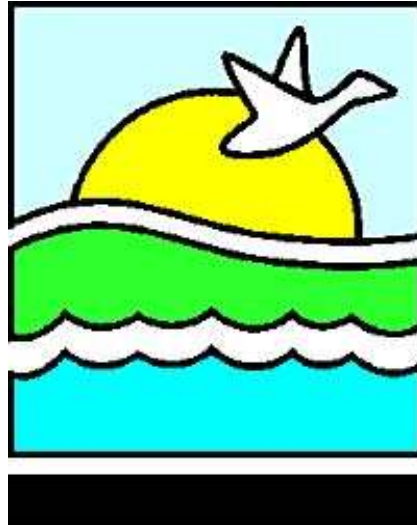


TOWN OF BONNYVILLE

MUNICIPAL DEVELOPMENT PLAN

Bylaw 1261-05



*Town of Bonnyville
"It's Multi-Natural"*

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1.0 INTRODUCTION

1.1 Background

Located 250 kilometres northeast of the City of Edmonton in the Lakeland region of northeastern Alberta, the Town of Bonnyville sits on the north shore of Jessie Lake and is bounded on all sides by the Municipal District (MD) of Bonnyville No. 87. Provincial Highways 28 and 41 traverse Bonnyville. The Town occupies approximately 16.75 square kilometers.

Bonnyville was incorporated as a village in 1929 and subsequently, as a town in 1948. In 1979, Bonnyville adopted its first General Municipal Plan (current terminology is Municipal Development Plan). The Plan was revised in 1986 and 1992. A Municipal Development Plan (MDP) replaced the GMP in 1997. Council initiated a review of the 1997 MDP in early 2003 and the review was completed in early 2005.

1.2 Plan Purpose

The purpose of the MDP is to provide guidelines and directions for the Town of Bonnyville's future growth and development. It is both a statement and a strategy for achieving the community's vision. It presents broad goals towards which the Town intends to work, objectives that refine these goals into achievable ends, and policies through which the objectives will be implemented, guiding day-to-day decision-making.

This Plan clearly expresses the Town's positive attitude towards development, builds on the Town's strengths in terms of attracting development and includes mechanisms to deal with any challenges affecting development. This Plan has been established to address conditions as foreseen for the next five to ten years but has also been developed to be responsive to currently unforeseen conditions.

This Plan provides a sense of community direction, one upon which residents can rely while making decisions regarding their actions and property. For private developers, investors and business groups, it is a guide to the type and location of development that will generally be considered acceptable to the Town. Finally, for outside decision-makers such as the Government of Canada, Government of Alberta and the MD of Bonnyville, the Plan indicates the type of growth and development that the Town wishes to have both within and adjacent to its boundary.

1.3 Plan Scope

The MDP has been established to reflect community values in policy that will influence the Town of Bonnyville's decision making, bylaw development, and future investment as well as its economic, environmental and social well being.

The Plan has been prepared in accordance with Section 632 of the Municipal Government Act (MGA), which states that a council of a municipality with a population of 3500 or more must, by bylaw, adopt a municipal development plan. This section continues by specifying the required content of an MDP as follows:

Section 632(3) of the Municipal Government Act states that a Municipal Development Plan:

- (a) must address
- the future land use within the municipality;
 - the manner of and the proposals for future development in the municipality;
 - 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;
 - the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities; and
 - the provision of municipal services and facilities either generally or specifically.
- (b) may address
- proposals for the financing and programming of municipal infrastructure;
 - the co-ordination of municipal programs relating to the physical, social and economic development of the municipality;
 - environmental matters within the municipality;
 - the financial resources of the municipality;
 - the economic development of the municipality; and
 - any other matter relating to the physical, social or economic development of the municipality.
- (c) 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,
- (d) 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,
- (e) 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 authorities, and
- (f) must contain policies respecting the protection of agricultural operations.

The MDP is based on population and development projections using a base year of 2003. It is intended to guide development activity in the Town and to provide both short and long term policy direction from its analysis completion in 2004 until 2024 (a 20 year planning horizon). This Plan will be re-evaluated every five (5) years to ensure that it continues to reflect the Town's objectives and the community's vision for the future.

The MDP does not commit Town Council to specific expenditures, but all bylaws adopted and works undertaken in the community must be consistent with the MDP.

2.0 PLANNING FRAMEWORK

2.1 Area Plans

As per Sections 633 through 638 of the MGA, Town Council can adopt Area Structure Plans (ASP), Area Redevelopment Plans (ARP), and other statutory plans for specific areas of Bonnyville. These plans are one way in which the MDP is implemented and must be consistent with the policies contained herein. ASPs must include the proposed land uses, density and sequence of development, and location of major transportation and utility infrastructure. The following area structure plans have been adopted by the Town of Bonnyville:

- Railway Lands ASP (2001) 1194-01;
- Millennium ASP (2002) 1210-02 (this plan is being revised with a new version to be adopted in 2005);
- Ringuette ASP (2004) 1233-03;
- Matichuk ASP (2004) 1241-04; and
- Vincent ASP (2004) 1244-04.

Figure 1 illustrates the land area covered by these plans. Plans are required for the areas noted on Figure 1 prior to development proceeding.

2.2 Land Use Bylaw

As per division 5 of the MGA, the Town of Bonnyville adopted its current Land Use Bylaw (1152-98) in 1998 to regulate and control use and development of land and buildings in the municipality and to implement the MDP. This document divides the Town into Land Use Districts, details specific development requirements, and enables the consideration of development permit applications. This Bylaw is under review and a new version will be adopted in 2005.

2.3 Outline Plans

Subdivision applications are considered by Town Council. Plans of Subdivision or Outline Plans, as they are also known, must be registered with the Province following approval. Division 7 of the MGA outlines the subdivision process. It is at this stage of the planning process that environmental and municipal reserve lands are dedicated.

The following outline plans have been approved by the Town of Bonnyville and are outlined on Figure 1:

- 80-OP-06;
- 82-OP-08;
- 85-OP-06; and
- 85-OP-09.

2.4 Other

Other documents adopted by the Town that guide development include:

- Town of Bonnyville Municipal Servicing Report (1979);
- Town of Bonnyville Minimum Standards (1986);
- Intermunicipal Fringe Agreement (1999); and
- Transportation Master Plan (2001).

3.0 PLAN PREPARATION PROCESS

3.1 Phase I

The revision of the Town of Bonnyville's Municipal Development Plan began in 2003. Community issues and context were obtained through consultation that occurred in June 2003 in the form of an open house-public meeting and stakeholder interviews. These sessions involved issue identification and discussion, priority setting, and broad policy definition. Input was received from the following:

- Citizens;
- Town Council;
- Town Administration;
- Business Operators including Construction, Land Developers, and Realtors;
- Social Service Agencies;
- Not-for-profit Societies; and
- Municipal District of Bonnyville.

The discussion focused on the following four issues.

Population: Participants identified the need to attract and retain older residents by facilitating the construction of a variety of adult and senior housing options as well as institutional and commercial services oriented toward this age cohort. This is reinforced by federal census data which shows that the proportion of Bonnyville residents' age 45 to 74 years of age is significantly lower than the Alberta average.

Addressing this issue could involve the active promotion of Bonnyville, targeting local residents under 45 and adults of all ages outside of Town, identification and classification of sites available for adult and seniors housing and infill, and Town coordination or construction of specific projects. Participants suggested multiple locations for residential development, but the focus was on Downtown Bonnyville and 54th Avenue due to existing services. Manufactured housing and the importance of affordability were also discussed.

Downtown: Because of its compactness, consistent streetscape, land use mix, and pedestrian orientation, Bonnyville's Downtown is one of the Town's main assets. Many consultation participants mentioned the importance of maintaining and enhancing this unique part of Town. Residential development such as adult independent living and commercial infill including a theatre were suggested to bring more people Downtown and fill vacant properties.

In the absence of a plan, the Downtown has remained strong due to high-quality developments, wise land use decisions, and sustained public use. As Bonnyville grows, relying on these factors to maintain and enhance Downtown may not be sufficient. A more comprehensive examination of Downtown is appropriate at this time and could facilitate the development of an Area Redevelopment Plan for Downtown. Most stakeholders were supportive of this proposal.

Economy: Bonnyville's economic base is strong but like many resource-based economies prone to cyclical fluctuations. Most residents enjoy a fairly high standard of living and the Town has been able to maintain a good level of facility and service provision. The Town wants to build upon its economic base, expanding in the sectors where it already has strength while attempting to further diversify.

Taking advantage of Bonnyville's central location and many attributes, the Town believes that there are additional areas that should be pursued in the expansion of its economy. Continued diversification is recognized as an important counter to business cycles that affect virtually every sector of an economy from time to time. To this end, very real possibilities include but are not limited to resource sector research and development, age 55+ destination, distance higher learning, and health facilities (e.g. retreat centre, healing centre/spa).

Increased growth of existing industries, tourism development, enlargement of the Town's service function and economic development in general are all tied to Bonnyville's transportation connections to a considerable degree.

Recreation: For a town of its size, Bonnyville has excellent recreation infrastructure, including the Jessie Lake Trail, small parks with playgrounds, larger parks with sports fields, ice arena, agriplex, swimming pool, and curling rink. Recreational facilities will be greatly augmented through the development of the community's proposed recreational and educational facility which is slated to include an arena, fitness centre, indoor track, soccer field house, a community theatre and more. The importance of these facilities was mentioned during the input sessions. Participants supported the protection and enhancement of these assets.

3.2 Phase II

The second phase of the revision of the Town's Municipal Development Plan began in mid-2004 when a draft of the plan was prepared by Urban Systems Ltd.

Council and administration of the Town of Bonnyville, in preparation for the adoption of the community's Municipal Development Plan, undertook three visioning and strategic planning sessions in the winter of 2004:

- Session 1 was held on Saturday, November 27th, 2004. The purpose of this session was to build a vision for the community's future growth and development based on the input provided by the community in Phase I.
- Session 2 was held on Tuesday, December 7th, 2004. The purpose of this session was to examine the Town's land use planning policies and to determine if they were sufficient to foster development necessary in the community over the next 20 years.
- Session 3 was held on Tuesday, December 21st, 2004. The third and final session was focused on infrastructure policy, financing strategies and cost recovery approaches necessary to fund the infrastructure necessary to accommodate the community's vision for the future.

The result of these three sessions was the development of a vision and strategic framework (included as Appendix 5) designed to guide community initiatives and investment for the future.

4.0 COMMUNITY STRENGTHS

Prior to developing a vision and strategic plan, Council and administration examined the community's strengths – characteristics that should be well understood and leveraged in any successful plan process. The five key strengths identified were as follows:

- 1. Economic Potential of the Region.** As a result of Bonnyville's strategic location in one of the province's major oil and gas areas, significant economic opportunities exist for community residents and existing and potential investors.
- 2. Innovative Thinking.** Bonnyville has pursued many innovative arrangements with respect to facilities, service delivery and inter-municipal cooperation. This ability to think "outside the box" is critical for moving the community forward.
- 3. Community Buy-In.** The community has whole heartedly supported municipal initiatives such as the Bonnyville and District Centennial Centre. This level of support must be sustained as a momentum builder for future community initiatives.
- 4. Volunteerism.** The level of volunteerism in the community is astounding. It appears that community residents have embraced the philosophy of: "If it has to be, it is up to me" in their leadership and also support of community projects.
- 5. Sense that You Matter in Bonnyville.** Bonnyville is a smaller community. Consequently, individual contributions to committees and other volunteer activities demonstrate tangible results. Participants share the feeling that their contributions are making a difference for the community and that in turn, their engagement allows them to feel as though they matter.

5.0 VISION AND MISSION

The Town of Bonnyville's vision statement is as follows:

The Town of Bonnyville will be the service centre for one of Alberta's most economically important regions. Community leadership, innovative thinking and regional cooperation will enhance the Town's ability to invest in important social and recreational infrastructure necessary to improve residents' quality of life and thereby further reinforce Bonnyville as an attractive destination for investment. Proactive municipal planning and environmental protection of the community's extensive natural features will ensure the development of a thriving, sustainable and complete community for present and future generations.

This Town of Bonnyville's mission statement is as follows:

It is our mission to ensure that the Town of Bonnyville is and will always be an economically, socially, and environmentally healthy community; a great place to live, work, invest, play, not just a place to live – it's a lifestyle.

6.0 GOALS

The Town of Bonnyville's goals are to:

1. Maintain Bonnyville's appeal and character including an attractive, compact, and functional Downtown and a pleasant residential environment;
2. Balance the demands of growth with the maintenance of existing standards and services;
3. Plan and regulate growth to limit demands on the financial capacity of the community;
4. Ensure that Town growth is consistent with the planning and development of infrastructure levels and community facilities;
5. Work together to protect and enhance Bonnyville's natural resources for the benefit of all users;
6. Support entrepreneurs as an important building block in the local economy;
7. Assist in diversifying the local economy, attracting new industries and new employers, and providing jobs to residents of all ages;
8. Provide opportunities for "aging in place" to ensure that Bonnyville maintains the community value created by its multi-generational nature;
9. Ensure that adequate housing opportunities are available for all income levels and household types;
10. Integrate the provision of educational and recreational opportunities throughout the community; and
11. Work actively with other local governments to make effective decisions on a regional scale.

7.0 POPULATION AND HOUSING PROJECTIONS

7.1 Introduction

While the population of the Town of Bonnyville has grown considerably over the last 40 years, it has been governed by cycles of expansion and emigration. From 1971 to 2001, the growth rate per year was 2.7%. Yet, periods of negative growth occurred from the late 1980s to mid 1990s when the Town's population decreased 0.9% per year from 1986 to 1996. Today, Bonnyville is growing once again. Its population is higher than it was at its peak in 1986 and grew 2.3% per year from 1996 to 2001. Table 7.1 shows Bonnyville's population and percentage growth per year over the last 40 years. Table 7.1a shows the age-sex cohort in Bonnyville over the last 10 years

**Table 7.1
Population 1961 to 2001**

Year	Population	Growth Rate/Year (%)
1961	1,736	NA
1971	2,548	3.9
1981	4,269	5.3
1986	5,575	5.5
1991	5,132	-1.6
1996	5,100	-0.1
1998	5,397	2.9
2001	5,709	1.9

**Table 7.1a
Age-Sex Cohort 1991 to 2001**

Age	2001 Total	% of Total	1996 Total	% of Total	1991 Total	% of Total
0-4	455	8.0	430	8.4	510	10.0
5-14	875	15.3	900	17.7	940	18.3
15-19	475	8.3	420	8.2	380	7.4
20-24	465	8.1	400	7.9	390	7.6
25-44	1850	32.4	1585	31.1	1680	32.7
45-54	560	9.8	430	8.4	355	6.9
55-64	355	6.2	320	6.3	295	5.7
65-74	315	5.5	310	6.1	250	4.9
75+	365	6.4	310	6.1	325	6.3
Total	5709	100	5100	100	5132	100

According to Table 7.1a, the only clear differences between years are fewer children 14 years of age and under and more 15-24 and 45-54 year olds from 1991 to 2001. While this could represent the aging of families and a decrease in new children and/or families during that time period, the economic challenges of the early and mid 1990s likely had a much greater effect on demographics.

7.2 Projections

Table 7.2 shows Bonnyville’s average annual growth rate in the last three decades. Despite the average annual population growth rate of 2.8% below, a slightly more conservative 2% will be used to project the expected number of dwellings per year needed to accommodate the growing population. This figure is consistent with the growth in the 1980s which had periods of strong expansion and decline that are common to Bonnyville. Therefore, at a growth rate of 2%, Bonnyville will be home to 9,183 people in 2024 as shown in Table 7.2a.

**Table 7.2
Average Growth/Year 1970 to 1999**

Decade	% Growth Per Year
1970s	5.3
1980s	1.9
1990s	1.1
Average	2.8

**Table 7.2a
Projected Population Growth 2001 to 2024**

YEAR	2% / Year
2001	5,709
2005	6,180
2010	6,823
2015	7,533
2020	8,317
2025	9,183

Considering the shorter term of 10 years and assuming that the 2001 household size of 2.7 does not change, the number of households will grow from approximately 2,262 in 2005 to 2758 in 2015 or 496 new households. This figure translates into the need for approximately 50 new dwellings per year over the next ten years. Currently, sufficient land is available within the Town of Bonnyville’s boundaries to serve this need, mainly in the southeastern part of the community.

8.0 DEVELOPMENT CONSTRAINTS AND ENVIRONMENTAL PROTECTION

8.1 Introduction

Certain lands within the Town's boundaries may be unsuitable for development. Examples include lands that:

- contain unstable soils or bedrock;
- are subject to erosion, flooding or excess noise;
- are of ecological or historical significance;
- contain functioning, reclaimed, or abandoned infrastructure such as landfills, pipelines or sewage lagoons; and
- are contaminated.

Jessie Lake and a 30 m buffer along its shoreline are examples of lands unsuitable for development. Low intensity recreation uses shall be the only development permitted on these lands. Various mechanisms, including this Plan, exist to address these lands and protect the public. The following objectives and policies outline the Town's development constraints and, where appropriate, note the conditions that must be achieved prior to development.

8.2 Objectives

The Town's development constraints and environmental protection objectives are to:

1. Ensure that public safety is protected and development is safe-guarded from areas of known hazard;
2. Identify and protect environmentally significant and ecologically sensitive areas which contribute to the maintenance of natural processes and the quality of the urban environment, including watercourses and significant views;
3. Maintain public access to environmentally significant areas, where appropriate;
4. Recognize environmental responsibilities and strive to achieve and maintain the highest environmental standards possible; and
5. Recognize the role of natural features in the creation of Bonnyville's sense of place.

8.2 Development Constraints and Environmental Protection Policies

- | | |
|--|---|
| <i>Trails and Environmental Stewardship</i> | (a) Trail development shall be directed away from areas that are ecologically sensitive. |
| | (b) The environment must be protected in all trail development activities. |
| <i>Environmental Reserve</i> | (c) The Town will take environmental reserve according to Section 664 of the Municipal Government Act either in the form of land (ownership is transferred to the Town) or as an environmental reserve easement (private ownership is retained). |
| <i>Reserve Dedication</i> | (d) To ensure public access to watercourses is retained, reserve dedications will be required adjacent to the watercourses at the time of subdivision. The width of reserve land shall be determined in accordance with Alberta Environment and Alberta Sustainable Resource Development and will vary depending on the significance of habitat, ecology, geotechnical stability, floodplain, and open space/trail system requirements. |
| | (e) The general configuration of reserve adjacent to the watercourse shall be established at the area structure plan or outline plan stage. The width of the reserve should be at least 15 metres and be composed of municipal and environmental reserves in accordance with the Municipal Government Act. |
| <i>Reserve Land Use</i> | (f) Environmental reserve shall be developed for low intensity recreational uses or left in its natural state. |
| <i>Contaminated Lands</i> | (g) On lands that are known or suspected to be contaminated, no development shall proceed until plans of remediation and development are prepared by the applicant and deemed acceptable by the Town. |
| <i>Preservation of Natural Features</i> | (h) Natural features which contribute to the ecosystem, natural visual quality, continuity of tree cover, and screening of development should be preserved. |
| <i>Examine Natural Wet Areas</i> | (i) When evaluating development proposals, the Town shall examine the extent of historical natural wet areas and the historical water table to determine site suitability. |

9.0 ECONOMIC DEVELOPMENT

9.1 Introduction

The Town of Bonnyville has developed a Take Charge Community Economic Development process to maximize economic development opportunities in Bonnyville. Focusing on business opportunities, marketing and promotion, business development, and quality of life, the mandate of the Council appointed Economic Development Advisory Committee is to explore short and long term development strategies, gain broad community involvement and support, and develop existing resources incorporating community infrastructure, capital assets of the community and human resources within the community.

Bonnyville's location in Alberta's Lakeland region means numerous outdoor tourist services and facilities exist with additional opportunities waiting to be developed. Birdwatching, camping, fishing, hiking, and hunting are a few possible activities that have economic spin-offs in Bonnyville. The Town is interested in developing this part of its economy to provide greater stability relative to the resource sector.

In conjunction with local, provincial, and federal agencies and representatives from the resource companies already located in the region, the Town will engage in a concerted and coordinated effort to attract businesses that would benefit from Bonnyville's proximity to extensive oil and gas resources. A key goal of this plan is for Bonnyville to develop as the service centre for the region.

Spin-off or supporting companies that are involved in supplying goods/services, research, and value-added product development related to the oil and gas industries will be targeted. Businesses which support a growing community and improve overall quality of life will also be identified. To this end, the Town shall ensure that a good supply of zoned and serviced industrial and commercial lots of various sizes and configurations are always available for development at any given time. The Town shall periodically reassess the inventory of vacant parcels in relation to anticipated demand in order to maintain an adequate inventory.

The following are specific opportunities related to Alberta growth industries:

- Agriculture Diversification;
- Fabricated Metal;
- Food and Food Processing;
- Furniture and Fixtures;
- Machinery;
- Petroleum;
- Plastic;
- Transportation Equipment; and
- Wood Products.

9.2 Objectives

The Town's economic development objectives are to:

1. Encourage the development and diversification of Bonnyville's economy;
2. Encourage the development of knowledge based industries;
3. Capitalize on Bonnyville's natural setting and encourage the development of tourism opportunities;
4. Encourage and support the economic vitality of Downtown;
5. Create a business and community environment where arts and culture prosper;
6. Ensure that land supply for commercial and industrial uses matches the needs of industry and the growth of Bonnyville's population;
7. Create a means for the community to invest in itself;
8. Encourage the development of employment opportunities for Bonnyville residents; and
9. Maintain an inventory of Bonnyville's businesses for the purpose of economic development and diversification.

9.3 Economic Development Policies

Downtown

- (a) The economic vitality of the Downtown will be maintained and enhanced by:
 - the use of various economic development tools; and
 - allowing the Downtown to expand to support the commercial and retail needs of the Town.
- (b) A Downtown Area Redevelopment Plan shall be prepared to guide future development in this critical commercial area.

Economic Diversification

- (c) The Town will encourage the economic diversification and expansion of existing businesses.

National Retailers and Franchises

- (d) The Town shall develop its retail sector by actively encouraging national retailers and franchises to locate in Bonnyville.

Economic Transition

- (e) Bonnyville will encourage the growth and development of businesses based on the new economy by:
- encouraging the development of “incubator” facilities, business and technology parks, and value-added light manufacturing facilities to meet this growing sector of the economy;
 - encouraging the development and installation of the appropriate technological infrastructure to meet the needs of business;
 - leading the development of local and regional educational facilities necessary to provide industry in the region with a highly skilled workforce; and
 - maintaining a business resource center to support the growth of technology based industries and assist business to be export-ready.

Marketing and Promotion Strategy Tourism

- (f) The Town shall prepare a marketing and promotion strategy – Bonnyville as regional industrial/service centre.
- (g) The Town will promote tourism by:
- encouraging the development of tourism and recreation related businesses, particularly those which encourage visitors to stay overnight in Bonnyville;
 - ensuring that tourism attractions and accommodations are complementary to the natural environment and heritage theme of Bonnyville;
 - ensuring that the natural and historic amenities are protected and presented to visitors; and
 - working in partnership with the travel industry and destination marketing agencies to raise awareness of Bonnyville as an overnight destination.

Cultural Capital

- (h) The Town shall investigate and pursue designation as a “cultural capital” of Canada.

Host Conferences

- (i) The Town shall seek opportunities to host regional or provincial level municipal or industry related conferences.

10.0 LAND USE CONCEPT

10.1 Introduction

The Town's land use concept is based on the division of Bonnyville into the following ten policy areas, which are represented on Figure 2 (the numbers in parentheses below refer to the area's main policy section):

- Downtown (10.4.3 and 10.5.4)
- Existing Residential (10.4.4)
- Residential East (10.4.5)
- Residential Southwest (10.4.6)
- Manufactured Housing (10.4.7)
- Commercial Fringe (10.5.5)
- West Approach (10.5.6)
- Commercial East (10.5.7)
- Industrial North (see Industrial 10.6)
- Industrial West (see Industrial 10.6)

Figure 3 illustrates the future land use concept for Bonnyville.

10.2 Objectives

The Town's land use objectives are to:

1. Use the existing land base efficiently and provide opportunities for the creative use of land in future urban areas;
2. Emphasize the importance of urban design and form in all subdivision and development activities;
3. Prepare area plans in order to address the unique attributes of specific areas; and
4. Preserve Bonnyville's small town character in balance with increasing growth pressures.

10.3 General Land Use Policies

- | | | |
|---|-----|---|
| <i>Land Use</i> | (a) | Future growth and development within the boundaries of the Town of Bonnyville shall occur in accordance with Figure 3. |
| <i>Supply and Ownership Monitoring</i> | (b) | The Town of Bonnyville will monitor development and land ownership patterns to ensure an adequate land supply is available and community needs are being met. In order to encourage competitive land pricing, new development areas are encouraged to open when a single landowner controls the majority of developable land within the municipal boundaries. |

- Growth Criteria*** (c) Development proposals in new areas will be evaluated based on the following criteria:
- efficient use of existing or available infrastructure and facilities;
 - where residential use is proposed, provision of a range of dwelling unit and tenure types;
 - environmental impact on water bodies, watercourses, and environmentally sensitive areas;
 - contribution to the public environment or public facilities beyond the requirements of the Municipal Government Act;
 - site design that reflects integration with the natural characteristics of the site;
 - provision of infrastructure over-sizing when required;
 - diversification of the economic base; and
 - ability to meet the objectives and policies of this Plan.
- Large Estate Lot Development*** (d) The Town will consider large lot subdivision development on lands located within the Vincent ASP provided that suitable arrangements are made respecting the provision of piped water supply and sewage collection and disposal services at the developer's expense.
- (e) The estate lot water and sewer services shall be designed for eventual connection to the Town's water and sewer systems once they become available to the development.
- Disabled Housing*** (f) The Town encourages the construction of new housing and retrofitting of existing housing for disabled persons.
- New Neighbourhoods*** (g) In new neighbourhoods, multi-family residential developments shall be accessible to amenities, community services, and transportation corridors, including connection to Bonnyville's trail system.
- Dispersal of Multi-Family Residential*** (h) Multi-family residential developments will generally be dispersed throughout and integrated into Bonnyville's residential areas, avoiding large concentrations of such housing in any one area.
- Design Controls*** (i) Multi-family residential development will be subject to design controls as outlined in Appendix 2 to ensure they complement the character of the existing neighbourhood, site layout, and scale. Issues regarding privacy, parking, and landscaping should also be addressed.
- Housing Strategy*** (j) The Town shall initiate the development of an affordable housing strategy designed to foster the community's multi-generational nature.

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| Senior Governments and Agencies | (k) | The Town shall work with senior levels of government and housing agencies to provide housing to meet the needs of economically, mentally, physically or socially challenged residents. |
| Special Needs Housing | (l) | The Town will encourage suitable housing opportunities and convenient community services for residents having special housing requirements. |
| Location | (m) | The Town will ask senior levels of government to locate publicly funded housing within the older residential areas of Town adjacent to Downtown. |
| Urban Form | (n) | Publicly funded housing shall follow the design principles established in Appendices 1 through 4 in this Plan. |
| Seniors Housing Strategy | (o) | The Town shall prepare a seniors housing strategy to reinforce Bonnyville's multi-generational nature. |
| Affordability | (p) | The Town is committed to ensuring the existence of affordable housing for people retiring in or to Bonnyville. |
| Proximity to Amenities | (q) | Seniors housing and associated facilities should be located in proximity to commercial and community facilities. |
| Housing Options | (r) | The Town will promote the construction of a broad range of innovative housing options for seniors with various levels of health care available. |
| Location | (s) | The Town will promote the construction of new seniors housing Downtown and in the existing and future residential areas. |
| MD Public Works Site | (t) | The Town supports the redevelopment of the MD Public Works site on 46th Street. |
| Staff Housing | (u) | The Town shall initiate, in partnership with the Town's Economic Development Office and the business community, a strategy to create housing opportunities for companies doing business in the region. |
| Retention of Natural Features | (v) | The retention of natural features in residential areas including native vegetation, topography and views shall be encouraged. |
| Use of Natural Features | (w) | Subdivision design shall utilize and enhance natural features. |
| Impact Mitigation | (x) | Development proposals shall include measures to mitigate negative impacts on the natural environment. |
| Buffering | (y) | Residential uses shall be discouraged adjacent to highway commercial and industrial land uses. Where this cannot be avoided, buffering to the satisfaction of the Town is required. |
| | (z) | Additional lot depth requirements should be considered to facilitate buffering when residential uses abut non-residential uses. |
| | (aa) | Residential development will be buffered from 54th Avenue and 46th Street. |

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| <i>School Sites</i> | (bb) | Future neighbourhoods will focus on centrally located and accessible school sites which will be accessible to all parts of the neighbourhood by means of roadways and pedestrian pathways. |
| <i>Apartment Buildings</i> | (cc) | Apartment buildings shall be clustered, located adjacent to school and park areas, and have direct access to collector or arterial roadways. |
| <i>Area Needs Provision</i> | (dd) | A sense of community will be encouraged by providing for the social, local recreational, and neighbourhood commercial needs of residents in the area. |
| <i>Creative Design</i> | (ee) | Creative approaches to site and subdivision design are encouraged. |
| <i>Design Objectives</i> | (ff) | In conjunction with the Land Use Bylaw, the urban design objectives as specified in Appendices 1 through 4 should be considered prior to subdivision or development. |
| <i>CPTED</i> | (gg) | Subdivision design should incorporate the Principles of Crime Prevention Through Environmental Design (CPTED), as outlined in Appendix 3. |
| <i>Architectural Controls</i> | (hh) | Architectural controls will be encouraged for new subdivision areas. These controls will be reviewed by the Town and individual plans will be reviewed for compliance at the building permit stage. |
| <i>Proportion of Multi-Family Housing</i> | (ii) | All new residential areas will set aside at least 15% of the net developable land for multi-family development. This may be allocated to a wide variety of low, medium and high density housing options. |
| <i>Lanes</i> | (jj) | The Town supports residential subdivisions with lanes. |
| | (kk) | Laneless subdivisions may be permitted if the Town can be convinced of their advantages for a specific development. |
| <i>Integration with Pedestrian Pathway</i> | (ll) | New subdivisions shall be integrated with the pedestrian pathway system and, where possible, connected to schools, recreational facilities, natural amenities, and Downtown. |
| <i>Separate Uses</i> | (mm) | Subdivision design should encourage the separation of vehicular traffic from pedestrian and bicycle circulation. |
| <i>Walking and Cycling</i> | (nn) | Subdivision design should recognize the importance of walking and cycling paths for transportation as well as for recreational purposes. |

10.4 Residential

10.4.1 Introduction

The Town of Bonnyville experienced major growth in the 1970s and 1980s, but its population decreased in the early 1990s. Today, Bonnyville is growing again and has surpassed its peak of the mid 1980s. While Bonnyville has weathered this cycle quite well, it is important that:

- a variety of housing sizes and types, from manufactured to multi-family, rural residential and seniors housing are developed;
- housing is appropriately located to ensure land use compatibility and proximity to amenities;
- municipal services can accommodate increased demand;
- design protects the small town character of Bonnyville; and
- phasing maintains a competitive marketplace.

As detailed in Section 7.2, a growth rate of 2% will result in a population increase of 1250 by 2014. This translates into approximately 458 new households and the need for 46 new residential dwelling units per year.

10.4.2 Objectives

The Town's residential land use objectives are to:

1. Ensure that all residential development, other than country residential development envisioned in the Vincent ASP, has full municipal servicing;
2. Balance infill redevelopment and new development;
3. Ensure new development areas facilitate a housing mix that will promote housing for all residents regardless of life cycle, family size, or income level;
4. Retain existing residents and attract newcomers;
5. Develop in a manner that will lead to more compact, cost effective and efficient land use forms, while enhancing Bonnyville's small town atmosphere;
6. Ensure sufficient quantities of residential land are available to meet projected housing needs on an annual basis;
7. Facilitate housing innovations in order to achieve Town goals; and
8. Encourage the conservation and restoration of historic buildings.

10.4.3 Downtown Residential Policies

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| <i>Land Use Concept</i> | (a) | Downtown shall accommodate a well designed community with a mixture of commercial, institutional, recreational, and residential land uses. |
| <i>Policy Framework</i> | (b) | Redevelopment and infill shall proceed according to the policies contained in this Plan and the Land Use Bylaw. |
| <i>Type of Plan Required</i> | (c) | An Area Redevelopment Plan (ARP) that addresses the following shall be prepared for Downtown. This ARP shall include: <ul style="list-style-type: none"> • inventory of existing development; • edge conditions; • servicing; • infill opportunities; • relationship with a potential big box land use area in the community; and • design theme. |
| <i>Servicing Constraints</i> | (d) | Residential densities shall be based upon the servicing constraints of the area. |
| <i>Pedestrian Linkages</i> | (e) | The Downtown shall be integrated and connected to the remainder of the community through pathways and roadway connections. |
| <i>Access</i> | (f) | Direct access onto 54th and 50th Avenues as well as 46th Street shall be limited. |
| <i>Mixed Use</i> | (g) | Innovative housing, such as residential uses above commercial establishments in the Downtown is encouraged. |
| <i>Urban Form</i> | (h) | Development should follow the design principles as established in Appendices 1 through 4 to this plan. |
| <i>Housing Options</i> | (i) | The provision of a broader range of housing options Downtown is encouraged. |

10.4.4 Existing Residential Area Policies

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| <i>Land Use Concept</i> | (a) | The Existing Residential Area shall accommodate a well designed community with a mixture of dwelling types as well as local commercial, institutional, and recreational land uses. |
| <i>Residential Infill</i> | (b) | Infill development on vacant parcels or the redevelopment of under-utilized parcels will be encouraged to maximize the use of existing roads, utilities, parks, and other community services. |
| <i>Policy Framework</i> | (c) | Redevelopment and infill shall proceed according to the policies contained in this Plan and the regulations included in the Land Use Bylaw. |

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| Utilities Capacity | (d) | The Town will ensure that infill development does not exceed the capacity of utilities and community facilities. |
| Pedestrian Linkages | (e) | The Existing Residential Area shall be integrated and connected to the remainder of the community through pathways and roadway connections. |
| Access | (f) | Direct access onto 50th Avenue and 46th Street shall be limited. |
| Urban Form | (g) | Development should follow the design principles as established in Appendices 1 through 4. |
| Housing Options | (h) | The provision of a broader range of housing options in the Existing Residential Area will be encouraged. |
| Land Use Amendments | (i) | Land use amendments in the Existing Residential Area will be reviewed by the Town to ensure that the proposed developments are compatible with adjacent dwellings with respect to: <ul style="list-style-type: none"> • local road traffic volumes; • potential over-shadowing or over-viewing of adjacent private yard areas; • acceptable transition in height, massing and design; and • landscaping, site and building design that complements the existing streetscape. |

10.4.5 Residential East Policies

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| Land Use Concept | (a) | Residential East shall accommodate a well designed community with a mixture of dwelling types as well as commercial and institutional uses to serve resident needs. |
| Policy Framework | (b) | Development shall proceed according to the policies contained in this Plan, the Millennium Area Structure Plan (ASP), and the Land Use Bylaw. |
| Type of Plan Required | (c) | With the exception of the lands covered by the Millennium ASP, an ASP that addresses the following shall be prepared prior to re-designation of any lands in this area: <ul style="list-style-type: none"> • sequence of development; • proposed land uses; • population density; and • location of major transportation routes and public utilities. |
| Servicing Constraints | (d) | Residential densities shall be based upon the servicing constraints of the area. |
| Pedestrian Linkages | (e) | Residential East shall be integrated and connected to the remainder of the community through pathways and roadway connections. |

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| Urban Form | (f) | Development should follow the design principles as established in Appendices 1 through 4. |
| Housing Mix | (g) | Residential East shall provide an adequate supply of multi-family housing and a mix of dwelling units including single detached, small lot single detached, duplex and semi-detached units. |
| Tenure Mix | (h) | A range of tenure options should be available in Residential East including fee simple, condominium, and rental housing units. |

10.4.6 Residential Southwest Policies

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| Land Use Concept | (a) | Residential Southwest shall accommodate a well designed community with single detached dwellings as well as local commercial, institutional, and recreational uses. |
| Policy Framework | (b) | Development shall proceed according to the policies contained in this Plan, the Vincent ASP, and the Land Use Bylaw. |
| Type of Plan Required | (c) | With the exception of the lands covered by the Vincent ASP, an ASP that addresses the following shall be prepared prior to re-designation of any lands in this area: <ul style="list-style-type: none"> • sequence of development; • proposed land uses; • population density; and • location of major transportation routes and public utilities. |
| Servicing Constraints | (d) | Residential densities shall be based upon the servicing constraints of the area. |
| Pedestrian Linkages | (e) | Residential Southwest shall be integrated and connected to the remainder of the community through pathways and roadway connections. |
| Urban Form | (f) | Development should follow the design principles as established in Appendices 1 through 4. |

10.4.7 Manufactured Housing Policies

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| Type of Plan Required | (a) | An Area Structure Plan that addresses the following shall be prepared prior to the re-designation of any lands in this area: <ul style="list-style-type: none"> • sequence of development; • proposed land uses; • population density; and • location of major transportation routes and public utilities. |
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| <i>Location</i> | (b) | Manufactured housing shall only be allowed in manufactured home parks and subdivisions identified in the Town’s Land Use Bylaw. |
| <i>Existing Manufactured Homes</i> | (c) | Any existing manufactured home outside of a manufactured home park or subdivision shall be a legal non-conforming use. |
| <i>New Parks and Subdivisions</i> | (d) | The Town shall only allow new manufactured home parks and subdivisions if current municipal servicing and development standards are met at the developer’s expense. |
| <i>Servicing Constraints</i> | (e) | Residential densities shall be based upon the servicing constraints of the area. |
| <i>Aesthetics and Design</i> | (f) | Manufactured homes shall conform to the visual standards and architectural design treatments of surrounding residential buildings. |
| <i>Pedestrian Linkages</i> | (g) | Manufactured housing shall be integrated and connected to the remainder of the community through pathways and roadway connections. |
| <i>Existing Manufactured Home Park</i> | (h) | If the manufactured home park located west of 55th Street and south of 56th Avenue is brought up to Town residential standards for parcel size, piped water and sewer, storm drainage, street lighting, and paving, the Town shall allow the park to be converted wholly or in part to a manufactured home subdivision. |

10.5 Commercial

10.5.1 Introduction

The Town of Bonnyville has four commercial areas:

- Downtown;
- West Approach;
- Commercial Fringe; and
- Commercial East.

Downtown is the commercial heart of Bonnyville. Highway 28 (also known as 50th Avenue within the Town’s boundary) and 50 Street are the transportation routes that tie Downtown together. This area is characterized by a compact, consistent streetscape, good land use mix, and strong pedestrian orientation. Land uses include central commercial, institutional, recreational, and residential. Fringe and highway commercial are also present.

Consultation conducted as part of the development of this Plan indicated that maintaining and enhancing Downtown Bonnyville was a high priority. In order to achieve this, a comprehensive examination of Downtown is a good starting place as it can address current parking concerns, residential and commercial infill opportunities and regulations, pedestrian links to other parts of Bonnyville, servicing constraints as well as many other issues. Following this examination, an Area Redevelopment Plan shall be prepared to

guide development and secure the future of the Bonnyville's Downtown. A critical component of this plan is recognition that as Bonnyville grows to be a regional service centre, the draw for big box retail in the area grows. The Downtown ARP will need to proactively address this issue to ensure that big box retail is located in a manner that will feed rather than starve the Downtown.

West Approach consists almost exclusively of highway commercial. Serving as one of Bonnyville's employment centres, it is important that future development does not concentrate commercial activity in this area to the extent that it compromises the vitality of Downtown. In addition, it is important that aesthetics continue to be addressed along Highway 28 (50th Avenue) by encouraging landowners and business operators to beautify their properties, addressing billboards, and implementing design guidelines for future development.

Commercial Fringe is characterized by fringe commercial along Highway 28 (50th Avenue), highway commercial along 54th Avenue as well as residential and recreational land uses. This area is developed at a higher land use density than the West Approach area. New fringe commercial development should be directed to this area provided it respects the existing residential land uses. Attention should also be paid to the establishment of pedestrian links to the Muni Cor Lands as they redevelop.

Commercial East is made up of highway and shopping centre commercial land uses and the R.J. Lalonde Arena and Agriplex. The orientation of Highway 28 (50th Avenue) means the access is complex and may affect the amount of time required to obtain development approval. Development in this part of Town must be evaluated according to its impact on the vitality of Downtown Bonnyville, its complementarity to the arena and agriplex, its relationship to the residential development to the south, proposed residential to the east, redevelopment of the Muni Cor Lands, and aesthetics given its location at Bonnyville's northeastern entrance.

10.5.2 Objectives

The Town's commercial land use objectives are to:

1. Maintain the uniqueness of Downtown Bonnyville;
2. Support Downtown-friendly urban design and land uses throughout Bonnyville;
3. Promote the role of the Downtown as Bonnyville's primary area of social interaction and focal point of civic and cultural identity;
4. Support the development of West Approach as an attractive highway commercial employment centre;
5. Support the development of Commercial Fringe as a transition area between West Approach and Downtown;
6. Support the development of Commercial East as a regional attraction;
7. Reinforce and promote architectural aesthetics reflecting Bonnyville's unique natural environment, heritage, and sense of place; and
8. Facilitate the development of pedestrian links between commercial and other land uses.

10.5.3 General Commercial Policies

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| <i>Commercial Activities Restricted</i> | (a) | Commercial areas outside Downtown and Commercial Fringe shall be restricted to fringe, highway, and neighbourhood commercial land uses. |
| <i>Acceptable Uses</i> | (b) | Home based business and bed and breakfast operations are considered acceptable uses in residential areas. |
| <i>Commercial Adjacent to Residential</i> | (c) | Commercial sites adjacent to residential areas shall not affect the quiet enjoyment of residential neighbourhoods. |
| | (d) | Where this occurs, buffering in the form of berms, fencing or landscaping shall be required to the Town's satisfaction at the developer's expense. |
| | (e) | A lane may also serve as a buffer provided proper signage directs commercial traffic not to use the lane. |
| <i>AT Referral</i> | (f) | Development proposals adjacent to provincial highways shall be referred to Alberta Transportation for comment. |
| <i>High Standards of Design</i> | (g) | A high standard of appearance is desired along Highway 28 (50th Avenue) and Highway 41 in order to establish a positive visual image of Bonnyville along these corridors. |
| <i>Pedestrian Connections</i> | (h) | Signed pedestrian pathway connections between all non-industrial land uses are required. |
| | (i) | Pedestrian and bicycle routes through parking lots or at the rear of developments shall be avoided. |
| <i>Cluster Activities</i> | (j) | Activities that are oriented to entertainment and eating should be clustered together in order to create attractive and safe places. |
| <i>Design Guidelines</i> | (k) | Detailed architectural design guidelines should be prepared for each commercial area in order to encourage design that reflects Bonnyville's heritage. |
| <i>Engaging Visitors</i> | (l) | A high standard of commercial design is desired as commercial areas are prime visitor engagement points. |
| <i>Reduction of Visual Impacts</i> | (m) | In order to reduce visual nuisance, screening and planting will be required in areas where residential, commercial and industrial uses abut one another. |
| <i>Visual Interest to Pedestrians</i> | (n) | Building façades shall be varied and articulated (e.g. jogs, windows, etc.) to provide visual interest to pedestrians. In no case shall the street side façade consist of an unarticulated blank wall. |
| <i>Building Entries</i> | (o) | Buildings should address the street and sidewalk with entries and features that create safe and pleasant walking environments. |

- Landscaping** (p) All commercial development shall be required to provide a high quality of site landscaping to the satisfaction of the Town at the developer's expense.
- Highway Billboards** (q) The Town prohibits the development of third party advertising signs (e.g. billboards) on lands adjacent to Highways 28 and 41.
- Neighbourhood Commercial** (r) Neighbourhood commercial uses such as convenience stores and video rental outlets shall:
- be located at the intersection of two collector roads; and
 - be buffered and screened from adjacent residential uses.

10.5.4 Downtown Commercial Policies

- Heart of Bonnyville** (a) Downtown shall remain as the civic, entertainment, professional, retail, and social heart of Bonnyville.
- Viability and Appearance** (b) The Town will take steps to increase the viability and attractiveness of Downtown.
- Downtown ARP** (c) An Area Redevelopment Plan (ARP) shall be prepared for Downtown Bonnyville.
- Downtown Enhancement Strategy** (d) The Town of Bonnyville should prepare a strategy to further enhance the public areas of the Downtown. Elements of this Downtown Enhancement Strategy could include:
- sidewalk improvements;
 - pedestrian access;
 - lighting;
 - secure bicycle parking facilities;
 - landscaping;
 - parking;
 - street furniture;
 - gathering places; and
 - lane enhancements.
- Mixed Use** (e) Innovative housing, such as residential uses above commercial establishments in the Downtown, will be encouraged.
- Rezoning Proposals** (f) When evaluating rezoning applications, the Town shall, where possible, avoid isolating parcels that are of significantly different zoning than the majority of the area.
- Pedestrian Oriented Downtown Connections** (g) Downtown shall remain a pedestrian oriented environment.
- (h) Convenient vehicular and pedestrian/bicycle access shall be provided to the Downtown from all residential areas.

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| <i>Pocket Parks</i> | (i) | The Town shall examine the feasibility of developing pocket parks (consisting of seating, landscaping, trash receptacles, and lighting) Downtown. |
| <i>Uses Discouraged</i> | (j) | Motels, convenience stores, gas stations, drive-in restaurants, and other vehicle-oriented land uses will be discouraged within the Downtown. |
| <i>Downtown Parking Areas</i> | (k) | In order to enhance the Downtown’s pedestrian orientation, the Town will: <ul style="list-style-type: none"> • develop off-street parking areas; and • consider the establishment of a parking authority or similar body to ensure that general use public parking areas are responsive to Downtown parking needs. |
| <i>Downtown Parking Standards</i> | (l) | The Town shall reconsider its existing Downtown parking standards within the context of the Downtown ARP to ensure that these standards enable appropriate redevelopment and improvement to the Downtown. |
| <i>Highway Commercial</i> | (m) | Highway commercial Downtown shall be limited to the south side of 54th Avenue. |

10.5.5 Commercial Fringe Policies

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| <i>Mixed Use</i> | (a) | Innovative housing, such as residential uses above commercial establishments in the Commercial Fringe Area, will be encouraged. |
| <i>Landmark Development</i> | (b) | Fringe commercial buildings between 55th and 52nd Streets on Highway 28 (50th Avenue) should be developed as landmark structures. Distinctive roof forms, decorative structures, and unique geometry are encouraged. |
| <i>Highway Commercial</i> | (c) | Highway commercial in the Commercial Fringe Area shall be limited to the south side of 54th Avenue and complement the retail commercial and service orientation of Downtown. |

10.5.6 West Approach Policies

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| <i>Type of Uses</i> | (a) | Non-intensive, auto-oriented commercial uses such as motels, gas stations, and drive-in restaurants are encouraged to locate in the West Approach area. |
| | (b) | These uses shall not detract from, but instead complement, the retail commercial and service orientation of the Downtown. |
| <i>Landmark Development</i> | (c) | All buildings between 66th and 55th Streets on Highway 28 (50th Avenue) should be developed as landmark structures. Distinctive roof forms, decorative structures, and unique geometry are encouraged. |

- Highway Access** (d) Highway access shall be established in consultation with Alberta Transportation.
- Service Road** (e) Access to highway commercial uses shall be via the area's internal service road system.
- Site Landscaping Requirements** (f) Development in the West Approach area shall include a high degree of landscaping to the Town's satisfaction at the developer's expense.

10.5.7 Commercial East Policies

- Type of Uses** (a) Non-intensive, auto-oriented commercial uses such as motels, gas stations, and drive-in restaurants are encouraged to locate in the Commercial East area.
- Landmark Development** (b) All buildings in the Commercial East area should be developed as landmark structures. Distinctive roof forms, decorative structures, and unique geometry are encouraged.
- Commercial Land North of 54th Avenue between 46th Street and Highway 28** (c) The Town will encourage the commercial development of the area east of 46th Street, north of 54th Avenue, and northwest of Highway 28 into commercial uses which require large tracts of land in order to accommodate storage or display facilities which are central to their business operations.
- Major Shopping Centre** (d) The Town will support the development of a shopping centre on the site east of Highway 28 (50th Avenue) and north of 54th Avenue.
- Site Landscaping Requirements** (e) Development in the Commercial East area shall include a high degree of landscaping to the Town's satisfaction at the developer's expense.

10.6 Industrial

10.6.1 Introduction

Industry in Bonnyville consists of oil and gas, agriculture, forestry and related industries. The Town considers industrial uses important for providing employment opportunities and balancing the assessment base. This Plan recognizes and provides for the accommodation of existing industrial uses and new industries that are generally light, clean, and high-tech in nature.

Bonnyville has two industrial areas. Industrial North is bordered by a mobile home park to the west, Muni Cor lands to the south, and undeveloped land to the north and east. If the demand for industrial land increases, the area can expand to the north and east. Development in this area will have to be coordinated with the redevelopment of the Muni Cor Lands, which will likely serve as a buffer between Industrial North and Downtown and Commercial Fringe to the south. An Area Structure Plan and direct control district are in place for the Muni Cor Lands.

Industrial West is a larger but mostly unserved area as compared to Industrial North. The western end of the Muni Cor Lands will likely provide a buffer between the northeast corner of Industrial West and the

mobile home park. Industrial West could expand into the north half of SE14-61-6-W4 and south further into NW11-61-6-W4 and NE11-61-6-W4, if the demand exists. However, the Town boundary limits additional growth of Industrial West. Prior to development proceeding in the western half of Industrial West, servicing will have to be addressed to the satisfaction of the Town and highway access will have to be determined in consultation with Alberta Transportation. Finally, development aesthetics need to be addressed at the design stage due to this land's location at the western entrance to Bonnyville.

10.6.2 Objectives

The Town's industrial land use objectives are to:

1. Encourage existing industrial uses to maintain and expand their operations;
2. Encourage complementary industrial uses to locate in existing industrial areas;
3. Encourage a broad range of light, clean, and high-tech industrial developments. Educational, service commercial, institutional, and tourism based developments that reflect Bonnyville's economic development objectives are also encouraged;
4. Provide a high amenity base that will attract specific types of industrial and manufacturing uses;
5. Provide for industrial expansion in areas that reduce traffic and related impacts on the Town;
6. Maintain an adequate supply of industrial land within the Town boundaries in order to provide a balanced assessment and employment base; and
7. Discourage noxious heavy industrial developments within the Town boundaries.

10.6.3 General Industrial Policies

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| Industrial Land Strategy | (a) | The Town shall develop an industrial land strategy. |
| Industrial/Service Centre Strategy | (b) | The Town shall develop an industrial/service centre strategy. |
| Promoting Bonnyville | (c) | The Town and the Chamber of Commerce will continue to promote and market the Town and its potential for industry. |
| Industrial Economic Development Priorities | (d) | The Town will work closely with various Town groups, including but not limited to, the Chamber of Commerce, tourism groups, agro-economic committees, and Community Futures, to act on the industrial economic development priorities established by the Town. |
| New Industrial Areas | (e) | New industrial uses are encouraged to locate in industrial parks. |
| Non-Intensive Commercial | (f) | Non-intensive commercial uses requiring extensive areas of land will be encouraged to locate in industrial areas. |

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| <i>Reduced Service Industrial Area</i> | (g) | The Town encourages the establishment of a large lot industrial area with a reduced level of municipal services, namely gravel roads, minimal street lighting, water supply cisterns, holding tanks for sanitary sewage, and storm drainage. |
| | (h) | Once municipal water and sewer become available to the Reduced Service Industrial Areas, connection to municipal service shall be required. |
| <i>Industries not Permitted</i> | (i) | New industries that create air pollution, negative environmental impacts, or noxious odors will not be permitted to locate in Bonnyville. |
| <i>Design Standards</i> | (j) | A high standard of building design, signage, and landscaping that demonstrates regard for Bonnyville's character is encouraged for industrial developments. |
| <i>Screening</i> | (k) | Industrial developments shall be separated, screened, and buffered from adjacent land uses and major transportation corridors. All outdoor storage areas of designated industrial parks shall be screened. |
| <i>Existing Uses Encouraged</i> | (l) | Existing industrial operations are encouraged to expand their operations as they provide significant local employment opportunities. |
| <i>Intensification</i> | (m) | Land use intensification of existing large industrial parcels is encouraged. |
| <i>Relocation to Industrial Parks</i> | (n) | The Town encourages existing industrial uses to relocate from highway commercial areas to industrial parks. |
| <i>Labour Intensive Industries</i> | (o) | Labour intensive industries are encouraged to locate in the existing industrial area in order for the labour force to be in proximity to the Downtown. |
| <i>Limited Retailing</i> | (p) | Retailing or wholesaling of products directly related to the site's principal industrial use shall be permitted. |

10.7 Parks

10.7.1 Introduction

Bonnyville's high quality of life and sense of place are created, in part, by the Town's natural setting, parks, and trails. The Jessie Lake Trail provides public access to the shores of Jessie Lake, linking the Town from north to south and east to west. The arena and agriplex lands are the Town's only large non-school park space and they are presently under redevelopment. Parks and sports fields are approved and being developed in the Millennium and Vincent Area Structure Plan areas. The Town will continue to develop the Jessie Lake Trail and park space as it is dedicated to them at the subdivision stage. It is the Town's desire to create a fully linked open space system that includes trails, public parks, natural open spaces, and school sites. This will likely be initiated through the completion of a Parks Master Plan and a Trails Master Plan.

10.7.2 Objectives

The Town's park land use objectives are to:

1. Maintain and expand the pedestrian pathway system in order to link all areas of Bonnyville;
2. Explore the opportunities and feasibility of maintaining parts of the pathway system for year-round use;
3. Maintain and enhance public access to and recreational use of Jessie Lake;
4. Ensure that the riparian environments of Jessie Lake are preserved and enhanced;
5. Provide a variety of open space opportunities ranging from formal parks to natural areas;
6. Meet community open space requirements through appropriate reserve dedications; and
7. Incorporate environmentally sensitive areas into the open space system.

10.7.3 General Parks Policies

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| <i>Co-operation</i> | (a) | The Town shall work with developers and other agencies to enhance the open space network in Bonnyville. |
| <i>Parks Master Plan</i> | (b) | The Town shall complete a Parks Master Plan in cooperation with the M.D. of Bonnyville. |
| <i>Integrated Open Space System</i> | (c) | The Town places a high priority on continuing to develop its open space system that includes maintained municipal reserve parkland and natural environmental reserve areas. The system will be linked to the Town-wide pedestrian pathway system and will recognize environmentally sensitive areas. |
| <i>Water Bodies and Watercourses</i> | (d) | Developers of new subdivisions shall incorporate lands along water bodies and natural drainage features into the open space system in order to protect the natural environment and provide public access to these major landscape features as well as scenic viewpoints. Public access will be limited on lands of known environmental sensitivity. |
| <i>Quantity of Park Space</i> | (e) | Each neighbourhood shall have one major park (2.5 to 3.0 ha/1000 people) which should be located within 1000 m of all residences. This park shall be designed as the focal point of the neighbourhood, provided from the reserve dedication, and will be in addition to any school requirement. |

- Parks Hierarchy** (f) An integrated hierarchy of active and passive parks and recreation facilities will be provided in order to meet the diverse needs of Bonnyville’s population. Appendix 4 provides an overview of park types and development standards.
- Small Parks** (g) The Town encourages the development and maintenance of smaller parks (tot lots) in all neighbourhoods as playgrounds.
- Playgrounds** (h) The Town shall continue to rehabilitate and enhance playgrounds in the community.
- Preserving Natural Vegetation** (i) Through responsible site planning and design, the Town will maintain as much natural vegetation and site features as possible throughout the open space system.
- CPTED** (j) Open space design should implement the Principles of Crime Prevention Through Environmental Design (CPTED) referred to in Appendix 3.
- Bicycle Parking** (k) Bicycle parking facilities should be provided at key locations.
- Enhancing Green Space Downtown** (l) The Town shall encourage public building and facility replacement in and near Downtown to include green space as part of the redevelopment.
- Community Maintenance** (m) Where appropriate, the Town encourages community involvement in the maintenance of parks.
- Municipal Reserve Dedication** (n) At the time of subdivision approval and based upon Bonnyville’s needs as a growing community, the maximum municipal reserve dedication will be required and utilized, in accordance with the provisions of the MGA.
- (o) Reserves will be taken for the entire parcel that is the subject of the application at the time of subdivision and will not be deferred if in the opinion of the Town no further subdivision will be permitted (i.e. the “terminal subdivision” has been reached).
- Location and Distribution** (p) The location and distribution of municipal reserve land will be determined at the area structure plan or outline plan stage.
- Money-in-Lieu/Deferral** (q) Where appropriate, the Town will require that municipal reserve be provided as land. Where this is not practical, the Town may require payment of money-in-lieu of municipal reserve land, or deferral of the reserve land requirement by legal caveat in accordance with the MGA. Where money-in-lieu of open space is accepted the Town will use these funds in accordance with the requirements of the MGA.
- Reserve Land Valuation** (r) Where cash is to be provided in lieu of municipal reserve land, the value of the land will be determined by an approved/accredited appraiser in accordance with Division 8 of the Municipal Government Act, the cost of which being borne by the developer prior to a decision on the subdivision.

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| <i>Public Access to Jessie Lake</i> | (s) | The Town shall continue to ensure public ownership of the Jessie Lake shore through environmental and municipal reserve dedications at the time of subdivision. |
| <i>Trails Master Plan</i> | (t) | The Town shall complete a Trails Master Plan in cooperation with the M.D. of Bonnyville. |
| <i>Pathway System</i> | (u) | Commercial, industrial, institutional, and residential areas shall include well planned, destination focused trails that are interconnected, visible from streets, and linked to local destinations. |
| <i>Provision of Pathways</i> | (v) | The Town encourages public, private, and service groups to develop and provide pathways and related facilities in Bonnyville. |
| <i>Pathway Enhancements</i> | (w) | The Town shall investigate and initiate pathway enhancements as appropriate, and where they do not impact ecologically sensitive areas. |
| | (x) | The Town will investigate allowing the placement of additional park furniture such as benches, waste receptacles etc. in areas near Jessie Lake. |
| <i>Muni Cor Lands</i> | (y) | The Town will investigate the possibility of using the Muni Cor lands for part of its trail system, provided funding is received from senior levels of government, private agencies, or clubs to acquire the land and develop it for trail purposes. |
| <i>Regional Pathways</i> | (z) | The Town will cooperate with other governmental agencies in the development of intermunicipal regional pathways through the Town. |
| <i>Communities in Bloom</i> | (aa) | The Town shall actively participate in the "Communities in Bloom" program. |

10.8 Community Facilities

10.8.1 Introduction

Community facilities in Bonnyville are numerous and diverse from schools to active and passive recreation facilities to health care.

Bonnyville is home to nine schools: four public, three Catholic, one francophone, and one Aboriginal. The Northern Lights School Division No. 69 operates Bonnyville Centralized High, Bonnyville Off Campus, Duclos, and H.E. Bourgoin Middle. Lakeland Catholic School District runs Dr. Bernard Brosseau, Notre Dame Elementary, and Notre Dame High. East Central Francophone Education Region No.3 operates Beaux-Lacs. Bonnyville's Aboriginal school is Kehewin Community Education Centre.

As per the Municipal Government Act, municipal reserve parcels will continue to be dedicated to the Town at the time of subdivision. Following that, the Town will cooperate with the three school boards to provide school sites as they are needed. New school sites have been identified in the Millennium Area Structure Plan area. However, no new school construction is planned at present.

Along with the Bonnyville Public Library, Bonnyville and District Museum, and proposed Learning Resource Centre, the above facilities serve the education needs of the Bonnyville region.

Bonnyville is home to the following recreational facilities:

- Agriplex;
- R.J. Lalonde Arena and proposed Arena;
- Curling Rink;
- Proposed Field House;
- Proposed Fitness Centre;
- Lyle Victor Albert Centre and proposed Performing Arts Centre;
- Pool and proposed Aquatic Centre;
- Rodeo;
- Skateboard Park; and
- Sports Fields.

The facilities listed above as proposed are part of a proposed recreational and educational facility, which is the next major step forward for facilities in Bonnyville. This project is a multi-million dollar recreation legacy to redevelop the arena and agriplex at 50th Avenue and 44th Street and to add other major recreation facilities for the community. Once complete, it will be designed to serve the recreation and education needs of Bonnyville residents for many years to come.

The approval of the Vincent Area Structure Plan includes a campground for the northwestern corner of Jessie Lake.

Built in 1986, the 54-bed Bonnyville Health Centre is the focal point for health care in the Lakeland region offering emergency, acute and long-term care. It is served by eight full-time doctors and a wide range of specialists. The Town is also home to two health clinics, the Bonnyville Community Health Services and the Bonnyville Medical Clinic.

The Parent Child Centre is a multi-purpose child centred facility operated by Family and Community Support Services. It is unique for a municipality of Bonnyville's size and offers licensed nursery schooling and programs for school aged children.

10.8.2 Objectives

The Town's community facilities land use objectives are to:

1. Actively work with the Northern Lights School Division, Lakeland Catholic School District, and East Central Francophone Education Region to meet school site requirements through municipal reserve dedications;
2. Encourage the development of post-secondary education facilities;
3. Monitor active and passive recreation needs;

4. Facilitate the development of a campground on Jessie Lake;
5. Meet the demand for recreational and cultural facilities within the financial resources of the municipality;
6. Provide recreational and cultural facilities that meet the needs of a variety of age and income groups; and
7. Support the continued success of the unique Parent Child Centre.

10.8.3 General Community Facilities Policies

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| <i>Co-operation</i> | (a) | The Town shall work with developers and other agencies to enhance the community facilities in Bonnyville. |
| <i>Integration with School Infrastructure</i> | (b) | The Town will work with the Northern Lights School Division, Lakeland Catholic School District, and East Central Francophone Education Region school authorities to integrate recreational and school infrastructure, where possible. |
| <i>School Site Master Plan</i> | (c) | The Town, in cooperation with the Northern Lights School Division, Lakeland Catholic School District, and East Central Francophone Education Region, shall establish a future school sites master plan in order to facilitate land dedications required for future school locations. |
| <i>French Language School</i> | (d) | The Town supports the development of a new French language school in Bonnyville. |
| <i>Post Secondary Education</i> | (e) | The Town shall promote itself as a location for post secondary education facilities. |
| | (f) | The Town encourages the location of any adult education facility, private or public school and technical trade institute in Bonnyville. |
| <i>Meeting Local Needs</i> | (g) | The Town's development philosophy for leisure facilities is focused upon meeting local and regional resident demands. |
| <i>Civic Pride and Economic Benefit</i> | (h) | The Town, in conjunction with local, provincial, and federal agencies, will actively promote and encourage developments, events and recreational/cultural activities that enhance civic pride and generate lasting economic activity and benefit. |
| <i>Community Groups Involvement</i> | (i) | The Town encourages the development, maintenance, and operation of major recreational facilities by community groups, recreation associations, and service clubs. |
| <i>User Supported Facilities</i> | (j) | The development of public recreational and cultural facilities should generally be based upon the commitment of users to raise funds, and support capital development and operational costs. |

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| <i>Multi-Use Facilities</i> | (k) | Phased-in multi-use facilities will be encouraged in order to meet the growing recreational and cultural facility needs of the Town. |
| <i>Neighbourhood Integration</i> | (l) | The Town will encourage the integration of compatible uses such as child-care services, churches, youth oriented facilities, seniors' residences, and extended care facilities into appropriate locations in existing residential neighbourhoods. |
| <i>Regionalization of Recreation Facilities</i> | (m) | The Town encourages the regionalization of existing recreational facilities and the full use of those recreational facilities in and near the Town prior to supporting the development of new recreational facilities in Town. |
| <i>Low Cost Recreational Facilities</i> | (n) | The Town encourages the development of low-cost recreational facilities – such as outdoor, flooded skating rinks – as a first alternative to the construction of higher cost facilities. |
| <i>Life Cycle Plan</i> | (o) | The Town shall prepare a life cycle plan and financing strategy for community facilities. |
| <i>Outdoor Festival /Agricultural Fair Site</i> | (p) | The Town supports the development of an outdoor festival/agricultural fair site in Town as well as the use of other outdoor festival/agricultural fair sites in nearby communities. |
| <i>Winter Facility</i> | (q) | The Town will investigate the development of a low-intensity winter use recreation facility relating to Jessie Lake. |
| <i>Campground</i> | (r) | The Town shall plan and develop a high quality camping area in Bonnyville. |
| <i>Downtown Focal Point</i> | (s) | The proposed recreational and educational facility shall become a Downtown amenity, by providing an opportunity for a public gathering place that could be used for programmed events, festivals, and community gatherings. |
| <i>Centre of Excellence</i> | (t) | The Town shall pursue the development of a centre for excellence for games and sport. |

11.0 TRANSPORTATION

11.1 Introduction

In order to assist with the maintenance and development of the Town's 106km of roads, a transportation study was conducted on behalf of the Town in 2000. The main areas of concern identified by the study were:

- southeast residential development transportation access;
- Highway 28 (50th Avenue) intersections;
- Downtown parking;
- Downtown pedestrian crossings;
- truck route development;
- future road network development; and
- capital planning program.

In response, the Town of Bonnyville Master Transportation Plan (MTP) included 20 recommendations to address the above issues and was adopted by Town Council in late 2001. These recommendations are contained in the policies in section 11.3.

11.2 Objectives

The Town's transportation objectives are to:

1. Provide for the safe and efficient movement of people, goods, and vehicles as the Town grows;
2. Provide for services in such a way that the demands on the transportation system are reduced;
3. Offset the effects of community fragmentation with strong internal transportation linkages;
4. Provide a strong transportation hierarchy that strives to achieve a continuity of arterial and collector roads;
5. Ensure that the provision of transportation facilities is coordinated with the development of new areas;
6. Provide a multi-modal transportation system;
7. Encourage improvements to the appearance of roadways and entranceways to Bonnyville with emphasis on Highway 28 (50th Avenue) and gateways to Downtown; and
8. Implement the Town's Master Transportation Plan.

11.3 Transportation Policies

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| <i>Environmental Sensitivity</i> | (a) | New transportation facilities that negatively affect environmentally sensitive areas shall be avoided. |
| <i>Multi-Modal System</i> | (b) | The Town's transportation system should be amenable to alternatives and provide choices including automobile, walking, cycling, and eventually transit. |
| <i>Network Expansion</i> | (c) | Expansion of the transportation network beyond the Town boundaries should be planned for and be compatible with the provincial and Municipal District of Bonnyville transportation networks. |
| <i>Highway Bypass</i> | (d) | At such a time considered appropriate by Council, the Town may examine a roadway bypass in consultation with the Municipal District of Bonnyville and Alberta Transportation. |
| <i>Respect Small Town Atmosphere</i> | (e) | The transportation system will respect the small town atmosphere of Bonnyville and will focus on efficient internal movement of people at a scale consistent with development in Town. |
| <i>Economic Efficiency</i> | (f) | The transportation system should be developed to provide the required service in a manner that is economically efficient and minimizes servicing costs. |
| <i>Right-of-Way Requirements</i> | (g) | Road right-of-way requirements will be protected through building setbacks, right-of-way acquisition, and subdivision design. |
| <i>Road Design</i> | (h) | Road system designs and standards are encouraged to account for long-term need. |
| <i>Transportation Impact Assessment</i> | (i) | Re-designation, subdivision, and development applications with potential significant impacts on the transportation network shall provide a transportation impact assessment. |
| <i>Delays in Collector Road Development</i> | (j) | The Town will identify the roads which have high use as a result of delays in the development of planned collector roads and encourage construction of the necessary roads as soon as possible. |
| <i>Capital, Budgeting, and Business Plans</i> | (k) | Road improvements conducted by the Town shall be incorporated into the Town's Capital Plan Program, Budgeting Plan and Business Plan prior to completion. |
| <i>Project Phasing</i> | (l) | Capital expenditures on new facilities will be optimized through project phasing. |
| <i>Road Network</i> | (m) | The street network hierarchy shall be established in accordance with Figure 4. |
| | (n) | The hierarchy shall facilitate consistency of design and function and be used as a basis for any street improvement program. |

- Major Arterials**
- (o) Major arterials include Highway 28 (50th Avenue), Highway 41 (55th Street), 54th Avenue, 66th and 46th Streets north of 50th Avenue, and 34th Street. Their primary purpose is to move traffic. Direct access to these arterials will be controlled.
 - (p) Access points will be constructed at limited points along Highway 28 (50th Avenue) and Highway 41, and internal service roads will be used to provide access to individual properties along the highways.
- Industrial/Commercial Collectors**
- (q) Industrial/commercial collectors include 62nd Street, 52nd Street north of 50th Avenue, 50th Street north of 49th Avenue, 49th Street, and 51st and 49th Avenues. Their primary purpose is property access as well as traffic movement. Limited access for commercial uses is permitted.
- Residential Collectors**
- (r) Residential collectors include 51st, 49th, 45th, 43rd Avenues and 49th, 46th, 42nd Streets, and 41st Street between 50th and 48th Avenues. Traffic volumes are higher than local streets. Driveways and/or on-street parking may be restricted.
- New Collector**
- (s) A new north/south collector roadway connecting Lakeshore Drive and 54th Avenue should be constructed in east Bonnyville in the next 10 years.
- Downtown Linkages**
- (t) The transportation system will focus on providing convenient linkages to the Downtown.
- Status of 50th Avenue**
- (u) No Downtown enhancement shall risk the highway status of 50th Avenue.
- 50th Avenue Intersections**
- (v) The intersections at 51st, 50th, 49th, and 48th Streets (at 50 Avenue) shall be realigned to provide four driving lanes with left hand turn lanes, and right hand merge lanes.
- Truck and Dangerous Goods Route**
- (w) The Town's Truck and Dangerous Goods Route shall extend east along Highway 28 (50th Avenue) to 66th Street, north to 54th Avenue, east to 44th Street and northeast along Highway 28.
 - (x) The Town shall improve the intersection of 66th Street and 50th Avenue to accommodate trucks turning.
 - (y) The Town shall upgrade 54th Avenue to a four lane arterial road standard from 44th Street to 66th Street as an extension of the existing Truck Route. Land for the westward extension of the Truck Route will be acquired as subdivision occurs.
 - (z) The Town shall improve Truck and Dangerous Goods Route signage at the Town's main entrances to clearly define its location.
- Western Entrance**
- (aa) The Town will assist with the investigation and implementation of means to improve the appearance of western Bonnyville along Highway 28 (50th Avenue).

- Lakeshore Drive** (bb) Lakeshore Drive will be kept in a park-like setting though the use of landscaping, adjacent trails and parks, and reduced speed limits.
- Billboards** (cc) Erection of new billboards or reconstruction of existing billboards shall not be permitted on lands adjacent to Highways 28 and 41.
- Barrier-Free Curbs** (dd) The design of new and rehabilitated roads and sidewalks shall include curb cuts to enable barrier-free access.
- Pedestrian Crossings** (ee) Public promotion and enforcement programs shall be developed and implemented to reduce improper pedestrian crossings of arterial roads.
- Street Lighting** (ff) The Town shall prepare a street lighting standards policy.
- Cash-In-Lieu** (gg) At the time of development permit approval when payment in lieu of providing parking spaces is accepted, the money shall be directed to a fund for future development of parking facilities.
- Pedestrian Orientation** (hh) Where parking is located at the rear of buildings, rear entrances and pedestrian walk through areas are encouraged in order to facilitate pedestrian access to the streets. In order to reduce vandalism and increase safety, special consideration should be given to the Principles of Crime Prevention Through Environmental Design (CPTED) as outlined in Appendix 3.
- Employee Parking** (ii) Developers shall be required to provide off-street employee parking either on-site or immediately adjacent to the site.
- Parking Lot Design** (jj) Parking lots shall be landscaped to the satisfaction of the Town with particular attention to buffering parking areas adjacent to sidewalks. The Principles of Crime Prevention through Environmental Design (CPTED), as detailed in Appendix 3, shall be incorporated into parking lot design.
- Downtown Parking** (kk) Downtown parking should be improved through the development of general use off-street parking areas.
- Downtown Parking Standards** (ll) The Town shall prepare a Downtown parking strategy, which shall address the:
- density of Downtown;
 - desire to maintain the current density;
 - challenges of providing parking at this density; and
 - maximum size of truck permitted to park Downtown.
- Relaxation of Downtown Parking Standards** (mm) With the exception of properties fronting on 50th Avenue, the Downtown parking standards may be relaxed where shared parking facilities, funds for the construction of parking facilities in other locations, or proximity to large parking facilities occur.

***Downtown and
Commercial
Fringe Parking
Standards***

(nn) The Town shall develop parking standards for the Commercial Fringe and Commercial East areas, in part to encourage new developments to provide suitable truck parking.

***Parking
Requirements***

(oo) The Town shall review the parking requirements of the Land Use Bylaw.

Facility Parking

(pp) The Town shall develop parking standards for roads and lanes near institutional and recreational facilities.

***Handicapped
Parking***

(qq) The Town encourages developers/landowners to provide suitable parking for handicapped persons and discourages the use of the handicapped stalls by persons who do not have a handicap.

12.0 SERVICING

12.1 Introduction

12.1.1 Water System

The Town of Bonnyville's water source is Moose Lake, which is located 1.5 km west of the Town's western boundary in the Municipal District of Bonnyville. The Town's water treatment facility is also located at this site.

The water system includes 88 km of water mains and functions well. However, despite available capacity at the plant, the lack of sufficient pressure precludes substantial residential subdivision on the east side of Town. The solution is the construction of a water reservoir on the east side of Town to maintain pressure equilibrium in the system. While two sites have been identified for the reservoir, funding is needed. Funding options include available reserve funds, off-site levies on new development, and a surcharge on the Town's utility bill.

Upgrades to the water system required to achieve the Land Use Concept illustrated on Figure 3 include a reservoir on the eastern side of Town and water trunk lines. Figure 5 depicts the location of water lines in Bonnyville.

12.1.2 Sanitary Sewer System

The Town's sanitary sewer system contains 47km of sewer mains. The sewage treatment facility (lagoons) is located southeast of the Town's southeastern boundary in the Municipal District (MD) of Bonnyville. Four lift stations assist in delivering the wastewater to the plant. They are at the following locations:

- 59th Street and 51st Avenue;
- 54th Street and 52nd Avenue;
- 51st Street and 56th Avenue; and
- 46th Street and 49th Avenue.

Overall, the sanitary sewer system functions well. However, despite available capacity at the plant, Bonnyville's topography precludes substantial development on the west side of Town. One solution is the construction of a trunk sewer line from the sewage treatment plant in the MD of Bonnyville north to the future residential development areas on the east side of Bonnyville, then west to the residential areas on the west side of Town. Other options include constructing a sewage treatment facility on the west side of Town or on-site servicing for this part of Bonnyville.

Upgrades to the sanitary system required to achieve the Land Use Concept illustrated on Figure 3 include sewer trunk lines and lift stations as required. Figure 6 shows the location of the sanitary sewer lines and lift stations in Bonnyville.

12.1.3 Storm Sewer System

Bonnyville consists of four drainage areas: Central, East, North, and West. Most of the Town is contained in the Central drainage area, which drains into Jessie Lake. This area also includes the Town's 11 km of storm sewer mains. The overall system functions well, but is overburdened in some of the older parts of Town.

Figure 7 outlines the four drainage areas, storm sewer lines, and direction of drainage in Bonnyville.

12.2 Objectives

The Town's servicing objectives are to:

1. Ensure that utility systems are upgraded and expanded in an environmentally sensitive and fiscally responsible manner to coincide with future urban growth;
2. Ensure that appropriate utility infrastructure is in place to serve development; and
3. Periodically reassess this infrastructure in relation to anticipated demands.

12.3 General Servicing Policies

Full Municipal Services

- (a) All development, with the exception of the Country Residential development envisioned in the Vincent ASP, shall have full municipal services, which include piped water, sewer, storm drainage, street lighting, and paved roads. These services shall be constructed at the developer's expense to the satisfaction of the Town.
- (b) Industrial development may be exempt from the above full municipal services requirement at the discretion of the Town. Once services are available, exempted development shall be required to connect to municipal services.
- (c) Country Residential development in the Vincent Area Structure Plan may be considered on on-site septic systems, provided that percolation tests prepared by a qualified professional engineer demonstrate soil suitability and identify preferred lot sizing.

Master Servicing Plan

- (d) The Town of Bonnyville shall complete a major update to its Master Servicing Plan, in the form of a 20 year Master Municipal Servicing Plan and Financial Strategy, to guide infrastructure investment required to accommodate future development.

Design Standards

- (e) All infrastructure shall be constructed to the Town of Bonnyville minimum standards.

Engineering Standards

- (f) The Town shall prepare revised engineering standards for new development.

Over-sizing

- (g) Services shall be appropriately oversized in order to accommodate growth beyond the existing Town boundaries.

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| <i>Servicing Costs</i> | (h) | Unless otherwise specified in a Town of Bonnyville Development Agreement, developers shall be responsible for construction and initial maintenance of utility extensions and over-sizing. The Town will endeavour to assist with the recovery of cost from subsequent developments. |
| <i>Cost Recovery/Off-Site Levies</i> | (i) | Prior to approval of major utility extensions or upgrading, the Town will ensure that all construction and operating costs to accommodate growth will be recovered from benefiting users and/or landowners. In cases where new development will benefit from infrastructure capacity provided through Town investment, the Town will recover a proportionate share of its costs through off-site levies as determined by the Master Servicing Plan. |
| <i>Infrastructure Monitoring</i> | (j) | The Town will monitor the need to upgrade utility infrastructure throughout the Town to enable the scheduling of improvements, determine the method of financing, and allocate improvement funds. |
| <i>Annual Replacement Program MIMS</i> | (k) | The Town shall continue to invest in an annual water, sewer, and street replacement program. |
| <i>Storm Water Management Plan</i> | (l) | The Town shall complete the implementation of the Municipal Infrastructure Management System (MIMS). |
| | (m) | The Town shall prepare a new community wide Storm Water Management Plan. |
| | (n) | Prior to the issuance of site grading development permits, a site-specific storm water management plan must be approved by the Town. |
| | (o) | <p>Developers of proposed multi-family residential developments, large subdivisions, recreational, commercial, and industrial developments shall be required to prepare and implement a site-specific storm water management plan. The cost to prepare the plan shall be borne by the developer and shall include, but not necessarily be limited to, the following:</p> <ul style="list-style-type: none"> • flooding hazards; • existing drainage features; • storm water related environmental issues (first flush effects, stockpile snowmelt, soil erosion); • minor and major system design criteria (1:100 year event, return period, calculation of flows, rainfall intensity, description of the proposed system); • design criteria for flows originating off-site; • erosion and sediment control; and • operation and maintenance. |

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| <i>Storm Water Improvements</i> | (p) | Developers must ensure that existing systems can accommodate increased post-development flows and that adequate detention is provided within the development area. |
| <i>Utilities</i> | (q) | All development shall be required to provide the appropriate easements or rights-of-way for required utilities (e.g. telephones, power, and natural gas). |
| <i>Recycling Facilities</i> | (r) | In recognizing the importance of recycling facilities as part of a waste management strategy, the Town will continue to support the operation of recycling facilities for Bonnyville and neighbouring municipalities. |
| <i>Servicing Beyond Town Boundaries</i> | (s) | The Town may consider providing urban services to developments outside the Town boundaries in the MD of Bonnyville, provided: <ul style="list-style-type: none">• the total costs are borne by the developer in accordance with Town policy; and• the service provision does not interfere with the Town's ability to service within the existing municipal boundaries. |
| <i>Sale of Town Water</i> | (t) | The Town shall develop a strategy for the sale of town water to area outside of the Town boundaries. |

13.0 COMMUNITY SERVICES

13.1 Introduction

Bonnyville has an extensive community service network that can be divided into three broad categories:

- community;
- emergency; and
- social.

In this case, community services means numerous groups that provide service and support, serve children, seniors, youth, as well as arts, cultural, and sports groups. Volunteers make these organizations possible.

Emergency services in Bonnyville consist of the Regional Constable Service, the Bonnyville Regional Fire Authority, Bonnyville Municipal Ambulance, and the RCMP. Each of these services is shared with the Municipal District of Bonnyville.

Social services include Bonnyville and District Family and Community Support Services (FCSS) as well as several other service providers. FCSS' mission is to facilitate preventative social services and community initiatives which contribute to the quality of life and family wellness in the community.

The Town recognizes the results achieved by these services and will continue to support them.

13.2 Objectives

The Town's community services objectives are to:

1. Ensure that a wide range of community services are provided for Bonnyville and area residents;
2. Ensure that an appropriate level of emergency services are provided to meet the demands of growth;
3. Ensure that the provision of social services are affordable and accessible to residents of Bonnyville and area;
4. Provide programs and facilities oriented to the special requirements of youth;
5. Be committed to community based services with a focus on early intervention; and
6. Encourage diversity and equality among all community members.

13.3 Community Services Policies

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| <i>Community Services</i> | (a) | The Town shall support community, emergency, and social services. |
| <i>Needs Assessment</i> | (b) | The Town will monitor community needs in relation to social issues and ensure local needs are being met on a continuum of services from prevention to long term intervention. |
| <i>Daycare Needs Assessment</i> | (c) | The Town shall consider the preparation of a daycare needs assessment for Bonnyville. |
| <i>Youth</i> | (d) | The development of appropriate programs, facilities, and events for youth will be encouraged. |
| <i>Rehabilitation Facility</i> | (e) | The Town shall initiate a task force to examine the potential to develop a provincial drug and alcohol rehabilitation facility targeted toward youth rehabilitation. |
| <i>Emergency Services</i> | (f) | The Town will ensure that emergency services are appropriate and meet the needs of the community. |
| <i>Regional Disaster Plan</i> | (g) | The Town shall work with regional stakeholders to prepare a Regional Disaster Plan. |
| <i>Crime Prevention</i> | (h) | The Town will evaluate major development proposals with regard to the Principles of Crime Prevention Through Environmental Design (CPTED) and encourage the use of these principles in new developments, as outlined in Appendix 3. |
| <i>FCSS</i> | (i) | The Town encourages and promotes volunteerism through the Family and Community Support Services Department. |
| <i>Parent Child Centre</i> | (j) | The Town shall promote the Parent/Child Centre and Hub Early Learning Centers Concept |
| <i>Hospital and Extended Care</i> | (k) | The Town will participate in the Regional Health Authority to ensure an appropriate level and quality of hospital services including extended care services for seniors. |

14.0 HERITAGE PRESERVATION

14.1 Introduction

Bonnyville’s heritage resources and social history are highly valued by the citizens of Bonnyville and help create the community’s sense of place. Heritage appreciation efforts look to the preservation and rehabilitation of significant heritage buildings and to the development of new built form and urban environments that draw upon and reflect the significant influence from the past. The Bonnyville and District Historical Society has made an invaluable contribution to heritage preservation and opened the Historical Museum of Bonnyville in 1990.

14.2 Objectives

The Town’s heritage preservation objectives are to:

1. Encourage the conservation and retention of buildings of historic or architectural significance in a manner which ensures that such buildings are retained as functional and productive elements of Bonnyville;
2. Recognize the importance of Bonnyville’s heritage in creating its unique sense of place and strategic advantage;
3. Develop and implement design guidelines in order to ensure that Bonnyville’s heritage is reflected in new commercial buildings; and
4. Encourage new buildings to adopt a heritage design character.

14.3 Heritage Preservation Policies

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| <i>Provincial Recognition</i> | (a) | The Town will cooperate with all property owners interested in pursuing provincial historical resource status for their property. |
| <i>Partnerships</i> | (b) | The Town will cooperate with other levels of government, private agencies, and individuals in the preservation of historic sites. |
| <i>Bonnyville and District Historical Society</i> | (c) | The Town encourages the Bonnyville and District Historical Society to continue to identify locally and regionally significant buildings, people, and events, and determine opportunities for preservation and heritage interpretation. |
| <i>Decisions Affecting Potentially Historically Significant Buildings</i> | (d) | Prior to rendering a decision on a proposed development or demolition permit affecting a building on the inventory of potentially historically significant buildings and sites, compiled by the Historic Site Service of Alberta Community Development, the Development Authority shall refer the application to Alberta Community Development for its recommendation, pursuant to the Historical Resources Act, H9, RSA 2000. |
| <i>Building Restoration</i> | (e) | The Town will encourage owners of significant historical buildings to restore the buildings to their original appearance. |

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| <i>Redevelopment of Historic Buildings</i> | (f) | In order to ensure their long-term economic viability, historic building owners are encouraged to utilize their properties in creative ways. |
| | (g) | A wide range of uses, flexible parking and development criteria for these properties will be permitted. |
| | (h) | Redevelopment will be guided through the direct control provisions of the Land Use Bylaw in order to provide for flexibility while preserving the exterior of the building. |
| <i>Building and Sign Permits</i> | (i) | The Town will monitor development and building permits and sign applications to ensure that the proposals complement the design, character, and appearance of historic buildings. |
| <i>Building Relocation</i> | (j) | The Town will encourage the relocation of buildings worthy of conservation if they cannot be preserved on their original sites. |
| <i>Resource Extraction</i> | (k) | Natural resource extraction industries shall be required to minimize impacts on historical and archaeological resources to the satisfaction of the Town and Alberta Community Development. |
| <i>Image</i> | (l) | Design guidelines should draw strongly upon Bonnyville's heritage and unique sense of place. |
| <i>Heritage Attractions</i> | (m) | Where appropriate, the Town should coordinate efforts and activities with area historic attractions. |
| <i>Street Naming</i> | (n) | The Town will support developers to use the names of local pioneers in the naming of streets and subdivisions provided that name and number are used. |
| <i>Downtown Design Guidelines</i> | (o) | Detailed heritage design guidelines for the Downtown and Commercial Fringe shall be prepared in order to enhance Bonnyville's character. |

15.0 INTERMUNICIPAL COOPERATION

15.1 Introduction

The Town of Bonnyville and the Municipal District (MD) of Bonnyville adopted an Intermunicipal Fringe Agreement in 1999. This agreement enables reciprocal referral of development applications on land included in the fringe area, which is illustrated on Figure 8. The Transportation Corridor Study Areas and Future Urban Growth Area shown on the figure have been identified for the joint preparation of Area Structure Plans. The agreement also addresses the Bonnyville Airport, incremental annexation, importance of an integrated open space network, storm water, the Town's water intake at Moose Lake, and transportation.

A number of other agreements exist between the Town and the MD of Bonnyville including:

- Recreation Agreement;
- FCSS Agreement;
- Storm Water Plan;
- Airport Agreement;
- Special Constable Agreement; and
- Ambulance Agreement.

In all, approximately 20 agreements exist between the Town and the MD of Bonnyville.

15.2 Objectives

This Plan's intermunicipal cooperation objectives are to:

1. Maintain a strong relationship with the MD of Bonnyville;
2. Ensure that an adequate supply of land is available in order to meet existing and projected demand;
3. Ensure that the Town of Bonnyville maintains a 30 year supply of land for all land uses in order to fulfill municipal growth requirements and provide for the long range planning stability of the Town and MD of Bonnyville;
4. Ensure orderly and cost efficient expansion;
5. Prepare comprehensive plans in coordination with the MD of Bonnyville that will address future growth requirements and to ensure future growth patterns, land use, and infrastructure requirements are coordinated between the two municipalities; and
6. Involve landowners in the preparation of comprehensive plans.

15.3 Intermunicipal Cooperation Policies

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| <i>Inter-municipal Agreements</i> | (a) | The Town shall abide by all written agreements made with the MD of Bonnyville and renegotiate those agreements in a timely manner. |
| <i>Inter-municipal Fringe Agreement</i> | (b) | The existing Intermunicipal Fringe Agreement between the Town of Bonnyville and the MD of Bonnyville shall continue to guide re-designation, subdivision and development decisions in the fringe area. |
| <i>Inter-municipal Development Plan</i> | (c) | The Town shall consider developing a comprehensive Intermunicipal Development Plan with the MD of Bonnyville and rescinding the current Intermunicipal Fringe Agreement. |
| <i>Fringe Plans</i> | (d) | The Town shall complete fringe plans for areas adjacent to Bonnyville’s municipal boundaries. |
| <i>Inter-governmental Cooperation</i> | (e) | The Town shall continue to work cooperatively with the MD of Bonnyville and both senior levels of government to ensure that development on the lands surrounding the Town is well coordinated and that the Town’s interests are adequately served. |
| <i>Partnership Review</i> | (f) | The Town shall complete a comprehensive review of its service delivery partnerships with other governments. |
| <i>Development around Town Facilities Located in Municipal District Boundary Expansion</i> | (g) | The Town encourages the MD of Bonnyville to carefully regulate development around the Town’s landfill site, water treatment plant, and sewage lagoons, taking into account any expansion plans so tonot negatively impact the operation of those facilities. |
| <i>Consultation</i> | (h) | The Town will work with the MD of Bonnyville to derive a mutually acceptable process to address future Town boundary expansion. |
| <i>Efficient Use of Land</i> | (i) | The Town of Bonnyville shall circulate to the MD of Bonnyville, studies which may impact the MD of Bonnyville or its residents. |
| <i>Airport Protection</i> | (j) | In planning for new urban areas, the Town will encourage the efficient use of land. The Town will allow a range of densities and scale of development in order to protect environmentally sensitive areas and to provide for a range of land uses. |
| <i>Airport Protection</i> | (k) | The Town shall work with the MD of Bonnyville to establish a development plan for the airport. |
| <i>Airport Protection</i> | (l) | The Town shall work with the MD of Bonnyville to establish airport protection regulations within the MD of Bonnyville’s Land Use Bylaw for the lands surrounding the airport. |
| <i>Aviation-Related Development</i> | (m) | The Town encourages additional aviation-related development at the airport. |
| <i>MD Public Works Site</i> | (n) | The Town encourages the MD of Bonnyville to relocate its public works yard from its current site on 46th Street to the Industrial West area, a joint use site with the Town of Bonnyville yard. |

16.0 IMPLEMENTATION AND MONITORING

16.1 Introduction

16.1.1 Implementation

Responsibility for the implementation of this Municipal Development Plan lies with Town Council and Administration, business operators, community groups and the citizens of Bonnyville through their active involvement. Decisions with respect to Land Use Bylaw amendments, subdivisions, and development permits must conform to the policies of this Plan. The Town of Bonnyville's capital budgeting process also provides a mechanism for implementing this Plan. The Town can influence the timing for infrastructure investments, thereby affecting the timing of development activity through its budgeting process.

Plan monitoring and review will occur on a regular basis in order to ensure that development is being effectively guided by the Plan policies. It is anticipated that a major review of this document will be initiated five years after the date of Plan adoption. Amendments to this Plan may also be necessary in response to changing development trends, unanticipated external forces, or changes in community priorities. As the primary planning document guiding future development within the Town of Bonnyville, this Plan must continue to reflect the goals and aspirations of the community as Bonnyville changes.

16.1.2 Monitoring

Throughout the visioning sessions undertaken as part of the Municipal Development Plan Process, residents indicated that their quality of life is important and unique to the Bonnyville area, and they would like it to be maintained, and even enhanced. In recognition of this, the Town of Bonnyville could develop a Quality of Life Index.

In addition to the major 5 year review of the Municipal Development Plan, the MDP Implementation Committee could be responsible, through Council, to monitor quality of life on an annual basis through the Index. The Town of Bonnyville Quality of Life Index could be designed to accomplish two objectives:

1. The Index should provide a means to measure the Town's progress in the achievement of the goals articulated by the community in this Plan; and
2. The Index could highlight points of concern for the community as they arise. In this respect, the Index would act as an "early warning indicator" designed to quickly recognize potential problems and to identify areas where this Plan's goals are not being achieved.

The Town of Bonnyville Quality of Life Index would provide a means for citizens to monitor the effects associated with the implementation of this Plan. For example, a goal of this Plan is to diversify economic generators. Using key indicators, progress toward the achievement of this goal can be easily tracked during the monitoring process.

The Index would also provide Council with a means to chart its progress and to identify key investment priorities. The annual review process of the Town of Bonnyville Quality of Life Index coupled with publication in local media will enable Council to directly identify areas where progress is being made and areas where Council will continue to focus additional energies.

Quality of Life Index Indicators have many attributes. Some of the attributes of “valuable” indicators are as follows:

- ***They should connect the Town of Bonnyville Municipal Development Plan policies directly with the values expressed by Town of Bonnyville residents.***
- ***They should be relevant.*** There are thousands of indicators that are employed by communities. The indicators selected by the Committee should be directly relevant to Town of Bonnyville and the goals articulated by the community.
- ***They should be valid.*** When developing the indicators, the Committee must ask:
 - Do the indicators measure what is meant to be measured?
 - Are the indicators grounded in fact?
 - Can the indicators be justified?
 - Are they transparent?
- ***They should be credible.*** Are the indicators realistic from the community’s perspective?
- ***They should be measurable.*** The indicators should be quantifiable and readily available. This helps to ensure accurate comparisons on an annual basis.
- ***They should be comparable.*** The more that Town of Bonnyville can assess its progress on a year by year basis and in comparison with other communities, the easier it will be determine if progress is being made.
- ***They should be understandable.*** The indicators should be easily understood by Town of Bonnyville residents and should provide a clear indication of progress or areas requiring attention.
- ***They should be leading.*** Indicators should provide a sense of forewarning if there is a problem emerging in the community (for example, exodus of young families, declining school enrollments, etc.).
- ***They should be accessible and affordable.*** Implementation of the Quality of Life Index will depend on the accessibility and affordability of the indicators.
- ***They should link the economic, environmental and social well-being of the community.*** Each indicator should link with the broader set of indicators. Changes to one indicator should reflect changes in other indicators.
- ***They should focus on both what is working and what is not working.*** Indicators should not just focus on problem areas; they should also focus on things that are working well in the community.
- ***They should be creative and action oriented.*** Indicators need to be selected, developed, used and presented in an interesting way so that people will learn to use them.
- ***They should be manageable in numbers.*** Evidence suggests that 10 to 20 Quality of Life indicators would be suitable for a community of Bonnyville’s size.

The Town of Bonnyville Quality of Life Index indicators must reflect the community's goals. This Municipal Development Plan is intended to articulate the community's goals and to provide a context for developing a community specific set of livability indicators. For the purposes of the Quality of Life Index Committee, a sample of key criteria that would assist in monitoring the implementation of this Plan is included below:

- air quality;
- drinking water quality;
- permanent population;
- population growth rate;
- population proportion of seniors;
- residential vs. commercial vs. industrial tax base;
- growth in industrial assessment;
- growth in residential assessment;
- amount of developable land available;
- number of land use conflict complaints;
- commercial and industrial floor space;
- average housing cost;
- housing affordability;
- number of infill dwelling units constructed vs. greenfield dwelling units constructed;
- kilometres of trails;
- kilometers of trails per capita;
- non-motorized use of trail network;
- school enrollments;
- usage of community halls;
- ambulance, fire and RCMP calls; and
- fire response times.

16.2 Objectives

The Town's implementation and monitoring objectives are to:

1. Ensure the implementation of this Plan proceeds in a coordinated and cost-effective manner;
2. Provide for on-going monitoring, review, and updating of this Plan based on major reviews and analysis of livability factors;
3. Involve citizens in monitoring Bonnyville's quality of life;

4. Anticipate the rate of growth in order to minimize negative financial impacts on the Town of Bonnyville; and
5. Minimize capital expenditures on infrastructure through the promotion of efficient patterns of development.

16.3 Implementation and Monitoring Policies

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| <i>Plan Conformity</i> | (a) | All future statutory area plans, including revisions to existing statutory planning documents, shall conform to the objectives and policies of this Plan. |
| <i>Planning Recommendations</i> | (b) | The Town shall make recommendations on land use, subdivision and development which are consistent with the goals, objectives and policies of this Plan. |
| <i>Initial Review</i> | (c) | The Planning and Development Department shall assume primary responsibility for the initial review of all land use, subdivision, and development proposals prior to submission to the Development Authority, as appropriate, and shall ensure the participation of relevant government agencies, private groups, and municipal departments during the review process. |
| <i>Town Council</i> | (d) | Council shall adhere to the policies and objectives of this Plan. |
| <i>Council Responsibilities</i> | (e) | <p>Council will be responsible for the following implementation duties:</p> <ul style="list-style-type: none"> • initiate and oversee planning recommendations, programs, and committees necessary to fulfill the objectives of this Plan; • consult with its administrative staff, committees of Council, and any necessary provincial or federal personnel in the implementation of this Plan; • ensure that the goals and objectives of this Plan are consistent with changing community needs and aspirations; • be committed to public participation in municipal decision making in a manner which does not conflict with the objectives and policies contained within this Plan; • assign specific tasks to various boards, agencies, and ad-hoc citizens committees related to the implementation, monitoring, and review of specific Plan policies. |
| <i>Staff Responsibilities</i> | (f) | All municipal departments and committees shall implement the appropriate planning and policy statements contained in this Plan in consultation with Council. |
| <i>Required Area Structure Plans</i> | (g) | Specific areas illustrated on Figure 1 require planning studies prior to re-designation, subdivision, or development approval. |

Area Structure Plans (ASPs)

(h) Area structure plans or concept plans shall be prepared for the development of new areas or where existing areas are being significantly altered or expanded, they shall be consistent with this Plan, and shall address the following:

- proposed land uses;
- location of roads and public utilities;
- location of reserve lots;
- sequence of development;
- major physical or manmade constraints to development;
- population density;
- design guidelines and architectural controls; and
- any other matters that the Town considers necessary.

Redevelopment Areas and Plans

(i) Council may designate an area of the municipality as a redevelopment area for the purpose of any or all of the following:

- preserving or improving land and buildings in the area;
- rehabilitating buildings in the area;
- removing buildings from the area;
- constructing or replacing buildings in the area;
- establishing, improving or relocating roads, public utilities or other services in the area;
- facilitating any other development in the area; and
- providing for the imposition and collection of a redevelopment levy.

(j) An area redevelopment plan must describe:

- the objectives of the plan and how they are proposed to be achieved;
- the proposed land uses for the redevelopment area;
- if a redevelopment levy is to be imposed, the reasons for imposing it;
- any proposals for the acquisition of land for any municipal use, school facilities, parks and recreation;
- facilities or any other purposes Council considers necessary; and
- may contain any other proposals that Council considers necessary.

(k) Council shall prepare an Area Redevelopment Plan for Downtown.

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| <i>Municipal Planning Commission</i> | (l) | The Town shall consider the establishment of a Municipal Planning Commission with Members at Large as well as Members from Council. |
| <i>Subdivision Plans</i> | (m) | Subdivision plans shall conform to this Plan, other statutory plans, and the Town's Land Use Bylaw. |
| <i>Development Permit and Subdivision Decisions</i> | (n) | Any decisions on development permit applications made by the Development Authority and any decisions made by the Subdivision Authority with respect to subdivision applications are subject to the provisions of this Plan. |
| <i>Subdivision and Development Appeal Board</i> | (o) | In rendering decision on appeals, the Subdivision and Development Appeal Board must adhere to the Municipal Government Act. |
| <i>Design Guidelines</i> | (p) | The Town shall prepare design guidelines for all types of development in Bonnyville. |
| <i>Development Process Review</i> | (q) | The Town shall undertake a process and procedural review to ensure efficiency in the land use and development approvals process. |
| <i>Amendments</i> | (r) | Council may consider possible amendments to this Plan from time to time to respond appropriately to changing or unforeseen circumstances. |
| <i>Land Use Policies</i> | (s) | The Town shall revise this Plan to include aggressive land use policies necessary to ensure leadership in economic development, social growth, and environmental stewardship. |
| <i>Public Review of Amendments</i> | (t) | Council will ensure effective public information and consultation in support of proposed amendments to this Plan. |
| <i>Comprehensive Review</i> | (u) | Council, in consultation with the Planning and Development Department, shall determine the timing of a comprehensive review and update of this Plan. A comprehensive review shall be completed five years following the adoption of this Plan. |
| <i>Funding Extension</i> | (v) | Extension of the municipal service network shall be funded by the developer. |
| <i>Development Phasing</i> | (w) | Development in new growth areas should be phased to minimize carrying costs and use existing infrastructure efficiently. Isolated development separated from existing built-up areas will only be considered when more efficient growth options are not available and where required infrastructure and community facilities are provided to the satisfaction of the Town. |

- Development Agreement*** (x) Developers may be required to enter into an agreement with the Town as a condition of an subdivision or development permit approval. Such agreements may set out responsibilities with respect to any of the following:
- provision of water and sewer facilities and storm water management;
 - provision of roadways, sidewalks and parking facilities;
 - provision of reserve land;
 - provision for architectural controls and landscaping;
 - payment of off-site levies;
 - phasing of development; and
 - any other matters that Council considers necessary for a particular proposal.
- Securing Performance*** (y) The Town may require caveats, performance bonds, letters of credit, restrictive covenants or any other mechanisms contained within the Land Use Bylaw to secure performance of any requirement stipulated in the provisions of this Plan or the Land Use Bylaw.
- Off-Site Levy Bylaw*** (z) The Town shall prepare a new off-site levy bylaw.
- Recruitment and Retention Strategy Communications*** (aa) The Town shall complete a Recruitment and Retention Strategy for municipal administration.
- (bb) The Town shall prepare a communications strategy.
- Quality of Life Index Committee*** (cc) Council shall establish a community based committee responsible for developing and implementing the Quality of Life index.
- Quality of Life Report*** (dd) The Quality of Life Committee shall prepare an annual "Quality of Life Report" to address key indications that have been monitored over the previous year. The report shall make recommendations and track the status of Bonnyville's quality of life.
- (ee) In coordination with the "Quality of Life Report", the Planning Department shall address the effectiveness and progress to date in implementing the policies of this Plan. The Department should identify events inconsistent with the Plan and new issues not addressed in the Plan, and provide recommendations for possible amendments.
- Public Review*** (ff) The "Quality of Life Report" should be available to the public in order to facilitate public discussion regarding the findings and suggested amendments.

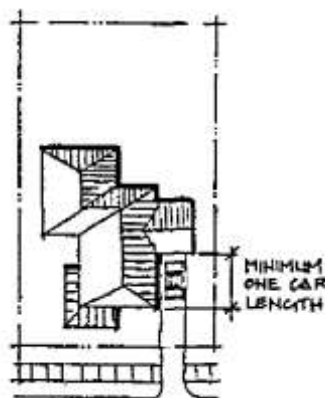
APPENDIX 1

Design Guidelines for Infill and Intensification

1. While maintaining density objectives, lots should vary along streetscapes to provide some streetscape variety.
2. Porches, stoops, bay windows, balconies, front stairs, and minor building masses may encroach into the front yard up to half the distance of the property line.



3. Duplex and semi-detached dwellings should be integrated into the overall fabric of the streetscape by retaining the form and character established for single dwelling residences.
4. In laneless subdivisions attached garages, where possible, should be set back from the front façade of the principal building in order to reduce impact on streetscape character.
5. In order to reduce noise intrusions on neighbours, attached garages on adjacent properties should be sited opposite of each other.



6. Up to one third of detached garages on any block may reach a height of up to one and one half stories, provided the use of the upper story is oriented for use as a secondary suite, office, workshop, studio etc.

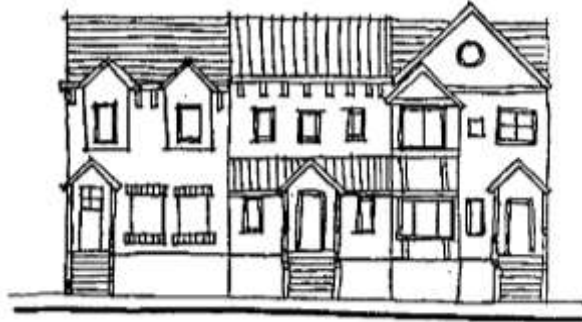


7. Dwelling units may share common driveways to maximize land efficiency.
8. In order to achieve a more efficient use of land and to reduce the cost of housing, the incorporation of alternative engineering and development standards is considered appropriate.
9. Planning and development shall emphasize the quality of public spaces including streets, parks, lanes, play spaces and natural areas and their role in creating a sense of community.

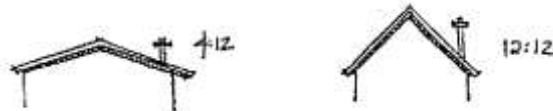
APPENDIX 2

Multiple Dwelling Design Guidelines

1. Elements such as massing, materials, windows, canopies and roof forms should be used to help ensure continuity of form between buildings having potentially different styles.



2. Buildings in view of single detached dwellings should be massed and articulated to be consistent with single detached dwelling form. Definition of individual units, especially at the street level and in vertical direction, are encouraged.
3. Building façades above the second story should be set back from the façade of the story below.
4. Sloped roofs are encouraged. Roofs should have pitches of at least 4:12 and not more than 12:12 and should reflect the roof form of single family dwellings in the area.



5. Entrances to individual units should be visually prominent from the front façade or from the inner façade fronting on a common open space.
6. On-site exterior lighting of buildings, parking areas and common spaces should be shielded to prevent "spillover" onto neighbouring properties.
7. The exterior walls should have a finished surface comprised of materials representative of the local single family neighbourhood.
8. Buildings in view of single detached dwelling neighbourhoods should be massed and articulated in a manner that is consistent with the single detached neighbourhood. Articulated façades with definition of individual units, especially at street level and in the vertical direction, are encouraged.
9. Building façades above the second story should generally be set back from the façade of the story below.
10. For sloped sites, large expanses of wall in a single plan should be avoided. Articulated façades, upper floor setback, stepped building levels and roof forms in response to the topography are encouraged.

APPENDIX 3

Crime Prevention Through Environmental Design

There are numerous principles of C.P.T.E.D. The basic criteria are:

Awareness of the surrounding environment. People should be able to see and understand surrounding environment through unobstructed sightlines, adequate lighting, and avoidance of hidden spaces.

Visibility by others. Create the ability to be seen by others and create a sense of ownership through maintenance and management of the built environment.

Finding help. The ability to communicate, find help or escape when in danger through improved signs and designs.

Sightlines. The inability to see what is ahead along a route due to sharp corners, walls, earth berms, fences, bushes or pillars is a serious impediment to the feeling of being safe. Large columns, tall privacy fences, overgrown shrubbery and other thick barriers adjacent to pedestrian paths could shield an attacker. Dense landscape screens, insets adjacent to paths and long fences that cut off a way to escape a place, could act as entrapments.

Guidelines for Sightlines:

- Design Visibility - The design of the built environment should allow for clear sightlines.
- Modify Sightlines - Sharp "blind" corners should be avoided, especially on stairs or corridors.
- Problematic Spaces - Visibility should be taken into account when designing or planning spaces where risk to personal safety is perceived to be high.
- Future Sightline Impediments - Landscaping should be planned and trimmed along walkways to maintain an unobstructed view.

Lighting. Sufficient lighting is necessary for people to see and be seen. Light affects human behavior. Too much, too little or coloured light has different effects. It takes a few seconds to adapt to a change in light intensity and light colour. Lighting must be planned and evaluated in terms of the use and behaviour it promotes or deters.

Guidelines for Lighting:

- Minimum Standards - Pedestrian walkways, backlanes and access routes open to public spaces should be lit so that a person with normal vision is able to identify a face from a distance of 15 m. Inset spaces, signs, entrances and exits should be lit.
- Necessity of Lighting/Improper Lighting - The paths or spaces not intended for night time use should remain unlit to avoid giving a false sense of security or impression of use.
- Consistency of Lighting - Lighting should be uniformly spread to reduce contrast between shadows and illuminated areas.
- Designing For Night Time Use - Project proposals should take into account the night time use of the outdoor spaces specifying the type, placement and intensity of lighting.

- Protection of Lighting - Light fixtures should be protected against casual vandalism.
- Placement of Lighting - Lighting should also be directed on the walkways and possible entrapment spaces rather than on roads only.
- Maintenance - Bushes and trees that block the light should be trimmed. Lighting fixtures should be maintained in a clean condition and promptly replaced if burnt or broken.

Predictable Routes. Predictable routes offer no alternative for pedestrians. An attacker can predict where pedestrians will end up once they are on the path.

Guidelines for Predictable Routes:

- Visibility of Predictable Routes - If there is a need for the predictable route, it should be designed to incorporate visibility.
- Location of Predictable Routes Near Entrapment Spots - If there is an entrapment spot or isolated area within 50 to 100 m of the end of the predictable route, it should be modified or eliminated.
- Natural Surveillance - Natural surveillance of the predictable route should be encouraged.
- Sightlines - If a pedestrian cannot see what is on or at the end of a predictable route, the visibility should be increased by lighting and/or the use of a reflective surface such as mirror.
- Lighting - Predictable routes should be adequately and uniformly lit.
- Access to Help - Emergency telephones, intercoms, security alarms should be added to predictable routes and the means to summon help well signed.
- Alternative Route Sign - An alternative well-lit and/or frequently travelled route should be signed at the entrance.

Entrapment Spots. Entrapment spots are small, confined areas near or adjacent to well-travelled routes that are shielded on three sides by some barriers, such as walls or bushes.

Guidelines for Entrapment Spot:

- Elimination of Entrapment Spot - If there is an entrapment spot adjacent to a main pedestrian route i.e., hidden area below or above grade, private dead alley, walled area or storage area, it should be eliminated.
- Closing of Entrapment Spot in Off Hours - If elimination of an entrapment spot is not possible, it should be locked or closed during off hours. For instance, a pedway connection to a locked building should be locked as well.

- Visibility - It is preferable to have natural surveillance. However, if an entrapment area is unavoidable, the area should be well lit and preferably employ formal surveillance.
- Escape Route and Help - Design should provide for an opportunity to escape and find help.

Isolation. Most people feel unsafe in isolated areas especially if people judge that signs of distress or yelling will not be seen or heard. People may shy away from isolated areas and in turn such places could be perceived even more unsafe.

Guidelines for Isolation:

- Natural Surveillance of Isolated Routes and Public Spaces - Blank façades or buildings set far back at street level should be avoided as they can create a sense of isolation.
- Problematic Routes - Isolated routes to and from parking lots or parkades should preferably be overlooked by surrounding buildings. Provide parking so that there is natural surveillance from the occupants of the buildings or surrounding areas.
- Formal Surveillance - Telephone, emergency telephone or panic alarm should be adequately signed.
- Increasing Activities - Compatible land use and activity generators create activities, thereby allowing visibility by others.

More detailed information is found in "Design Guide for a Safer City", City of Edmonton Planning & Development (1995) and "Calgary Safety Audit Handbook", City of Calgary.

APPENDIX 4

Park Types and Proposed Guidelines for Development

PARK TYPES

1. Local Tot Lot
2. Neighbourhood Park/School Site
3. Community Park (Recreational and Athletic)
4. Community Park (Natural Feature)
5. Community Linear Trail
6. Community Vista

PARK STANDARDS

1. Local Tot Lot

Purpose - To serve the local day use park needs of residents within a comfortable walking distance (i.e. neighbourhood residents including parents with young children and the elderly, etc.)

Recommended Size - 0.4 hectares (1.0 acre)

Standard - Located within a catchment area of 0.5-1.0 km radius

User Target

- pre-school children and supervising adults;
- seniors and the less ambulatory;
- physically and mentally challenged people;
- elementary age youth, teens and adults.

Suggested Activities

- structured but unprogrammed play;
- playground activities and sand play;
- walking, sitting, viewing;
- informal and passive recreation (tag, frisbee, kites, etc.);
- public gatherings.

Suggested Accessories

- park furniture (i.e., picnic tables for board games, benches, trash receptacles, bicycle stands, etc.);
- play structures and sand box for tots;
- site lighting for safety and security.

2. Neighbourhood Park/School Site

Purpose - Given the similarities in activities among neighbourhood parks and elementary and secondary school outdoor athletic curriculum, the Town of Bonnyville and the school authorities should consider a joint use arrangement for space provision, site development, and programming in order to realize efficiencies in providing park space and facilities.

Recommended Size - minimum 4.0 hectares (10.0 acres) of usable space including the school building

Standard - 1.6 hectares (4.0 acres) per 1000 population located within a 2-3 km radius catchment area

User Target

- elementary or high school age students;
- tots under supervision of adults;
- adult residents of the neighbourhood.

Suggested Activities

- field sports (soccer, rugby, softball, field hockey, football etc.);
- informal activity (kite flying, frisbee, catch, etc.);
- hard surface court activities (tennis, shinny, basketball, etc.);
- walking and jogging;
- play structure activity;
- space for youth gathering.

Suggested Accessories

- sport field equipment;
- play structure for school aged children;
- site furniture (benches, bleachers, bicycle stands, trash bins, etc.);
- seating walls;
- site lighting;
- drinking water fountain;
- fencing for controlled access and activity areas;
- all-weather, multi-purpose, hard surface play area.

Special Notes - The Town and School Authorities may wish to consider special sport court markings on asphalt parking lot surfaces. This would allow recreational activities such as basketball and shinny to occur during non-school hours and weekends.

3. Community Park (Recreational and Athletic)

Purpose - To provide for high levels of athletic and recreational activity for town-wide use and tournament play.

Recommended Size - 8.0 hectares (20 acres).

Standard - 0.8 hectares (2.0 acres) per 1000 population located within a catchment area of 5 km or greater.

User Target

- all local residents for active and passive recreation;
- local sport organizations for league and tournament play;
- out of town sports groups for tournament play;
- school groups for special events.

Suggested Activities

- league play and tournaments (indoor/outdoor sports);
- walking, sitting, viewing;
- informal and passive recreation (tag, frisbee, kites, etc.);
- picnicking;
- swimming, gymnasium;
- skate board parks, BMX tracks, tennis courts, box lacrosse etc.;
- public gatherings and special community events.

This could include a combination of indoor and outdoor facilities including playing fields, ball diamonds, tennis courts, change rooms/washrooms and where appropriate, major indoor facilities such as arenas, swimming pools, and recreation centres, etc.

Suggested Accessories

- bleachers, change rooms, loud speakers, etc.;
- storage for sports and maintenance equipment;
- site lighting for safety and security;
- public washrooms;
- drinking water fountains;
- public meeting rooms.

Special Notes - This type of park should serve the needs of the entire community. If community needs are not compromised, it would also be valuable to consider the potential for using this park type for providing tourist amenities (particularly in the area of sports related tournaments).

4. Community Park (Natural Feature)

Purpose - To protect natural features in the community, including significant wetlands, ravines, watersheds, rock outcrops, significant environmental landscapes, or ecological features, etc

Recommended Size - not applicable (size determined by area required to protect the significant feature)

Standard - not applicable (location determined by area required to protect the significant feature)

User Target

- all local residents for passive recreation;
- school groups for special educational opportunities;
- out of town visitors for tourism opportunities.

Suggested Activities

- nature interpretation;
- walking and hiking, horse back riding.

Suggested Accessories

- interpretive stations;
- staging areas for parking and orientation (if appropriate);
- gravel trails and trail signage;
- fencing, slope stabilization and other amenities to ensure public safety where appropriate.

Special Notes - For the most part, these areas are maintained in their natural state and can be used to augment the community's linear trail system.

5. Community Linear Trail

Purpose - to link various community amenities (e.g. parks, shopping, places of work, schools, etc.) via a trail system for walking, jogging and bicycle riding, to provide an alternative to vehicular access to these amenities and to provide additional recreational opportunities within Bonnyville.

Recommended Size - not applicable (size determined by length and width of linear park required)

Standard - not applicable (location determined by need for linkage)

User Target

- all local residents;
- out of town visitors for tourism opportunities.

Suggested Activities

- nature interpretation;
- walking and hiking;
- where appropriate, cycling, inline skating, and horseback riding.

Suggested Accessories

- interpretive stations
- gravel trails and trail signage including trail distance markers
- seating or picnic tables for resting and viewing opportunities
- fencing, slope stabilization, and other amenities to ensure public safety where appropriate

6. Community Vista

Purpose - to protect significant community views, from the community to significant views beyond, or from areas surrounding the community to significant views within the community.

Recommended Size - not applicable (size determined by area required to protect the view)

Standard - not applicable (location determined by area required to protect the view)

User Target - all local residents and visitors

Suggested Activities - not applicable

Suggested Accessories - not applicable

Special Notes - Views to be protected may be of significant natural features, (i.e., geological or vegetative landscape features), historic/cultural features, or architectural features. Views can provide visual and aesthetic interest, or can be used to provide orientation and enhance the sense of community by focusing on significant landmarks and structures of community interest (churches and civic buildings). View corridors can be managed in a variety of manners, of which park designation is only one.

APPENDIX 5

Strategic Plan Framework

In order to achieve the vision included above, members of Council and administration were asked to outline key initiatives that are required to move the community forward over the lifespan of the Municipal Development Plan (20 years). Initiatives were then prioritized based on a ranking system of importance combined with an understanding of how long the initiatives would take to achieve. The key initiatives are organized over three terms:

1. Short Term Initiatives (those initiatives that should occur in 2005)
2. Council Term Initiatives (those initiatives that should occur prior to October 2007)
3. Long Term Initiatives (initiatives necessary to achieve "Bonnyville's Vision for the Future" which may be required in the 5 to 15 year horizon.

The Visioning and Strategic Plan framework discussions emphasized that Town departments should, at most, undertake 4 to 5 key initiatives in a specific year in order to increase the likelihood of success. This benchmark has been employed in the development of the Strategic Framework included on the following pages.

1. Short Term Initiatives (2005)

Strategic Goal	Key Initiative	Leadership Responsibility (Administration)
Ensure Proactive Planning to Foster Healthy and Sustainable Growth	1. Complete the Municipal Development Plan and Land Use Bylaw	1. Planning and Development
	2. Complete the Millennium Area Structure Plan	2. Planning and Development and Public Works
Foster the Regional Service Centre Concept	1. Develop an Industrial Land Strategy	1. Planning and Development and Economic Development
	2. Prepare a Downtown Area Redevelopment Plan	2. Planning and Development, Public Works and Economic Development
Ensure the Adequacy of Infrastructure Necessary to Encourage Growth and Environmental Quality	1. Prepare a New 20 Year Master Municipal Servicing Plan and Financing Strategy	1. Public Works and Planning and Development
	2. Prepare Revised Engineering Standards for New Development	2. Public Works and Planning and Development
	3. Continue to Invest in an Annual Water, Sewer, and Street Replacement Program	3. Public Works
	4. Complete Implementation of MIMS	4. Planning and Development and Public Works

Strategic Goal	Key Initiative	Leadership Responsibility (Administration)
Build Bonnyville's Social Fabric and Improve Quality of Life	1. Make Significant Progress on the Design and Construction of Phase 1 of the Bonnyville and District Centennial Centre	1. Recreation, Economic Development, Public Works and Planning and Development
	2. Complete the Construction of the Youth Centre	2. FCSS and Public Works
	3. Continue Playground Rehabilitation and Enhancement in the Community	3. Recreation
	4. Participate actively in "Communities in Bloom"	4. Public Works in Cooperation with Interested Community Partners
	5. Promote Parent/Child Centre and Hub Early Childhood Learning Centres Concept	5. FCSS
Reinforce Good Governance in Service Delivery as a Means to Attract Investment	1. Consider the Establishment of a Municipal Planning Commission with Members at Large as well as members from Council	1. Council, CAO and Planning and Development
	2. Complete a Recruitment and Retention Strategy for Municipal Administration	2. Council

2. Council Term Initiatives (2006-2007)

Strategic Goal	Key Initiative	Leadership Responsibility (Administration)
Ensure Proactive Planning to Foster Healthy and Sustainable Growth	1. Undertake a Process and Procedural Review to Ensure Efficiency in the Land Use and Development Approvals Process	1. Planning and Development, Public Works
	2. Initiate the Development of an Affordable Housing Strategy Designed to Foster the Community's Multi-Generational Nature	2. Planning and Development, CMHC and Other Provincial Agencies
	3. Prepare the Bonnyville Industrial/Service Centre Strategy	3. Planning and Development, Economic Development, Public Works
	4. Prepare a Seniors Housing Strategy to Further Reinforce Bonnyville's Multi-Generational Nature	4. Planning and Development, CMHC and other provincial agencies

Strategic Goal	Key Initiative	Leadership Responsibility (Administration)
Foster the Regional Service Centre Concept	1. Plan and Develop a High Quality Camping Area in Bonnyville	1. Planning and Development, Economic Development, Private Sector
	2. Implement the Downtown Area Redevelopment Plan	2. Planning and Development, Public Works and Economic Development
	3. Support Further Investment by NAIT in Skills Training Facility Expansion	3. Economic Development, Council
	4. Support Further Development of a New French Language School in Bonnyville	4. Council, CAO, Economic Development, Planning and Development, French School District
Ensure the Adequacy of Infrastructure Necessary to Encourage Growth and Environmental Quality	1. Prepare a New Community Wide Stormwater Management Plan	1. Public Works and Planning and Development
	2. Continue to Invest in an Annual Water, Sewer, and Street Replacement Program	2. Public Works
	3. Prepare New Off-Site Levies Bylaw	3. Public Works, Planning and Development and Finance
Build Bonnyville's Social Fabric and Improve Quality of Life	1. Complete Construction of Phase 1 of the Bonnyville and District Centennial Centre	1. Economic Development, Public Works and Planning and Development
	2. Initiate a Task Force to Lead Celebrations for Bonnyville's Centennial Celebrations in 2007	2. Council, CAO, Recreation
	3. Initiate a Task Force to Examine the Potential to Develop a Provincial Drug and Alcohol Rehabilitation Facility Targeted Toward Youth in Bonnyville	3. Council, CAO, and FCSS
	4. Consider the Preparation of a Daycare Needs Assessment for Bonnyville	4. FCSS and Senior Government Agencies
	5. Investigate and Pursue Designation as a "Cultural Capital" of Canada	5. Council, Economic Development, CAO

Strategic Goal	Key Initiative	Leadership Responsibility (Administration)
Reinforce Good Governance in Service Delivery as a Means to Attract Investment	1. Complete a Comprehensive Review of the Town's Service Delivery Partnerships with Other Governments	1. Council, CAO and Planning and Development
	2. Complete a Communications Strategy	2. CAO, Council

3. Long Term Initiatives (2008 and Beyond)

Strategic Goal	Key Initiative	Leadership Responsibility (Administration)
Ensure Proactive Planning to Foster Healthy and Sustainable Growth	1. Prepare Design Guidelines for Residential, Industrial and Commercial Development in Bonnyville	1. Planning and Development
	2. Complete Fringe Plans for Areas Adjacent to Bonnyville's Municipal Boundaries	2. Planning and Development, CAO, Council, M.D. of Bonnyville
	3. Consider Need for Annexation of Lands to Accommodate Future Growth and Development	3. Council, CAO, Planning and Development
	4. Revise the Municipal Development Plan to Include Aggressive Land Use Policies Necessary to Ensure Leadership in Economic Development, Social Growth, and Environmental Stewardship	4. Planning and Development, Council
Foster the Regional Service Centre Concept	1. Prepare Marketing and Promotion Strategy – Bonnyville as Regional Industrial/Service Centre	1. Economic Development
	2. Seek Opportunities to Host Regional or Provincial Level Municipal or Industry Related Conferences	2. Economic Development, CAO

Strategic Goal	Key Initiative	Leadership Responsibility (Administration)
Ensure the Adequacy of Infrastructure Necessary to Encourage Growth and Environmental Quality	1. Prepare a Life Cycle Plan and Financing Strategy for Community Facilities	1. Public Works and Finance
	2. Develop a Strategy for Sale of Town Water to Areas Outside the Town of Bonnyville	2. Council, CAO, Public Works, Finance
	3. Continue to Invest in an Annual Water, Sewer, and Street Replacement Program	3. Public Works
Build Bonnyville's Social Fabric and Improve Quality of Life	1. Develop a Provincial Drug and Alcohol Rehabilitation Facility Targeted Toward Youth in Bonnyville	1. FCSS and Public Works
	2. Initiate Fundraising and Design for Phase 2 of the Bonnyville and District Centennial Centre	2. Council, Economic Development
	3. Complete Construction for Phase 2 of the Bonnyville and District Centennial Centre	3. Council, Economic Development, Planning and Development, Public Works, Finance
	4. Pursue Development of a Centre of Excellence for Games and Sport	4. Recreation, Economic Development