

**TOWN OF REDCLIFF  
BYLAW NO. 1656/2010**

A Bylaw of the Town of Redcliff in the Province of Alberta to adopt a Municipal Development Plan for the Town of Redcliff.

WHEREAS the Municipal Government Act provides that a Council of a Municipality with a population of 3500 persons or more must adopt, by bylaw, a Municipal Development Plan.

AND WHEREAS, pursuant to the Municipal Government Act, Council has directed that a Municipal Development Plan be prepared;

AND WHEREAS a Public Hearing regarding the proposed Municipal Development Plan was held on June 14, 2010;

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE TOWN OF REDCLIFF IN THE PROVINCE OF ALBERTA ENACTS AS FOLLOWS:

1. This bylaw may be cited as the Municipal Development Plan Bylaw.
2. This bylaw rescinds Bylaw No. 1241/2000 being the Municipal Development Plan Bylaw adopted on May 8<sup>th</sup>, 2000, and any amendments made hereto.
3. The Municipal Development Plan which is attached hereto shall provide for the orderly and economic development of the Town of Redcliff and is hereby adopted as the Municipal Development Plan for the Town of Redcliff.

Read a first time this 10th day of May, 2010.

Read a second time this 14th day of June A.D., 2010.

Read a third time this 14th day of June A.D., 2010.

Signed and finally passed this 8 day of July A.D., 2010.

  
MAYOR

  
MUNICIPAL SECRETARY

MUNICIPAL DEVELOPMENT PLAN



Town of Redcliff

Municipal  
Development Plan

Adopted June 14, 2010



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# 1. Introduction

The Town of Redcliff was incorporated in 1912 and is located on the north and east banks of the South Saskatchewan River, immediately west of the City of Medicine Hat along the Trans Canada Highway, as shown in Figure 1. The name Redcliff comes from an out-cropping of red shale that was found along the river bank south and east of the Town. Since 1912, Redcliff has grown to a prosperous community of over 5,000 people.



## 1.1 Plan Scope

The Municipal Development Plan (MDP) has been established to reflect community values in policies that will influence the Town of Redcliff's decision making, bylaw development, economic development, environmental and social well being of the community.

The current MDP was adopted in 2000 and needs to be reviewed and updated to reflect changes in the community and to provide directions for growth.

A key consideration in the preparation of the MDP review is the accommodation of the newly annexed lands by the Town. The additional lands require long range planning considerations and need to be coordinated with existing services and development.

The review and update of this Plan builds on the foundation laid by the previous 2000 Municipal Development Plan and is prepared in accordance with Section 632 of the Municipal Government Act (MGA).

## 2. Planning Framework

### 2.1. Legislative Requirements

Section 632 of the Municipal Government Act requires that municipalities with a population of 3,500 people or more must by bylaw prepare and adopt a Municipal Development Plan. The Act requires that the Plan must:

- a. Address the following matters
  - i. The future land use within the municipality,
  - ii. The manner and the proposals for future development in the municipality,
  - iii. the co-ordination of land, 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 the following matters:
  - 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 matters relating to the physical, social or economic development of the municipality.
- c. May contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies.

- d. Must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities.
- e. Must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school authorities.

## **2.2. Municipal Goals and Objectives**

### **2.2.1. Goals**

To provide for the future growth and development of Redcliff through a framework of planning objectives, policies and guidelines that will direct development in a manner consistent with the desires of the residents of Redcliff and Town Council.

### **2.2.2. Objectives**

- a. To establish a balanced growth strategy that recognizes the Town of Redcliff as a major land owner and potential land developer;
- b. To minimize the municipal costs related to providing serviced land for a range of land uses and development;
- c. To preserve and improve amenities promoting the efficient use of land and encouraging a high standard of development;
- d. To minimize land use conflicts by designating areas for future compatible development;
- e. To anticipate future community needs and requirements so that adequate planning, programming and budgeting can occur; and
- f. To promote and maintain intermunicipal cooperation with the adjacent municipalities of the City of Medicine Hat and Cypress County, through joint planning efforts such as the Tri-Area Intermunicipal Development Plan.

### 3. Development Concept

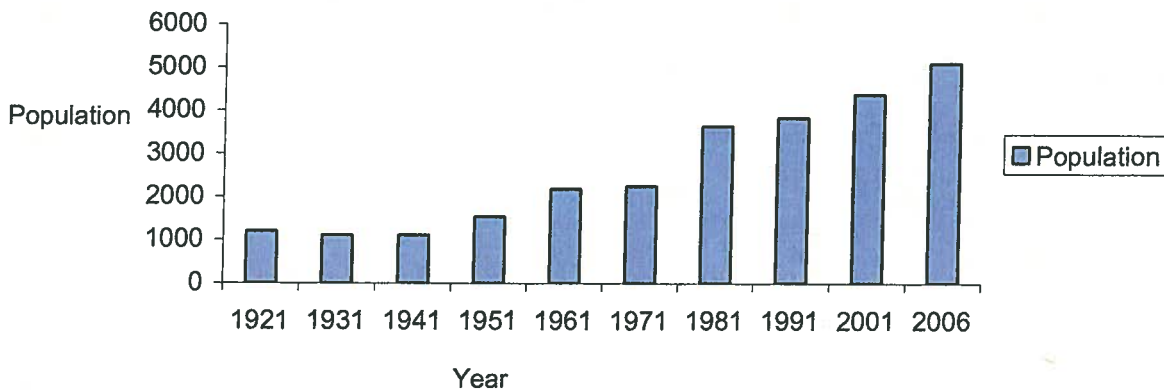
The generalized land use concept map identifies the long term land use pattern for the lands within the Town, and as such, illustrates where the future development of commercial, industrial and residential land uses will take place. More detailed guidance will be provided through Area Structure Plans, Area Redevelopment Plans and the Land Use Bylaw. In this direction, the future land use strategy is intended to be flexible and adaptive to a changing environment; and wherein minor variations to the Plan shall be considered when detailed planning studies suggest that they are appropriate.

#### 3.1. Demographic Analysis

The Town of Redcliff's strategic location and diverse economic base have contributed to the community's long-term growth.

The Town's population has grown steadily since its incorporation to a population of 5,096 in 2006. The historical growth of the Town is shown in Table 1.

**Table 1 - Historical Population Growth**



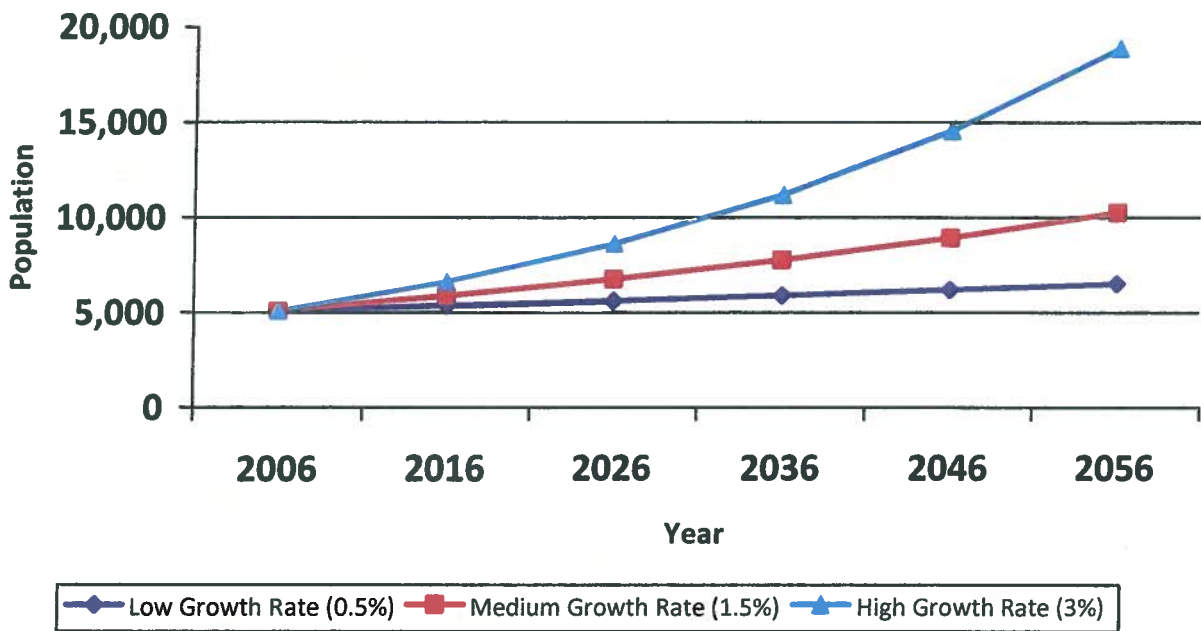
The most recent significant demographic trend is that the Town's older population segments are increasing in number. This trend is expected to continue for the majority of this Plan horizon. An aging community has land use, development form and social impacts that will need to be addressed.

#### 3.2. Population Projection

Understanding how the population of a community is changing can be used to predict the types and numbers of housing units a community will need to meet future housing demand.

For the purpose of this Plan and to determine general land requirements a medium population growth rate over the next 50 years is assumed as shown in Table 2.

**Table 2 - Population Growth Projections**



Annual growth rates of 0.5%, 1.5%, and 3% are contemplated in the table above. It is anticipated that the medium growth rate of 1.5% annual population growth is most likely to be sustainable over the length of the Plan.

Based on the medium growth rate the Town will reach in excess of 10,000 residents in the next 50 years. Given the fact that the Town has recently annexed 610 hectares of lands from Cypress County, it is assumed that the Town has sufficient land supply to accommodate the residential, commercial and industrial growth over the 50 year time horizon.

It should be noted that the Intermunicipal Development Plan projects a medium to high growth rate for the Town, which would result in a population of 14,000 within the 50 year time horizon. If this higher projection is realized additional land may be required to accommodate the residential growth.

### 3.3. Concept Plan

This concept establishes the future directions for growth, representing a logical and efficient extension of present land uses and services. Figure 2 shows the growth concept.

#### Eastside

The Eastside area is mostly undeveloped. Eastside will be the primary residential growth node and it will also accommodate a substantial portion of the future commercial development.

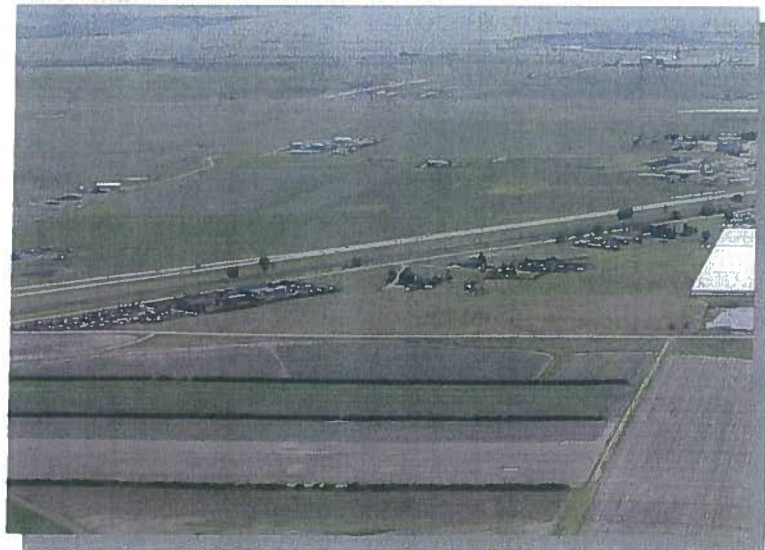


#### Northside

The Northside area consists of primarily undeveloped lands. Northside will be the primary industrial growth node.

#### North Gateway

The North Gateway lands are primarily undeveloped with several country residential dwellings and an industrial use. Due to the high visibility, and excellent access to the Trans Canada Highway and Town arterials this area will be developed as commercial.



#### Northend

The Northend area is primarily developed with a mix of residential, horticultural, and industrial uses. The Northend area will continue to transition to include a greater proportion of residential, but it will retain its mix of uses.

### Bayliss

The Bayliss area consists of both developed and undeveloped lands within the abandoned landfill setback zone. The Bayliss area will accommodate a mix of horticultural, commercial and light industrial uses.

### Westend

The Westend area consists of undeveloped land overlooking the river. With dramatic views and good access this area will be a desirable secondary residential growth node.

### River Terrace

The River Terrace consists of mostly undeveloped land adjacent to the South Saskatchewan River within the river valley. Portions of the area will be undevelopable due to the presence of the 1:100 year floodplain. The River Terrace area will be a secondary residential growth node. The River Terrace area may be an appropriate location for low density estate lots due to location and site constraints.



### Natural Area

The slopes associated with the South Saskatchewan River valley are comprised of dramatic elevation changes with numerous finger coulees. The biophysical features include portions of native grasslands and significant habitat for wildlife. The valley slopes are extensive and form part of the character and uniqueness of the Town.

These valley slopes will be retained as natural areas because of the above mentioned topography, and biophysical features. The purpose for designating these lands as a natural area is to ensure that human activities carried out within these areas leave the basic biophysical characteristics intact, and ensure that this plan is consistent with Provincial and Federal legislation.

No development or use that is significantly disruptive to the natural area will be allowed. The anticipated uses within the natural area include:

- Agricultural activities (i.e. grazing);

- low intensity resource extraction (i.e. oil/gas wells);
- low intensity recreation opportunities (i.e. trails); and
- undisturbed open space.

It is anticipated that ultimately the natural areas will be dedicated as environmental reserve as a part of the subdivision process.

### **3.4. Staging**

In a general sense, the development concept provides for growth in an easterly direction, with residential development concentrated in Eastside and industrial expansion concentrated in Northside.

The Town does not have a priority growth sequence restricting development. Rather the Town supports the development of any of the indicated lands if there is proper planning in place, it can be efficiently serviced and it is contiguous to existing development.

#### **Objectives:**

- To ensure orderly and efficient development and redevelopment of areas that optimizes the value of public development.
- To minimize, wherever possible, the costs of providing and servicing land for residential development.

#### **Development Staging Policies**

- 3.4.1. Area Structure Plans shall be prepared prior to the redistricting and subdivision of a new development area.
- 3.4.2. Development can be considered if it is contiguous with existing development.
- 3.4.3. Development can be considered if the required services can be efficiently provided to serve the development.

## **4. Intermunicipal Planning**

The Town, the City of Medicine Hat and Cypress County have prepared, but not adopted, a Tri-Area Intermunicipal Development Plan (IDP). The IDP establishes land use and policies for the lands surrounding the Town and City of Medicine Hat within the urban fringe.

The IDP indicates lands north and northwest of the Town which will be retained for long-term expansion of the Town. These lands are noted in the IDP as Urban Reserve (Redcliff) shown as Future Town Growth Area in Figure 4. The Town's long-term planning is consistent with the IDP.

Town development policies and procedures will be consistent with provisions in the IDP.

## **5. Community Municipal Sustainability Plan**

The Town is preparing a Municipal Sustainability Plan (MSP). The MSP provides a guideline to aide decision makers and the community at large in achieving the established sustainability goals. The MSP will be consistent with the Municipal Development Plan. Additionally, Town policies and procedures will be consistent with the MSP.

## **6. Residential Development**

The Town of Redcliff recognizes the importance of a comprehensive development strategy for all residential land in the community. This strategy includes the identification of areas suitable for future residential development, as well as the formulation of land use policies for new and existing residential areas.

The availability and provision of serviced land is the most important element in ensuring an adequate supply of housing. Historically, the Town of Redcliff has owned and developed most of the residential land.

Land ownership and land banking by the Town of Redcliff represents the most secure method of ensuring a future supply of residential land. The cost of the land component of residential development must be minimized to be competitive. The best way of ensuring this is to maintain a sufficient amount of land for future residential use and have the policies in place to direct future growth.

The intent of the residential designation is to ensure that the predominant land use in these areas of the Town is for housing accommodation, and to provide opportunities for the creation of housing that is affordable, accessible, and adequate to satisfy the present and future housing demand, and that can be serviced in a technically and financially rational manner.

As a result of growth and the changing demographics of the community a variety of residential housing types that can accommodate a range of lifestyle choices, incomes and service needs is required.

The Town has a diverse housing stock with a range of different types of housing constructed over the Town's history. The 2006 Federal Census reported that approximately 82.6% of the dwellings in the Town are single detached homes, 5.8% row houses, 3.4% semi-detached houses, 3.2% apartment buildings with fewer than five storeys and 4.5% categorized as other dwellings. It is anticipated that the multifamily units will increase their market share in the Town, but the single detached units will still represent the majority of the dwellings over the life of this Plan.

### **6.1. Residential Land Use Objectives**

- a. To ensure orderly and efficient development and redevelopment of residential areas that optimizes the value of public investment.
- b. To plan residential neighbourhoods in a manner which avoids land use conflicts which may compromise the safety, attractiveness or value of an area.

- c. To minimize, wherever possible, the costs of providing and servicing land for residential development.
- d. To increase the range of housing types to meet a variety of housing demands.

## 6.2. Residential Development Plan

Table 3 displays the potential residential development areas and their projected population. The table below is an estimate only and more detailed projections will be provided for in subsequent Area Structure Plans.

**Table 3 Land Available for Residential Development**

| Neighbourhood | Area (ha) | Units | Population |
|---------------|-----------|-------|------------|
| Eastside      | 110       | 1,650 | 4,950      |
| Westend       | 20        | 240   | 720        |
| River Terrace | 100       | 800   | 2,400      |
| Northend      | 50        | 600   | 1,800      |

Based on the available land in the above table, it is estimated that the undeveloped lands within the Town boundary can accommodate an additional 3,290 units and 9,870 residents. In total, there is enough residential land in these areas to accommodate a tripling of the current population. The above assessment does not include redevelopment of existing areas to higher density. Generally, redevelopment or infill is encouraged as a sustainable growth practice.

## 6.3. Housing Supply

- 6.3.1. The development of existing serviced vacant lots including vacant parcels in established areas, prior to the development of new areas, is encouraged to ensure efficiency in servicing and to promote contiguous development of residential development.
- 6.3.2. The Town shall monitor the supply and price of new residential land and continue to be the primary developer of residential lots.
- 6.3.3. Wherever possible, the Town shall attempt to acquire and retain suitable land in advance of demand, in order to maintain a reserve of land and minimize the future costs of providing residential lots.
- 6.3.4. The Town shall encourage a greater variety of housing types, through redevelopment initiatives and higher densities.

- 6.3.5. The Town will cooperate with private developers to ensure that an adequate supply of serviced residential land is available.

## **6.4. Housing Demand**

- 6.4.1. In response to the need for an affordable range of housing, the Town shall provide for a mix of housing types at appropriate densities and locations, through the provisions of the Land Use Bylaw and, where appropriate, Area Structure Plans.
- 6.4.2. Demand for single detached dwellings shall continue to be met through appropriate subdivision designs which have a majority of single detached dwelling lots.
- 6.4.3. Duplexes, townhouses and multi-family low rise apartment buildings are types of residential accommodation that shall be encouraged to meet the demand for a variety of housing types.
- 6.4.4. Manufactured home subdivisions of privately owned lots are recognized as viable forms of residential development and shall be given consideration on appropriate sites within the Town.
- 6.4.5. The Town shall monitor the need for subsidized housing and senior citizen housing and may respond to such need by coordinating its activities with those of other appropriate agencies.
- 6.4.6. The development of other forms of specialized housing and facilities in residential areas shall be considered, provided that the location of such facilities is in accordance with sound planning principles

## **6.5. Residential Development Policies**

- 6.5.1. Maximum densities shall be determined on a site-specific basis using criteria established in the Land Use Bylaw, and any adopted Area Structure Plans. Such densities shall take into consideration factors such as traffic volumes, traffic flows, parking requirements, adjacent land uses and anticipated demands for municipal services.
- 6.5.2. The siting, layout and development of new residential areas shall avoid potential conflicts of use, location and character and shall occur in a manner that allows for the orderly and economic provision of municipal services
- 6.5.3. Proper noise attenuation from highway and/or railway traffic shall form part of any

residential development adjacent to these traffic corridors.

- 6.5.4. The design of multi-family dwellings should stress the provision of private outdoor areas.
- 6.5.5. Consideration should be given to the design of more energy efficient residential areas through the use of shorter road lengths, reduced rights of way where possible, as well as subdivision designs which take into consideration solar orientation.
- 6.5.6. The development of land along the top of the escarpment shall be addressed in the Area Structure Plan in terms of adequate setback distances for safe residential development and to protect the escarpment.

## **7. Commercial Development**

There are a variety of commercial uses within the Town of Redcliff. The downtown area represents the traditional commercial core and has a variety of stores and businesses. Downtown Redcliff is important to the community and its redevelopment and expansion is encouraged.

The primary nodes for future commercial development will occur in the Eastside, Northside, and North Gateway areas. Secondary commercial development will also be allowed to occur in the Bayliss and Northend areas.

### **7.1. Commercial Land Use Objectives**

- a. Establish a strong, diversified commercial base, to provide employment and a high level of service to residents and visitors.
- b. To maintain and encourage the expansion of appropriate commercial activities in the downtown core.
- c. To ensure that all new commercial developments provide for sufficient on-site parking,
- d. To minimize potential conflicts between commercial and residential land uses

### **7.2. Downtown Commercial**

- 7.2.1. Methods of encouraging the rehabilitation and beautification of the downtown core and buildings shall be explored and, where appropriate, actively pursued.
- 7.2.2. Downtown parking will be monitored and appropriate regulations should be maintained in the Land Use Bylaw to ensure sufficient parking.
- 7.2.3. Development of vacant or under-utilized land within the downtown area shall be encouraged.
- 7.2.4. Residential uses as secondary uses shall be regarded as acceptable components of any downtown commercial development proposals.

### **7.3. General Commercial**

- 7.3.1. General commercial development shall be restricted to locations along major traffic routes or within existing commercial areas.

- 7.3.2. Service commercial uses are appropriately located in existing commercial and light industrial areas.
- 7.3.3. Development in general commercial areas should be of the type which requires larger parcels of land for buildings, storage and/or parking, and caters to the motoring public.
- 7.3.4. The Town shall monitor the amount of vacant general commercial land designated in its Land Use Bylaw and the demand for such land.
- 7.3.5. A high standard of architectural design, landscaping and screening of storage areas for new commercial developments shall be encouraged.

#### **7.4. Neighborhood Commercial**

- 7.4.1. Small commercial sites, offering goods and services to residential neighbourhoods, shall be included in major residential developments through appropriate designations in Area Structure Plans.
- 7.4.2. A variety of neighbourhood commercial uses, which are appropriate in residential areas, shall be encouraged on these sites.
- 7.4.3. The establishment of neighbourhood commercial districts shall have regard to proper access and shall not adversely affect any residential uses.

#### **7.5. Highway Commercial**

- 7.5.1. Highway commercial development should primarily be limited to those uses serving the travelling public which require high visibility and access.
- 7.5.2. Developments along Highway 1 must have safe, functional access for vehicles, pedestrians, and cyclists through the site. It should have safe and functional connections with adjoining developments.
- 7.5.3. Adequate buffering and setback distances shall be provided between any highway commercial uses and adjacent uses. Such buffering may include separation by distance, the provision of berms, fences, grass strips, appropriate shrub plantings and landscaping or any combination thereof.

## 8. Industrial Development

Industrial development is an important element of the economy of a municipality. Based on this Municipal Development Plan and other initiatives, the Town of Redcliff will continue to promote economic development and plan for the expansion of industrial activities. Through adequate planning and land use regulations, current and future industrial growth can be accommodated in a rational and efficient manner.



The primary growth node for industrial development within the Town is the Northside area.

### 8.1. Industrial Development Objectives

- a. The Town shall provide for a range of industrial uses through the detailed planning of designated industrial areas.
- b. The Town shall ensure that an adequate supply of serviced industrial land is available for current and for future development.
- c. Development in the vicinity of existing industrial areas shall be planned in a manner which minimizes land use conflicts with these activities.

### 8.2. Industrial Development Policies

- 8.2.1. The Town shall continue to be the major provider of industrial land and shall plan for the expansion of both manufacturing industries and service industries in appropriate areas.
- 8.2.2. Industrial areas shall be planned and developed in a manner that provides for a range of lot types and sizes for a variety of potential uses.
- 8.2.3. To ensure the efficient use of land and services, serviced industrial lots should be utilized prior to the development and servicing of other industrial areas.

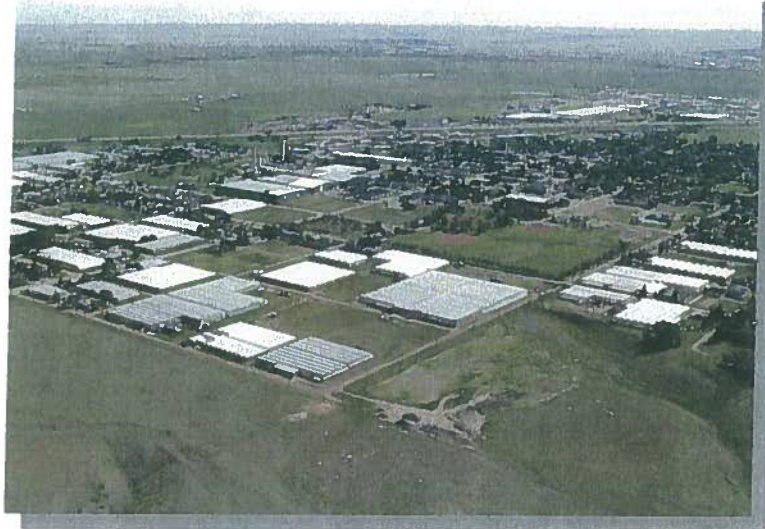
8.2.4. The Northside area shall be one of areas of future industrial growth, with sufficient serviced lots and land for expansion to accommodate long term growth potential.

8.2.5. The planning and development of industrial areas shall ensure that adequate access and parking is provided for each site.

## 9. Abandoned Landfill (Bayliss Area)

The redevelopment of the abandoned landfill site can play a major role in sustainable development, providing environmental, economic and social benefits to the community.

The abandoned landfill located in the west end of the Town has environmental and regulatory constraints, which limit future land uses. Provincial regulations restrict the types and intensity of land uses permitted on former landfill sites.



The landfill has been closed since 1985, and it was decommissioned and reclaimed by Alberta Environment in 1985.

Section 13 of the Provincial Subdivision and Development Regulation, Alberta Regulation 43/2002 defines a 300 metre setback requirement for school, hospital, food establishment and residential uses from a non-operating landfill operation. Development of these uses within the prescribed setback requires a variance from the Deputy Minister of Alberta Environment. Applications for variance are generally accompanied by a risk management plan that is specific to proposed land uses and addresses the environmental impacts associated with their proximity to the abandoned landfill operation.

### 9.1. Landfill Redevelopment Opportunity

The redevelopment potential of the abandoned landfill site is generally governed by market demand, the desire for reuse of land, and the need to manage environmental impacts associated with the landfill.

It is anticipated that the area will accommodate horticultural, commercial, light industrial, recreation and open space. The Bayliss area will be a secondary employment node with good transportation access to the Trans Canada Highway via 8<sup>th</sup> Street NW.

## **Objectives**

- a. To ensure environmental and regulatory constraints related to the former landfill are addressed.
- b. To ensure a sustainable land use pattern is established allowing redevelopment to occur.
- c. To create a secondary employment node in the west side of Town.

## **Policies**

- 9.1.1. Schools, hospitals, food establishments and residential uses shall not be considered unless a setback variance is granted from Alberta Environment.
- 9.1.2. Redevelopment projects shall not negatively impact the existing adjacent residential uses.
- 9.1.3. Appropriate redevelopment uses include light industrial, horticultural, commercial, open space and recreational uses.

## 10. Northend Transition Area

The Northend Transition Area, as shown on Figure 2, is currently an area that includes horticultural, industrial, and residential uses in a random pattern. Over the last decade this area has seen numerous residential redevelopment projects replacing horticultural and industrial uses. The residential expansion in this area has created change and potential land use conflicts. The interspersal of residential with horticultural uses is a common development form within the Town and it represents a unique aspect of Redcliff.



It is expected that the Northend Transition Area will continue to redevelop with residential uses becoming more prominent in the future. Although the residential conversion will occur the area will remain attractive to horticultural and light industrial uses. This plan allows for and continues on the tradition where land uses (horticultural, residential, and light industrial) are interspersed. Although the mixed uses will provide a unique area additional redevelopment considerations are required to mitigate potential land use conflicts.

### 10.1. North Transition Area Objectives

- a. To provide a mixed use community in the tradition of the Redcliff context.
- b. To ensure redevelopment and the transition of the community occurs appropriately.
- c. To mitigate potential land use conflicts.

### 10.2. North Transition Area Policies

10.2.1. Appropriate land uses within this area include residential, horticultural, light industrial and commercial.

10.2.2. Special consideration shall be given to the interface of uses to mitigate potential land use

conflicts.

10.2.3. Commercial and light industrial land uses should be clustered to reduce the associated negative impact on residential uses.

10.2.4. The Town should amass land in the area to provide for a park to provide the residential uses with open space.

10.2.5. The Town will undertake more detailed planning for the area in the form of an Area Redevelopment Plan.

## 11. Community Development

As the Town of Redcliff grows there will be an increased demand for recreational facilities, open space, parks, playgrounds and school grounds. In planning for future development, it is important to ensure that sufficient land is set aside for these public services considered essential to the development of a healthy community.

Furthermore, it is important to plan for the expansion of community facilities to meet the needs of a growing population. In this section of the Municipal Development Plan, policy direction is provided with respect to these and other public services considered essential to the development of a healthy community.

The recreational opportunities provided in the Town contribute greatly to the satisfaction of residents. Individual and groups are able to pursue a wide range of activities based on their different interests and abilities. Planning for, and expanding these amenities according to community needs is part of ensuring that Redcliff remains a community offering a high quality of life.

Within the horizon of this Plan the population of the Town is expected to double, and therefore the recreation and community services and facilities will also need to grow to accommodate growth.

### 11.1. Community Development Objectives

- a. To provide Redcliff with a variety of open space to meet the needs of different types of recreational activity.
- b. To ensure that new residential neighbourhoods are planned in a manner that provides for appropriate and adequate open space and school grounds.
- c. To protect the natural environment while making provisions for its recreational use, wherever possible.
- d. To promote and encourage a wide range of social, recreational and cultural opportunities that enhances the quality of life.

### 11.2. Planning for Open Space

11.2.1. The development of existing open space for recreational purposes prior to the development of additional land is encouraged.

11.2.2. The Town shall maintain a variety of open space for passive and active recreational uses

at the neighbourhood, community, and where appropriate, the regional level.

11.2.3. The Town shall ensure that suitable open space is provided for through the appropriate designations in Area Structure Plans and the dedication of municipal reserve at the time of subdivision.

### **11.3. Recreation Development**

11.3.1. The Town shall continue to support and encourage the efficient use of existing recreational facilities and shall continue to coordinate municipal land use planning and recreation planning

11.3.2. The role of service clubs and private organizations in providing for increased recreational opportunities shall be encouraged and, where possible, integrated into the recreational planning process.

11.3.3. The Town shall encourage the development of private recreation facilities and, where desirable, joint use between private and public bodies.

11.3.4. To maximize the use of open space, a pedestrian trail system between the various existing open spaces should be expanded.

11.3.5. A regional trail connection to the City of Medicine Hat should be explored to provide a pedestrian/bicycle connection between the communities.

### **11.4. Community Services and Facilities**

11.4.1. The Town shall continue to support the activities of volunteers and community service organizations in the delivery of community services and the development of community facilities.

11.4.2. The Town shall ensure that municipal planning is coordinated with the local school authority in order to meet the educational needs of the community.

11.4.3. The Town shall continue to support the maintenance and expansion of cultural facilities to serve the needs of a growing population.

11.4.4. The Town shall monitor the changing needs of the public for community services and facilities, and shall continue to recognize community development as an integral part of the municipal planning and development process.

11.4.5. The Town shall plan for the growth of the community in terms of adequate police service, fire protection, and other protective services.

11.4.6. The Town shall promote crime prevention through strategies such as community education and the use of Crime Prevention Through Environmental Design (CPTED) principles in site planning, and neighborhood design as means of enhancing security and safety in the community.

11.4.7. The Town shall promote building forms, site layouts and neighborhood designs that facilitate a high degree of social interaction possibilities among residents. This includes establishing formal and informal public gathering spaces.

### **11.5. Reserve Dedication**

11.5.1. The Town shall ensure that, when land is subdivided, reserve land, or money in place of reserve, is dedicated to meet the present and future needs for municipal and school land requirements.

11.5.2. The Town shall ensure that the amount, type, location and shape of reserve land are suitable for the intended use and the needs of the community.

11.5.3. The Town shall determine the need for environmental reserve in terms of the current planning legislation and may require that the following lands be dedicated as environmental reserve when a subdivision is proposed, and no Area Structure Plan or Land Use Bylaw provisions are in place to protect the identified land:

- a. a strip of land, at least 6 metres in width from the high water mark, abutting the shore of the river for the purpose of providing public access and preventing pollution.
- b. land which is subject to flooding or is deemed unstable.

## 12. Transportation

Effective land use planning must include the adequate planning of infrastructure improvements and the development of appropriate transportation routes required to support the expansion of Redcliff.

Transportation infrastructure within Town occupies a considerable amount of land and represent a significant investment of public resources. Ensuring the efficient movement of people and goods is a key planning consideration. The

transportation system for the Town of Redcliff is planned to facilitate the safe and efficient movement of people, while minimizing the adverse impacts on the existing community.

It is important to recognize and seek balance between the implications land use patterns have on transportation needs and vice versa. It is equally important that in planning for future growth and change in Redcliff, appropriate attention must be paid to the provision of facilities for all modes of transportation.

Figure 3 depicts existing accesses and road network in the Town of Redcliff.

### 12.1. Trans Canada Highway

Trans Canada Highway is a critical component to the local and provincial road networks. The highway runs east-west and bisects the Town. The Town shall make effort to establish the streetscape that depicts a sense of place and community to capture the first impression of visitors and therefore the highway shall be enhanced to create a desirable and attractive gateway.

The highway is under provincial jurisdiction, and hence the Town is not responsible for its upgrade or maintenance, but any major projects requiring direct or indirect access to the highway the Town shall ensure that a traffic impact assessment reviewing the highway interface and recommended improvements is conducted.



It is expected that the Province will have the south highway bypass completed during the life of this plan. The highway bypass will have a significant impact on traffic patterns through the Town.

## **12.2. CP Rail**

The Town is served by the CP Rail main line. The provided service is focused on freight shipment. It is anticipated that the CP Rail main line will be retained on its current alignment for the life of this Plan. It is though anticipated that various improvements to the crossings (i.e. signal upgrades, grade separation) will be completed as traffic and safety warrant.

## **12.3. Transportation Objectives**

- a. To provide for a system of roadways which is capable of handling the traffic flows of both existing and future development in a safe and efficient manner.
- b. To ensure the coordination and construction of safe and efficient roads, bicycling and pedestrian facilities.
- c. To plan for a roadway system which minimizes problems of vehicular and pedestrian conflict.

## **12.4. Transportation System**

- 12.4.1. The Town shall continue to use a hierarchy of local collector and arterial streets to provide for a safe and efficient transportation system
- 12.4.2. Direct access to private properties from arterial streets should be controlled.
- 12.4.3. The future extension and expansion of the transportation and infrastructure systems should be part of a logical and efficient sequence of development.
- 12.4.4. The Town shall monitor traffic flows in order to establish the need and location for any grade-separated intersections.
- 12.4.5. The street system and required rights-of-way shall be designed to accommodate existing as well as future projected traffic volumes.
- 12.4.6. The Town shall consider improvements to the pedestrian environment within Redcliff, including the addition of crosswalks and expansion of the pedestrian trail system.
- 12.4.7. Future development within the Town shall not interfere with the safe and efficient operation of the Trans Canada Highway.

12.4.8. The Town shall coordinate land use plans patterns with the objective of minimizing travel distance and manage transportation demand, including encouraging the use of alternatives that do not rely on single occupant passenger vehicles.

## 13. Public Utilities

The utility systems that support the Town of Redcliff include the municipal water system, sanitary, storm water management, solid waste management, and franchise utilities (electric, gas, cable, telecommunication) provided by others.

The Town recognizes that the physical networks and equipment necessary to provide for and support these key public utilities are essential in meeting the basic health and safety needs of the community. Managing this system to ensure public health and property protection is one of the Town's top priorities.

### Utility Objectives

- a. To ensure that the expansion and upgrading of municipal utility systems occurs in an efficient and coordinated manner.
- b. To ensure that utility infrastructure and capacity is available when required to accommodate growth in Redcliff.
- c. To ensure that utilities are maintained and operated in an efficient manner that minimizes their impact on the environment.
- d. To ensure the provision of efficient utilities necessary for the health and safety of the community.

### Utility Policies

- 13.1.1. The Town shall provide high quality services to residents and businesses.
- 13.1.2. The Town shall explore and implement where practical sustainability programs to conserve water and energy and reduce solid waste generation.
- 13.1.3. The Town shall work with public utility organizations engaged in providing services in the Town and with their regulatory authorities to continue to provide a high level of service for the community.
- 13.1.4. The Town shall investigate opportunities that allow for the efficient and environmentally safe provision of utility services.
- 13.1.5. The Town shall enter into development agreements with developers of unserved land.
- 13.1.6. Extensions of municipal services to new developments shall be sized to accommodate

future development areas, as outlined in the growth strategy of this Municipal Development Plan.

13.1.7. The sequence of subdivision and development should represent a logical and efficient extension of utility infrastructure.

13.1.8. Development in new areas must be preceded by the provision of utilities and services, or satisfactory arrangement made for their provision.

13.1.9. Rights of way needed for various utility lines shall be consolidated wherever possible.

## **14. Municipal Expansion and Urban Fringe**

With moderate growth estimates for the life of the Plan additional land outside of the current Town boundary will not be required. The Tri-Area Intermunicipal Development Plan suggests the appropriate location for the expansion of the Town when additional land is required. Figure 4 displays the future Town growth direction as stated in the Intermunicipal Development Plan.

If the Town grows at a faster than anticipated rate or the Town wants to retain a substantial land supply to accommodate long-term growth management the annexation of lands maybe required in the middle to long-term horizon.

## **15. Plan Implementation**

The success of any plan depends on the degree to which efforts are made to implement and integrate the plan's directions into decision making. This Plan may be implemented through direct action arising from the policies, through amendments to existing Area Structure Plans, the Land Use Bylaw, and through the preparation of new local plans and studies as required.

Under the authority of the Municipal Government Act, the Town of Redcliff has planning tools that may be used to direct the specific development of the Town in coordination of visions and policies outlined in this document.

### **15.1.1. Implementation Tools**

The implementation of the Municipal Development Plan shall be through statutory and non-statutory plans to ensure consistency between these plans and the Municipal Development Plan. It includes the following:

- Municipal Sustainability Plan
- Land Use Bylaw
- Area Structure Plans
- Outline Plans (as required by the approving authority)
- Subdivision Approval Process
- Development Permit Process

## **16. Monitoring & Amendment**

### **16.1. Monitoring**

To allow tracking of the impact and effectiveness of the MDP policies, an annual report may be prepared by the Town which discusses policy effectiveness and makes recommendations for changes to policy or changes to the implementation of policy as necessary.

### **16.2. Amendment**

The Town shall conduct a minor review of the Plan at a minimum of five year intervals with comprehensive reviews occurring no more than ten years apart.

In order to ensure that the Municipal Development Plan is current, the Plan may be amended from time to time as required. The Town or a land owner may initiate an amendment. The Town shall require the submission of background information as is considered necessary to support the amendment of the Municipal Development Plan prior to the start of the bylaw amendment process. Amendment of the Municipal Development Plan shall follow the appropriate procedures as outlined in the Municipal Government Act.

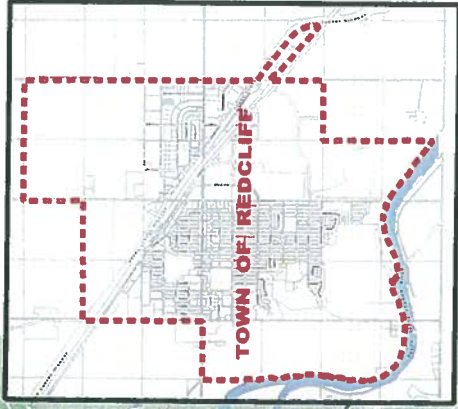
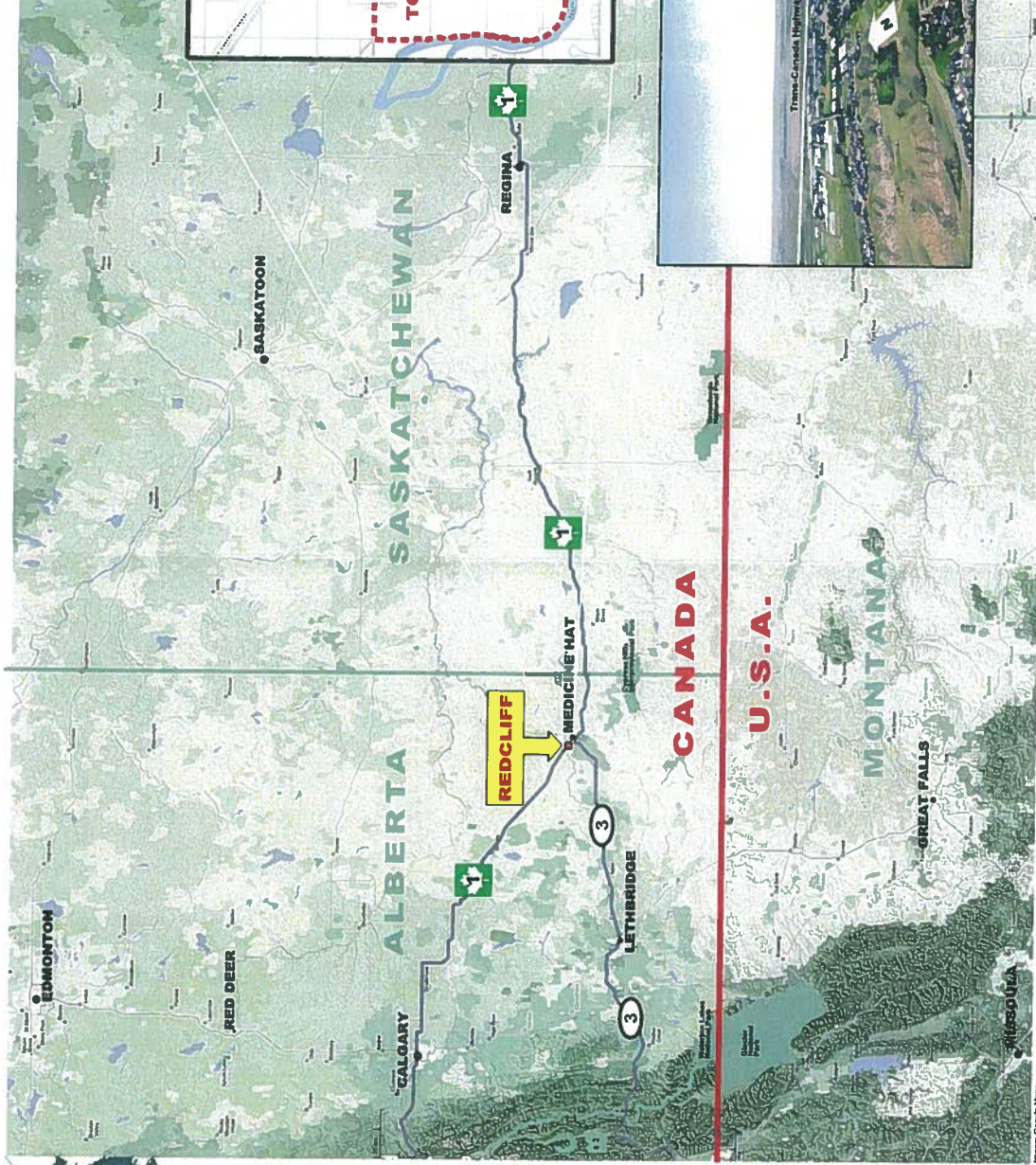


FIGURE 1

**LOCATION**

REDCLIFF MUNICIPAL DEVELOPMENT PLAN

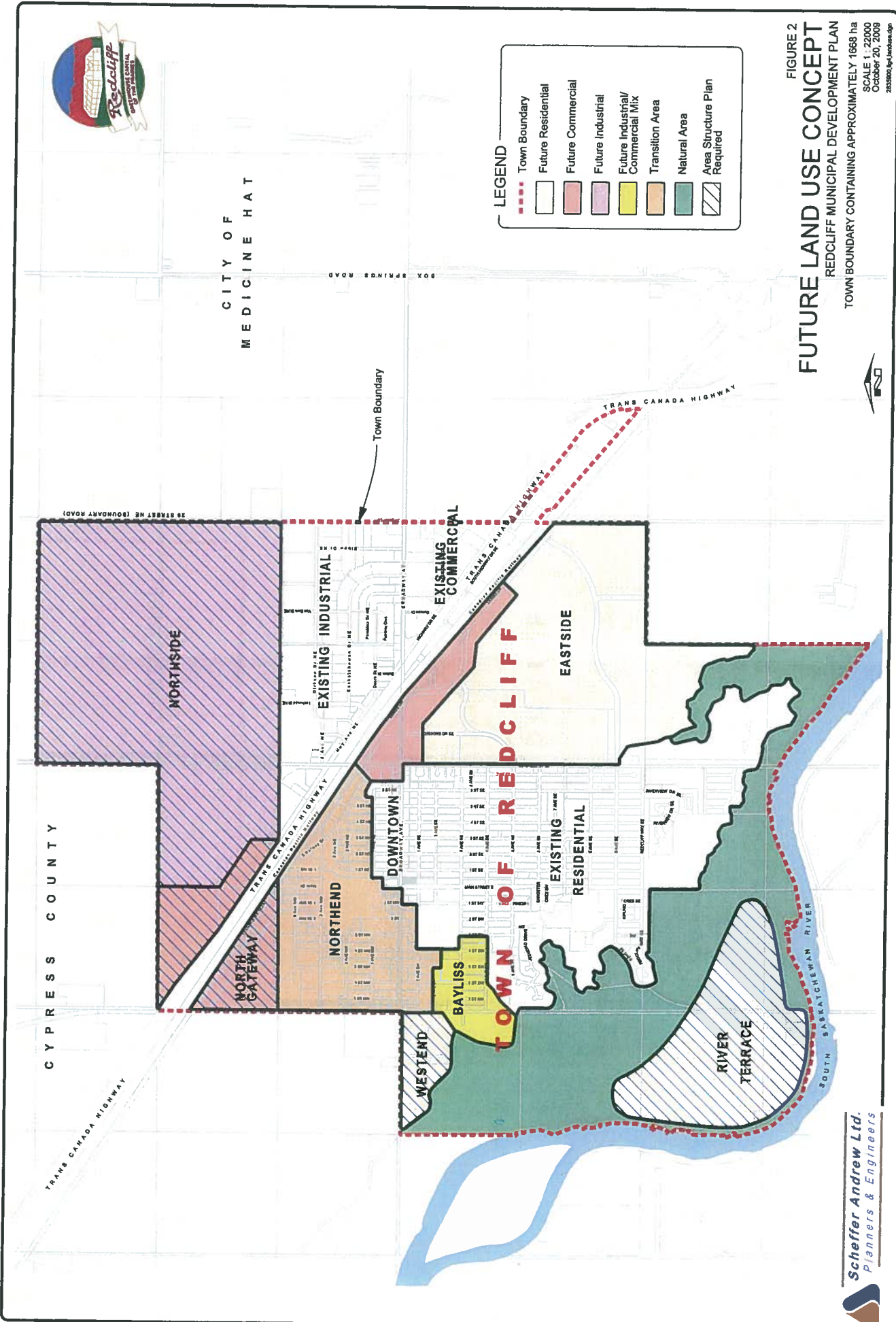
TOWN BOUNDARY CONTAINING APPROXIMATELY 1668 ha

SCALE: NTS

AUGUST, 2008

Z:\166800.dwg / bckm\topo

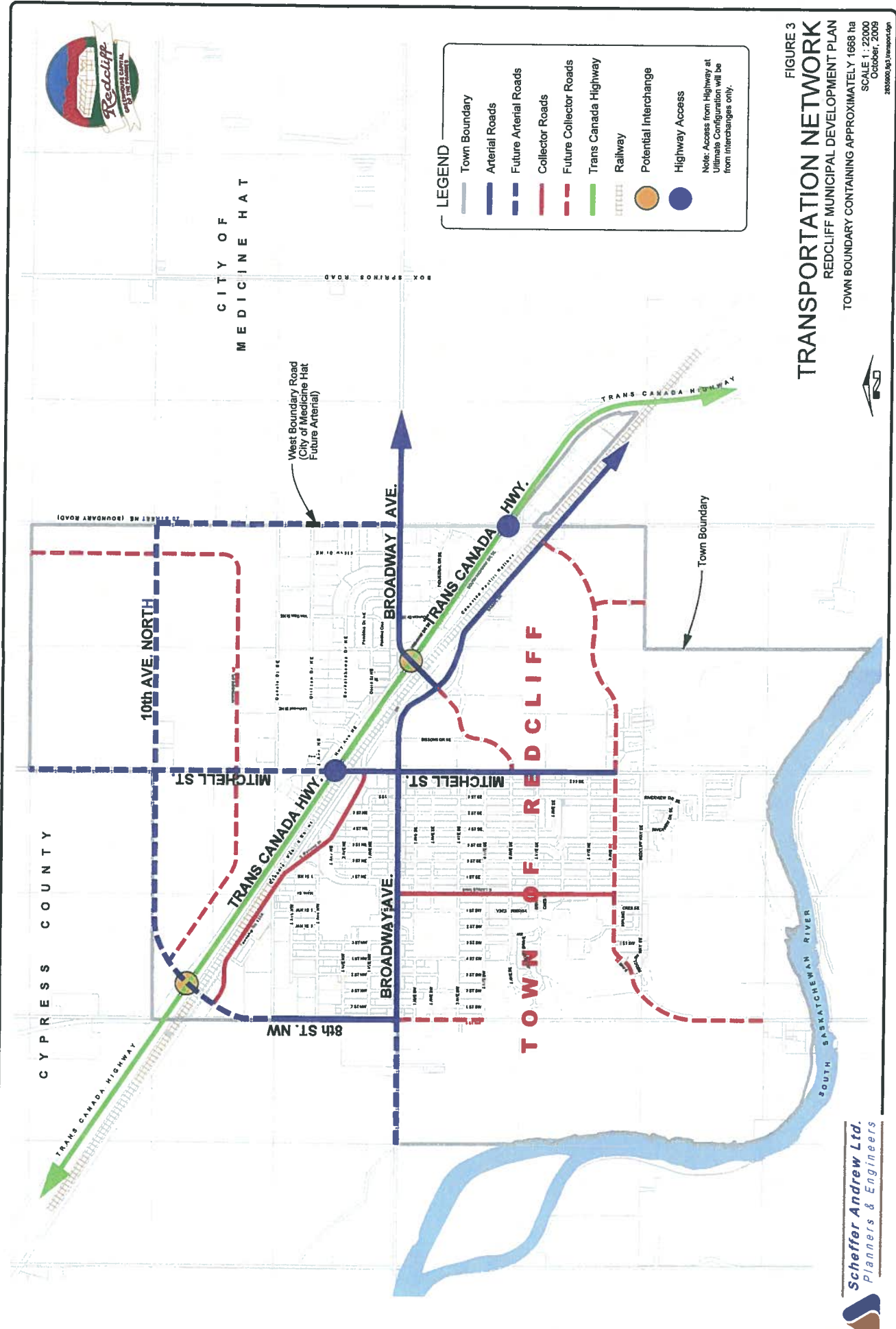




**LEGEND**

|                                  |                                  |
|----------------------------------|----------------------------------|
| --- (Red dashed line)            | Town Boundary                    |
| White box                        | Future Residential               |
| Red box                          | Future Commercial                |
| Purple box                       | Future Industrial                |
| Yellow box                       | Future Industrial/Commercial Mix |
| Light orange box                 | Transition Area                  |
| Green box                        | Natural Area                     |
| White box with diagonal hatching | Area Structure Plan Required     |

**FIGURE 2**  
**FUTURE LAND USE CONCEPT**  
 REDCLIFF MUNICIPAL DEVELOPMENT PLAN  
 TOWN BOUNDARY CONTAINING APPROXIMATELY 1668 ha  
 SCALE 1 : 22000  
 October 20, 2008  
 2535900.jpg Jambana.dgn



**LEGEND**

- Town Boundary
- Arterial Roads
- Future Arterial Roads
- Collector Roads
- Future Collector Roads
- Trans Canada Highway
- Railway
- Potential Interchange
- Highway Access

*Note: Access from Highway at Ultimate Configuration will be from interchanges only.*

**FIGURE 3**  
**TRANSPORTATION NETWORK**  
 REDCLIFF MUNICIPAL DEVELOPMENT PLAN  
 TOWN BOUNDARY CONTAINING APPROXIMATELY 1668 ha  
 SCALE 1 : 22000  
 October, 2009  
 jacobson\_04\_2\_transport.dwg



CYPRESS COUNTY  
RURAL COMMERCIAL/INDUSTRIAL AREA  
(IDP)

**FUTURE  
TOWN GROWTH  
AREA**  
758 ha

S.E. 1/4 SEC. 19-13-4

S.W. 1/4 SEC. 20-13-4

S.E. 1/4 SEC. 20-13-4

S.W. 1/4 SEC. 19-13-4

S.E. 1/4 SEC. 19-13-4

N.E. 1/4 SEC. 19-13-4

S.W. 1/4 SEC. 19-13-4

S.E. 1/4 SEC. 19-13-4

N.E. 1/4 SEC. 13-13-4

S.E. 1/4 SEC. 13-13-4

S.W. 1/4 SEC. 19-13-4

S.E. 1/4 SEC. 19-13-4

CITY OF  
MEDICINE HAT

**TOWN OF REDCLIFF**

SOUTH SASKATCHEWAN RIVER

TRANS CANADA HIGHWAY

Town Boundary

FIGURE 4

# FUTURE GROWTH REDCLIFF MUNICIPAL DEVELOPMENT PLAN

TOWN BOUNDARY CONTAINING APPROX. 1658 ha  
SCALE 1 : 30000  
August, 2009  
2332002.dwg / Mapworks.dwg