



Town of Onoway
Municipal Development Plan
Bylaw 686-09



December 14, 2009

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1: Overview

1 Definitions

Unless otherwise stated:

“The Act” refers to the Municipal Government Act 2000, and all consequent operative amendments to it.

“the Bylaw” refers to the Town of Onoway Land Use Bylaw.

“the Plan” refers to the Town of Onoway Municipal Development Plan.

“The Town” refers to the Town of Onoway, the Town of Onoway Council or the Town of Onoway’s executive and service staff, depending on the context.

2 Purpose of the Plan

The purpose of the Plan is to provide specific objectives and policy direction for the Town of Onoway’s future growth and development over the next ten years.

The Town supports development and growth, but also wants to maintain its small-town character. The Plan has been established to facilitate this, and to address conditions as foreseen for the next ten years.

The policy in the plan is directed to decisions and actions made by the Town of Onoway Council and all organisations, bodies and staff established by this Council. Through this, it also sets constraints and goals for land use and development, gives a sense of community direction, guides the location of future development, and indicates to outside decision-makers such as the Government of Canada, Government of Alberta and Lac Ste. Anne County the type of growth and development that the Town wishes to have both within and adjacent to its boundary.

The Plan is part of a hierarchy that includes any other operative Town of Onoway statutory plans and the Onoway Land Use Bylaw. The Plan contains the general direction of future development, while the Bylaw regulates development and land use on a site-specific basis. The Plan is limited to the physical boundaries of the Town, but may influence neighbouring municipalities and aspects of any inter-municipal plan.

The Plan also presents objectives and policies that affect things other than land use or development. As such, it is one of the Town’s the principal long-term planning tools.

While the Plan is designed to guide the policy and actions of Council on land use and development, the Bylaw contains the provisions that affect land use and development directly.

3 Legal Basis

Section 632 of the Act provides the legislative basis for this Plan. It enables municipalities under the population of 3,500 people to adopt a Municipal Development Plan, though it is not compulsory. The Section 632(3) of the Act outlines the compulsory and optional areas of a Municipal Development Plan. It also permits each municipality to be flexible in the content and format of its plan.

4 Factors Influencing Development

4.1 Provincial land use policies

Pursuant to Section 622 of the Act, the Province of Alberta has developed Land Use Policies (November 1996) to help harmonize provincial and municipal policy initiatives at the local land use planning level. This municipal development plan has been prepared in the spirit and intent of the Provincial Land Use Policies. In particular, Policies:

- 4.1 – establish orderly land use patterns
- 4.2 – embody sustainable development principles
- 4.3 – provide economic development opportunities
- 4.5 – provide a variety of residential environments
- 5.1 – identify and pattern land use around natural landscapes
- 7.1 – identify key transportation corridors and facilities
- 7.2 – establish compatible land use patterns around the key transportation corridors and facilities
- 8.1 – identify the magnitude and scope of housing needs
- 8.2 – facilitate a wide range of housing types
- 8.3 – provide for housing intensification within developed areas
- 8.4 – accommodate barrier-free residences for people needing care and people with disabilities
- 8.5 – accommodate mobile housing

4.2 Land-use Framework

The Province of Alberta adopted the Alberta Land Stewardship Act in the spring of 2009. This is one of the implementation actions for the Land-use Framework, which replaces the existing provincial Land Use Policies. In each of the Planning Regions as defined by the Land-use Framework, a regional plan will be

developed and all the municipal development plans, area structure plans, land use bylaws, policies and procedures in a municipality must align to the regional plan.

The Town of Onoway is within the Upper Athabasca Land-use Framework Region. Once the regional plan development begins for this region, the Town will be involved in the process and when the regional plan is complete, the Town may revise this Plan and other statutory documents to conform to the regional plan.

4.3 Resource extraction

The Alberta Energy Utilities Board has indicated that there are no sour gas facilities in the vicinity of the Town. No other resource extraction facilities that would impact development of the plan area were identified within 5 km of the municipality.

4.4 Existing land use

The majority of the Town's existing residences are to the south of the east-west oriented CN Railway line. Onoway hosts a significant industrial sector for its size in the northeast corner of the town. Downtown commercial businesses are primarily located along Lac Ste. Anne Trail and on 49th and 50th Streets. As of 2008, area structure plans are being developed for the two remaining undeveloped quarter sections in the Town by private developers.

4.5 Adjacent land use

The Town of Onoway's municipal neighbour is Lac Ste. Anne County. The majority of the adjacent County land is in agricultural production with a few country residential subdivisions. As shown in Figure 7 Urban Fringe Lands, gravel extraction is permitted as a discretionary use in some parts of agricultural land.

4.6 Protection of agricultural land

The Act requires this Plan to respect the protection of agricultural operations. The overall Plan aims for efficient development that minimises building over prime agricultural land. The agricultural soils surrounding Onoway are generally Class 0 to 3 – medium to high producing soils. The production capacity of these soils should be taken into account when urban development expands beyond its current boundary, for example, by using cost-benefit analysis, input/output tables and sustainability principles.

Standard agricultural operations near Onoway should not be hindered by adjacent development or complaints made by urban residents, unless the source of the complaint is an unreasonable or unsafe practice for a rural area.

5 Former Town of Onoway Municipal Development Plan

This Plan replaces the former Town of Onoway Municipal Development Plan that was adopted in 1999.

6 Preparation of the Plan

From May 2008, Scheffer Andrew Ltd. undertook a process to review the Town of Onoway's Municipal Development Plan and Land Use Bylaw.

Date	Event
May 6, 2008	Scheffer Andrew Ltd. and Town staff discussed the review and matters to address.
June 10, 2008	The Town Council held a visioning workshop to identify objectives and issues for Onoway's future growth and development.
June 16, 2008	The Town Council completed its visioning workshop.
June 20, 2008	The public attended an open house to review and discuss changes to the Municipal Development Plan.
June – July 2008	Members of the public and Council provided ongoing feedback and input into the process.
November 24, 2008	The Town Council reviewed the first drafts of the Municipal Development Plan.
June 24, 2009	The Municipal Planning Commission reviewed the second draft of the Plan.
July 15, 2009	A draft revised Municipal Development Plan was released for public comment.
August 10, 2009	Following first reading by Council, a public hearing was held.
	Changes were made as a result of the hearing, and then the Municipal Development Plan was adopted by Council.

7 Acknowledgements

The 2008/2009 review of the Plan was greatly assisted by many individuals. Of special note are the Town of Onoway Council, the Municipal Planning Commission members, and the Town staff.

2: Setting

1 Surroundings

The Town of Onoway is a small town located on gently rolling farmland in the southeast corner of Lac Ste. Anne County of central Alberta. Onoway is approximately 50 km directly northwest of Edmonton and 35 km northwest of Spruce Grove. It is well positioned at the junction of Highways 43 and 37 and provides services to the surrounding rural municipality, summer villages, hamlets and First Nations.

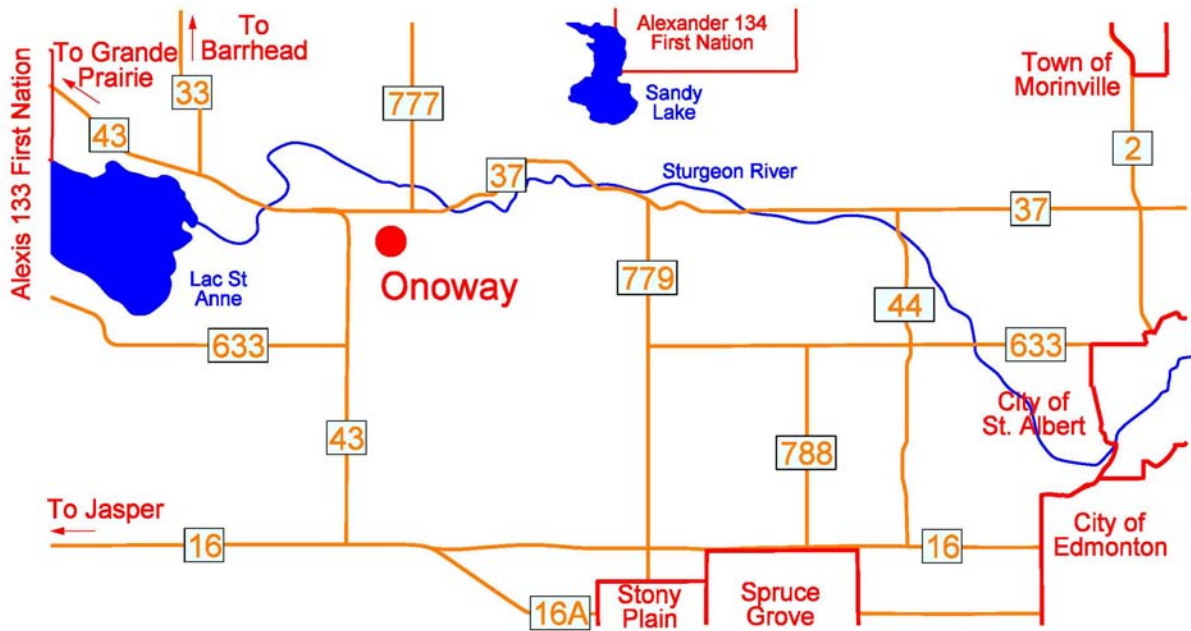


Figure 1 Onoway location

2 Physical Constraints

Onoway has a land area of approximately 345 ha. Onoway Creek, a small tributary of the Sturgeon River runs through the Town. The topography of the Town generally falls from the south and south-west towards Ruth Cust Park to the north-east, following the course of Onoway Creek to Sturgeon River.

A minor Canadian National Rail line bisects the community. It divides the Town because there are only two road crossings within the urban area.

Two major pipeline rights-of-way pass through the Town generally in an east-west direction, one being to the north and the other to the southern portion of the Town. These pipelines limit development on their respective rights-of-way, parts of which pass through established private lots.

3 Land Uses

Commercial uses are concentrated in the vicinity of 50th Street and Lac Ste. Anne Trail (50th Avenue), south of the railway line. Residential land uses have developed around this core, both north and south of the railway line, with the newest subdivisions built to the east. A new primary school was built in 2005, leaving the old school available for redevelopment. The industrial area is currently in the north-eastern part of Onoway, north of the railway line.

3: History

1 First Nations¹

The earliest native inhabitants of Alberta were camping and hunting in the province at least 11,000 years ago.

First Nations' peoples had adapted to semi-nomadic life on the Alberta plains and woodlands. Bison hunting was a key part of the plains culture. More northerly tribes also hunted and fished for other types of game in the aspen parkland and boreal forest regions, and after European contact began trapping in order to exchange furs for trade purposes.

Both Woodland Cree and Nakota Sioux (Stoney) people were well established in the local area before European explorers first visited west central Alberta.

The Alexis Nakota Sioux Nation is located west of Onoway on the shores of Lac Ste. Anne, which the Nakota call Wakamne, or God's lake. Every summer there is a pilgrimage to the lake that is attended by up to 40,000 people. Another nearby Nakota community is the Paul First Nation, located southwest of Onoway at Wabuman.

Located north of Onoway at Sandy Lake is the Alexander First Nation, a Woodland Cree community.

Many fur traders in Western Canada married local (mainly Cree) women, and this gave rise to a new cultural group, the Métis. Iroquois hunters from eastern Canada also accompanied the fur traders, and they also married local Cree and Metis women. Descendants of the Iroquois and Metis people continue to live in the local area.

Plains Ojibwa (also known as Saulteaux or Soto) also moved into the area with the fur trade, but eventually ended up settling further west and north. Onoway's name is most likely an adaptation of an Ojibwa word.

2 European Settlers²

Even before the Northern Alberta Land Survey was completed in 1899, there were a few non-aboriginal settlers in the Onoway area. Their numbers increased after the survey and by 1904 a post office was built near the site of the present Evangelical Free Church. The first post master's name was W.P. Beaupre and the Town proposed naming the post office after him. However, the name 'Beaupre' was already being used elsewhere. As Beaupre can be

1 Source : Government of Alberta: <http://alberta.ca/home/182.cfm> (accessed on July 21, 2009) Indian Tribes of Alberta by Hugh A Dempsey, Glenbow Museum, 1997; Alexis Nakota Heritage Program.

2 History source: Onoway and District Historical Society, 1977

translated as 'good, rich or lush meadow' or 'fair field' in English, a transliteration of the Nakoda Sioux equivalent, Onoway, was chosen.

3 Development and Growth

The community was spread out initially, with the first store being located at Devil's Lake. In 1910 there was a proposal for a railway subdivision branch junction to be located about 2.5 km west of Onoway's current boundary. This created interest in development. Lots were surveyed and some buildings erected with the hope that a future railway station would be located there. Possibly due to high land prices from land speculation, the station was instead built east of the post office when the rail line went through in 1911.

The hamlet site was surveyed in 1913. It had four blocks with a park to the southwest. The community grew and in 1923, with 100 people and 25 occupied dwellings, Onoway residents petitioned to become a Village. The request was granted and the hamlet became the Village of Onoway in June 1923.

Onoway's development potential was 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 centre for the surrounding population and economic activity. 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.

4 Transportation

Transportation modes have changed since the railway station was built. Motor vehicle traffic has become the dominant transportation mode despite the railway still being operative as a minor trunk line. The close proximity to Highways 37 and 43 gave the Town the opportunity to identify itself as "Hub of the Highways."

The development of the Highways, and the increased speed and affordability of motor vehicle traffic, has allowed Onoway to enter the outer commuter zone for the greater Edmonton urban area. This allows people to live in Onoway and enjoy the country lifestyle while working elsewhere. The reverse is also true. The Town's proximity to the two highways also allows people to live elsewhere while being employed in Onoway. Overall, the greater connectivity of Onoway with Stony Plain, Spruce Grove, St. Albert and Edmonton is good for the Town. Residents have more options for work and recreation, and businesses have a greater potential market.

Together, the Town's rail and road systems ensure its viability, and the Town remains an important service centre for the wider community.

4: Current Status

1 Demographics

When the Plan review started in 2008, Alberta's economy and the Greater Edmonton economy was expected to grow strongly for the next few years³. This plan was developed for a total population as high as 1,300.

The 2006 Census gives some useful information to inform town planning in Onoway.

Onoway has a greater proportion of children, youth and elderly compared to the provincial figure. This has remained constant for the past two decades.

Age	Onoway	Alberta
0 – 14 years	22.3%	19.2%
15 – 24 years	17.1%	14.9%
25 – 64 years	49.7%	55.2%
65 + years	14.9%	10.7%

Onoway also has more females than males, particularly in the 25 – 49 years age group. This contrasts with Alberta province having an even number of males and females.

	Onoway		Alberta	
	Male	Female	Male	Female
All	48.6%	51.4%	50%	50%
25 - 49 years	43.3%	56.7%	50.3%	49.7%

2 Employment and Income

While the employment rate is very good, there are many residents who are not part of the work force at all. This may affect employment uptake and turnover within the Town.

- Unemployment rate: 2.4% (compared to Alberta: 4.3%)
- People over 14 years of age not in the work force: 36.6% (compared to Alberta: 25.9%)

Income is comparable to the province, but family income is much lower – suggesting that there are more family dependents on lower or no incomes being supported by other income earners compared to Alberta as a whole. Notably, the median income in Onoway has increased significantly from \$18,753 in 1998 to be much closer to the provincial average.

³ 2006 Census Portrait: <http://www12.statcan.ca/english/census06/analysis/popdwell/ProvTerr5.cfm>, accessed October 22, 2008.

- Median income for people over 14 years of age: \$26,633 (compared to Alberta median: \$28,896)
- Median family income: \$58,023 (compared to Alberta median: \$73,823)

3 Households

Over half of the households in the town have two or less people in them – suggesting that there may be demand for different housing types other than single detached medium-sized homes.

- Average household size: 2.6 people
- Households with a couple and no children: 18%
- Households with children: 32%
- One-person households: 31%
- Other households: 19%

Not many people move within Onoway itself. Once they establish their residence, they tend to stay there.

- Lived in the same place for more than 5 years: 52%
- Changed address within the Town in last 5 years: 16%
- Moved to the Town in last 5 years: 32%

4 Education

Educational achievement in Onoway is lower than the provincial average. This may be reflected in the higher percentage of people not in the work force and, as shown in the statistics above, may affect the type of employment undertaken in the town.

Educational achievement for people over 14 years of age:

Education	Onoway	Alberta
No certificate, diploma or degree	40%	23%
High school certificate	24%	26%
Apprenticeship or trade	13%	11%
College or university diploma or degree	23%	40%

5: Future Projection

1 Population Growth

This Plan predicts that over the next ten years, Onoway's resident population is likely to follow the provincial economy trend.

2 Growth Drivers

The reasons for the above projection are:

- Onoway's growth has followed the highs and lows of the Alberta economy in the past.
- Alberta's ongoing development of hydrocarbon mining, processing and other industrial development is likely to continue.
- Onoway has moved into Greater Edmonton's commuter radius. People who work in Edmonton are attracted to live in Onoway because of cheaper housing and small-town country lifestyle. This trend is likely to continue as Edmonton grows larger and land in Edmonton, Stony Plain and Spruce Grove becomes more expensive.
- The proximity to highways and railway, combined with serviced, comparatively inexpensive industrial land, is appealing for business development and growth.

3 Growth Influence on the Plan

This predicted growth should influence the Plan in the following ways:

- Onoway will need more land for expected population and business expansion.
- Infrastructure, including roads, sewers, solid waste and water will need to be maintained and upgraded more regularly than in the past. This will maintain reliable services, reduce future expenses, and give capacity for growth.

The Town should also be aware of the following:

- Land should be available for residential, commercial and industrial development to ensure that land prices remain relatively less expensive compared to Edmonton, creating a competitive advantage for Onoway.
- Onoway should make efficient use of land a priority when guiding and processing future developments.

- Onoway should continue to promote commercial and industrial growth to ensure a solid, diversified economic base for the Town to build on, rather than relying on larger nearby centres for essential services.
- An Intermunicipal Development Plan with Lac Ste. Anne County should be developed to coordinate growth and services between the two municipalities.
- The positive small-town feel and close community of Onoway should be enhanced so growth and development adds to the overall ambience of the Town.

6: Sustainable Development

Sustainable development is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs⁴.

Alberta Urban Municipalities Association encourages communities to consider five dimensions of sustainability: social, cultural, environmental, economic, and governance.

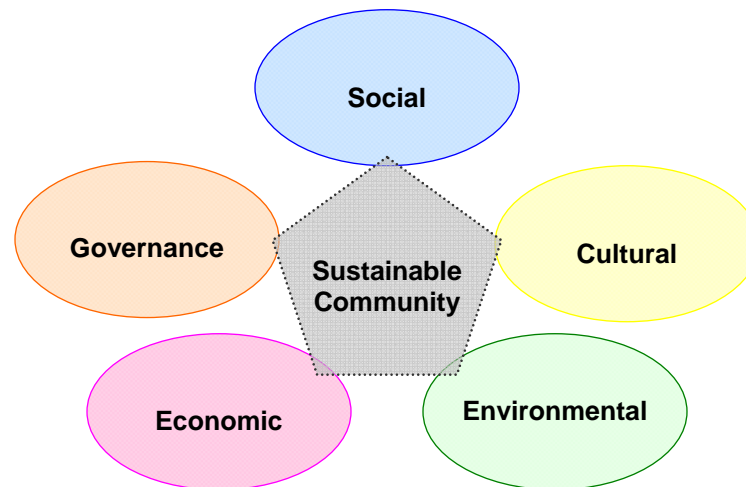


Figure 2 Spheres of sustainable development

This philosophy is reflected in the Purpose Statement of Municipal Government Act's Part 17, Section 617 that authorizes this Plan "to achieve the orderly, economical and beneficial development (economic) ... and to maintain and improve the quality of the physical environment (environment, cultural)...without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest (social, governance)."

Development in Onoway should be 'sustainable' – i.e. considering the effects and inter-relationships between:

- Social, such as socially inclusive, supporting stable and diverse community.
- Cultural, such as promoting community spirit, history, and sense of place.
- Environmental, such as natural and built environment, minimizing negative environmental impacts.
- Economic, such as promoting local business, diversifying local economy.
- Governance, such as participative, transparent and accountable.

True sustainability would be a difficult point for Onoway to reach in the current economic, political and social climate that the Town has little control over. "Sustainability" in Onoway should be regarded as a journey rather than a destination. Development decisions made by the Town should ideally make Onoway more sustainable.

⁴ United Nations. 1987. "Report of the World Commission on Environment and Development." General Assembly Resolution 42/187, 11 December 1987.

7: Development Objectives and Policies

1 Built Form

Objective 1 A "small-town feel" in a quiet rural environment.

Onoway residents value the small community they live in. Important factors include knowing your neighbours, peace and quiet, minimal traffic, the rural vistas and the sense of community. While most people want to see the town's population, services and industry increase, this should not be at the expense of the small-town values that make Onoway an enjoyable place to live.

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|----------|------------------------------------|---|
| Policy 1 | Figure 3 | Use the Future Land Use Map (Figure 3) as a guide when considering subdivision or development applications, or land use bylaw amendments. |
| Policy 2 | Small-town feel | Maintain the small-town, quiet, community feel of the Town balanced with Town growth. |
| Policy 3 | Outline/area structure plan | Require <ol style="list-style-type: none">an outline plan for a subdivision resulting in four or more lots; oran area structure plan for a subdivision that covers a land area greater than 30 ha. <p>Council may exercise its discretion to require an outline or area structure plan for a smaller scale subdivision proposal.</p> |
| Policy 4 | Development agreement | Enter into a development agreement with developers prior to allowing residential, commercial or industrial subdivision or development to ensure that essential services and desirable design techniques are carried out in accordance with the development permit or subdivision approval. This may run as a restrictive covenant on the property title and/or include a bond paid as security to the Town. |

Policy 5	Buildings more than 12 m high	Discourage development of buildings or other structures that are more than 12 metres high, unless the development enhances the Town's ambience and the building has an adequate fire protection.
Policy 6	Subdivision design principles	<p>Encourage good subdivision and development design principles for new areas, for example:</p> <ul style="list-style-type: none"> a. Pedestrian trails and sidewalks are located to minimise walking distances between key destinations and designed to maximise safety and convenience. b. Sidewalks are developed according to the Town's current engineering and design standards c. Crime Prevention Through Environmental Design⁵ d. Use of vegetation, paving materials and other visual cues to slow down vehicles in residential and town centre areas. e. Larger lots on major collector roads and at intersections, so houses can be located away from traffic to reduce visual and noise intrusion, and the road can be improved in future when further development occurs. f. Lanes should only be constructed to provide access to the residential lots on a collector road or an arterial road. g. Orienting residences so they can overlook municipal reserve areas: schools, parks and open spaces. h. Management of surface water runoff.
Policy 7	Mobile home subdivision/court services	Provide the same municipal services to mobile home subdivision/courts as to other residential districts, for example direct access to a collector road and comprehensive utilities and infrastructure.

⁵ <http://www.rcmp-grc.gc.ca/ccaps-spcca/safecomm-seccollect-eng.htm>

Policy 8	Mobile home subdivision/court character	<p>Encourage mobile home subdivision/court to achieve a character similar to a conventional residential subdivision, for example:</p> <ul style="list-style-type: none"> a. Clustering of units. b. Paved streets. c. Landscaping. d. Proper grading and draining of sites. e. Pedestrian circulation networks. f. Parks and playgrounds. g. Fenced storage lots.
Policy 9	No acreages	Discourage acreages and very large single family residential lots within the Town.
Objective 2	The Town is a visually and aesthetically pleasing place to live and visit.	<p>Onoway is situated in a pleasant rural setting, but the look of the Town could be improved. An attractive place increases the pride that residents take in their community and encourages visitors to stay longer.</p> <p>The entrances to the Town from Highways 43 and 37 do not define where the Town begins. First impressions are important for people arriving in the Town, and the ethos of a tidy town should start at the town entrances and main roads.</p>
Policy 10	Tidy commercial and industrial areas	Require commercial or industrial properties to provide a tidy street frontage, and landscaping where appropriate.
Policy 11	More trees downtown	Plant more trees in downtown areas.
Policy 12	Town sign	Maintain highway signage to promote the Town.
Policy 13	Community clean-ups	Coordinate clean-up days and events with the community, including clean-up after public events.

Policy 14	Multi-family design principles	<p>Encourage and require new multi-family residential developments to use good design principles, for example:</p> <ol style="list-style-type: none"> a. Creation of public, quasi-public and private outdoor spaces, and distinctions between them. b. Reasonable sunlight to each residential unit. c. Varying wall materials and exterior building lines where appropriate to reduce the visual bulk of the buildings. d. Allowing observation of the immediate surrounding area by the residents. e. Sound insulation between residential units. f. Provision of adequate off-street parking.
Policy 15	Preserve valuable vegetation if viable	<p>When developing land in the future, aim to preserve existing vegetation that is: 1) of high value to the community and 2) viable to preserve, as determined by a professional assessment.</p>
Policy 16	Good building design	<p>New buildings should be built with good design, character, convenience for users, privacy, and general amenity as appropriate.</p>
Policy 17	Sign compatibility	<p>The design, location and appearance of signs should be compatible with buildings when on-site, and coordinated and adequately spaced when off-site.</p>
Policy 18	Trees along streets	<p>Require developers to plant trees along streets as part of a development agreement if a development is located on a street without sufficient trees.</p>
Policy 19	Lines and cables underground	<p>Encourage all electrical power distribution lines and communication/data cables (for example telephone, television, broadband) to be placed underground or to be provided via a wireless mechanism in new residential subdivisions.</p>

Policy 20 **Paved roads** Maintain paved roads as the standard for public roads within the Town. This does not exclude semi-permeable pavement, tiles, or other pavement materials that minimise stormwater runoff where these options are realistic.

Objective 3 The Town’s urban areas are kept safe and orderly for everyday living.

The Town’s Land Use Bylaw plays a key role in making sure that land uses do not cause a disorderly streetscape or driving hazards.

Policy 21 **Residential windows overlook public areas** Encourage houses and multi-family residential buildings to have windows and entrances onto non-motorised trails and parks without high fences or dense vegetation, to promote greater observation of these trails and parks at night.

Policy 22 **Neighbourhood watch** Instigate development of a neighbourhood watch and ‘safe house’ network in the Town to reduce criminal activity and to assist the police.

Policy 23 **Traffic flow and parking in commercial areas** Require commercial development to demonstrate efficient traffic flow through their development and adequate on-site or off-site parking, or money for the Town to provide sufficient parking areas and/or facilities elsewhere.

Policy 24 **Municipal reserve money to redesign parks** Use money received in place of land for municipal reserve contributions to design and upgrade parks and recreational facilities to serve the varied needs of the community and to make them more popular, as well as safer at all times of the day.

2 Land Use Districts and Development

Objective 4 Minimal development conflict between different land uses.

Designation of land use districts is a useful tool to avoid land use conflict, especially between residential areas and industry with its associated noise and pollution risks. Alberta Environment sets buffer zones for some heavy and hazardous industrial uses that this Plan must take into account. Specific setbacks restrict future residential development in the southeast corner of the Town's undeveloped land.

Policy 25	Location of districts	When siting districts for various uses, ensure that they are located so there are minimal expected adverse effects from other districts.
Policy 26	Home-based businesses	Allow for home-based businesses that are an ancillary use of the property and have only minor adverse effects on neighbours.
Policy 27	Non-commercial/ industrial uses within an industrial or commercial district	For a proposal to locate non-industrial or non-commercial uses within an industrial or commercial district where adverse effects from an existing use would be more than minor (but not hazardous), address reverse sensitivity ⁶ by registering a caveat on the title (or similar legal instrument) to ensure that any future complaints about the existing use are not registered.
Policy 28	Incompatible uses in residential districts	Prohibit any proposed use that may be unsightly, hazardous, or have excessive noise, dust, smell or gaseous emissions in residential districts, for example gas bars or service stations.
Policy 29	Residential screening of industrial and commercial	Protect adjacent residences from effects of commercial and industrial development through visual/vegetative screening.
Policy 30	Industry to the northeast	Direct industrial expansion to the north-eastern side of Onoway.
Policy 31	Direct control districts	Enable direct control districts to be set up where this is the most efficient and effective way to provide for development.

⁶ Reverse sensitivity describes the effect that development of one kind may have on activities already occurring in an area. It usually results from the people involved in an activity that is newly established, complaining about the effects of existing activities in an area.

Objective 5 A wide range of residential options allows for population growth in the Town.

Onoway has an abundance of detached single-family housing. With the escalation in land prices, there is a need to provide affordable housing options for young adults and families starting out on their first home. Single family housing is also not preferred for some single people and couples, or retirees. As the price of comparative housing is a major factor for people moving to Onoway, the Town should have a mix of housing options available for future residents.

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| Policy 32 | Mix of housing styles | Enable and encourage a mix of housing styles through area structure plans, outline plans and re-districting to meet the lifestyles, stages-in-life, income levels and aspirations of residents. |
| Policy 33 | Public-assisted housing | Consider facilitating development of well-designed public-assisted housing for residents on low incomes. |
| Policy 34 | New mobile home subdivision/courts | Encourage new mobile home subdivision/courts to be developed in Onoway if the community supports them. |
| Policy 35 | Secondary suites | Allow secondary suites to be built in single-family residential districts, if the property can sustain the additional dwelling. The property with the secondary suite will pay additional taxes determined by Council to pay for services used. |
| Policy 36 | Buildings for retirees | Encourage the development of buildings and aging-in-place complexes for retirees in the Town. |
| Policy 37 | Multi-family buildings | Allow medium and medium-high density multi-family residential buildings where infrastructure, parking, vehicle access and community facilities can sustain the increased density and the buildings do not detract from Onoway's small-town feel. |
| Policy 38 | Small lot residential district | Have a district in the Bylaw to allow for individual lots smaller than in Residential 1 district that facilitates more cost-effective servicing and affordability for home buyers. |

Policy 39 **Promotion of Onoway’s residential advantages** Promote Onoway’s competitive advantages for potential residents: close to Edmonton, Stony Plain/Spruce Grove, and Alberta Beach; a variety of affordable housing; fresh air and quiet; removing oneself from “the rat race”.

Objective 6 **The Town, in particular the downtown area, is a vibrant retail and service centre for the Town and surrounding rural community.**

Objective 7 **A wide range of services and facilities that support the Town and surrounding rural community are located in the Town.**

The more services and facilities offered in Onoway, the less people will travel to purchase goods and services, and the more people living near the Town will visit it. Diverse commercial activity helps make the Town more of a centre for the wider rural community and a better place to live.

Policy 40 **Downtown retail priority** Prioritise the downtown area as the Town’s retail and customer service centre.

Policy 41 **Mixed uses downtown** Encourage compatible mixed-use residential living within the downtown area (for example, residences above shops) only if this does not hinder street-front development of retail or customer services.

Policy 42 **Attract new goods and services to the Town** Encourage providers of goods and services that are not currently in the Town and may be economically viable, to locate in the Town.

Policy 43 **Advertise Town drawcards** Advertise the Town’s drawcards for visitors, such as community events, the museum, food and drink for travellers, and the local campground.

Policy 44 **Improve downtown aesthetics** Enhance the aesthetic quality of the downtown area by:

- a. Landscaping and development of municipal buildings and public areas.
- b. Encouraging downtown business and property owners to collaborate with the Town on private landscaping and development to maintain a cohesive and pleasant streetscape.
- c. Continuing to provide appropriate landscaping, street furniture and street lighting improvements.

Policy 45 **Town website** Maintain and regularly update a comprehensive, easy-to-use Onoway community website.

Objective 8 Existing and new industrial and commercial businesses continue to grow, providing employment opportunities for residents in the Town and surrounding area.

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 local employment options for those who are unwilling or unable to travel. This also reduces energy and pollution costs caused by travel. People who own and are employed by these businesses spend more time in the Town and help build a strong community.

Policy 46 **Highway sign** Erect and maintain a highway sign visible to Highway 43 traffic that advertises Onoway (in addition to the existing sign that welcomes visitors to Onoway).

Policy 47 **Business clusters** Promote Onoway's competitive advantages for specific business areas, and prioritise business promotion in those areas to develop business "clusters", for example businesses focused on transport/freight, or retirement living.

Policy 48 **Commerce board** Promote the initiation and development of a commerce board for local businesses to cooperate with each other and to present a joint voice to Council.

Policy 49 **Land supply for commerce and industry** Endeavour to provide an adequate supply of land for commercial and industrial uses by monitoring the demand and supply situation for such land, and by amending the Bylaw and encouraging appropriate new development where more land supply is needed.

Policy 50 **Highway businesses** Encourage businesses that rely on Highway traffic to locate within the Onoway town boundary adjacent to the highway. Direct access from such development to the highway is restricted and any associated improvements as a result of commercial development are the responsibility of the developer.

Policy 51 **'Open door' policy** Town staff should maintain their 'open door' policy for individuals and businesses in Onoway to discuss issues, concerns or opportunities.

Also refer to: Policy 27

Objective 9 Industrial areas are tidy, orderly and operate efficiently.

Onoway's moderate success in attracting industry to the Town is in part because of reliable infrastructure and services, an orderly development plan, and efficient management of the industrial areas.

Policy 52	No adverse effects beyond industrial district	Ensure that there are no significant adverse effects from an industrial operation beyond the boundary of the industrial district by setting conditions on its development permit.
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Also refer to: Policy 10

3 Community Services

Objective 10 Recreational, educational and cultural areas and facilities are appropriately located and are designed to meet the Town and rural community's needs and aspirations.

This includes local schools, libraries, the recreation facilities, locations for art and cultural expression, sports, walking and cycling, off-road vehicles; things that provide personal development and enjoyment as well as civic pride (for example local sports teams) and interaction.

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| Policy 53 | Figure 6 | Coordinate construction and management of parks and recreational facilities as set out in Figure 6. |
| Policy 54 | Community-initiated programs and facility | Community programs should be initiated by the residents. Youth should be consulted for youth programs. A community facility for these programs should be established. |
| Policy 55 | Off-road vehicle users to develop trails | Liaise with Lac Ste. Anne County, off-road vehicle committees, off-road clubs in surrounding communities and off-road vehicle users within the Town to develop trails for off-road vehicles outside the established urban area, both within and beyond the Town boundaries. |
| Policy 56 | Sponsorship of trails | Investigate the use of corporate sponsorship and individual donations to fund construction of non-motorised trails and benches within the Town. |
| Policy 57 | Off-road vehicle enforcement | Assist with enforcement blitzes by the police during periods of busy off-road vehicle use in the Town to enforce bylaws and to fine unregistered off-road vehicles. |
| Policy 58 | Municipal reserve contributions | Require 10% of land subdivided to be given to the Town as municipal/school reserve.

Land subdivided into residential lots should provide 70% of the reserve contribution as land. Council will decide what portions of the remaining 30% should be given as land, and as money in place of land.

Land subdivided into commercial or industrial lots may provide their reserve contribution as money in place of land, except when land is required to buffer adjacent incompatible uses. |

Policy 59	Municipal reserve credit for public utility lot trails	Consider giving municipal reserve credit if public utility lots are developed with public trails and public furniture.
Policy 60	Playgrounds for young families	Upgrade the existing playgrounds with the new equipment and/or develop new playgrounds for young families in and around the Town.
Policy 61	Town arena	Expand the existing arena's use to encompass a variety of sports that can attract more people, in particular school children and youth, to play.
Policy 62	Variety of parks	Balance the provision of smaller, neighbourhood parks with large parks designed to accommodate Town and wider regional recreational facilities.
Policy 64	Ruth Cust Park	Better use of Ruth Cust Park site for Town recreation and conservation projects.

Also refer to: Policy 24

Objective 11 Recreation and cultural activities are coordinated with Lac Ste. Anne County.

As Onoway is a service centre for a larger rural community and summer villages, many people travel in and out of the municipal boundaries for recreation. Planning for recreation and culture should acknowledge this and join forces with the County where appropriate to provide more efficient and coordinated services for the wider community.

Policy 65	Funding options for out-of-Town users	Consider alternative funding options for recreational and cultural facilities that are used by people from outside the Town, for example: <ul style="list-style-type: none"> a. Joint funding with neighbouring municipalities. b. User charges. c. Sponsorship and grants from local businesses and the community.
Policy 66	Regional facilities and services	Cooperate with other municipalities, boards and organisations in the provision of regional-scale recreational and cultural facilities, events and services where feasible.

Objective 12 A multi-use, non-motorised trail network is developed over time in the Town.

Walking and cycling are popular recreational activities in the Town. Given the size of the Town, they are also viable and sustainable methods of transportation. There are currently few connected trails for walkers, cyclists and other non-motorised transport in the Town.

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| Policy 67 | Figure 5 | Work towards construction and/or coordination of construction of a multi-looped trail network, as set out in Figure 5. These trails should be located outside of highway rights-of-way. |
| Policy 68 | Municipal reserve money for trails | Use a portion of the money given in place of municipal reserve land to build paved and unpaved trails, depending on the location and expected use, as shown in Figure 5. |
| Policy 69 | Area structure plans to include trails | Require area structure plans to include non-motorised trails that connect to the trail network set out in Figure 5. |
| Policy 70 | Town responsible for Town trails on private land | Negotiate with private landowners for rights for public access and trail maintenance by the Town where the indicative trail network crosses private land. |

Also refer to: Policy 111

4 Environmental Management

Objective 13 Onoway Creek's opportunities and risks are effectively managed.

Onoway Creek is a local, identifiable seasonal flowpath but its promotion and use have been neglected in past planning decisions. The Creek has flooded in the past during heavy rainfall, and may do so again. Building and earthwork encroachments on the Creek exacerbate this risk.

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| Policy 72 | Floodplain study | Determine the predicted flood area around Onoway Creek for a one in 100 year and one in 50 year flood events. |
| Policy 73 | Floodplain development restriction | Restrict development in the one in 100 year flood plain to activities and structures that are not at risk from flooding or can be moved out of the area quickly. |
| Policy 74 | Onoway Creek improvement | Encourage and support local community groups to naturalise and maintain sections of Onoway Creek; for example removing garbage and weeds, and planting appropriate trees and shrubs. |
| Policy 75 | Creek in park designs | Recognize Onoway Creek when designing parks and public areas. |

Objective 14 LEED certification becomes "best practice" over time for building design and construction in the Town⁷.

Sustainable buildings are more energy and resource efficient, saving money for owners and occupiers over the building lifetime, and creating a healthier living environment. They also have higher occupancy rates and resale values.

The LEED, Leadership in Energy and Environmental Design Green Building Rating System, is a third-party certification program to evaluate a building's sustainability performance. The Alberta branch of the Canada Green Building Council has a goal to certify 10,000 commercial or institutional buildings and 100,000 homes (10% of the national target) in Alberta by 2012) for LEED. However, although LEED is gaining popularity among Canadian municipalities and building communities, it is a new concept that Town staff and developers in Onoway are not yet accustomed to.

⁷ Leadership in Energy and Environmental Design: <http://www.cagbc.org/leed/systems/index.htm> (accessed on July 21, 2009)

Policy 76	Liase with other municipalities regarding LEED	Initiate conversations with staff and politicians from surrounding municipalities to reach a common consensus on the best ways to promote LEED-certified buildings and neighbourhoods, and to update staff on LEED matters.
Policy 77	LEED-certified development	Encourage new development and Area Structure Plans to become LEED certified, identifying the benefits to the developer and future owners/occupiers.
Policy 78	'Sustainable' development incentives	In the future, consider introducing incentives to incorporate sustainable elements for building construction, such as water conservation, energy efficiency, sustainable materials and indoor environmental quality.
Objective 15	Ground contaminations from past land uses should not be a risk to human health or environmental quality.	
	In the past, Onoway has had agricultural, industrial and commercial land uses that have contaminated the soil. While a number of sites are known locally to be contaminated, the extent of this contamination and the potential risks to human health and environmental quality have not been investigated.	
Policy 79	Phase I Environmental Site Assessment (ESA) before land purchase	Encourage all potential purchasers of property in the Town to investigate past land uses of the property and potential contamination through a Phase I Environmental Site Assessment. If applicable, purchasers should require Alberta Environment certification of any contamination that may exist before purchasing the property and the associated liability for clean-up.
Policy 80	ESA for at-risk land	May require an Environmental Site Assessment (Phases I to III as applicable) as conditions of re-districting, subdivision and development permits.
Policy 82	Soil contamination cleaned up before development	May set conditions on development permits for properties with potential ground contamination to clean up the site to avoid potential risks to human health and environmental degradation.
Policy 83	Remediation of soil contamination	Town to encourage sealing or remediation options with landowners for properties known to have contamination.

Policy 83A **Contamination study**

Consider commissioning studies to determine the extent, risk, and containment/remediation options of soil, ground or water contamination where feasible if it has spread beyond the contaminated property boundary onto Town property.

5 Utilities and Infrastructure

Objective 16 **The transportation network in the Town is efficient, effective and safe.**

Like many municipalities, the Town has an aging infrastructure of roads and utilities that pose financial challenge to maintain and upgrade them. They are a key part of the residents' quality of life. The transportation network is generally regarded as safe and effective, however there are a few areas where safety concerns have been raised.

Policy 84	Figure 4	Use Figure 4 as a guide for future road development.
Policy 85	51 Avenue traffic study	Commission a traffic study of pedestrian and vehicle movements around 51 Avenue and the school area, with recommendations on how to manage these movements to minimise safety concerns.
Policy 86	49 Street rail crossing lights	Investigate installation of traffic control arms at the 49th Street rail crossing to notify cars and pedestrians when a train is approaching.
Policy 87	Large cracks and potholes	Upgrade sidewalks and roads that are heavily cracked and potholed.
Policy 88	Road standards	Use minimum right-of-way dimensions and standards for all new arterial roads, collector roads, service roads, local roads, intersections and sidewalks. Continue Council discretion to vary these minimum standards for specific circumstances.
Policy 88A	Road upgrade financing	<p>The road improvement cost is financed by:</p> <ul style="list-style-type: none">a. local improvement tax for a residential street; orb. local improvement tax or a combination of the provincial grant and local improvement tax for a collector or arterial road. <p>When the local road created as a result of a new development intersects with the highway, the developer is financially responsible for the improvement.</p>

- Policy 89 **Link trails with parks** Incorporate non-motorised trails designed within major subdivisions (particularly in residential and commercial developments) with municipal parks, environmental reserves, and the indicative trail network shown on Figure 5.
- Policy 90 **More economical road construction** Investigate construction and maintenance methods for paved roads that have less long-term cost to the Town.
- Policy 91 **Retain rail crossings** Support the retention of the existing rail line crossings within Onoway, including the crossing on the Town's eastern boundary.

Also refer to: Policy 20

Objective 17 The Town is fully serviced by modern communication technology.

As communication technology becomes more integral to everyday life, the Town should keep pace with the changes. A functional, modern, comprehensive communication network encourages people and businesses to locate in the Town, and keeps them in touch with the rest of the world.

- Policy 92 **Wireless across Town** Over the long-term, extend modern wireless services, or capacity for it, across the Town. This should not increase the net municipal tax burden on existing residents.

Objective 18 All town residents have a potable, palatable and reliable water supply.

The Town's existing well and reticulation network can supply water for additional residents. However elements of the pipe network in the older parts of town are past their design lifespan and are starting to fail. The water is potable but may need to be upgraded as water quality standards become more stringent. A major upgrade to the Town's water treatment plant and distribution network was completed in 2008.

- Policy 93 **Figure 8** Install and upgrade the water network to be consistent with Figure 8.
- Policy 94 **Water supply** Establish a water supply that will cater for Town growth for at least the next ten years. This may be a regional water supply if it is more efficient and reliable than the existing well.
- Policy 95 **Water meters** Require water meters for new development to allocate water costs based on water use.

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| Policy 96 | Oversize water/sewer mains | Consider the expected population growth of Onoway when sizing water and sewer mains, and oversize appropriately, allowing developers to recover costs from future development. |
| Policy 97 | Lot connection to water/sewer lines | When a subdivision is developed, require the developer to provide water and sewer lines according to the Town's Engineering design standards. |
| Policy 98 | Connection to municipal utilities | New lots created through subdivision should be connected to municipal utilities where available. |
| Policy 99 | Background engineering | Consider requiring the preparation of servicing concept plans, detailed geotechnical studies and/or site grading plans prior to approval of an area structure plan, outline plan, subdivision plan or development at the developer's cost. |

Objective 19 All town residents have an efficient, effective and reliable wastewater network and treatment system with minimal adverse environmental effects.

The Town's wastewater is fully reticulated and treated by facultative ponds outside the Town boundaries. This is sufficient for the Town at this stage, though regular upgrades are needed so the system remains effective. A major improvement to the Town's sewer network was completed in 2008 along the main outfall line along Lac Ste. Anne Trail to the lift station. The lift station upgrade is scheduled to be completed in 2010.

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| Policy 100 | Figure 9 | Install and upgrade the sanitary sewer network to be consistent with Figure 9. |
| Policy 101 | Wastewater treatment upgrades | Plan for gradual, incremental improvements to the wastewater treatment plant and ponds to ensure that environmental standards are met, and exceeded where practicable. |

Also refer to: Policies 96 - 99

Objective 20 Surface water runoff is managed in an efficient manner with minimal adverse effects.

Surface water runoff is never seen as an issue until it is not channelled properly and causes ponding or erosion. Regular monitoring and repairs to problem areas are important to ensure that rainwater and snow melt flows where it is supposed to. Urban design techniques and new materials can minimise the rate and volume of surface water runoff to be managed.

- Policy 102 **Surface grading policy** Develop or amend a bylaw or Council policy to manage final surface grading and water runoff from individual lots.
- Policy 103 **Town drainage plan** Commission an overall Town drainage plan and improvement study, so the Town knows where water is flowing and the pressure points that need infrastructure investment in the future.

Objective 21 The Town has an efficient waste disposal network that is tidy, sanitary, and conserves resources.

Onoway has been a leader in recycling waste. The municipal targets to reduce waste by 50% set by the provincial government were met well before the deadline. Onoway has five separate forms of waste management: compost of organic waste, recyclables (paper, glass, plastic, tin/aluminium), 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.

- Policy 104 **Regional landfill** Continue the Town's agreement to jointly operate the regional landfill site.
- Policy 105 **Re-use and recycle waste**
- a. Continue the high level of reuse and recycling of household and business waste;
 - b. Decrease the waste disposed to landfill where practicable; and
 - c. Continue holding annual toxic waste roundup events.

6 Town Administration

Objective 22 The municipal tax on residents and businesses is not excessive.

Municipal taxes are necessary to provide various Town services. Many town residents are concerned about significant municipal tax increases. The preference is for consistent tax levels rather than an increase in the level of provided municipal services.

Policy 106 **New development pays for new services** New services that are requested or required by new development should be paid for by the development and/or the future users. This includes full municipal services to the satisfaction of the Town.

Policy 107 **User-pays** The user-pays principle for Town services should be used where appropriate and where low-income users are not disadvantaged.

Policy 107A **Cost sharing with the residents** Residential streets should be upgraded when the majority of the residents on the street agree to pay the local improvement tax for the cost of upgrades.

Also refer to: Policy 65

Objective 23 Good communication links between the Town administration, residents and businesses

Onoway's municipal staff is accessible for residents and businesses. Communicating municipal business effectively to Town residents is always a challenge, as much of the work done is invisible unless changes affect a resident directly and quickly.

Policy 108 **Town media updates** Maintain regular media updates on actions taken by the Town.

Policy 109 **Response time to queries** Aim to give an initial response to queries from the public or businesses within two business days from when the query was made.

Also refer to: Policies 45, 48.

7 Links with Other Municipalities

Objective 24 Coordinated land use, future growth patterns and infrastructure with Lac Ste. Anne County.

The Act requires the Plan to address coordination of land use, future growth patterns and other infrastructure with adjacent municipalities, as there is not yet any Inter-municipal Development Plan between the Town and Lac Ste. Anne County.

Annexation of land near the Town can only realistically happen on rural land that has not yet been significantly subdivided, and where urban utilities can be efficiently provided.

Policy 110 **Town extension towards highways**

Any extension of the Town boundaries through annexation, if it occurs, should be towards Highways 43 and 37. Annexation to the east should only be undertaken in order to provide additional land for industrial purposes.

Policy 111 **Inter-municipal development coordination (Figure 7)**

Develop an inter-municipal development plan⁸ with Lac St. Anne County for the 'fringe' land areas adjacent to Onoway as set out in Figure 7. The Inter-municipal Development Plan should include policies covering, but not limited to, the following matters:

- a. Future extension of Town boundaries towards Highways 37 and 43, and other areas as appropriate.
- b. Subdivision and/or servicing of land adjacent to the Town triggering an annexation process.
- c. Off-site levies charged on land that may be annexed into Onoway in the future.
- d. Management of Lac Ste. Anne Trail into Onoway from Highway 43, and Onoway signage along that stretch of road.
- e. Appropriate land uses within the fringe land areas around Onoway.
- f. Management of Salters Lake for recreational purposes.
- g. Inter-connection of non-motorised and motorised recreational trails in Onoway with

⁸ In accordance with section 631 of the Act.

County trails.

- h. Gravel deposits surrounding Onoway that are available for mining.
- i. The CN Rail lands.
- j. Floodplain study for Onoway Creek.

Policy 112	Serviced industry to be within the Town	Distinguish Lac Ste. Anne's future industrial areas near Onoway as suitable for large lot non-serviced or self-serviced industry (water, wastewater) and request that serviced industry be directed within Onoway's boundaries where possible.
Policy 113	Urban land use to be within the Town	Encourage proposed urban uses of land within 3.6 km of Onoway, such as residential, commercial and industrial development, to locate in Onoway rather than in nearby rural land, to make municipal services more cost-effective.
Policy 114	Development applications to Lac Ste. Anne County	Refer development applications that the Development Officer deems may affect Lac Ste. Anne County to that County's administration for review and comment.
Policy 115	Plans to Lac Ste. Anne County	Refer relevant land use plans, bylaws and area structure plans to Lac Ste. Anne County for its review and comment.
Policy 116	Communication with Lac Ste. Anne County	Communicate with Lac Ste. Anne County on issues of common interest such as infrastructure, drainage, environmental protection, economic development, recreational opportunities and community services.
Policy 117	Review the applications from Lac Ste. Anne County	Provide response to referred development and statutory plan amendment applications from the Lac Ste. Anne County.
Policy 118	Industrial areas to be downwind of the Town	Discourage industrial development that causes dust or smell to locate downwind within the fringe area.

Also refer to: Objective 11, Policies 65, 69

8: Implementation

1 Use of the Plan

The Plan outlines what the Town wants for its future and how it will achieve this future. The Town of Onoway will use the Plan to direct land use planning and development policy and actions. The Plan also contains other matters, from economic development to recreation planning. As a result, the Municipal Development Plan will serve as the Town's principal long range statutory plan.

2 Plan Implementation Documents

Council will implement the Plan primarily through the following documents:

- Land use bylaw
- Development permits
- Subdivision permits
- Area structure plans
- Area redevelopment plans
- Outline plans
- Development agreements
- Council decisions
- Operation of Council boards and committees

The Land Use Bylaw and the Plan were reviewed together in 2008 and 2009 to ensure agreement between them, and to provide a comprehensive system for planning and development control in Onoway. Some developments do not need a permit as defined by the Bylaw. All other uses and developments in the Town require a development permit.

In accordance with the Act, subdivision approvals issued by the Town of Onoway Subdivision Authority must conform to the Plan (and any other relevant statutory Plan) and must comply with the Bylaw.

Area structure plans describe the sequence of development, the land uses proposed for the area, the proposed population density, the location of transportation routes and public utilities, and any other matters prescribed by Council. An area structure plan should be adopted by Council prior to subdivision or development of the land larger than 30 ha. No area structure plan has been adopted at the time of the Plan adoption.

Area redevelopment plans designate a "redevelopment area" for the purpose of preserving, improving, relocating, removing or constructing buildings, roads, public utilities and other services. There are no area redevelopment plans as of October 2008.

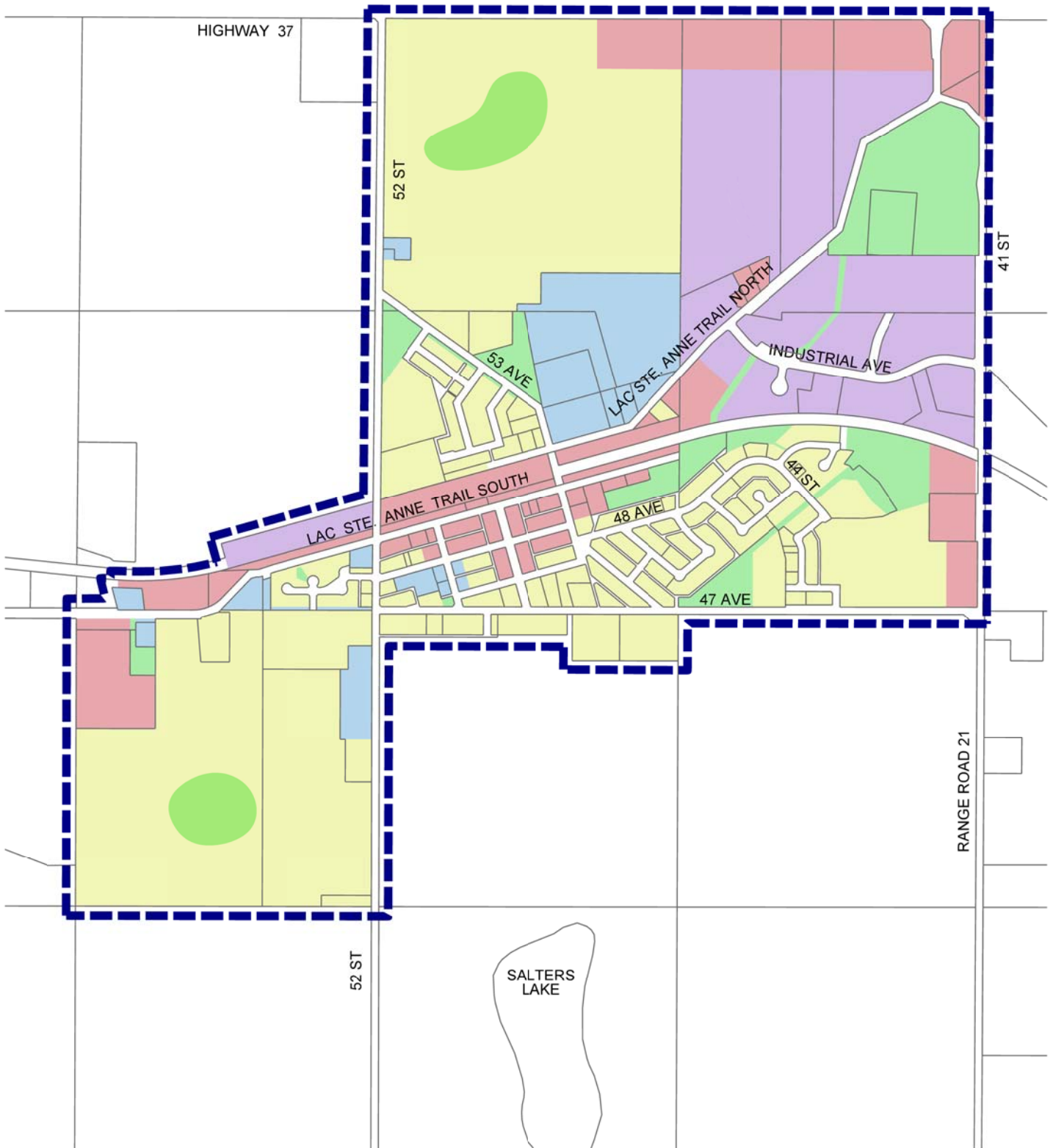
Development agreements and outline plans are used to ensure that a development will meet the objectives and policies in the Plan, and the conditions set out for specific uses and districts in the Bylaw. Through the development agreement, the Town will ensure that development in Town is constructed to the proper standard. Development agreements and outline plans, if used, will be derived through negotiation between the Town and the developer, and will be specific to each development or area.

9: Monitoring and Review

Because of the broad impact of the Plan on land use planning and development, and on Town actions in general, it is essential that the document be continuously monitored so it remains an effective tool for guiding the Town's growth. Although the Plan is written to respond to development foreseen within the next ten years, conditions may rapidly change within this timeframe.

With this in mind, Town administration will prepare a report for Council every three years that describes how proposed developments have aligned with the Plan and suggest any need for changes to the Plan. Similarly, Town administration will keep an overview of the various committees and boards created by Council's authority to ensure that they are adhering to the Plan's policy direction, and that such direction continues to be appropriate.

A general review of the Plan should take place within the next ten years. However, Council will be prepared at any time to consider proposed amendments to the Plan in order to deal with unanticipated circumstances.



- Residential
- Commercial
- Industrial
- Parks & Recreational
- Institutional

FIGURE 3
FUTURE LAND USE
 TOWN OF ONOWAY
 MUNICIPAL DEVELOPMENT PLAN

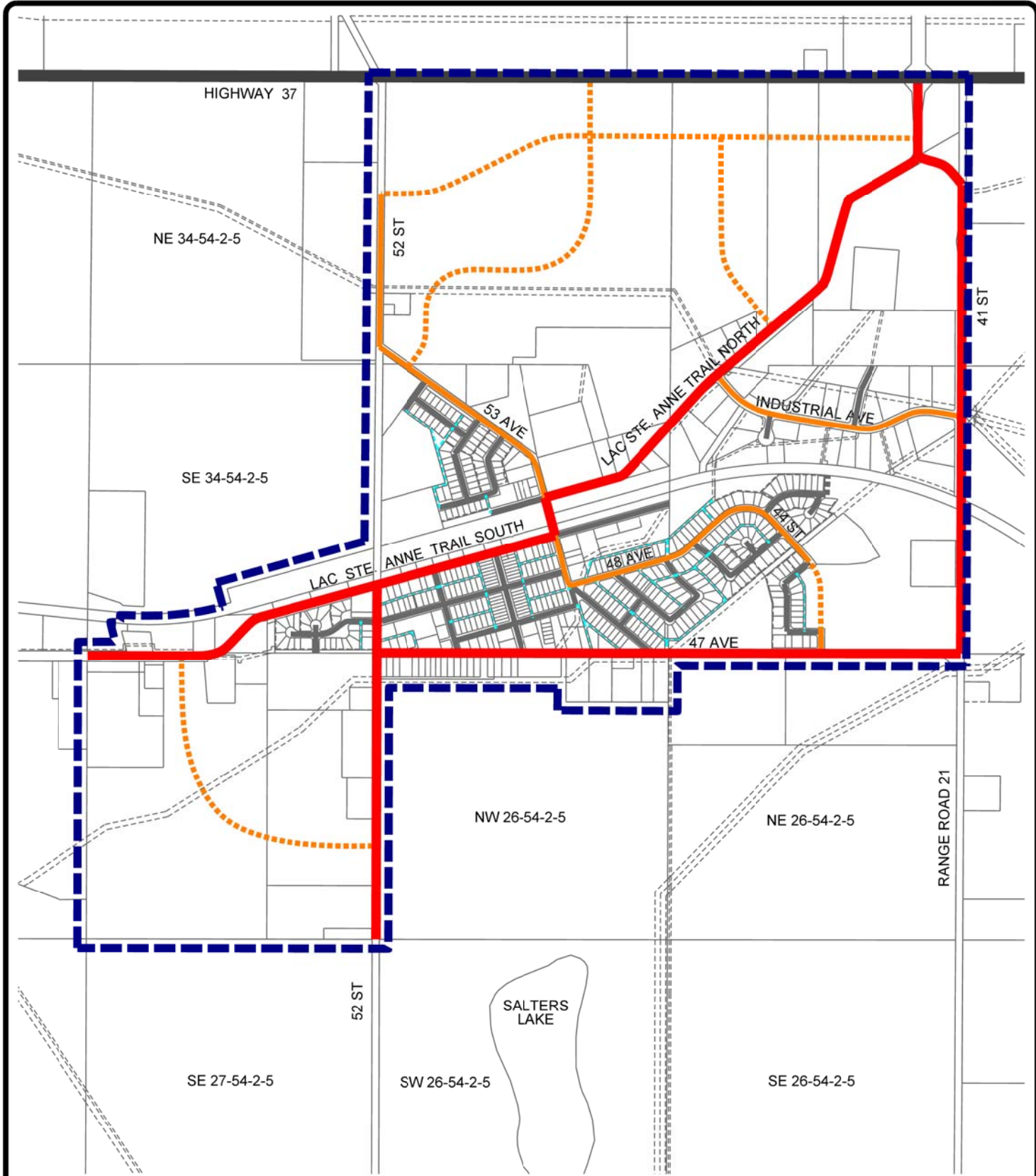


FIGURE 4
ROAD HIERARCHY
 TOWN OF ONWAY
 MUNICIPAL DEVELOPMENT PLAN

	Existing	Proposed
Highway		
Arterial Road		
Collector Road		
Local Road		
Alley		

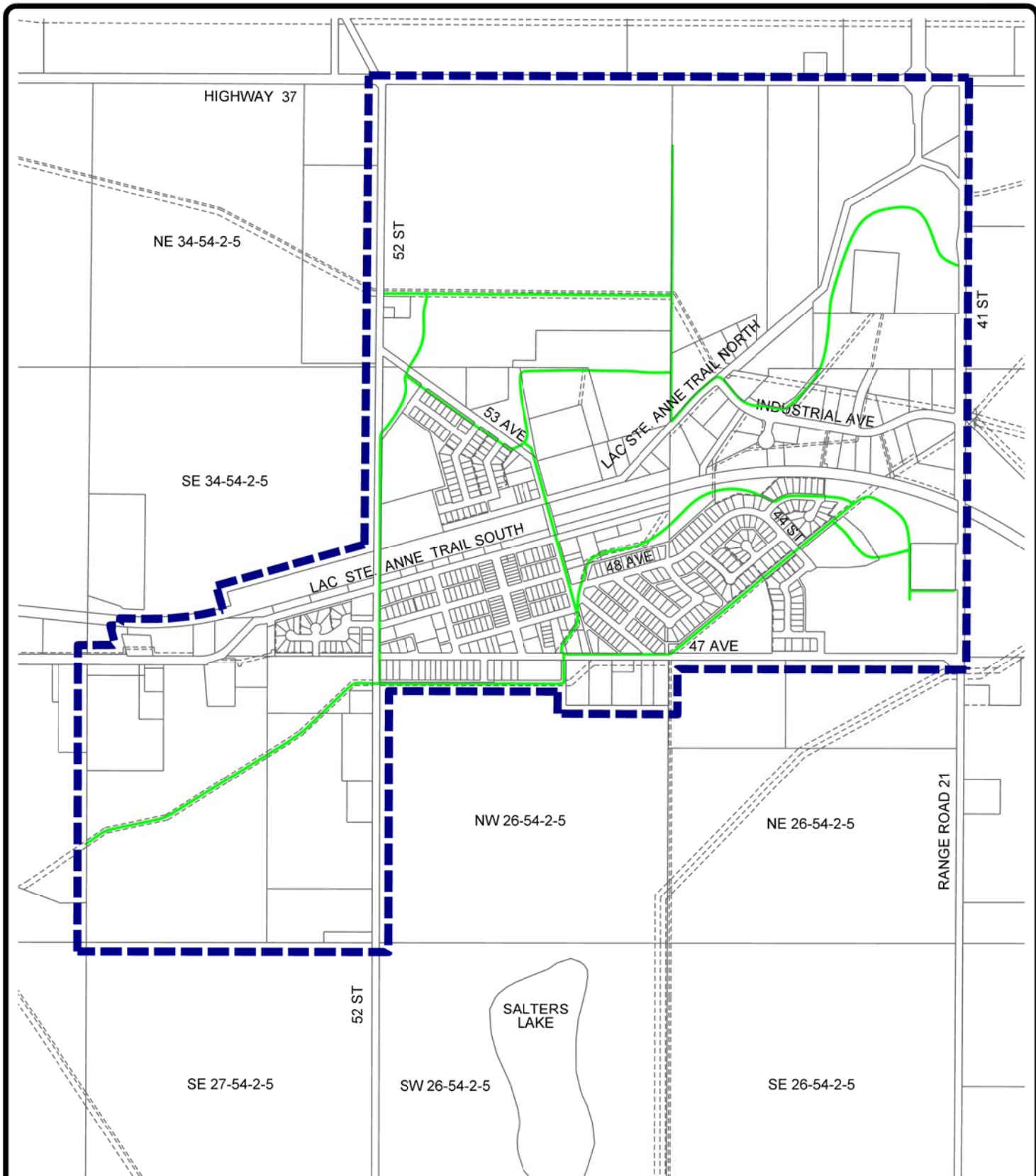


FIGURE 5
FUTURE WALKWAY NETWORK
 TOWN OF ONOWAY
 MUNICIPAL DEVELOPMENT PLAN

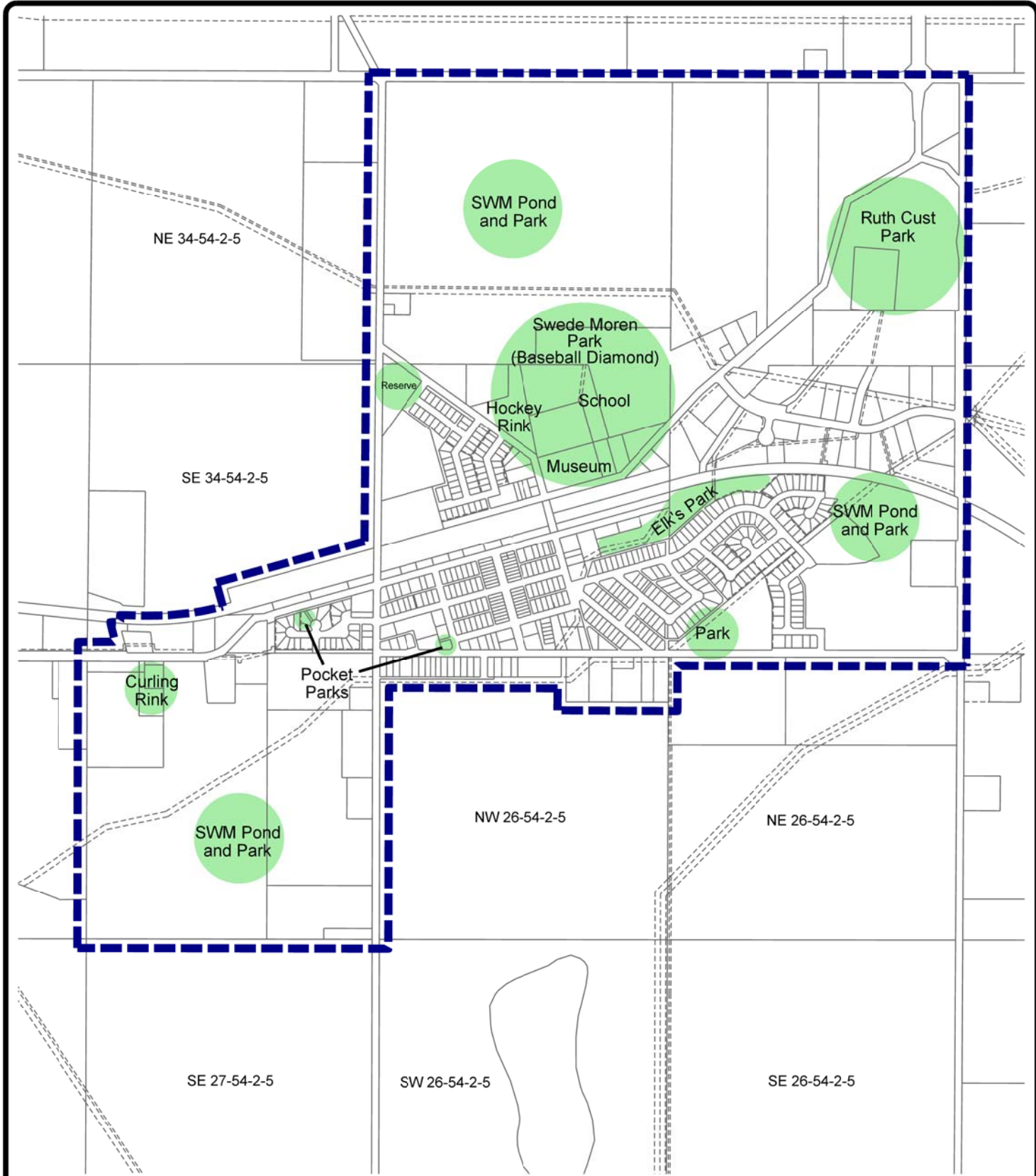


FIGURE 6
PARKS AND RECREATION
 TOWN OF ONWAY
 MUNICIPAL DEVELOPMENT PLAN

SWM: Storm Water Management facility

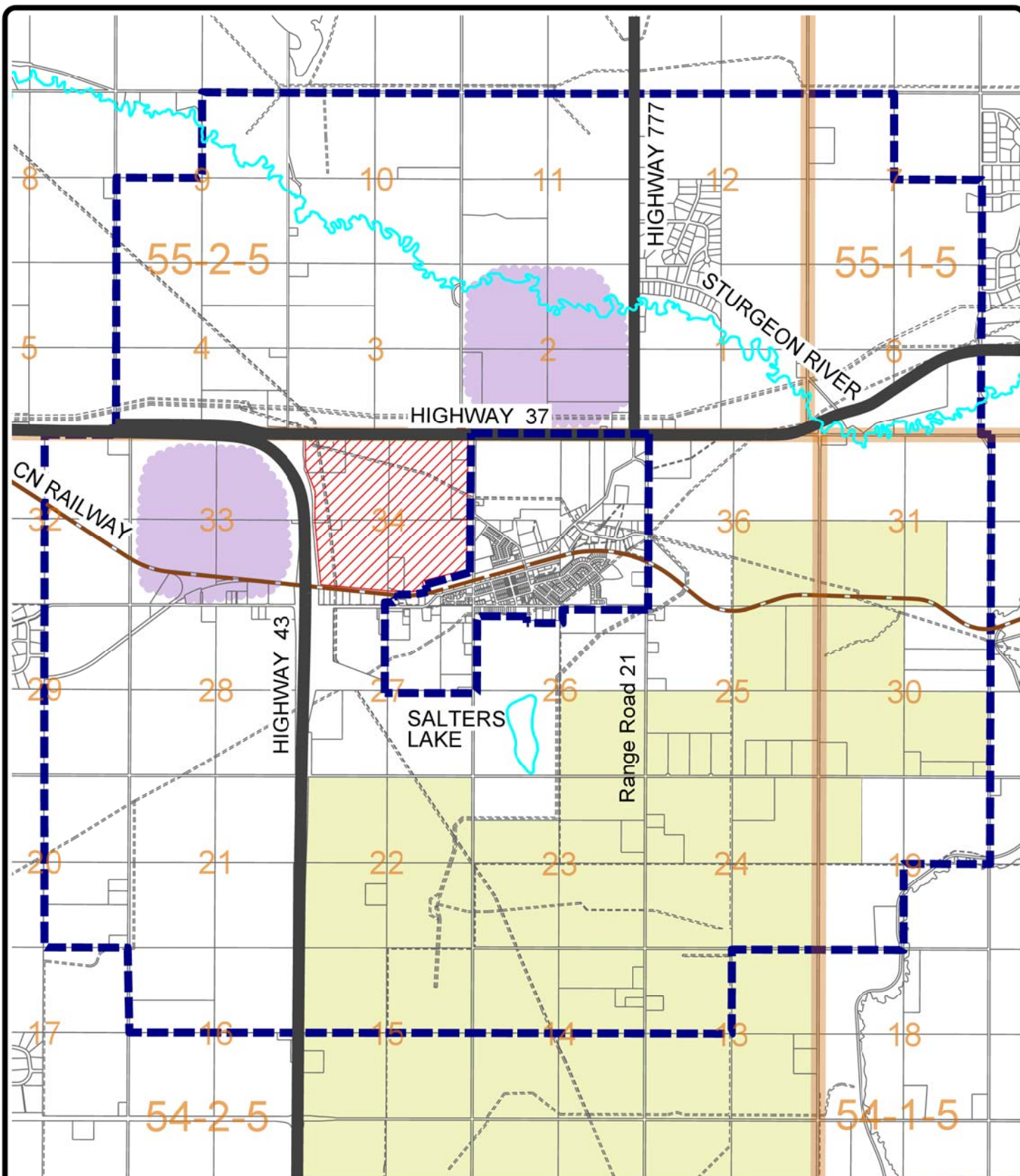
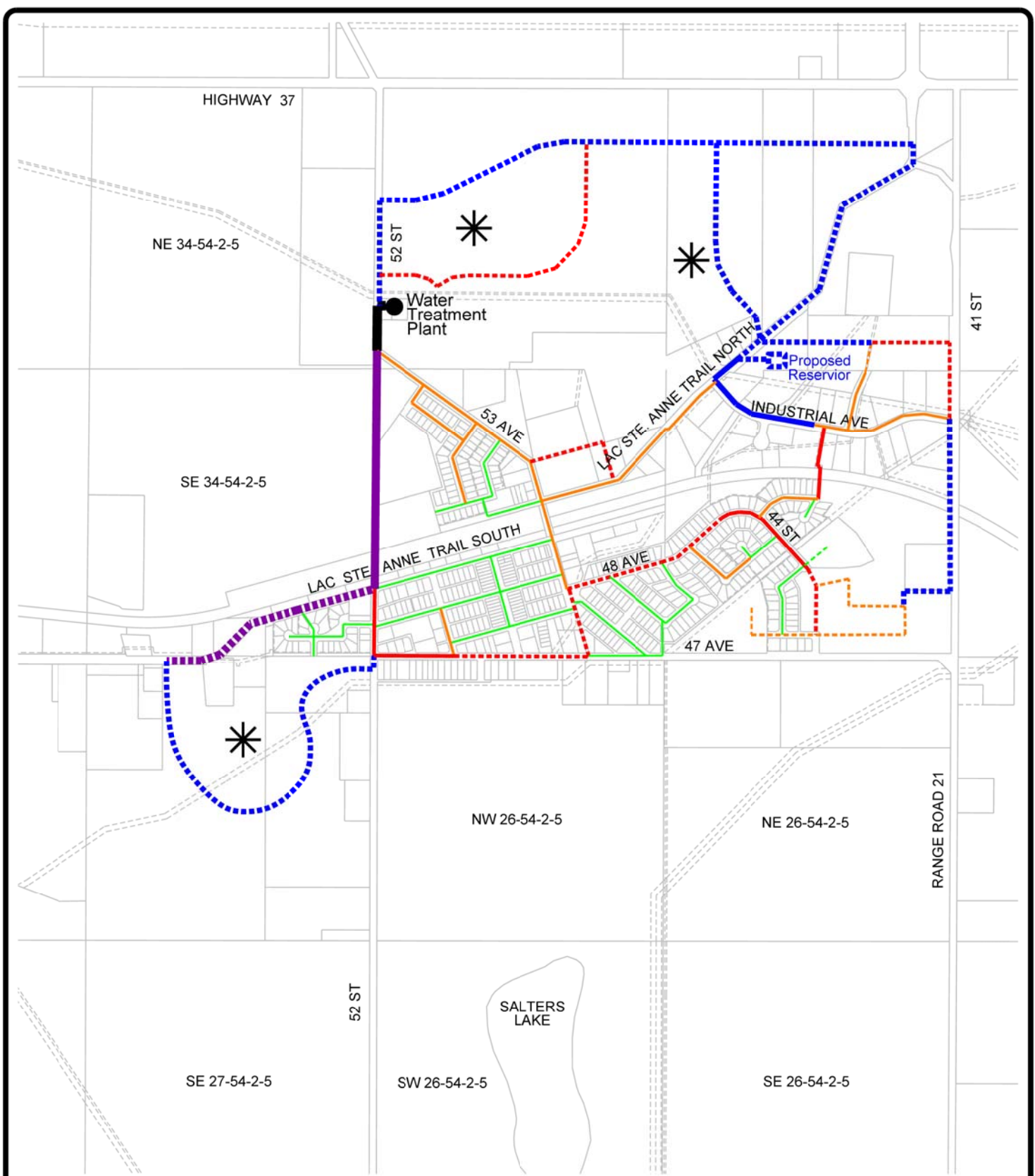


FIGURE 7
URBAN FRINGE LANDS
 TOWN OF ONOWAY
 MUNICIPAL DEVELOPMENT PLAN

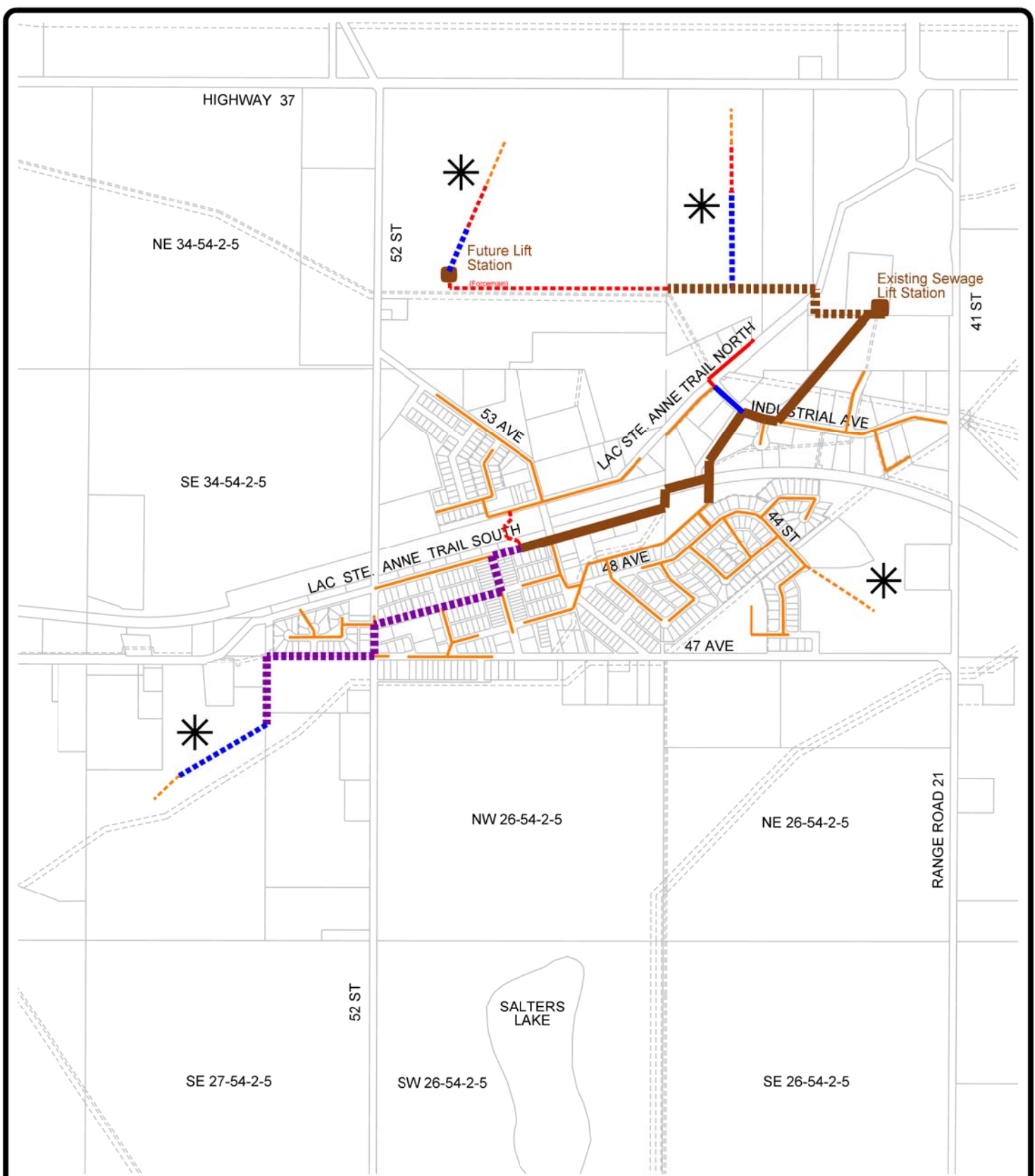
-  Fringe Lands Boundary
-  Town Expansion Potential
- Lac Ste. Anne MDP Designations
-  Future Industrial - Independent Services
-  Discretionary Gravel Extraction Area



Pipe Diameter	Existing	Proposed
150mm		
200mm		
250mm		
300mm		
350mm		
400mm		

* Area Awaiting Detailed Engineering Design

FIGURE 8
WATER DISTRIBUTION
 TOWN OF ONWAY
 MUNICIPAL DEVELOPMENT PLAN



Pipe Diameter	Existing	Proposed
200mm		
250mm		
300mm		
375mm		
450mm		

* Area Awaiting Detailed Engineering Design

FIGURE 9
SANITARY SERVICING
 TOWN OF ONOWAY
 MUNICIPAL DEVELOPMENT PLAN

Schedule A

Crime Prevention Through Environmental Design

There are numerous principles of Crime Prevention Through Environmental Design (C.P.T.E.D.) The basic criteria are:

Awareness of the Surrounding Environment. People should be able to see and understand the 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, back lanes 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 outdoor spaces by 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.

Source: Town of Bonnyville Municipal Development Plan, 2005

More detailed information can be found in:

“Design Guide for a Safer City”, City of Edmonton Planning & Development (1995)

“Calgary Safety Audit Handbook”, City of Calgary.

Creating Safer Communities: An introduction to Crime Prevention Through Environmental Design (CPTED) for architects, planners, and builders (<http://www.rcmp-grc.gc.ca/pdfs/cpted.pdf>)

Schedule B

Objectives and Issues

The following is the list of issues raised throughout the process of the Plan development. They are organized according to the Development Objectives and Policies.

1 Form and Function of the Town

Objective 1 A small-town feel in a quiet rural environment.

Issue 1 Without specific policies in this Plan and rules in the Bylaw, unplanned urban development may diminish Onoway's cohesive, small-town feel.

Issue 2 Subdivision of land into large residential lot sizes makes Town infrastructure more costly per resident, increases the cost of lots, and discourages residential development.

Objective 2 The Town is a visually and aesthetically pleasing place to live and visit.

Issue 3 While a beautiful town is good for business, lifestyle and the environment, parts of the Town have minimal landscaping.

Issue 4 Multi-family residential buildings may promote absentee landlords who do not tend to maintain the property.

Issue 5 Sign placement needs to be managed to maintain a tidy environment.

Objective 3 The Town's urban areas are kept safe and orderly for everyday living.

Issue 6 Structures and dense vegetation located near street corners can interfere with sight lines for drivers within the Town.

Issue 7 Some parks are poorly designed and host vandalism, drug use, drunkenness, and anti-social behaviour.

Issue 8 Perceived low police coverage of the Town results in people sometimes feeling unsafe at night.

2 Land Use Districts and Development

Objective 4 Minimal development conflict between different land uses.

Issue 9 Some industrial and commercial practices can generate adverse noise, light, odour, traffic and other effects on neighbouring residences within the vicinity.

- Issue 10 Tanks and industries with hazardous materials are sited close to residential and future residential areas. Specific setbacks restrict future residential development in the southeast corner of the Town's undeveloped land.
- Objective 5 A wide range of residential options allows for population growth in the Town.**
- Issue 11 There is a lack of alternative options to single detached houses to suit the variety of living situations in the Town.
- Objective 6 The Town, in particular the downtown area, is a vibrant retail and service centre for the Town and surrounding rural community.**
- Objective 7 A wide range of services and facilities that support the Town and surrounding rural community are located in the Town.**
- Issue 12 Because of their larger trade area populations, Barrhead, Stony Plain, Spruce Grove and the City of Edmonton are all able to offer higher order goods and services than can Onoway. This results in expenditure leakages from the Onoway area.
- Issue 13 Despite Onoway's slogan and its close proximity to Highways 37 and 43, the Town and its services are not easily visible from the Highways.
- Issue 14 The town centre does not have a large concentration of compatible and complementary businesses and services.
- Issue 15 The Town relies on cooperation of existing businesses to enhance the downtown area and create interest for local residents.
- Objective 8 Existing and new industrial and commercial businesses continue to grow, providing employment opportunities for residents in the Town and surrounding area.**
- Issue 16 The Town does not have easily-developable land to accommodate industrial growth.
- Issue 17 The Town currently lacks specific policies to encourage business development.
- Issue 18 Scattered subdivisions and development within Onoway's 'fringe' lands is negatively affecting the viability and practicality of future land annexation.
- Issue 19 Onoway is situated largely out of sight of Highway 43 traffic, which makes the attraction of traffic from the highway more difficult.
- Issue 20 Onoway is competing with other small towns within proximity to Edmonton, and Edmonton itself, for business to relocate and stay in Onoway.
- Objective 9 Industrial areas are tidy, orderly and operate efficiently.**

Issue 21 While they provide jobs and economic growth to the Town, by their nature many industrial land uses have the potential to disrupt or disturb residents and neighbouring businesses if appropriate constraints are not in place.

3 Community Services

Objective 10 Recreational, educational and cultural areas and facilities are appropriately located and are designed to meet the Town and rural community's needs and aspirations.

Issue 22 Onoway has fewer, less equipped recreational, educational and cultural areas and facilities than larger towns and cities.

Issue 23 The Town lacks a variety of after-school activities for youth. There may be a risk of anti-social behaviour if social options are not provided. Both facilities and programs are lacking.

Issue 24 The Town is unable to afford the construction and upkeep of infrastructure and facilities that would enhance the Town's recreational, educational and cultural opportunities. Older community playground equipment may need to be upgraded.

Issue 25 Existing parks are not well used by residents.

Issue 26 The old school site is mostly unused as of 2008.

Issue 27 Off-road vehicles are commonly used in the Town, disrupting the peace of some residents. However they are seen by others as a key benefit of living in a small town in a rural environment.

Objective 11 Recreation and cultural activities are coordinated with Lac Ste. Anne County.

Issue 28 Smaller communities and rural residents near Onoway rely on Onoway's facilities, although they may not contribute through property taxes to their upkeep.

Issue 29 Local programs for recreation may overlap with similar efforts being expended by Lac Ste. Anne County.

Objective 12 A multi-use, non-motorised trail network is developed over time in the Town.

Issue 30 The Town does not have an integrated non-motorised trail network.

Issue 31 A linked non-motorised trail network away from roads would require some access through private land and outside the Town boundaries.

4 Environmental Management

Objective 13 Onoway Creek's opportunities and risks are effectively managed.

- Issue 32 Some existing and future development near Onoway Creek may be at risk from flooding during a very heavy rainfall event.
- Issue 33 Parts of Onoway Creek are overgrown with weeds and contain garbage.
- Objective 15 Ground contamination from past land uses should not be a risk to human health or environmental quality.**
- Issue 35 Contaminated land carries a number of risks: health risks for people using the land or disturbing it; environmental risks if the contamination is not bound in the soil and migrates to other properties, or if contaminated fill is carried to a new location; and liability risks for new landowners who did not cause the contamination.

5 Utilities and Infrastructure

- Objective 16 The transportation network in the Town is efficient, effective and safe.**
- Issue 36 Many roads are past their design lifespan and need maintenance to avoid expensive rebuild costs in the future.
- Issue 37 The rail crossing at 49th Street is frequently used but there are no warnings when trains cross the street.
- Issue 38 Heavy pedestrian and bicycle traffic around 51st Avenue and the school area when children walk and cycle to school is a safety risk.
- Objective 17 The Town is fully serviced by modern communication technology.**
- Issue 39 The Town cannot afford to install modern communication (wireless/satellite technology) across the whole town.
- Objective 18 All town residents have a potable, palatable and reliable water supply.**
- Issue 40 Residential water users were in effect subsidising commercial water users in the past, as commercial water use was much greater than residential water use per property.
- Issue 41 The Town's water supply treatment will need to be upgraded as water quality standards from Alberta Environment become stricter.
- Objective 19 All town residents have an efficient, effective and reliable wastewater network and treatment system with minimal adverse environmental effects.**
- Issue 42 Some sewer mains need to be upgraded or duplicated to handle the increasing waste streams.

Issue 43 The wastewater treatment plant and ponds will need to be upgraded in the future for the effluent discharge to meet environmental standards.

Objective 20 Surface water runoff is managed in an efficient manner with minimal adverse effects.

Issue 44 Some surface grading in the Town is causing water runoff into neighbouring properties.

Issue 45 The existing drainage network is old and parts of the network may need upgrading.

Objective 21 The Town has an efficient waste disposal network that is tidy, sanitary, and conserves resources.

6 Town Administration

Objective 22 The municipal tax on residents and businesses is not excessive.

Issue 46 Urban development is increasing the cost of municipal services.

Issue 47 Much of the existing utility infrastructure is aging and needs upgrading, especially in the older town area.

Issue 48 Many retirees and people on low incomes struggle with municipal tax increases.

Issue 49 Some residents feel they are paying taxes but receiving inadequate services. The Town lacks economies of scale to provide some services that residents expect.

Objective 23 Good communication links between the Town administration, residents and businesses.

Issue 50 Some residents and businesses feel that communication with the Town's administration could be improved.

7 Links with Other Municipalities

Objective 24 Coordinated land use, future growth patterns and infrastructure with Lac Ste. Anne County.

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