



# Sexsmith Municipal Development Plan

Council Meeting – December 21, 2020



**ISL**

# Background

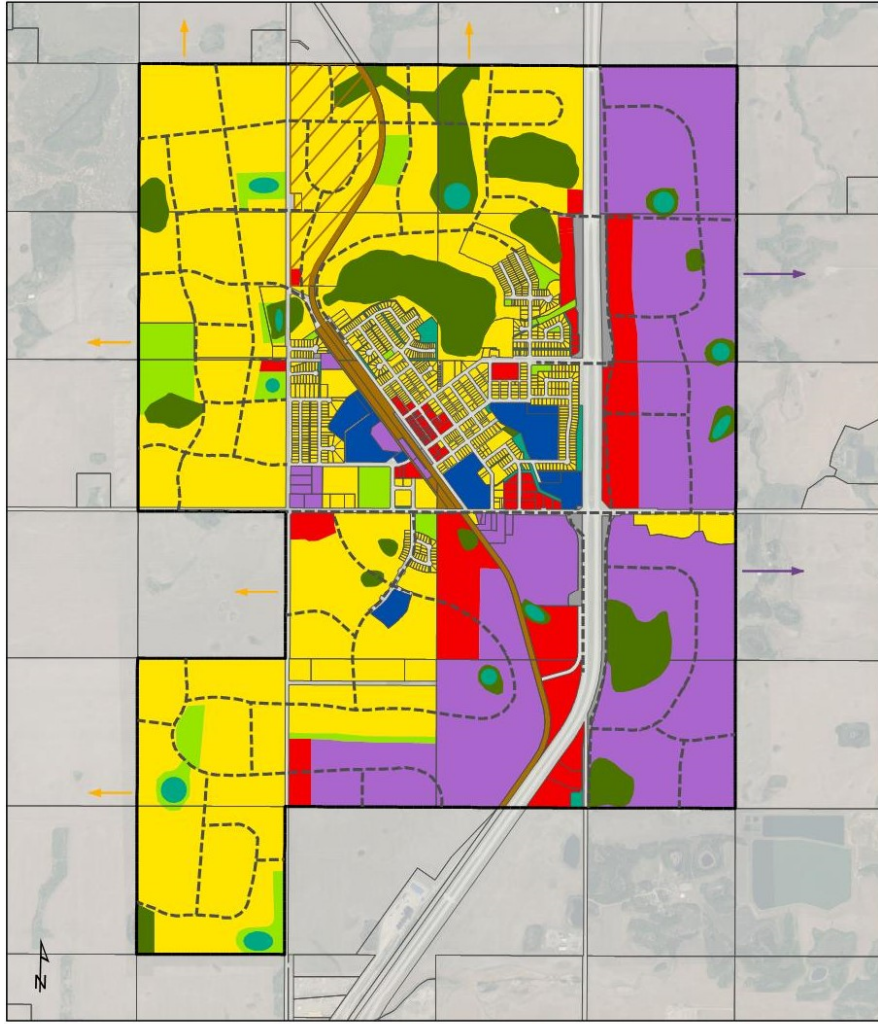
- MDP required in accordance with the Municipal Government Act.
- High level municipal planning document. Contains policies regarding land use, infrastructure, and community development.
- Provides direction for Area Structure Plans and Land Use Bylaw.
- Current MDP was adopted in 1999 and is out of date.
- New plan driven by:
  - A need to incorporate lands annexed from County;
  - New development trends and best practices in municipal planning;
  - A need to accommodate opportunities for new growth due to improvements in municipal water and sewer services as a result of ownership stake in Aquatera Utilities);
  - A desire to build on intermunicipal cooperation efforts with the County.















# MDP Structure

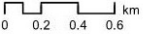
- Introduction
  - Plan Purpose
  - Plan Context
  - Interpretive Clauses
- Background
  - Planning Process
  - Policy Context
  - Existing Conditions
- Policy Framework
  - Guiding Principles
  - General Development Policies
  - Residential Development
  - Commerce and Economic Development
  - Open Space, Natural Areas and Recreation
  - Transportation and Utilities
  - Intermunicipal Collaboration
  - Monitoring and Review

# General Development Policies

- Future development to generally conform to Land Use Concept.
- Area Structure Plan or Outline Plan may be required for rezoning or subdivision.
- Developers may be required to provide technical reports in support of development or subdivision.
- Development agreement may be required as condition of subdivision or development permit.
- Developer responsible for costs of infrastructure required to serve development.
- Infill sites and existing serviced areas priorities for new development, followed by new areas where infrastructure can be extended efficiently.



 	 Town of Sexsmith	 Residential	 Parks and Open Space
	 Future Road	 Commercial	 Wetland/Natural
 Future Growth Direction (Residential)	 Industrial	 Institutional	 Railway
 Future Growth Direction (Industrial)	 Potential Railside Development Area		

 0 0.2 0.4 0.6 km  
 1:25 000

**TOWN OF SEXSMITH  
MUNICIPAL  
DEVELOPMENT PLAN**  
  
 MAP 2:  
LAND USE  
CONCEPT

# Residential Development

- Town to maintain minimum 20-year supply of residential land; current supply exceeds 50-year growth requirements.
- Town to direct new residential development to existing built-up areas and vacant lands that are contiguous to developed areas.
- Infill development on vacant lots or redevelopment of underutilized lots to optimize the use of existing roads and services.
- Town to continue to support low-profile medium density residential development such as duplexes and townhouses at appropriate locations.
- Development of secondary suites encouraged.
- Potential for additional seniors' housing to be explored.
- Buffers, berms, fencing required beside industrial areas, rail lines, truck routes.

# Commerce and Economic Development

- Town to:
  - maintain minimum 20-year supply of commercial and industrial lands; current supply exceed 50-year growth requirements;
  - monitor Community Economic Development Plan and Strategic Plan so they continue to support viability of existing businesses and attract new business;
  - promote proximity to highways and rail to attract business involved in transportation and logistics, and tourism;
  - continue to support new development through Tax Incentive Bylaw No 983;
  - continue to partner with business and service groups to further economic development efforts on a regional basis;
  - consider incentives to further encourage development of vacant lots or redevelopment of underutilized lots and buildings downtown.

# Commerce and Economic Development

- Commercial development adjacent to residential land use districts to maintain development setbacks, buffers and/or fencing; locate parking, loading, waste collection areas, outdoor storage to provide buffering function.
- Industrial activities not to negatively impact air or water quality in Town.
- Residential development located on land identified for future industrial or commercial use to continue until new development warrants a change in use.
- Town to encourage and promote home-based businesses that are compatible with residential neighbourhoods.
- Subdivision and development applications to identify oil and gas facilities in the vicinity and comply with required AER setbacks.



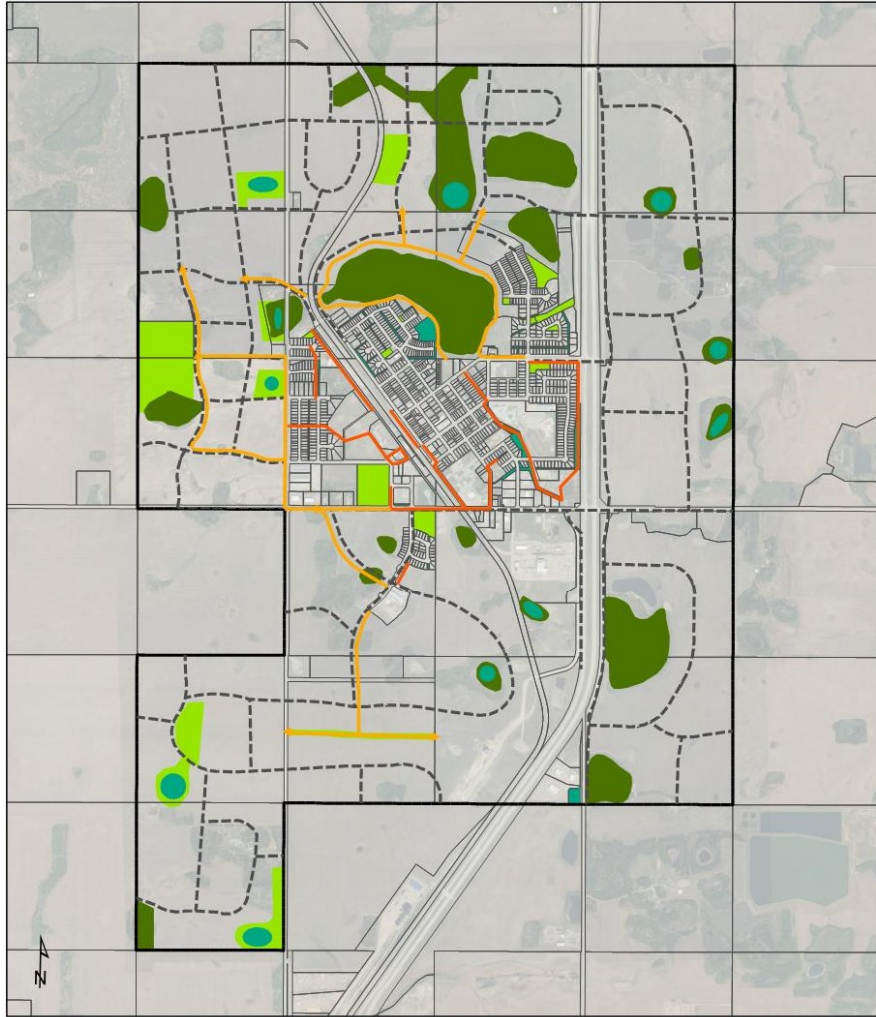
## Future Study Area

- Opportunity for Town to explore possibility of rail-oriented industrial development due to proximity to Highway 59 and CN Rail line.
- Concept subject to more detailed planning and feasibility study.
- Will require collaboration with landowners, Alberta Transportation, and CN Rail.



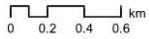
# Open Space, Natural Areas and Recreation

- Park spaces to provide variety of opportunities for all residents and seasons.
- Town to expand municipal trail system so connects to facilities, schools, and natural areas.
- Town shall explore opportunities to establish joint use agreements with school authorities.
- Town to support volunteer groups and non-profits to provide recreational, social and cultural services.
- Town may prepare Recreation and Parks Master Plan.
- Town should develop dog park at an appropriate location.



- Town of Sexsmith
- Future Road
- Existing Trail
- Potential Future Trail

- Parks and Open Space
- Wetland/Natural Area
- Public Utility



1:24,793.16

TOWN OF SEXSMITH  
MUNICIPAL  
DEVELOPMENT PLAN

MAP 3:  
PARKS AND  
OPEN SPACE

# Open Space, Natural Areas and Recreation

- 10% of developable land be dedicated as Municipal Reserve (MR) at subdivision.
- MR to be in parcel form for parks, school sites, trail corridors, buffers between residential and non-residential uses; money-in-lieu for non-residential subdivisions.
- Town to coordinate new school site development with school authorities.
- Wetlands and other environmentally sensitive lands to be dedicated as Environmental Reserve at time of subdivision; to remain in natural state.
- Wetland Assessment required where wetlands may be impacted by new subdivision or development.
- Town to continue to identify buildings of historical value; continue preservation.

# Transportation

- All roads to be developed in accordance with Town's Design Standards.
- All proposed lots to have direct access to a local road.
- Town to increase pedestrian connectivity by improving or installing sidewalks, improving rail crossing opportunities, and developing community trail system.
- Town to prepare capital plan for road improvement and upgrading priorities.
- Town to refer development applications within 1.6 km of Highways 2 and 59 to Alberta Transportation for review and comment.
- Town to work with County, CN Rail, and industry to reduce noise and safety concerns attributable to increased rail traffic.

# Utilities

- Services to be extended to new areas in logical and efficient manner in accordance with ASP, engineering reports, and applicable master plans.
- Service extensions are the responsibility of the developer in accordance with development agreement.
- New development required to connect to municipal water and sewer systems.
- Town to work with Aquatera Utilities to monitor and update Water and Sanitary Sewer Master Plan; update capital plans for water and sewer systems.
- Town to continue to implement Stormwater Master Plan and Basin Study to address ongoing localized flooding.
- Town to continue to prepare, monitor and update 5- and 10-year capital plans for municipal and community infrastructure.

# Utilities

- Developers to provide detailed stormwater management plans; Town and County to monitor drainage patterns and make improvements so each other not impacted by stormwater management issues.
- Industrial development may be serviced with on-site sewage and water systems where municipal services not available; allowed on interim basis and required to connect when services available.
- Town to allow development of alternative energy systems provided they are compatible with adjacent land uses.
- Town to partner with County, other municipalities, service providers to improve high-speed internet service.

# Intermunicipal Collaboration

- Town to participate in preparation of Upper Peace Regional Plan when initiated by Province.
- Town to continue to support joint agreements with other municipalities; cooperate in monitoring and review of agreements so they remain current and reflect needs.
- Town to continue to support implementation of its Intermunicipal Development Plan with the County.



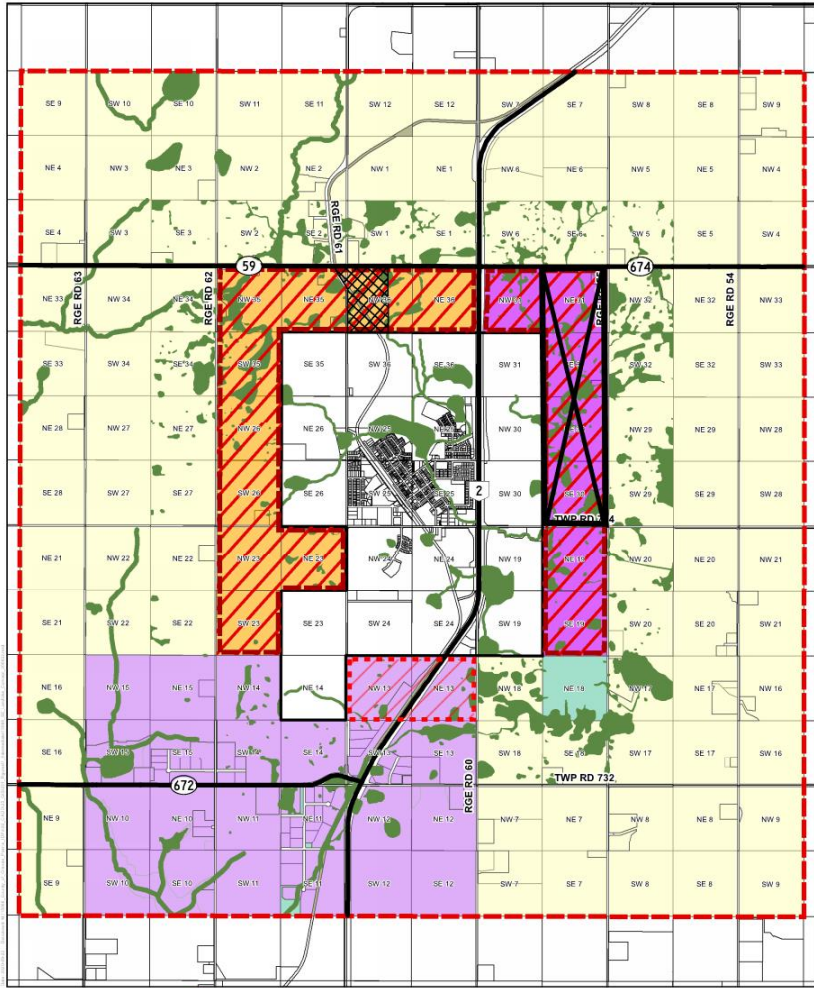
# Monitoring and Review

- MDP to be reviewed every 5 years unless changing conditions warrant earlier review; may reflect legislative change, changes to local development climate, impact of new major projects, or change in Council direction.
- If MDP, ASP, or LUB amendment required to accommodate a proposed subdivision, amendment to be approved prior to subdivision approval.
- Town or landowner may initiate MDP amendment.

## Next Steps

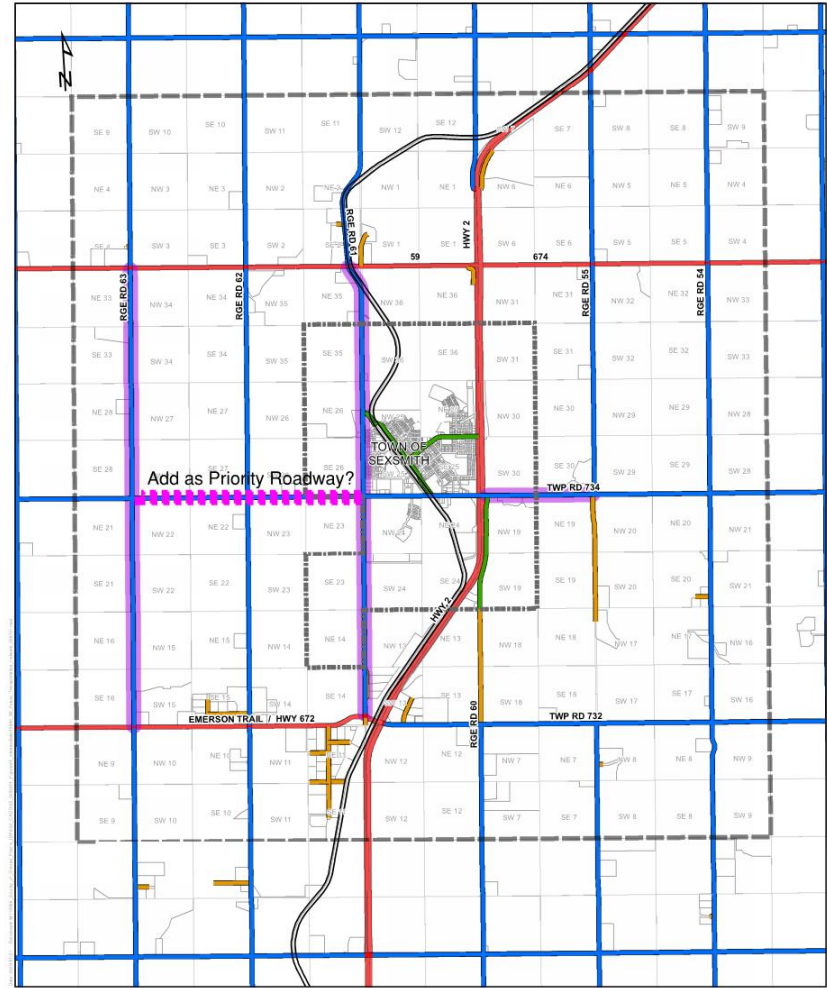
- Online community engagement process to solicit input on the draft MDP.
- Revise draft as necessary; review final draft with Town Administration.
- Town Council conducts public hearing.
- Town approves MDP by bylaw.





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 NAD 1983 10TM CM115 1:53,000

**TOWN OF SEXSMITH / COUNTY OF GRANDE PRAIRIE NO. 1 INTERMUNICIPAL DEVELOPMENT PLAN**  
 MAP 2: FUTURE PREDOMINANT LAND USE



0 0.5 1 2 km  
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**TOWN OF SEXSMITH / COUNTY OF GRANDE PRAIRIE NO. 1 INTERMUNICIPAL DEVELOPMENT PLAN**  
 MAP 3: FUTURE TRANSPORTATION NETWORK