

TOWN OF ONOWAY PUBLIC HEARING

HEARING WITH RESPECT TO BYLAW 776-20 MUNICIPAL DEVELOPMENT PLAN

A G E N D A

DATE: Thursday, September 17, 2020
TIME: 10:00 am
PLACE: Onoway Heritage Centre, Gymnasium

1. Call to Order and Opening Remarks
2. Adoption of Agenda
3. Introductions
4. Public Hearing

Hearing with respect to the adoption of Bylaw 776-20 which proposes to implement a Municipal Development Plan for the Town of Onoway

5. Review of written submissions, for and against the proposed Bylaw 776-20, received by the Municipality prior to midnight on Thursday, September 10, 2020.
6. Oral presentations in favour of the proposed Bylaw 776-20.
7. Oral Presentations opposed to the proposed Bylaw 776-20.
8. Adjourn the Public Hearing

**BEING A BYLAW OF THE TOWN OF ONOWAY TO ADOPT A MUNICIPAL
DEVELOPMENT PLAN FOR THE MUNICIPALITY**

WHEREAS the Municipal Government Act, as amended from time to time, requires each municipality to adopt a Municipal Development Plan; and

WHEREAS Section 632(1) of the Municipal Government Act requires that the Municipal Development Plan be adopted by bylaw and Section 632 (3) of the Municipal Government Act establishes the requirements of what must be contained within the Municipal Development Plan; and

WHEREAS the Municipal Development Plan has been advertised by the Town of Onoway in accordance with Section 606 of the Municipal Government Act, and the required Public Hearing has been held in accordance with Section 230 of the Municipal Government Act;

NOW THEREFORE Council for the Town of Onoway, duly assembled, enacts the following:

1. TITLE

1.1 THAT this bylaw may be cited as the "Municipal Development Plan Bylaw."

2. ADOPTION

2.1 THAT this bylaw, including the Town of Onoway Municipal Development Plan that is hereto attached and forms part of this bylaw, is adopted.

3. SEVERABILITY

3.1 THAT each provision of this Bylaw is independent of all other provisions. If any provision of the Bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable

4. COMING INTO FORCE

4.1 THAT Bylaw shall come into effect upon the third and final reading and signing of this Bylaw.

5. REPEALS

5.1 THAT Bylaw 686-09, being a previous version of a Municipal Development Plan for the Town of Onoway, duly enacted, is hereby repealed.

Municipal Government Act RSA 2000 Chapter M-26
Part 17, Section 632

READ A FIRST TIME this 6th day of August, A.D., 2020.



Mayor Judy Tracy



Chief Administrative Officer, Wendy Wildman

READ A SECOND TIME this ____ day of _____, A.D., 2020.

READ A THIRD TIME this ____ day of _____, A.D., 2020.

Mayor Judy Tracy

Chief Administrative Officer, Wendy Wildman

Town of Onoway

Municipal Development Plan



**FINAL DRAFT
FOR COUNCIL
CONSIDERATION
April 2020**



**Engineering
and Land Services**

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SECTION ONE

Welcome

1

This Section introduces the community, economy and demographics which underpin policies within the MDP.

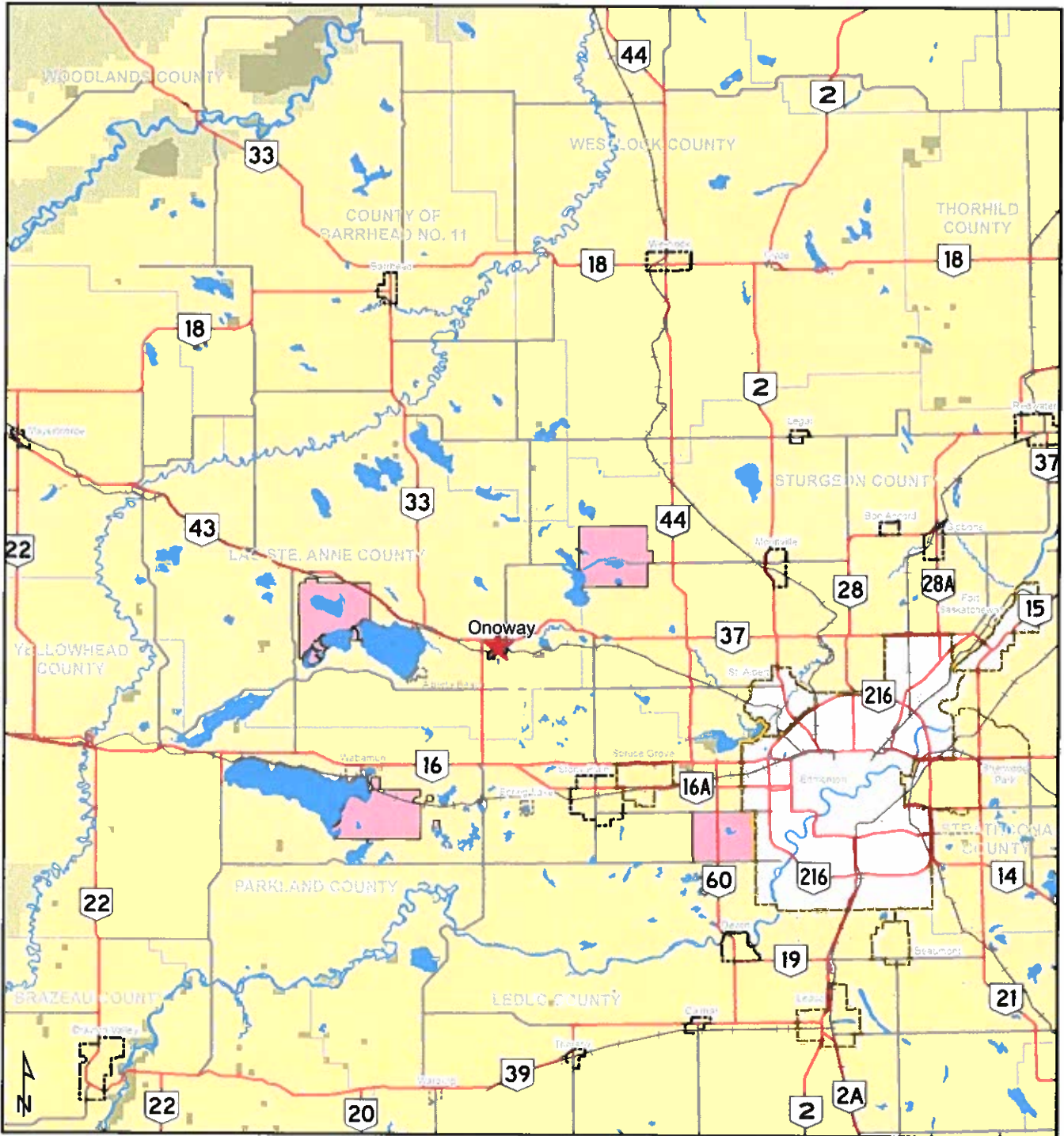
1-1 OUR COMMUNITY

Situated in the scenic Sturgeon River valley, the Town of Onoway offers a small-town country lifestyle combined with a level of local services normally available only in larger communities along with easy access to major urban centers.

Onoway became a village in 1923, with a population of 100 people living in 25 occupied dwellings. Onoway's development potential was further enhanced in 1956 when Northwestern Utilities installed a natural gas system, and again in 1962 when community water and sewage systems replaced the private wells and septic fields. The Village continued to be a service and economic centre for the surrounding population and communities. As a result, its growth tended to reflect the good and hard economic times of the province of Alberta. On September 1, 2005, Onoway became a Town.

Onoway is located just 40 minutes west of Edmonton at the junction of Highways 37 and 43 allowing residents easy access to the greater Edmonton Metropolitan Region, as shown on Figure 1. This characteristic allows people to live in Onoway and enjoy the country lifestyle while working elsewhere. Together, Onoway's rail and road systems ensure its viability, and the Town remains an important service centre for the wider community.

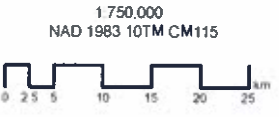




- Highway, 1-216 Series
- Highway, 500-986 Series
- Railway
- Lake/Major River
- Provincial Protected Area
- Provincial Green Area
- ★ Onoway
- City
- Urban Service Area
- Town
- Village
- Indian Reserve
- Rural Municipality



**ONOWAY
MUNICIPAL
DEVELOPMENT
PLAN**



**FIGURE 1:
CONTEXT MAP**

to be revised

1-2 LOCAL ECONOMY

Onoway's economy is rooted in agriculture with a large industrial base for the size of the community that includes agricultural and oilfield services, manufacturing and fabricating, construction and environmental management.

Onoway's location at the junction of Highways 37 and 43 led to the Town identifying itself as "Hub of the Highways." Highway 43 runs through northwest Alberta and is part of the international CANAMEX Trade Corridor that stretches from Fairbanks Alaska south to Mexico City.

Onoway is within the Edmonton Metropolitan Region commuter radius and overall, the greater connectivity of Onoway with Stony Plain, Spruce Grove, St. Albert and Edmonton is a positive characteristic of the Town. Residents have more options for work and recreation, and businesses have a greater potential market.

People who work in the Region are attracted to live in Onoway because of lower housing costs and a more rural lifestyle. Furthermore, the proximity to highways and railway, combined with serviced, comparatively inexpensive industrial land, is appealing for business development and local growth.

Onoway also benefits from a local trading area of more than 16,000 with a large number of country residential subdivisions and summer villages in the area supporting its retail businesses and professional services.



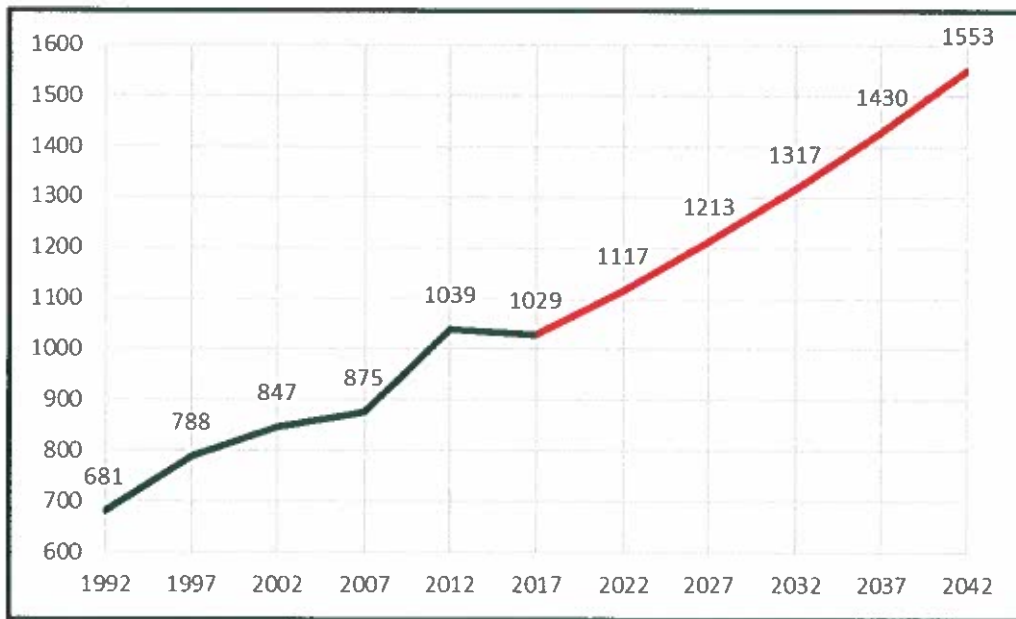
1-3 DEMOGRAPHICS

Since its incorporation as a Village in 1923, Onoway has experienced population growth throughout most of its history. It has more than doubled its population since 1976, reaching 1,039 residents in 2012, appearing to level off at 1,029 in 2017, as shown on **Figure 2**.

Using Onoway's Average Annual Growth Rate of 1.66% and projecting it out would result in an increase from 1,029 residents in 2017 to 1,553 residents in 2042.

Policies within this Municipal Development Plan (MDP) have been developed to reflect this potential growth. This pertains to the development polices in the plan, as they relate to residential, commercial and industrial growth and local amenities the infrastructure policies needed to support such growth, and the governance policies that are designed to support Town operations.

Figure 2 – Population Growth in Onoway



Source: Alberta Municipal Affairs.



SECTION TWO

Planning Framework

2

This Section introduces the purpose, scope and interpretation of the MDP.

2-1 PURPOSE & SCOPE

A MDP is a statutory document required by the Province of Alberta and adopted pursuant to the Municipal Government Act (MGA), they articulate a vision for the future of a municipality, along with goals and policies designed to bring that vision to fruition. MDPs are prepared and adopted in accordance with the requirements of Section 632 of the MGA, which provides the parameters on content:

632(3) A municipal development plan

(a) must address

- (i) the future land use within the municipality,*
- (ii) the manner of and the proposals for future development in the municipality,*
- (iii) the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,*
- (iv) the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and*
- (v) the provision of municipal services and facilities either generally or specifically,*

(b) may address

- (i) proposals for the financing and programming of municipal infrastructure,*
- (ii) the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,*
- (iii) environmental matters within the municipality,*
- (iv) the financial resources of the municipality,*
- (v) the economic development of the municipality, and*
- (vi) any other matter relating to the physical, social or economic development of the municipality,*

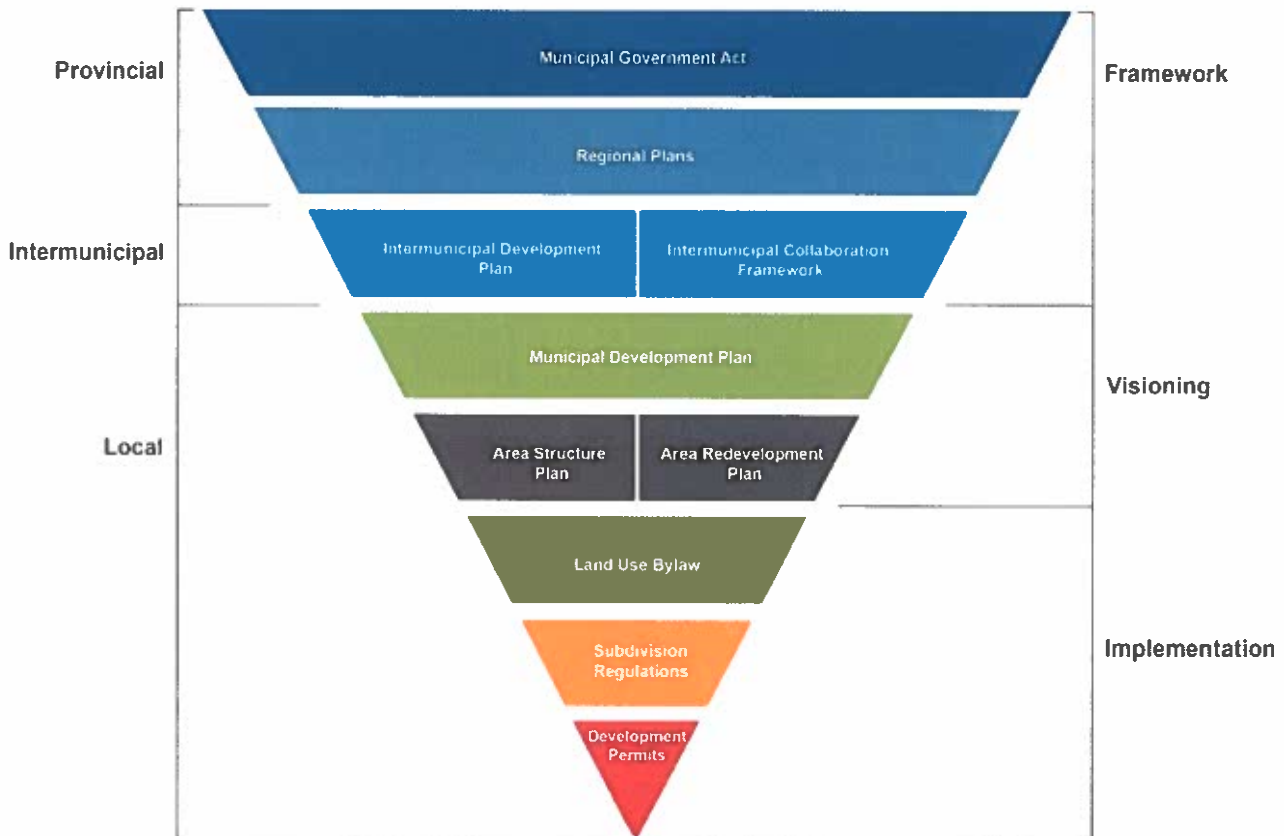


- (c) may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,
- (d) must contain policies compatible with the subdivision and development 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 boards,
- (f) must contain policies respecting the protection of agricultural operations, and
- (g) may contain policies respecting the provision of conservation reserve in accordance with section 664.2(1)(a) to (d).

2-2 LEGISLATIVE FRAMEWORK

Provincial legislation, namely the MGA, establishes the planning context in which an MDP sits. In this planning hierarchy, plans, bylaws and approvals that are lower must be consistent with plans that are higher, as illustrated below:

Figure 3 – Planning Hierarchy in Alberta



2-3 INTERPRETATION

Where “shall” is used in a policy, the policy is considered mandatory in order to achieve a desired result. Where “should” is used in a policy, it is anticipated that the policies will be applied in all situations, unless it can be clearly demonstrated to the satisfaction of the Town, that the policy is not reasonable, practical and feasible in a given situation.



SECTION THREE

Local Vision

3

This Section outlines the vision and objectives of the MDP and the engagement that formed them.

3-1 CONSULTATION

The MDP was developed in consultation with stakeholders, the general public, and Council and Administration via meetings, a stakeholder workshop, public open houses and an online survey. MDP consultation milestones included:

Stakeholder Workshop (May 18, 2017) with Council and Administration to provide an overview of the project and gather feedback on short-term and long-term growth issues.

Public Open House (June 6, 2017) to gather public input on a 20-year vision for Onoway and on the Town's challenges and opportunities in four key areas:

- Built Form/Land Use,
- Environmental Management,
- Infrastructure/Utilities, and
- Intermunicipal Relationships.

Online survey (May 31, 2017 to July 4, 2017) to gather further public feedback on a 20-year (2037) vision for the municipality and on the Town's challenges and opportunities for those that were unable to attend the June 6 Open House.

Public Open House (September 4, 2019) to gather feedback on draft MDP policies at the local Make the Connections Night at the Heritage Centre Gymnasium.

Public Hearing (Forthcoming) to formally present the MDP to the public in front of Council.



3-2 VISION

Onoway is a community where educational opportunities, economic prosperity and an ethic of cooperation and community involvement are pursued within the context of economic and ecological resilience and regional self-sufficiency.

Situated in the Lac Ste. Anne region, at the hub of major transportation routes, Onoway strives for balanced business development, environmentally sustainable industry, and ample recreational opportunities, while maintaining our friendly, respectful small town atmosphere.

Onoway honours our community's history, supports our youth, and is committed to partnership building.

3-3 OBJECTIVES

The following objectives were developed to help actualize the vision for Onoway's future:

Local Development Objectives

1. Onoway maintains a family-oriented atmosphere while pursuing responsible growth.
2. Onoway has a vibrant built environment.
3. Onoway has a wide range of housing options available to residents.
4. Onoway's industrial and commercial development drives the local economy and attracts new investment.
5. Onoway's downtown area is a dynamic retail and service centre.
6. Onoway's recreational, educational and cultural facilities support local and regional needs.

Local Infrastructure Objectives

7. Onoway's transportation network is safe and efficient.
8. Onoway's water and wastewater services meet current and future needs.
9. Onoway respects the natural environment.

Local Governance Objectives

10. Onoway is committed to meaningful engagement with residents.
11. Onoway's MDP reflects the community as it evolves.
12. Onoway's assets are managed in a financially sustainable and efficient manner.

Intermunicipal Objectives

13. Onoway collaborates with Lac Ste. Anne County on issues of mutual benefit.
14. Onoway coordinates recreation and cultural activities with its regional neighbours.



SECTION FOUR

Development Policies

4

This Section outlines local development policies.

4-1 Onoway Maintains a Family-Oriented Atmosphere While Pursuing Responsible Growth

Residents value how Onoway is a small community, where knowing your neighbours, peace and quiet, minimal traffic, rural vistas and a sense of community are important factors. While most people want to see the Town's population, services and industry increase, this should not be at the expense of the family-oriented atmosphere that makes Onoway an enjoyable place to live.

Policies

- 4.1.1** Future development shall conform to the vision and policies of this MDP.
- 4.1.2** A Conceptual Scheme shall be required for all proposed developments resulting in four (4) or more new parcels, the Conceptual Scheme shall include:
 - a) The land uses and estimated population proposed for the development;
 - b) How access to the site will be provided;
 - c) How the lots will be serviced; and
 - d) Interface conditions with adjacent parcels.
- 4.1.3** Any development over 16 hectares in size shall require an Area Structure Plan (ASP) that is prepared in compliance with the MGA.
- 4.1.4** The following studies may be required to support a Conceptual Scheme or ASP:
 - a) A Traffic Impact Assessment (TIA);



- b) A Stormwater Management Plan;
 - c) A Geotechnical Report or Slope Stability Analysis (slopes > 15%);
 - d) A Biophysical Impact Assessment (BIA);
 - e) A Phase 1 Environmental Site Assessment (ESA); and
 - f) A grading plan.
- 4.1.5** New development shall connect to water and sewer lines according to the Town’s Engineering Design Standards.
- 4.1.6** Costs associated with required upgrades and servicing shall be the responsibility of the developer.
- 4.1.7** Effective site buffering/screening, shall be implemented where residential land uses are adjacent to commercial and industrial uses.
- 4.1.8** Landowners with contaminated sites shall be engaged in order to determine and implement options for sealing or remediation.
- 4.1.9** Studies that determine the risk, extent, and remediation or containment options of any ground contamination shall be required where it is possible that contamination has spread onto Town property.
- 4.1.10** The maximum Municipal Reserve shall be required for all subdivision per the MGA. These reserves may be in the form of land, cash-in-lieu or a combination thereof.
- 4.1.11** Lands deemed to be environmentally significant shall be protected via an Environmental Reserve or Conservation Reserve dedication or an environmental easement registered at the time of subdivision.

4-2 Onoway Has a Vibrant Built Environment

Onoway is situated in a pleasant rural setting that should be respected when considering future development. Aesthetically attractive development will increase the level of pride that residents take in the community and will encourage visitors. The identity and character of the Town should be apparent upon arrival at gateway entrances and along main streets to foster positive first impressions.

Policies

- 4.2.1** Onoway and Alberta Transportation should work collaboratively to develop a Highway Gateway Entrance Feature Program to introduce unique elements to streetscapes.
- 4.2.2** Mature trees should be maintained and preserved, wherever possible.
- 4.2.3** Low Impact Development (LID) principles and ecosystem-based adaptation approaches should be encouraged in undeveloped areas and in redevelopment in established areas.



- 4.2.4 Differentiation of public and semi-public spaces from private spaces is encouraged through paving or grading, raised planters or other landscaping features.
- 4.2.5 Areas of concealment resulting from landscaping, such as alcoves, inset entrances and other building features that block visibility should be avoided.
- 4.2.6 Infill development is encouraged on vacant lots.

4-3 Onoway Has a Wide Range of Housing Options Available to Residents

Onoway has an abundance of single-detached housing. There is a need to provide affordable and a variety of housing options to meet the needs of all current and future residents. Single-family housing is also not preferred for certain demographics. As affordability and availability of a mix of housing tenures and stock are major factors for people moving to Onoway, the Town should encourage a mix of housing options available for current and future residents.

Policies

- 4.3.1 Future Residential Development shall occur where indicated on **Figure 4 – Future Development Map**.
- 4.3.2 A range of affordable and non-market housing development is encouraged to accommodate a variety of income levels, accessibility and aging-in-place needs.
- 4.3.3 Secondary suites in low-density residential districts are encouraged.
- 4.3.4 Facilities that support aging-in-place are encouraged.
- 4.3.5 Manufactured Home development is supported provided that it conforms to local and provincial regulations.
- 4.3.6 Manufactured Home development shall achieve a character similar to conventional residential development.
- 4.3.7 Home-Based Businesses within residences are supported provided they conform to local and provincial regulations.

4-4 Onoway’s Industrial and Commercial Development Drives the Local Economy and Attracts New Investment

Onoway’s success in attracting industry to the Town is in part because of reliable infrastructure and services, an orderly development plan, and efficient management of industrial areas. The commuter population in and out of the Town has grown in recent years. At the same time, the existing industrial and commercial businesses provide important local employment options. Local employment adds value to our economy, provides local employment options for residents, and reduces commuting time, increasing quality of life for residents.



Policies

- 4.4.1** Future Commercial and Industrial Development shall occur where indicated on **Figure 4 – Future Development Map.**
- 4.4.2** Onoway shall be promoted as a good place to open and operate a business to help expand the Town's role as a regional hub.
- 4.4.3** Businesses that rely on Highway traffic should be encouraged to locate within the Town boundary adjacent to the Highway.
- 4.4.4** Commercial and industrial development shall be required to demonstrate adequate parking capacity and traffic accessibility.
- 4.4.5** Industrial development shall ensure that significant adverse effects, such as noise and odour, are mitigated through the provision of adequate buffers, landscaping and transition of uses.
- 4.4.6** A sufficient supply of serviced land should be available to accommodate commercial and industrial growth.

4-5 Onoway's Downtown Area is a Dynamic Retail and Service Centre

The more services and facilities offered in Onoway, the easier it is for residents to purchase local goods and services. Diverse commercial activity in the Downtown Area also helps makes Onoway more attractive as a regional service centre for the wider rural community and the 16,000 residents in the local trading area.

Policies

- 4.5.1** The downtown area is Onoway's primary retail and customer service centre.
- 4.5.2** Intensification of the downtown area shall be encouraged through redevelopment that optimizes existing infrastructure and supports the increase of:
 - a) Number of residential units;
 - b) Range of housing forms available;
 - c) Commercial and office land uses; and
 - d) Amenities in the public realm.
- 4.5.3** Onoway shall explore opportunities with local businesses to develop a Business Improvement Area (BIA) to help support downtown development and streetscaping.
- 4.5.4** An Area Redevelopment Plan (ARP) for the downtown area should be developed to provide a vision and future direction for growth and redevelopment in the downtown.
- 4.5.5** The aesthetic quality of the downtown area shall be enhanced by:
 - a) Encouraging downtown business and property owners to collaborate with the Town on private landscaping and other initiatives to maintain a cohesive and pleasant streetscape; and
 - b) Continuing to provide appropriate street furniture and lighting improvements.



4-6 Onoway's Recreational, Educational and Cultural Facilities Support Local and Regional Needs

As a hub in the larger local trading area, amenities such as the Onoway Museum and Heritage Centre, Onoway Arena and Onoway Jr/Sr High School provide opportunities for personal development and enjoyment, civic pride and community interaction for local and regional residents.

Policies

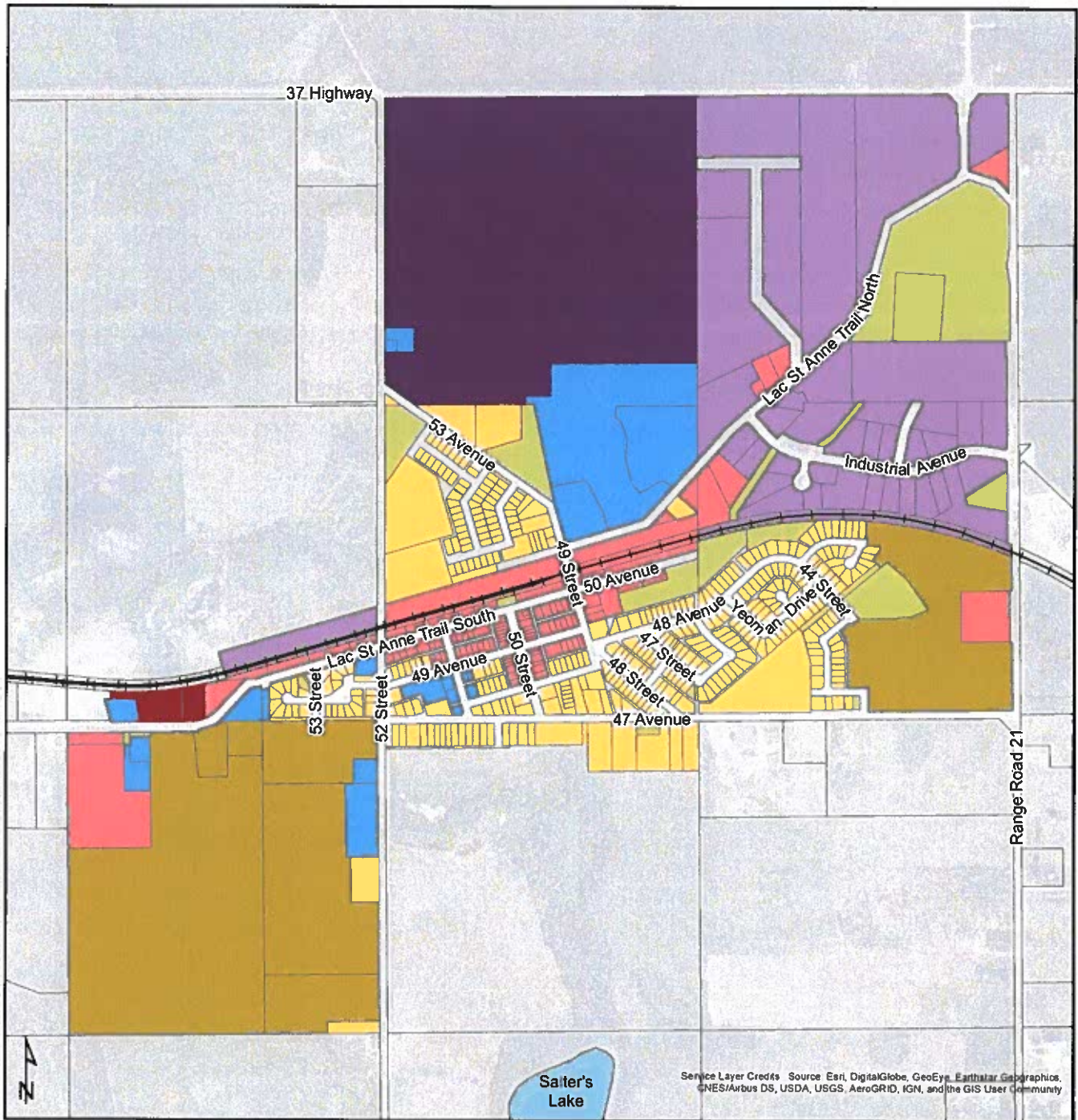
4.6.1 A comprehensive Parks and Recreation Master Plan should be developed to identifying park space areas, functions and linkages that provide a connected recreation network. This Master Plan can include, but is not limited to:

- a) Evaluating existing parks and facilities;
- b) Identifying new parks and recreation amenities; and
- c) Enhancing connectivity between parks and recreation amenities with the broader community.

4.6.2 Recreational and sports facilities and amenities should be maintained and developed to:

- a) Provide a range of recreational opportunities throughout Onoway;
- b) Accommodate a range of programs and uses;
- c) Provide opportunities for both competitive programming and passive recreation;
- d) Allow for conversion for future needs; and
- e) Be financially and physically accessible to all residents.





ISL Engineering
and Land Services

 Water Body

 Railway

 Residential

 Commercial

 Industrial

 Institutional

 Parks and Open Space

 Future Residential

 Future Commercial

 Future Industrial/
Highway Commercial

**ONWAY
MUNICIPAL
DEVELOPMENT
PLAN**



**FIGURE 4
FUTURE
DEVELOPMENT MAP**

1:15,000
CANAB3-10TM115



Service Layer Credits Source Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

SECTION FIVE

Infrastructure Policies

5

This Section outlines local infrastructure policies.

5-1 Onoway's Transportation Network is Safe and Efficient

There are currently few connected trails for pedestrians, cyclists and other non-motorized transport in Town. Continuing to provide reliable and safe transportation infrastructure is a key factor in residents' quality of life. Maintaining and upgrading road and utility infrastructure is increasingly challenging as assets age, and the Town must utilize asset management and planning best practices to ensure a high level of service is efficiently delivered.

Policies

- 5.1.1 A minimum right-of-way, as identified in the Town's Engineering Design Standards, shall be used for all new arterial roads, collector roads, services roads, local roads, intersections, and sidewalks. Council may vary these standards at their discretion.
- 5.1.2 Innovative road materials, construction methods, and lifecycle management practices should be pioneered in Onoway through partnerships with neighbouring local, provincial, and federal agencies and institutions.
- 5.1.3 Onoway should work with CN Rail to ensure surface rail crossings prioritize pedestrian and vehicular safety through improvements to signage and visibility.
- 5.1.4 A Transportation Master Plan should be developed with policies and initiatives that support active transportation should be developed.



5.1.5 Trails (particularly in residential and commercial developments) should be incorporated within parks, open spaces and environmental and conservation reserves to provide connections to the on-street network as appropriate.

5-2 Onoway's Water and Wastewater Services Meet Current and Future Needs

The West Inter Lake District Regional Water Services Commission has been providing water services for Onoway since 2008. The majority of homes in Onoway are connected to the Town's upgraded water treatment plant and distribution network, which sources water from two wells. Connections and hook-up to the Regional Water Line were completed in early 2018. Upgrades and maintenance to water lines and the water treatment plant are on-going. The Town's wastewater is fully reticulated and treated by facultative ponds outside the Town boundaries. This system is sufficient at this stage, though regular upgrades are needed so that the system remains effective. The last major improvement to the Town's sewer network was completed in 2017, including a lift station upgrade.

Onoway is a leader in re-using and recycling waste through the Town's five separate forms of waste management: compost of organic waste, recyclables (paper, glass, plastic, tin/aluminum), hazardous (toxic roundup every year), electronics (regular clean-up days), and remaining waste to landfill. Compost, recycling and garbage collection are curbside services, with the option to use a regional disposal centre. The Town also has an oil bin and a bottle drop-off centre. Onoway will continue to strive for diverting as much waste as possible from landfills and educate residents on how to properly dispose of any remaining waste they may have.

Policies

- 5.2.1 Development patterns should occur in a contiguous manner that supports the efficient and economical provision of local water and wastewater services.
- 5.2.2 Onoway should work with communications providers to ensure that wireless and fiber-optic services are accessible throughout Town.
- 5.2.3 Incremental improvements to the wastewater treatment plant and ponds should be planned for to ensure that environmental standards are met and exceeded, where practicable and there is capacity to meet future demand.
- 5.2.4 Waste reduction, reuse, recycling and diversion programs shall be promoted.

5-3 Onoway Respects the Natural Environment

Surface water runoff is a commonly overlooked issue and can cause ponding and/or erosion when not planned for effectively. Regular monitoring and repairs to problem areas are important to ensure that rainwater and snow melt flows where it is intended to. Urban design techniques and new materials can minimize the rate and volume of surface water runoff, allowing it to be effectively managed.



Onoway Creek has flooded in the past during heavy rainfall and may do so again. It is important to ensure that potential flood risk along the Creek is mitigated.

Policies

- 5.3.1** An overall Town Drainage Plan and improvement study should be commissioned so that the Town knows where water is flowing and the pressure points that need infrastructure investment in the future.
- 5.3.2** The predicted flood area around Onoway Creek for 1:100 year and 1:50 year flood events should be determined through a Floodplain Study.
- 5.3.3** Development in the 1:100-year flood plain shall be restricted to activities and structures that are not at risk from flooding or can be moved out of the area quickly.
- 5.3.4** Onoway Creek and its buffer area should be integrated into public and park spaces to be used for passive recreation.



SECTION SIX

Governance Policies

6

This Section outlines local governance policies.

6-1 Onoway is Committed to Meaningful Engagement with Residents

Onoway is committed to robust public participation with respect to land use matters so that future growth implications are understood by the community. By providing the right information and building effective relationships with key stakeholders, informed and collaborative conversations will result. While it is not always possible for the public to be involved in all major decisions, or in all aspects of any given decision or action, wherever possible, Onoway will seek public input on key issues effecting the town.

Policies

6.1.1 A Public Participation Policy shall be developed in accordance with the MGA.

6.1.2 The Public Participation Policy shall be:

- a) Made available to the public;
- b) Posted on the Town’s website; and
- c) Reviewed, at minimum, once every four years.



6-2 Onoway's MDP Reflects the Community as it Evolves

Because of the broad impact on land use planning and development it is essential that the MDP be reviewed intermittently to ensure it remains an effective tool for guiding growth in Onoway. Although the MDP is written to respond to development foreseen within the next twenty years, it is understood that conditions may rapidly change within this timeframe.

Policies

- 6.2.1 Town administration will prepare a report for Council every three (3) years that describes how proposed developments have aligned with the MDP and suggest any need for changes to the Plan.
- 6.2.2 A general review of the MDP should take place within ten (10) years.
- 6.2.3 Notwithstanding 6.2.2, Council will be prepared at any time to consider proposed amendments to the MDP in order to deal with unanticipated circumstances.
- 6.2.4 MDP objectives and policies shall be reviewed to ensure they are in accordance with the Upper Athabasca Regional Plan once it comes into effect.

6-3 Onoway's Assets are Managed in a Financially Sustainable and Efficient Manner.

Asset management is a systematic process of developing, operating, maintaining, upgrading, and disposing of assets in the most cost-effective manner (including all costs, risks and performance attributes). Effective asset management is critical to maintaining a coordinated approach to optimizing costs, minimizing risks, and the overall performance and sustainability of local infrastructure.

Policies

- 6.3.1 Council and Administration will collaborate to develop an Asset Management Plan that provides for and prioritizes the comprehensive construction and lifecycle management of existing and future infrastructure and Town assets.
- 6.3.2 Local road improvements should be financed via a:
 - a) Local improvement tax for a residential street;
 - b) Local improvement tax or a combination of provincial grant and local improvement tax for a collector or arterial road; or
 - c) Other infrastructure financing tools at the discretion of Council.



SECTION SEVEN

Intermunicipal Policies

7

This Section outlines policies designed to support collaboration between Onoway and its municipal neighbours.

7-1 Onoway Collaborates with Lac Ste. Anne County on Issues of Mutual Benefit

Onoway and Lac Ste. Anne County have forged a working relationship which functions to the mutual benefit of both municipalities. While Onoway and the County may not be in agreement on all matters, we share many goals in common and should seek to embrace both the challenges and opportunities we encounter in a collaborative manner. By utilizing shared resources, and communicating more closely with one another on key issues, both municipalities will benefit.

Policies

- 7.1.1** Onoway shall uphold the circulation and referral process for new development in accordance with the process outlined in the “Lac Ste. Anne County and Town of Onoway Intermunicipal Development Plan (Bylaw #20-2014),” as amended.
- 7.1.2** Joint servicing agreements with the County should be reviewed and managed through the forthcoming Intermunicipal Collaboration Framework (ICF).



7-2 Onoway Coordinates Recreation and Cultural Activities with Its Regional Neighbours

As Onoway is a service centre for a larger rural community and nearby summer villages, many people travel to the municipality and abroad for recreation. Where appropriate, Onoway should work in collaboration with the County and other municipal neighbours to coordinate the provision of recreational and cultural amenities for the wider community.

Policies

- 7.2.1** Onoway shall work with the County, nearby Summer Villages, and other neighbouring municipalities, boards, and organizations to develop recreation agreements to support the provision of recreational and cultural services.
- 7.2.2** Onoway should work with the County and off-road vehicle enthusiasts to develop regional off-road vehicle trails.
- 7.2.3** Onoway shall pursue open and effective channels of communication with municipal neighbours to strengthen intergovernmental relationships at the political and administrative levels.
- 7.2.4** Onoway will work cooperatively with local school boards to pursue, negotiate, and enhance Joint Use Agreements of school and park reserves.

