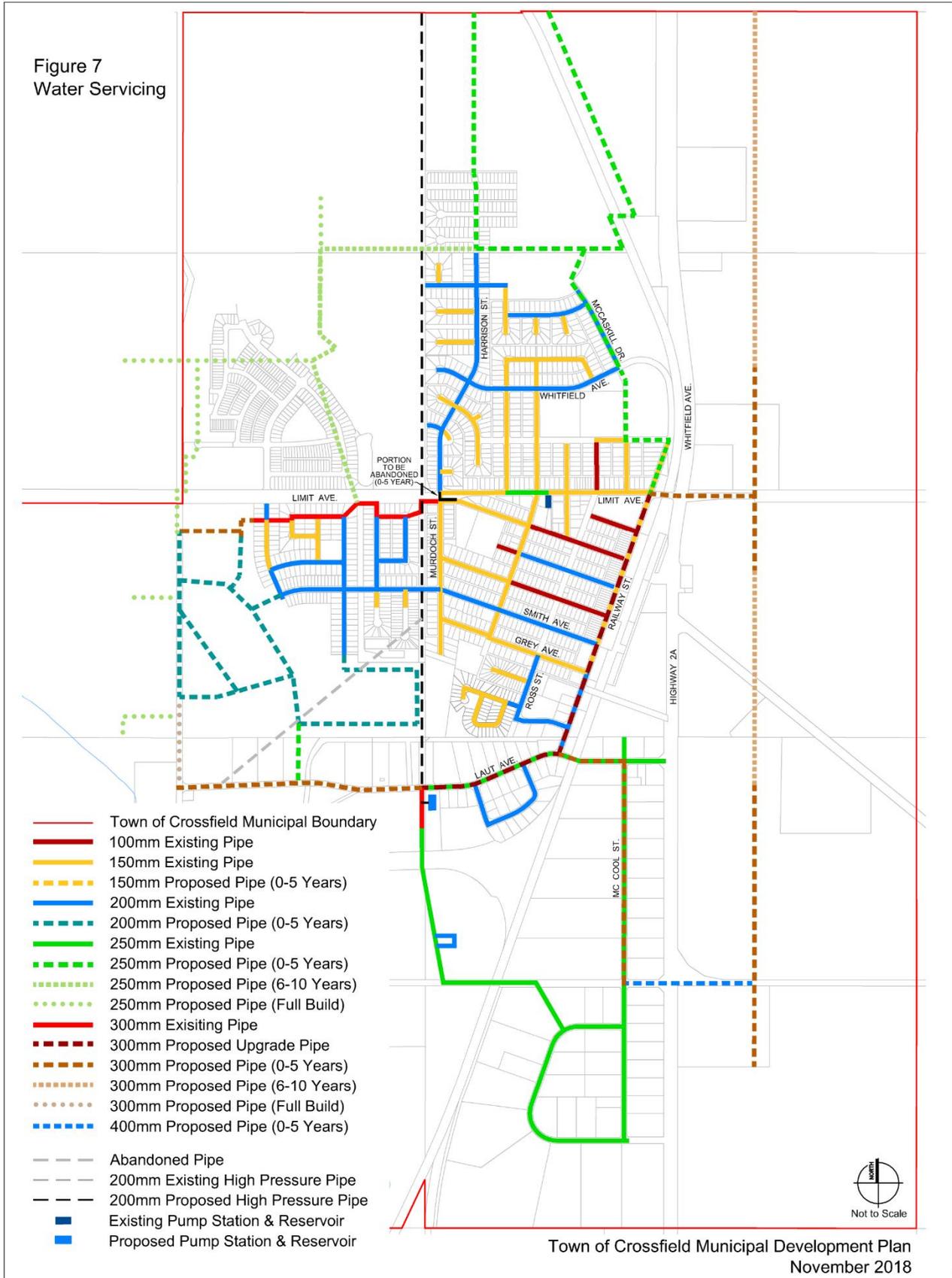


Figure 8
Wastewater Servicing

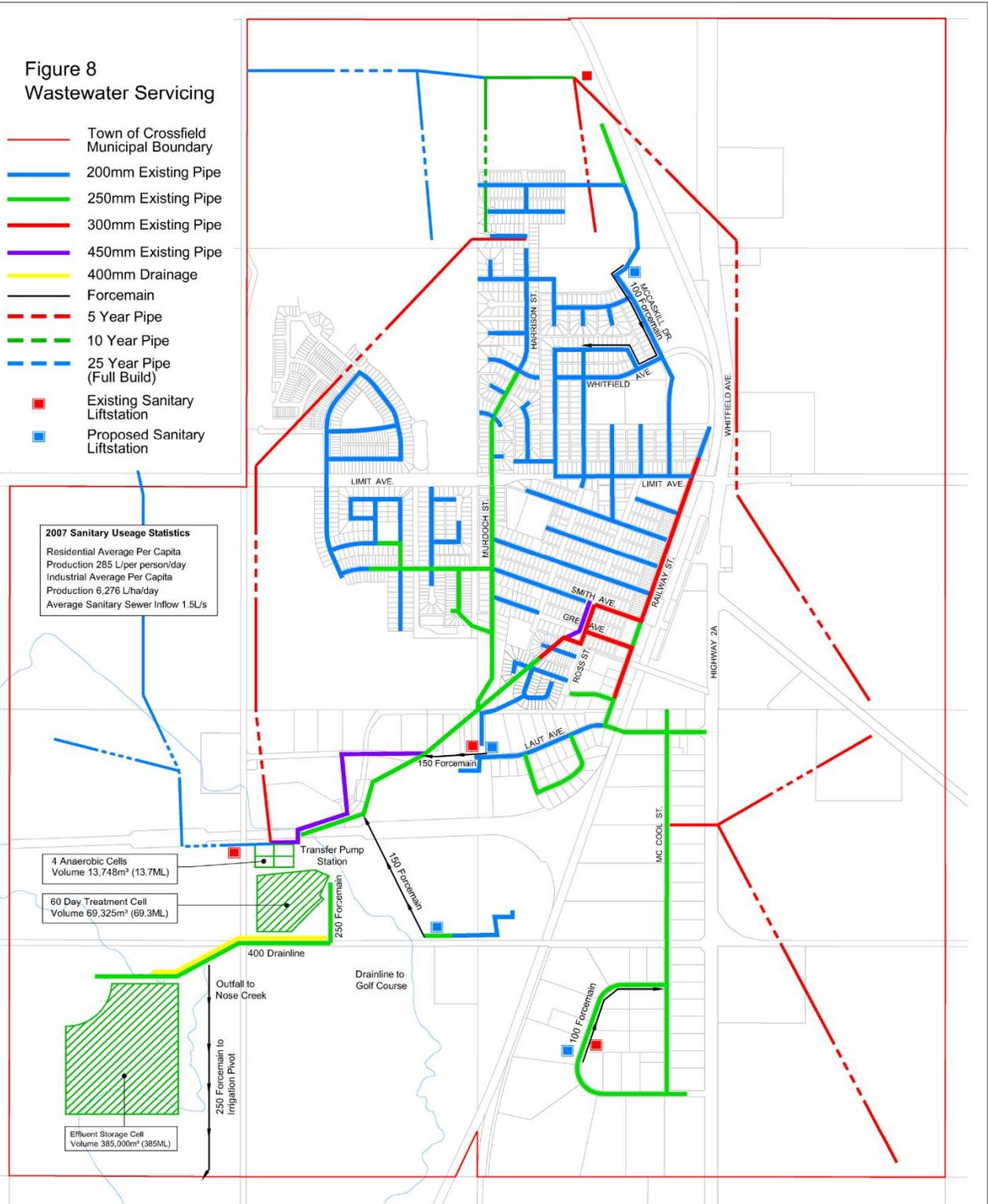
- Town of Crossfield Municipal Boundary
- 200mm Existing Pipe
- 250mm Existing Pipe
- 300mm Existing Pipe
- 450mm Existing Pipe
- 400mm Drainage
- Forcemain
- - - 5 Year Pipe
- - - 10 Year Pipe
- - - 25 Year Pipe (Full Build)
- Existing Sanitary Liftstation
- Proposed Sanitary Liftstation

2007 Sanitary Usage Statistics
 Residential Average Per Capita Production 285 L/per person/day
 Industrial Average Per Capita Production 6,276 L/ha/day
 Average Sanitary Sewer Inflow 1.5L/s

4 Anaerobic Cells
 Volume 13,748m³ (13.7ML)

60 Day Treatment Cell
 Volume 69,325m³ (69.3ML)

Effluent Storage Cell
 Volume 385,000m³ (385ML)



Not to Scale

10.0 SOCIAL DEVELOPMENT AND COMMUNITY SERVICES

10.1 Background

The Town of Crossfield is committed to developing community facilities and to providing social and emergency services so that the people of all ages, incomes, backgrounds, and abilities can participate in leisure activities and have reliable access to emergency services. As the Town continues to grow, these services will need to be expanded to address the demands that will accompany an increasing population.

10.2 Objectives

- a) To create a vibrant, safe, healthy, and supportive community that embraces and encourages social and cultural diversity for people of all abilities.
- b) To ensure that a wide range of affordable and accessible community services is provided for Crossfield and area residents.
- c) To ensure that an appropriate level of public emergency services is provided to meet the demands of growth.

10.3 Policies

- 10.3.1 The Town of Crossfield shall monitor community needs and shall work with social service agencies and providers such as Family and Community Support Services (FCSS) to ensure that a range of services from prevention to long-term intervention are available for all segments of the population.
- 10.3.2 The Town of Crossfield shall support community and business organizations in welcoming and providing community information to new residents and businesses.
- 10.3.3 The Town of Crossfield shall collaborate with Alberta Health and Wellness, the Rocky View Foundation, and other health care agencies and providers to ensure that the people of Crossfield have access to an appropriate level and quality of health services, including extended care services and housing for seniors.
- 10.3.4 At the appropriate population threshold and based upon clearly demonstrated community health needs, the Town of Crossfield shall engage Alberta Health and Wellness, the Rocky View Foundation, and other health care agencies and providers in joint planning and development of a medical centre to serve Crossfield and the surrounding area.
- 10.3.5 The Town of Crossfield shall integrate compatible uses such as child care services, youth-oriented facilities, residences for seniors and extended care facilities into residential neighbourhoods.
- 10.3.6 New subdivisions and developments shall be designed to ensure the safe and efficient movement of emergency vehicles and access to emergency facilities.

- 10.3.7 The Town of Crossfield shall promote adherence to the principles of Crime Prevention Through Environmental Design in all development within Crossfield.
- 10.3.8 The Town of Crossfield shall conduct bylaw enforcement in accordance with the Broken Windows Theory of crime prevention, by maintaining the town environment in a well-ordered condition to prevent vandalism and to ward off escalation to more serious crime.
- 10.3.9 The Town of Crossfield shall collaborate with emergency service providers such as the Royal Canadian Mounted Police and Alberta Health Services to meet the needs of the community by:
- determining appropriate locations for emergency services facilities;
 - facilitating emergency service response times that meet or exceed North American standards;
 - coordinating communications between the Crossfield Fire Department and other emergency service providers to enhance overall response capabilities;
 - providing public information and education about fire prevention, disaster services, emergency preparedness, and crime prevention; and
 - participating in emergency services organizations such as the Crossfield Synergy Group.
- 10.3.10 The Town of Crossfield shall ensure that emergency response plans are periodically reviewed to adjust for new development and population growth.
- 10.3.11 The Town of Crossfield shall base the development of leisure and cultural facilities upon clearly demonstrated community needs.
- 10.3.12 The Town of Crossfield shall explore opportunities for joint development and provision of community, emergency, and recreational services with regional partners.
- 10.3.13 The Town of Crossfield shall support existing and new agreements with outside agencies to provide parks, open space, recreational, educational, cultural and protective services and facilities in the Crossfield area.
- 10.3.14 Agreements on the provision of educational, recreational, and cultural, and protective services should take into consideration:
- needs assessments;
 - cost-benefit analyses;
 - both capital investment and maintenance of infrastructure;
 - staffing requirements and operating budgets; and
 - the relative strengths and advantages that the municipality has in the provision of services.

11.0 CULTURAL HERITAGE

11.1 Introduction

The people of Crossfield value the local cultural history and regional cultural heritage of this area, which contribute to the community's strong identity. The appreciation of cultural heritage resources, including the preservation and rehabilitation of significant heritage buildings, is becoming more important to the people of Crossfield.

11.2 Objectives

- a) To encourage the conservation and retention of buildings and sites of historic, cultural, or architectural significance through conservation programs that will ensure that such cultural heritage resources continue to function as sources of community pride.
- b) To acknowledge and celebrate the role of Crossfield's cultural heritage both in creating the community's strong identity and in enhancing economic development.
- c) To promote appreciation and understanding of Crossfield's cultural heritage and to encourage public stewardship of local cultural heritage resources.

11.3 Policies

- 11.3.1 The Town of Crossfield shall support the efforts of owners of cultural heritage resources to protect and preserve those resources.
- 11.3.2 The Town of Crossfield shall encourage owners of significant cultural heritage resources to restore them to their original appearance.
- 11.3.3 The Town of Crossfield shall encourage the relocation of buildings worthy of conservation if they cannot be preserved on their original sites.
- 11.3.4 The Town of Crossfield shall cooperate with other levels of government, private agencies, and individuals in the preservation of historic buildings and sites.
- 11.3.5 The Town of Crossfield shall encourage preservation initiatives by using cultural heritage designation bylaws and other preservation instruments available to local government.
- 11.3.6 The Town of Crossfield may determine appropriate incentives to owners of municipal historic resources for application toward restoration and preservation.
- 11.3.7 In order to ensure the long-term economic viability of heritage buildings, the Town of Crossfield shall encourage building owners to use them in creative ways. A wide range of incentives including flexible parking and development standards may be utilized to preserve heritage buildings.
- 11.3.8 Where appropriate and in accordance with the Historical Resources Act, the Town of Crossfield may require historic resources impact assessments prior to approval of ASPs, subdivisions, and development permits.

12.0 INTERMUNICIPAL AND REGIONAL COOPERATION

12.1 Background

The MGA requires that MDPs coordinate land uses, future growth patterns, and other infrastructure with adjacent municipalities through the preparation of an Intermunicipal Development Plan (IDP). The Rocky View County/Town of Crossfield IDP was approved in 2013 and is in effect. The IDP outlines the provision of shared infrastructure and services between the Town of Crossfield and Rocky View County.

In addition to the IDP, the Town of Crossfield and Rocky View County agreed through their 2009 annexation agreement to jointly prepare complementary ASPs for the area on both sides of the municipal boundary between Highway 2A and the QE II Highway. The area for those complementary ASPs is shown on Figure 9 — Intermunicipal Planning.

The Town of Crossfield also cooperates with regional organizations such as the Nose Creek Watershed Partnership, the Rocky View Foundation, local school jurisdictions, the Crossfield Agricultural Society, and the Crossfield Recreation Board. This section of the MDP affirms the commitments that the Town of Crossfield has to continuing cooperation with those regional partners.

12.2 Objectives

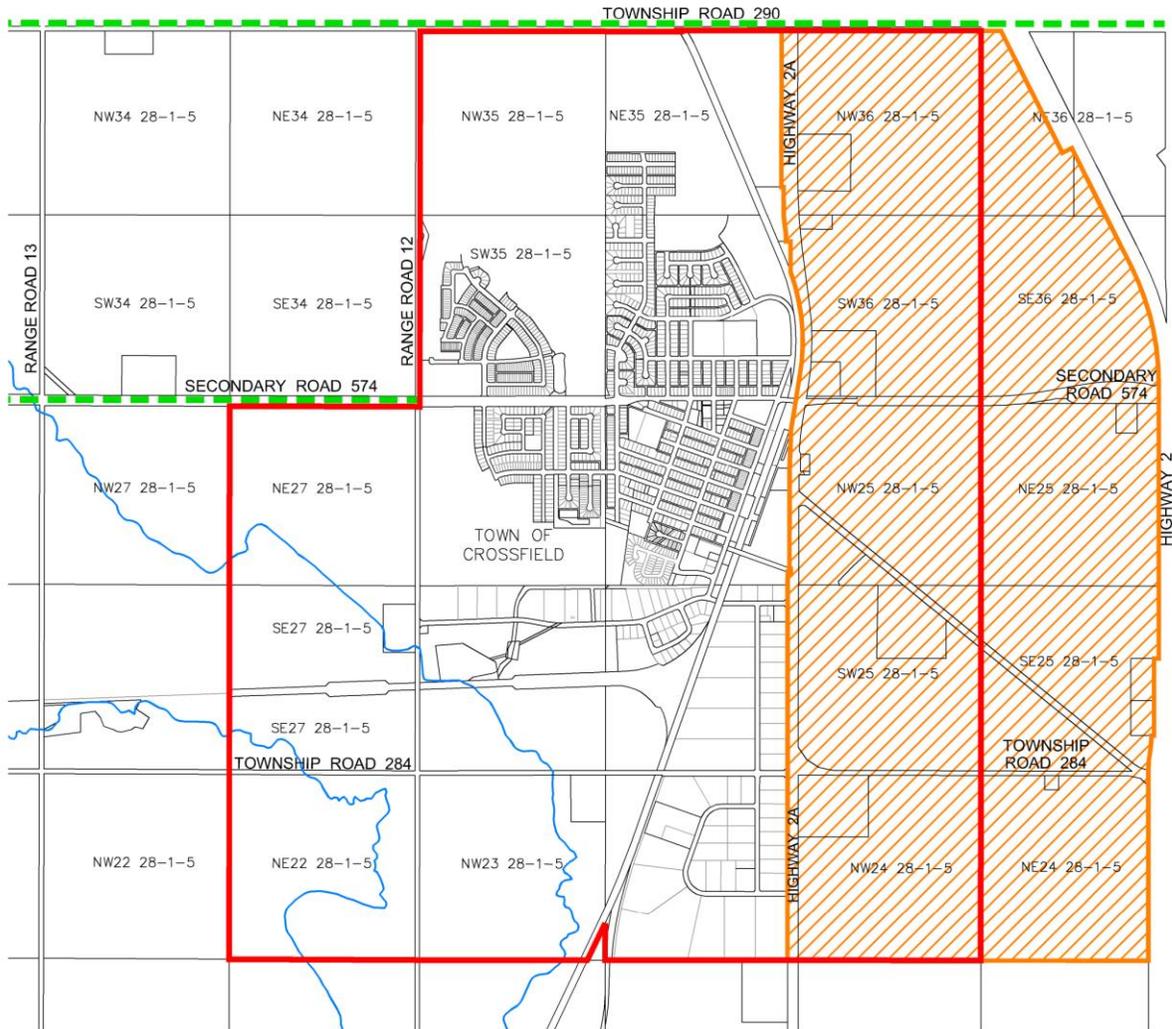
- a) To build upon the positive relations that the Town of Crossfield has with Rocky View County by fostering communication and cooperation on all matters of interest to both municipalities in accordance with the IDP.
- b) To continue cooperating with organizations such as the Nose Creek Watershed Partnership, the Rocky View Foundation, local school jurisdictions, the Crossfield Agricultural Society, and the Crossfield Recreation Board to continually improve the quality of life in the Crossfield area.

12.3 Policies

- 12.3.1 The approvals of an IDP and Joint ASP with Rocky View County shall commit the Town of Crossfield to ongoing communication and cooperation with Rocky View County on all matters of interest to both municipalities.
- 12.3.2 The Town of Crossfield shall continue to cooperate and communicate with Rocky View County through regular meetings of the Intermunicipal Committee that the two municipalities have established.
- 12.3.3 The Town of Crossfield shall cooperate with Rocky View County in accordance with the IDP for the lands between Highway 2A and the QE II Highway, as shown on Figure 9 — Intermunicipal Planning.
- 12.3.4 The Town of Crossfield shall collaborate with Rocky View County to jointly take advantage of opportunities for mutual economic development, particularly along the QE II Highway corridor.

- 12.3.5 The Town of Crossfield shall cooperate with Rocky View County to pursue opportunities for the joint provision or improvement of utility servicing, transportation infrastructure, and community services.
- 12.3.6 Within 800 metres of the common municipal boundaries of the Town of Crossfield and Rocky View County, the Town shall refer to and request referrals from the County of applications or proposals for:
- ASPs and ARPs;
 - amendments to MDPs;
 - land use re-designations;
 - subdivisions of any parent parcels larger than 8 hectares (20 acres);
 - improvements or changes to municipal utility servicing infrastructure;
 - improvements or changes to municipal transportation infrastructure; and
 - local or regional community or recreation facilities.
- 12.3.7 Given that portions of Highway 574 and Township Road 290 along the Town of Crossfield boundary fall within the jurisdiction of Rocky View County, development within the Town of Crossfield that is adjacent to those boundary roads shall be subject to transportation studies, access restrictions, and requirements for roadway improvements to the satisfaction of Rocky View County, Alberta Transportation, and the Town of Crossfield.
- 12.3.8 The Town of Crossfield shall cooperate with Rocky View County to monitor and evaluate any existing or proposed developments close to their common municipal boundaries, including:
- major commercial or industrial developments;
 - significant residential developments;
 - intensive agricultural operations; and
 - any existing or proposed developments that may have traffic, environmental, noise, odour, or other impacts on the neighbouring municipality.
- 12.3.9 The Town of Crossfield shall avert or mitigate intermunicipal disputes with Rocky View County by engaging in, when appropriate, alternative dispute resolution processes such as facilitated negotiation, mediation, or arbitration.
- 12.3.10 The Town of Crossfield shall pursue opportunities to collaborate with neighbouring municipalities and other stakeholders in the preparation and implementation of multi-jurisdictional sustainability plans and initiatives.
- 12.3.11 The Town of Crossfield shall demonstrate environmental stewardship in collaboration with the Nose Creek Watershed Partnership, and Rocky View County, by monitoring and assisting in the protection of water quality and flows, which may affect the major creeks that flow north and south from Crossfield.

Figure 9
Intermunicipal Planning



-  Town of Crossfield Municipal Boundary
-  Major Road within Rocky View County jurisdiction

-  Complimentary Area Structure Plans prepared by the Town of Crossfield and Rocky View County



13.0 MDP IMPLEMENTATION AND ADMINISTRATION

13.1 Background

Responsibility for implementation of the MDP rests with Town Council, committees of Council, the Town administration, and through their active involvement in civic affairs, the residents and businesses of Crossfield. Decisions with respect to statutory plans such as ASPs and ARPs, Land Use Bylaw amendments, subdivisions, and development permits must conform to the policies of the MDP.

Capital budgeting also provides the Town of Crossfield with a mechanism for implementing the MDP. Through regular budgeting processes, the Town will be able to make investments in infrastructure and other public improvements that will help to achieve many of the goals and objectives of this MDP.

13.2 Objectives

- a) To ensure that all municipal statutory planning documents are consistent with the MDP.
- b) To implement the MDP in a coordinated and cost-effective manner.
- c) To promote efficient patterns of development that will enhance the cost-effectiveness of infrastructure expenditures.
- d) To provide for efficient, effective, transparent, and participatory planning policy and approval processes.

13.3 Area Structure Plans and Area Redevelopment Plans

- 13.3.1 All ASPs and ARPs, including amendments to those statutory plans, shall conform to this MDP and to any other policies that Council may adopt to provide direction for the preparation of ASPs and ARPs.
- 13.3.2 Within the area annexed to the Town of Crossfield in 2010 as shown in Figure 1 — Town of Crossfield Municipal Jurisdiction, Council approval of ASPs shall be required before any land use re-designation, subdivision, or development can be approved.
- 13.3.3 Preparation of all ASPs, either by the Town of Crossfield administration or by private landowners or their agents, shall require the prior authorization of Council.
- 13.3.4 When considering whether to authorize the preparation of an ASP, Council may consider criteria such as:
 - existing land use and development context;
 - availability of utility servicing;
 - existing and proposed open space systems and pathway linkages;
 - existing and proposed transportation systems;

- prior consultation with neighbouring communities and landowners on potential issues (e.g., land use compatibility, open space, transportation systems); and
 - any other matter that Council deems necessary at the time.
- 13.3.5 As required by Council, ASPs shall guide and coordinate future land use re-designation, subdivision, utility servicing, and access patterns.
- 13.3.6 ASPs should generally encompass between one and three full quarter-sections (160 acres or approximately 65 hectares each) and should not be prepared or adopted for any area less than 80 acres (approximately 32.5 hectares) unless otherwise directed by Administration.
- 13.3.7 Where appropriate and required to address the integration of proposed development with adjacent lands, ASPs may encompass lands that are outside of areas originally proposed to be re-designated and subdivided.
- 13.3.8 ASPs shall conform with Section 633 of the MGA and shall include any other information that Council deems necessary. As per Section 633 of the MGA this shall include:
- Area Structure Plans should include, but shall not be limited to:
 - a future land use concept addressing land uses, block design, road networks, and open space configuration
 - parcel size and density
 - open space, including active and passive open areas, natural areas, and pathways, based upon the natural areas and systems within Crossfield as shown in Figure 2 — Natural Areas
 - Municipal Reserve, School Reserve, or Municipal and School Reserve dedication and other appropriate means of protecting open space
 - open space linkages with adjacent lands
 - landscaping plans
 - proposed school sites
 - recreational areas and facilities
 - policies on sustainable development to achieve goals such as:
 - reducing vehicle dependency
 - providing a wide range of housing forms and tenure in residential and mixed use ASPs
 - exceeding minimum densities
 - including mixed uses and activities
 - supporting pedestrian and public transit connections
 - alternative energy sources

- energy efficiency
- water conservation
- providing recycling and composting bins, receptacles, or depots
- recycled construction materials
- green roofs and green walls
- LEED, Built Green, Canada Green Building Council, or equivalent standards
- Universal Design
- Crime Prevention Through Environmental Design (CPTED)
- development phasing, including anticipated full build-out
- integration with existing and future adjacent development in a manner that ensures compatibility with neighbouring land uses
- interface with highway and railway rights-of-way
- mitigation measures such as landscaping, screening, or berming to address on-site or off-site visual impacts
- constraints to development, including but not limited to:
 - geotechnical, environmental, and hydrogeological conditions
 - industrial operations or hydrocarbon corridors
 - significant natural, ecological, and biophysical resources
 - archaeological or historically significant features
 - a master drainage plan, which shall determine Best Management Practices for stormwater management
 - water and wastewater servicing strategies, including identification of rights-of-way required for connection to existing Town systems
- a traffic impact assessment (TIA) that addresses:
 - safe and efficient access and internal road circulation
 - the location of existing and future transportation networks
 - projected traffic generation and its impacts on existing and future road networks
 - necessary roadway improvements based upon traffic volume and engineering considerations
 - pedestrian and bicycle pathways
 - potential public transit services
 - consultation with neighbouring communities, adjacent landowners, and affected community stakeholders such as community organizations, social service agencies, and recreation boards

- any other matter that Council deems necessary

In addition to the Downtown ARP, Council may authorize the preparation of ARPs for other developed areas that have been established within the Town of Crossfield.

13.3.9 ARPs shall only be prepared by the Town of Crossfield administration or consultants engaged by the administration.

13.3.10 When considering whether to authorize the preparation of an ARP, Council may take into account criteria such as:

- existing land use and development;
- adequacy of existing utility servicing;
- existing open space systems and pathway linkages;
- existing transportation systems;
- prior consultation with neighbouring communities and landowners on potential issues (e.g., need for redevelopment, land use compatibility, open space, transportation systems); and
- any other matter that Council deems necessary at the time.

13.3.11 ARPs shall conform with Section 635 of the MGA and shall include any other information that Council deems necessary.

13.3.12 In addition to statutory ASPs and ARPs, Council may authorize the preparation of non-statutory plans and policies, which Council may adopt by resolution, to guide development and redevelopment within the Town of Crossfield.

13.3.13 The Town of Crossfield shall undertake a review of each ASP or ARP every five years, beginning from the date that the statutory plan was approved. This review shall bring the ASP or ARP in to conformance with current requirements or regulations in this MDP, the Land Use Bylaw, or other statutory municipal plans.

13.4 Land Use Bylaw

13.4.1 The Town of Crossfield Land Use Bylaw, including amendments, shall conform to this MDP and shall be administered to implement the policies of this MDP.

13.4.2 The Town of Crossfield Land Use Bylaw shall include land use districts and rules that are consistent with the policies and policy areas of this MDP.

13.4.3 The Town of Crossfield Council shall amend the Land Use Bylaw in conformance with all ASPs, ARPs, or amendments to this MDP that Council may adopt.

13.4.4 In addition to any Land Use Bylaw amendments that Council may adopt in accordance with this MDP and any approved ASPs and ARPs, the Town of Crossfield shall, in consultation with the community, undertake a Land Use Bylaw review every five years in conjunction with each comprehensive MDP review.

13.5 MDP Administration

13.5.1 Council shall govern and make decisions in accordance with the policies of this MDP by:

- assigning responsibility, within the scope of Council's authority under the MGA, to the Town of Crossfield administration, development officer, committees, commissions, and boards for the administration and implementation of the MDP;
- initiating and overseeing the planning programs, budgets, recommendations, and activities necessary to administer and implement the MDP;
- consulting and seeking advice from all interested stakeholders; and
- engaging the community in municipal decision-making.

13.5.2 The Town of Crossfield administration, including the development officer, shall implement the directives of Council in accordance with the policies of this MDP by:

- rendering decisions and approvals as delegated by Council;
- reviewing planning applications and presenting recommendations on those applications to Council, the subdivision approving authority, the municipal planning;
- commission, and the subdivision and development appeal board;
- enforcing the bylaws enacted by Council to implement the MDP;
- ensuring that all programs and activities necessary to administer and implement the MDP are carried out within the budgets set forth by Council;
- consulting and seeking advice from all interested stakeholders; and
- effecting the community engagement programs required by Council.



14.0 MONITORING AND GROWTH MANAGEMENT

14.1 Background

MDP monitoring and review will occur on a regular basis to ensure that development conforms with the MDP policies. Major reviews of the goals, objectives, and policies of the MDP should occur every five years. Between major reviews, MDP amendments may be adopted as circumstances require. Amendments to the MDP should respond to changing development trends, unanticipated external forces, or changes in community priorities. As the primary statutory planning document for the Town of Crossfield, the MDP will continue to guide development in harmony with the goals and aspirations of the community. Ongoing implementation of the Crossfield Sustainability Plan will help to keep the MDP up to date by providing further policy direction through citizen engagement in sustainable development.

Monitoring the effectiveness of the MDP will also involve maintenance, analysis, and reporting of data and trends through activities such as the regular civic census. Other monitoring will track trends in economic development, environmental protection and enhancement, administrative performance, fiscal management, land development, cost-effectiveness of public infrastructure investments, and the provision of community services.

Proper growth management requires decision-making based upon the collection, thorough analysis, and transparent reporting of growth and development trends and projections. The Town of Crossfield will rely upon best growth management practices to ensure that Crossfield will continue to grow in accordance with the principles of sustainable development.

14.2 Objectives

- a) To monitor growth, development, and the performance of municipal policies, systems, and services so that changing demands for municipal services their financial impacts can be anticipated and managed.
- b) To base monitoring and review upon sound data collection, thorough analysis, responsible growth projections, and the evaluation of growth rates.
- c) To use the outcomes of monitoring processes to review and update the MDP, both at regular intervals and when circumstances warrant.
- d) To involve the residents and businesses of Crossfield in monitoring, evaluating, and improving the quality of life in Crossfield.
- e) To ensure that planning decisions are based upon the outcomes of monitoring and the principles of sound growth management and sustainable development.

14.3 Policies

- 14.3.1 The Town of Crossfield administration shall establish and maintain information systems for monitoring growth, development, and the performance of municipal policies, systems, and services.

- 14.3.2 The Town of Crossfield administration shall report annually to Council on the outcomes of administrative monitoring activities and whether any of those outcomes indicate the need to amend the MDP.
- 14.3.3 In the event that monitoring outcomes indicate the need to amend the MDP, Council shall consult with the community on any proposed MDP amendments.
- 14.3.4 Irrespective of the need to amend the MDP, regular planning, infrastructure, growth management, and financial decisions rendered by Council, committees of Council, and the administration shall consider the monitoring outcomes reported by the administration to Council.
- 14.3.5 In addition to any MDP amendments that Council may adopt based upon the annual administrative reporting of monitoring outcomes, the Town of Crossfield shall, in consultation with the community, undertake a comprehensive review of this MDP every five years.



GLOSSARY

1:100-year flood plain means an area of flat land surrounding a stream that becomes submerged when the stream overflows its banks and which has been calculated to convey flood water where a flood is expected to be equaled or exceeded every 100 years on average.

Adjacent municipality means a municipality that shares a common boundary with any other municipality.

Affordable housing means both subsidized and non-subsidized housing provided for people with low income or limited means to buy or rent properties on the open market. Affordable housing refers to housing that costs less than 30% of a household's before-tax income (Canada Mortgage and Housing Corporation).

Act or **Municipal Government Act** or **MGA** means the **Municipal Government Act**, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

Apartment building means a building with a number of self-contained housing units.

Architectural guidelines mean guidelines intended to ensure design continuity in the context of the local community, neighbourhood, or street, while maintaining a number of architectural styles to offer variety and unique identity.

Area Redevelopment Plan means a statutory plan adopted by the Municipality in accordance with the *Municipal Government Act* for an area of the Municipality and for the purpose of any or all of the following:

- a) preserving or improving land and buildings in the area;
- b) rehabilitating buildings in the area;
- c) removing buildings from the area;
- d) constructing or replacing buildings in the area;
- e) establishing, improving or relocating roads, public utilities or other services in the area;
- or
- f) facilitating any other development in the area.

Area Structure Plan means a **statutory plan** adopted by the **Municipality** in accordance with the **Municipal Government Act** for an area of the **Municipality** for the purpose of providing a framework for subsequent subdivision and **development** of the area.

Artificial wetland means artificially created ponds that would not qualify as ecologically significant.

Balanced growth means balancing residential, commercial, and industrial growth to achieve fiscal, economic, and community sustainability.

Best Management Practices for stormwater management means a method by which adverse stormwater impacts from development or redevelopment, including but not limited to the release of pollutants into water, are controlled through the application of schedules of activities, prohibition of practices, maintenance procedures, structural protocols, and managerial practices.

Broken Windows Theory means a theory of crime prevention that advocates for rigorous enforcement of penalties for minor crimes in order to prevent an atmosphere in which more serious criminal behaviour is able to flourish, based upon claims that if disorderly behaviour in a community goes unaddressed, then it signals that nobody cares about the community, resulting in citizen fear and more serious disorder and crime.

Built Green means a system to categorize the level of environmentally sustainable construction in buildings, which is promoted by Built Green Canada.

Business taxes means taxes that businesses pay to local governments, not including any property taxes that business property owners may be liable for paying to local governments.

Canada Green Building Council means an organization that promotes environmentally sustainable building standards such as LEED.

Capital budgeting means a method for evaluating investment proposals to determine whether they are financially sound, and for allocating limited capital resources to the most desirable proposals.

Citizen engagement means an interactive process of deliberation among citizens, to contribute meaningfully to public policy decisions in a transparent and accountable manner.

Commercial development means development that includes activities intended for either the sale of goods or the provision of services, or both.

Community sustainability means the condition of a community in which the diverse needs and aspirations of its existing and future residents are met, in a manner that is sensitive to the natural environment, that manages long term resources, and that contributes to a high quality of life.

Core need means the situation of a household that spends more than 50% of its income on shelter costs.

Council means a body of elected officials who exercise duties and powers as legislated by the province. In this document, “council” refers to the Council of the Town of Crossfield.

Council committee means a committee that may consist entirely of councilors, a combination of councilors and other persons, or subject to section 154(2) of the MGA, entirely of persons who are not councilors, who are officially delegated to perform functions such as researching, considering, reporting, or acting on municipal matters.

County means a municipal district in accordance with the provisions of the *Municipal Government Act*.

Crime Prevention Through Environmental Design (CPTED) means a multi-disciplinary approach to deterring criminal behaviour through environmental design, which relies upon the

ability to influence offender decisions that precede criminal acts, mostly within the built environment.

Crossfield Sustainability Plan means the non-statutory plan adopted by the Town of Crossfield Council in 2009, as may be amended from time to time, which is based upon extensive community engagement and which includes the expression of a community vision, sustainability principles, and action plans.

Cultivated Wetland means wetlands on the upland that have been recently cultivated and which would not qualify as ecologically significant because of that cultivation.

Developed (development) means:

- a) an excavation or stockpile and the creation of either of them; or
- b) a building or an addition to, or replacement or repair of a building and the construction or placing in, on, over or under land of any of them; or
- c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or
- d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

Development constraints means conditions that hamper development in a particular area.

Development Officer means:

- a) the person designated by bylaw as a Development Officer pursuant to this Land Use Bylaw; or
- b) where a Municipal Planning Commission or Subdivision and Development Appeal Board is authorized to act as Development Officer, the Municipal Planning Commission; or
- c) where a Municipal Planning Commission or Subdivision and Development Appeal Board is authorized to act as the Development Officer, in addition to a person appointed as a Development Officer, either or both of them.

The expression **Development Authority** has a corresponding meaning.

Development permit means a document authorizing a development, issued by the Development Officer or the Municipal Planning Commission pursuant to this Bylaw or any other legislation authorizing development within the Town of Crossfield and includes the plans and conditions of approval.

Eco-industrial development means business development that achieves improvements in the productivity of human and natural resources, and which encourages efficiency, conservation, locally generated energy, sustainable land use, and sustainable design.

Emergency services means a use:

- a) intended for the purpose of providing municipal or provincial emergency services, including, but not limited to police, fire and emergency medical services, and
- b) which may include associated buildings or structures.

Environmental reserve means reserve lands to be owned by a municipality, which the municipality may require a subdivision applicant to provide, for lands defined in the MGA as:

- o a swamp, gully, ravine, coulee or natural drainage course,
- o land that is subject to flooding or is, in the opinion of the subdivision authority, unstable, or a strip of land, not less than 6 metres in width, abutting the bed and shore of any lake, river, stream or other body of water for the purpose of preventing pollution, or providing public access to and beside the bed and shore

Extended care facilities mean facilities designed: (1) to aid patients who have been hospitalized but no longer need the full complement of hospital services or (2) to serve those who are not acutely ill but who require skilled care.

Fiscal responsibility means the requirement for municipalities set forth in the MGA that municipalities must balance budgets and may not carry deficits.

Flood-proofing measures means the process of protecting a building from flood damage on site, which can be divided into wet and dry flood proofing.

Geotechnical means aspects of or related to the soil and bedrock, especially as they may affect foundations and earthworks.

Geothermal power means the harnessing of heat from beneath the earth's surface to generate electricity with virtually no emissions, using subterranean steam or hot water to turn turbines that produce electricity.

Green roof means a roof of a building that is partially or completely covered with vegetation and a growing medium. It may also include additional layers such as a root barrier and drainage and irrigation systems.

Green wall means a wall, either free-standing or part of a building, that is partially or completely covered with vegetation, and in some cases, soil or an inorganic growing medium.

Guidelines means statements of planning intent that are more detailed than policies, but not as strict as rules and regulations.

Heritage resources means archaeological or historic sites, burial sites, artifacts and other objects of historical, cultural or religious significance, and historical or cultural records.

Historic Resources Act means an act passed in Alberta in 1973 based on the need to preserve and study historic resources.

Historic resources impact assessment (HRIA) means an impact assessment undertaken when, in the opinion of the Minister of Alberta Culture and Community Spirit, an activity will or likely will result in the alteration, damage or destruction of a historic resource.

Hydrogeological means the distribution and movement of groundwater in the soil and rocks of the earth's crust (commonly in aquifers).

Impact analysis means the determination of the effect that a change to a function or component will have to other functions or components as well as to other systems.

Industrial development means development including manufacturing, processing, fabrication, storage, distribution, or other intensive or extensive business activities that provide significant employment and economic development for the community.

Infrastructure means the services and facilities for which the municipality has capital investment and maintenance responsibilities, including roadways, sidewalks, bridges, street lights and traffic signals, transit buses, solid waste management systems, potable water distribution systems, storm sewers, sanitary sewers, sports fields, playgrounds, arenas, pools, police and emergency response stations, vehicles and equipment, civic buildings, parks, boulevard trees and computer and telecommunications equipment.

Intensive Livestock Operation means a system of modern animal farming designed to yield the most meat, milk, and eggs in the least amount of time and space possible.

Intermunicipal Development Plan (IDP) means a statutory plan adopted by two or more municipal Councils in Alberta to include specified areas of land lying within the boundaries of both municipalities, which must include procedures to resolve any conflicts between the municipalities.

Land Use Bylaw means a bylaw of the municipality passed by Council as a *Land Use Bylaw* pursuant to the provisions of the *Municipal Government Act* and intended to control and regulate the use and development of land and buildings within the municipality.

Land use plan (land use map) means a public document that sets aside different areas for different uses, and describes what activities are permitted or not permitted in specific areas.

Land use redesignation means a statutory decision of a municipal Council, often referred to as re-zoning, which legally changes the acceptable uses for specific parcels of land.

LEED (Leadership in Energy and Environmental Design) means a system to categorize the level of environmentally sustainable construction in buildings.

Local improvement bylaw means a municipal bylaw approved in accordance with Division 7 of the MGA for the purpose of implementing local improvements and collecting local improvement taxes to fund such local improvements.

Master drainage plan means a plan to address the current and future drainage needs of an area, having due regard for water management goals that may be established in studies at a watershed scale.

Municipal Development Plan means a plan adopted by Council as a municipal development plan pursuant to the *Municipal Government Act*.

Municipal Historic Resource means historic resources that are considered to be of municipal importance, that are designated as such by the municipality, and which may be listed on the Canadian Registry of Historic Places subject to the municipality submitting the proper documentation.

Municipal Planning Commission or **MPC** means the Town of Crossfield Municipal Planning Commission as established by Bylaw.

Municipal reserve, municipal and school reserve, and school reserve, means reserve lands to be owned by a municipality, which the municipality may require a subdivision applicant to provide, up to ten percent of the developable area, for park, recreation, or school authority purposes (designated MR for municipal reserve, MSR for municipal and school reserve, or SR school reserve).

Natural environment means self-sustaining areas with native vegetation, water, or natural features.

Non-government organization means a legally constituted organization that operates independently from any level of government.

Non-statutory plans mean plans that are similar in scope to statutory plans, but which are approved through Council resolutions and may include conceptual schemes, land use policies, architectural guidelines, and policy statements.

Off-site levy means a development levy that a Council may impose by bylaw in accordance with the MGA to be used to pay for capital costs, such as water storage, treatment, or supply facilities, sanitary sewage facilities, storm sewer, or roads, which may not be located on the subject development site but which would directly or indirectly benefit the subject development.

Physical planning means a form of urban land use planning which attempts to achieve an optimal spatial coordination of different human activities for the enhancement of the quality of life.

Planning approvals means the exercise of municipal authority to approve land use re-designations, subdivisions, and development permits.

Policy means an official plan of action adopted by an individual or group, which for land use plans adopted by municipalities in Alberta can be distinguished as either statutory plans (MDPs, ASPs, or IDPs) or non-statutory plans.

Provincial Historic Resource means the highest level of designation for Alberta's historic resources, which are deemed to be of province-wide significance and for which any changes to the sites or buildings require the written permission of the Minister of Culture and Tourism.

Public health and safety mean the overall well-being of the people in a community.

Rainwater harvesting means the accumulation and storing of rainwater, which can be used to provide drinking water, water for livestock, water for irrigation or water to refill aquifers through groundwater recharge.

Redevelopment levy means a levy that may be imposed on an applicant for a development permit in a redevelopment area, in accordance with an ARP, municipal bylaws, and the MGA.

Regional commercial development means significant office and retail commercial development outside of predominantly residential neighbourhoods, which cater to large trade areas.

Registered Historic Resource means the second level of designation for Alberta's historical resources, which are generally considered to be of local or regional significance, and for which the owners of such resources are required only to notify the Minister of Culture and Tourism ninety (90) days in advance of effecting any change to the resources.

Residential development means development that includes all manner of dwellings and associated uses intended for habitation by persons.

Right-to-farm legislation means laws that are intended (1) to strengthen the legal position of farmers when neighbours sue them for private nuisance or (2) to protect farmers from anti-nuisance bylaws and unreasonable controls on farming operations.

Rules and regulations mean clear, unambiguous standards (such as maximum and minimum standards) laid out in bylaws, such as a Land Use Bylaw.

Rural anthropogenic means habitats in a rural setting that would not qualify as ecologically significant because they have been significantly altered by human activities, including windbreaks, areas of non-native vegetation, buildings and farmyards.

School Division means a geographic division over which a school board has jurisdiction, in accordance with the provisions of the *Alberta School Act* and the *Municipal Government Act*.

Secondary Suite means a dwelling unit:

- a) accessory to and smaller than the dwelling defined for principal use;
- b) that cannot be above grade in the dwelling defined for principal use;
- c) that does not exceed 70 m² (753.47 sq. ft) in gross floor area, excluding areas covered by stairways;
- d) consisting of a bedroom(s), bathroom, and kitchen developed to Alberta Building Code standards, which are physically separated from those of the principle dwelling, but are contained within the same property;

- e) that has an entrance separate from the entrance to the principal dwelling, either from a common indoor landing/foyer or directly from the exterior of the structure;
- f) that has a private amenity space located outside and which is a minimum of 7.5 m², (80.7 sq. ft) with no dimension being less than 1.5 m (5 ft.) This space may be provided in the form of a balcony, deck or patio; and
- g) that has a rear or side yard laneway access.

Semi-detached housing means a building:

- a) that contains two (2) side by side dwelling units on a parcel separated by a vertical fire wall;
- b) that is designed for the purpose of providing two (2) dwelling units; and
- c) that contains separate entrances at grade for each dwelling unit.

Semi-native grassland means remnant grassland containing native plant species within a matrix of non-native grasses, where a number of species indicative of native grassland are not present.

Serviced land means land that has been serviced with municipal sewer or water services.

Single-detached housing means a building that has a permanent structure on a permanent foundation:

- a) which contains only one (1) dwelling unit,
- b) which may include a dwelling, secondary suite, and
- c) except as otherwise allowed in this Bylaw, is used for no other purpose.

Social development means a commitment to individual well-being and volunteerism, and the opportunity for citizens to determine their own needs and to influence decisions which affect them.

Sour gas means natural gas containing relatively large amounts of Sulphur or Sulphur compounds, which is commonly found in deep, hot, high pressure natural gas deposits, such as those in the eastern slopes and foothills of the Rocky Mountains.

Statutory plan means a Municipal Development Plan, Intermunicipal Development Plan, an Area Structure Plan or an Area Redevelopment Plan adopted by a bylaw of the Municipality, or any one or more of them.

Stream complex means shallow stream valley habitat complexes comprising wetlands, woodland and shrubbery, stream channels, and non-native grass connections.

Subdivision means the creation or separation of new titled parcels of land from an existing parcel of land, which may sometimes be referred to as the parent parcel.

Subdivision and development appeal board means a body appointed by a municipal Council in accordance with the MGA to hear appeals of decisions made by a development officer or subdivision authority.

Subdivision and development regulations means regulations promulgated by the Lieutenant Governor in Council under section 694(1) of the Alberta MGA.

Subdivision approving authority means a body or person legally empowered by a municipal Council to make subdivision decisions.

Sustainable development means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Tall shrub means native tall willow shrubbery occurring at woodland or wetland edge.

Tax increment financing means a financing tool used by municipalities and other development authorities to finance the costs of developments such as housing or public improvements, in designated underdeveloped areas, by which the municipality can provide initial funding for investments by borrowing against the additional tax revenue expected after completion of the improvements.

Top of bank means the uppermost part of the terrain alongside the bed of a river, creek or stream.

Townhouses means a variety of residential buildings where individual houses lining a street share adjacent walls in common and have continuous stretches of roof.

Traffic impact assessment means a tool used to analyze traffic generated by proposed developments with either new access or increased use of existing access points.

Universal Design means design that makes a building accessible to as many people as possible, including but not limited to older people and those with physical handicaps.

Urban anthropogenic means habitats in an urban setting that would not qualify as ecologically significant because they have been significantly altered by human activities, including areas of non-native vegetation, residential areas, buildings and roads.

Utilities means either (1) municipal and regional utilities such as water and sanitary sewer or (2) “shallow” utilities such as gas, telephone and electric.

Wetland means natural wetlands on the upland, including areas where all or portions of the wetland have been cultivated in the past.

Woodland means native woodland with variable native to non-native understory vegetation.